

RECOMMENDATION TO CITY COUNCIL

Based on the evidence and representations to the Commission by affected property owners, consultants, City staff and other interested parties, at a public hearing of the Planning Commission held at its Regular Meeting on March 10, 2014, the Planning Commission recommends City Council approve the requested map amendment of Parcel No. 3009586 from District 6 Western Hudson Gateway to District 3 Outer Village Residential neighborhood Overlay. Staff further recommends Planning Commission request City Council to amend Ordinance #14-19 to include Permanent Parcel Nos. 3001861, 3000920, and 3000580 within the map amendment.

Planning Commission notes the following in making this recommendation:

1. Hudson City School District has stated the ability to accommodate additional students and have experienced a sustained and further projected decline in enrollment.
2. Hudson Economic Development Corporation determined in the 2013 Commercial-Industrial Build-out analysis that the subject parcel does not represent a developable parcel for commercial-industrial development.
3. Staff analysis has determined the existing site constraints make commercial and industrial development impractical.
4. The submitted site specific development plan complies with or can be made to comply with the first five standards of Section 1204.01 of the LDC.

The submitted documentation provided by the Hudson School District and the Economic Development Department acknowledge the changing social and economic conditions per the sixth standard of Section 1204.01 of the LDC

Dated: March 10, 2014

**CITY OF HUDSON
PLANNING COMMISSION**

By _____
Joseph Mulligan, Chair