



March 31, 2026

Nick Sugar  
Planner  
City of Hudson  
1140 Terex Road  
Hudson, OH 44236

Re: PC 2026-73 – Concept Site Plan Review - The Learning Experience – 802-822 W. Streetboro Street.

Dear Nick,

Pursuant to the the Plannning Commission meeting held on March 9, 2026, we are providing additional information and clarifications requested during the meeting.

**Playground SF** – We have interpreted the code to require a 5,000 SF playground under the classification of daycare. TLE allows infants and toddlers which generally classifies them under a daycare and not a pre-school. The facility is also not setup as a structured curriculum/rigid schedule like a preschool as they operate as a drop in childcare. The state licensing requirements is 60 s.f. required per child with the minimum size based on 33% of the total licensing capacity. Since we are typically around 170 max. capacity in Ohio, then the minimum outdoor play area per the state requirements is 3,240 s.f. TLE would prefer a 5,000 SF playground.

**Wetlands** – Ben Latoche of HZW Environmental Consultants, LLC has provided a letter confirming Category 1 classification. Wetland areas are depicted in the site plan.

**Traffic Study** – Mike Schweickart of TMS Engineers, Inc. has provided the updated traffic study and recorded traffic simulations for Planning Commission.

**Conceptual Site Plan** – Jeff Jardine of Riverstone Engineering has adjusted the site plan to incorporate Planning Commision meeting comments including adjustment from updated traffic study, detention pond location on site and concerns of fencing around the pond, main entrance and median cut and setback and identification of trees to remove.

**District 6 Design Guidelines** – Please note that we have designed the building with a corner entrance so that the building presentation is oriented toward Statesboro and Terex road. Scott Boduch of BDG | Boduch Design Group has reviewed guidelines and will incorporate design elements into future submittals that require elevations. We look forward to getting feedback on elevations.

**9635 Maroon Circle, Suite 125  
Englewood, CO 80112**



**Conditional Use Permit** – Site Concept Review does not include Conditional Use Permit (CUP) review. We have reviewed the criteria and have included the following additional information:

- Location of activities – Main site activities will be child drop-off, child pick-up and trash pick-up.
- Hours of Operation – 6:30 am to 6:30 pm; Monday – Friday; closed on major holidays
- Location of Loading and Delivery Zones – The only major trucks that will be on site are trash delivery and possible Fire Department.
- Light Intensity – Photometric drawings will be submitted as part of the civil construction drawings to show light intensity later in the approval process. We make every effort to reduce light pollution from the site.
- Trash Enclosure – This is shown on the southeast corner of the parking lot.
- On-Site Parking and Circulation – The site includes 42 parking spaces. This allows for parents to park and escort child inside as well as for employee parking. Access to the site will only be allowed from Terex Rd.
- Privacy Concerns – Currently, a natural tree buffer exists on the eastside and Martin Ave. Our goal is to keep in place. Additional vegetation can be taken into consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Durbon", is written over a light blue horizontal line.

Jeff Durbon  
President