



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

DATE: August 13, 2025
TO: Mayor Anzevino and City Council
FROM: Greg Hannan, Community Development Director
Katie Behnke Economic Development Manager
Nick Sugar, City Planner
CC: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager
RE: South Darrow Council Subcommittee

The South Darrow Council Subcommittee (Council President Foster and Councilman Sutton and Bird) has completed five sessions to develop a zoning framework for the South Darrow Corridor in response to the recommendations of the Comprehensive Plan and in response to the vacant site 5455-5555 Darrow Rd (90 acre with 1.4 million sq ft of structure).

The draft zoning framework establishes:

1. Focus on office and light industrial uses 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.

The subcommittee has completed the following sessions:

Date	Discussion
4/22/25	General goals and determination of uses
5/19/25	Review of the Comp Plan recommendations, possible district boundaries, and preferred uses.
6/6/25	Site visit with representatives of Brecksville
6/16/25	Review market data from TeamNEO, Review of larger area zoning considerations within the Comp Plan, Discuss boundary of potential D11 District
7/21/25	Meeting of Subcommittee and Property owner to discuss the use chart and potential site development.

Draft Use chart: Attached is the use chart which has been reviewed by both the Council Subcommittee and the property owner. The us chart was used as the guide to draft the initial District 11 framework.

Timeline

Staff proposes the below timeline to establish a revised zoning for the development site.

Date	Step	
4/22/25	Council Subcommittee Mtg	General goals and determination of uses
5/19/25	Council Subcommittee Mtg	Meeting of Subcommittee to consider opportunities
6/6/25	Council Subcommittee	Site visit to Brecksville
7/21/25	Council Subcommittee Mtg w/ Property owner	Meeting of Subcommittee and Property owner to discuss concept plan
8/26/25	City Council Workshop	Subcommittee report regarding draft concept
9/9/25	City Council Workshop	Review draft text amendment
9/16/25	City Council Meeting	First reading and referral to PC
Sept- Dec	Planning Commission	PC review and recommendation
12/16/25	Council Workshop	Project update
1/6/26	City Council Meeting & Public Hearing	Second Reading and Public Hearing
1/20/25	City Council Meeting	Third Reading and Possible Action

Comparison of Existing Zoning & Subcommittee Proposed Uses

Uses - Proposed Permitted Zoning	D8	D11 Proposal
P = Permitted By Right C = Conditional PD = Only in Planned Development		
*Size or Other Limits Apply--See Zone District Regulations, Chapter 1205		
Commercial		
Artisan/photography studios/shop, & art galleries		C
Banks	P*	P
Bar or tavern		C
Bar or tavern within 200 feet of a residential use		PD
Commercial nurseries	C	C
Day care center, child or adult	C	C
Grocery (40,000 sf max) (5)		C
Lodging	C	C
Medical Clinic	P	P
Offices	P	P
Office business park	P	P
Private membership recreational facility or club		P
Recording studio	P	P
Recreational facilities, commercial or sports training	C	C
Recreational facilities, outdoor		C
Restaurant	P*	P
Restaurant within 200 feet of a residential use		C
Retail	P*	P,C (4)
Services, business	P*	P
Services, personal	P*	P
Services, repair	P	P
Showrooms for wholesale distribution	P	P
Veterinary facility (allow overnight, indoor boarding)		C
Wireless telecom facilities	C	C
Industrial		
Distribution (5)	P*	P
Industrial uses light	P	P
Industrial uses, Heavy	C	C
Industrial business parks	P	P
Research laboratories	P	P
Residential		
Multi-Family		PD
Townhomes		PD
Planned Developments		
Planned Development	P	P
Institutional/Civic		
Installations by essential public utility and public services (2)	P	P
Government administrative offices, and services	P	P
Government public works and service facilities	P	P
Hospitals, including heliports as accessory use	C	P
Public safety and emergency services	P	P
Public recreational facilities, indoor or outdoor	P	P
Public park or recreation area, including multi-purpose trails	P	P

Use Notes

- (1) operation, parking, & maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, self storage
- (2) Installations by essential public utility and public services, including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer
- (3) Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal
- (4) Permitted - up to 10K, Conditional for 10-20K square feet
- (5) Proposed New Used Definition

Other Uses - Not Recommended	D8	D11 Proposal
P = Permitted By Right C = Conditional PD = Only in Planned Development		
*Size or Other Limits Apply--See Zone District Regulations, Chapter 1205		
Commercial		
Adult Business	P*	
Assembly and Meeting Halls		
Automated teller machines (ATMs)		
Automobile repair and services	C*	
Automobile service stations		
Automotive dealers		
Bed and breakfast inn		
Boarding Kennel		
Convenience store		
Car Wash		
Family day care home, large (7-12 children)		
Operation involving vehicles, cleaning, transfer stations, self storage (1)	C	
Entertainment and amusement facilities, indoor		
Fireworks storage and fireworks retail facility		
Funeral home		
Golf course, private		
Liquor store		
Parking lot as principal use		
Parking structure as principal use		
Pawn vape/smoke shops, tattoo parlors, hookah		
Retail with outdoor sales or storage		
Wholesale trade	P	
Vehicle and equipment rentals	C	
Vehicle repair/services	C	
Industrial		
Resource recovery operations	P*	
RV, boat, or truck storage	C	
Warehousing, distribution, and/or storage (5)	P*	
Workshops and custom small industry uses	P	
Residential		
Assisted Living	C	
Duplex		
Dwelling stack above or mixed with office/commercial		
Family Day care home, small		
Residential Group Home		
Single family, attached		
Single Family, detached		
Open Space CS		
Institutional/Civic		
Cemetery		
Continuing care retirement community	C	
Convention or conference center	C	
Golf course, public		
Institutional res for the handicapped or elderly (for 9 or more)	C	
Places of religious worship, including churches and synagogues (3)		
Public (non- commercial) facility for composting		
Public, non-profit, or private cultural facilities		
Schools, public/private--pre, elementary, secondary, post-secondary		
Transportation facilities without repairs (bus terminal, depot, etc.)		
Agricultural		
General agricultural operations	P	