



PLANNING COMMISSION

CASE NO. 2025-1284

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.

RECOMMENDATION

On January 27, 2026, City Council passed a motion related to Text and Zoning Map Amendment request 2025-1284 to establish zoning District 11. The motion requested Planning Commission review further staff recommendations relevant to density, setback, and bufferyards and forward any additional comment prior to the City Council public hearing scheduled for February 17, 2026.

The Planning Commission reviewed these recommendations at the February 9, 2026 Planning Commission meeting and made the following recommendations to City Council:

- Revise proposed minimum acreage of a Planned Development within District 11 from 10 to 50 acres.
- Adjust the proposed residential density for both multifamily and townhomes to 15 units per acre.
- Require Bufferyard D along Terex Road frontage where adjacent to existing residential development
- Remove the Planned Development bonuses for District 11 that are referenced in Section 1204.02(c).

Dated: February 11, 2026

CITY OF HUDSON

PLANNING COMMISSION

Sarah Norman

Sarah Norman, Chair