

Planning Commission Comments regarding District 11 Text and Map Amendments from the March 9, 2026 meeting:

- Allowances for Residential should be removed for the proposal for the following reasons:
 - The inclusion of residential (townhome and multi-family) does not align with the Comprehensive Plan. Residential was not envisioned in this area.
 - The focus of District 11 should be for income generating uses
 - The proposed residential density of twenty units per acre is too high and would not align with the established character of Hudson. The Planning Commission previously recommended a maximum of 15 units per acre
- Allowances for Planned Developments (PDs) should be removed from the proposal for the following reasons:
 - The definition of PD is vague
 - The review standards specific to PDs for the preliminary and final review steps are minimal and ineffectual
 - Allowing multiple PDs within the District 11 boundary would be detrimental
 - PDs are in conflict with Euclidean Zoning, which is the structure of the LDC
- Traffic analysis should be conducted prior to the advancement of District 11 to understand capacity.
- The *Institutional* use category should be stricken from the list of allowable Conditional Uses as no allowances for institutional uses are being considered
- The basis for district 11 commercial uses should allow for limited retail and service uses to support the light industrial uses

Based on the summary statement listed above, The Planning Commission is not in support of the February 25, 2025 District 11 Text and Map Amendment draft.