

OHIO

# HUDSON

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

**DATE:** October 10, 2024  
**TO:** Mayor Anzevino and Members of City Council  
**FROM:** Thom Sheridan, City Manager, Greg Hannan, Community Development Director  
**RE:** City Manager’s Growth Management Annual Review Report

Section 1211.02, *Implementing the Allocation System*, of the Codified Ordinances of the City of Hudson requires the City Manager on an annual basis to make a recommendation to Council regarding implementation of the Growth Management Allocation System. The recommendation is contained in this report which covers the number of new dwelling units approved by type and location for the past two years together with the population figures based on the most recent U.S. Census Bureau data. When population growth exceeds 1.5% annual growth the Growth Management Allocation System may be implemented.

- There was one issued certificate for a single-family home in 2024 on an undeveloped parcel. (January – October). Two existing single family dwellings were demolished with new homes rebuilt on the same parcel.
- Hudson Preserve, an 11-lot subdivision on Norton Road has completed the plan review process and has active infrastructure construction occurring in 2024.
- The Cottage of At Pine Ridge (10 sublots) received Planning Commission approval in 2024 and has recently commenced infrastructure construction.
- The Preserve of Hudson (29 townhomes on South Main, PP 3003001) received conditional use approval in May 2024; however, has not advanced to apply for the required site plan review at this time.

Housing Development		
Year	Single Family	Additional Projects
2020	42	Hudson Meadows (130 unit cc retirement community)
2021	46	
2022	5	
2023	5	
2024	1	
Future Estimates		
2025*	5	Hudson Preserve Subdivision – Norton Road
2026*	10	Hudson Preserve Subdivision and Cottages at Pine Ridge
*Future year estimates.		

**Recommendations:** Given the limited number of new homes constructed and the modest annual population growth of 0.4% from 2010-2020, the City Manager recommends the Residential Growth Management System not be implemented for the 2025. A public hearing on implementation of the growth management system is scheduled for November 19, 2024.