



City of Hudson, Ohio

Staff Report With Text

File #: 15-66 **Version:** 2 **Name:**

Type: Ordinance **Status:** Passed

File created: 4/20/2015 **In control:** City Council

On agenda: 6/2/2015 **Final action:** 6/2/2015

Title: AN ORDINANCE ESTABLISHING THE RESIDENTIAL DEVELOPMENT ALLOCATION FOR THE 2015-2016 ANNUAL ALLOCATION PERIOD UNDER SECTION 1211.07 OF THE CODIFIED ORDINANCES.
Executive Summary: This Ordinance would establish the Annual Growth Management Allocation at 125 plus the number of surplus allocations available at the time of adoption of this ordinance for the 2015-2016 allocation period as recommended by the City Manager.

Sponsors: William A. Currin

Indexes: Community Development

Code sections:

Attachments: 1. Exec. Summary - Annual Review Report, 2. GM Annual Review Report, 3. 20150413 PC Decision, 4. Ordinance No. 15-66

Date	Ver.	Action By	Action	Result
6/2/2015	2	City Council	third reading	
6/2/2015	2	City Council	adopted on third reading	Pass
5/19/2015	2	City Council	public hearing held	
5/19/2015	2	City Council	second reading	
5/5/2015	1	City Council	first reading	
4/28/2015	1	City Council Workshop	item forwarded	

AN ORDINANCE ESTABLISHING THE RESIDENTIAL DEVELOPMENT ALLOCATION FOR THE 2015-2016 ANNUAL ALLOCATION PERIOD UNDER SECTION 1211.07 OF THE CODIFIED ORDINANCES.

Executive Summary: This Ordinance would establish the Annual Growth Management Allocation at 125 plus the number of surplus allocations available at the time of adoption of this ordinance for the 2015-2016 allocation period as recommended by the City Manager.

Legislative History

The residential Growth Management Allocation system was adopted in May 1996 and is now Chapter 1211 of the Land Development Code. The Annual Review Report required by Chapter 1211 was submitted to the Planning Commission March 27, 2015. Ordinance 14-68 established the number of Growth Management Allotments for the current annual period of August 1, 2014 through July 31, 2015 at 125.

Purpose & Explanation

The Land Development Code, Chapter 1211.04 requires Council to set the number of allotments for the coming allocation period of August 1, 2015 through July 31, 2016. Planning Commission conducted a public

hearing, at which no persons appeared, on April 13, 2015 and made a recommendation that 240 residential allotments be awarded. This number was based on discussion among the City Manager, staff, and the Commission concerning improved infrastructure over what existed at the time the growth management system was implemented, reduced demand for zoning certificates for new housing, steady demand for allotments, the expectation of a fairly high number of applications for allotments including those for renewals at the Trails of Hudson and new phase(s) for the Reserve at River Oaks, and the impending adoption of the updated Comprehensive Plan.

Following further study, and discussion at Council workshop April 28 the City Manager recommended that 125 allotments be awarded as recommended in the Growth Management Allocation System Annual Report that was issued March 27, 2015. In addition to the 125 she recommended that the number of surplus allocations available at the time of adoption also be awarded. The City Manager noted that Council may revise the number by January 1, award allocations of special merit, and possibly revise the system.

Timing Considerations

Council will conduct its first reading on May 5, public hearing and second reading on May 19, and third reading and final action on June 2, 2015. Council must take final action on the recommendation by June 15, 2015.

Fiscal Impact

Currently Budgeted

Supplemental Appropriation Required

X Appropriation Not Required.

Suggested Action

Staff recommends Council accept the recommendation of the City Manager and establish the Annual Growth Management Allocation at 125 plus the number of surplus allocations available at the time of adoption of this ordinance.

Submitted by,

Jane Howington, City Manager

Mark Richardson, Community Development Director