

Meeting Date:
May 11, 2026

Location:
130 N Oviatt Street

Parcel Number
3201956

Request:
Conditional Use and Site Plan request for Western Reserve Academy for an addition to the Wang Innovation Center.

Applicant:
Jason Boltz, Wheeler Boltz Architects

Property Owner:
Western Reserve Academy

Zoning:
D4 – Historic Residential Neighborhood

Case Manager:
Nick Sugar, City Planner

Staff Recommendation
Approval subject to the conditions on page 4.

Contents

- Applicant Narrative/Use Compliance Letter
- Site Plans
- Elevations/Floor Plans
- Photometric Plan
- Site Logistics Plan
- Landscaping Plan
- Previous Staff Report – March 2026
- Survey



Project Background:

Western Reserve is requesting a 7,620 sf addition to the Wang Innovation Center (WIC). The building is located at 130 N. Oviatt Street and is located within the historic district. The building currently houses the Knights Fine Arts Center and Wang Innovation Center. The building was constructed in 1985 and an addition to the north side was constructed in 1992. The Wang Innovation Center (WIC) opened in 2016.

The request would require Conditional Use review and Site Plan review. Private *Secondary Schools* are a conditional use in Zoning District 4.

The request was discussed at the March 9, 2026 Planning Commission meeting. The request was tabled per the following staff recommendation:

1. Revise the civil drawings to incorporate stormwater improvements to the northern pond in order to be compliant with the requirements for retention/detention as stipulated in Section 1207.07.
2. Revise the civil drawings to include a sidewalk extension as depicted in Figure 3 of the staff report in order to be compliant with pedestrian pathways and linkages requirements of Section 1205.04(d)(11).
3. Further study tree and vegetation protection per the analysis on pages 7 and 8.

- Asst. City Engineer review dated 5.4.26
- Supplemental Documents

This staff report is intended to supplement the previous staff report dated March 2, 2026

Updates for the May 11, 2026 meeting

Staff notes the following updates:

1. Stormwater: The applicant has revised the civil site plan drawings to include additional improvements to the stormwater pond to the north (See Figure 1). This pond was identified with an opportunity to increase storage. The applicant is proposing to modify the pond to decrease the flow rate of water being discharged. This will help downstream properties by increasing the storage time from 1 hours to 2.5 hours.

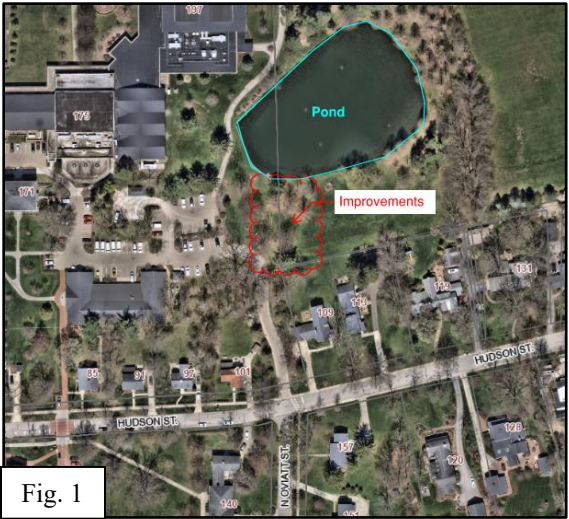


Fig. 1

This action was recommended by the Assistant City Engineer in place of providing direct stormwater detention at the proposed addition, as minimal stormwater management would be required due to the size of the addition in relation to the large size of the parcel.

2. Sidewalk Extension: The applicant has revised the civil site plan drawings to show a sidewalk extension along N Oviatt Street. The site plan depicts only a 2.5 ft separation of the sidewalk to the curb; however, the location was chosen to maximize preservation of existing trees and consider alignment of future extensions to the north and south.



Fig. 2

Three existing trees would be removed to accommodate the sidewalk installation. The applicant has proposed replacing these trees with Ivory Silk Lilacs. Th City Arborist has reviewed and has recommended larger canopy and/or native trees to be planted in place of the proposed Ivory Silk Lilacs.

3. Tree Protection: A site visit was conducted with the City Arborist following the March Planning Commission meeting. Based on the discussions at the site visit, the applicant has revised the limits of disturbance to preserve the three mature Norway Spruce trees located west of the proposed addition, where the previous site plan depicted removal (See Figure 2).

Hudson Planning Commission	CONDITIONAL USE/SITE PLAN REVIEW – WRA – WANG INNOVATION CENTER
Case No. 2026-72	May 11, 2026

Preliminary Findings of Fact

Staff has prepared the following Findings of Fact for consideration of the Planning Commission

The proposal meets the Conditional Use standards of Section 1206.02

1. The use is consistent with the intent and policies of the Comprehensive Plan. The proposed use aligns with the Future Land Use Map (Pg. 53) within the Comprehensive Plan, identifying this parcel as “Public/Semi-Public”.
2. The use is physically and operationally compatible with the surrounding neighborhood
 - a. The addition would face the interior campus. No adverse impacts such as noise and glare are anticipated.
 - b. Hours of operation would not change and are typical classroom hours. Existing loading and delivery zones, including vehicle access, are currently located on the south side of the building and would not change.
 - c. Exterior lighting will meet the standards of Section 1207.14.
 - d. Loitering and litter control are monitored by the school.
 - e. Existing onsite parking configurations and facilities would not change.
 - f. The abutting properties are owned and operated by Western Reserve Academy.
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
4. Access points along public roads would not be altered.
5. No adverse impacts to on-site or off-site traffic circulation patterns are anticipated.
6. The use will be served by public utilities, including Hudson water and Summit County sewer
7. The additional will not result in an increase in the amount of faculty/staff or student enrollment.
8. Additional landscaping is not applicable as the addition is located within the interior of a 14 acre parcel.
9. The use would meet the special condition requirements for schools.

The proposal meets the site plan review standards of Section 1204.04:

1. The development is consistent with the Comprehensive Plan.
2. The development complies with the use regulations, as set forth in Chapter 1206. Western Reserve Academy is classified as a *Private Secondary School*, which is a conditional use in District 4.
3. The development complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards"
 - a. The proposed 24% impervious surface coverage is well under the maximum.
 - b. The development preserves existing trees as recommended by the City Arborist.
 - c. The development does not impact wetlands or streams.
 - d. The development provides stormwater management by making modifications to the northern pond.
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.
5. The proposed development avoids and minimizes land disturbance and grading and preserves the original contours and other natural topographical features of the site to the maximum extent feasible and incorporates measures to minimize soil erosion during all construction phases.
6. The development protects and enhances historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to

Hudson Planning Commission	CONDITIONAL USE/SITE PLAN REVIEW – WRA – WANG INNOVATION CENTER
Case No. 2026-72	May 11, 2026

protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process. While the WRA campus is historic and located within the historic district, this building was not constructed until 1985.

The proposal meets the district standards of Section 1205.07; including applicable setbacks and dimensional standards.

City Departments:

- Engineering** Assistant City Engineer David Rapp has submitted the attached review letter dated May 4, 2026.

- Fire Department** Fire Marshal Shawn Kasson has noted the proposed addition would be compliant with the Fire Code.

- Hudson Public Power** Public Works Assistant Superintendent Dave Griffith has reviewed the request and stated there are no issues. Electrical service to building is supplied by privately-owned WRA equipment. WRA will need to confirm their equipment can support any increased load requirements.

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 Major Site Plan application for the proposed addition to the Wang Innovation Center per Case 26-72, subject to the following conditions:
1. The comments of Assistant City Engineer David Rapp shall be addressed per the May 4, 2026 correspondence.
 2. The applicant shall coordinate with the City Arborist on the final selection of street tree species and size.
 3. Architectural design of the addition will require approval by the Architectural and Historic Board of Review.
 4. 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.
 5. 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.