



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

Date: November 25, 2025  
To: Planning Commission  
From: Greg Hannan, Community Development Director  
CC: Nick Sugar, City Planner  
Re: Land Development Code – 1211 Growth Management Residential Allocation

City Council has forwarded a request to have the Planning Commission review and comment on the annual the City Managers 2025 annual report/recommendation. Listed below is a brief background and staff will be available to provide further background at the December 8, 2025 meeting.

Growth Management Allocation System (GMA): The City of Hudson adopted the GMA in 1996 shortly after the Village-Township Merger. The program requires all buildable lots within the city to obtain an allocation prior to being permitted to construction a dwelling unit. The allocations are awarded on an annual basis through a lottery system. This program was active in the 1990s-2010s and significantly helped to establish a rate of residential development to ensure (1211.01(c)):

- (1) Growth is orderly and that municipal infrastructure and public services are available concurrently with such development and to prevent further deterioration of public facility and infrastructure service levels.*
- (2) The fiscal impact of such development does not exceed revenue available from such development and other sources to pay the cost of infrastructure and services which it necessitates.*

In the 2010s, the post great recession economic conditions eased housing demand in the area. Additionally, an appreciable amount of the vacant, utility served land in Hudson had been developed. The city was still administering the allocation system; however, there was not a demand beyond the annual allocation (commonly set around 100 units per year). In 2017, City Council amended the program (16-203) after the completion of the Comprehensive Plan to pause administration of the program and to annually monitor the number of dwellings built and growth in population (PC staff report from 2017 attached). If the annual growth rate were to exceed 1.5%, Council may implement the GMA program. In recent years, the limited number of new dwelling construction has kept population change well below the 1.5% annual threshold.

The annual City Manager review and recommendation to not implement the growth management system has been forwarded to Planning Commission for comment. City Council is scheduled to conduct a public hearing and act on the legislation on January 6, 2026. The regulations of

Section 1211 require City Council to act on the City Managers recommendation within 60 days of receipt (November 18<sup>th</sup> receipt)

Additional note:

1. The attached report tracks dwelling units based on the actual construction start rather than on the PC approval date as many projects have significant lead time between board approvals and construction.
2. Planning Commission discussed in early 2025 possible review of Section 1211 for possible LDC amendments to recommend to City Council. The Planning Commission may wish to review such as part of the current effort to prioritize and study LDC amendments.