



COMMUNITY DEVELOPMENT DEPARTMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio

MEMORANDUM

Date: April 2, 2019

To: City Council

From: LDC Update Team

Subj: LDC Update: Summary of Proposed Administrative Revisions
PC Case Number: 2018-4526

Background:

Hudson's Land Development Code (LDC) was established in 1999 as an effort to merge the regulations of the Village and the Township. The City recently began reviewing current matters, such as emerging technologies, demographic shifts, and recent court rulings that have impacted the City's regulations. Additionally, The City Charter mandates the Charter and the Comprehensive Plan be reviewed and revised at set intervals. The LDC is an implementation tool for the recommendations within these documents.

First reviews of the code in Spring and Summer of 2018 began with efforts to update the entire code. After reviewing of the first Draft (June 15, 2018) with the Planning Commission, City Officials, and the community, it was determined to have a three-part effort to better review, educate, and evaluate the process. The project was broken down to focus on the following Phases: Phase I - Administrative Issues, Phase II - Commercial and Business Land Uses and Phase III - Residential Land Uses.

At the City Council meeting on February 5, 2019, Council directed that review of Phase II - Commercial and Business Land Uses and Phase III - Residential Land Uses would be considered at a later date as part of a separate request of City Council.

With City Council reducing the scope of the proposed Land Development Code amendments to review those amendments that are generally administrative in nature, Planning Commission began reviewing those revisions.

Planning Commission conducted the following meetings reviewing the proposed Administrative Revisions to the Land Development Code:

- September 24, 2018: Special Meeting to be discussion of the LDC Phase I Redlined Draft Revisions; Chapter 1201-1204.
- October 8, 2018: Regular Meeting continued discussion of the LDC Phase I Redlined Draft revisions; Chapter's 1204, 1205, 1208, 1211, and 1212.
- October 22, 2018: Special Meeting to continued discussion of the LDC Phase I Redlined Draft revisions; Chapters; 1207. 1213 and Appendix B and C.
- January 14, 2019: Regular Meeting to begin review of Planning Commission's requested additional information on sections of draft LDC.
- January 28, 2019: Special Meeting to continued review of Planning Commission's requested addition information on sections of draft LDC.
- February 11, 2019: Regular Meeting to focus on key discussion topics.
- February 28, 2019: Special Meeting to present the Revised Relined Draft LDC.
- March 11, 2019: Regular Meeting of the final presentation of the Revised Redline Draft LDC and Planning Commission recommendation to City Council for Adoption. The Planning Commission Decision Recommended Council:
 - 1) Remove the proposed text amendment for A-Frame Signs to allow staff to meet with the City Merchants to review all types of signage requirements and to amend any signage text at a later date; and
 - 2) Request Land Development Code, Section 1207.10 Performance Standards be further studied regarding potential conflicts with existing city ordinances and with existing business operations. "PC Decision-Exhibit "A".

City Council will conduct a review, hold a public hearing and then consider action on the request. Below is the tentative schedule for review:

- April 2, 2019: Council receives recommendation and conducts 2nd Reading
- May 14, 2019: Workshop discussion (discuss first half of the LDC Update)
- May 28, 2019: Workshop discussion (discuss second half of the LDC Update)
- June 4, 2019: Third Reading and Public Hearing
- June 11, 2019: Workshop (If needed per testimony received at Public Hearing)
- June 18, 2019: Council Action

Timeline Restrictions per the LDC requirements:

1. Council has 90 days for receipt of the recommendation (April 2nd) to take action.
2. Council has 20 days after the Public Hearing (June 4th) to take action.
3. Council must advertise the request for 30 days prior to the public hearing.
4. Five votes are required to pass an LDC amendment.

Staff has provided the following guide to assist in the review, by organizing each proposed revision into three separate categories:

1. **Clarification:** Revision to clarify an existing regulation without proposing a substantive change to the regulation.
2. **Update:** Revision to existing regulations and procedures to improve clarity, efficiency, and/or modernization.
3. **Legal:** Revision to support legal interpretation of existing regulation or proposed change to respond to recent case law.

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