



City of Hudson Planning Commission and AHBR

## **Western Reserve Academy: Arts and Innovation Center**

February 9, 2026 (Revised 2/17/2026)

### **Project Summary:**

The existing Knight Fine Arts Center (KFAC) building is a two-story auditorium and classroom facility fronting North Oviatt Street. The primary public entrance is located on the south side of the building and is served by an existing parking lot and drop-off area. The facility encompasses a 20,867 gross square feet footprint and consists of the original auditorium building constructed in 1985, along with a classroom wing added in 1992 to the north. Subsequent improvements include renovations to the lower level of the classroom wing in 2015 to accommodate the Wang Innovation Center (WIC) program, as well as a dedicated entry addition completed in 2016.

KFAC houses a 400-seat auditorium and associated support spaces along with a dance studio and art classrooms located on the upper level of the classroom wing. Wardrobe storage and maintenance are accommodated within the finished attic of the classroom wing. Proposed modifications to KFAC are limited primarily to HVAC equipment replacement. Minor interior alterations are anticipated only at locations where the proposed addition interfaces with the existing structure. No exterior modifications to the existing KFAC facility are planned.

Since its inception, the WIC programs have experienced exceptional success at WRA. Of the current student body of 439, approximately 405 students participate in WIC programs. This sustained level of engagement has clearly demonstrated the need for a dedicated expansion to fully support the program. While the building footprint will increase, neither student occupancy nor staffing levels are expected to change. The expansion is intended solely to provide safer, more diverse, and more targeted instructional environments. Additionally, campus enrollment is governed by external oversight and affiliation requirements that limit enrollment based on on-campus housing capacity; therefore, no increase in student population is anticipated.

WIC is a technology-focused makerspace equipped with advanced tools, systems, and software. The program currently occupies approximately 6,000 square feet within the lower level of the classroom wing. The space is organized around three core creative functions: planning, prototyping, and building, housed respectively within a multimedia design space, a prototyping lab, and a workshop. As the curriculum has expanded, these

areas have increasingly become multi-purpose, overloaded, and congested with equipment, limiting their ability to effectively meet program demand.

In response to this need, WRA launched a fundraising initiative to support the expansion project. The proposed Arts and Innovation Center addition is designed to address the spatial and functional limitations of the existing facility. A central component of the primary donor's vision is the incorporation of contemporary architectural elements that visually express innovation and reflect the creative, technology-driven curriculum offered within. These modern design elements are integral to WIC's mission and constitute a core aesthetic requirement of the project.

The expansion is proposed as a two-story addition comprising of an 8,047 gross square feet footprint, located immediately west of the existing classroom wing and fronting Brick Row. The primary massing and secondary architectural elements are classically proportioned to complement the scale, materials, and character of adjacent campus buildings. In response to donor criteria, two contemporary design features have been thoughtfully integrated into the overall composition. While modern in expression, these elements are intended to appear sleek and minimal, incorporating reflective surfaces that mirror the adjacent Brick Row greenspace and surrounding Western Reserve architecture.

The proposed addition will both enhance the existing WIC makerspace curriculum and expand program offerings. The design includes an at-grade student entrance facing Brick Row. The upper level program of spaces include an AI lab, a food science lab, café, and a digital media lab, all of which represent new or expanded components of the WIC curriculum. A central design and instructional feature is the multi-use stadium seating area that connects the upper and lower levels. This space is intended to function as a flexible learning environment, a student display gallery, a collaborative gathering area, and a centralized communication hub utilizing multimedia technology. The lower level will house key instructional spaces including a robotics lab, print room, and metals shop—each providing critical expansion to existing WIC program capabilities.

Below are itemized responses, *in italics*, to the submittal requirements enumerated in the City of Hudson's Land Development Code.

### **Core Submittal Requirements**

1. A complete application provided by the Community Development Department and the required fee as established by City Council.  
*A completed application has been made via Hudson's online application process, and the associated fees have been paid.*
2. Name and address, including telephone number of legal owner or agent of property.

*Western Reserve Academy  
115 College St.  
Hudson, OH 44236  
Main contact: Jeff Jacot  
330-903-5620*

3. All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.  
*Not applicable to the specific portion of property being developed.*
4. Name and address, including telephone number and e-mail address of the professional person(s) responsible for site or subdivision design, for the design of public improvements, and for surveys.

*Surveyor:  
Apex Land Surveying  
2858 Fulmer Dr.  
Silver Lake, OH 44224  
330-928-7750  
ps8182@sbcglobal.net*

*Civil engineer:  
Wohlwend Engineering Group  
4216 Karg Industrial Parkway  
Kent, OH 44240  
330-673-2400  
mikew@w-enggroup.com*

5. A drawing of the subject property to scale, with north arrow and date. All plans and plan revisions shall be dated: month, day, year.  
*Reference attached civil drawings for scaled drawings of the subject property, and all drawing sheets are dated with month, day, and year.*
6. The location, dimensions, and areas of all proposed or existing lots.  
*The location, dimensions, and areas of all proposed or existing lots have been indicated.  
Reference attached civil drawings.*
7. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land, and location of existing buildings within 200 feet of the property line of the site or subdivision. Where applicable, list of lots, blocks, parcels and applicable acreages.

*The existing and continued use is classified as a private secondary school; and this use is a conditional use in Zoning District 4. The majority of properties within 200 feet of the property line are single family residences, and every property fronting N. Oviatt within 200 feet of the project are currently owned and occupied by Western Reserve Academy (WRA). Other properties within 200 feet of the project are located on the WRA campus. For a project description, please reference the Project Summary above.*

8. Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands, other natural features such as steep slope, rock outcroppings and existing wooded areas. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development.  
*Reference attached civil drawings for property lines and applicable easements. There are no railroad rights-of-way, watercourses, wetlands, other natural features such as steep slope, rock outcroppings or wooded areas.*
9. Location, width, and names of all existing streets within or immediately adjacent to the property.  
*Reference attached civil drawings.*
10. The approximate location and widths of proposed streets, and easements.  
*There are no proposed streets or easements.*
11. Location, sizes, elevations and slopes of existing sewers, water mains, storm drains, fire hydrants, culverts, gas, electric and telephone lines, well and septic systems, and other underground structures within the tract and immediately adjacent thereto; existing utility poles on or immediately adjacent to the site and utility rights-of-way.  
*Reference attached civil drawings for existing and proposed utility locations.*
12. Preliminary proposals for connection with existing water supply and sanitary sewage systems, preliminary provisions for storm water management; plans shall show the relationship with existing utility capacities.  
*Water supply and sanitary sewage will be served from the existing building. Reference attached civil drawings for storm water management provisions.*
13. Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads, and other activities usually associated with such oil and gas extraction within five hundred (500) feet of the site or subdivision boundaries.  
*No oil or gas wells exist within five hundred feet of the project.*
14. A map of existing topography.  
*Reference attached site survey.*

15. A completed check list provided by the Community Development Department of all materials submitted.

*This submittal constitutes the submittal, including supplemental information requested by the Community Development Department.*

16. Traffic impact study, or trip generation analysis, as determined by the Engineering Department, demonstrating peak hour level of service pre-development and post-development and any recommended mitigation. Traffic impact studies shall be in accordance with the Hudson Guideline Manual for the "Preparation of a Traffic Impact Study." See Section [1207.13](#) Transportation, Circulation and Pedestrian Linkage.

*A traffic impact study and trip generation analysis is not anticipated because the building addition will not increase the overall occupant load or result in additional faculty or staff; therefore, it will not impact vehicular or pedestrian traffic loads. Also reference attached letter dated February 12, from Wohlwend Engineering Group.*

17. Anticipated phases of development and timing. A development schedule shall indicate the approximate date when construction of the project or stages of the same can be expected to be completed, including the proposed phasing of construction of public improvements and recreational and common space areas.

*Reference attached construction schedule.*

18. Site Development Plan shall include the following information:

- a. Intensity or density of uses proposed;
- b. The approximate location, dimensions, and area of all parcels of land proposed to be set aside for open space, park or other public use, or for the use of the property owners in the proposed development.
- c. Location of existing and proposed buildings on the site;
- d. Road, street, and pedestrian networks proposed.

*The Site Development Plan includes the items listed above.*

19. Current deed.

*As of 2/17/2026, reference the following email response from the Deputy Director of Summit County Fiscal Office:*

*"We have exhausted all of our resources. Myself and 4 other employees searched our transcribed records back and forth and could not find the deed. As I noted, the school was built in 1826 before we were Summit County. You may find the deed in, I am assuming, Portage County records." (Email response from the Deputy Director of Summit County Fiscal Office).*

*WRA has reached out to Portage County and awaiting response.*

20. Any environmental study or report as requested by the Community Development Department.  
*An environmental study or report has not been requested by the Community Development Department.*
21. Subject property is staked at time of application, by a licensed surveyor or civil engineer (property boundaries, building envelope, limits of disturbance, parking areas).  
*The subject property has been staked.*
22. Schedule of applications and approval status of all necessary permits from state and county officials.  
*Following is a list of anticipated jurisdictional approvals:*  
*City of Hudson Zoning Architectural and Historic Board of Review (in process):*  
*Informal submittal: 1/20/2026 for 2/11/2026 meeting.*  
*Formal submittal: 3/17,2026 for 4/8/2026 meeting*  
*City of Hudson Planning Commission (in process): 2/9/2026 for the 3/9/2026 meeting*  
*Summit County Building Standards (upcoming submittal): 4/26/2026*  
*Summit County Health Department (upcoming submittal): 4/26/2026*
23. Disclosure of any current or pending contracts related to the property.  
*There are no current or pending contracts related to the property.*

### **Site Plan Review (Other than Minor Development)**

Core requirements except for 18. In addition, the following information shall be submitted:

1. Site/building plan(s) shall include the following:
  - a. Location of every existing and proposed building with the number of floors and gross floor area.
  - b. For residential developments, a calculation of the project density as well as the maximum density per acre in the project must be provided.
  - c. All modifications, changes, or additions to existing building(s) and structure(s) including floor area, heights, and setbacks.
  - d. Location and type of all proposed uses including number of acres, gross floor area, and height as well as the area of any proposed open space including the location of any proposed recreational amenities.
  - e. Location of all proposed pedestrian walkways.
  - f. Depiction of the location and screening of waste facilities, loading facilities and other service structures.
  - g. Distances between buildings.*Reference civil and architectural drawings for compliance.*

2. A map of existing topography plotted in at least two (2) foot intervals.  
*Reference attached site survey.*
3. The City has a copy of the report containing the Index of Ecological Integrity Scores and applicant shall confer with Community Development staff prior to submitting application, to see which IEI elements should be included in the application.  
*Not applicable.*
4. The location and size of existing wells, and septic tanks.  
*Not applicable.*
5. Depiction of any proposed ground signs. Wetland delineation or verification letter, performed by a qualified professional, at the request of the City.  
*Not applicable.*
6. Submittal of Site Improvement Plan(s) (See submittal requirements above).  
*Reference attached drawing submittal.*
7. Submittal of itemized Engineer's estimate. The applicant will be required to submit a performance bond(s) for required improvements prior to the issuance of a zoning certificate.  
*Reference attached cost estimate prepared by the Construction Manager.*
  - a. Tabular form, indicate the following information concerning the site: total area of site, total impervious cover, percentage of site covered by impervious cover, total building coverage, floor area to lot area ratio, gross flow area, % total area of undisturbed land with a breakdown by use.  
*Reference civil drawings for the requested information.*
  - b. Tabular form indicate the following information for each building: proposed use and square footage for each use within each structure on the site, number of stories, actual height, finished floor elevation, foundation type, and total square footage for building and for each floor.  
*Reference the architectural drawings for the requested information.*
8. Location of external transformers or other equipment and detail of proposed screening.  
*Reference civil drawings.*
9. Finished floor elevation of the ground floor and entrances to all buildings.  
*Finished floor elevations are indicated on civil and architectural drawings.*

10. Surveyed site plan signed/stamped by a licensed surveyor or civil engineer.  
*Reference civil drawings.*
11. Storm Water Pollution Prevention Plan.  
*Reference civil drawings.*
12. Any other information deemed necessary by the City to make a fully informed and deliberate decision on the site plan.  
*We are unaware of any additional requested information.*

## Conditional Use Application

Core requirements except for 3 and 11.

In addition, the following application materials shall be submitted:

1. A scaled development plan of the entire property being considered, showing the proposed site/building/sign plans.  
*Reference civil drawings.*
2. Statement of compliance with all required conditions as set forth in Section [1203.05](#) of Land Development Code.

### 1203.05 CONDITIONAL USES.

(a) Procedures for Approval of Conditional Uses. Applications for approval of a conditional use shall follow the core development approval process set forth in Section [1203.02](#), except for the following modifications:

(1) Step 1: Pre-Application Conceptual Review. Pre-application conceptual review is required for all persons intending to submit an application for conditional use approval.  
*A pre-application conceptual review was performed on 1/20/2026.*

(2) Step 3: Staff Review and Report. Within thirty days from the date that a submitted application is certified as complete pursuant to Section [1203.01](#) (c), the City Manager shall refer the conditional use application to appropriate review agencies, review the conditional use application, and prepare the staff report.

*TBD*

(3) Step 4: Planning Commission Action. Within sixty days from the date that the application is certified as complete pursuant to Section [1203.01](#) (c), the PC shall take final action on an application for conditional use by either approving, approving with conditions, or denying such application.

*TBD*

(b) Standards for Review. All applications for a conditional use shall demonstrate compliance with all applicable criteria and standards set forth in Section [1206.02](#).

*See responses to Conditional Use Standards below.*

(c) Lapse.

(1) Failure of an applicant to obtain the necessary zoning certificate with regard to the conditional use approval within one year of receiving approval of the conditional use shall automatically render the decision of the PC, or the BZBA on appeal, null and void.

(2) If a legally established conditional use is abandoned, extinguished, or discontinued for a period of one consecutive year or more, then the decision originally approving such conditional use shall automatically lapse and be null and void.

(d) Application. Applications for a conditional use shall be submitted to the City Manager upon such forms as approved by the City Manager.

(e) Submittal Requirements. See [Appendix A](#) for submittal requirements for an application for approval of a conditional use.

*See above for submittal requirements.*

3. Affidavit of applicant, which establishes ownership and that the information being provided is correct.

*Reference attached affidavit.*

## Conditional Use Standards

1. The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).  
*The proposed use is consistent with the Comprehensive Plan because it is an enhancement of an existing educational use, expanding upon the most in-demand curriculum on the WRA campus. This strengthens the semi-public use inherent in the WRA campus, thus reinforcing its presence on Brick Row, ultimately supporting Goal 4 of the Comprehensive Plan.*
2. The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. 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:
  - Location on a site of activities that generate potential adverse impacts such as noise and glare; Hours of operation and deliveries;  
*The proposed use is an enhancement of the existing use and will not adversely affect existing site activities.*
  - Location of loading and delivery zones;  
*The existing loading and delivery zones will remain unchanged.*
  - Light intensity and hours of full illumination;  
*The existing light intensity and hours of full illumination will remain unchanged.*
  - Placement and illumination of outdoor vending machines;  
*There will not be any outdoor vending machines.*
  - Loitering;  
*Campus security will maintain presence at the facility.*
  - Litter control;  
*Campus facilities regularly maintains the buildings and grounds.*

- Placement of trash receptacles;  
*Trash receptacles will be located throughout the building interior, building entrances, and exterior gathering spaces.*
  - On-site parking configuration and facilities;  
*On-site parking is not proposed.*
  - On-site circulation;  
*Only pedestrian on-site circulation will be affected by the proposed addition, and sidewalks are indicated on the civil drawings.*
  - Privacy concerns of adjacent uses.  
*Privacy of adjacent uses is generally not concerning, especially considering that all abutting properties are owned and occupied by WRA. Additionally, the building occupant load and use will not change from existing.*
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.  
*The main building addition is consistent in proportion and materials to other buildings located on Brick Row. It is also in conformance with dimensional, grading/drainage, performance, and other District standards.*
  4. To the maximum extent 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.  
*No additional access points are proposed.*
  5. On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.  
*No on-site vehicular traffic is proposed for the project.*
  6. The use will be adequately served by public facilities and services.  
*The use is adequately served by public facilities and services to the extent that it applies to City services. Hudson Fire Department has reviewed the building design for compliance and is in support of the proposed design from an emergency access point of view. Other facilities services are self-performed by WRA.*
  7. The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12.  
*The proposed building will not increase occupant load, therefore the existing parking lot located south of the existing building will remain unchanged.*
  8. Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.  
*The building will be landscaped and screened per the City of Hudson's requirements.*
  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. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.  
*Not applicable.*

## Special Conditions for Schools

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.  
*Not applicable.*
2. All preschools shall provide a play area of at least 6,000 square feet, and all elementary and secondary schools shall be accredited and licensed by the State of Ohio and shall include academic instruction.  
*WRA is accredited with the Independent Schools Association of the Central States.*
11. The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.  
*The existing parking area is in excess of fifty feet from adjacent residential properties.*
12. Safe areas for pick-up and discharge of persons shall be provided.  
*Pick-up and discharge of day students is consolidated at the Murdough Athletic Center.*
14. Adequate provisions shall be made for access by emergency medical and fire vehicles on two sides of the building.  
*Access for emergency vehicles will be provided on the north, east, and south sides of the building.*

### **Additional Submittal Requirements Per Nick Sugar Email 2/12/2026**

1. Revise letter to align with current submittal requirements. Use links below  
*This letter has been revised to align with current submittal requirements.*
2. Submit a stormwater letter from Engineer (on letterhead) describing approach to stormwater management and why detention was not implemented (on their letterhead)  
*Reference attached letter.*
3. Submit a traffic letter from your Engineer (on letterhead) stating reason for no traffic increase  
*Reference attached letter.*
4. Current Deed  
*Reference Item 19 of the Core Submittal Requirements above for status.*
5. Schedule of applications and approval status of all necessary permits from state and county officials. (update letter to include approval status)  
*Reference Item 22 of the Core Submittal Requirements above.*
6. Location of every existing and proposed building with the number of floors and gross floor area (revise drawings to include this information for the rest of the building (Knights Fine Arts Center).  
*The requested data has been added the architectural floor plans.*
7. Emergency ingress and egress plan.  
*An emergency ingress and egress plan has been added. Reference Sheet Z-101.*
8. Revise demo and landscaping plan to show trees being removed  
*Sheet L-1 has been revised to show existing trees being removed.*
9. Cost estimate of Landscaping Improvements by a Registered Landscape Architect or qualified professional.  
*Reference attached cost estimate developed by the design/build landscaping contractor, Vizmeg Landscape.*
10. Typical planting specifications. (add to landscaping plan)  
*Typical planting specifications have been added to the landscaping plan.*
11. Detail and location of any proposed tree protection measures (i.e. tree guards/fencing). (add to landscaping plan)  
*Proposed tree protection measures detail and locations have been added to Sheet L-1.*
12. Performance bond (Engineering is requesting a bond in the amount of \$20,000 to cover repair of roads, curb and other items in the right-of-way.)  
*WRA will provide the \$20,000 performance bond.*



# WRA

Western Reserve Academy \ 115 College Street \ Hudson, Ohio 44236  
Phone 330.650.4400 \ wra.net

## AFFIDAVIT

State of Ohio

County of Summit

Before me, a Notary Public, personally appeared Jeffrey L. Jacot, who, being first duly sworn, states as follows:

1. I am the applicant for the Arts and Innovation Center project in relation to Property Parcel #3201956, herein referred to as the "Property."
2. The owner of the Property is Western Reserve Academy, a legal entity organized and existing under the laws of the State of Ohio, with its principal place of business located at 115 College Street, Hudson, Ohio 44236. I have been authorized by Western Reserve Academy to represent the owner in all matters relating to the aforementioned application.
3. I affirm that I am duly authorized and empowered to make this affidavit on behalf of Western Reserve Academy and that the information provided herein is true, correct, and complete to the best of my knowledge and belief.
4. I further affirm that Western Reserve Academy is the lawful owner of the Property and holds all necessary rights, title, and interest in the Property.

If you have any questions or require additional information, please do not hesitate to contact me.

I declare under penalty of perjury that the foregoing is true and correct.

  
 \_\_\_\_\_  
 Jeffrey L. Jacot  
 Director of Capital Projects  
 Western Reserve Academy

Sworn to and subscribed before me on this 6<sup>th</sup> day of February, 2026.

  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: 9/23/2030



CHRISTINE JENSEN

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
September 23, 2030



February 12, 2026

City of Planning Department  
Attn: Nick Sugar – City Planner  
1140 Terex Road  
Hudson, OH 44236

Re: Western Reserve Academy: Arts and Innovation Center  
130 N. Oviatt Street  
Hudson, OH 44236  
Storm Water - No Impact Letter

Dear Mr. Sugar,

We have reviewed the impact the proposed building addition to the Western Reserve Academy Arts and Innovation Center will have on the existing storm water runoff generated on the parcel of land in which the building is located.

As shown on the plans submitted with the Planning Commission package, the proposed building addition will slightly increase the overall impervious area of the parcel by 0.06 acres. However, using standard storm water models, the amount of storm water does not increase, as there is no increase in the storm water runoff coefficients for the parcel area. This is due to the large size of the parcel relative to the small increase in impervious area.

Please contact me if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Wohlwend", written in a cursive style.

Michael J. Wohlwend, P.E.  
President and Chief Engineer  
Ohio Engineer E-68183



February 12, 2026

City of Planning Department  
Attn: Nick Sugar – City Planner  
1140 Terex Road  
Hudson, OH 44236

Re: Western Reserve Academy: Arts and Innovation Center  
130 N. Oviatt Street  
Hudson, OH 44236  
Traffic - No Impact Letter

Dear Mr. Sugar,

We have reviewed the proposed use of the building addition to the Western Reserve Academy Arts and Innovation Center regarding its impact on existing vehicular traffic into and out of the school grounds.

The proposed use of the addition is to expand the space available to the existing functions conducted within the existing building. Therefore, there will be no increase to the overall student load of the building, which results in no need for additional faculty or staff at the complex. Therefore, a traffic impact study and/or trip generation analysis is not warranted for this project.

Please contact me if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Wohlwend".

Michael J. Wohlwend, P.E.  
President and Chief Engineer  
Ohio Engineer E-68183