

District 11: South Darrow Corridor Proposal

Public Comment collected at 4.9.26 Open House and on Lets Talk Hudson

	Source	Comment
1	Let's Talk Hudson	I would like to see a public co-working space available in Hudson. This could keep income tax in Hudson, and help facilitate community connections of workers and businesses.
2	Let's Talk Hudson	This page and its out-of-context references to the Comprehensive Plan seem quite disingenuous. The Darrow Road Corridor, including the proposed District 11 is a focus area in the Comprehensive Plan and has a detailed multi-page section of findings which explicitly excluded residential or large-footprint retail from the District 11 area. We seem to have a major governance issue in Hudson with current Council, the previous Council, City Staff and the Planning Commission all failing to treat the Comprehensive Plan as the City's policy document as it is defined in the Charter. Council and the Planning Commission need to do their governance jobs as called out in the City Charter, treat the 2024 Comprehensive Plan as policy and rewrite the proposed District 11 zoning to reflect the clearly defined Darrow Road Corridor Focus Area plan. No residential and no 40,000 square foot grocery.
3	Let's Talk Hudson	Does the proposed commercial and light industrial land uses provide more tax revenue to the city than a Legacy Village, Crocker Park or Pinecrest development? In San Jose, CA, the Santana Row development has a mix of commercial, retail and residential and it's one of the top tax revenue sources for the city. Santana Row is modeled after a renaissance Italian town center. Perhaps consider the Joann land use to model a colonial town center with a mix of uses which could include light industrial in addition to commercial, retail and residential.
4	Let's Talk Hudson	You were all ready to vote on this issue and slide it by us unnoticed but also uninformed. Public commentary since has been predominantly against District 11. I've seen little to no advocacy for it outside of some vocal Council members. After the 3/17 Workshop in which Jessie Obert masterfully explained how District 11 is contrary to the Comprehensive Plan and intent of the residents of Hudson who contributed to it. It's become glaringly obvious that District 11 is the whim of personal agendas of this City Council and NOT the will of the people of Hudson. If you remove residential, maybe there's an opportunity for some compromise. If residential is the sword this Council is prepared to die on, so be it. They will have proven that they don't care about we the people they're supposed to be representing.
5	Open House	Subdivide into multiple commercial businesses. No townhomes.
6	Open House	I misunderstood the goal and need for this until this meeting. I agree that the city needs this tax revenue and to fill the existing building. I previously thought it was to bulldoze the site, but now see it's about re-use. The changes make sense to attract a tenant and I support this plan. It makes sense to me.
7	Open House	Thank you all for taking the time to present information to use and to be available for us to ask questions. I hope you consider hosting an event in a different format. This seems challenging to take all of the points in. I would prefer a format where we can listen to proposal with slides and we can all ask questions. I will admit I am leaving with questions I could not get answered. Until I understand the scope of possible changes, I urge Council members to NOT approve any changes.
8	Open House	10K per retail secondary use
9	Open House	I would love to see a year-round indoor ice rink in Hudson anywhere!

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10	Open House	Very helpful Open House! I am here without much of an opinion ; wanted to speak with multiple people. 1). The most helpful graphic to me was the poster that says "What is the same about 8 & 11"-really helped me understand . 2). Next is Katie B's posters about retail groceries. Put a lot of fears to rest about a Walmart or Home Depot. I was concerned about impact on Main Street but she's the expert on economic development and made me feel better about that. 3). Housing - I wasn't sure I would be in favor, but the 20% of the space seems doable - seems like the kind of place that my 20 year old kids would want to live. 4). I would personally prefer the mix of industrial/retail/residential that is proposed more than just industrial. Thank you!
11	Open House	Recommend a Trader Joe's for District 11 - would bring retail traffic from Akron, Kent other areas in region; plus, folks will stay in Hudson for restaurants, etc.
12	Open House	My concerns: 1). Limiting the industrial business type - no longer a heavy industrial use. Why would we reduce the range of business/industry that can use the site. 2). Allowing residential planning development. How is potential tax base impacted? Which allows the highest tax? 3). How does the residential use impact public services vs. leaving as commercial/industrial use. How does residential plan impact the city budget. What are the increased costs to current residents? How are our property taxes impacted with increased need for fire departments, police, schooling?
13	Open House	My concern would be if a higher density residential complex is built, who will own the individual townhomes/condos/apartments? Will they be owned by private parties, or will a corporation that isn't even headquartered in OH own the buildings? If the focus of these homes is to cater to young professionals they won't be affordable for that demographic. They also won't meet the needs for a 55+ because of the multi-story. Consider looking at the Villages Community Planning. Their new family friends community, Middleton, has a lot of what is being proposed.
14	Open House	We live very close to this property. Our main concerns: Lighting - pollution of the night sky bleeding into residential areas. Noise - our bedrooms face towards the Terex Road/JoAnn properties. No more than 3 story building for housing or hotel on new build.
15	Open House	Dog training facility - obedience, agility, etc. 2 square feet. 15,000
16	Open House	This is similar to the Downtown Phase II Plan which was squashed. The residential is too dense considering traffic and the fact that Hudson had a building limit/freeze for years. Due to strain on infrastructure and schools. Retail has a tough time in Downtown and needs to competition if it is to thrive. Our historic Downtown is the heart of Hudson and should be preserved.
17	Open House	I agree with the change from D8 to D11 and limit size. Concerned what it will do to the Downtown stores. Concerned what the impact will be on emergency services. Speciality grocery store is not needed with all that is already here. Do not think we need any of the housing options. The housing options are perfect candidates for short term rentals. We already have issues with short term rentals.
18	Open House	Strong opposed. This will destroy the character and charm of the town. Please stick to the Comprehensive Plan.

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19 Open House	I am concerned about making sure we aren't developing for development's sake - at the interest of the developer. I do understand that this huge property must not be vacant but I would love to see additional research done to match what the community wants with what is viable/feasible. We do not want to cannibalize from downtown businesses and I think a study would need to be done to make sure that doesn't happen/look at traffic implications, etc. Also, we should be careful with adding another grocery store - would it hurt the existing ones - do we need more? And while a hotel could perhaps be helpful do we want to increase residential density? Again, would like to see data support this. As an aside, I would like to see Economic Development see what could be done to incentivize small businesses be able to afford to open downtown. thank you.
20 Open House	Absolutely no residential high density living (townhomes/apartments) would be bought up by corporations and individuals for the sole purpose of rentals. Hudson already has too many non-owner occupied homes. There needs to be a limit on the number of non-owner, occupied dwellings. Apartments/condos put a strain on the infrastructure (police, fire, schools). What is going to be done about the additional traffic this will cause? How about as part of this "District 11" plan, the Saywell House is bought, moved and rehabbed (maybe as museum). Hudson is/was a bedroom community. That's the charm of the town. Hudson seemed to not have any cohesive vision - the building with 70's, 80's shows that. There are issues with the infrastructure (fire). There is a continued issue with flooding and traffic. Taxes are crazy high. The larger square footage allowed in the proposed store will put the small downtown stores at a disadvantage.
21 Open House	I was pleased to see that PC has been involved, and am hopeful that this process evolves as a thoughtful one, and one that follows the Comprehensive Plan. I fear a "strip mall" situation where that location is hot for a few years, then we're left with more vacant shops as the luster wears off. I love the idea of incorporating green space. Can this incorporate renewable energy? Leed certifications? Thoughtful water management? Minimal traffic?
22 Open House	A hotel would be nice - unless Mr. Kaulig (Linda Matty knows about this) is building one just south of this property. And either take the grocery store out of the mix and limit it to a deli. Limit residential - but some rentals are needed, particularly for young singles, who may be working here.
23 Open House	I just came to learn - thank you!
24 Open House	We do not have sufficient protection for the City in the existing zoning code. PDs should be conditional use in every district, not a permitted use. We have a fragile balance - economically - in Hudson and the developer or City should be producing the econ impact studies to SHOW DEFINITELY how this will affect our local economy. The Planning Commission should be given a full year to work up the D11 proposal. It's the least we can do before ruining the town.
25 Open House	What are the cons of ignoring the comprehensive plan and following the lead of a for-profit land owner and developer? Why not insist the starting point plan meets standards agreed on and set, even very recently, by hundreds of people/residents over decades of community stewardship? We do not benefit from residential heavy development. It may serve your political power goals for elections but it ignores non-partisan resident expertise and collaboration on what Hudson looks and feels like and how it preserves what everyone cherishes.
26 Open House	Retail development in the new district must be tightly controlled to avoid cannibalizing existing retailers downtown. How difficult would it be for a retailer to get a conditional use permit to allow its square footage to increase from 10,000 sq. ft. to 20,000 sq. ft.? We don't want a Dick's Sporting Goods destroying Vertical Runner or a large bookstore crushing Learned Owl.

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27 Open House	Please give the Planning Commission more time to do their job. Please don't rush. The format of this meeting is chaotic and not a forum conducive to Hudson residents sharing their perspectives. It feels like one side is simply putting up their information promoting their agenda. We moved here in 2012 and this is the first time we've been very concerned about the decision being proposed. We do not want high density housing in our commercial/industrial corridor.
28 Open House	This open house feels like propaganda to push your vision vs. listening to resident concerns. Send this back to Planning Commission as our charter dictates to complete their analysis and recommendations vs. staff modifying to increase residential density by 1000%. This area was never intended to be residential - it is our primary tax base. IRG press release 2025 when acquiring the property makes no mention of residential.
29 Open House	I would like to see the redevelopment of the JoAnn site to be carefully done in a way to keep downtown Hudson vital. It should be a consultative process with the whole community involved and it should be done in accordance with the Comprehensive Plan. This is a good time to seek the advice of an urban specialist/consultant for suggestions to do this redevelopment and Clinton Crossing in a way that maintains and strengthens the health of downtown Hudson.
30 Open House	The City charter requires a Comp Plan every 10 years, there's a reason for that. With the most recent plan being finalized 2 years ago, why is there any deviation from that plan? It seems like a really good framework, so that's the driver of doing something that doesn't at least align at a high level (e.g. residential)? I oppose any residential in District 11. It doesn't align with the Comp Plan and also doesn't bring in as much income tax revenue as industrial/office, etc.
31 Open House	Send package back to Planning Commission for further review and have guardrails. NO RESIDENTIAL COMPONENT!!!
32 Open House	1) The Charter defines the Comprehensive Plan as "the operative growth management policy for the Municipality". 2) The Darrow Road Corridor focus area section of the Comprehensive Plan is very clear - no residential and no large-format retail in the proposed D-11 areas. 3) We have a fundamental governance failure - prior Council, current Council, Staff and Planning Commission have freelanced in clear violation of the City's "operative growth management policy". 4) This needs to be reworked to eliminate the residential and the large format retail. 5) Council needs to do a review to understand how we got here and how to prevent similar governance failures in the future.
33 Open House	District 11 does not follow the recommendations of the newly created, thoughtfully produced, comprehensive plan. This plan was build on extensive surveys of Hudson residents. This district would raise housing density in areas that residents did not want residential and create a 2nd city south of our city core and destroy our city center. A PDD will not protect our zoning. This developer wants to build another Pinecrest. Vote this down.
34 Open House	Council should follow the Comp Plan because it incorporated significant research on what the community wants. They should refer this back to the Planning Commision. A planned development would cede a large amount of the town to a developer which is not a good situation. Keep the current zoning intact. Thank you for allow us to express our opinions.

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35 Open House	I appreciate the opportunity to provide input into the proposed District 11 rezoning. While I understand the desire to protect the site from large factory potential and porn shops, I don't see those as real threats. Also, the Comprehensive Plan of 2024 addresses these issues and reflects the desire of the community at large (a survey/study). It is clear that a "Valor Acres" or "Pinecrest" style development is not desired. I am not of the opinion that there are not enough residents in the area to support 2 city centers, that should a development of this type come to fruition, it will "destroy downtown", instead, I think it would fail on its own, once folks realize that the "real thing" existing in our current downtown. Please vote against this rezoning.
36 Open House	I hope you will schedule a meeting of the Comp Plan committee with the City Council to clarify the community survey and research and discussion that formed this guiding policy for Council decisions. If Council follows the Comp Plan the rezoning is not necessary. And, if the Comp Plan is not followed, it set a BAD precedent and de-values the research, professional consulting, community involvement etc. of the tedious and thorough Comp Plan process. The Comp Plan rejected mixed residential and commercial use in this area and prioritized light industrial. Please focus on tax base, as the Comp Plan does. The Charter states that the Planning Commission should finish reviewing this to make formal recommendations. Please don't mess up community trust of the process.
37 Open House	Has there been a meeting of Comprehensive Plan Committee and Council Council? This District 11 proposal seems to fry in the fact of the letter and the spirit of the comprehensive plan, as it is written. This proposal marks a major and invasive change to Hudson's tax trajectory. Seems like a grave threat to our existing down. What a shame if Hudson were to become a city without a meaningful downtown. A light industrial use would seem so much more meaningful for tax purposes. Please slow down on your excitement about moving this development forward - it is not in the community's best interest.
38 Open House	I see absolutely no reason to split District 8 into 2 areas. The Comprehensive Plan is very clear. IRG has no plan , no proposal and no real reason to change or ask for a change to anything.
39 Open House	Q - does "limit" on multi-family entail multigenerational housing? Comment: Heard idea is to have homes with different facade/design (floor plans) for aesthetics. I think that would be good. I lived in a community who stipulated developers could not use same facade/design within 2 block of other similar housing unit. This created incredible area to live. Additional comment, many other regions design housing w/walking areas which ended up encouraging social engagement. Please encourage building 1300-1500 s.f. of housing, what used to be called starter homes. Something for young and old to move into.
40 Open House	Focus on job creation. Less focus on residential - not in Comprehensive Plan. Comprehensive Plan should be the focus. Ok with smaller retail as in the current zoning. Would like to see some feasibility studies on the space.
41 Open House	I am concerned that a "speciality" grocery store will compete with Heinen's. We need to protect Heinen's. It is a huge community asset. I am concerned that food establishments will compete with those downtown. There are already numerous food options shouth of Stoney Hill on 91. And yes, there are plenty of food options in the North Road area. If small-scale chain retail comes in to this proposed development, it will compete with retail downtown. Downtown Hudson is what makes this city unique. Let's not turn Hudson into Stow, Twinsburg, Macedonia, Northfield, etc.
42 Open House	I support the move to a "Planned Development"! Please no big box stores! For residential - condos only for people to downsize to!
43 Open House	No apartments for sure! Would be best to keep it zoned commercial and find a new company! We need jobs and the tax base. We need to keep and protect our charming downtown.

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44 Open House	I do not believe that Hudson would benefit from the addition of high density, multi-level housing. That type of housing would not be user friendly to many "empty nesters". Once we reach that stage of life, typically mobility/health issues make single floor living much more desirable and functional long term! Also, adding shopping and dining options will potentially take business away from downtown Hudson, putting their lively hood at risk. There were complaints by certain Hudson residents when multiple store fronts were sitting vacant for lengthy periods of time. That issue seems to be resolving. How will adding competition at the other end of town help keep those businesses flourishing? I think this should be turned back over to the Planning Commission and be put to a vote of the residents of Hudson!
45 Open House	The drawings of the multifamily units were shociking. This is not keeping with the Comprehensive Plan. I need to study these charts further in order to give intelligent comments, positives and negatives.
46 Open House	1. Council needs to follow the Comp Plan. 2. The Comp Plan has always been the guide for Hudson government to follow, and Council has typically followed the recommendations set forth in the plan. 3. The Comp Plan does not recommend any type of housing in the proposed district. So why are you trying to add it? 4. This district should not be driven by the developer. Hudson has never operated like that.
47 Open House	Concerns: We have a difficult situation; a big empty building, the less of revenues from hundreds of employees, yet it seems that no feasibility study has been done to figure out what realistic options the city has to replace the revenues and fill the building. Changing from District 8 to 11 seems premature. First, find out what cities in similar situations (historic center, lots of space, office +) have done and then target potential light industries or other (hospitals, sports complexes, large offices) to see what it would take to bring them. Hire consultants who are qualified. Be mindful of not competing with downtown businesses. Keep communicating often at every stage. Hudson residents are confused about the way the City is handling projects.
48 Open House	Shoud residential developments be approved, as a resident in South East Hudson, I will take my business to Stow. The increase in traffic and time will cause us to choose options that are closer. For instance, we are and willingly travel to Western Reserve Music for guitar lessons. We will go elsewhere. I am sure many if the SE & SW quadrants will do the same.
49 Open House	Thank you for this open house. I do not like residential housing. It seems too confined. The housing seems locked in and too close to industrial buildings. Good job of presenting proposals. Katie was very good at explaining plans. The townhomes would be expensive and not likely for middle class people. What if the townhouse is puchased and rented to transient people? What if a big company buys them and has control of who lives there? Will they be good for senior citizens who need single floor? Is the owner of the building responsible for updating?
50 Open House	I have communicated with City Council email previously and appreciate the responses I received. I am here to reiterate my request to modify the timeline for D11 decisions to allow subcommittees to complete their revisions are requested. This decision is too important to rush. Thank you.
51 Open House	Continue with more public meetings/hearings please!
52 Open House	I have lived here my whole life. Hudson does not need any more homes not retailers like you are suggesting to propose. Keep it as is and find companies that can fit the space so Hudson can get the taxes that way. They are or have not been looking for companies to fill that space. Also the dumbest thing this City ever did was vote against a dispensary as well. We are losing so much money in that. Ravenna made \$480,000 last year from dispensary money!! We are not too good for it! Look for a company to fill that space and put in dispensary in Hudson!!

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53 Open House	This attempt to shoehorn stores, restaurants, condos, apartments, and whatever else you're attempting is unconsonable. It's apparent that there are few with related experience on City Council, despite the Ph.D's, because there is no way all of that will fit on that piece of property, and our infrastructure cannot handle that additional traffic. I strongly urge you to send this back to the Planning Commission!
54 Open House	1. The development will draw business away from Main St./First and Main when they are the heart of Hudson charm. It's hard to keep those stores filled to begin with. 2. The infrastructure at present will be strained with the addition of the housing and commercial (restaurants) i.e. schools, traffic, construction. Drain on the safety foces, equally extra \$\$ necessary. 3. This will change the face of Hudson which has always been known for its family based town and its charm and historic buildings. 4. This development should not be driven by the developer and only vote by Council and should be decided by the taxpayers - the town.
55 Open House	I am very concerned about how the new council is handling District 11. 1. Zoning, 2. No other options for the Joann Property, 3. Housing why?!! two story condos after the citizens requested one floor housing, 4. Greenspace, why are you tearing out trees, grass for concrete and storefronts, 5. Traffic problems! Why aren't you addressing current traffic flow downtown.