



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

DATE: May 6, 2026
TO: Planning Commission
FROM: Nick Sugar, City Planner
Greg Hannan, Community Development Director
RE: Planning Commission Discussion – Planned Developments

The Planning Commission discussed Planned Developments at the April 13, 2026 meeting. The discussion was continued to the May 11, 2026 meeting. The Planning Commission requested staff compile comments from PC members and consult with OHM Advisors to prepare additional research.

Planning Commission Comments

Ms. Norman:

- The current allowances for Planned Developments are city-wide.
- The current Planned Development text within the LDC (Section 1204.02) is minimal and equates to approximately two pages when printed. There is a lack of guidance in the code.
- It is problematic that district, development, and subdivision standards can be modified.
- The Planned Development text utilizes vague review standards including “*adequate compensating mitigation measures*”
- Why are we allowing Planned Developments throughout the entire city, including rural residential?
- How can we begin to process a PD application with the arbitrary and unwieldy guidelines?
- What should we do about these issues? What happens if PC and Council do not agree on the interpretation?
- PC would like to move towards a recommendation on how to deal with this confusion
- PC could establish a subcommittee to rewrite or edit

Mr. Innamorato

- Purpose (a): Revise the Purpose definition as it is much too vague. Enforce strict adherence to the Comprehensive Plan Map and grant the Planning Commission greater discretion to reject a proposal.
- Eliminate section (c) Bonuses. (1)-(6)

Staff Clarifications

Listed below are brief orientation notes to assist with the discussion

- The current text does not provide allowances for density bonuses. Bonuses are only permitted for floor area maximums and floor-area-to-lot-area ratios per Section 1204.02(c); however, staff understands the text in Section 1204.02(b)(3) could be modified to be clearer.

- The standards for districts (Chapter 1205), development (Chapter 1203), and subdivisions (Chapter 1208) are applied to review of Planned Developments; however, the Planning Commission can modify these standards under Section 1204(b)(7). Staff referred to the previous review of First & Main and Downtown Phase II to verify these standards have been applied to past reviews.
- Planned Developments only permit uses that are allowed in the zoning district as by-right or conditional.
- The Planned Development review process is as follows
 1. Pre-application meeting with city staff
 2. Preliminary Planned Development to Planning Commission
 - a. Public hearing and recommendation to Council
 3. Preliminary Planned Development to Council
 - a. Public Hearing and final action
 - b. Approval valid for 12 months
 4. Final Plan Development to Planning Commission
 - a. Can be for full project as was done for First and Main or can be for a phase as it typical for a larger subdivision like River Oaks.
 - b. PC has final authority at this step, no Council review/action is applicable

Consultant Assistance

OHM Advisors has been retained to aid the Planning Commission's review. OHM has prepared the attached research memo with a peer city analysis. Arthur Schmidt, Principal of OHM Advisors, will be present at the May 11, 2026 meeting to discuss the findings.

Next Steps

Staff recommends the Planning Commission continue discussion at the May 11, 2026 meeting and provide applicable direction regarding possible recommendation being forwarded to City Council.