



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

DATE: March 1, 2026
TO: Planning Commission
FROM: Nick Sugar, City Planner
Greg Hannan, Community Development Director
RE: LDC 2026 Updates – Density Discussion

This discussion occurred over the following timeline:

- November 10, 2025: The topic was introduced to the Planning Commission. The Planning Commission provided brief comment and continued the discussion.
- December 8, 2025: The Planning Commission continued the discussion and requested OHM Advisors, the city's consultant, prepare additional study on housing densities.
- January 12, 2025: The Planning Commission continued the discussion with the intent to resume dialogue after Council consideration on the proposed LDC amendment for senior focused living facilities. OHM Advisors would be present for the February 9, 2026 meeting.
- February 9, 2026: OHM Advisors attended the meeting and presented their findings. The Planning Commission held discussion and directed staff to prepare draft text with the intent to initiate a Text and Zoning Map Amendment.

Staff Updates:

- Staff has prepared the attached draft text and map amendments in response to the Planning Commission discussion

Proposed Changes:

1. District 2:
 - Removal of duplexes and single family attached housing types.
2. District 4:
 - Reduction in maximum single-family attached net density from 5 to 4 dwelling units per acre.
 - Reduction in maximum multi-family net density to from 10 to 5 dwelling units per acre.
3. District 5:
 - Reduction in maximum townhome net density from 20 to 15 dwelling units per acre.
 - Reduction in maximum multi-family net density to from 30 to 15 dwelling units per acre.

4. District 8 Overlay:

- Reduction in maximum net density to align with the built-out conditions of the Redwood senior housing development (Trails of Hudson Subdivision).
- Reduction in maximum single-family attached net density from 6 to 5 dwelling units per acre.
- Reduction in maximum multi-family net density to from 12 to 5 dwelling units per acre.
- Include rezoning the 8 undeveloped acres to District 8 (see figure below).



5. District 9:

- Removal allowances for residential with District 9 by striking “dwelling units stacked above or mixed with offices or other commercial space”.

Next Steps: Staff recommends the Planning Commission review the attached draft text. Staff anticipates the Planning Commission will proceed with a formal motion to City Council pursuant to Section 1203.03.

1203.03 CODE AMENDMENTS.

(a) Initiation. Applications for text or official zoning map amendments may be initiated by the following:

- (1) By motion of the Planning Commission;*
- (2) By adoption of a resolution by City Council;*
- (3) By application for a rezoning by one or more of the owners, holders of options to purchase, or lessees of the property for which the amendment or supplement is requested*

City Council would receive the request from the Planning Commission and Council would determine if they wish to proceed with the amendment process by conducting a first reading and referral back to the Planning Commission for a public hearing and formal recommendation.

Chapter 9.02 of the Charter indicates that

...or any ordinance referring to zoning or building codes or other regulations controlling the use or development of land be passed unless and until Council shall have submitted the same to the Planning Commission for report and recommendation.