



ECONOMIC DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1893

MEMORANDUM

Date: August 14, 2025
To: Mayor Anzevino and City Council
From: Katie Behnke, Economic Development Manager
CC: Thom Sheridan, City Manager, Brian Griffith, Assistant City Manager, Greg Hannan, Community Development Director
Re: 996 Hines Hill Road Protective Covenants

Background

The Community Development Department is pursuing JobsOhio's SiteOhio program for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. One of the requirements for a site to become authenticated in the program is to record protective covenants.

Discussion

Protective covenants are legally recorded restrictions on the uses of a property that further limit uses included in the City's zoning allowances. The goal of these restrictions is to protect the community's vision for the developable site and enhance value for developers and end users.

The Comprehensive Plan reaffirmed that the acreage at 996 Hines Hill Road should be used for meaningful contribution to the income tax base of the City. To align with this vision, Staff reviewed all uses allowed within District 6 and proposed prohibition on several that do not generate significant income tax or support the uses that do. This includes uses such as vehicle and equipment rental, recording, radio, or television studios, and warehousing and/or storage. The full listing of prohibited uses can be found in the attached proposed Protective Covenants.

Such restrictions make a site more attractive to prospective users as it provides confidence that the acreage will be developed as a true commercial or industrial parkway with no risk that noncohesive use could be sited within the development.

In addition to limiting future uses of the sites, protective covenants may also further specify setbacks, design standards, and repurchase parameters for the site. These must not conflict with existing zoning regulation but can create a higher standard. For example, Staff proposes that "no loading docks shall be oriented to the Ohio Turnpike or any public street unless substantial, opaque screening is incorporated." This requirement provides more specific guidance on the design and orientation required at this site, beyond what is outlined in the Codified Ordinances.

Conclusion

Staff recommends that City Council review and approve the proposed Protective Covenants for recording for the parcel at 996 Hines Hill Road.