



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

DATE: January 7, 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.

OHM Advisors has prepared the attached study. Staff recommends the Planning Commission review the study and provide comment at the January 12, 2026 meeting. Staff notes OHM Advisors is available to attend the February 9, 2026 Planning Commission meeting to discuss the study and overall topic in greater detail.

Staff has been tracking the considerations below

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 is permitted 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. Alignment with the District 11 effort: The current proposal is for residential District 11 to align with the maximum density allowances for District 5. If any changes occur to District 5 in the future it would be appropriate to consider such for District 11.
6. 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.