

Meeting Date:
April 14, 2025

Location:
750 W Streetsboro St

Parcel Number
3200224

Request:
Conditional Use and Site Plan request for an artificial turf athletic field and outdoor stage

Applicant:
Julie Ziga, 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 pg 9 & 10.

Contents

- Use Compliance Letter
- Site Plans, 3.14.25
- Elevations/Floor Plans
- Wetland Delineation, 3.13.25
- Wetland Delineation Report, 3.14.25
- Trip Generation Analysis, 3.20.25
- Asst. City Engineer review dated 4.8.25



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 project area is located at the northwest corner of the property. The proposal would develop a 38,000 sq. ft. turf field and 2,600 sq. ft. structure with an outdoor stage, restroom, and storage area. The improvements would be located at the location of an existing grass field. The turf field would be utilized for youth recreation purposes in the evening and on weekends. Walking paths are also proposed to the east of the field, connecting an existing playground area. The outdoor stage would be used for outdoor services on Sunday mornings, as weather permits. Currently, the church rents a temporary stage for outdoor services on the field four times a year.

Staff notes the plans also reference a building addition; however, these plans would be submitted in a future submission, as noted on the drawings.

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

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- Fire Department Review dated 4.3.25
- 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.*

Based on the definitions above, an outdoor stage is used for conducting service is an *associated accessory use(s) that by design and construction are primarily intended for conducting organized religious services.*

Staff notes the grass soccer field was approved in 1998, prior to the establishment of Hudson’s Land Development Code. Staff determines the proposed renovation to establish a turf field is in keeping with the prior review, subject to the standards stipulated in this review.

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:

- The proposed improvements would be located at the corner of two arterial roads (Terex Road and W. Streetsboro Street).
- The proposed improvements would not be directly adjacent to residential properties. The nearest residential properties are located on Martin Drive, southwest of the proposed improvements. There are no adjacent residential properties that face Terex Road.
- The proposed improvements would be illuminated by pedestrian-scale lighting.
- Staff notes the applicant has stated, when outdoor service occurs, it would be the only service occurring on the property at that time.
- Question the exterior speaker system and the amount of noise that would be generated for outdoor service. Staff notes Institutional Uses may not exceed the decibel levels (measured at the adjacent property lines) stipulated on the chart below.

<i>Source of Sound and Time</i>	<i>Premises Receiving Sound/Sound Level db(A)</i>		
	<i>Residential</i>	<i>Commercial/Institutional</i>	<i>Industrial</i>
Residential			
Day	55	60	60
Night*	50	50	50
Commercial/Institutional			
Day	55	60	65
Night	50	50	55
Industrial			
Day	55	60	70
Night	55	50	60
* Night shall mean the hours between 9:00 p.m. and 7:00 a.m.			

B. *Hours of operation and deliveries;*

Staff Comment: The applicant states outdoor services would occur Sunday mornings, as weather permits. The church currently conducts the service four times a year utilizing a temporary structure.

The applicant should provide information documenting the anticipated hours and frequency of the morning service. Additionally, the applicant should indicate how many times a week the structure would be used and the anticipated hours per day.

C. *Location of loading and delivery zones;*

Staff Comment: The applicant states the adjacent parking lot to the south would be utilized for any loading/unloading for the use. A concrete walkway would connect the structure with the parking lot.

D. *Light intensity and hours of full illumination;*

Staff Comment: Pedestrian scaled bollards would illuminate the proposed perimeter walking path. The stage would face W. Streetsboro Street and be illuminated by downlighting.

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E. *Placement and illumination of outdoor vending machines;*

Staff Comment: Not applicable

F. *Loitering;*

Staff Comment: Question if activities/programming would occur before and after outdoor services

G. *Litter control;*

Staff Comment: The applicant states the church would provide outdoor receptacles during outdoor service.

H. *Placement of trash receptacles;*

Staff Comment: Question where the trash receptacles would be located and if they would be only placed temporarily for services.

I. *On-site parking configuration and facilities;*

Staff Comment: The existing parking lot would be utilized. The parking lot currently provides 898 parking spaces. The conversion of the existing field and the addition of the stage is not anticipated to increase overall parking needs.

J. *On-site circulation;*

Staff Comment: The existing circulation patterns would remain unchanged. Question if visitors would utilize the same arrival and departure patterns with police assistance for outdoor service as utilized indoor service.

K. *Privacy concerns of adjacent uses.*

Staff Comment: Staff notes existing residential properties to the west could be most affected by the proposal. The applicant is proposing to supplement the existing plantings along Terex Road with a landscape mound. The mound would include a mix of River Birch, White Fringetree, Burr Oak, and Jane Magnolia. Staff recommends additional 6-ft high evergreens be dispersed evenly along the mounds.

(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.

(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.

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(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 8.

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

Staff Comment: The outdoor stage and restroom would be served by Hudson Water and Summit County Sanitary. A stormwater management area would be constructed north of the turf field to serve all the proposed improvements.

(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. The conversion of the existing field and the addition of the stage is not anticipated to increase overall parking needs.

(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 a landscape mound to the west and a line of trees along the proposed stormwater improvements to the north. Landscaping is reviewed in detail on page 8.

(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: An ADA parking/pickup area is proposed near the stage.

District Standards (Section 1205)

Building Setback
1205.04(d)(5)

Front Yard Setback: 100 ft for lots fronting arterial roads.

Staff Comment: Acceptable.

Side Yard Setbacks – Corner lots: 50 ft for street side not designated as "front."

Staff Comment: Acceptable

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Rear Yard Setback: 50 ft
Staff Comment: Acceptable

- Building siting and orientation**
1205.04(d)(7) Not applicable, as the proposed outdoor stage would have a front yard depth in excess of 130 ft.
- Pedestrian/bicycle pathways and linkages**
1205.04(d)(11) *Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways*
Staff Comment: Staff notes the City has recently completed construction of a sidewalk along the property’s W. Streetsboro frontage. A sidewalk extension along Terex Road to Londonairy Boulevard would be beneficial; however, this proposal would not warrant the requirement as it would not increase the intensity of the use. This consideration should be studied further for any future improvements to the property.

Accessory Uses/Structures (Section 1206)

- Nonresidential fencing**
1206.03(b)(5) *The maximum height (excluding incidental decorative items) at any point shall not exceed four feet above the elevation of the surface of the ground at such point, except as may be allowed by division (b)(5)B., C. and D. of this section.*
B. Commercial fences and walls may, in any required rear or side yard, exceed four feet but shall not exceed at any point eight feet in height above the elevation of the surface of the ground at such point, provided that on a corner lot, abutting in the rear the side lot line of another lot, no fence or wall greater than four feet in height may be located forward of the adjacent lot's minimum front yard setback. No hedges, fences or walls shall be permitted which constitute a visual obstruction hazardous to persons using the street or sidewalks.
Staff Comment: Staff notes an 8 ft high chain link fence is proposed along the northern edge of the turf field. The fencing standards do not specify *institutional uses* for use of 8 ft fencing, only *commercial, retail, and industrial*. Additionally, chain link fencing is only permitted in Zoning District 8. Therefore, staff recommends the site plans be revised to depict a 6 ft high fence with other material, subject to consideration by the Architectural and Historic Board of Review.
- Accessory Use Development and Operation Standards**
1206.03(d) *No accessory use, structure, or activity, except for permitted fences or walls shall be located or take place within a front yard.*
No accessory structure shall be located within a side yard, except for permitted fences or walls and on corner lots the majority of the floor area of any accessory structure shall not be located within a side yard.
Staff Comment: The proposed location is within the side yard and, therefore, would require a variance. Staff acknowledges that siting the building in the rear yard may be impractical and closer to existing residences.

Except for television antennas and as otherwise expressly limited or allowed, no accessory structure shall exceed eighteen feet in height.

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Staff Comment: The proposed accessory building has a height of 32’ 4”. Revise the design to meet this requirement.

- Maximum number of accessory buildings 1206.03(d)** *On any lot greater than two and one-half acres, the maximum number of accessory structures shall be four.*
Staff Comment: The only other accessory structures on the property are a detached garage and a playground.

Site Plan Standards (Section 1207)

- Maximum Impervious Surface Coverage Section 1207.01** *60%. Impervious Coverage is defined as 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*
Staff Comment: Sheet C1.0 of the improvement plans provides an impervious surface calculation; however, only includes the existing and proposed structures. The applicant shall revise sheet C1.0 to include an updated impervious surface calculation for the entire site capturing the above definition. Staff anticipates the total site would be under 50% impervious with the proposed improvements, including the turf field.

- Tree and Vegetation Protection 1207.02** Staff notes the following:
- The overall proposal would include limited tree removal, as most of the project area is currently utilized as an open field.
 - Three trees are depicted for removal outside of the proposed limits of disturbance on sheets L1 and L1.1. Two of these trees are located on the adjacent city right of way along Terex Road. The applicant should revise the drawings to preserve these trees.

- Wetland/Stream Corridor Protection 1207.03** The applicant has submitted a wetland delineation with the following findings:
CESO was retained by Christ Community Chapel (CCC) to perform a regulated waters delineation and prepare a report for a proposed development site located in Hudson, Summit County, Ohio. The AOI is approximately 28.6 acres in size and consists mainly of developed land including buildings and parking lots, open lawn, and forested areas. One (1) PEM and two (2) PEM/PSS wetlands, two (2) seeps, and no streams were identified within the AOI at the time of the site visit. Two (2) functioning constructed stormwater retention basins were also located within the AOI.

The results described in this report are the professional opinion of CESO based off of field observations at the time of the site visit on February 27, 2025. The USACE is the only agency with regulatory authority over the jurisdictional determination process.

The findings indicate no wetlands in the project area. Three wetlands identified along the southern property line, outside of the project area. The findings also refer to a constructed stormwater basin with native plantings to the north of the proposed improvements. Staff acknowledges this area as a constructed basin as depicted in the following aerial image taken in the year 2000 during the construction of the original building.



Staff notes the property has high undeveloped composite scores per the Index of Ecological Integrity; however, the study was performed prior to the construction of the church. The proposed improvements would primarily alter an existing graded field.

**Landscaping/
Buffering 1207.04**

A minimum Bufferyard D of 25 ft is required adjacent to any residential uses. Additionally, a 50 ft bufferyard is required along arterial streets.

Staff Comment: W. Streetsboro Street and Terex Road are classified as arterial streets; therefore a 50 ft landscape bufferyard is required. Staff notes a portion of the proposed landscape bufferyard along Terex Road would have to be widened, as it ranges in width from 35 ft – 50 ft. Staff notes the number of trees proposed and species of trees proposed are compliant with the planting requirements.

**Stormwater
Management
1207.07**

The existing stormwater management area to the north would be expanded to accommodate the improvements. The Engineering Department has reviewed the proposed stormwater management plan and is acceptable to the proposal. The drainage for all existing and proposed improvements on site travels north/north east, through the existing basin and away from adjacent residential properties.

**Performance
Standards
1207.10**

As previously stated, the applicant shall document compliance with the maximum sound levels stipulated in the chart on page 3 of this staff report.

**Adequate Public
Facilities/
Transportation
1207.11**

The application has submitted a trip generation report. The report notes the following:

- A current analysis of parking found that members utilize 640 spaces out of the total 898 on-site spaces during the busiest Sunday services.
- Outdoor services would supplant indoor service, therefore, an appreciable increase in traffic is not anticipated.

Staff Comment: Question if arrival/departure patterns would be the same as those of indoor service. The Engineering Department has reviewed the proposal and submitted trip generation letter and agrees with the determinations that no increased traffic is expected. Staff understands the church has utilized local law enforcement for church services without any known issues.

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- Exterior Lighting 1207.14**

The proposed lighting plan would include the following:

 - Pedestrian scale 3.5’ high bollards around the pedestrian path and field. Each bollard would be fitted with a “blockout shield” on the sides facing public streets.
 - LED wall mounted packs on the stage/restroom building.
 - Stage lighting. The stage lighting would be downlit.

Staff Comment: Acceptable, provided the stage would only be utilized during the day per the recommended conditions.

- Special Development Standards 1207.19**

Staff notes no oil and gas wells or tanks batteries are located on or near the property.

City Departments:

- Engineering**

Assistant City Engineer David Rapp has submitted the attached review letter dated April 8, 2025.

- Fire Department**

Fire Marshal Shawn Kasson has submitted a review letter dated April 3, 2025 and requested a Knox Box to be furnished and installed in a approved location for the outdoor building.

- 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 2025-231, according to plans received March 14, 2025 subject to the following conditions:

1. Submit documentation verifying the outdoor speaker system would not exceed the maximum decibel levels stipulated in Section 1207.10(a).
2. Planning Commission approval is conditional pending a variance from the Board of Zoning and Building Appeals to located the structure within a side yard.
3. The structure height shall be reduced to 18 ft. The design of the structure shall be reviewed by the architectural and Historic Board of Review.
4. The site plan shall be revised to depict a 6 ft high fence adjacent to the turf field. The design shall be reviewed by the AHBR with a revised material subject to the acceptance by the AHBR.

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5. Revise sheet C1.0 to verify the impervious coverage requirements. Calculations shall be based on the definition of impervious coverage in Section 1213.02.
6. Revise the landscaping plans, sheets L1 and L1.1, per the following:
 - Preserve the trees located outside of the property lines.
 - Include additional evergreens along the Terex Road frontage.
 - Widen the landscape buffer along the Terex Road frontage to maintain a consistent 50 ft width.
7. The comments of Assistant City Engineer David Rapp shall be addressed per the April 8, 2025 correspondence.
8. The comments of Fire Marshal Shawn Kasson shall be addressed per the April 3, 2025 correspondence.
9. 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.
10. 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.