

AN ORDINANCE AMENDING CHAPTER 1205 OF THE LAND DEVELOPMENT CODE RELEVANT TO COMMERCIAL AND RETAIL USES PERMITTED WITHIN DISTRICT 8: INDUSTRIAL/BUSINESS PARK.

WHEREAS, this Council and the City Administration is continually looking for ways to improve economic development within the city's business districts; and

WHEREAS, the Land Development Code currently permits commercial restaurant/retail/service uses within District 8 under three narrow conditions focused on limited allowances within Planned Developments and as secondary to existing office/industrial development; and

WHEREAS, the 2024 Comprehensive Plan recommended that commercial uses be formally permitted along the east side of Darrow Road from Terex Road to Georgetown Road; and

WHEREAS, consistent with the 2024 Comprehensive Plan's vision, the City Administration has proposed an amendment to the City's Land Development Code Amendment, permitting restaurant, retail, and services uses along the east side of Darrow Road between Terex Rd and Georgetown Road; and

WHEREAS, while there is a large area of vacant land along this Darrow Road frontage, a single day care facility is the only use that has been developed since the establishment of the Land Development Code in 1999; and

WHEREAS, the proposed text amendment would allow restaurant, retail, and service uses in this area intended to:

1. Provide amenities to the surrounding office/industrial parks to keep the district stable and competitive within the region. There are presently very few adjacent services to support the large employment base in the immediate area;
2. Provide for smaller scale outlot development to soften the large scale, million plus sq foot facility located along a primary arterial roadway;
3. Provide increased flexibility to the corridor as the current site configuration is not adaptable to redevelopment.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hudson, Summit County, Ohio, that:

Section 1. That Section 1205.09 of the Land Development Code of Hudson, relevant to commercial and retail uses in District 8, is hereby amended as provided in Exhibit "A," which is incorporated here as if fully rewritten. Language being added is bolded, italicized and underlined. Language being removed is stricken through.

Section 2. That the aforesaid recitals are rendered to be the findings of this Council and are hereby incorporated into this Ordinance.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

Jeffrey L. Anzevino, Mayor

ATTEST:

Aparna Wheeler, Clerk of Council

I certify that the foregoing Ordinance was duly passed by the Council of said Municipality on _____, 2025.

Aparna Wheeler, Clerk of Council