

The Concept Site Plan was discussed by the Planning Commission at the March 9, 2026 meeting. The Planning Commission tabled the application pursuant to the following staff recommendation: “*Continue the Concept Site Plan application for the applicant to further study and respond to the staff analysis within this staff report (dated March 4, 2026), primarily concerning traffic, wetlands, and tree preservation.*”

The applicant has provided updated drawings and studies for the Planning Commission’s consideration. Staff has summarized these updates in the following section. The analysis in this staff report is intended to be an addendum to the previous staff report dated March 4, 2026.

Updates for the April 13, 2026 Meeting

Staff notes the following updates:

1. **Traffic:** The applicant has provided an expanded traffic analysis. The primary recommended change includes revising the current two-lane southbound lanes into one through lane and a southbound deceleration turn lane along Terex Road to serve the development. This has been included in the revised site plans. The Assistant City Engineer has reviewed the updated study and proposed additional road modifications and provided the attached review letter. Of note, one-way internal circulation is recommended with the potential for angled parking. Further modifications are anticipated with a formal Major Site Plan review.
2. **Wetlands:** The applicant’s wetland consultant has stated the onsite wetlands are classified as Category I; however, this will need to be formally documented in a memo. Category I wetlands are low-quality wetlands with minimal ecological functions. The Planning Commission has the authority to authorize impacts to such wetlands specifically within Zoning District 6 and 8 pursuant to the following code sections:
 - Section 1207.18(b)(6)(C): “no person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation within stream corridors, wetlands, and their setbacks except as approved by the federal or state government, or the Planning Commission in the case of non-jurisdictional wetlands.”
 - Section 1207.18(b)(6)(E)(2)(b): “A setback is not required from a Category I wetland.”

Additionally, staff notes the applicant has removed the proposed grading from the southernmost wetland per staff’s previous review comment. This has been accomplished by moving the building and parking to the north, closer to W. Streetsboro Street.

3. **Tree Preservation:** Staff notes the applicant has provided a more detailed tree survey which identified additional trees that were not previously depicted. Community Development staff conducted a preliminary site visit with the City Arborist to provide him orientation to the project. Preliminary observations from the City Arborist include the following:
 - A mature red oak was observed near the edge of the proposed parking; however, dieback was observed at the tops of the branches, signifying stress and decline.
 - Recommend focusing preservation of the trees near the northeast corner of the site at Terex and W. Streetsboro Street. These existing trees could be supplemented with additional plantings.
 - There were no significant trees observed within the interior of the property where the majority of the clearing would occur.

- The applicant will need to verify how other trees would be preserved where located adjacent to the parking and driveway.

Staff will coordinate further with the City Arborist during the formal site plan submittal.

4. Stormwater: The proposed retention pond located along W. Streetsboro Street has been reduced in size and moved to the west of the building in response to the Planning Commission comments. Staff understands fencing would not be required around the pond.

Additionally, the previously proposed yard drain/basin along the eastern portion of the property has been removed, thus removing the proposed grading within the City right-of-way.

5. Playground: The location of the playground has been revised to be located to the south of the building. Due to the site plan shifting the building closer to W. Streetsboro Street the playground would still maintain an approximate 100 ft setback from the southern property line and the existing residential use to the south.
6. Parking: Parking along the southern drive has been removed, reducing the number of proposed parking spaces to 42 spaces. While reducing the parking helps to preserve existing trees and the wetland to the south, staff notes Section 1207.18(e) requires *Day Care* uses to provide one space for each 500 square feet of floor area plus one space for each employee. Based on such, 45 spaces are required. This could potentially be addressed with angled parking per the Assistant City Engineer’s recommendation.
7. Building Orientation: The applicant notes the building has been redesigned with a corner entrance in response to the requirement that “*off-street parking should be located at the rear or side of buildings*” (Section 1205.09(e)(9)). Per staff’s previous comments, the building should be designed with appropriate levels of architectural detail on the north (W. Streetsboro St.) and east (Terex Road) facades. Staff recommends the parking be screened “*with trees and/or mounding in addition to parking lot perimeter landscaping*” as stipulated in Section 1205.09(e)(9) to fully meet the requirement and allow parking on a highly visible corner.

Staff notes these items would be reviewed further through the formal Conditional Use and Major Site Plan application. The applicant has acknowledged these standards in their attached memo.

City Departments:

- ✔ **Engineering**

Assistant City Engineer David Rapp has submitted the attached review letter dated April 7, 2026. Of note, Mr. Rapp has provided updated comments related to the traffic study. Mr. Rapp has reviewed the updates with both the applicant’s traffic engineer and the city’s traffic consultant.
- ✔ **Fire Department**

Fire Marshal Shawn Kasson has submitted the attached review letter dated April 7, 2026. The Fire Marshal finds the initial concept plan to be in compliance with the Ohio Fire Code requirements and fire apparatus access requirements, assuming the building would be protected by an automatic sprinkler system.
- ✔ **Hudson Public Power**

Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and notes the following:

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW – DAY CARE
Case No. 26-73	April 13, 2026

- Hudson Public Power has overhead electrical infrastructure along Terex Road (east side of the property) and can provide single or three phase power to the facility.
- The City's Velocity Broadband service passes the property.
- Applicant to coordinate with HPP regarding the relocation of the light pole in the Terex Road center island.

Preliminary Findings of Fact

Staff finds the Concept Site Plan meets preliminary compliance with the following standards, subject to final Site Plan and Conditional Use review. Staff has prepared the following Findings of Fact for consideration of the Planning Commission:

- (a) *The development shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.*

Staff Comment: The proposal aligns with the Future Land Use Map of the Comprehensive Plan (pg. 53), which classifies this parcel as *Commercial* land use. *Day Care Centers* are classified as *Commercial/Retail* uses within the Land Development Code.

- (1) *The development complies with the use regulations as set forth in Chapter 1206.*

Staff Comment: *Day Care Centers* are a conditional use in this zoning district. The proposal is subject to a Conditional Use review that must demonstrate compliance with the Conditional Use Standards and Special Conditions Addressing Operations as stipulated in Section 1206.02.

- (2) *The development complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," except to the extent modifications, variances, or waivers have been expressly allowed.*

Staff Comment: Staff finds preliminary compliance with the Zoning Development Site Plan Standards for Districts 6 and 8 as stipulated in Section 1207.08. These requirements include stipulations for impervious surface coverage, wetland and tree preservation, landscaping, parking, and exterior lighting. Items to be documented further through the Major Site Plan review have been identified in the staff recommendations.

- (3) *The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.*

Staff Comment: The proposal will require approval from other agencies, including the Army Corp of Engineers, Summit Soil and Water Conservation, Summit County Department of Sanitary Sewer Services (DSSS), and/or the Ohio EPA. The applicant has documented previous wetland approval from the Army Corp of Engineers, and the other approvals are typical of commercial development projects.

- (4) *The proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site to the maximum extent feasible and shall incorporate measures to minimize soil erosion during all construction phases.*

Staff Comment: The proposed preliminary development submittal minimizes land disturbance and grading, particularly in the southern portion of the site where an existing wetland is located and the western portion of the site, which is adjacent to Martin Drive, a residential street.

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW – DAY CARE
Case No. 26-73	April 13, 2026

(5) *The development must protect and enhance historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process.*

Staff Comment: The site is not located within the historic district and there are no known archaeological features present.

Required PC Action

The PC shall consider the development application, the staff report, and then take final action. The Planning Commission decision is conditioned upon review and satisfaction of the requirements for final site plan review by the Planning Commission. Approval of a concept plan does not constitute a final decision on the site plan application since the plan may require revisions based upon a review of the submissions for final site plan approval by the Planning Commission.

Recommendation

Approve the Concept Site Plan Application based on preliminary compliance with the general review standards for site plans stipulated in Section 1204.04. Approval of the concept plan does not constitute a final decision on the site plan or conditional use applications. The following items have been documented to be further studied and verified with a formal site plan review.

1. The proposal is subject to submittal and acceptance of a conditional use applications including determination of applicable standards of Section 1206.02.
2. Tree protection measures will be reviewed further by the City Arborist as part of the site plan application (Section 1207.18(b)(5))
3. The applicant shall receive updated approvals from the Army Corp of Engineers for impacts to the Category I wetlands identified on the site. The applicant’s wetland consultant shall provide a memo or addendum to the wetland study formally verifying the wetlands are classified as Category I.
4. Stormwater design will be finalized with review of Assistant City Engineer
5. The site plan shall include additional parking spaces to meet the minimum number required (Section 1207.18(e)).
6. The final Traffic Impact Study, proposed interior circulation, and road/right-of-way improvements will be studied and reviewed further by the Assistant City Engineer. The comments of the Assistant City Engineer’s letter dated April 7, 2026 shall be addressed.
7. The comments of the Fire Marshal’s letter dated April 7, 2026 shall be addressed.
8. An exterior lighting plan shall be submitted depicting all exterior fixtures and lighting levels. All exterior fixtures shall be shielded to eliminate glare.
9. Building design will be reviewed by the Design Subcommittee for developments in District 6 and 8 pursuant to the requirements of Section 1207.18(h).
10. The requirement for parking to be located to the side or rear of the building will be verified through review of the exterior elevations and floorplans (Section 1205.09(e)(9)). Parking along Terex Road to be screened with trees and/or mounding in addition to parking lot perimeter landscaping pursuant to Section 1205.09(e)(9).
11. Sidewalk extensions shall be included along the full W. Streetsboro Street and Terex Road property frontages (Section 1205.09(e)(11)).