

# FUTURE LAND USE

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## OVERVIEW

The Future Land Use map guides the direction for how land should be used and planned in the future. The map identifies future land uses for all areas within the city and provides a framework to guide future planning and land use policy decisions. It represents a continuation of past planning efforts but has been updated to accommodate changing market and demographic trends along with the evolving views of the community, and most importantly input from the project Steering Committee.

It is important to note that the map presented here is intended to guide future policy decisions, including zoning. While zoning is codified into law, a land use map is aspirational, representing the community's consensus on the intended land uses in future.

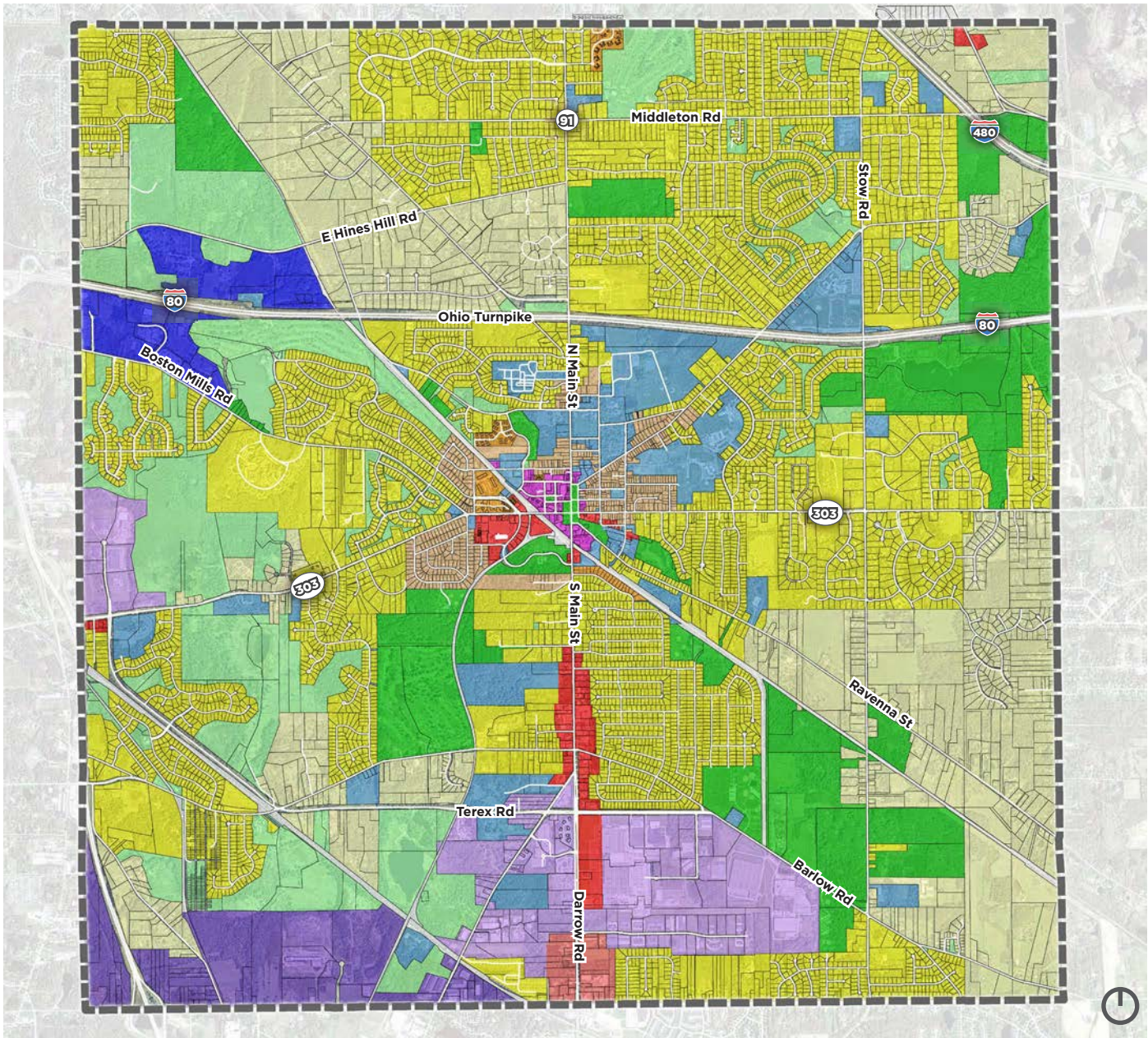
Overall the map supports a healthy balance of uses that continue to make Hudson an attractive place to live and work, all while preserving its small town charm and historic character. The backbone of the community is the single-family neighborhoods, with Downtown Hudson being the heartbeat. Commercial and office uses span the primary corridors, with employment areas (industry and office parks) clustered near primary transportation routes.

## FUTURE LAND USE DISTRICTS

The Future Land Use map contains a series of land use districts. Each district is a unique land use typology and has a prescribed set of characteristics. The following pages describe each land use typology.

As future zoning changes, these recommendations should be referenced. When reviewing this section, consider that the current zoning designation in the city may not align with the map presented here. The intention is to provide a reference point for how land *could be* rezoned or developed in the future. It is important to note that to rezone any property, potential applications would follow the city's legal process to amend the zoning code, which includes, but is not limited to, an application, a public hearing, and formal approval procedures.

## Future Land Use Map



FUTURE LAND USE KEY

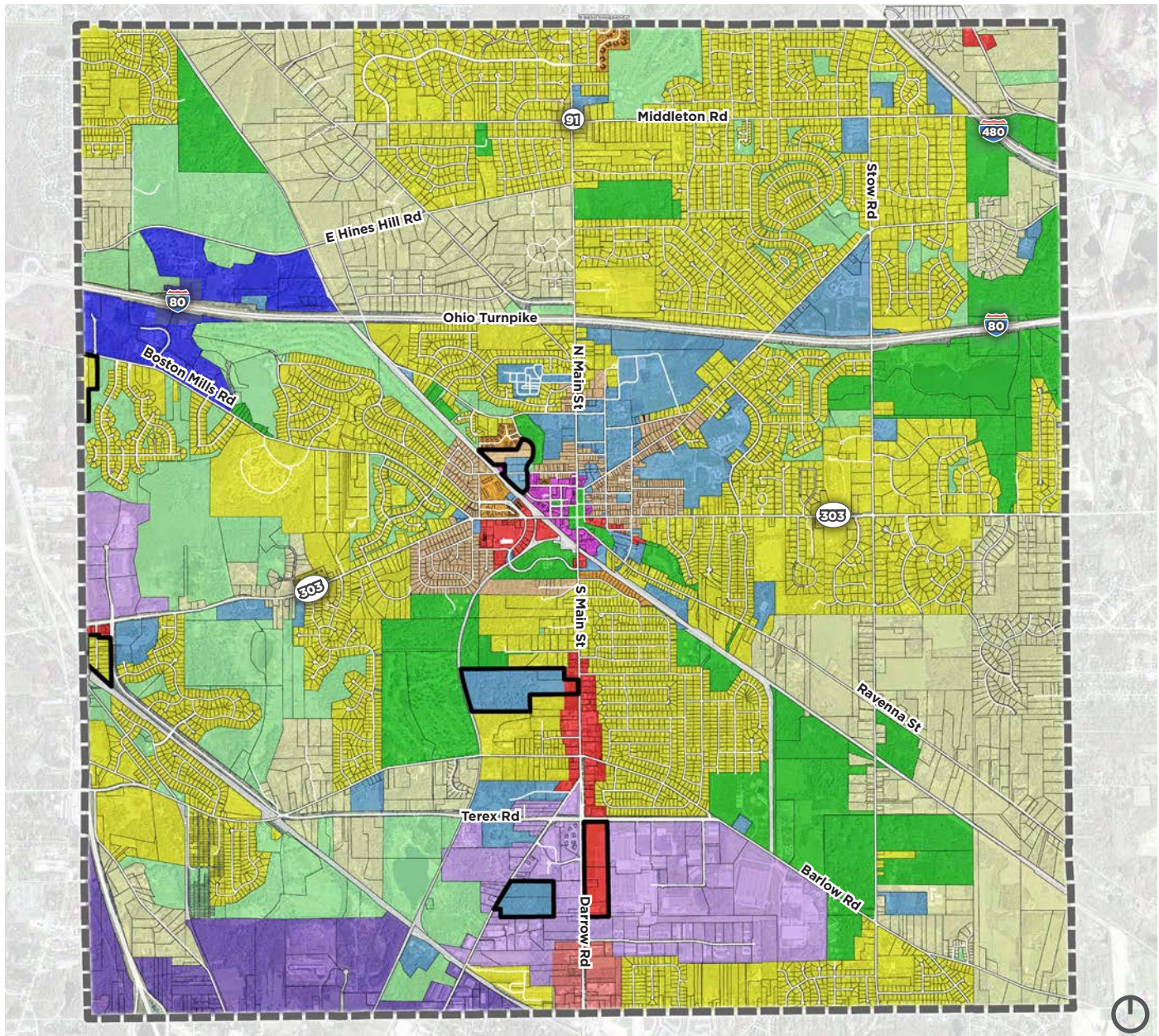
|  |                            |  |                        |  |                    |
|--|----------------------------|--|------------------------|--|--------------------|
|  | Rural Residential          |  | Commercial             |  | Office Park        |
|  | Suburban Residential       |  | Darrowville Commercial |  | Public/Semi-Public |
|  | Medium Density Residential |  | Industrial             |  | Open Space         |
|  | Higher Density Residential |  | Light Industrial Flex  |  | Parks              |
|  | Downtown                   |  |                        |  |                    |

 [Click here to see the existing land use map.](#)

## FUTURE LAND USE CHANGES

The Future Land Use map was developed through the public input process and Steering Committee considerations. It reflects much of what currently exists and is being developed in Hudson. However, there are a few changes to note. Downtown Hudson has been identified as a mix of public space and residential to more accurately reflect the vision of the community. Existing residential properties that are currently zoned for light industry or office are being called to continue as residential, such as on Martin Drive. There are sites that have been identified as potential locations for city buildings called out as public/semi-public uses along Darrow Road and Hudson Drive. Parcels located along Darrow Road, south of Terex Road are shown as commercial to continue the expansion of the corridor to support the downtown.

## Future Land Use - Land Use Changes Map



FUTURE LAND USE KEY

|  |                            |  |                        |  |                    |
|--|----------------------------|--|------------------------|--|--------------------|
|  | Rural Residential          |  | Commercial             |  | Office Park        |
|  | Suburban Residential       |  | Darrowville Commercial |  | Public/Semi-Public |
|  | Medium Density Residential |  | Industrial             |  | Open Space         |
|  | Higher Density Residential |  | Light Industrial Flex  |  | Parks              |
|  | Downtown                   |  | Land Use Changes       |  |                    |

## FUTURE COMMERCIAL USES OVERVIEW

Retail, dining, entertainment, services, and other commercial uses are concentrated within the center of the community and along State Route 91. Downtown Hudson serves as the social hub and heart of the community, providing a range of options. It also serves as a regional draw with niche shops, dining options, and events. The typologies for these areas and the plan recommendations center on enhancing the downtown core and establishing the Darrow Road corridor (State Route 91) as a complementary commercial corridor with unique walkable characteristics and consideration for the history and culture of the community.



### *Downtown*

The historic and commercial center for Hudson and an area for compact and pedestrian-scale retail, services, mixed-use, and public uses. Typically, buildings are and should remain on zero lot lines with parking to the side and rear, with shared parking encouraged. New development should reflect appearance, form, pattern, and design of the historic district, and to the extent possible, preserve and protect natural landscape qualities and historic and cultural elements. Pedestrian connections within, and to and from the district should be a high priority.



### *Commercial*

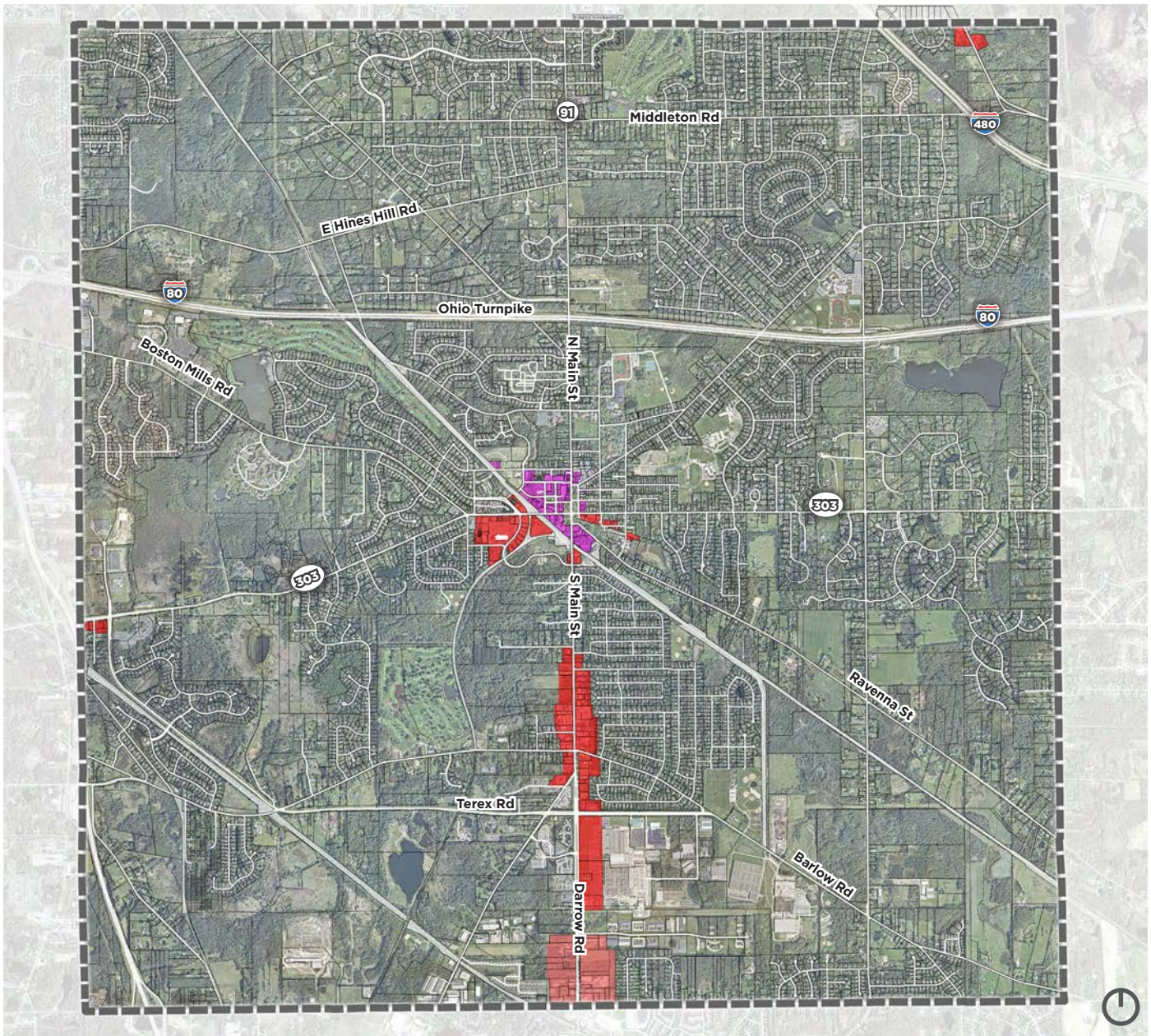
Commercial uses include office, retail, service businesses, and other similar nonresidential development. The land use is intended for commercial uses that serve the immediate residential neighborhoods as well as the greater community and should have a distinct presence from the street and be highly attractive. Buildings should face the street with pedestrian connections to the street. Public amenities such as outdoor cafes, plazas, and green space should be integrated.



### *Darrowville Commercial*

An area of neighborhood-scaled retail and businesses in and around the boundaries of the historic Darrowville Village. Development in this area should consider and elevate the historic nature of the district, and include elements that define the southern gateway into the community.

# Future Land Use - Commercial Uses Map



FUTURE COMMERCIAL USES MAP

|                                                                                     |          |                                                                                     |            |                                                                                       |                        |
|-------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|------------------------|
|  | Downtown |  | Commercial |  | Darrowville Commercial |
|-------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------|------------------------|

## FUTURE INDUSTRIAL USES OVERVIEW

The industrial lands and business parks employ a variety of workers and help to broaden the city's tax base. They not only supply local jobs but also increase the daytime population to support local retail and restaurants. These typologies and the plan recommendations include goals and objectives to expand uses in specific areas and create multi-modal connections to commercial centers for employees.



### *Industrial*

Industrial uses include a variety of research and development, laboratory, design, and technology use, with accommodations for more intensive industrial uses to accommodate future job growth in the community. High interconnectivity through public plazas, green spaces, and pathways within and around the site will create a campus of cross-collaboration. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Parking impacts should be minimized through landscape screening.



### *Light Industrial Flex*

Light Industrial Flex uses include a variety of research and development, laboratory, design, and technology use, with a focus on office and light industrial uses. High interconnectivity through public plazas, green spaces, and pathways within and around the site will create a campus of cross-collaboration. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Parking impacts should be minimized through landscape screening.



### *Office Park*

Office Park uses provide executive, management, administrative, or professional services. High interconnectivity through public plazas, green spaces, and pathways within and around the site should create a campus of cross-collaboration. Parks, public amenities, and pedestrian and bicycle access should be included. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network.

## Future Land Use - Industrial Uses Map



FUTURE INDUSTRIAL USES MAP

|                                                                                     |            |                                                                                     |                       |                                                                                       |             |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|-------------|
|  | Industrial |  | Light Industrial Flex |  | Office Park |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|-------------|

## DARROW ROAD CORRIDOR (RT. 91)

### Overview

The Darrow Road Corridor focus area begins on Rt 91 at Stoney Hill Drive and extends to the southern boundary of the city at the intersection of Rt 91 and Norton Rd. It currently provides a blend of commercial, office, and light industrial uses with no distinct character. The northern portion of the corridor from Stoney Hill Drive south to Terex Road contains neighborhood scaled retail and service businesses. The southern portion of the corridor contains a mix of large office and industrial facilities closer to Terex Road, including the 400-acre former Terex industrial plant. The southern gateway of the corridor contains Darrowville, a collection of historic structures which were previously part of an independent agricultural community at the Hudson-Stow border.

### Vision

The vision for Darrow Road is to enhance the mix of commercial and light industrial land uses while supporting new suburban residential use and public/semi-public space, creating a distinct mixed-use district that complements downtown Hudson. The Darrow Road focus area contains two sub-areas:

- Main Corridor
- Darrowville (Southern Gateway)

A public/semi-public land use site was identified for a potential community/recreation use that may be considered in the future, in addition to the area identified in the Downtown Focus Area. The character images provide context to the aesthetic and development type desired by the Steering Committee and community. Development within areas designated “Light Industrial Flex” should focus on a strong income tax base with the intent to limit large truck traffic.

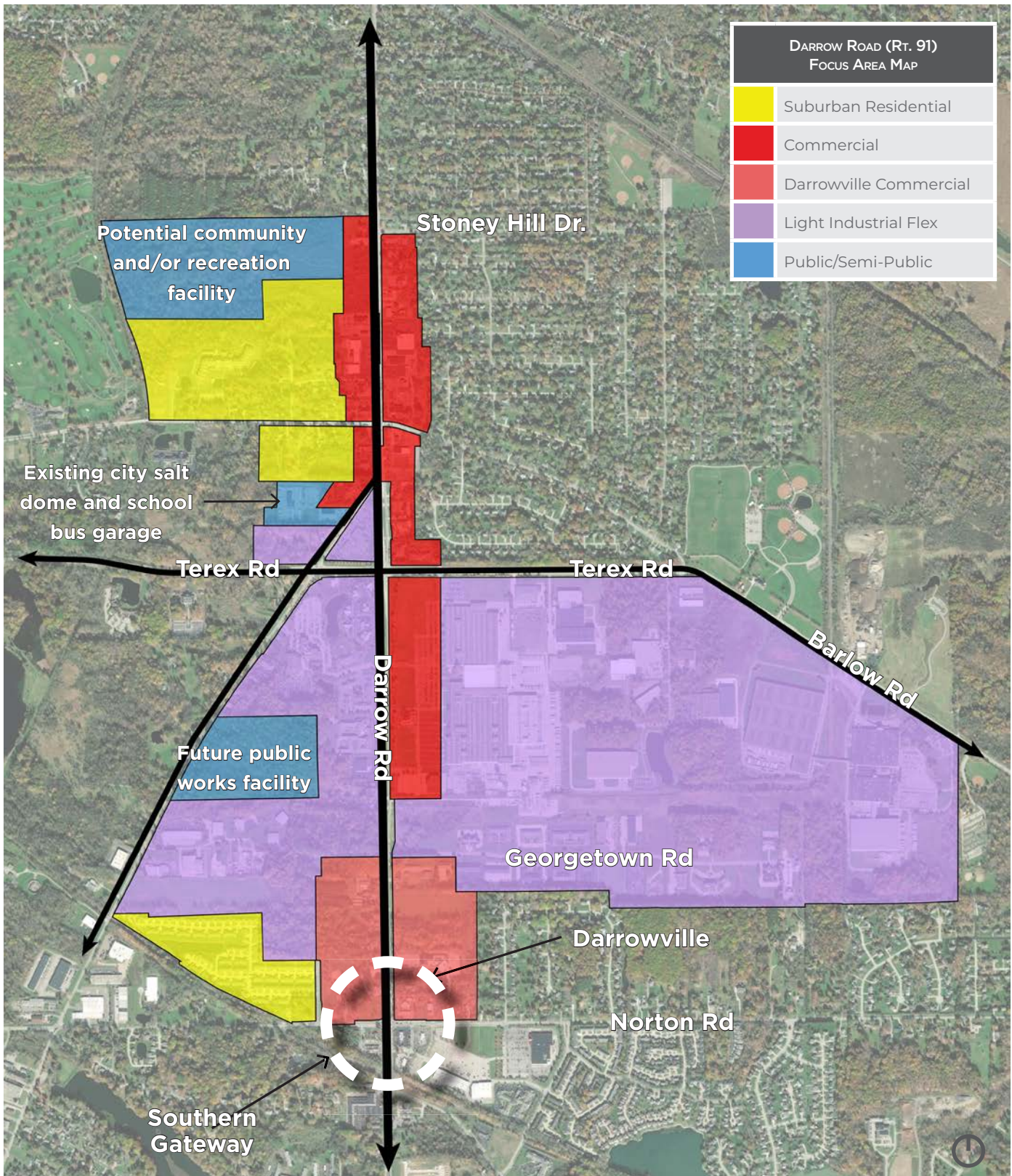


Image 3-10: Aerial view of Darrow Road Corridor Focus Area



Image 3-11: Example of an improved corridor

Darrow Road Corridor (Rt. 91) Focus Area



### Main Corridor

The primary portion of the Darrow Rd Corridor begins at Stoney Hill Dr and ends at Georgetown Rd. A blend of mixed-use and infill development should be supported in the area. Architectural guidelines should be considered that aid in maintaining and building the character of the corridor. Although most of the corridor is infill development, there may be opportunity for new development on the undeveloped land south of John Clark Lane. This land has frontage to Darrow Rd and was identified for future public/semi- public use, which could potentially include a community or recreation facility. The east side of Darrow Road, south of Terex Road, has the opportunity for new development to enhance the streetscape and soften the industrial scale of this portion of the corridor.

Further streetscape enhancements and improved connectivity are critical to the vision. Adding pedestrian scale lighting, enlarged and consistent landscape buffer zones, and amenities (benches, trash receptacles, etc.) encourages users to walk and feel secure. Providing multi-use paths and non-motorized connections for cyclists, joggers, etc. provides an active transportation link for the community and ties into the larger county's active transportation network. These improvements would enhance the look and feel of the corridor and extend the character of the downtown through the corridor and to the Southern Gateway.



Image 3-12: Example of streetscape enhancement

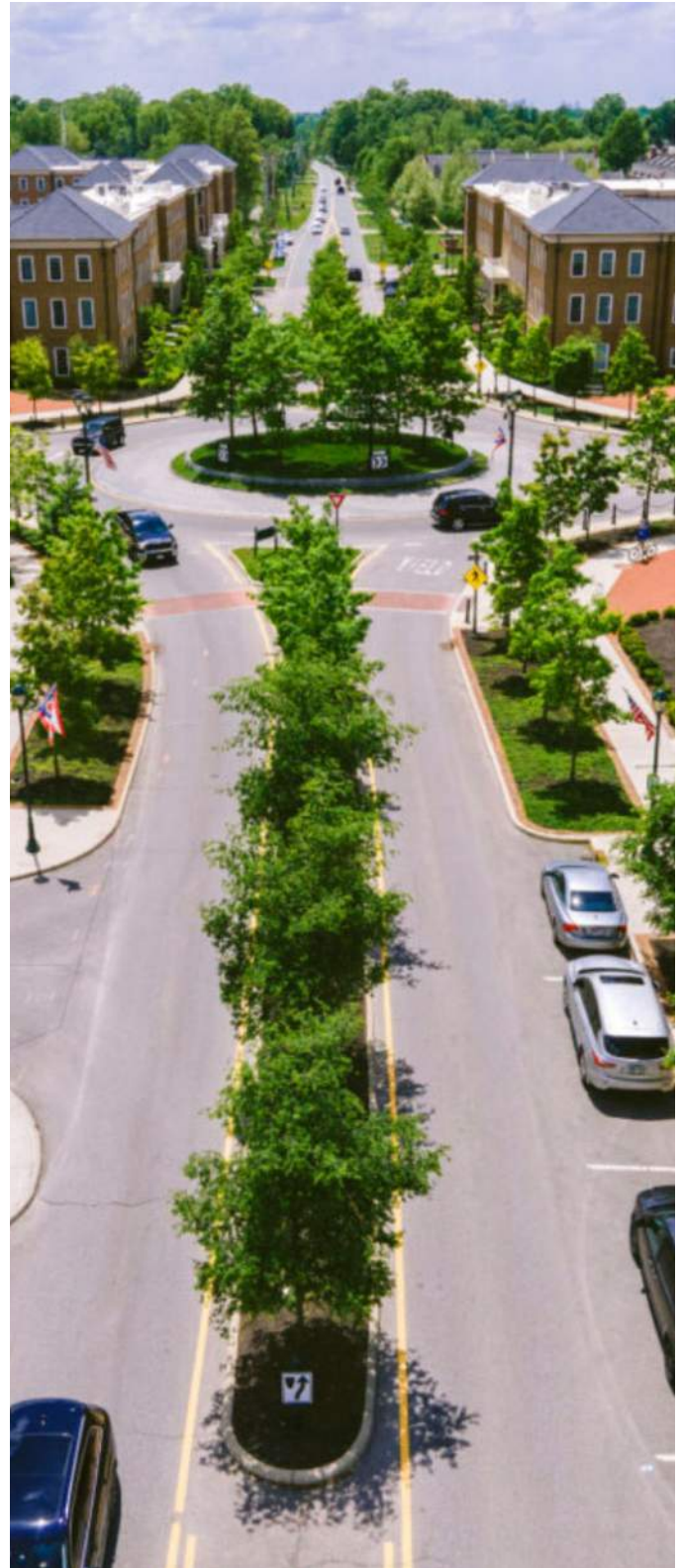
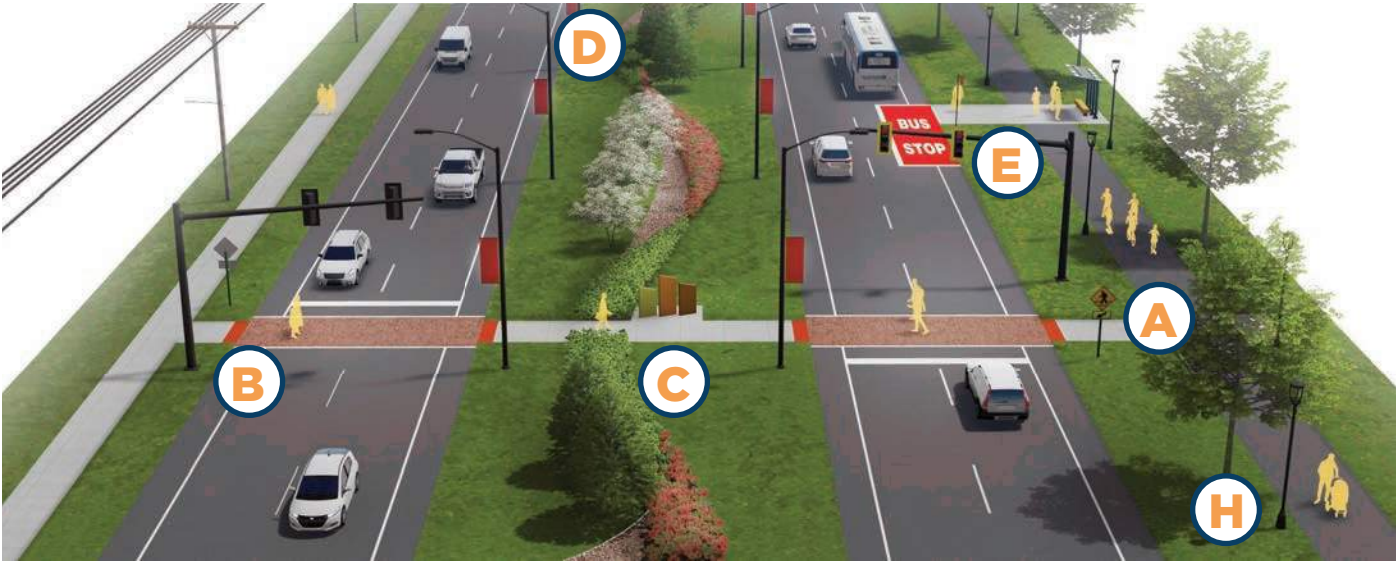
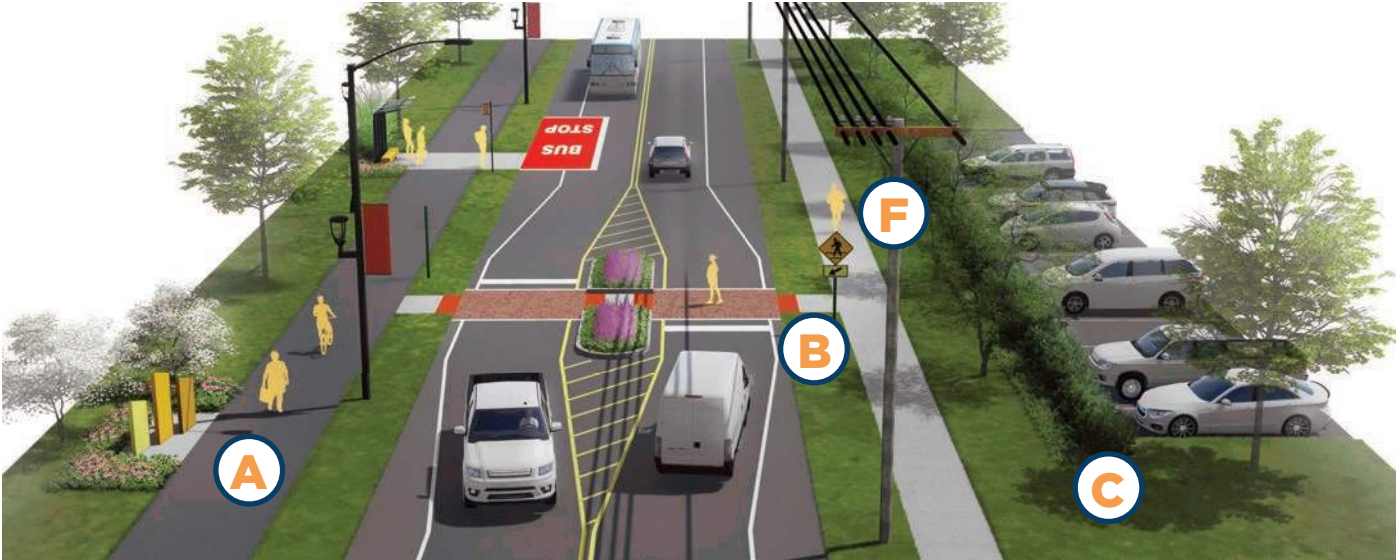


Image 3-13: Example of a streetscape enhancement

## Darrow Road (Rt. 91) Corridor



*\*Note: Renderings are meant to illustrate concepts and do not represent final design treatments*



- |                                                                                                                     |                                                                                                     |                                                         |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>A</b> Continuation of multi-use paths with pedestrian lighting and landscaping                                   | <b>D</b> Consistent street lighting and banner signage                                              | <b>F</b> Bury or relocate overhead wires where feasible |
| <b>B</b> Enhanced crosswalks and pedestrian islands for improved safety & visibility                                | <b>E</b> Options for enhanced transit waiting zones for users and service routes (marked bus stops) | <b>H</b> Plant street trees when possible               |
| <b>C</b> Established landscape standards and design guidance that prioritize native species and habitat restoration | <b>D</b> Opportunity for public art installations                                                   |                                                         |

# PLAN GOALS, OBJECTIVES & RECOMMENDED ACTIONS

## OVERVIEW

This section includes the goals, objectives, and actions. They are organized by the five categories listed below. These categories represent key areas of focus from the public input process and can be found and reflected in the community. They were developed by the Committee and shared with the public during the process to gain their feedback on objectives and recommended action steps.

- 1 Land Use and Focus Areas
- 2 Housing and Economy
- 3 Mobility and Infrastructure
- 4 Parks and Open Space
- 5 City Services and Government

The goals are statements that describe the desired future condition of the community and are aligned with the community's values and vision. Objectives are key themes that outline actions to support the goals. Each objective is supported by a series of actions. The actions are projects, programs, or policies that help to achieve the related goal and objectives. The Action Items noted below are not exhaustive of all actions that may be required to fully realize the objectives and goals.

## Time Frame and Project Cost

The actions were assigned a time frame based on a number of factors including complexity of the project, funding, and local passion for specific projects that was noted during the planning process. Costs were also assigned for each action. Costs were identified based on a sliding scale, and no final cost for each action was identified as part of the planning process. Final costs would need to be further defined when implementing the action. Project costs could be paid from a variety of sources as noted below and would not necessarily be paid from the City's General Fund. The sliding scale for cost, and time frames, are illustrated below.

### Time Frame

|                            |                      |
|----------------------------|----------------------|
| Short Term - 1 to 3 years  | Long Term - 7+ years |
| Medium Term - 4 to 7 years | Ongoing Projects     |

### Project Cost

|                                                                                               |                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$ Lower cost, typically an administrative or staff action                                    | \$\$\$ Higher cost, likely paid for from a variety of sources including grants, special revenues, enterprise funds, annual budget items, bonds, private funds, or through the Capital Improvements Plan |
| \$\$ Medium cost, likely paid for from grants, special revenues, or the annual budget process |                                                                                                                                                                                                         |

## Goal 1: Land Use and Focus Areas

*A community that ensures the small-town character, open spaces, existing neighborhoods, and the downtown are preserved and enhanced, while thoughtfully planning for measured growth and development.*

**Objective 1.1:** Update city plans and policies to align with the future land use map.

| Action Items                                                                                                                                                                                                                              | Time Frame | Potential Project Partners                                             | Project Cost |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------|--------------|
| 1.1.1 Update the zoning code and map, as needed, to support the comprehensive plan and future land use map.                                                                                                                               | Short      | Community Development - Planning, Planning Commission, City Council    | \$\$         |
| 1.1.2 Review the Comprehensive Plan annually and provide an update to the community on implementation progress. Within the update, identify any significant social, economic, or environmental events that may presently affect the City. | Ongoing    | Community Development - Planning, City Council, Boards and Commissions | \$           |
| 1.1.3 Align capital projects planning with the updates and recommendations of the comprehensive plan.                                                                                                                                     | Ongoing    | All City Departments, City Council                                     | \$\$\$\$     |

**Objective 1.2:** Ensure measured future development will preserve parks and open spaces.

|                                                                                                                                                                     |         |                                                                                                                                                                                                                                        |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1.2.1 Limit new residential development in undeveloped areas while protecting open spaces, and being compatible in scale, density, and design to surrounding homes. | Ongoing | Community Development - Planning, Planning Commission, Architecture & Historic Board of Review                                                                                                                                         | \$       |
| 1.2.2 Coordinate with local land trusts to conserve undeveloped land and open spaces in line with the future land use map.                                          | Short   | Community Development - Planning, Public Works - Parks, Parks Board, City Council, Western Reserve Land Conservancy, West Creek Conservancy, Summit Soil and Water Conservation District, Tinker's Creek Watershed, Summit Metro Parks | \$\$\$\$ |
| 1.2.3 Protect the existing tree canopy through increased oversight of private and public development proposals with expanded involvement of the City Arborist.      | Ongoing | Community Development - Planning, Public Works - Service, Tree Commission                                                                                                                                                              | \$       |

**Objective 1.3:** Support new and repurposed development which aligns with the identified focus areas.

| <i>Action Items</i>                                                                                                                                                                                                                                                                                                               | <i>Time Frame</i> | <i>Potential Project Partners</i>                                                                                                                 | <i>Project Cost</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.3.1 <u>Downtown Focus Area</u> : Progress development that supports existing downtown businesses by increasing foot traffic while minimizing vehicular traffic impacts. Maintain the existing character and charm of downtown.                                                                                                  | Ongoing           | Community Development<br>- Planning, Planning Commission, Hudson Area Chamber of Commerce, Hudson Library and Historical Society                  | \$-\$\$\$           |
| 1.3.2 <u>Main Corridor Focus Area</u> : Progress development that is walkable, at a neighborhood scale and density, and creates an enhanced streetscape environment.                                                                                                                                                              | Ongoing           | Community Development<br>- Planning, Planning Commission, Public Works<br>- Streets                                                               | \$-\$\$\$           |
| 1.3.3 <u>Darrowville Focus Area</u> : Progress development and streetscape enhancements that work to create a unique gateway into the community and respect the history and culture of the area. Study the feasibility of adding historic structures in this area to the city's local historic district and/or national register. | Ongoing           | Community Development<br>- Planning, Engineering Department, Public Works - Streets, Planning Commission, Architecture & Historic Board of Review | \$-\$\$\$           |
| 1.3.4 <u>YDC Focus Area</u> : Keep YDC as passive open space until a compelling business park office redevelopment presents itself under current D6 zoning, at which time a business park office redevelopment should be encouraged.                                                                                              | Ongoing           | Community Development<br>- Planning & Economic Development, Public Works<br>- Public Properties, City Council                                     | \$-\$\$\$           |
| <b>Objective 1.4:</b> Celebrate and grow downtown Hudson as the cultural, community, and commercial/retail hub of the city. Enhance the vibrancy of downtown by leveraging the historic character, public greens, traditional design, and unique local businesses.                                                                |                   |                                                                                                                                                   |                     |
| 1.4.1 Expand the DORA (Designated Outdoor Refreshment Area) boundary to include additional downtown properties within the state allowances.                                                                                                                                                                                       | Short             | Community Development<br>- Planning & Economic Development, Hudson Area Chamber of Commerce, Destination Hudson, City Council                     | \$                  |
| 1.4.2 Expand downtown events that support local businesses and provide additional community activities year-round. Provide downtown amenities that complement these events and businesses including public restrooms and Wi-Fi.                                                                                                   | Short             | Community Development<br>- Planning & Community Relations, Public Works<br>- Public Properties, Information Technology Department                 | \$\$                |

| <i>Action Items</i>                                                                                                                                                                                                                                                    | <i>Time Frame</i> | <i>Potential Project Partners</i>                                                                                                                         | <i>Project Cost</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.4.3 Develop and implement a downtown enhancement plan to encourage the engagement with public spaces, support public art, develop directional wayfinding, enhance and add year-round landscaping and other beautification measures, and honor the history of Hudson. | Short             | Community Development - Planning, Hudson Heritage Association, Hudson Garden Club, Public Works - Public Properties, Fairmount Properties                 | \$\$                |
| 1.4.4 Increase safe paths to downtown through the planned Veterans Trail multipurpose path and ongoing pedestrian safety studies. Provide stronger connections to adjacent development including Evaporator Works.                                                     | Medium            | Community Development - Planning, Engineering Department, Norfolk Southern Railway, Akron Metro RTA, Akron Metropolitan Area Transportation Study (AMATS) | \$\$\$              |
| 1.4.5 Improve awareness and advertising of community events, including those hosted by outside organizations.                                                                                                                                                          | Ongoing           | Communications Department, HCTV, Community Development - Community Relations, Destination Hudson                                                          | \$                  |
| <b>Objective 1.5:</b> Continue to strengthen the local economy along major commercial corridors while protecting open space.                                                                                                                                           |                   |                                                                                                                                                           |                     |
| 1.5.1 Identify and progress a mix of uses, including residential, along the S.R. 91 and S.R. 303 corridors, where existing commercial centers exist.                                                                                                                   | Ongoing           | Community Development - Planning & Economic Development, Planning Commission                                                                              | \$                  |
| 1.5.2 Prioritize development of existing industrial and commercial sites over new development.                                                                                                                                                                         | Ongoing           | Community Development - Planning & Economic Development, Team NEO, Jobs Ohio                                                                              | \$                  |
| 1.5.3 Work with adjacent communities along the Route 8 corridor to increase communication regarding development, infrastructure, and trails.                                                                                                                           | Ongoing           | Community Development - Planning & Economic Development, Engineering Department                                                                           | \$                  |