

Meeting Date:

July 14, 2025

Location:

750 W Streetsboro St

Parcel Number

3200224

Request:

Conditional Use and Site Plan request for an addition to Christ Community Chapel

Applicant:

Eric Dalpiaz, SōL Harris/Day Architecture

Property Owner:

Hudson Community Chapel

Zoning:

D1 – Suburban Residential Neighborhood

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to conditions on page 8.

Contents

- Use Compliance Letter/Project Narrative, 6.16.25
- Site Plans, Landscaping, Photometric, 6.13.25
- Elevations/Floor Plans
- Trip Generation Analysis, 6.11.25
- Stormwater Report, 7.7.25 (Updated)
- Wetland Delineation, 3.14.25



Existing Conditions, Hudson GIS

Project Background:

Christ Community Chapel (CCC) is located on the corner of Terex Road and W. Streetsboro Street. The property is approximately 28 acres. The church currently offers worship service, ministry programs, counseling, and recreation programs, among other services.

The church is proposing a two-story office addition. The addition would have a 7,557 sf first floor footprint and a second-floor area of 6,812 sf. The proposed addition would represent a 14% building square footage increase to the current 95,883 square foot 2 story building. The applicant states the addition will allow the following:

- Consolidating existing church staff office space into a centralized work space.
- Utilize the existing office space for the children's ministry program.

The request would require Conditional Use review and Site Plan review. *Places of Religious Worship* are a conditional use in Zoning District 1.

Adjacent Uses

The property is adjacent to single-family homes to the west, east, and south. The property is adjacent to industrial/commercial to the north.

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- SWPPP, 7.1.25
(Updated)
- Asst. City Engineer
review dated 7.9.25
- Fire Department
Review dated 7.8.25
- Supplemental
Documents

Use Standards (Section 1206)

The overall use is classified as a *Place of Religions Worship and church* per the definitions below. This is an Institutional Use that is a conditional use in Zoning District 1.

(58) *"Church" shall mean a building or structure, or groups of buildings or structures, and associated accessory uses that by design and construction are primarily intended for conducting organized religious services.*

(227) *"Places of religious worship" shall mean a building containing a hall, auditorium or other suitable room or rooms used for the purpose of conducting religious or other services or meetings of the occupants of such structure. "Places of worship" shall include churches, synagogues and the like, but shall not include buildings used for commercial endeavors, including, but not limited to, commercial motion picture or stage productions.*

Staff notes the proposal would not introduce a new use. The church currently has dedicated office space for employees and educational ministry programs.

The application is subject to compliance with the following conditional use standards of Section 1206.02:

The below Conditional Use Standards are applicable to the proposed use

- (1) *The use is consistent with the policies and intent of the Comprehensive Plan.*

Staff Comment: The Comprehensive Plan categorizes the use as “Public/Semi-Public” within the Future Land Use map. The plan is generalized towards community facilities; however, states “*These areas are intended to accommodate public and semi-public uses. Public space includes buildings and land owned by government agencies, such as City Hall or municipal cemeteries. Places of worship, educational institutions, libraires, and some other non-profit uses can also be included in semi-public space. Facilities should be well designed and integrated into their surroundings. These areas should be connected to bicycle facilities in the area. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing community framework.*”

- (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: Staff notes the following:

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- The addition would be constructed in a current lawn area located between the building and the parking lot.
- The addition includes an exterior patio on the first and second floors; however, would be located approximately 240 ft from the nearest residential property line. The first-floor exterior patio would be lit by recessed ceiling lighting.
- The building entrance to the west would be lit by recessed lighting from an exterior awning.
- The building entrance to the northwest would be lit by exterior wall sconces. Staff notes a model providing uplighting is proposed. Revise to the downlit model, OLLWD, to comply with the lighting standards of Section 1207.14.

B. Hours of operation and deliveries;

Staff Comment: Standard 8:00 am – 5:00 pm business hours are anticipated. The applicant states existing deliveries would remain at the existing loading area and remain unchanged.

C. Location of loading and delivery zones;

Staff Comment: The existing loading zone is adjacent to the proposed addition to the east. The applicant states a sidewalk will be provided from the rear of the office addition to the adjacent loading area for refuse removal and/or deliveries as necessary.

D. Light intensity and hours of full illumination;

Staff Comment: See previous comment related to exterior building lighting.

E. Placement and illumination of outdoor vending machines;

Staff Comment: No outdoor vending machines are proposed.

F. Loitering;

Staff Comment: No loitering issues are anticipated.

G. Litter control;

Staff Comment: No litter issues are anticipated.

H. Placement of trash receptacles;

Staff Comment: Interior waste bins would be utilized.

I. On-site parking configuration and facilities;

Staff Comment: The proposal would not alter on-site parking configuration and facilities.

J. On-site circulation;

Staff Comment: The building would provide exterior sidewalks linking to existing sidewalks and the parking lot.

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K. Privacy concerns of adjacent uses.

Staff Comment: The addition would be located 240 ft from the nearest residential property line located to the east. Landscape screening is further studied in the comments below for criteria #8.

- (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: These standards are further described in the site plan analysis of this staff report. The architectural design of the structure would be reviewed by the Architectural and Historic Board of Review. Staff notes, generally, the proposed design would be compatible with the main building, utilizing brick exterior walls and asphalt roofs.

- (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: Access points along public roads would not be altered.

- (5) *On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*

Staff Comment: Parking and traffic are further studied on page 6.

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

Staff Comment: The addition would be served by public sanitary, water, and electric.

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

Staff Comment: The existing parking lot provides 898 parking spaces. No additional parking would be constructed.

- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.*

Staff Comment: A landscaping plan has been submitted depicting landscaping adjacent to the addition. Staff notes mature trees generally screen the building from the adjacent homes along Inverness Court, Heather Lane, and Lauren Drive; however, a gap in screening exists at the trail and clearing (see Fig 1 and Fig 2). Staff recommends a row of additional evergreens be planted at this area to enhance the screening. These additional plantings would complete the perimeter bufferyard and reduce sightlines to the building from Lauren Drive.



Fig 1



Fig 2

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- (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.*

Staff Comment: Not applicable

Places of Religious Worship are also subject to the following special conditions:

- (1) *The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility's manager, caretaker, or maintenance person, and related family provided the underlying zoning district permits residential use.*

Staff Comment: No dwellings are proposed.

- (11) *The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.*

Staff Comment: The existing parking areas are in compliance and would not be altered.

- (12) *Safe areas for pick-up and discharge of persons shall be provided.*

Staff comment: The applicant states the existing drop-off loop at the back of the building adjacent to the new office addition would remain and provide safe areas for pick-up and discharge of persons as necessary.

District Standards (Section 1205)

<input checked="" type="checkbox"/> Building Setback 1205.04(d)(5)	<p><i>Front Yard Setback: 100 ft for lots fronting arterial roads.</i></p> <p><u>Staff Comment:</u> Acceptable.</p> <p><i>Side Yard Setbacks: 30 ft; 50 ft for corner sides not designated as "front."</i></p> <p><u>Staff Comment:</u> Acceptable. The addition would have a 240 ft side yard setback.</p> <p><i>Rear Yard Setback: 50 ft</i></p> <p><u>Staff Comment:</u> Acceptable. The addition would have a 340 ft setback.</p>
<input checked="" type="checkbox"/> Building siting and orientation 1205.04(d)(7)	<p>Acceptable. The addition would not change the existing building orientation.</p>
<input type="checkbox"/> Pedestrian/bicycle pathways and linkages 1205.04(d)(11)	<p><i>Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways</i></p> <p><u>Staff Comment:</u> Staff notes the City has recently completed construction of a sidewalk along the property's W. Streetsboro frontage. Staff recommends a sidewalk extension be required along the property's Terex Road frontage based on the cumulative scope of the proposal and gradual growth of the church (See Figure 3 on the following page).</p> <p>The extension of sidewalk from W Streetsboro Street to Bridgewater Boulevard is identified on the 2026-2030 Walk and Bike Hudson Plan.</p>

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Fig 3

Site Plan Standards (Section 1207)

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| <input checked="" type="checkbox"/> Maximum Impervious Surface Coverage Section 1207.01 | <p>60%. Impervious Coverage is defined as <i>that portion of a lot that is covered by principal and accessory buildings or structures, and by surfaces that prevent the passage or absorption of stormwater into the existing water table</i></p> <p><u>Staff Comment:</u> Sheet C1.0 of the improvement plans provides an impervious surface calculation of 38.9%. This includes the recently approved turf soccer field.</p> |
| <input checked="" type="checkbox"/> Tree and Vegetation Protection 1207.02 | <p>Minimal tree clearing is proposed and would include existing plantings at the rear of the building. Staff notes the proposed planting plan would compensate for the loss of trees for construction.</p> |
| <input checked="" type="checkbox"/> Wetland/Stream Corridor Protection 1207.03 | <p>Staff notes two wetland areas are located along the south and southeast edges of the property; however, the proposed addition would not impact these wetlands or their setbacks.</p> |
| <input type="checkbox"/> Landscaping/ Buffering 1207.04 | <p>A minimum Bufferyard D of 25 ft is required adjacent to any residential uses.</p> <p><u>Staff Comment:</u> See previous comment on page 4 with recommendation to plant additional evergreens along the area depicted in Figure 1.</p> |
| <input checked="" type="checkbox"/> Stormwater Management 1207.07 | <p>The applicant is proposing to tie into the adjacent stormwater line. Stormwater would flow to the northwest corner of the site to the existing and expanded ponds. The Engineering Department has reviewed the proposed stormwater management plan and is acceptable to the overall approach; however, has requested additional calculations to verify capacity.</p> |

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- ☒ **Performance Standards 1207.10** The interior use would comply with these standards.
- ☒ **Adequate Public Facilities/ Transportation 1207.11** The application has submitted a trip generation report. The report states *Although the total building size is increasing, no additional employees will be added to the current church operations, and trips already entering and exiting the site will not increase. No additional trips to be generated.* Staff has reviewed and accepted the findings.
- ☐ **Exterior Lighting 1207.14** As previously stated, revise the wall mounted lighting to the downlit model, OLLWD, to comply with the following lighting standards of Section 1207.14:
- *Glare shall be controlled at all times through proper equipment selection, careful aiming, and limits on brightness as per IESNA recommendations.*
 - *Full cutoff, cutoff, or semi-cutoff light fixtures shall direct light toward the ground as per IESNA classifications.*
- ☒ **Special Development Standards 1207.19** Staff notes no oil and gas wells or tanks batteries are located on or near the property.

Site Plan Standards (Section 1204.4)

Staff notes the following site plan standards of Section 1204.4 have been captured in the preceding analysis.

1. 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: Refer to page 2.
2. The development complies with the use regulations as set forth in Chapter 1206.
Staff Comment: Refer to pages 2-5.
3. 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: Refer to pages 6-7.
4. 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 applicant has provided a status letter for other reviewing agencies found in the "Supplemental Information" attachment. The letter includes updates from SSWCD, Ohio EPA, and Summit DSSS.
5. 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 proposal would minimize grading and land disturbance as the addition would be located on an already cleared/graded area between the existing building and parking.

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6. 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: No known historic structures or features are located on the property.

City Departments:

- ☒ **Engineering**

Assistant City Engineer David Rapp has submitted the attached review letter dated July 9, 2025.
- ☒ **Fire Department**

Fire Marshal Shawn Kasson has submitted the attached review letter dated July 8, 2025.
- ☒ **Hudson Public Power**

Public Works Assistant Superintendent Dave Griffith has reviewed the request and will coordinate with the applicant to service the improvements.

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 and Site Plan application for Christ Community Chapel, Case 2025-717, according to plans received June 16, 2025 subject to the following conditions:

1. The proposed exterior lighting wall sconces shall be revised to the downlit model, OLLWD, to comply with the lighting standards of Section 1207.14.
2. The landscaping plan shall be revised to include an additional row of evergreen trees in the area depicted in Figure 1 of this report.
3. A sidewalk shall be installed along Terex Road along the church frontage as depicted in Figure 3 of this report.
4. The comments of Assistant City Engineer David Rapp shall be addressed per the July 9, 2025 correspondence.
5. The comments of Fire Marshal Shawn Kasson shall be addressed per the July 8, 2025 correspondence.
6. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
7. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.