

— O H I O —

HUDSON

DATE: April 24, 2026
TO: Mayor Anzevino and Members of City Council
FROM: City of Hudson Planning Commission
RE: District 11 Recommendation

The Planning Commission has reviewed the February 25, 2026 District 11 Text and Map Amendment draft and makes the following recommendations:

- Allowances for residential development are challenging because:
 - The inclusion of residential (townhome and multi-family) does not align with the Comprehensive Plan. Residential was not envisioned in this area because 58% of Comprehensive Plan respondents opposed new apartment rentals.
 - The focus of District 11 should be for income generating uses.
 - The proposed residential density of twenty units per acre is too high and would not align with the established character of Hudson. The Planning Commission previously recommended a maximum of 15 units per acre over a maximum total of 20% of the usable land. There is no basis for recommending 200 dwelling units per Planned Development but there is a basis for recommending 15 units per acre from prior testimony.
- Allowances for Planned Developments (PDs) should be made a Conditional Use for the following reasons:
 - The definition of Planned Development is vague.
 - The review standards specific to Planned Developments for preliminary and final review steps either do not exist or are minimal and ineffectual because the standards are not articulated.
 - Allowing multiple Planned Developments within the District 11 boundary would be detrimental.
 - Planned Developments are in conflict with Euclidean Zoning, which is the structure of the LDC.
 - There are too many exceptions to the Land Development Code requirements written into the present law for Planned Developments that are not available to other applicants.
- Traffic analysis should be conducted prior to the advancement of District 11 to understand capacity. The City has not provided infrastructure loads at present or available for the future.
- The *Institutional* use category should be stricken from the list of allowable Conditional Uses as no allowances for institutional uses are being considered.
- The basis for District 11 commercial uses should allow for limited retail and service uses to support the light industrial uses.

Based on the summary statement listed above, The Planning Commission has concerns that the February 25, 2026 District 11 Text and Map Amendment draft will open the City to legal challenge and needs to be better aligned with the Comprehensive Plan.

Sincerely,

Sarah Norman
Planning Commission Chair