



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

DATE: February 4, 2026
TO: Planning Commission
FROM: Nick Sugar, City Planner
Greg Hannan, Community Development Director
RE: LDC 2026 Updates – Density Discussion

This discussion occurred over the following timeline:

- November 10, 2025: The topic was introduced to the Planning Commission. The Planning Commission provided brief comment and tabled to the December 8th.
- December 8, 2025: The Planning Commission continued the discussion and requested OHM Advisors, the city's consultant, prepare additional study on housing densities.
- January 12, 2025: The Planning Commission continued the discussion with the intent to resume dialogue after Council consideration on the proposed LDC amendment for senior focused living facilities. Staff notes OHM Advisors will be present for the February 9, 2026 meeting.

Staff Updates:

- Arthur Schmidt, planner and project manager for OHM Advisors, will be present for the February 9, 2026 meeting. Mr. Schmidt will provide a brief overview of the attached consultant memo he prepared for the Planning Commission and will be available for discussion. Of note, Mr. Schmidt was a key member of the OHM staff that prepared the Hudson 2024 Comprehensive Plan.
- City Council discussed the LDC amendments for senior focused living facilities at the January 27, 2026 workshop. At Council's February 3, 2026, meeting the legislation was tabled with Council comment acknowledging Planning Commission's discussion about strain on safety services and a desire to study such further with safety services. No timeline for further Council consideration has been established.
- Community Development staff held additional conversations with Kevin Powell, Public Works Director, regarding the future capacity of city services. Mr. Powell reviewed the attached "*Potential Future Housing Sites*" study, the attached "*Growth Management Report*", and the District 11 draft amendment. Overall, Mr. Powell is confident that city infrastructure would be able to support any potential residential development identified in these studies. Additional notes include:
 - Upgrades to city services for development projects are typically made at cost to the developer.
 - Each site identified on the "*Potential Future Housing Sites*" study can be served by electric from either Hudson Public Power or First Energy. Some of the sites would require upgrades to existing infrastructure; however, all appear to be feasible.

- The current JoAnn building is serviced by First Energy electric. While that is not anticipated to change, any additional development around the building would be an opportunity to be served by Hudson Public Power.
- The city should monitor the emerging use of solar panels and electric vehicles. Solar panels help offset electric demands; however, electric vehicles add to demand.
- The city has plenty of water capacity in its five wells. The City is currently operating at 40% capacity. The highest capacity we reach is 70% for 1-3 months in the summer and is contingent on dry/hot weather.
- The city has the ability to immediately add another million gallons at any time from Cleveland water via pumps that run down Hines Hill Road; however, this would only occur in an emergency situation.
- Any challenges to future demand on water would likely occur with the timing and process of pulling water out of the ground, treating it, and pushing it out to the residents, not capacity.
- Summit County is the city's provider for sewer. Upcoming sewer projects will primarily focus on downtown overflow issues, though these projects would also support any future development. Projects include:
 - Installation of a sanitary sewer overflow system to be located south of Owen Brown Street, west of the Brandywine Creek Tributary. This overflow system would be installed to address EPA requirements and eliminate the existing sanitary sewer overflow that discharges into the nearby creek during heavy flows.
 - Installation of a sanitary pump station and force main to pump sanitary sewer from a new pump station near the intersection of Morse Road and Village Way, to an existing pump station at West Prospect Street.
 - Replacement of a section of existing sanitary sewer on E. Streetsboro Street (SR 303 between N Main Street and Roslyn Avenue) with a larger, deeper sewer in order to eliminate an existing overflow condition within the sewer system.

Staff has been tracking the following considerations related to density allowances:

Considerations:

1. District 2: District 2 currently has allowances for duplexes and single family attached housing types as Conditional uses. PC may wish to consider removing these use types from District 2 as the district is intended for large-lot single family residential as identified in the purpose statement of Section 1205.05 of the LDC and the Comprehensive Plan's Land Use plan.
2. District 5: District 5 encourages compact, walkable neighborhoods with a variety of housing types; however, staff notes the multi-family use type permits significantly more dwelling units per acre than the other residential types. PC may wish to consider reducing the multi-family net density allowance to align with the net density allowance for townhomes. Thereby reducing maximum net density allowance from 30 dwelling units per acre to 20 dwelling units per acre.

3. District 8 Overlay: The District 8 Senior Housing Overlay has allowances for the following, all as conditional uses.
 - Single family detached - four units per acre
 - Duplex – Four units per acre
 - Single family attached – six units per acre
 - Multi-Family – 12 units per acre

Of the 50 acres within the district, only 8 acres remain available for possible development with an anticipated developable area of 4 acres. PC may wish to confirm this remaining acreage is still appropriate to remain D8 Overlay as it is somewhat disconnected from the rest of the overlay.

4. District 9: Within D9, the following is permitted as a use by right: *Dwelling units stacked above or mixed with offices or other commercial space*. The District 9 standards do not provide any additional use specific information related to density or other development standards. PC may wish to consider either removing the allowances for housing within D9 or to establish maximum density and development standards.
5. Applying density limitations to large scale residential uses: These use categories can include:
 - Assisted living
 - Continuing care retirement community (CCRC)
 - Institutional residential for the handi-capped or elderly (for 9 or more people).

As applying density limitations to large-scale residential uses is a considerable effort, the Planning Commission may choose to advance the other considerations in this memo at this time and reserve large scale residential uses for a separate effort.

Considerations to advance could include:

- Only regulating independent units and not beds
- Revising the definition of density, or adding a separate definition, to include beds. Beds may equal a certain fraction of a unit. For example, 1 unit = 10 beds.
- Making no changes and relying on the currently proposed zoning map and text amendment which would appreciably limit additional facilities going forward.