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HUDSON
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DATE: July 8, 2015: Staff Report issued

TO: City of Hudson Planning Commission for
July 13, 2015 Planning Commission Meeting

FROM: Mark Richardson, Community Development Director

SUBJECT: LDC Text Amendment
Cottage Housing Development
Ordinance No. 15-60

PC Case No: 2015-12

Introduction

Legislation was proposed that would amend certain sections of the Land Development Code (LDC) to allow Cottage Housing Development (hereinafter referred to as "CHD") in Districts 4 and 5. On April 21, 2015 Council conducted its first reading and referred the ordinance to Planning Commission for public hearing and recommendation. Planning Commission conducted its public hearing on May 11 and following brief discussion continued the case to the July meeting.

CHD (also known as pocket neighborhoods) consists of small, detached single-family residences clustered around a shared open space. The legislation was introduced in response to a proposal for such a development in Hudson. Since the May PC meeting, the developer has reconsidered the project and is now proposing one that meets current LDC requirements. Thus, the proposed CHD legislation is no longer needed for this project.

Although staff believes there is merit in the proposed legislation, we recommend that further consideration of it be postponed until after the Comprehensive Plan is adopted at which time the City can examine all of its housing legislation.

Required PC Action, Section 1203.03(c)(1)(B)

PC must make specific recommendations to the City Council, and transmit the application to City Council, together with the text amendment pertaining thereto within 120 days from receipt of the City Council's referral.

Recommendation

The Planning Commission recommends to City Council that Ordinance No. 15-60, An Ordinance Amending Certain Sections of the Land Development Code to Permit Cottage Housing Development in District 4 and District 5 not be pursued at this time.
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