



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

DATE: January 21, 2026

TO: Mayor Anzevino and Members of City Council

FROM: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager, Greg Hannan, Community Development Director, Nick Sugar, City Planner, Katie Behnke, Economic Development Manager

RE: Land Development Code Amendment – District 11

The South Darrow Council Subcommittee completed five sessions between April and July 2025 to develop a draft amendment framework to the Land Development Code. City Council received the work of the subcommittee, advanced the framework to a draft amendment, and conducted a first reading and referral to the Planning Commission of the draft amendment on September 16, 2025. The proposed Land Development Code Amendment to create Zoning District 11 along the South Darrow Road Corridor establishes:

1. Focus on office and light industrial to continue the areas emphasis as an employment center.
2. Expanded allowance of some intended outlot retail, service, and restaurant uses in response to the lack of amenities available to the existing office and industrial parks in the area.
3. Allowance for a more transformational mixed use planned development to leverage a potential large employer to the site and expand amenities to the larger area. The development could create a connected, internal campus including a mix of uses such as restaurant, lodging, health/fitness services, grocery, and residential.

Planning Commission Review:

Consideration of the draft amendments commenced over the following timeline:

- October 27, 2025: Introduction and discussion
- November 10, 2025: Public hearing and discussion
- December 8, 2025: Discussion
- January 12, 2026: Discussion and motion to request extension of the review timeline.

The city staff has tracked several proposed revisions to the draft amendments in response to discussion topics of the Planning Commission:

1. Planned Development: Proposed revision to increase the minimum size of a PD from 5 acres to 10 acres.
2. Purpose Statement: Revisions to emphasis connectivity and greenspace, the focus on the district serving as an employment base, and focusing residential to be a secondary use and encouraging such along the Terex Road frontage.
3. Allowed Uses: Revising how uses are listed so they match the Section 1213 Definitions.
4. Development standards: Limiting residential to not exceed 20% of the acreage, no more than 200 units in a Planned Development (PD), and to restrict them from ground floor use along Darrow Road.
5. Building Height: Incorporate maximum heights for townhomes and multifamily residential.

Planning Commission Recommendation:

Per Section 1203.03(b) of the LDC, the Planning Commission *shall conduct a public hearing, make specific recommendations to the City Council, and transmit the application to the City Council, together with the text and map amendments pertaining thereto, within 120 days from the date of initiation of the application for text or official zoning map amendments.*

The 120 day review time concluded with the January 12, 2026 meeting. The Planning Commission passed a motion noting support for the changes documented to date (page one list above) and requested the application be returned to the Planning Commission for further discussion related to density, setback, and bufferyards.

In an effort to be responsive to Planning Commissions request while also keeping the LDC amendment progressing to guide future development, Council may wish to consider requesting the Planning Commission provide further review and recommendation at their meeting of February 9, 2026 on the below staff comments responsive to their motion of January 12, 2026. This would allow the review to track per the following previously anticipated schedule:

- Council motion requesting additional PC recommendation February 3, 2026
- Planning Commission further review and recommendation February 9, 2026
- Council public hearing and second reading February 17, 2026
- Council workshop discussion February 24, 2026
- Council Third reading and possible action March 3, 2026
- Effective date of amendments April 2, 2026.

Summary of Additional Staff Recommendations: Staff proposes the following considerations in response to the three topics requested for additional review.

1. Revise the minimum acreage of a Planned Development within District 11 to 50 acres
2. Adjust the allowable residential density to 20 units per acre to align townhomes and multifamily.
3. Require Bufferyard D (25 ft) along the Terex Road frontage where adjacent to existing residential development.

Density:

- a. **Minimum acreage of a Planned Development:** The Planning Commission had some discussion on the proposed combination of Planned Developments (PD) at a minimum size of 10 acres and the proposed maximum number of residential units per PD at 200 units. As currently drafted, the proposed text could allow a large acreage lot to be subdivided into numerous smaller PDs in an attempt to gain expanded housing units. To prevent this, staff recommends revising the minimum acreage needed for a PD to 50 acres.
- b. **Maximum Net Density:** The current amendment proposes that residential uses may occupy no more than 20% of a PD and proposes a maximum density of 20 units per acre for townhomes and a 30 units per acre of multifamily is permitted. Staff recommends both townhomes and multifamily be set at a reduced net density of 20 units per acre. This would be beneficial to:
 - i. Reduce the total density permitted
 - ii. Set townhomes and multifamily at the same number to create a clearer method of calculation for projects with an anticipated mixed use setting

- iii. Establishes a base calculation where the residential calculations relate to each other:
 4. Min size: 50 acres
 5. Max percent residential: 20 % (10 acres)
 6. Max Density: 20 units per acre
 7. Max units per PD – 200 units

Bufferyard:

The LDC requires bufferyards along the side and rear lot lines of development to adjacent existing uses; however, such is not required within front yards. Planning Commission discussed considering expanded landscaping or greenspace to buffer existing residential north of Terex Road. While the LDC does not presently require bufferyards for adjacent development separately by rights of way, incorporation of Bufferyard D (25ft) along the Terex Road frontage would provide additional protection at this area and develop a greenway corridor. This bufferyard along with the 135 ft Terex Road ROW and the existing 30 ft depth wooded parcel would provide significant buffering to the rear yards of the residential units to the north.

Setback:

Planning Commission had discussion regarding the approximate setback for development along Terex Road in relation to the adjacent residential to the north. The current zoning permits commercial/industrial development at a minimum setback of 50 ft and a maximum height of 50 ft. The proposed District 11 zoning purpose statement encourages residential uses along Terex Road to serve as a transition to the north. These uses are permitted at a maximum height of townhomes at 35 ft and multifamily at 40 ft. These structure would be separated by a minimum of 215 ft and two areas of buffer which should provide significant separation. Staff has completed a cross section view to further study the potential building heights, separation, and bufferyards.

Hypothetical Planned Development Models

The following models illustrate examples of how the property could be massed into Planned Developments (PDs), which are required to be a minimum of 50 acres and limited to 200 residential units under the proposed code. The property could be arranged in multiple configurations. Model A illustrates both parcels fully captured in one PD, which would be about 92 acres. Model B is an example of a configuration that achieves the minimum 50-acre PD size by incorporating part of each parcel.

At 20 units per acre, the following unit counts are possible under a maximum build-out scenario:

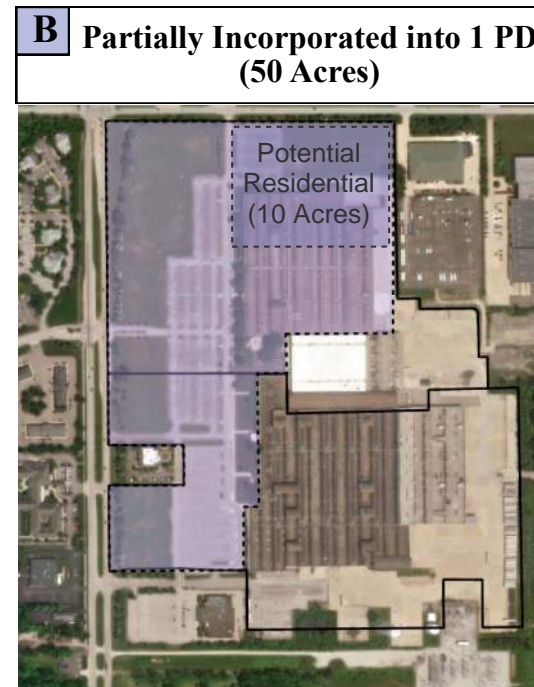
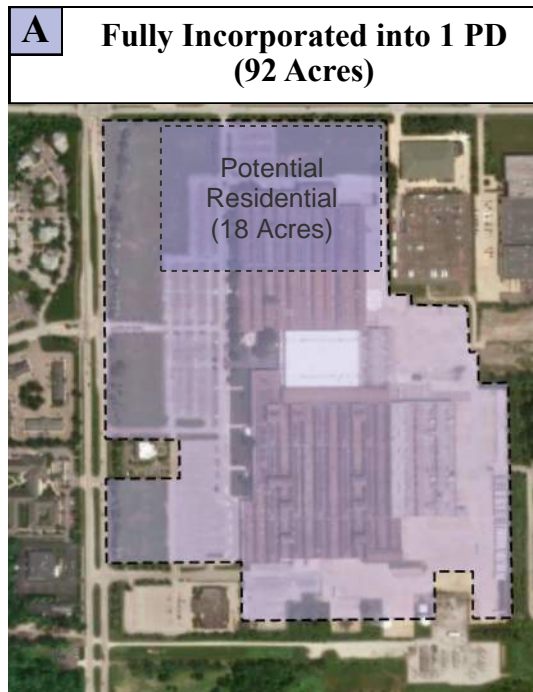
Maximum Allowed Density

<u>Model</u>	<u>Structure of Planned Developments</u>	<u>Acres</u>		<u>Scenario</u>
		<u>Total</u>	<u>Residential</u>	<u>Potential Units</u>
A	Fully Incorporated into 1 PD	92	18	200
B	Partially Incorporated into 1 PD	50	10	200

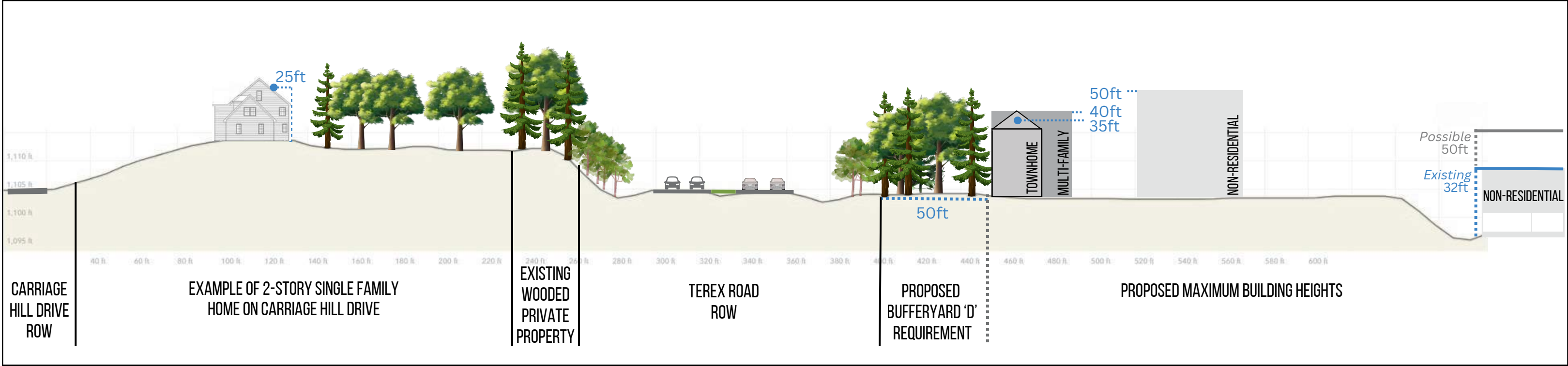
Typically, around 70% of maximum units are proposed due to other development requirements for a site (parking, greenspace, etc). As such, a more reasonable estimation of the units is as follows:

70% of Maximum Allowed Density

<u>Model</u>	<u>Structure of Planned Developments</u>	<u>Acres</u>		<u>Scenario</u>
		<u>Total</u>	<u>Residential</u>	<u>Potential Units</u>
A	Fully Incorporated into 1 PD	92	18	200
B	Partially Incorporated into 1 PD	50	10	140



PROPOSED DISTRICT 11 CROSS SECTION



(EXISTING BLDG. CONTINUES AT RIGHT; NOT DEPICTED)