

DATE: March 18, 2024

TO: Mayor Anzevino and Members of City Council

FROM: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager, Greg Hannan, Community Development Director

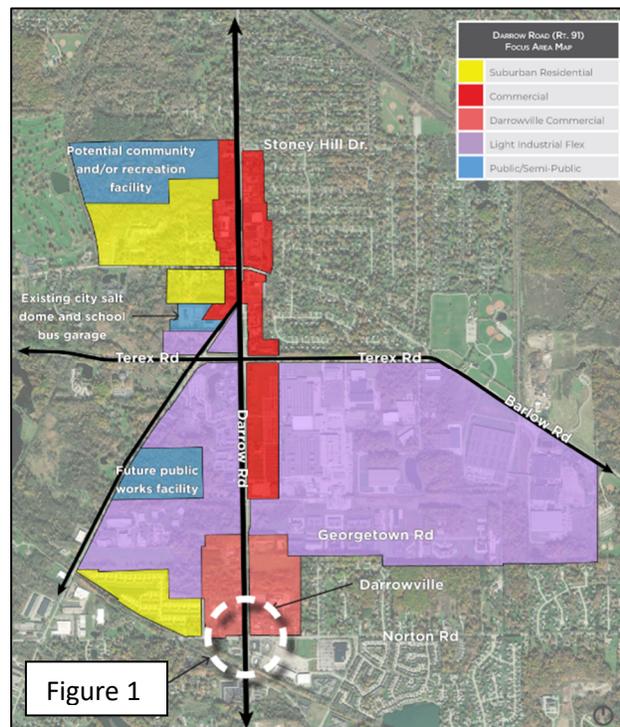
RE: Land Development Code Amendment – South Darrow Rd and District 8

Request:

Provide City Council background information for the South Darrow Corridor and request a Council Subcommittee to establish a vision and development framework for the district. Staff will then prepare a draft LDC amendment to implement that vision and framework.

Background:

The 2024 Comprehensive Plan developed focus area recommendations for the Darrow Road Corridor (See Figure 1). The plan recommended amending the zoning on the east side of Darrow Road from Terex Road or Georgetown Road to provide expanded opportunity for retail/restaurant/service uses. At the Council workshop of February 25th, staff presented a draft amendment responding to this item. City Council reviewed and requested a more holistic view be taken of the larger area.



As part of a larger view, staff will respond to the Comp Plan recommendations to (1) allow additional commercial south of Terex Road and (2) to revise the eastern portion of District 8 from an industrial district to more of a light industrial-office zoning. Of note, the Joanns facility (5455-5555 Darrow Rd) was largely occupied when the comprehensive plan was being prepared. As the site becomes vacant in the coming months, further opportunity at the larger 100-acre site will be relevant beyond what was in scope for the district recommendations of the Comprehensive Plan.

Existing Conditions at 5455-5555 Darrow Road:

1. Existing conditions (see attached layout)
 - a. 90 plus acres
 - b. 1.4 million sq ft of structure
 - c. 15 acres of parking

2. Maintenance plan for vacant facility
 - a. Hudson safety services has appropriate contact information
 - b. Fire Dept has connected with owners for Fire Suppression Maintenance Plan
3. Community Development coordinating connecting property owner with local businesses in need of space and with TeamNEO for regional/state leads
 - a. Re-tenanting of the retail space may occur
 - b. Special Events – 2025 Fireworks (July) and Arto the Green (August) will utilize the acreage for events and parking. New locations are anticipated for 2026.

Subcommittee Request:

A City Council Subcommittee is requested to discuss a vision for the area, engage with the property owner of 5455-5555 Darrow, and develop a concept framework to guide the LDC amendments needed to implement the vision and development framework. The effort will provide direction on topics including:

- o Uses: Should the area be an industrial district, office park, retail area, or some mix of these. How should the code permit/restrict uses such as office, retail, restaurant, hotel, sports facilities, residential, and industrial
- o Circulation: Should the public roadway and private drive connections be revised
- o Development Standards: What are the appropriate standards related to setback, orientation, form, landscaping, and open space.

This effort will be beneficial to align LDC amendment to Council vision and to reduce the timeline for the LDC amendment effort.

Timeline

The following dates can be adjusted; however, setting each date at commencement of the effort will be beneficial to ensure the project leads to an adopted LDC amendment in a timely manner.

Date	Step	Action
4/8/25	Council Workshop	discussion and direction regarding subcommittee establishment
4/24/25	Council Subcommittee Mtg	Internal meeting of subcommittee to discuss existing conditions and general priorities
5/8/25	Council Subcommittee Mtg w/ Property owner	Meeting of Subcommittee and Property owner to consider opportunities
5/22/25	Council Subcommittee Mtg w/ Property owner	Meeting of Subcommittee and Property owner to discuss concept plan
6/10/25	City Council workshop	Subcommittee report regarding draft concept
7/8/25	City Council Workshop	Review draft text amendment
7/15/25	City Council	First reading and referral to PC
8/11/25	Planning Commission	Public Hearing and review
9/8/25	Planning Commission	Possible Action
9/23/25	Council Workshop	Project update
10/7/25	Council Second reading & Public Hearing	Second Reading and Public Hearing
10/21/25	Council	Third Reading and Possible Action