



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

## PLANNING COMMISSION

### RECOMMENDATION TO CITY COUNCIL

At the August 11, 2025 Planning Commission meeting, Commission members discussed desired amendments to the Land Development Code. Based on such, the Planning Commission made the following motion to allow the Planning Commission to further study these topics:

#### **Planning Commission Motion**

*To forward the attached list of recommendations of review of the Land Development Code to City Council. Along with the list, the Planning Commission requests City Council enact a 90-day moratorium on all applications to the Planning Commission that would require a public hearing in front of the Planning Commission.*

Dated: August 15, 2025

CITY OF HUDSON  
PLANNING COMMISSION

*Sarah Norman*

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Sarah Norman, Chair

## **Planning Commission Recommendations**

- Transfer of Conditional Use and Site Plan Approvals
- Protection of historic resources outside of the district
- Remove numbering from Chapter 1213 Definitions and add definitions that are missing.
- Revise Growth Management Allocation so that it accounts for all dwelling units built in the city in any kind of development and set maximum feasible growth limits
- Townhomes
  - Reduce density
  - Maximum greenspace requirement
  - Preservation of existing architectural features
  - No street parking
  - Similar exterior wall features
- Evaluate and lower home density allowances across all districts
- Review Assisted living developments in all districts to reduce the maximum allowable size of structure, including the number of floors, and update fire safety standards. Require a minimum of 2-hour rated CMU masonry walls at stairways and fire escape corridors
- Review sign regulations
- Limit attached and multi-family units in low-traffic areas. Reduce or eliminate the allowance for up to 25% multifamily units in single-family zones to better match existing neighborhood character and road capacity.
- Set a maximum net density for Planned Unit Developments and limit clustering bonuses unless traffic and infrastructure impacts are clearly addressed.
- Add traffic thresholds to conditional use review. Include measurable traffic limits—such as peak-hour trip caps—for conditional uses to ensure roadways can handle added demand or require mitigation.
- Review entirety of the Conditional Use Standards
- Future development capacity