



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

DATE: September 3, 2025
TO: Planning Commission
FROM: Greg Hannan, Community Development Director
Nick Sugar, City Planner
RE: LDC Amendment – Assisted Living, Continuing Care Retirement Communities,
Institutional Residential Uses

Staff offers the following information based on discussion of the Planning Commission at the August 11, 2025 Meeting. With Planning Commission direction on each of the below topics, staff can prepare a revised amendment for the October 13, 2025 meeting.

1. Occupancy Rates: Relevant information was most recently collected in September 2024. At that time the following summary was noted:
 - a. Independent Living – 90% occupancy
 - b. Assisted Living – 68% Occupancy
 - c. Skilled Nursing – 81% occupancy
2. Definitions: The definition of Continuing Care Retirement Community is proposed for an amendment to clearly state that any independent living is only permitted when sited along with assisted living or institutional residential. The text will clarify that such facilities provide a continuum of care. Chief Varnes has noted facilities which do provide more skilled care have additional trained staff to assist with medical related needs and can lead to reduced impact on safety services vs facilities that provide varied services but in a non-medical capacity.
3. Limiting to D3: Planning Commission inquired about the proposal to limit such uses to D3 and that only one such use is currently permitted in D3. The Solicitors office has been requested to speak to such at the September meeting.
4. District 3 allowance: The amendment proposes to focus uses to District 3 per the following:
 - a. District 3 already permits each of these use categories.
 - b. District 3 is closer to safety services than all other zoning districts except D4 and D5. D4 and D5 were not proposed as these uses are not currently permitted (except assisted living D4) and the large size developments may not be compatible in the smaller lot sized, historic areas of D4 and D5. District 3 has a two acre minimum lot size, requiring such uses are on appropriately sized parcels.
 - c. District 3 permits greater residential density and additional uses types (duplex, single family attached) not permitted in D1 or D2.
5. Allowance in Residential vs Commercial/Business Districts: Planning Commission discussed whether such uses should be zoned as residential uses or as commercial/business uses.
 - a. Permitting these uses in D6 and D8 would limit the ability of tax generating development. None of the current facilities in the city are within the top fifteen income tax producers within the city.

- b. The general building size and scale of development is comparable to schools and places of worship.
 - c. The current D6 and D8 office/industrial districts are located along the western and southern portions of the city, further removed from safety services.
- 6. District 2 Allowance: Assisted living is currently permitted in District 2. No change was proposed to this category and Hudson Elms is currently within this district. PC noted continuing to allow assisted living in D2 as a conditional use may not be appropriate due to the general intent of the district and the significant distance from safety services. Removing assisted living from D2 would be an appropriate revision to incorporate.
- 7. Percent of EMS runs per year: Planning Commission noted the percent of such runs to these uses reduced from 43% in 2023 to 41% in 2025. Chief Varnes noted such appears to be a minor fluctuation and does not represent a reduction trend.
- 8. Fiscal impact: In discussing with Chief Varnes and Fire Marshal Kasson, staff noted the following summary comments:
 - a. The city in general provides such services at a loss
 - b. In addition to medical emergencies, City EMS routinely gets calls for lift assists or other non-medical emergencies.
 - c. Federal reimbursement has been significantly reduced over time, increasing the municipal burden and removing the private sector ambulance services as a market no longer exists for such.
- 9. Amount of facilities in comparison to peer communities: Chief Varnes felt Hudson currently has an increased amount of such facilities in comparison to peer cities. Fire Department staff are contacting several peer cities to research such.
- 10. Proximity to Safety Services: In discussion with Chief Varnes, a one mile proximity to the safety center would be helpful; however, Chief noted the number of calls is more significant than response time. Chief Varnes noted focusing such uses to District 3 may be more appropriate than a distance measurement. Staff also notes if a second facility is proposed in the future, areas within a defined radius would increase.
- 11. Redwood Apartments: This development is within the D8 Hike Bike Senior Housing Overlay, a small zoning area located where District 8 abuts D9. The regulations for this district allow for age restricted residential development. This zoning is not permitted in any other portion of the community and functions under different regulations than the use types consider as part of the current amendment application. The current application seeks to amend CCRC, assisted living, and institutional residential uses. These uses all require some level of personal or medical care. The D8 Overlay (Redwood) functions as residential development with an age restriction. Staff had not proposed amendment to this use category as such is not permitted elsewhere in the city and is unlikely to be considered in the future.
- 12. License request Section 1206.02(c)(4): The amendment proposes to revise the annual submittal of licensing to a requirement to submit upon request. The request is proposed as zoning regulations typically do not require ongoing reporting to the municipality by property owners. Additionally, licensing is typically accessible to the municipality by contacting applicable state agencies, reviewing online databases, or by direct contact to the operator as would be required by the amendment.

This special condition is applicable to the below use categories in the LDC. Staff has reviewed and notes each of the below industries has an online state database for looking up applicable licenses.

Assisted living	Family Day Care home
Residential Group homes	Day Care Center
Funeral Home	Liquor store
Veterinary Facility	Continuing Care Retirement Community
Hospitals	Institutional Residential