



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

DATE: November 5, 2025
TO: Planning Commission
FROM: Nick Sugar, City Planner
Greg Hannan, Community Development Director
RE: LDC 2026 Updates – Comprehensive Plan Discussion

At the October 13, 2025 Meeting, Planning Commission noted a request to study how reference to the Comprehensive Plan could be strengthened within the Land Development Code as part of the 2026 LDC Updates discussions. Staff offers the following support information.

Background Resources:

Comp Plan – Codified Ordinances Reference Document:

Staff has provided the attached reference document compiling references to the Comprehensive Plan within the Codified Ordinances. The document contains excerpts of the code with a link to the full text. Staff notes the specific references to the Land Development Code can be found in Chapters 1201 – 1213.

Considerations:

The Planning Commission may wish to consider an amendment to Section 1201.03 to create a stronger reference to the Comprehensive Plan. This section describes the overall purpose and intent of the Land Development Code. The current text is written as follows:

The regulations of this Land Development Code are intended to implement the City of Hudson Comprehensive Plan, as amended, and more specifically are intended to:

- (a) Promote the public health, safety, convenience, comfort, prosperity, and general welfare;*
- (b) Secure safety of persons and property from fire, flood, and other dangers, and to secure adequate open spaces for light, air, and amenity;*
- (c) Conserve and stabilize property values through the most appropriate uses of land in relation to one another;*
- (d) Preserve and protect forests and woodlands, existing trees and vegetation, agricultural lands, floodplains, stream corridors, wetlands, and other sensitive environmental areas from adverse impacts of urban and suburban development;*
- (e) Facilitate the economic provision of adequate public facilities such as transportation, water supply, sewage disposal, drainage, electricity, public schools, parks, and other public services and requirements;*
- (f) Prevent congestion in travel and transportation, reduce community dependence on automobile travel, and encourage trip consolidation;*

(g) Preserve and protect the architecture, history, and small-town character of the historic village core;

(h) Encourage innovative residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by conservation and more efficient use of open space ancillary to such dwellings;

(i) Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core;

(j) Manage overall community growth, including population and employment growth, to benefit the community and to encourage fiscally efficient and orderly development; and

(k) Encourage a balance of residential and non-residential uses and development in the community so that future growth occurs in a fiscally prudent manner.

In coordination with the City Solicitor, staff has contracted with OHM Advisors to provide assistance with the LDC 2026 Updates. Of note, OHM Advisors assisted the City's Comprehensive Plan Steering Committee to draft the Comprehensive Plan. OHM Advisors will assist with review and research of special topics. Staff has reached out to OHM to request some draft text on this topic. Staff anticipates this information will be available to the Planning Commission at the December meeting.