



# City of Hudson, Ohio

## Staff Report With Text

**File #:** 16-57      **Version:** 3      **Name:**

**Type:** Ordinance      **Status:** Passed

**File created:** 3/22/2016      **In control:** City Council

**On agenda:** 12/20/2016      **Final action:** 12/20/2016

**Title:** AN ORDINANCE AMENDING CHAPTERS 1202, "ADMINISTRATIVE AND REVIEW ROLES," 1203 "DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES," 1205, "ZONING DISTRICTS," 1207, "ZONING DEVELOPMENT AND SITE PLAN STANDARDS," AND 1213, "DEFINITIONS," OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE AMENDMENTS TO THE CHARTER OF THE CITY OF HUDSON ADOPTED IN 2015.

Executive Summary: Pursuant to Charter amendments approved by voters in November 2015, the proposed Land Development Code amendments would allow staff approval of minor nonresidential projects in addition to residential approvals as presently authorized.

**Sponsors:** David A. Basil

**Indexes:** Community Development - LDC

**Code sections:**

**Attachments:** 1. Adopted Charter Amendments, 2. PC Recommendation Case No. 2016-10 (9-26-2016), 3. PC Staff Report and Ord. No. 16-57 with Recommended Revisions (9-26-2016), 4. Ord. No. 16-57 Comparison of Existing, Original, Proposed, 5. Original Proposed Ordinance No. 16-57 (as introduced 4-5-2016), 6. Ordinance No. 16-57 (as amended 12-20-2016)

Date	Ver.	Action By	Action	Result
12/20/2016	2	City Council	third reading	
12/20/2016	2	City Council	adopted as amended	Pass
12/13/2016	2	City Council Workshop	item forwarded	
12/6/2016	1	City Council	second reading	
12/6/2016	1	City Council	public hearing held	
4/5/2016	1	City Council	first reading & referral to the Planning Commission	

AN ORDINANCE AMENDING CHAPTERS 1202, "ADMINISTRATIVE AND REVIEW ROLES," 1203 "DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES," 1205, "ZONING DISTRICTS," 1207, "ZONING DEVELOPMENT AND SITE PLAN STANDARDS," AND 1213, "DEFINITIONS," OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE AMENDMENTS TO THE CHARTER OF THE CITY OF HUDSON ADOPTED IN 2015.

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### Legislative History

The Land Development Code was adopted in December 1999. Ordinance 04-54, adopted June 2, 2004, created a class of minor residential projects that staff could review and approve administratively. Ordinance 09

-47, adopted August 5, 2009, implementing the work of the Ad Hoc Committee on Districts 6 and 8, established the Design Subcommittee for Development in Districts 6 and 8 and zoning development, site plan, and design standards for Districts 6 and 8. Ordinance 09-117, adopted February 3, 2010 transferred zoning certificate approval of projects in Districts 6 and 8 from AHBR to PC. Voters approved amendments to the City Charter on November 3, 2015 that affected these and other sections of the Land Development Code that refined previously approved charter amendments and subsequent LDC amendments related to the authority of PC, AHBR, and staff to approve zoning certificates. They affirmed that PC may approve zoning certificates for new non-residential buildings in office/industrial zones. Further it expanded staff's ability to approve minor improvements to any minor residential or non-residential project in the City.

### Purpose & Explanation

The goal of the legislation cited above and the present legislation is to expedite the review and approval of development projects that meet the City's zoning and design standards. Council had its first reading and referred the legislation to PC April 5, 2016. PC discussed the amendments from its May meeting until it recommended Council adopt an amended ordinance in September, that in addition to the Charter amendments, contained many amendments that improve the development review process and otherwise correct and clarify the LDC. At Council's December 13 workshop Council wished to proceed with only those amendments that related to the Charter changes and move the other amendments to Ordinance 16-148 for consideration at a later time. In response to this request staff has returned to the draft ordinance presented to Council last April and deleted most everything that does not pertain to the Charter amendments.

The amendments (1) specify that PC may approve zoning certificates only for new non-residential buildings in Districts 6 and 8, not for small additions or alterations to existing buildings which would be approved administratively, and (2) expand staff's ability to approve minor improvements to non-residential development, in addition to residential development. The one additional change that remains is to clarify that the Design Subcommittee for Development in Districts 6 and 8 makes recommendations on the design of structures, not the site plan as stated now. The amendments do not change public notice or call up requirements.

### Timing Considerations

Following Council's public hearing and second reading on December 6, 2016 Council will have third reading December 20 at which the legislation may be adopted.

### Fiscal Impact

Currently Budgeted

Supplemental Appropriation Required

  X   Appropriation Not Required.

### Suggested Action

Staff recommends Council adopt the legislation.

### Submitted by,

Jane Howington, City Manager

Mark Richardson, Director of Community Development