

Meeting Date:

July 13, 2026

Location:

5282 Hudson Drive
Suite A

Parcel Number

3003837

Request:

Conditional Use request
for Flytz Gymnastics, a
gymnastics sports training
facility

Applicant:

Aaron Blue, Onyx
Creative

Property Owner:

J&D Hudson Drive LLC

Zoning:

D8 – Industrial/Business
Park

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to
conditions on pg.8

Contents

- Conditional use response letter
- Floor Plan/Site Plan
- Trip Generation Report
- Development Timing
- Schedule of Approvals
- Affidavit
- Deed
- Checklist
- Asst. City Engineer review dated 7.8.26



Existing Conditions, Summit County GIS

Project Background:

Flytz Gymnastics is requesting Conditional Use approval to operate a gymnastics sports training facility at 5282 Hudson Drive, Suite A. The gym would be moving from their current location in Cuyahoga Falls, where they have operated for the past 26 years.

The building is divided into three tenant suites (A, B, C). Flytz Gym would occupy the largest tenant space (Unit C), which has approximately 13,000 gross square feet comprised of one story with a mezzanine. Studio Luminance, a fitness dance studio, occupies unit A. Unit B is comprised of flex warehousing space accessed from the rear of the building.

Flytz Gymnastics is a youth training facility offering beginner programs for preschool ages through competitive teams for teenagers (USA Gymnastics levels 3 through 10). Classes would fill the majority of the schedule throughout the week with occasional time set aside for open gym. The gym would also host competitive meets within the space, which tend to be seasonal.

Sports Training Facilities are a Conditional Use in District 8 and more further described on page 2.

Adjacent Uses:

The property is adjacent to vacant land conservancy property to the north, an industrial use and Summit County pump station to the south, a rail line to the west, and industrial uses to the east.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

Use Standards (Section 1206)

The District 8 regulations provide allowances for *Personal Services* as a use by right and *Recreational or Sports Training Facilities, Commercial as a conditional use*. The proposed use is classified as a *Sports Training Facility* under the *Recreational Facility* use category per the following definitions. Note the Land Development Code does not have a stand alone definition for *Recreational or sports training facilities, commercial*.

Recreational or sports training facilities, commercial.

(241) *"Recreational facility" shall mean a place designed and equipped for the conduct of sports and passive and active recreational activities.*

(242) *"Recreational facility, commercial" shall mean a privately owned, for-profit recreational facility open to the public at large for a fee.*

(243) *"Recreational facility, indoor" shall mean a permanently enclosed recreational facility.*

Staff additionally studies the “health and fitness studio” text under the “Personal service” category per the definition below; however, staff determined the proposed use better aligned with the “sports training facility” use category based on the following:

- Specialization in gymnastics training rather than general fitness, which is typically regarded as a sport for teams and individuals
- Training for competitive teams
- Hosting competitive meets
- Size of the space and class size. Approximately 42 participants can be anticipated at any given time.

Staff notes Studio Luminance (Unit A) was classified as a “health and fitness studio” based on its focus of instructional dance, smaller tenant space, and smaller class size.

(222) *"Personal services" shall mean establishments primarily engaged in providing services generally involving the care of the person or such person's apparel, such as laundry and dry-cleaning retail outlets, portrait/photographic studios, beauty and barber shops, mailing and quick copy shops. "Personal services" shall also mean establishments engaged in the provision of informational, instructional, personal improvement, and similar services, such as portrait shops, photography studios, art and music schools, licensed massage therapists, driving schools, health and fitness studios, and handicraft or hobby instruction.*

The below Conditional Use Standards are applicable to the proposed use

(1) *The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).*

Staff Comment: Acceptable. Staff notes District 8 is predominantly large-scale office, industrial, and business parks; however, the purpose statement acknowledges the district contains “*the bulk of prime, potential commercial development areas in the City of Hudson.*” A variety of commercial/retail uses are permitted as uses by right and conditional uses. Sports Training Facilities are classified as a conditionally permitted commercial use within the District. The proposed use would align with the District 8 purpose statement based on the following:

- The proposal would be a clean use, meaning it would not produce significant quantities of hazardous substances
- The proposal would limit retail and services uses.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

- The proposal would not impact environmentally sensitive areas

The Future Land Use map on page 51 of the Comprehensive Plan classifies the property as “Light Industrial Flex”. Page 58 of the Comprehensive Plan defines Light Industrial Flex as follows:



Light Industrial Flex

Light Industrial Flex uses include a variety of research and development, laboratory, design, and technology use, with a focus on office and light industrial uses. High interconnectivity through public plazas, green spaces, and pathways within and around the site will create a campus of cross-collaboration. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Parking impacts should be minimized through landscape screening.

Staff notes the majority of District 8 is classified under Light Industrial Flex to generally align with the underlying zoning district despite a number of commercial uses existing in the district.

(2) *The use is physically and operationally compatible with the surrounding neighborhood. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:*

A. *Location on a site of activities that generate potential adverse impacts such as noise and glare;*

Staff Comment: Acceptable. Staff understands the proposed use would be fully indoors. No exterior use of the property is proposed.

B. *Hours of operation and deliveries;*

Staff Comment: Acceptable. The applicant states the proposed use would have the following hours:

- Fall/Winter/Spring
 - Monday – Thursday: 3:30pm – 8:15pm
 - Friday: 4:40pm – 8:00pm
 - Saturday: 9:00am – 6:00pm
 - Sunday: Closed
- Summer
 - Monday – Friday: 9:00am – 8:00pm
 - Saturday: Closed
 - Sunday: Closed

These hours are not anticipated to affect the surrounding properties, which are predominantly industrial.

C. *Location of loading and delivery zones;*

Staff Comment: Acceptable. The applicant states deliveries would be minimal. The existing tenant space is equipped with overhead doors in the event a large delivery is needed.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

D. Light intensity and hours of full illumination;

Staff Comment: Acceptable. No changes to exterior lighting are proposed. The existing building has wall mounted lights and the front parking area has pedestrian scaled lighting at the building entrances.

E. Placement and illumination of outdoor vending machines;

Staff Comment: Acceptable. No vending machines are proposed.

F. Loitering;

Staff Comment: Acceptable. Loitering is not anticipated.

G. Litter control;

Staff Comment: Acceptable. The applicant states trash cans would be accessible inside the tenant space.

H. Placement of trash receptacles;

Staff Comment: Dumpsters are located at the northwest corner of the parking lot. The dumpsters should be screened pursuant to Section 1207.04(m) which states “*A solid, opaque fence or wall shall enclose any service structure on all sides*”

I. On-site parking configuration and facilities;

Staff Comment: Acceptable. Parking is described further on page 5.

J. On-site circulation;

Staff Comment: Acceptable. The property has a single drive entrance at the northeast corner. A looped drive surrounds the building.

K. Privacy concerns of adjacent uses.

Staff Comment: Acceptable. Staff does not anticipate privacy issues with adjacent uses based on the location of the site.

- (3) *The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading, drainage, performance, and other standards for the district in which it will be located.*
Staff comment: Acceptable. No exterior site alterations are proposed. Signage would be administratively reviewed by staff through a separate zoning permit application.

- (4) *To the maximum extend feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.*
Staff Comment: Acceptable. No changes to the existing drive entrance are proposed.

- (5) *On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.*

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

Staff Comment: Acceptable. The existing circulation patterns with looped drive would provide adequate access for visitors and drop off. The tenant entrances are served by internal sidewalks where adjacent to parking.

(6) *The use will be adequately served by public facilities and services.*

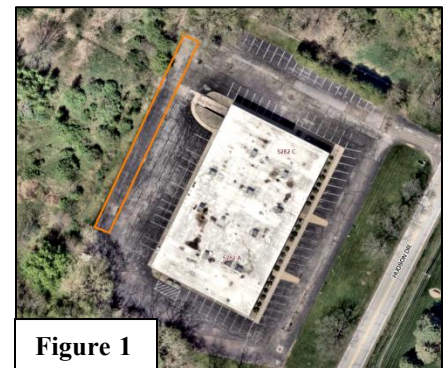
Staff Comment: Acceptable. The existing building is served by public water and sewer.

(7) *The use provides adequate off-street parking on the same property as the use.*

Staff Comment: Staff notes the following:

- Parking is shared between the three tenant spaces
- The property currently has 78 striped parking spaces
- The rear parking area has the potential to stripe an additional 20 parking spaces (approximate) for a total of 98 spaces.
- The applicant has submitted a parking study. The existing location is Cuyahoga Falls was studied and it was determined that peak parking demands were approximately 23 vehicles.
- Section 1207.12(f)(1) requires a minimum of *one parking space for each three persons at capacity* for sports training facilities. The applicant has submitted a trip generation and parking analysis report. The report states that the space will typically see up to 50 occupants at any given time, 42 students and 8 instructors. Therefore, 17 spaces would be required per code; however, staff notes additional spaces would likely be needed based on study of the existing location and in the event the parents are in attendance or competitive meets are held.
- Studio Luminance, the existing tenant in Suite C, is required to provide 37 parking spaces.
- Should a warehouse use inhabit Suite B, it would be able to provide approximately 8 parking spaces.

Summary: While the information above suggests the site would provide adequate parking, staff recommends the additional parking be striped in the rear as depicted in Figure 1 to maximize available parking on the already paved surface.



(8) *The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.*

Staff Comment: Acceptable. Staff does not recommend additional landscaping as adverse impacts are not anticipated to adjacent uses and the use is temporary.

(9) *The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.*

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

Staff Comment: Not applicable

Special Conditions for Sports Training Facilities:

- (5) *Amplification of music, live entertainment, or other noise emanating from the use that is audible at the property lines*

Staff Comment: Acceptable. The applicant states all activities will be held indoors.

- (12) *Safe areas for pick-up and discharge of persons shall be provided shall not be allowed*

Staff Comment: Acceptable. The existing drive and parking circulation are designed to provide safe areas for pick-up and discharge of persons.

- (21) *Special conditions for commercial recreational facilities and golf courses:*

A. *Commercial recreational facilities shall generally be limited to fishing clubs, ice skating rinks, miniature golf courses, golf driving ranges, fishing lakes, **sports training facility**, tennis clubs, or swim clubs. The category shall not be construed to include concert halls or outdoor concert areas, race tracks of any kind, stadiums, or similar facility intended to attract large crowds in excess of 1,000 people.*

Staff Comment: Acceptable. The proposed use would not attract large crowds.

B. *The use of firearms shall not be permitted as a part of user activities at a commercial recreational facility.*

Staff Comment: Acceptable. The applicant states firearms would not be permitted.

C. *A traffic impact study shall be submitted that assesses the impacts of the proposed use on existing roads, intersections, and circulation patterns, and that demonstrates compliance with the traffic facility standard set forth in Section 1207.11, and/or sets forth mitigation measures to eliminate or substantially reduce such impacts.*

Staff Comment: Acceptable. The applicant has submitted a traffic study with the following findings. The following findings have been accepted by the Assistant City Engineer:

- The existing facility in Cuyahoga Falls has operated successfully without documented traffic concerns, parking deficiencies, police involvement, roadway queuing, or complaints from neighboring businesses.
- The proposed location would provide more parking supply
- The hours of operation would naturally distribute traffic throughout the day. Scheduled class times are staggered.
- The operation characteristics of Flytz indicate traffic generation will be substantially lower than many office and industrial uses that could otherwise occupy the building.
- The use would not generate significant truck traffic, deliveries, or large simultaneous event traffic. Based upon the anticipated occupancy and scheduled class structure, no adverse impacts to Hudson Drive are anticipated.

D. *The only dwelling on the property, if one is provided, shall be that of a manager or a caretaker of the facility and related family.*

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

Staff Comment: Not Applicable

E. The City may restrict access to the facility, storage of vehicles or materials on the property, and hours of operation to ensure no adverse impacts on adjacent properties.

Staff Comment: Staff does not recommend additional restrictions as adverse impacts on adjacent properties are not anticipated.

F. The City may restrict outdoor lighting on the property to a greater extent than this Code may otherwise require, in order to eliminate glare on abutting public roads and private property.

Staff Comment: Staff does not anticipate glare on abutting public roads or private property.

G. All principal structures such as pools, bath houses, restaurants, or clubhouses shall be set back at least 100 feet from the front property line and at least fifty feet from other property lines.

Staff Comment: The existing building has an approximate 100 ft front yard setback and an approximate 95 ft side yard setback; however staff anticipates the intent of this regulation is not applicable to sports training facilities and is intended for principal structures associated with large scale rec centers and golf course uses that could cause adverse impacts to adjacent properties.

H. Golf course development shall, to the maximum extent feasible, adhere to the principles governing planning and siting, design, construction, maintenance, and facility operations contained in the publication entitled "Golf and The Environment: Environmental Principles for Golf Courses in the United States" (Center for Resource Management, c. 1996), as amended from time to time. A copy of this publication can be found at the City of Hudson Community Development Department.

Staff Comment: Not applicable

Additional Considerations

Staff notes the property is comprised of two parcels (See Figure 2). The parcel to the rear is nonconforming and landlocked. Staff recommends the parcels be combined as part of this request.

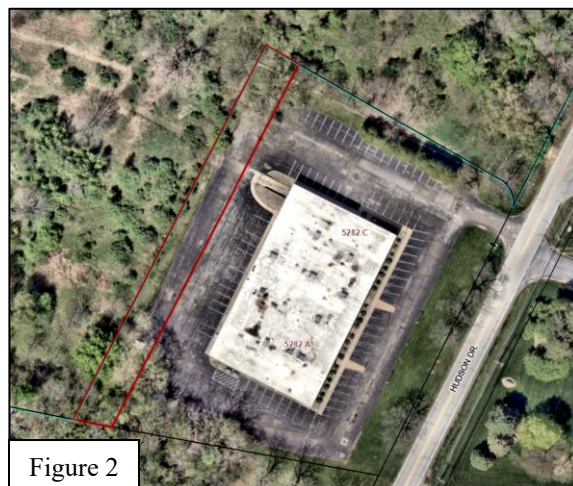


Figure 2

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – FLYTZ GYMNASTICS
CASE NO. 2026-780	MEETING DATE: July 13, 2026

City Departments:

- ☒ **Engineering** Assistant City Engineer David Rapp has reviewed the request and provided the attached review letter dated July 7, 2026
- ☒ **Fire Department** Fire Marshal Shawn Kasson has reviewed the request with no comments.

Required PC Action

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

- Approve the Conditional Use application for Flytz Gymnastics, Case 2026-720, according to plans received September 15, 2025 subject to the following condition:
1. The existing dumpsters shall be screened per Section 1207.04(m).
 2. Additional parking spaces shall be striped per Figure 1 in the staff report.
 3. A lot consolidation shall be performed.