

memorandum

Date: December 1, 2025

To: Nick Sugar, City Planner

Re: Incorporation of Comprehensive Plan in LDC Purpose Statement

Background

Following the City of Hudson's recent adoption of the 2024 Comprehensive Plan, the Planning Commission is exploring ways to strengthen references to the Plan within the City's Land Development Code (LDC). This includes reviewing the LDC's Statement of Purpose and Intent (§1201.03), otherwise known as the Purpose Statement, which can be used to signify key community values and land use initiatives. The code's Purpose Statement can also provide clarity of regulatory intent when weighing proposed new developments or future code amendments for agreement with the City's Comprehensive Plan.

To establish a baseline, this analysis reviewed the City's existing Purpose Statement in comparison to available Purpose Statements of neighboring cities and villages, including the cities of Aurora, Cuyahoga Falls, Macedonia, Stow, and Streetsboro, and the village of Boston Heights. The City's existing Purpose Statement was also reviewed for alignment with key aspects of the new Comprehensive Plan.

Findings

Related to Purpose Statements

- Hudson's Purpose Statement includes a high level of detail and specificity. When Purpose Statements are highly detailed, they tend to focus on placemaking goals and quality-of-life values that can be used to shape community character and intentional growth.
- Most Purpose Statements make minor reference to the Comprehensive Plan, indicating the LDC or Zoning Code is meant to be consistent with or implement the community's plan. This is similar to the City's current Purpose Statement.
- Purpose Statements that make distinct and more detailed references to the Comprehensive Plan tend to be framed as future direction to use and maintain the LDC in a manner consistent with the community's current Comprehensive Plan.



Related to the Comprehensive Plan

The following elements of the Comprehensive Plan have the greatest potential impact on how the LDC is administered:

- **Hudson's Vision Statement:** The Plan's vision statement sets expectations for the community character the City wishes to foster by careful application of the LDC.
- **Future Land Use Map:** This should be used as a tool to guide text and map updates, contemplate petitions for map amendments, and prepare infrastructure for expected growth.
- **Focus Areas:** The Plan identifies 3 focus areas – Downtown Hudson, the Youth Development Center, and the Darrow Road Corridor – as holding the potential to dramatically shape the community's quality of life and economic success. Application of the LDC should ensure development of these areas remains consistent with the Plan's vision.
- **Plan Goals and Objectives:** Chapter 4 of the Plan identifies 5 key overarching goals with supporting objectives and implementation action items. Many objectives directly interface with the City's approach to land use and development.

While these concepts are generally related to the existing Purpose Statement, §1201.03 could be expanded to include a new subsection that speaks more directly to the strategies and priorities included in the City's Comprehensive Plan. This would strengthen the ability to reference the specific outcomes of the Plan when considering development applications and proposed code amendments.

Recommendations

To add a new subsection referencing the Comprehensive Plan in §1201.03, the existing text can be preserved as §1201.03(a), with each statement recodified as (a)(1), (a)(2), (a)(3), etc. A minor language change is also recommended to the introduction of §1201.03(a) to accommodate the more detailed Plan reference in the following subsection. The new subsection, §1201.03(b), can memorialize the Plan's impact on the intent of the LDC and call attention to the specific Plan elements that are critical to land use and development within the City.

A redlined copy of §1201.03 is included with this memo to illustrate the above recommendations.

Chapter 1201
General Provisions

Section 1201.03 PURPOSE AND INTENT.

(a) Purpose. ~~The regulations~~ **purpose** of this Land Development Code ~~are intended to implement the City of Hudson Comprehensive Plan, as amended, and more specifically are intended~~ **is** to:

- ~~(a)~~ **(1)** Promote the public health, safety, convenience, comfort, prosperity, and general welfare;
- ~~(b)~~ **(2)** Secure safety of persons and property from fire, flood, and other dangers, and to secure adequate open spaces for light, air, and amenity;
- ~~(c)~~ **(3)** Conserve and stabilize property values through the most appropriate uses of land in relation to one another;
- ~~(d)~~ **(4)** Preserve and protect forests and woodlands, existing trees and vegetation, agricultural lands, floodplains, stream corridors, wetlands, and other sensitive environmental areas from adverse impacts of urban and suburban development;
- ~~(e)~~ **(5)** Facilitate the economic provision of adequate public facilities such as transportation, water supply, sewage disposal, drainage, electricity, public schools, parks, and other public services and requirements;
- ~~(f)~~ **(6)** Prevent congestion in travel and transportation, reduce community dependence on automobile travel, and encourage trip consolidation;
- ~~(g)~~ **(7)** Preserve and protect the architecture, history, and small-town character of the historic village core;
- ~~(h)~~ **(8)** Encourage innovative residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by conservation and more efficient use of open space ancillary to such dwellings;
- ~~(i)~~ **(9)** Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core;
- ~~(j)~~ **(10)** Manage overall community growth, including population and employment growth, to benefit the community and to encourage fiscally efficient and orderly development; and
- ~~(k)~~ **(11)** Encourage a balance of residential and non-residential uses and development in the community so that future growth occurs in a fiscally prudent manner.

(b) Intent. **The intent of this Land Development Code is to implement the City of Hudson Comprehensive Plan, as amended, and more specifically to promote land use**

and development activities within the City that are in agreement with the following Comprehensive Plan elements:

(1) City of Hudson Vision Statement as presented in Chapter 3 of the Comprehensive Plan;

(2) Future Land Use Map;

(3) Vision for the Focus Areas defined within the Comprehensive Plan; and

(4) Plan Goals and Objectives stated in Chapter 4 of the Comprehensive Plan.