



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

DATE: May 15, 2026
TO: Mayor Anzevino and Members of City Council
FROM: Greg Hannan, CD Director
CC: Thom Sheridan, City Manager, Brian Griffith, Asst City Manager, Nick Sugar, City Planner, Katie Behnke, Economic Development Manager
RE: District 11 Text and Map Amendment

Based on direction from City Council at the workshop of May 12, 2026, staff have prepared a revised draft incorporating each of the following items:

1. Remove Specialty Grocery Store: The revised draft fully removes this proposed use from District 11. The previous draft had proposed allowing a specialty grocery store of up to 40,000 sf.
2. Reduce the size allowances for Retail, Restaurant, Service uses: The revised draft removes the previous conditional use allowance for these uses from 10,000 to 20,000sf. The revised draft would allow these uses by right with a cap of 10,000 sq ft per use or building.
3. Reduce the allowed location for Retail/Restaurant/Service Uses: The revised draft limits these uses to an area east of and within 600 feet of Darrow Road from Terex Road to Georgetown Road. The previous draft allowed these uses district wide.
4. Remove residential: The revised draft fully removes residential uses from District 11. The previous draft had proposed allowances for townhomes and multifamily dwellings.

The Purpose Statement been revised to align with the above by striking the second paragraph that discussed a transformational mixed use district through a Planned Development. While a Planned Development could still be proposed as a use by right (as is permitted for D1,2,3,5,6,7,8, and 10) the removal of specialty grocery and residential make such unlikely and no longer a focus of the district.

In addition to the above items, the revised amendments capture the revisions previously documented in the February 25, 2026 attachment.