



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

**DATE:** April 21, 2026  
**TO:** Mayor Anzevino and Members of City Council  
**FROM:** Greg Hannan, CD Director  
**CC:** Thom Sheridan, City Manager, Brian Griffith, Asst City Manager, Katie Behnke, Economic Development Manager, Nick Sugar, City Planner  
**RE:** District 11 – Review of possible revisions

City Council has recently completed the following expanded community engagement regarding the proposed District 11 Zoning Text and Map Amendment.

Community Open House was held on Thursday April 9, 2026. Stations with topic areas managed by Staff with City Council members and the City Manager available to address questions and receive feedback. The Open House included 100+ attendees with over 50 written comments. Lets Talk Hudson online engagement has been active for several weeks with the opportunity to view the open house fact sheets and leave written comment.

Comprehensive Plan Subcommittee members met with City Council on April 14, 2026 to discuss the draft amendments and the recommendations of the Comprehensive Plan.

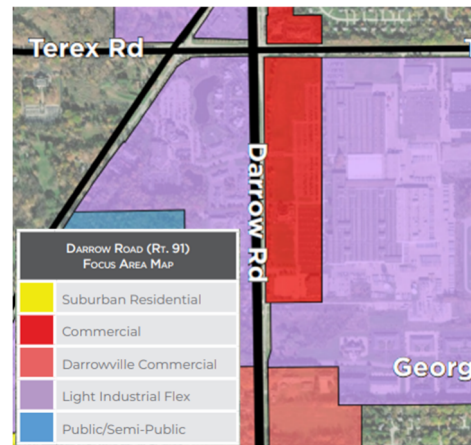
Based on feedback received as part of the above engagement, staff have noted the following potential revisions to the proposed D11 amendments for Council consideration. With applicable Council direction, staff can incorporate any of these amendments into a revised version for review on May 12, 2026 prior to formal consideration scheduled for the May 19, 2026 meeting.

1. Remove Specialty Grocery Store: The current draft proposes allowing a specialty grocery store of up to 40,000 sf. This use proposal, limited to a Planned Development, was intended to provide expanded support amenities to the surrounding area and expand opportunities to invest in the formers Joanns site.
2. Reduce the size allowances for Retail, Restaurant, Service uses: The current proposed amendment would allow retail, restaurant, and service uses as a use by right up to 10,000sf in size and from 10,000 to 20,000sf as a conditional use. Removing the conditional use allowance and limiting all uses in this category to 10,000 sq ft would remove larger scale retailers and reinforce the commercial/industrial nature of the district.

Staff notes the following size references for comparison:

- Lager and Vine Restaurant 3,700sf
- Yours Truly Restaurant 7,400 sf
- CVS Hudson 10,000sf
- Trader Joes (typical) 10-15,000sf
- Ace Hardware 13,00sf
- Aldi (typical) 18-22,000sf
- Heinen's 20,000sf
- Whole Foods 25-50,000sf

3. Reduce the allowed location for Retail/Restaurant/Service Uses: The current draft proposes to allow these uses district wide up to 10,000 sf in size as a use by right and up to 20,000 sf in size as a conditional use. These uses could be limited to an area east of and within 600 feet of Darrow Road from Terex Road to Georgetown Road. Revising the allowance would still provide some development opportunity for the former Joanns site and would directly align with the Comprehensive Plan and would speak to feedback received regarding downtown competition.



4. Remove residential: The current amendment would permit townhome and multifamily uses with the following controls:
- Only within a Planned Development at a minimum of 50 acres project size
  - Limited to 20% of the area of a Planned Development
  - Maximum density of 20 unit per acre
  - Not be permitted on the ground floor of building fronting Darrow Road.

The residential uses were proposed to aid in attracting development to the vacant Joanns site and to provide a transition or buffer to the single family residential to the north. The allowance of residential could be removed from the District 11 proposal, allowing the amendments to further align with the Comprehensive Plan.

Consideration of the above would reduce the investment opportunities available for the redevelopment of the vacant Joanns facility. The remaining District 11 amendments; however, implement the Comprehensive Plan recommendations related to commercial uses east of Darrow Road and stepping down the current industrial to a light industrial flex. Development of the Former Joanns site could focus on longer term re-tenanting of the current building with the Darrow Rd frontage focused on future consideration of uses such as hotel, restaurant, service, retail, and office development.