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COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

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DATE: January 9, 2019

TO: City of Hudson Planning Commission for January 14, 2019 Meeting

FROM: Kris McMaster, City Planner  
Greg Hannan, Community Development Director

SUBJECT: Public Hearing Zoning Map Amendment  
Permanent Parcel # 30-01071, 30-01072, 30-01155  
District 6 - Western Hudson Gateway to District 1- Suburban Residential Neighborhood.

Case No: 2018-5029

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### **Project Introduction**

Application has been received for an amendment to the Official Zoning Map. Planning Commission completed the preliminary review of the request on December 10, 2018. City Council conducted a first reading and referral back to Planning Commission of December 18, 2018. Staff notified Council that during the preliminary review by Planning Commission two residents from Martin Drive expressed support for the request but asked for consideration of a larger portion of Martin Drive to be zoned residential. Staff also noted that Planning Commission discussed surveying the residents of the street regarding interest in an expanded or second map amendment request to cover all of Martin Drive except those parcels fronting West Streetsboro Street. City Council has not requested such at this time although; however, will complete review the application after Planning Commission recommendation. Staff notes expanded analysis could be considered by the city to assist with development opportunities under the current District 6 zoning.

The proposed zoning map amendment is to rezone the below referenced vacant parcels from District 6-Western Hudson Gateway to District 1 – Suburban Residential Neighborhood. The subject parcels are:

Parcel No.	Acreage
30-01071	0.92
30-01072	0.92
30-01155	1.88
Total	3.72

The subject properties are located between Martin Drive and Terex Road in the Chittenden Acres Subdivision. To the west, north and east is single family residential and to the south is land owned by Ohio Edison. Mr. John Carse, representing the Michael L Martin, Trustee of the Hudson Property Land Trust under Declaration of Trust dated 11/9/2001 would like to be able to construct single family residential home on the parcels. The properties were placed into the District 6 when the Land Development Code (LDC) was adopted in 1999. Prior to the adoption of the LDC the properties were in the former Hudson Township and zoned residential. Mr. Carse has indicated that since adoption of LDC the properties have not been able to sell for development under the permitted uses within District 6. The subject parcels, if rezoned would not be restricted to single family residential and could be developed with any use permitted in District 1.

The following information is attached to this report.

1. District 1 and District 6 Use Comparison.
2. Trustee's Deed dated 11/19/2001.
3. GIS view of property.
4. City of Hudson Zoning District Map, January 2017.
5. Hudson Village and Hudson Township Land Use Map 1984.
6. Comprehensive Plan 2004, Potential Non-Residential Development Areas, Pg. 3.7.
7. Comprehensive Plan 2015 Land Use Plan Map Pg. 23.
8. Comprehensive Plan Land Use & Development Plan Pg. 24.
9. Commercial & Employment Areas Framework Plan Pg. 34.
10. Proposed locations of home placement and driveways of the properties.
11. Water and sanitary connections to properties.

### **Applicable Approval Procedure**

As a private-party-initiated zoning map amendment application, this case is subject to the procedure set forth in Section 1203.03(c)(2). The applicant is before the PC for step three of the below process.

	<b>Step</b>	<b>Meeting Date</b>
1	Planning Commission Preliminary Review	December 10, 2018
2	Council First Reading and Referral to Planning Commission	December 18, 2018
3	Planning Commission Pubic Hearing and Recommendation	January 14, 2019
4	Council Public Hearing and Second Reading	February 19, 2019
5	Council Third Reading and Action	March 5, 2019

### **Section 1204.01 Zoning Map Amendments**

Zoning map amendments are subject to the following six standards set forth within Section of the Land Development Code (LDC). We provide brief comment for each standard in *italics*.

1. The site-specific development plan, which the proposed amendment to this Code would allow, is compatible and consistent with the policies and intent of the Comprehensive Plan and with existing growth and development patterns in the city. *The 2004 Comprehensive Plan, page 3.7 shows the Potential Non-Residential Development Areas*

*where development or redevelopment should be directed. The subject properties are within the area for non-residential growth.*

*The 2015 Comprehensive Plan, page 23 sites under the Goal & Recommendations "Direct new residential and non-residential development to areas planned for such uses within the Land Use Plan, so that future land use patterns maximize the use and efficiency of public services, existing and planned infrastructure, and protect and reinforce existing land uses".*

*The 2015 Comprehensive Plan, page 34, cites the following for Martin Drive and the location of these parcels, "Route 8 Interchange Node Character Areas-This area should contain commercial uses tailored to a regional and automotive audience. Scale and appearance should be in keeping with Hudson's character, however, commercial uses within these areas may be different than those found within more core area".*

*The requested zoning map amendment to allow single family residential is not supported by the 2004 and 2015 Comprehensive Plans.*

2. The site-specific development plan complies with all applicable standards for review of planned developments as set forth in Section 1204.02. *This provision does not apply as a Planned Development is not being requested.*
3. The site-specific development plan complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," of this Code, except to the extent modifications, variances, or waivers have been expressly allowed. *The draft site specific plan generally complies with applicable standards of Section 1207. Staff notes the if the applicant develops housing facing Terex Road a front yard setback of 100 feet would apply for an arterial road. Mr. Carse indicated at the PC Meeting on December 12, 2018 this would be accommodated. The City has the ability to provide public services to the site from Terex Road.*
4. The site-specific development plan would not have the potential to reduce the level of ecological integrity from the existing level to a lesser level as shown on any of the individual metrics or the undeveloped composite set forth in Appendix B to this Code. *The site is currently vacant land and the construction of a single-family residential home would not be anticipated to reduce the level of ecological integrity from the existing level of development allowed in District 6.*
5. The City shall have the ability to provide adequate services, facilities, or programs that might be required if the application were approved. *The applicant is proposing to access public utilities from Terex Road.*
6. The amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected. *The 2015 Comprehensive Plan, page 13, cites the following for District 6 for Economic Growth; "The district provided commercial and industrial*

*development opportunities along the western border. Permitted uses encourages the development of high-quality office and industrial parks that can benefit from easy access to Route 8". Staff notes the Commercial Development north of Route 303, Hudson Industrial Crossing has significant growth in business commercial development.*

**Required PC Action, Chapter 1203.03(c)(2)(C)**

PC reviewed the preliminary application at their regular meeting on December 12, 2018 and referred the application to City Council. Council conducted a first reading on December 18, 2018 and refer the matter back to PC for a public hearing and recommendation for final action. Planning Commission shall make a specific recommendation to the City Council within one hundred twenty (120) days from receipt of the City Council's referral.

**Recommendation**

Staff recommends the Commission receive testimony at the public hearing and then proceed with consideration of a formal recommendation to City Council. Staff is available to provide further comment and recommendation at the conclusion of the public hearing.

Planning Commission may utilize the following text as the basis for its recommendation to Council:

Based on the evidence and representations to the Commission by John Carse, 7339 Darrow Road, Hudson, Ohio 44236 as applicant, City staff and other interested parties, at a public hearing of the Planning Commission held at its regular meeting on January 14, 2018 the Planning Commission in Case No. 2018-5029 recommends that City Council (\_\_\_\_\_) the draft Ordinance No. 18-194 AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCELS 3001071, 3001072 and 3001155, LOCATED BETWEEN TEREX ROAD AND MARTINE DRIVE, FROM DISTRICT 6, WESTER HUDSON GAEWAY ZONE TO DISTRICT 1, SUBURBAN RESIDENTIAL NEIGHBORHOOD ZONE.



## District 1 and District 6 Use Comparison

### Use Type

<b>P=Permitted Use C=Conditonal Use</b>	<b>Zoning District 1</b>	<b>Zoning District 6</b>
Assisted Living		C
Duplex		
Dwelling units stacked above or mixed with offices or other commercial space		
Family day care home, small (1—6 children)	P	
Model Home	C	
Multi-Family		
Residential group homes for up to 5 handicapped/elderly people	P	
Residential group homes for 6—8 handicapped/elderly people	C	
Single Family, Attached	C	
Single Family, Detached	P	
Townhomes	C	
Open Space Conservation Subdivisions	C	
Shared Driveways for Dwellings	C	
<b>Commercial/Retail</b>		
Adult businesses		P *
Artisan studios, photography studios and shops, and art galleries		
Assembly and Meeting Halls		C
Automated teller machines (ATMs)		
Automobile repair and services		C*
Automobile service stations		
Automotive dealers		
Bank or other financial institution		P*
Bar or tavern		
Bar or tavern located within 200 feet of a residential use		
Bed and breakfast inn	C	
Boarding Kennel		
Family day care home, large (7—12 children)		
Car Wash		
Commercial nurseries		C
Commercial operations that involve operation, parking, and maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, including self storage.		C

## District 1 and District 6 Use Comparison

### Use Type

<b>P=Permitted Use C=Conditonal Use</b>	<b>Zoning District 1</b>	<b>Zoning District 6</b>
Convenience store		
Day care center, child or adult		C
Entertainment and amusement facilities, indoor		
Funeral Home		
Golf course, private	C	
Liquor store		
Lodging		C
Medical clinics		P
Office, business or professional		P
Office business park		P
Parking lot as principal use		
Parking structure as principal use		
Private membership recreational facility or club	C	
Recording, radio or television studios		P
Recreational facilities, commercial or sports training facility		C
Recreational facilities, outdoor		
Restaurant		P*
Restaurant located within 200 feet of a residential use		
Retail Uses		P*
Retail with outdoor sales or storage		
Services, business		P*
Services, personal		P*
Services, repair		P*
Showrooms and salesrooms for wholesale distribution		P
Wholesale trade		P
Vehicle and equipment rentals		C
Vehicle repair/services		C
Veterinary facility, small animal clinic (allow overnight, indoor boarding)		
Wireless Telecom Facilities		C
<b>Industrial Uses</b>		
Industrial use, light		P
Industrial use, heavy		C
Industrial business park		P
RV, boat, or truck storage		C
Research laboratory		P
Resource recovery operations		P*

## District 1 and District 6 Use Comparison

### Use Type

<b>P=Permitted Use C=Conditional Use</b>	<b>Zoning District 1</b>	<b>Zoning District 6</b>
Warehousing, distribution, and storage		P*
Workshops and custom small industry uses		P
<b>Planned Developments</b>		
Planned Development	P	P
<b>Institutional/Civic/Public Uses</b>		
Cemetery	C	
Continuing care retirement community		C
Convention or conference center		C
Installations by essential public utility and public services, including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage	P	P
Golf course, public	C	
Government administrative offices, and services		P
Government public works and service facilities		P
Hospitals, including heliports as accessory use		C
Institutional residential for the handicapped or elderly (for 9 or more people)		C
Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.	C	
Public safety and emergency services	P	P
Public (noncommercial) facility for composting		
Public recreational facilities, indoor or outdoor	P*/C*	P
Public, non-profit, or private cultural facilities		
Public park or recreation area, including multi-	P	P
Schools, public or private—preschool, elementary, secondary, or post-secondary; *(including dormitories)	C	
Transportation facilities without repairs (bus terminal, depot, etc.)		
<b>Agricultural</b>		
General agricultural operations	P*/C	C
* additional conditions		

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That **MICHAEL L. MILLER, TRUSTEE**, ("Grantor"), hereby grants and conveys with general warranty covenants and the covenant that he is empowered to convey as trustee with fiduciary covenants, to **MICHAEL L. MILLER, TRUSTEE OF THE HUDSON PROPERTY LAND TRUST** under Declaration of Trust dated 11/9/01, ("Grantee"), and his successors and assigns, the following described property:

Situated in the Village of Hudson, County of Summit and State of Ohio; and known as being Lot Nos. 14, 15 and 16 of the Chittenden Acres Allotment as recorded in Plat Book 27, Page 47 of Summit County Records.

PPN: HU-0410-02-003  
PPN: HU-0410-02-004  
PPN: HU-0410-02-005

Account No.: 30-01072  
Account No.: 30-01071  
Account No.: 30-01155

Prior Instrument Reference  
Volume OR 1961, Pages 775-776  
Volume OR 481, Pages 361-362  
Summit County, Ohio, Official Records.

Description approved by Tax Maps  
Approval good for 30 days from

11-19-01 HU/410

The Grantee's tax mailing address is Rockefeller Building, Suite 200, 614 West Superior avenue, Cleveland, Ohio 44113.

This conveyance is subject to conditions, covenants, restrictions, reservations, and easements of record; all legal highways; zoning and building resolutions; rights of tenants including oil and gas lessees, and real estate taxes and assessments, both general and special, not yet due and payable, which Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, the undersigned has hereunto subscribed his hand effective the 9<sup>th</sup> day of November, 2001.

Witnessed and acknowledged  
in the presence of:

Jean Charvat  
Print Name: JEAN CHARVAT

Connie Burger  
Print Name: CONNIE BURGER

Michael L. Miller, Trustee  
Michael L. Miller, Trustee

 54623100  
Page: 1 of 2  
11/19/2001 02:18p  
DE 14.00  
FRANK WILLIAMS, SUMMIT CO AUDITOR

STATE OF OHIO )  
 ) SS.  
COUNTY OF CUYAHOGA)

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named **Michael. L. Miller, Trustee**, who acknowledged that he did sign the foregoing Trustee's Deed and that the same is his free act and deed.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal, at Cleveland, Ohio, effective the 9<sup>th</sup> day of November, 2001.

*Jeannette F. Charvat*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by:  
Attorney Nicholas T. George

**JEANNETTE F. CHARVAT**  
Notary Public, State of Ohio, Cuy. Cty.  
My Commission Expires Dec. 18, 2005

*Plac* \* BUCKINGHAM, DOOLITTLE & BURROUGHS, LLP  
50 S. Main Street; P. O. Box 1500  
Akron, Ohio 44309-1500  
(330) 376-5300

AK3:519700\_1p

23603  
TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE

\$ exempt \$ M FEE

Consideration  
FRANK WILLIAMS BY [Signature]  
County Auditor Deputy Auditor  
No of pages 2

TRANSFERRED  
01 NOV 19 PM 2:13  
FRANK WILLIAMS  
COUNTY AUDITOR



PARTNERSHIP  
Of  
MARTIN AVENUE

AKA: Chittenden Acres Lots: 14, 15 & 16

To : The City of Hudson, Ohio 44236  
Planning and Economic Development


To: Kris McMaster  
Assistant Planner


Regarding: By signing below, the Five Partnership Owners ( an undivided equal share )  
of Martin Avenue Lot Numbers 14 ( Per. Par # 30-01072 ) , 15 ( Per. Par. #  
30-01073 ) & 16 ( Per. Par. # 30-01155 ) agree to submit said Lots to  
REZONING of said Lots from Hudson **District 6** to Hudson **District 1** at the  
**Planning Commission Meeting on December 10, 2018**

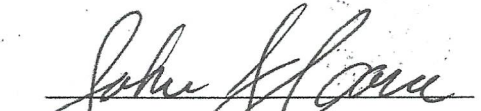
**Partnership Members are:**

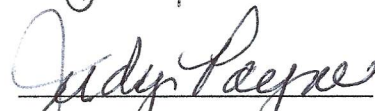
**Darrel L. Seibert, Perry E. Bourn, John J. Carse, Mrs. Judy Payne and  
Diana Lauren Miller.**


By signing below we Partnership Members hereby agree to the above.

  
Darrel L. Seibert      10/15/18  
Date

  
Perry E. Bourn      10/15/18  
Date

  
John J. Carse      10/15/18  
Date

  
Judy Payne      11-6/18  
Date

  
Diana Lauren Miller

10-30-18  
Date

Prepared by the Owners



City of Hudson, OH



<b>1</b>	Miller Michael L Trustee MARTIN DR	<b>3</b>	Miller Michael L Trustee MARTIN DR	
<b>2</b>	Miller Michael L Trustee MARTIN DR			

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 154 feet  
12/4/2018



# City of Hudson Community Development Map Zoning Districts

## Legend

- Railroads
- Lakes & Ponds
- Historic District
- Rivers & Streams
- Parcels
- Hudson Boundary

## Districts

- 1-Suburban Residential Nbhd.
- 2-Rural Residential Conservation
- 3-Outer Village Residential Nbhd.
- 4-Historic Residential Nbhd.
- 5-Village Core District
- 6-Western Hudson Gateway
- 7-Outer Village Commercial Corridor
- District 7 Office Overlay
- 8-Industrial/Business Park
- District 8 HB Senior Housing Overlay
- 9-Darrowville Commercial Corridor
- 10-Ravenna Road Corridor



0 0.5 1 Miles

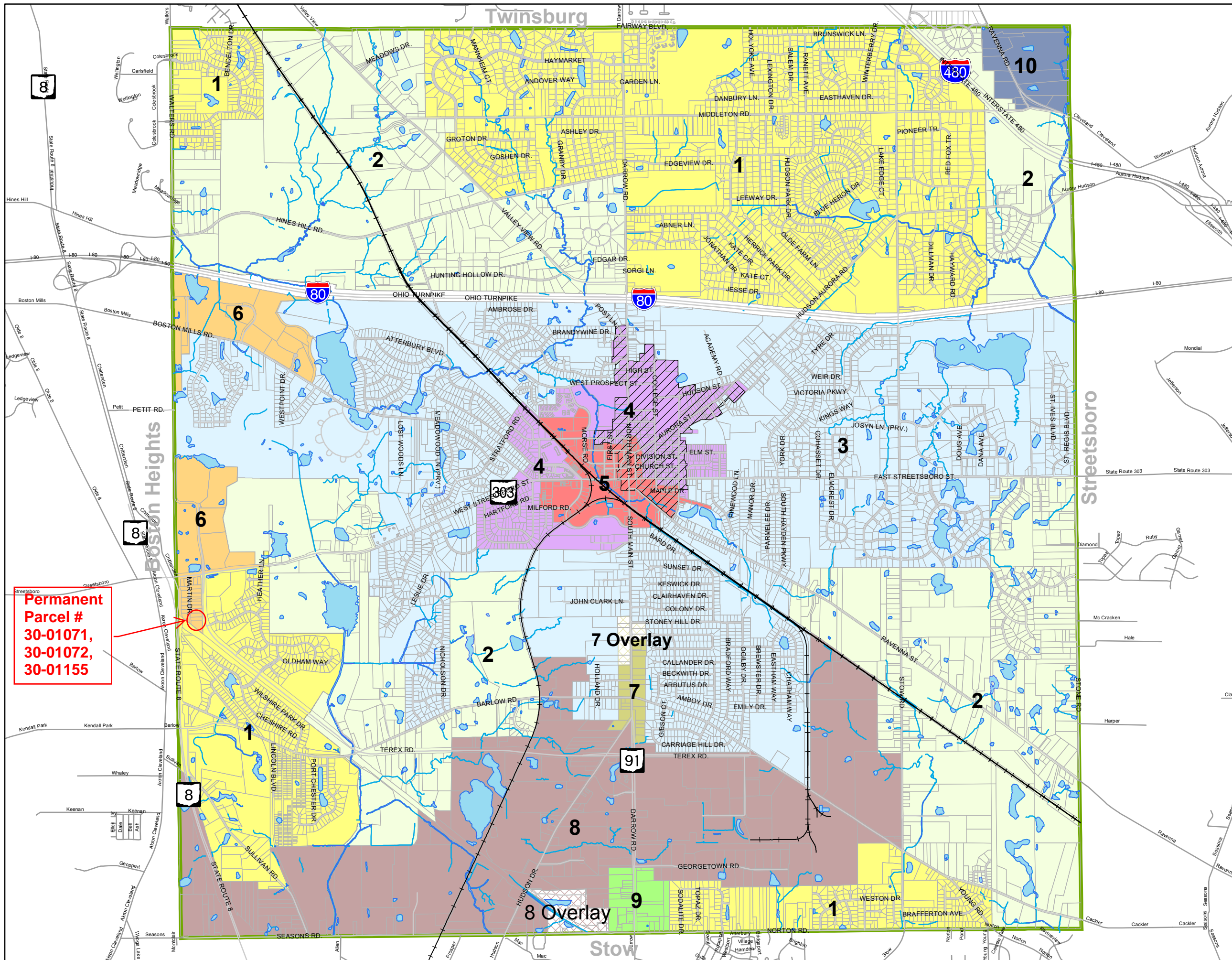
### Disclaimer:

All data on this map were created for the City of Hudson to assist City Departments in management and planning activities. The suitability of this map for any other use is not guaranteed and the user assumes all risk for such uses. The City of Hudson, Ohio, assumes no legal responsibility for the information on this map. Users noting errors or omissions are encouraged to contact the City of Hudson Geographic Information Services at 330-342-9541.



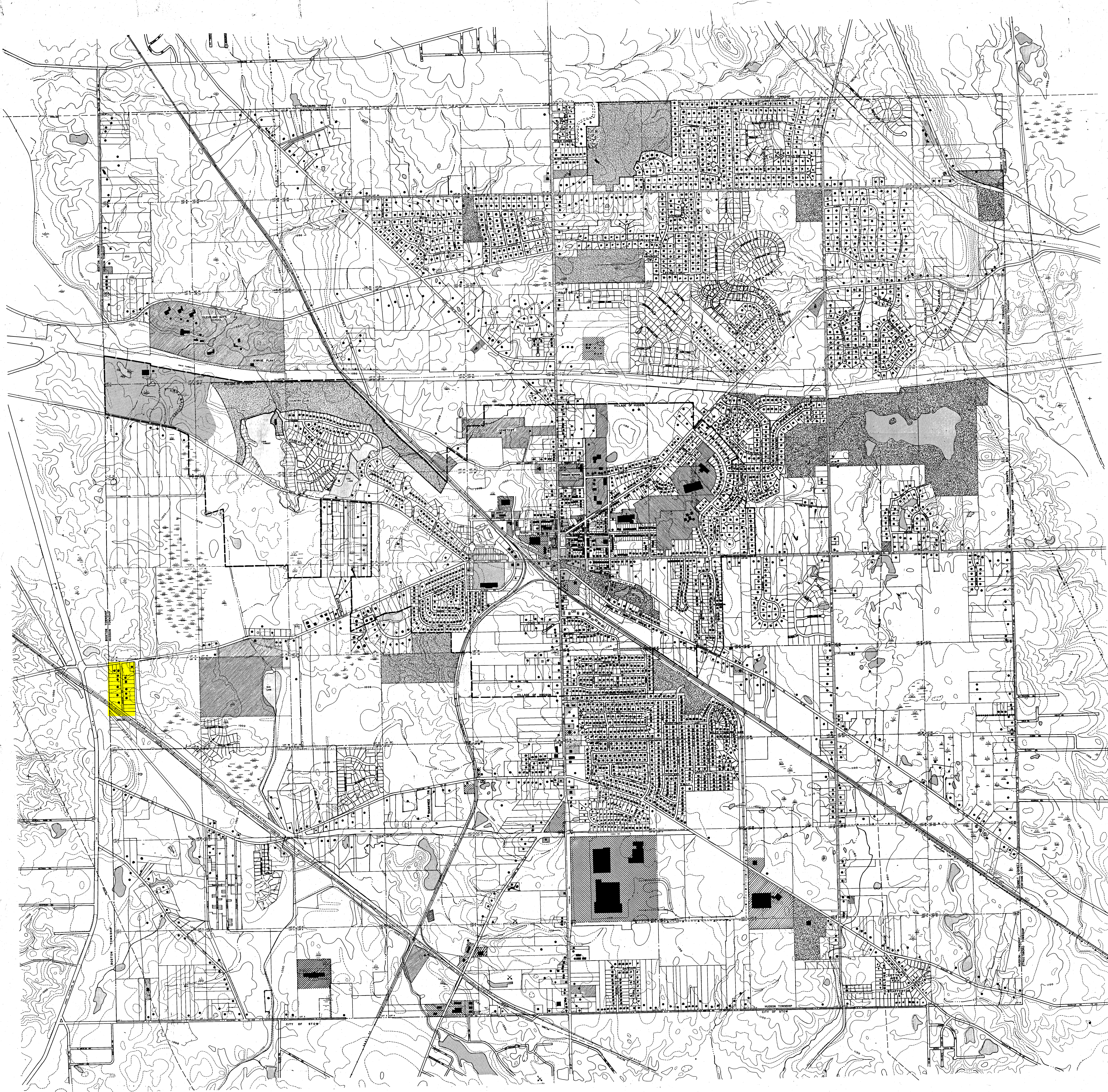
City of Hudson, Ohio  
Department of Community Development  
GIS Division

Map Compiled: January 2017



Permanent  
Parcel #  
30-01071,  
30-01072,  
30-01155

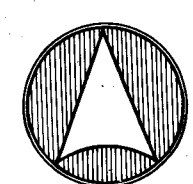




# EXISTING LAND USE

1984

## HUDSON VILLAGE AND HUDSON TOWNSHIP, OHIO



0 100 200 300 400 500 600 700 800 900 1000 FEET

PREPARED FOR HUDSON VILLAGE AND HUDSON TOWNSHIP BY THE COMMUNITY ASSISTANCE  
DIVISION OF THE TRI-COUNTY REGIONAL PLANNING COMMISSION.  
BASE MAP-MAY 1966, LAND USE-JANUARY, 1970.  
REVISED BASE & LAND USE-JAN., 1984

### LEGEND

#### RESIDENTIAL

- SINGLE FAMILY
- TWO FAMILY
- MULTI-FAMILY
- SPLIT-LAND USE

#### COMMERCIAL

- SHOPPING, OFFICE AND  
GENERAL BUSINESS

#### INDUSTRIAL

- MANUFACTURING
- NON-MANUFACTURING

#### PUBLIC & QUASI-PUBLIC

- SCHOOLS
- CHURCHES
- OTHER

#### RECREATIONAL

- PUBLIC
- PRIVATE OR COMMERCIAL

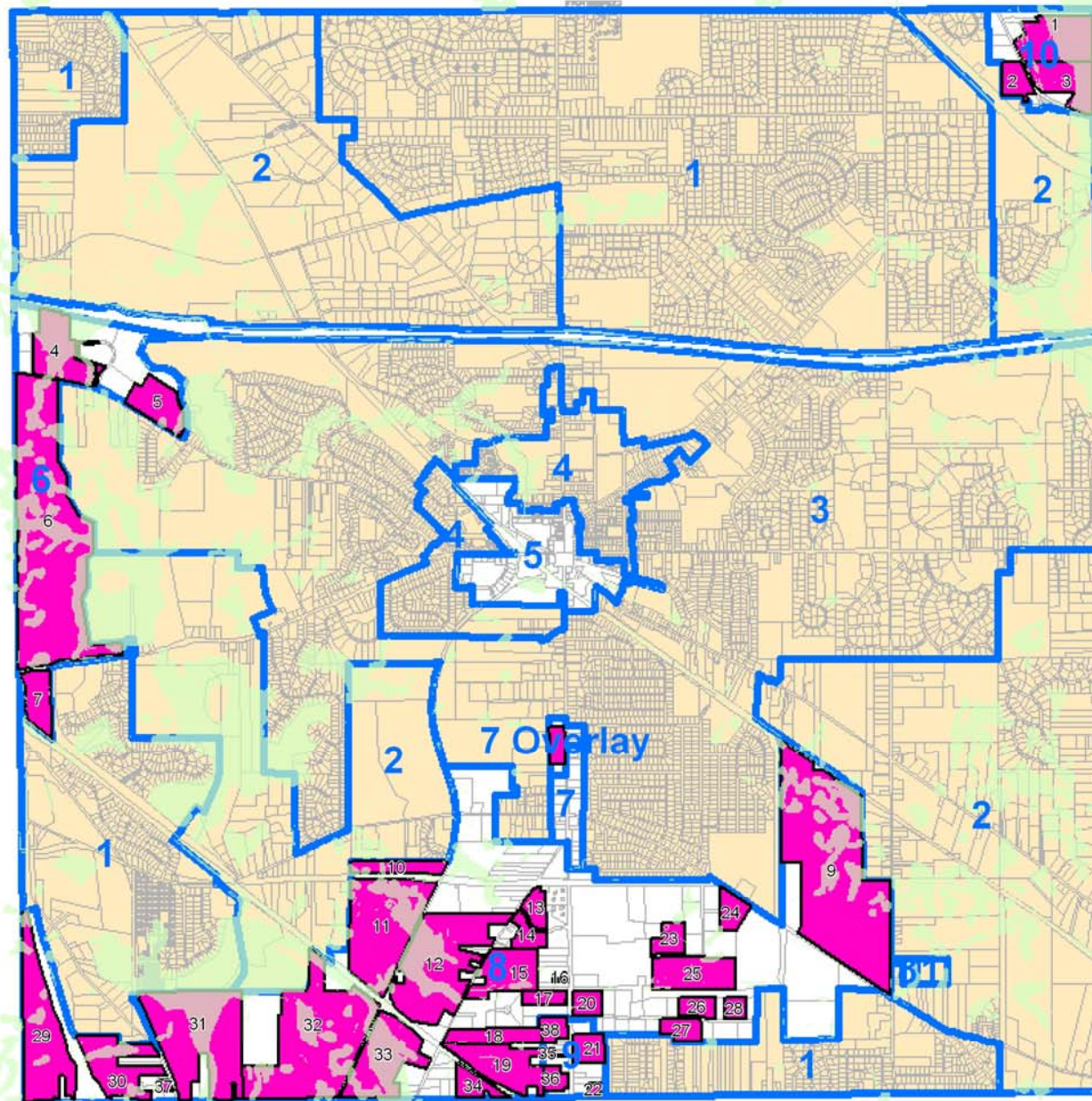
#### OTHER SYMBOLS

- UNDEVELOPED LAND
- MINING OPERATIONS
- WATER
- SWAMP

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN  
RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING  
ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



# 2004 Comprehensive Plan

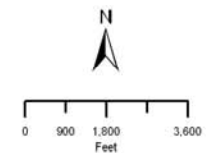


## City of Hudson Comprehensive Plan Potential Non-Residential Development Areas

### Legend

- Constrained Land:  
(Wetlands, Floodplains  
& Steep Slopes)
- NON-RESIDENTIAL PDAs
- Parcels
- Zoning Districts
- Residential  
Zoning Districts

Map Compiled on: 5-21-2003



**Disclaimer:**  
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City of Hudson, Ohio  
Department of Community Development  
GIS Division

Map 3.4 Non-Residential Development Areas Map



# LAND USE & DEVELOPMENT PLAN

Land use and development patterns have significant implications on the appearance, character, form, and function of the community. Over the past decades, Hudson's built environment has been meticulously managed and the community's attractive and historic physical character is its most defining feature.

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. At its core, it represents a continuation of, and not a departure from, Hudson's past planning efforts in 1995 and 2004. However, these efforts have been updated and adapted in this Plan to accommodate changing market and demographic trends and the evolving views of the community.

The Land Use & Development Plan is composed of three main parts:

- The **Land Use Plan**, detailing community-wide land use;
- The **Residential Areas Framework Plan**, detailing policies and recommendations for residential areas, character areas, housing types and tenures, and the existing Growth Management Allocation System;
- The **Commercial & Employment Areas Framework Plan**, detailing policies and recommendations for the City's major commercial and employment areas, including Downtown Hudson, commercial corridors, office areas, business parks, and industrial areas.

## GOAL 2 RECOMMENDATIONS

Support a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, and carefully manage new growth and investment to ensure preservation of the community's historic character and small-town charm.

- Support the creation and maintenance of stable residential neighborhoods, ranging from medium or large lot single family homes to small lot single family detached homes, duplexes, townhomes, condominiums, and apartments.
- Enhance Downtown Hudson as the physical, civic, cultural, and social heart of the community and an exciting mixed-use environment.

- Concentrate commercial corridor uses at key nodes along Route 303 and 91.
- Support the creation and maintenance of offices, industrial areas, and business parks of varying sizes that can accommodate a diverse array of industries, support well-paying jobs, and generate new tax revenue.
- Support the creation and maintenance of an integrated network of parks and open spaces that preserve Hudson's rural heritage, protect the natural environment and health of the community, and allow for recreational opportunities.
- Prioritize development in areas of Hudson that are already served by infrastructure and services before investing in less developed areas.

- Discourage the premature or unnecessary conversion of farmland or rural residential areas.
- Support the mission of the Western Reserve Land Conservancy and the usage of conservation easements to prevent development of environmentally sensitive and rural areas.
- Direct new residential and non-residential development to areas planned for such uses within the Land Use Plan, so that future land use patterns maximize the use and efficiency of public services, existing and planned infrastructure, and protect and reinforce existing land uses.
- Continue to ensure new development reflects the scale of existing development within Hudson.

- Continue to rigorously evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.
- Continue to ensure that new developments utilize quality building materials, appropriately sensitive environmental strategies, and employ an architectural design that is in keeping with the existing character of the community and the Land Development Code.
- Identify the highest, best, and most appropriate use for the YDC site.

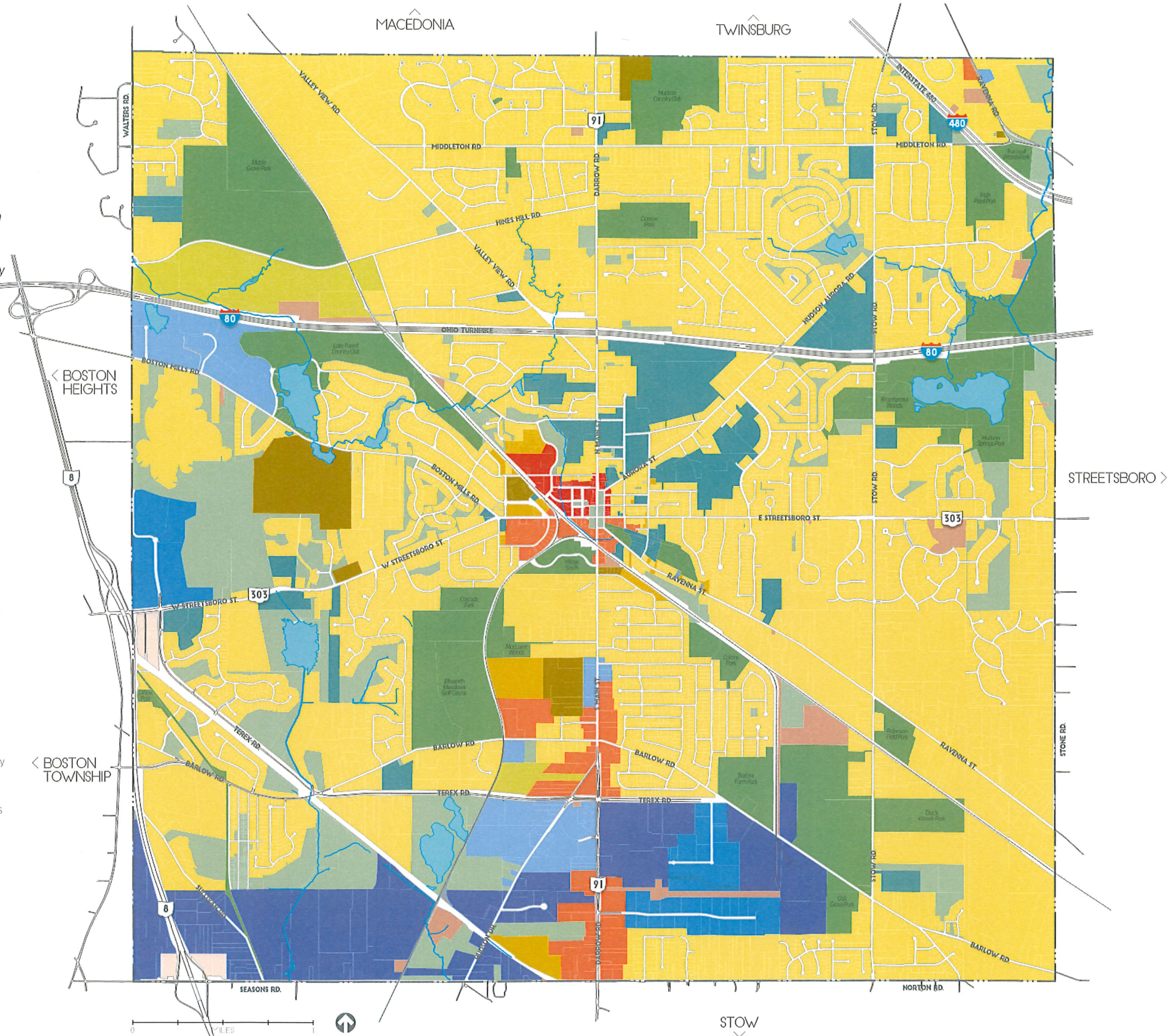


# LAND USE PLAN

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. It supports a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, while preserving Hudson's historic character and small-town charm. Downtown Hudson remains the heart of the city, with commercial and office uses clustered along main corridors. Stable and peaceful single family detached neighborhoods are the "building block" of the community, with an adequate mixture of smaller and denser residential units to help diversify the stock. Employment areas in the south accommodate a diverse array of businesses and support well-paying jobs.

## MAP KEY

- Single Family Detached**  
Single Family Detached homes are stand-alone housing units with one unit per parcel and are the predominant land use within Hudson.
- Single Family Attached**  
Single Family Attached homes include townhomes, rowhomes, or duplexes, and should be mostly located within or near Downtown Hudson, major corridors, and commercial areas.
- Multi-Family**  
Multi-Family residences include apartments, condominiums, and senior housing. They should be located within or near Downtown Hudson, major corridors, and commercial areas, and should be in keeping with the quality and appearance of Hudson's neighborhoods.
- Core Mixed-Use**  
The Core Mixed-Use area comprises Downtown Hudson and consists of a blend of uses within a vibrant and walkable environment.
- Commercial**  
Commercial uses include a range of uses that provide for the day-to-day retail and service needs, including restaurants, retail shops, entertainment venues, grocery stores, and service uses. Office uses are also supported within the commercial designation, where appropriate.
- Interchange Commercial**  
The Interchange Commercial designation accommodates commercial uses near Route 8 interchanges at Route 303 and Seasons Road. These areas are oriented towards a more regional and automotive audience than other commercial areas of the community.
- Office**  
Office uses are composed of professional offices and medical uses. It is also appropriate for office uses to be found within areas designated as Commercial and Business Park Flex on the Land Use Map.
- Business Park Flex**  
The Business Park Flex designation accommodates many of Hudson's business parks that permit a blend of light industrial and office uses within a subdivision-like or campus-like setting.
- Industrial**  
Industrial uses include higher-intensity land uses such as processing, manufacturing, storage, or distribution of goods.
- Parks and Recreation**  
Parks and Recreation areas include grounds used for active recreation, including parks, athletic fields, trails, playgrounds, and golf courses.
- Open Space**  
Open Spaces are natural areas that are set aside for conservation purposes, are not conducive to development due to flooding or topographical issues, and/or provide passive green space within a subdivision or development.
- Public/Semi-Public**  
The Public/Semi-Public land use is composed of institutions and community facilities that define Hudson's overall quality of life.
- Utilities / Rail**  
Utilities and railroad rights-of-way and facilities provide critical infrastructure throughout the city.
- Flex**  
The Flex designation is a special land use category reserved for two properties owned by the City of Hudson whose future use will be dictated by a combination of the City's administrative and operational needs as well as community attitudes and market forces.



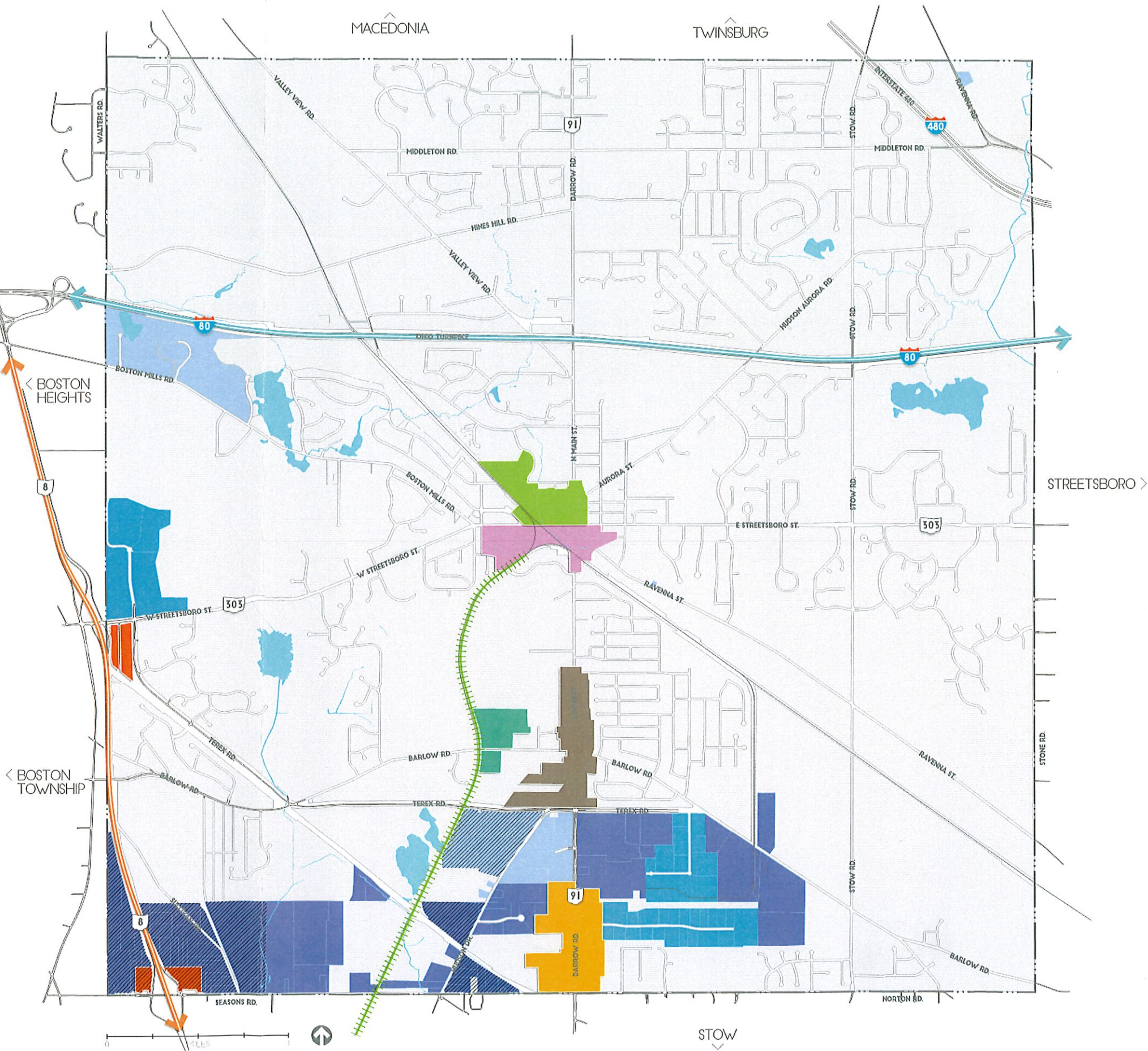


# COMMERCIAL & EMPLOYMENT AREAS FRAMEWORK PLAN

Hudson is an attractive place to do business, with access to a highly educated workforce, an excellent quality of life, a vibrant Downtown, and proximity to major interstates and highways. The Commercial and Employment Areas Framework Plan details policies and recommendations to maintain and enhance the City's major commercial and employment areas. Key recommendations include strengthening Downtown as a vibrant mixed-use environment; enhancing the cohesiveness of the city's commercial corridors and nodes; ensuring proper code enforcement; and focusing new office and industrial development within the city's established office, industrial, and business parks as opposed to single family or greenfield conversion.

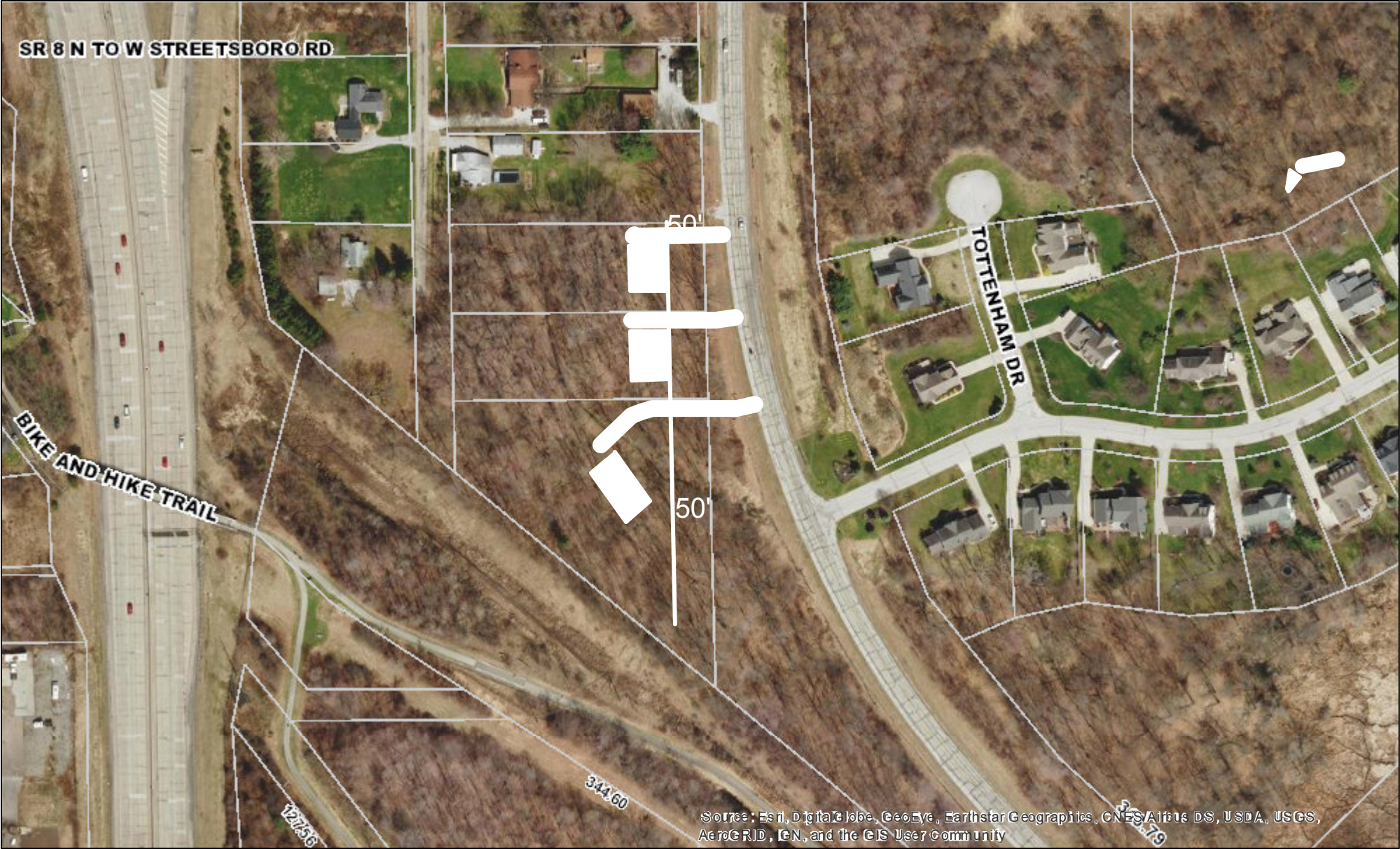
## MAP KEY

- Downtown Character Area\***  
Considered the social hub and heart of the community, Downtown Hudson should offer a range of uses within a walkable, mixed-use environment. Unified streetscaping treatments can tie together different components of the area.
- Streetsboro Corridor Character Area\***  
This corridor should be walkable and continue to reflect denser development and the quality architectural styles seen within the city core. Opportunities to link it physically and visually with Downtown should be encouraged. An internal sidewalk network within Hudson Plaza Shopping Center will make it more pedestrian friendly.
- South Main Corridor Character Area\***  
Development should maintain a balance between the automobile and the pedestrian, and sidewalks should connect to the Downtown and nearby neighborhoods. The addition of multi-family and single family detached units on the western side of the corridor, behind office and retail frontage, would be desirable. Office uses on the northern end of the corridor could provide consumers for neighboring retail.
- Barlow Road Node Character Area\***  
This node contains the site of a future hotel as well as a medical facility. This area is expected to remain a small node, hemmed in by single family detached homes and a golf course.
- Darrow Road Corridor Character Area\***  
This corridor is a "gateway" to the community and should be redeveloped over time to make a positive first impression. The southern portion of the corridor may be more regionally focused in nature, capitalizing on the intersection of Norton Road and Route 91, with the northern portion locally oriented.
- Route 8 Interchange Node Character Areas**  
These two interchange nodes should contain commercial uses tailored to a regional and automotive audience. Scale and appearance should be in keeping with Hudson's character, however, commercial uses within these areas may be different than those found within more core areas.
- Established Office Areas**  
Hudson's established office areas include professional offices and medical uses. Office parks include Westpark Business Park, OMNI by the Lake, Hudson Professional Office Park, and OMNI Hudson. These locations are mostly built out, but could accommodate some intensification.
- Established Business Park Flex Areas**  
Hudson's established business park flex areas accommodate a blend of light industrial and office uses within a subdivision-like or campus-like setting. This includes Hudson Crossing, Georgetown Road, and parts of the Hudson Industrial Park. All three contain available land for new development.
- Established Industrial Areas**  
Industrial areas include higher-intensity land uses such as processing, manufacturing, storage, or distribution of goods. It includes big individual sites as well as the Season Greene and Hudson Industrial Park. Both contain land for new development.
- Expansion Areas**  
These areas are currently single family or undeveloped areas, although the Plan supports their eventual conversion to employment uses. Development within these areas should be discouraged while established office, business park flex, or industrial areas experience vacancy.
- I-80**  
An estimated 31,000 cars travel on I-80 daily, and nearby interchanges facilitate the movement of goods and people. The City should continue to work with partners to ensure that businesses have efficient interstate access.
- Re-Designation of Route 8 to I-380**  
Re-designation of State Route 8 to I-380 would increase the attractiveness of operating a business in the area, assist in marketing and branding, and provide for additional road improvements.
- Reinstate Rail to Active Status**  
The City should work with Norfolk Southern and the Akron Metro Regional Transportation Authority to reinstate this rail line to active status to increase the marketability of industrial properties.





House Locations and Driveways



November 9, 2018

Override 1

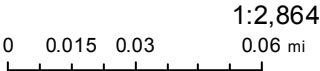
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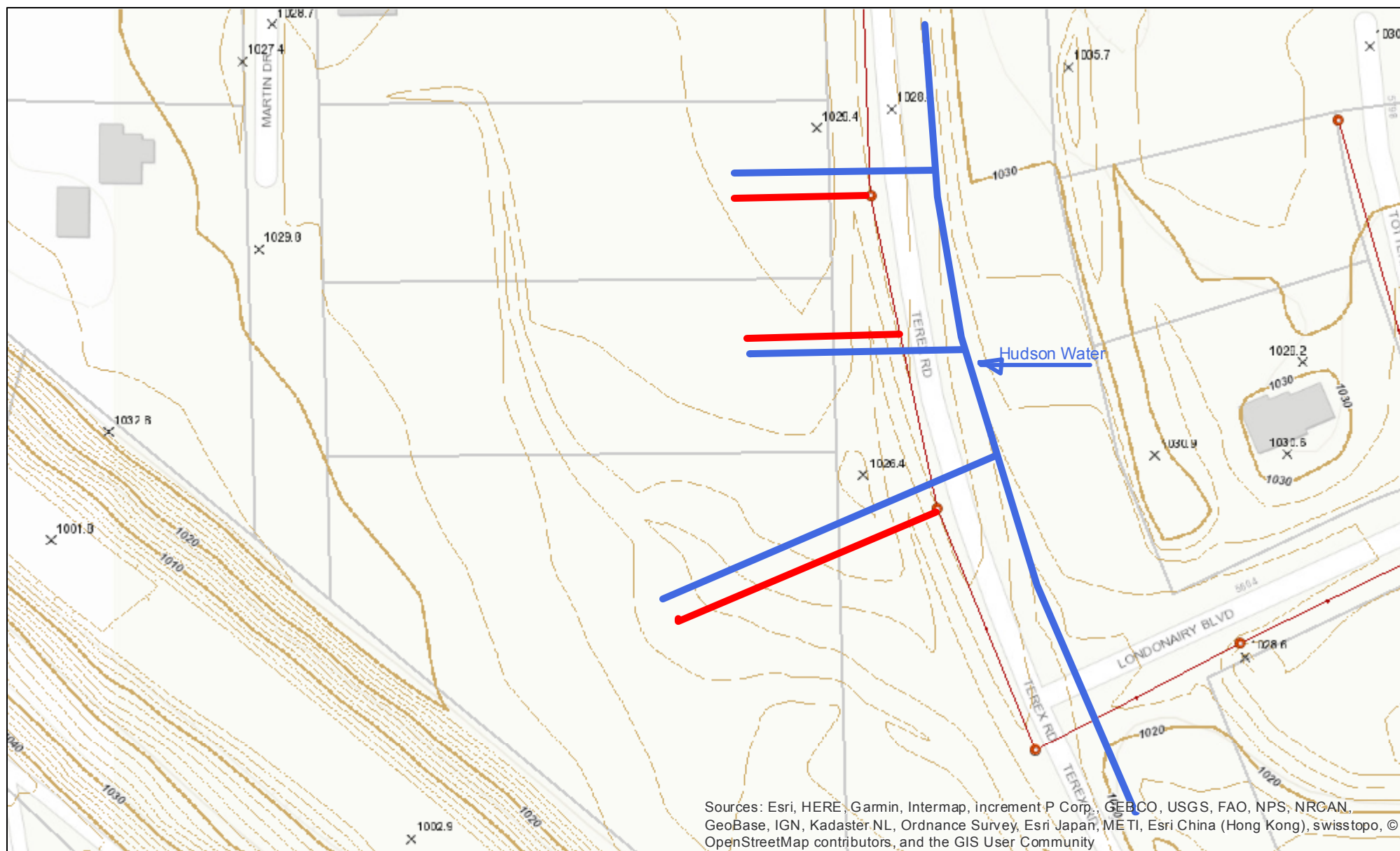
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### Sanitary Sewer Connections and water connections



November 9, 2018

Valves Manholes (Private) Manholes Manholes Split Pump Stations Grinder Pumps

1:1,432

0 0.0075 0.015 0.03 mi

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