

Meeting Date:

November 10, 2025

Request

PC initiation of Text
Amendment request to
Appendix A of the Land
Development Code
relating to submittal
requirements

Applicant

City of Hudson

Case Manager

Nick Sugar, City Planner

Contents

- Previous PC Decision –
9.8.25 Meeting
- Redline Changes
- City Council Ordinance
25-167



Introduction:

Staff notes the following timeline related to this effort:

- **February 10, 2025:** The Planning Commission Chair appointed a subcommittee with the purpose of reviewing the Submittal Requirements of Appendix A to prepare recommended changes. Recommendations would reflect general efficiencies, updates to outdated requirements, and implementation of desired policies. The subcommittee members include Chair Norman, Mr. Nystrom, and staff member Nick Sugar, City Planner.
- **March 10, 2025:** Subcommittee meeting was held
- **April 7, 2025:** Subcommittee meeting was held
- **July 7, 2025:** Subcommittee meeting was held
- **August 11, 2025:** Subcommittee recommendations were presented to the overall Planning Commission. The Planning Commission discussed and provided comment.
- **September 8, 2025:** Planning Commission passed a motion to recommend City Council proceed with a formal commencement of amendment
- **October 14, 2025:** City Council Workshop
- **October 21, 2025:** First City Council reading and referral to Planning Commission

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Considerations

District Standards (Section 1204.01) Zoning Map and Text Amendments

All applications for text or zoning map amendments shall be reviewed by the PC and City Council for compliance with the nine standards set forth within Section 1204.01 of the Land Development Code (LDC).

- a) Whether or not the proposed amendment is in accordance with basic purpose and intent of the Land Development Code;
Staff Comment: The proposed amendment would align with the basic purpose and intent of the Land Development Code as the Appendix A submittal requirements support the City's ability to administer the Land Development Code.
- b) Whether or not the proposed amendment furthers the long-range planning goals of the City (as outlined in the City's Comprehensive Plan's goals and objectives);
Staff Comment: The proposed amendment would align with the general recommendation to update the zoning code and map, as needed, to support the comprehensive plan and future land use map. The amendment would support the City's efforts to administer the Comprehensive Plan.
- c) Whether or not conditions within the City have changed since the Land Development Code was last adopted/amended, or there was a mistake in the Land Development Code, that justifies the amendment;
Staff Comment: There have been numerous policy changes and technological advances since the Land Development Code was adopted necessitating the changes. For example, paper copies are a current requirement, however, all applications are now submitted digitally through the City's website.
- d) Whether or not the amendment corrects an inequitable situation created by the Land Development Code, rather than merely grants special privileges;
Staff Comment: The proposed amendment would not grant special privileges.
- e) Whether or not the amendment avoids unlawful exclusionary zoning;
Staff Comment: The amendment avoids unlawful exclusionary zoning.
- f) With respect to zoning map amendments, whether the proposed zoning map amendment is consistent with the zoning classifications of the surrounding land;
Staff Comment: Not applicable
- g) With respect to zoning map amendments, whether all of the new requirements attendant to the proposed zoning classification can be complied with on the subject parcel(s);
Staff Comment: Not applicable
- h) Does the amendment affect the City's ability to provide adequate services, facilities, or programs that might be required if the application were approved;
Staff Comment: As previously stated, the amendment would support the City's ability to administer the Land Development Code.
- i) Whether or not the amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected.
Staff Comment: The amendment acknowledges new planning concepts and analysis tools including advancements in GIS data, availability of digital property records, trip generation traffic analysis, and advancements in lighting design.

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Required PC Action

The PC 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 initiation of the application was commenced with City Councils referral on October 21, 2025.

The City Council shall hold a public hearing and take final action within twenty days of said public hearing. An amendment before the City Council for consideration shall take effect only if passed or approved by not less than five members of the City Council.

Recommendation

Staff recommends the Commission review the proposed text amendment, receive testimony at the public hearing, and then proceed with consideration of a formal recommendation to City Council.