



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

DATE: March 4, 2026
TO: Planning Commission
FROM: Greg Hannan, Community Development Director, Nick Sugar, City Planner,
RE: LDC Planned Development Process

Planned Development Overview

The Planned Development Process allows the site plan, use, deviations to LDC requirements (variances), and subdivision to be submitted and reviewed as one application. This process requires a preliminary plan step and a final plan step, similar to the process for a subdivision.

The generalized meeting process is as follows:

1. Pre-application meeting with city staff
2. Preliminary Planned Development to Planning Commission
 - a. Public hearing and recommendation to Council
3. Preliminary Planned Development to Council
 - a. Public Hearing and final action
 - b. Approval valid for 12 months
4. Final Plan Development to Planning Commission
 - a. Can be for full project as was done for First and Main or can be for a phase as it typical for a larger subdivision like Rover Oaks.
 - b. PC has final authority at this step, no Council review/action is applicable

Summary of LDC Standards

Chapter 1202 Administrative and Review Roles

Planning Commission shall review and make recommendations to the City Council on applications for preliminary planned developments and take final action on final planned developments.

City Council shall hold public hearings, review, and take final action on proposed preliminary Planned Development applications after receipt of the PC's recommendations.

Chapter 1203 Development Review and Administration Procures

Key points

- Consolidated application with subdivision
- Similar to subdivisions, are first approved in preliminary form, and then approved in final form
- A pre-application conceptual review meeting with city staff shall be mandatory for all persons intending to submit an application for approval of a preliminary PD plan.

- Preliminary PD Plan
 - Valid for a period of twelve months
 - An approved application for a final PD plan for any phase or portion of the preliminary PD plan shall extend the life of the preliminary PD plan for an additional twelve-month period
- Final PD plan
 - Valid for a period of two years. Within the two years the developer shall:
 - Record the final PD plan as the final subdivision plat
 - Undertake substantial construction of at least the first phase of the PD development

Chapter 1204 General Review Standards

- Planned developments are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards
- Planned developments are expected to deliver exceptional quality products
- Standards for Preliminary Plan are documented
- Standards for Final PD Plan are documented with a focus on confirming compliance with the Preliminary Plan

Chapter 1213 Definitions:

"Planned Development" shall mean a development of a property as a single entity for residential, commercial, industrial, or mixed residential/commercial/retail purposes, when the zoning regulations that would normally apply are superseded by controls that allow a more sensitive and more economical arrangement of buildings and streets on the site, and when development is spaced over a period of years in a predetermined program.