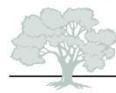


# Olmsted Township



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Olmsted Township "A Community of Diverse Neighborhoods"

## Olmsted Township 2012 Comprehensive Land Use Plan Update

***PLANNING TODAY  
TO ACHIEVE OUR HOPES FOR  
TOMORROW***

April 1, 2013

Prepared by the  
Olmsted Township Plan Advisory Committee

With assistance from the  
Cuyahoga County Planning Commission



**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

***PLANNING TODAY TO ACHIEVE OUR HOPES FOR TOMORROW***

Jeanene Kress, Trustee

Sherri Lippus, Trustee

Scott Ross, Trustee

Dan Faust, Fiscal Officer

Olmsted Township Municipal Complex  
26900 Cook Road, Olmsted Township, Ohio 44138  
Phone: 440-235-3051

This Plan Update was prepared by the Plan Advisory Committee:

Barb	Barstow	Jim	Prosek
Joe	Betrand	Scott	Ross
Ron	Campanelli	Ed	Salk
Vicki	Gibbons	Tim	Sorge
Jeanene	Kress	Patricia	Tabar
Sherri	Lippus	Tammy	Tabor
Brian	McElroy	Mike	Weber
Jenny	McKeigue	Susan	Weber
Mike	McKenna	Carrie	Weise
Richard	McMakin	Dan	Weise
Russ	McPherson	Shari	Zbin
Frank	Pojman		

With assistance provided by the Cuyahoga County Planning Commission:

323 Lakeside Avenue West, Suite 400, Cleveland, Ohio 44113

Phone: 216-443-3700 <http://planning.co.cuyahoga.oh.us>

Kristin M. Hopkins, AICP Principal Planner

Meghan Chaney, Planner

Daniel Meaney, GIS/IS Manager

Robin W. Dunn, GIS Specialist

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

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**OLMSTED TOWNSHIP**  
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## 1. Introduction

The comprehensive planning process is perhaps one of the most powerful tools available to a community to dictate how and where it develops. A comprehensive plan is a community's articulation of how it intends to create and maintain a high quality of life for its residents and businesses in both the immediate and longer-term future. It considers demographic trends, land use data, economic conditions, and other information to determine how a community can achieve its vision *of how it would like to be*. A comprehensive plan document not only expresses the collective desires and goals of a community, but delineates *how to achieve these goals*: it is meant to serve as clear and practical guide by which to base future decisions regarding land use, infrastructure, other capital improvements and services. At its core, the comprehensive planning process is an area's unique analysis of sustainability: how it will become and remain an economically viable, socially fulfilling, and environmentally healthy place.

In 2011, Olmsted Township was awarded a Community Development Block Grant from the Cuyahoga County Department of Development to update its 1998 Comprehensive Plan. Work began on this update in spring of 2012.

The purpose of examining and updating Olmsted Township's Comprehensive Land Use Plan is to document the numerous changes that have occurred within the Township and the region since the previous Comprehensive Plan and to reevaluate the policies and recommendations in light of those changes. It is the intent of this Plan update to devise an overall set of strategies for the Township in order to address any issues and opportunities it is likely to face within the coming decade.

This Plan Update highlights and explores the range of assets and challenges that the Township currently faces in order to formulate policies and recommendations that will position Olmsted Township for increased social and economic resilience and prosperity in the future. To be effective in this charge, the community planning process must be tailored to the unique characteristics, needs, and desires of the community: a plan is useful as a decision making tool and action guide only to the extent that it reflects the goals of the community. Therefore, the preparation of the Olmsted Township Comprehensive Land Use Plan Update utilized a two-tiered structure: a citizen Advisory Committee and participation of the community-at-large.

The Advisory Committee consisted of roughly 20 residents, township officials, business owners and representatives from institutions such as the Olmsted Falls City School District. The Advisory Committee met regularly over the course of a year to guide the formulation of this Plan Update and ensure that the goals and strategies ultimately embraced in this Update were best suited to meet the needs of the community.

Formulation of the Plan Update was a multi-phased process, beginning with an audit of the implementation strategies recommended in the 1998 Olmsted Township Comprehensive Land Use Plan.

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County Planning Commission staff prepared an existing conditions analysis in which a series of maps were created to document existing land use, zoning, and environmental features. Demographic data from the 2000 and 2010 Census, as well as the 2006-2010 American Community Survey was also compiled. All of this information was then presented to the Advisory Committee to provide an indication of population, housing, and development trends in Olmsted Township.

Using this statistical information as well as their intimate knowledge of the community, the Advisory Committee created a list of key issues to be addressed and core strengths to be built upon in the Plan Update. From this list of issues and strengths, community goals were formed to guide the plan.

Community-wide input occurred during two public meetings held during the study. At the first community meeting held on May 21, 2012, attendees were given the chance to brainstorm about the major issues that should be addressed by the plan, in order to provide the Advisory Committee with a clear direction of priorities. The second community meeting, held on October 18, 2012, included a final presentation of the key strategies intended to achieve each of the goals. Once again, participants were invited to comment on the strategies, programs, and initiatives proposed at that time in the Comprehensive Plan process. Final evaluation of policies and strategies was performed after this meeting to ensure that all community input was considered.

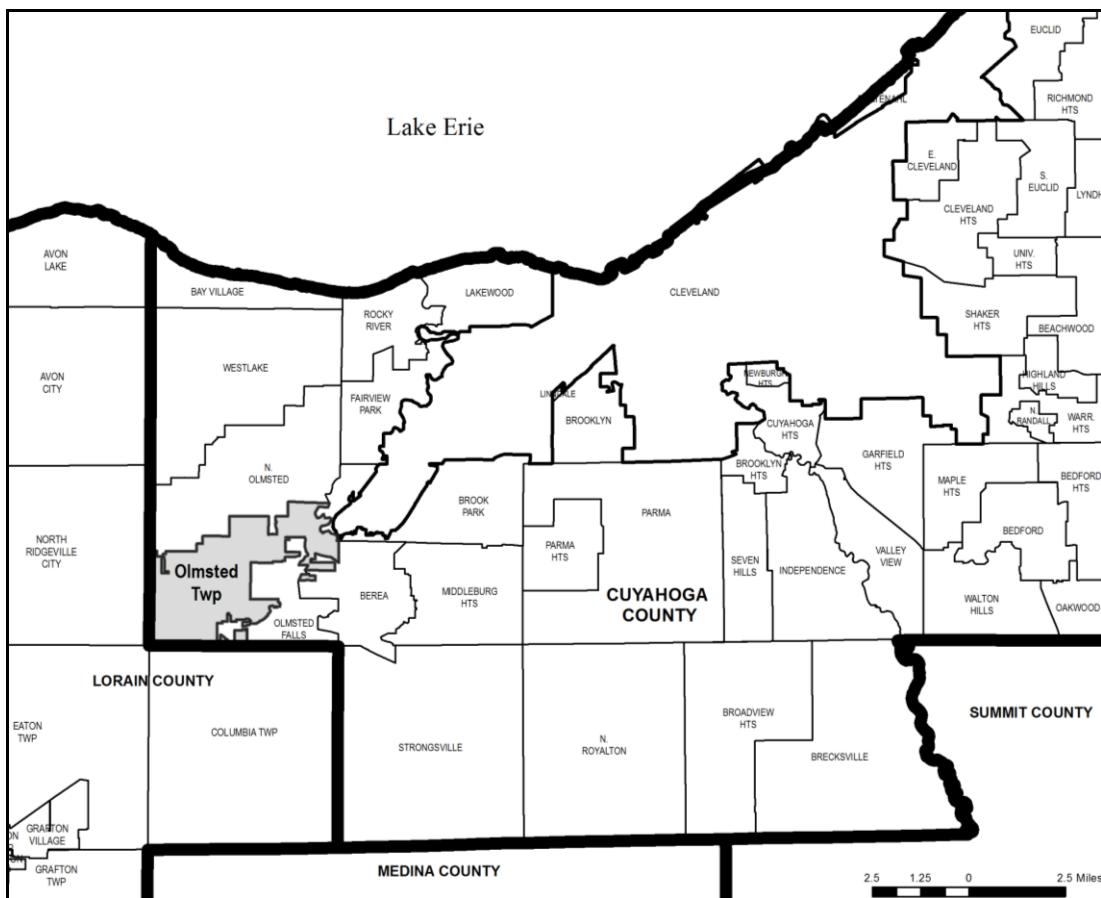
Adoption of the final Comprehensive Land Use Plan Update by action of the Olmsted Township Trustees is a critical objective to be achieved once the plan is finalized. Adoption institutionalizes the Comprehensive Plan, so that future elected officials, board members, residents, and other stakeholders will have a guide to direct their decisions in the most thoughtful and comprehensive manner possible and to achieve the shared “vision” of the future Olmsted Township .

## OLMSTED TOWNSHIP 2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE

### 2. Community Snapshot

The following chapter outlines the Township's regional setting, infrastructure, natural features, zoning and land use patterns, vacant land and capacity for future development, demographics and community tax structure, so as to provide the context for the community goals, objectives, and strategies.

**Figure 2.1. Olmsted Township and Surrounding Communities**



### Regional Setting

Olmsted Township is located in the southwestern corner of Cuyahoga County, abutting Lorain County to the west and south. The city of North Olmsted lies to the north, and the Township shares its eastern border primarily with Olmsted Falls, although small portions of the Township also touch the cities of Berea, Cleveland and Brook Park as well. North Ridgeville and Columbia Township in Lorain County lie to the west and south of the Township, respectively. In some ways, Olmsted Township serves as a gateway between the urban and the rural environments in our region, with very urbanized portions of Cuyahoga

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County to the north and east, and the still predominantly rural areas of Lorain County to the south and west.

The Township is well connected to regional and national transportation infrastructure. Cleveland Hopkins International Airport is located just five miles east of the Township. Both I-480 and the Ohio Turnpike traverse the community, and while there are no interchanges within the Township, access to either is less than a mile from Township borders. I-480 runs east-west, but connects with both I-71 and I-77, both of which run in a north-south direction, providing easy access not only to Cleveland and its surrounding suburbs, but to areas outside of the County as well. The Norfolk Southern Rail line traverses the Township in an east-west direction north of Bagley Road. With the anticipated increased dependence on rail and freight transport, this rail line is an important asset to the Township.

Cultural and recreational draws in these nearby locations include the I-X Center, which is adjacent to the airport, Baldwin-Wallace College in Berea, and shopping opportunities at Great Northern Mall in North Olmsted and Crocker Park in Westlake.

Easy access to regional and national transportation has made and continues to make Olmsted Township a very desirable place to live and conduct business.

### **Land Use and Zoning**

Access to developable land in a predominantly urban region is perhaps a community's most valuable asset. As such, an understanding of existing development patterns and planned land uses is necessary during the planning process. Current land use, development trends, and zoning have direct impacts on community character, aesthetics, transportation infrastructure, and the school system. It is important to distinguish between land and zoning: land use categories define how the land is currently being used, while zoning categories determine the current development potential of vacant land.

#### *Land Use*

With 9.7 square miles, or 6,199 acres, Olmsted Township is larger than most suburban communities in Cuyahoga County, the average of which is 5.1 acres. As of 2012, almost 4,370 acres, or 70% of land in the Township was developed, a significant increase since the 1996 Comprehensive plan, when only 57% of the Township's land was developed.

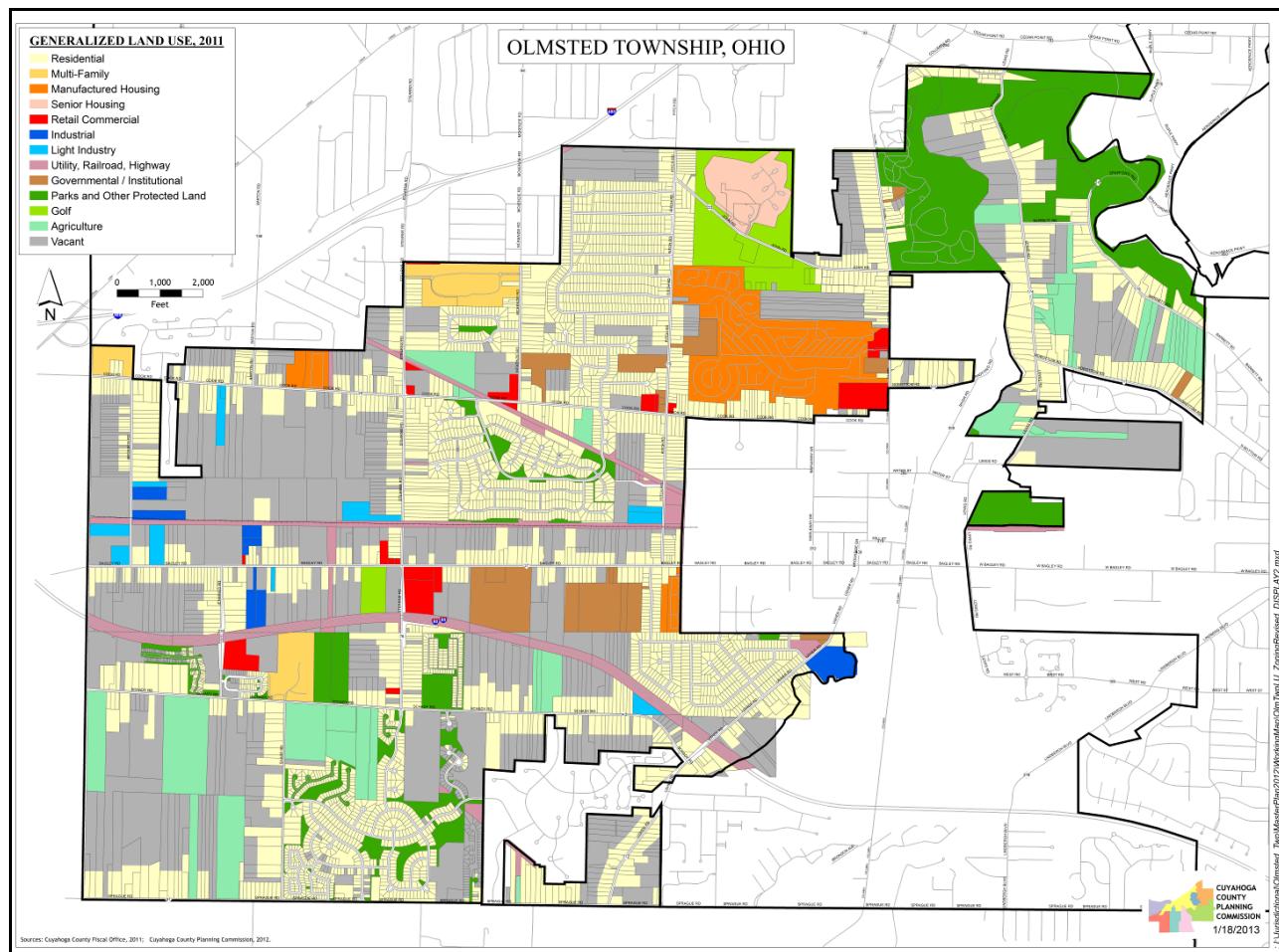
Of this developed land, there are five categories of land use that are currently present in the township: residential, open space, infrastructure, commercial and institutional. The majority of this developed land—58% or 2,529 acres—is currently devoted to residential uses, 84% of which is comprised of single and two family homes. To a much lesser extent, Olmsted Township also has land that is occupied by apartments (101 acres), senior housing (62 acres) and manufactured housing (245 acres). Since the last Comprehensive Plan, nine subdivisions have been developed, in which approximately 1,535 dwelling units have been constructed.

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Dedicated openspace is the second-largest land category in Olmsted Township, and the second-most dominant land use, totaling almost 1,023 acres or 23% of the total land area. Openspace is comprised of agricultural land, park land, conservation areas, residential common area (such as those found in PRDs), cemeteries, and golf courses. Thirty-four percent, or 384 acres of this openspace is devoted to agricultural uses. The Lewis-Barrett Road area along the Rocky River Valley is still predominantly agricultural and is considered an important representation of the Township's past and remaining semi-rural character. More than 220 acres in the Township are preserved as conservation areas, held by various land conservancy districts, and almost 185 acres of openspace is cemetery land. Sunset Memorial Park is located in the northeast corner of the Township on Columbia Road. The amount and visibility of openspace is important to the identity of the Township and will be discussed in later chapters of this Plan update. Refer to Table 20 in Appendix C for more details.

Infrastructure represents 12% of the developed land, or 506 acres. This number includes right of way for all public streets, as well as the Interstates (I-90 and I-480) and railroads. Utilities and utility easements (power lines, water and sewer) are also categorized as infrastructure.

**Figure 2.2. Land Use**



## OLMSTED TOWNSHIP 2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE

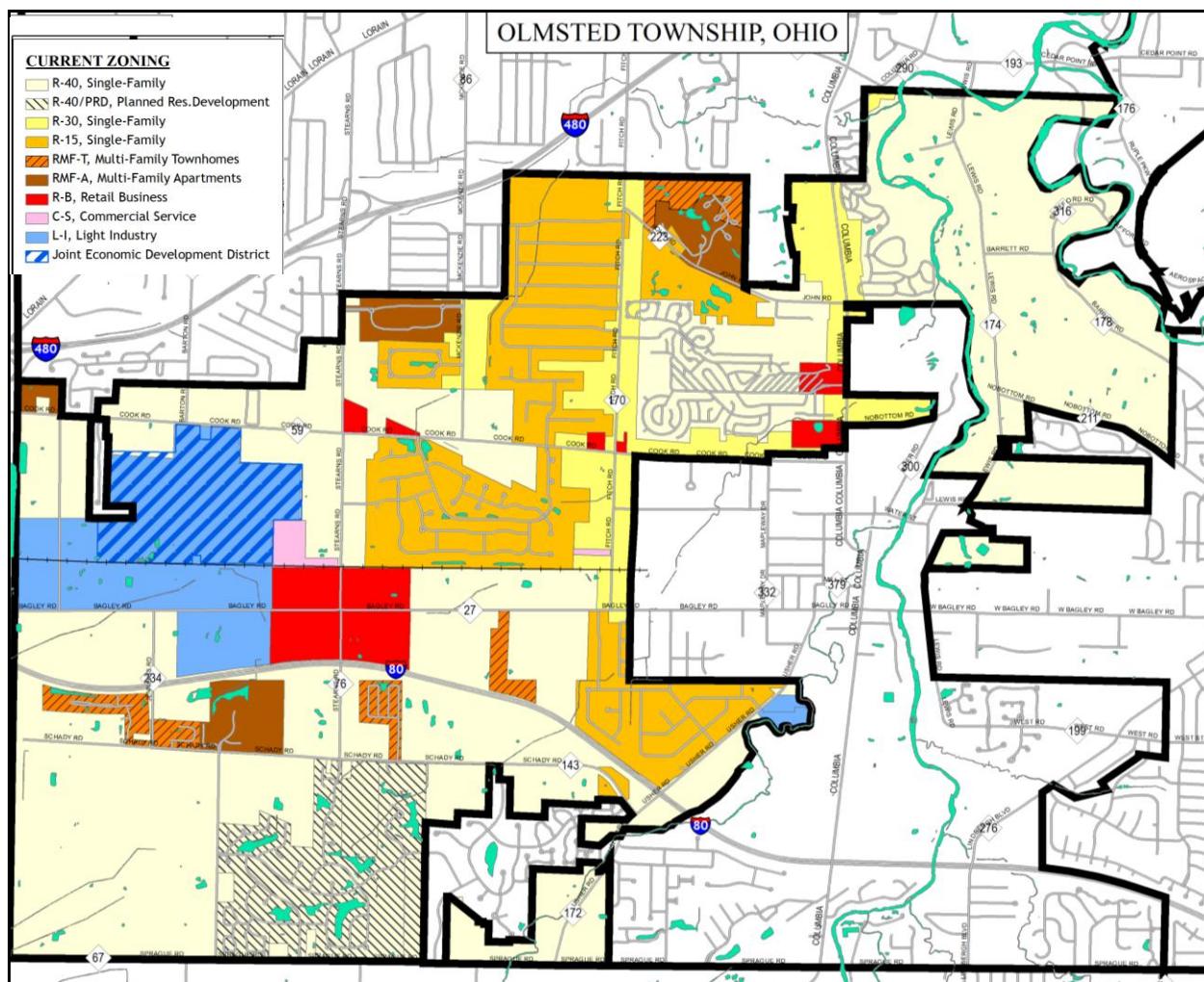
Commercial and industrial uses make up just 4%, or 163.6 acres, of the developed land. However, this may change significantly in the near future with the development of both the Town Center at the intersections of Bagley and Stearns Roads and the Joint Economic Development District (the JEDD) south of Cook Road in the western half of the Township.

The smallest amount of land is devoted to institutional uses at 147.8 acres. This land is comprised of schools and governmental properties.

### *Zoning*

The Township zoning resolution and map is one of the tools available to a community to influence how it will develop in the future.

**Figure 2.3. Zoning**



## **OLMSTED TOWNSHIP**

### **2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

The zoning regulations dictate how much and what type of development can occur in any given area of land. These land use patterns in turn affect the location, kind, and amount of growth in a community. When used properly, zoning can provide numerous benefits and be a powerful tool to improve the aesthetics of a community, protect the environment, and enhance the overall quality of life. Combined, there are 9 different zoning classifications within the Township, six of which are residential districts, with four single-family districts at various densities and two multi-family districts.

By far, the most widespread zoning classification in total acres is the R-40 Single-Family District. This zoning classification requires that single family homes have a minimum lot size of 40,000 square feet. Approximately 3,691 acres, or 60%, of Olmsted Township is zoned R-40. The R-15 Single-Family district is the second-largest zoning classification in the township, at 12%. The R-15 district requires residential lots have at least 15,000 square feet. Residential districts are located throughout the township, with Multi-family districts scattered throughout.

The remaining three districts include Retail-Business (R-B), Commercial Services (C-S), and Limited Industrial (L-I). Roughly 177 acres in the Township are currently zoned R-B, primarily located at the intersection of Stearns and Bagley Roads. Land zoned for Commercial Services comprises just 0.8% of the total land in the Township and is located in two places, both slightly north of the Railroad: one on Stearns and the other on Fitch. Land zoned L-I is located in the western portion of the Township, bounded by I-90 to the south and Cook Road to the north. Currently just over 500 acres are zoned limited-industrial, with 250 acres of this total being land in the JEDD. Refer to Table 20 in Appendix C.

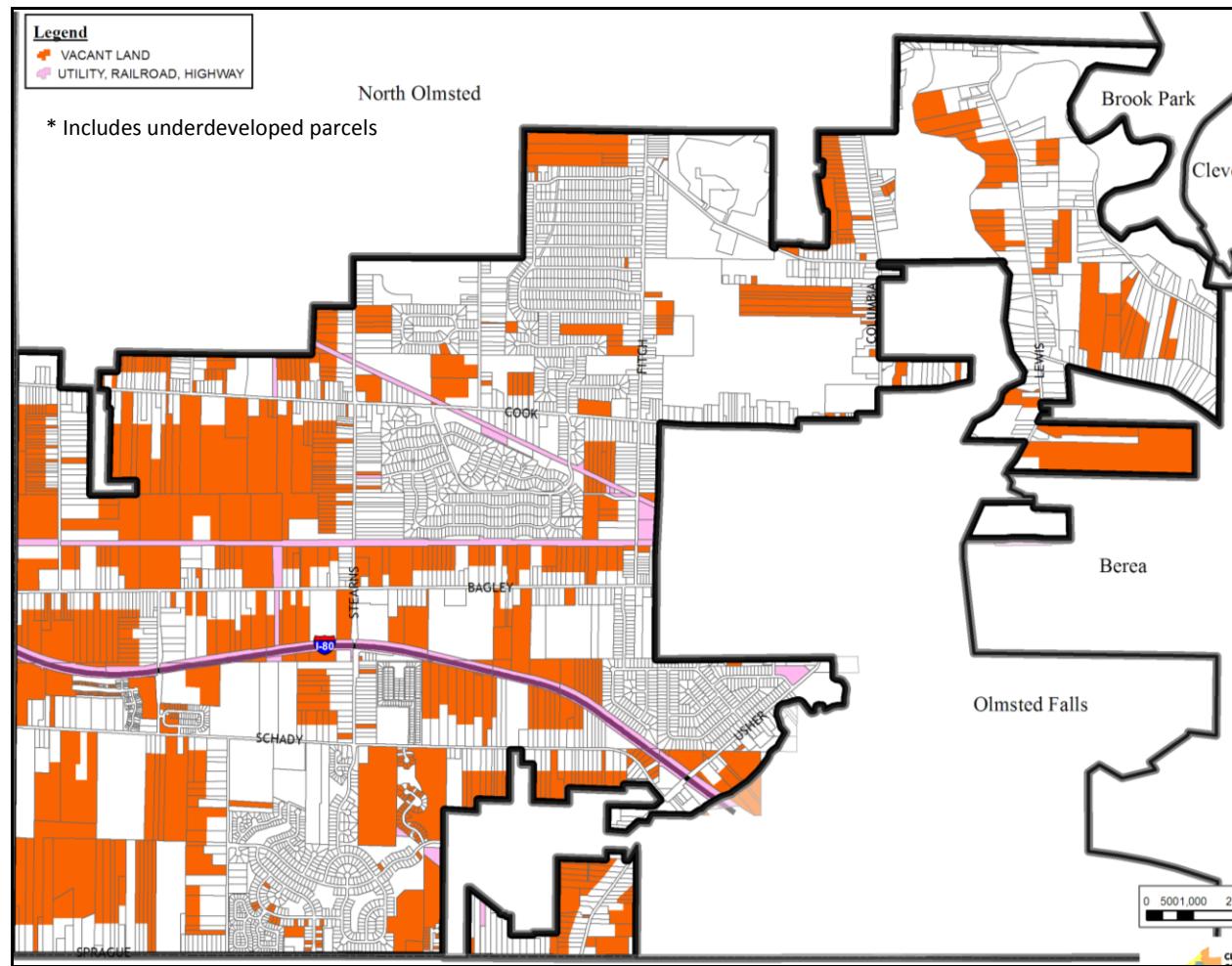
#### *Vacant Land and Build-Out Potential*

Up until the latter half of the 20<sup>th</sup> Century, the township was primarily rural with houses on larger parcels scattered along County roads. As development migrated outward from Cleveland and its older suburbs, farmland was rezoned from R-40 to R-15 to accommodate residential subdivisions with smaller lots.

However, a great deal of building potential remains as a large amount of land in Olmsted Township is vacant or under-developed. Roughly 1,830 acres in the Township are currently vacant according to the County Auditor's records, comprising 30% of the Township. While the second-largest land use in the Township is open space (as discussed above), vacant and under-developed land is the second-greatest category of land in terms of acreage, after residential acres.

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Figure 2.4. Vacant Land.



More than 75% of this vacant land is currently zoned for residential development (the majority being single-family), while 370 acres are zoned for light industrial, and 84 acres are zoned for commercial development. Refer to Tables 21 and 22 in Appendix C.

Determining the amount of vacant land that exists and how it is zoned is the basis for performing a build-out analysis. A build-out analysis is an important exercise that can provide a more complete understanding of the potential for changes to existing development patterns. This estimate is ascertained by considering how much vacant land falls within each zoning district. It is important for Olmsted Township to evaluate its overall development potential to determine what changes, if any, should be made to Olmsted Township's zoning regulations and other economic development policies in order to conform with the community's desire of how and where it should grow.

Using Geographic Information System (GIS) software and County Auditor's records, the amount of vacant or underdeveloped acres under each zoning district was calculated.

## OLMSTED TOWNSHIP

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Under the current zoning, there is the potential for an additional 1,500 or so new dwelling units, approximately 1,200 single family and 300 multi-family. However, if this residentially zoned land were to be developed under the Planned Residential Development (PRD) regulations, the total number of potential dwelling units would increase to approximately 3,300, with a potential of 8,200 or so more people. However, with a PRD development, the Township would have greater control over the design and implementation of each development to ensure that it best suits the needs and character of the Township.

Zoning will be discussed in greater detail in regards to the Strategies Chapter (Chapter 5), as well as in the Zoning Amendments Chapter (Chapter 6).

**Table 2.1 Residential Build out Potential**

	Acres	Existing Zoning			With PRD Overlay			
		Density	Potential Dwelling Units	Potential Population	Density	Potential Dwelling Units	Potential Population	
R-40	SF Residential	1,181.7	0.85	1,004	2,571	2.25	2,659	6,807
R-30	SF Residential	83.2	1.15	96	245	2.25	187	479
R-15	SF Residential	65.8	2.15	141	362	2.25	148	379
Subtotal Single-Family		<b>1,330.7</b>		<b>1,242</b>	<b>3,178</b>		<b>2,994</b>	<b>7,665</b>
RMF-T	Multi-Family Townhouses	44.7	7.00	313	601	7.00	313	601
<b>TOTAL</b>		<b>1,375.4</b>		<b>1,554</b>	<b>3,779</b>		<b>3,307</b>	<b>8,266</b>
<b>2010 Dwelling Units and Population</b>				5,996	13,513		5,996	13,513
<b>Total At Build-Out</b>				<b>7,550</b>	<b>17,292</b>		<b>9,303</b>	<b>21,779</b>
<b>% increase from 2010</b>				<b>26%</b>	<b>28%</b>		<b>55%</b>	<b>61%</b>

### Natural Features

The natural features in a community, including terrain, water features, forest, and open space have important implications for how and where development occurs. The natural environment also has far-reaching implications for individual and overall community health.

The Township's terrain is mostly flat, except for the riparian valleys of the East and West Branch of the Rocky River. These tributaries of the Rocky River enter into the Township in the far northeast corner. The steep slopes have prevented most of this area from being developed, and the majority of the East Branch is contained within the Cleveland Metroparks Rocky River Reservation. Plum Creek is a smaller tributary of the West Branch of the Rocky River, and forms a portion of the southeastern boundary

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between the Township and Olmsted Falls. The West Branch of Rocky River runs just east of the Sunset Memorial Park Cemetery.

Much of the area along both branches of the Rocky River has been left in its natural wooded state. Larger wooded areas also remain in the southwestern portion of the Township primarily in areas, which, with the exception of frontage along existing roads, have not yet been developed. This area also has a number of high quality wetlands (Class 3 by ORAM Classification), according to the Cuyahoga Soil and Water Conservation District. The other area where Class 3 wetlands exist is in the eastern portion of the Township, east of Lewis Road. Recommendations for both of these areas are discussed in Section 5. Other areas of quality wetlands exist within the JEDD, and the eastern peninsula of the Township that abuts Parknoll Elementary in Olmsted Falls.

According to the Federal Emergency Management Association's Flood Insurance Rate Maps for Cuyahoga County, the only areas within the Township that are prone to flood are those areas within the river basins and along Plum Creek. However, due to the overall flatness of land, soil type, and increased development of previously natural areas in the Township, flooding is an issue in several places. Flooding in the southwest corner of the Township has become an issue due to the influx of stormwater into roadside ditches. According to the Cuyahoga Soil and Water Conservation District, this suggests a need to recognize these ditches as waterways, such that the land directly adjacent to them should be considered floodplain and protected from development just as natural waterways are. Although the areas around roadside ditches have been prone to flooding, these grassy ditches and the land adjacent serve an important ecosystem service in storm water reduction: these areas capture and slow storm water and the pollutant it carries before it reaches natural waterways and the storm sewer. They also help replenish groundwater reserves. Other green infrastructure measures would also be of great benefit to the Township in its overall reduction of flooding related to storm water.

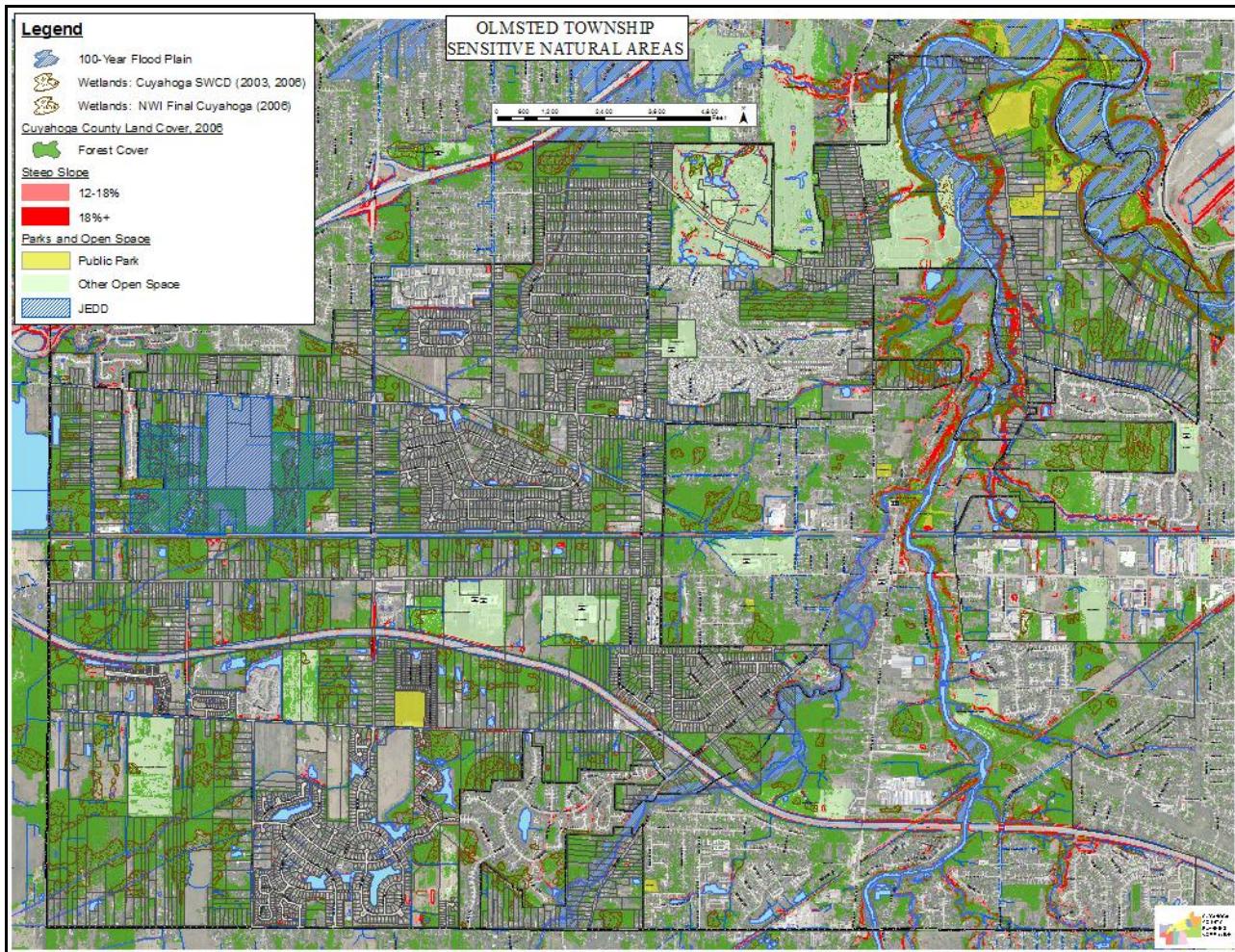
A major issue in many areas of the Township is the need to extend sewer lines to the remaining unserved areas of the Township and invest in other storm water management systems, including drainage basins, drainage swales, and other green infrastructure to capture stormwater runoff. According to the General Soil Map for Cuyahoga County, there are two different types of soils in Olmsted Township. The first type, Condit silty clay loam, is a hydric soil (meaning that it formed under conditions of prolonged saturation), and is poorly drained. Hydric soils often indicate presence of wetlands. The second type, Mahoning silt loam, is not hydric but is also poorly drained. Both have a high water table. These soil types contribute to issues of flooding that several residential areas have reported.

Openspace in the Township is often the result of land that has been disturbed by farming or other uses in which the trees were cleared. This openspace can be important for recreation, outdoor pursuits, and contribute to the semi-rural character of the Township. The Conrail tracks, which traverse the Township east to west, are lined with trees that provide some buffer for the surrounding parcels. Two high-tension

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utility power lines also provide openspace within the Township and could present a trail and park opportunity.

**Figure 2.5. Natural Areas**



### Community Facilities and Services

Community services are services typically funded by taxes and other public funding, and performed for the benefit of the public, while community facilities are the buildings and spaces where many of these community services take place. Community services and facilities encompass a variety of purposes: some services and facilities protect public health and safety while others contribute to a community's cultural life, social fabric and the well-being of its residents. Important community services include police, fire, and other governmental services. Community facilities include schools, parks and recreation venues, as well as libraries, community organizations, and places of worship, all of which are essential to

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serving existing residents and businesses as well as attracting new ones. This section highlights many of the community services and facilities available to Olmsted Township residents.

The Olmsted Township Police and Fire Departments are located on Firch Road, directly north of Township Hall. In addition to ensuring the safety of residents and employees in the Township, the police department strives to ensure that the Township remains an “ideal place to live, work, and raise a family”.

### ***SCHOOLS***

Olmsted Township shares a school district with Olmsted Falls. The Olmsted Falls City School district encompasses 16 square miles, making it the 11th largest suburban district in Cuyahoga County in terms of land area. According to the District’s webpage, there are over 3,800 students currently enrolled from Pre-K through the 12<sup>th</sup> grade, making it the 18th largest in terms of student enrollment of the 30 suburban districts in the County. Between 1995 and 2010, the Olmsted Falls City School District experienced steady growth. Over the course of those 15 years, student enrollment increased from approximately 2,800 (1995) to more than 3,800 (2010). While this growth has now leveled off, the abundance of new housing developments indicate the desirability of this area for families.

The Olmsted School District encompasses five school buildings – Olmsted Falls Early Childhood Center (PreK - K), Falls-Lenox Primary School (Grades 1-3), Olmsted Falls Intermediate School (Grades 4-5), Olmsted Falls Middle School (Grades 6-8) and Olmsted Falls High School (grades 9-12). The District is affiliated with the Polaris Joint Vocational School.

The Olmsted Falls City School District consistently earns the Ohio Department of Education’s rating of Excellent on the annual school report card. Student test scores on the ACT and SAT college entrance tests are consistently above both State and national averages. More than 75% of graduating seniors continue their education at a college or university. The quality of the education is an important community asset that attracts new residents and businesses.

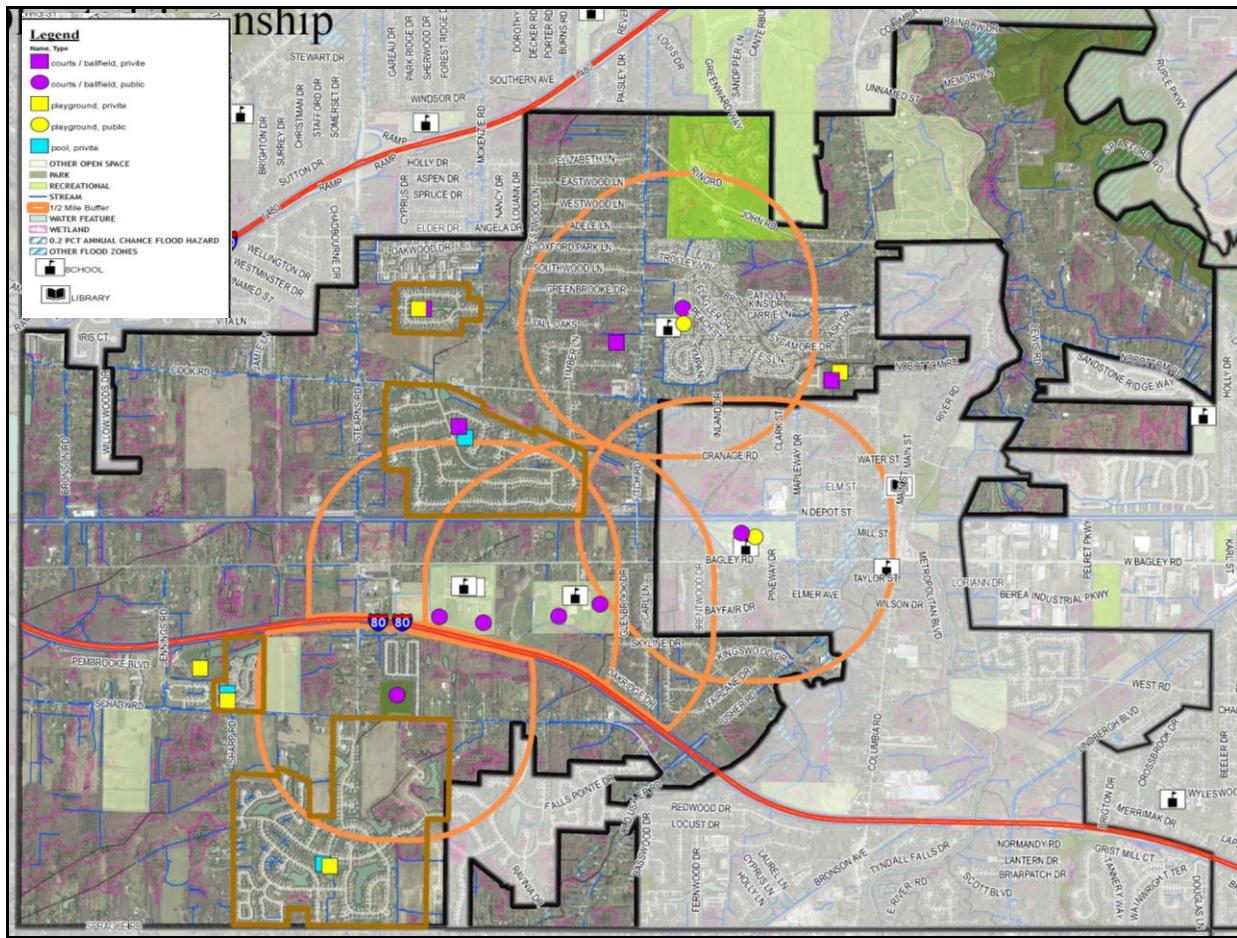
### ***PARKS AND CULTURAL VENUES***

Parks and recreation facilities play a very important role in the overall health of a community. They offer a multitude of social and physical benefits, helping individuals feel part of the community, and building social networks that are crucial in today’s economy and society. Recreation facilities offer a place for youth to safely interact with each other and adults while providing opportunities for exercise. For many seniors, these spaces offer a structured opportunity to maintain their social network and a connection to civic life. Recreation facilities also offer crucial space for community events, meetings, and informational seminars. Additionally, parks and other outdoor recreational areas can add aesthetic value to a community.

## OLMSTED TOWNSHIP 2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE

There are six areas open to the public for athletic activity—including basketball courts, tennis courts, baseball diamonds, soccer or football fields. All of these are located on the School District's property. The Township has only one public playground, located at the Olmsted Falls City Schools Early Childhood Center on Fitch Road. However, another playground at the Falls-Lennox Elementary School on Bagley Road is located roughly  $\frac{1}{4}$  miles from the Township border in Olmsted Falls. Many Township residents

**Figure 2.6. Recreational Areas with Buffer**



are also served by private courts, ball fields, swimming pools and playgrounds located within subdivisions. These recreational facilities are presumably meant only for residents living in the subdivision and their visitors.

Additional private recreational venues exist at the Donauschwaben Center and the West Side Irish-American Club. The Donauschwaben German-American Cultural Center is located on Columbia Road in the north eastern portion of the Township, founded by a cultural group that immigrated to America following World War II and created a society to celebrate their traditions and language through language, song, dance, music, dress and customs. The Donauschwaben Center features a multi-level

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club house, a soccer field, tennis courts, small lake, playground and pavilion. The West Side Irish-American Club is located at the opposite end of the Township, on Jennings Road, north of Schady Road. The Club sponsors special events year round, with pub music and grub every Friday. The club also features an extensive library of Irish history and works by Irish authors, a main banquet hall, side hall, pavilion and playground.

Figure 2.6 shows the various public playgrounds and recreational venues within or in close proximity to the Township. A one-half mile buffer has been drawn around each of these places to indicate their presence in the community. The one-half mile buffer was chosen because that is considered a reasonable walking distance. A boundary was also drawn around private subdivision playgrounds because the assumption is that those recreation facilities are meant to serve those residents alone. This is a useful exercise because those areas *outside* of the boundaries indicate areas where investments in recreation may be needed.

Additional private recreation venues are also located in the Township and serve as a regional attraction. For example, Swings and Things, located on Stearns Road, south of Bagley, offers a multitude of activities for its patrons. Outdoor activities include batting cages, bumper boats, go-karts, and paintball. Indoor activities include a family game room, laser tag, and an indoor playground.

Although located outside of the Township, the Olmsted Community Center (OCC) in Olmsted Falls offers a variety of community and recreational activities. The OCC is a nonprofit that is located in the north wing of the old Olmsted Falls Middle School building on Bagley Road. The south wing is occupied by the Olmsted Falls City Hall and Police Department and the west wing is home to KidsFirst daycare center.

The OCC's "primary goal is to be a family-friendly center for the whole community to enjoy." The Olmsted Community center runs a variety of activities of adults, youth, and seniors. Classes offered include yoga, fitness, sports leagues, arts and dance. It is open for use to all residents of the city and the township of Olmsted and also all surrounding communities.

Cuyahoga County Public Library has two branches in the neighboring communities of North Olmsted and Olmsted Falls. The Cuyahoga County Library system's mission is to support community life by providing an environment where reading, lifelong learning and civic engagement thrive. Most library branches offer technology classes, citizenship and English classes, as well as senior and youth services.

### ***CHURCHES AND PLACES OF WORSHIP***

Churches and other places of worship are another important community resource and amenity. Places of worship are vitally important within the community, and can work hand in hand with community organizations to improve the quality of life of the entire area. Places of worship also have a built-in pool of volunteers who are willing and able to undertake volunteer work in the community. Olmsted Township has several churches that are close by in Olmsted Falls:

- St. Mary of the Falls Catholic Church is located at the corner of Bagley Road and Usher Road.

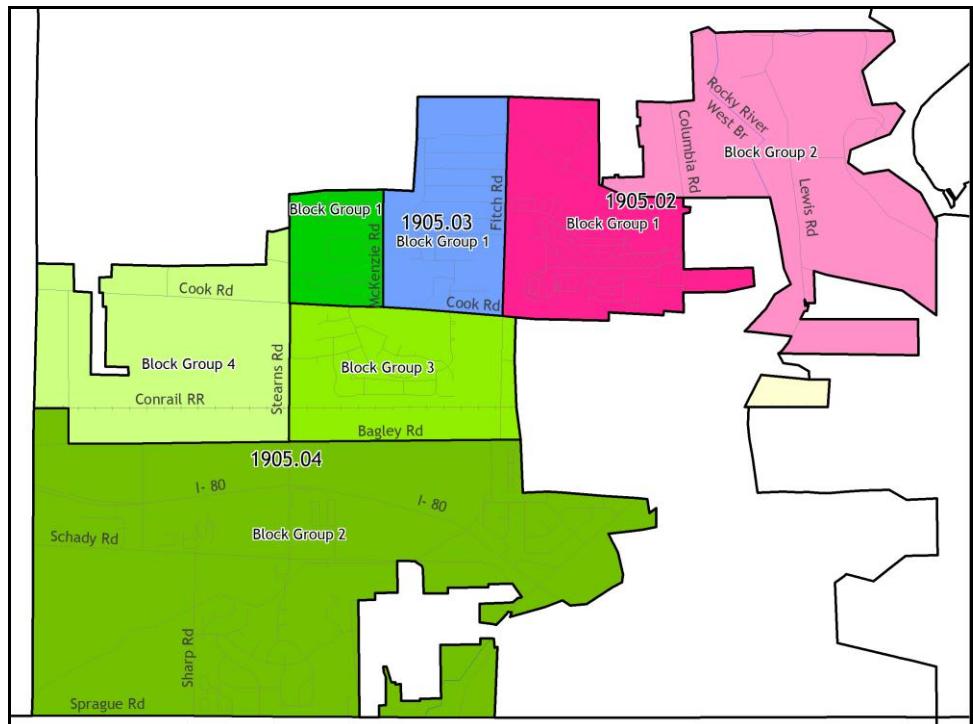
## OLMSTED TOWNSHIP 2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE

- St. Innocent Orthodox Church is located close by on Usher Road.
- Olmsted Community Church is located on Main Street in Olmsted Falls.
- Lutheran Church—Missouri Synod is located on Columbia Road.

### Demographics and Housing

Many factors influence the physical pattern of development within a community including population growth and decline, changing social and economic trends, and evolving housing needs. This section highlights a number of relevant demographics of the Township. Some of the data is from the 2010 U.S. decennial census and include a complete count, while other data have been gathered from the 2005-2009 American Community Survey (ACS). The ACS surveys a sample

**Figure 2.7. Census Map with Block Groups**



of the population every year and extrapolates those results to estimate trends for the entire population. It is useful to understand how Olmsted Township compares to the surrounding communities. Surrounding communities included in the analysis include Berea, Middleburg Heights, North Olmsted, Olmsted Falls, Strongsville, and Westlake in Cuyahoga County as well as Avon, Columbia Township, Eaton Township, and North Ridgeville in Lorain County. Extensive data in tabular and graphic format regarding detailed demographics for all of these comparison communities is included in Appendix A.

#### *POPULATION, HOUSEHOLDS AND AGE*

In 2010, with a population of 13,513, Olmsted Township ranked as the 82<sup>nd</sup> most populous township of the 1,308 townships in Ohio. It had the 3<sup>rd</sup> highest rate of population growth in Cuyahoga County since 2000, growing by 27.8%, while Cuyahoga County as a whole lost 8.2% of its population. Only 21 of the 59 communities in the County grew in population, including neighboring Olmsted Falls and Berea.

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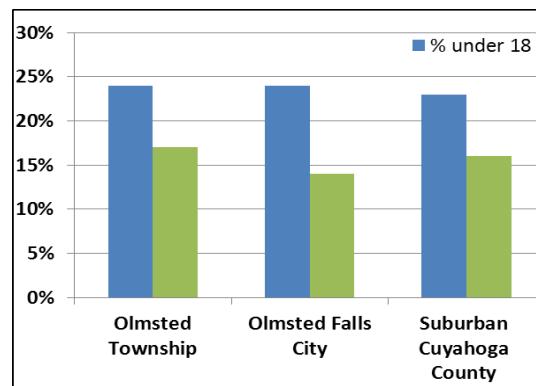
As of the 2010 Census, Olmsted Township had 5,571 households, a 27.4% increase from 2000. The majority of households were family households, which experienced a similar increase of 25% since 2000. The largest concentration of both family households and households with one or more people under the age of 18 was in Block Group 2 of Census Tract 1905.04. This area also had the youngest median age.

The largest concentration of non-family households and households with householder living alone is in Block Group 1 of Census Tract 1905.02. This is the same area with the oldest median age, and the largest concentration of households in which the householder is 65 years and over. This is to be expected as this Block Group contains both the Columbia Road Mobile Home Park and the Renaissance Retirement Community.

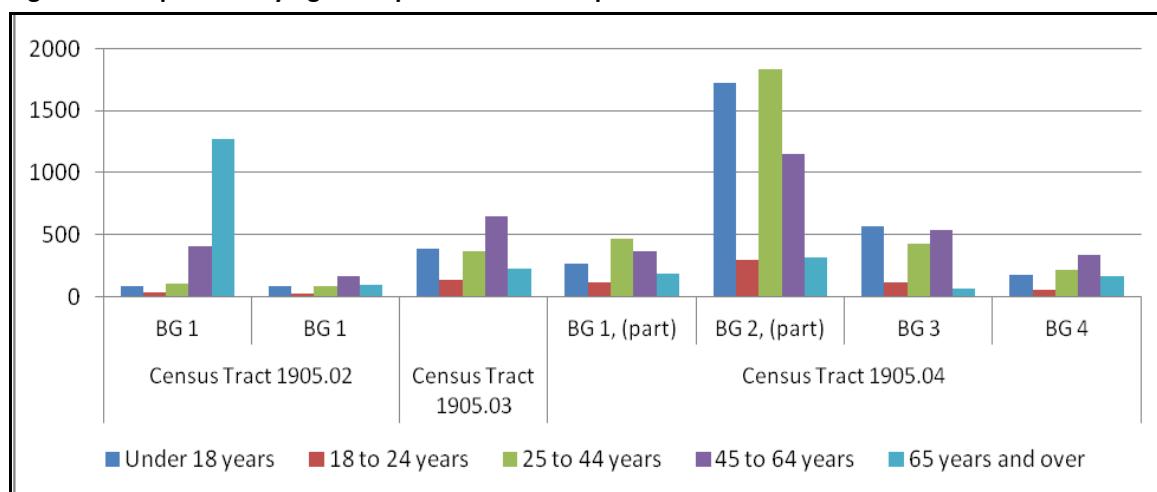
The average household size in the Township is 2.41, with the largest household size in Block Group 3 of Census Tract 1905.04, the central portion of the Township where the Lakeside Villages Development is located. This same area also contains the largest average household size of owner-occupied units, with an average size of 3.31. Census tract 1905.03, in the north central portion of the township, has the largest renter-occupied household size at 3.19 persons, and is an area of mostly single family homes.

The age of the population is a key factor in understanding the housing and social programming needs of Olmsted Township residents. The median age in the Township was 40.8 years, with the oldest average age in Block Group 1 (72.2 years) of Census tract 1905.02, in the north central part of the township. This area is dominated by a large community of manufactured homes. The youngest area of the township in

**Figure 2.8. Percent under 18 in Olmsted Township**



**Figure 2.9. Population by Age Groups and Block Groups**



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2010 was located in Block Group 2 of the 1905.04 Census Tract—the south central part of the Township that houses five subdivisions and an apartment complex.

### HOUSING: UNITS, TYPE, AGE, VALUE

Olmsted Township had a total of 5,996 dwelling units as of 2010, a 29.3% increase since 2000. This far exceeded the percentage increase in both Cuyahoga County and suburban Cuyahoga County, which experienced increases in the number of dwelling units by just 0.8% and 3.3%, respectively. The number of housing units in Lorain and Medina Counties also increased. The areas in Lorain County experiencing the most growth were west of the Township, in Avon and North Ridgeville.

Of the total 5,996 dwelling units, the majority (55.7%) were one-unit detached single family homes. Nearly 20% (1,142 units) of the housing stock was

comprised of mobile homes or manufactured housing, far exceeding other areas in the County. Roughly 18% of all dwelling units (1,073 units) were in complexes with 5 or more units per building. Just 3.6% of the housing consisted of single family attached (comprised entirely of homes in the Galway Bay subdivision), while complexes with 2-4 units per structure represented just 2.9% of the total housing stock. It should be noted that while mobile homes and large apartment complexes were the second and third-most common type of dwelling unit, these types of homes comprised only 6% and 2% of total residential acreage, respectively.

The majority if the housing stock in Olmsted Township is relatively new. The median year structure built in Olmsted Township is

Figure 2.10. Housing Type

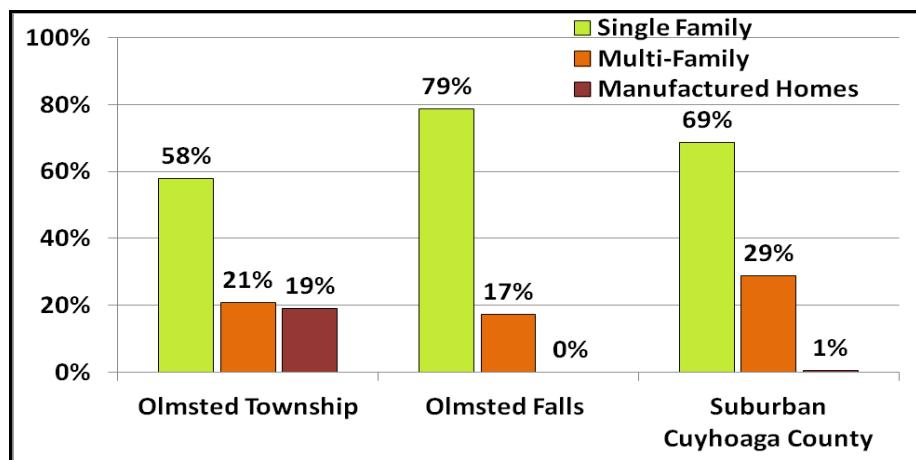
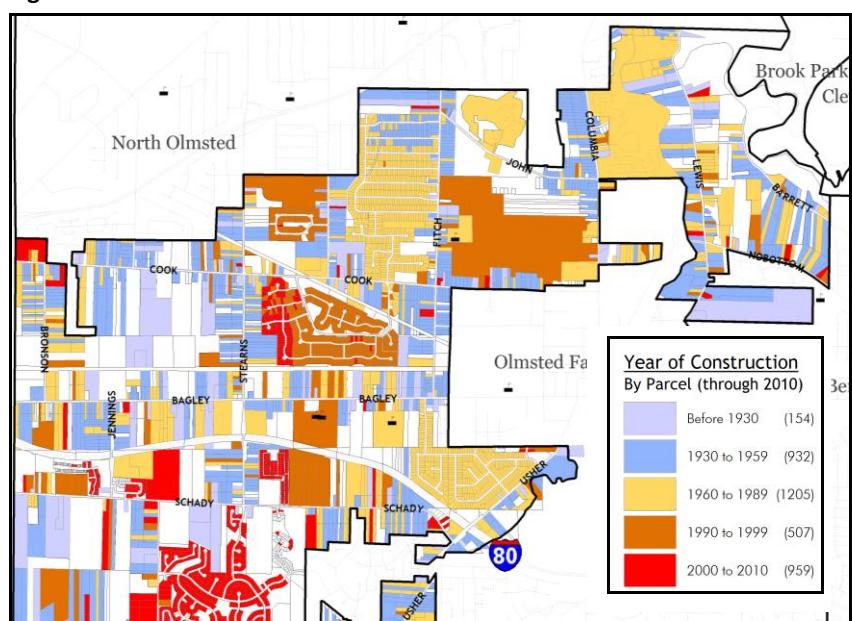


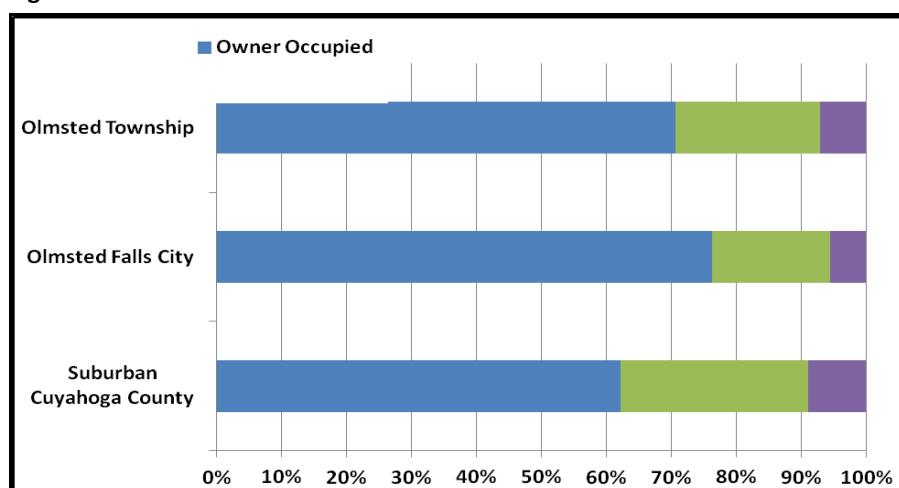
Figure 2.11. Year of Construction



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1987, compared to the median age of structure in Cuyahoga County, which is 1954. The only surrounding community with a younger housing stock is Avon, with a median age of 1997. The oldest housing (1977) is found in Census Tract 1905.03 and the youngest (1992) is in Census Tract 1905.04, where six housing developments have been established since 2000. The majority of home owners moved into Olmsted Township between 2000-2004, while the majority of renters moved into Olmsted Township in 2005 or later (see Figure 2.11).

**Figure 2.12. Tenure.**



The median value of owner-occupied units is also well above the county average. As of 2010, the median value was \$173,900. There was however a large discrepancy of values between different areas. In Census Tract 1905.04, the median value was \$207,000, where the newest single-family detached homes are located including Woodgate Farms, Wheaton Farms, and Westfield Park. Conversely, median value was only \$46,800 in Census tract 1905.02, where the manufactures and senior housing are located.

### **OCCUPANCY**

Of the total housing units in Olmsted Township, 425 units, or 7.1% were vacant as of 2010. This was the highest percentage of all surrounding communities. However, Cuyahoga County far exceeded this percentage, at 12.3% vacant housing units, and even suburban Cuyahoga County (excluding the City of Cleveland), had a higher residential vacancy rate at 8.9%. Of the occupied housing units, 4,240 were owner-occupied and the remaining 1,331 were renter-occupied. In surrounding communities, the cities of Berea, Westlake, and Middleburg Heights had higher percentages of renter-occupied units, as did Cuyahoga County and suburban Cuyahoga County, at 39.1% and 31.7%, respectively.

The highest vacancy rate in Olmsted Township occurs in Block Group 1 of Censes Tract 1905.02, with 175 units, or 12.9%, where Columbia Park (a manufactured home park) is located. Not surprisingly, the greatest number and rate of occupancy occurs in Census Tract 1905.04, where the newest single-family homes have been built. Block Group 2 of Census Tract 1905.04—where the newer subdivisions such as

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Woodgate Farms, Wheaton Farms, and Westfield Park, are located—has the greatest number of occupied units at 1,890 units, while the highest occupancy rate occurs in Block Group 3 in Census Tract 1905.04—Village of Lakeside—at 97.8%, followed closely by Census Tract 1905.03 at 97.6%. Census Tract 1905.03—the north-central part of the Township with the oldest housing stock—has the highest percentage of owner-occupied units. The greatest number and percentage of renter-occupied units occurs in Block Group 1 of Census Tract 1905.04 at 527 units, or 75.7%.

### *INCOME AND EDUCATIONAL ATTAINMENT*

According to the 2006-2010 American Community Survey (ACS) estimates, the median household income in Olmsted Township was \$60,934. Although this estimate is larger than the median income reported in the 2000 U.S. Census, which calculated it to be \$57,826, when factoring in inflation, this represents a decline in actual income by roughly \$14,700. However, this estimate from the ACS data has a large margin of error of plus or minus more than \$7,000.

Educational attainment in Olmsted Township is one of the highest in western Cuyahoga County. The ACS estimated that 93.2% of the population over age 25 was a high school graduate, while 32.0% had a bachelor's degree or higher, and 13.5% had a graduate or professional degree. The average for Cuyahoga County is lower for all three benchmarks: with 86.4% having graduated from high school, 28.2% with a bachelor's degree and 11.4% with a graduate or professional degree. Avon has the highest percentage from high school and bachelor's degree, while Westlake has the highest percentage of people over the age of 25 that have a graduate or professional degree.

### **Taxes and Finances**

By state law, townships are not entitled to impose an income tax. Therefore, the primary source of revenue for township governments is the collection of property taxes. Assessed valuation is used to determine the value of real estate for tax purposes. This valuation occurs annually and takes into account the overall quality of the property, property values and market conditions of the surrounding areas.

For the 2011 tax year, Olmsted Township's assessed tax valuations totaled \$276,000,290; 78% of which was attributed to agricultural and residential land, 20% to commercial and industrial land, and 2% of which included public utilities. In comparison, residential and agricultural land accounts for 89% of the total valuation in Olmsted Falls.

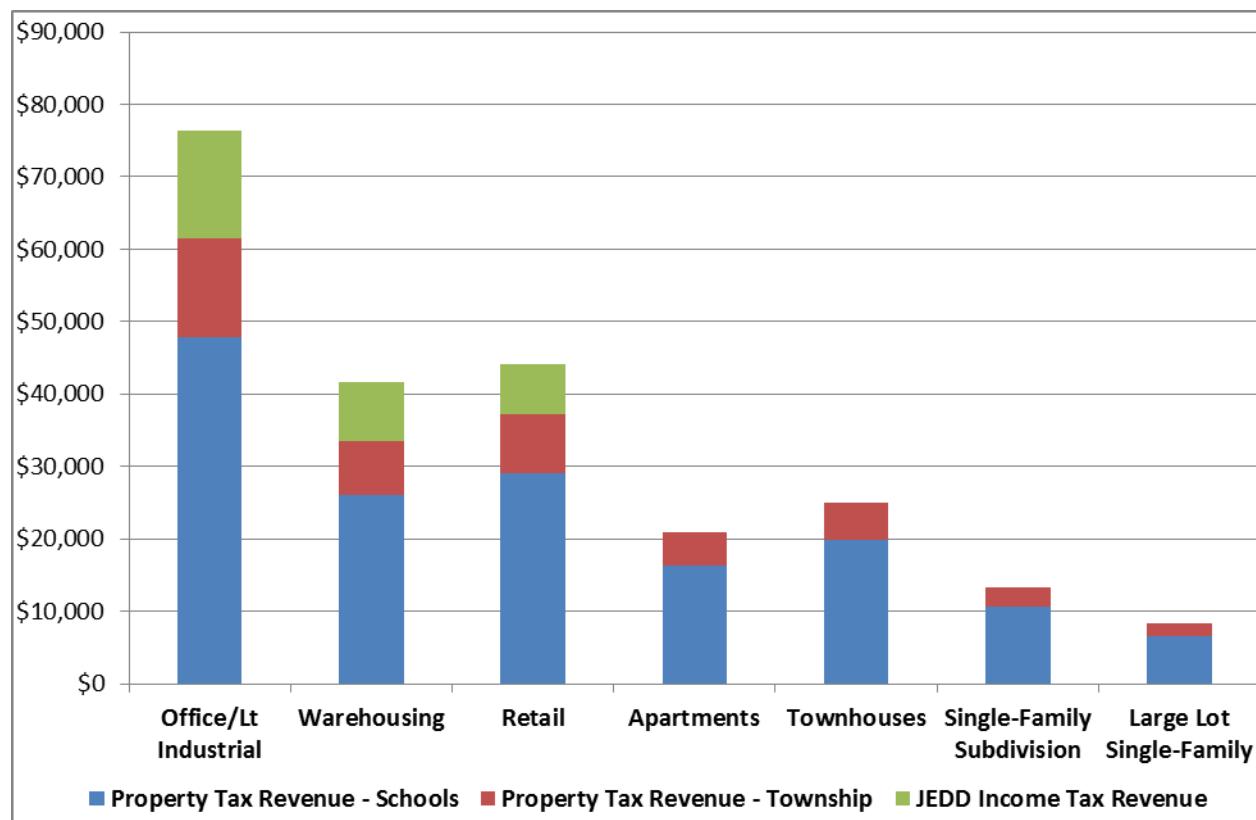
As with all monetary measures, the assessed value of property has increased over the past 25 years. However, adjusting for inflation, the assessed value of land in Olmsted Township increased by 49% for residential/agricultural land and 51% for commercial/industrial/public utility land. This can be attributed to the amount of new construction that has occurred in the Township. In comparison, the rate of increase in Olmsted Falls was 40% for residential/agricultural land and 77% for

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commercial/industrial/public utility land, while Avon, which saw expansive growth, had a 240% increase in residential/agricultural land valuation and 425% for commercial/industrial/public utility land.

As noted above, Olmsted Township relies heavily on property taxes to fund township government because it is not permitted to collect income taxes except as allowed for in the Joint Economic Development District. When considering the type and amounts of land uses to promote in the Township, it is useful to analyze the differences in average tax revenue generated by various types of uses. As noted in Figure 2.13, office and light industrial uses tend to generate the highest amount of property taxes on a per acre basis, and also the highest amount of income tax if these uses are located in the JEDD.

**Figure 2.13 Estimated Average Tax Revenue Potential by Generalized Land Use (per acre).**



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### **3. Review of the 1998 Comprehensive Land Use Plan**

A great deal has changed and has been accomplished since the adoption of the 1998 Comprehensive Land Use Plan. Major developments and accomplishments include the extension of water and sewer lines throughout most of the Township, securing land for and creating a JEDD agreement with the city of Olmsted Falls, and the addition of more than 1,357 housing units.

Although a number of the recommended actions set forth in the 1998 Plan have been accomplished, many of the fundamental issues and goals remain valid today.

Some of the issues identified in the 1998 Plan include:

**Economic Development:** The Township felt that there was a need for more non-residential contributions to the tax base, and to do so, good locations for commercial expansion needed to be identified while land that had already been designated for industrial use needed to have better access.

**Residential Development:** Concerns included unmanaged residential growth and the resulting increased burden on the school system, and the need for better regulations and management tools to improve the quality and appropriateness of the development.

**Annexation:** The Township wanted to prevent further annexation, particularly of developable land that had the potential to contribute to the tax base.

**Parks, Recreation and Open Space:** The Township recognized that there was a need for more recreational and walking opportunities for children, and that many of the residential areas are not connected to other residential areas or school facilities via sidewalks or pedestrian paths.

**Public Utilities:** Concerns specifically over water and sewer, or lack thereof: with many septic systems failing, well water supply was being contaminated.

**Circulation:** Concerns included driver and pedestrian safety regarding the condition of the streets, lack of sidewalks and at-grade railroad crossings.

From the issues identified above, the 1998 Plan outlined the following goals for the Township's future. Specifically, the Planning Committee envisioned a community that:

1. **Promotes economic development to achieve an appropriate balance of commercial/ light industrial uses and residential areas.**
2. **Manages growth** to minimize any negative impacts from future development on existing residents.
3. **Remain a township** while retaining the township's current boundaries.
4. **Maintains and preserves its open character** and a "sense of ruralness"

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5. **Creates a “township center” to promote an identifiable community identity.**
6. Has an **adequate sewer and water system** that ensures a safe drinking water supply for the entire Township.

Within this framework, the Township also outlined the following expectations for the 1998 Plan:

1. **High quality development** – both in terms of construction and appearance
2. **New development must be sensitive to the natural surroundings** and preserves open space, streams and trees.
3. Neighborhoods and community facilities to be physically linked together with **adequate, pleasant and safe pedestrian ways.**
4. **Expanded recreational and community facilities** for all residents.
5. **A well maintained, high quality road system** with at least one railroad overpass
6. **Adequate police, fire and service departments** that deliver quality services.
7. Sufficient tax base and land reserves to ensure a continued **excellent school system.**
8. Opportunities to engage residents and **encourage people to become involved** in the community.
9. Persuade **every entity to pay its fair share of the taxes** – including non-profit organizations that have related business income.
10. Ensure that **financial resources and regulatory authorities** work to **accomplish the community's objectives.**
11. **A government that works toward the betterment of the entire community** with consistent adherence to its adopted plans and regulations.

It is important to understand the issues and opportunities from the 1998 Comprehensive Plan in order to appreciate the progress that has been made in the Township, as well as to understand that many issues the Township faced fifteen years ago are still pertinent today. These are complex issues that require thoughtful, long-term, and multi-tiered solutions.

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## **4. Updated Goals and Objectives**

With an understanding of the goals defined in 1998 Plan and an in-depth knowledge of the present conditions in Township, the Advisory Committee defined the following new goals to guide this Plan Update:

**A. We Envision a Community That:**

1. **Promotes economic development** to achieve an appropriate balance of commercial/light industrial uses and well controlled, managed and maintained residential areas.
2. **Manages growth** to minimize any negative impacts from future development on existing residents.
3. **Maintains and preserves its open character, wooded areas and “sense of open space”**, to the extent possible.
4. **Creates a “town center”** with a mixed-use focal point to promote an **identifiable community identity**.
5. Has an **adequate sewer and water system** that services the entire Township.
6. Promotes **environmentally sustainable land use and transportation patterns and construction practices** that maintain good air and water quality and reduce energy consumption.
7. Encourages and facilitates a more **active and healthy lifestyle** with access to community gardens, parks and trails.

**B. Within this Context, We Expect a Community with:**

1. **High quality development** – both in terms of construction and appearance – for all residential, commercial and industrial buildings.
2. **New development** that occurs in a manner **that is sensitive to the natural surroundings** (i.e. preserves open space, streams and trees, protects water quality and provides adequate drainage).
3. **A well maintained, high quality road system with adequate street lighting**.
4. **“Complete streets”** that provide adequate, pleasant and safe pedestrian and bike ways that physically link neighborhoods and community facilities.
5. **Expanded parks, recreational and community facilities**, especially a recreation center with numerous activities and programs for all residents.
6. **Adequate police, fire and service departments** that deliver quality services.
7. A sufficient tax base to ensure a continued **excellent school system**.
8. Opportunities to engage residents and **encourage them to become involved** in the community.
9. Policies and regulations that encourage energy efficiency and other **green building practices**.
10. Both the **financial resources and regulatory authority** to be in place to accomplish the community’s objectives.

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## **5. Policies and Strategies**

This Comprehensive Plan Update identifies a number of policies and strategies that can be pursued to attain the goals stated in the previous chapter as well as to ensure that Olmsted Township continues to grow and prosper in the most sustainable manner possible. Policies that relate to specific areas of the Township are illustrated in Figure 5.1, Development Policies.

The policies and strategies are discussed under five categories: five have been

- I. Economic Development
- II. Infrastructure and Services
- III. Parks, Recreation, Open Space And Trails
- IV. Housing Development
- V. Image

Under each policy (listed A, B, C...under the five categories), are strategies (listed as A1., A2., A3...) that define how a particular policy and goal are to be attained. Listed under some strategies are a number of explanations, specific tasks, and/or examples that aid in the implementation of each strategy.

### **I. ECONOMIC DEVELOPMENT**

As one of the few Cuyahoga County communities with land still available for development, it is important for Olmsted Township to clearly articulate the areas of the community where new commercial, industrial, and mixed-use development is desirable as well as the types of businesses that are considered appropriate for the community.

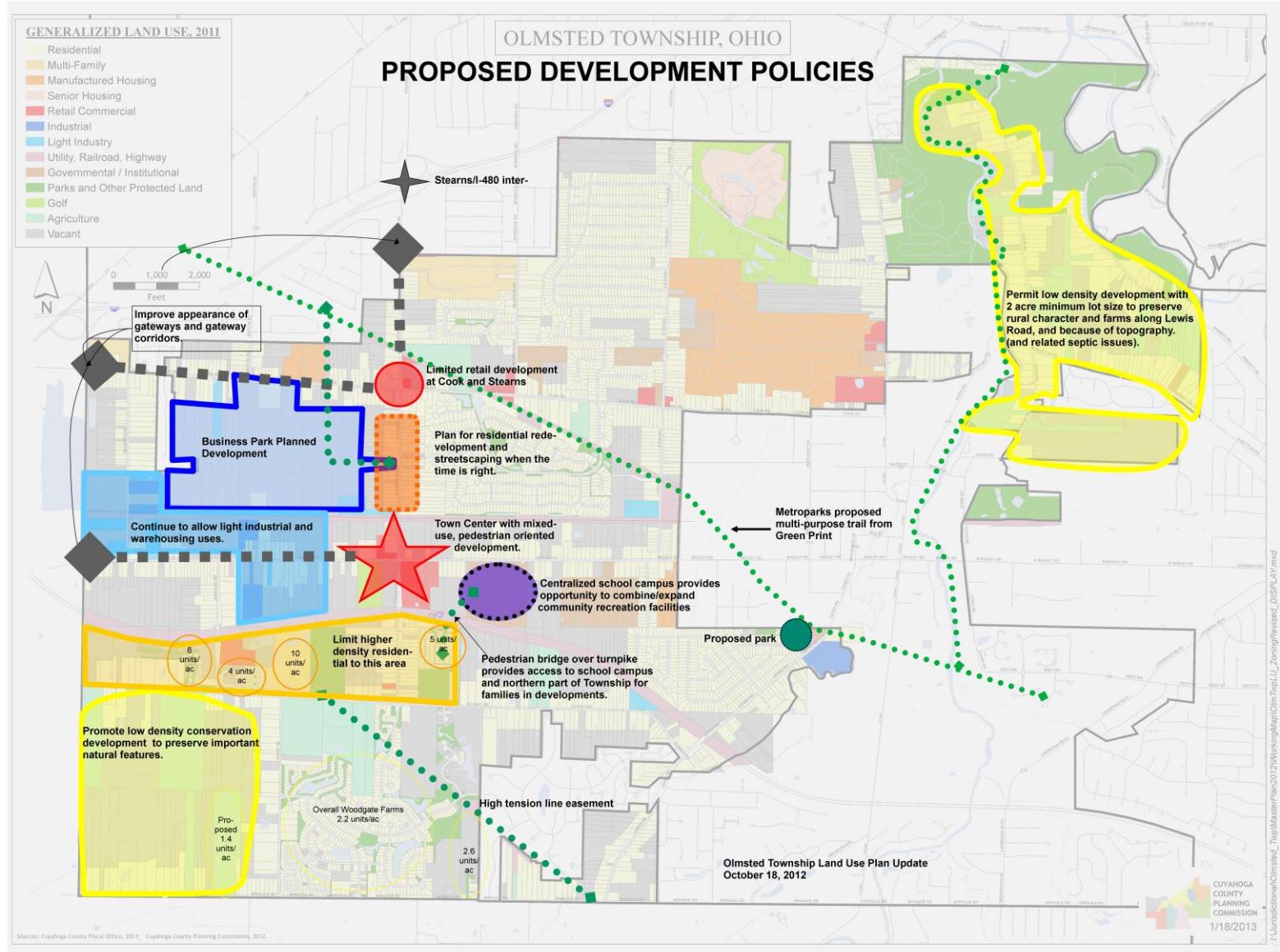
The overall goals that are relevant to Economic Development include:

- *Promote economic development to achieve an appropriate balance of commercial/light industrial uses and well controlled, managed and maintained residential areas.*
- *Manage growth to minimize any negative impacts from future development on existing residents.*
- *Create a “town center” with a mixed-use focal point to promote an identifiable community identity.*
- *Ensure that new development occurs in a manner that is sensitive to the natural surroundings, maintains an “open” character, and preserves wooded areas and other natural features, to the extent possible.*
- *Ensure high quality development – both in terms of construction and appearance.*

In formulating the following policies and strategies to achieve the above goals, it is recognized that the investments in economic development must occur in the areas of the Township that have the greatest potential to attract enterprises, employees, and customers. Potential locations need to satisfy general location criteria for commercial and industrial development and also must occur in areas where the impacts from new development can be minimized and new traffic can be confined to selected streets.

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Figure 5.1. Development Policies.



**A. Develop the JEDD as a high-quality business park to attract businesses with higher paying jobs and more labor intensive operations in order to leverage the JEDD's ability to levy an income tax.**

In 2001 Olmsted Township and Olmsted Falls entered into an agreement to create a Joint Economic Development District (JEDD) comprised of 250 acres between Cook Road, Stearns Road, the Norfolk Southern Line railroad tracks, and Bronson Road. The creation of the JEDD allows the land to remain in the Township yet enables the District to levy the Olmsted Falls municipal income tax on businesses within the JEDD.

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The JEDD area provides the potential to develop a large-scale business park. Proximity to the airport, the interstate system, and the railroad make it a desirable location: the Ohio Turnpike at Lorain Road in North Ridgeville and the I-480 interchanges at Stearns and Lorain Roads are less than a mile from the JEDD and are easily accessible via Cook and Stearns Roads, while the Norfolk Southern line creates the JEDD's southern boundary.

The creation of the JEDD also included the establishment of a JEDD board, comprised of city and township officials. The JEDD Board is charged with facilitating development of the district. To date, the JEDD Board has worked with a consultant to select a name (the Stearns Crossing Business Park) and develop marketing materials including a website.

There are several crucial steps that the Township must implement in order to ensure the JEDD will be developed appropriately and to the highest standards possible. Development in the JEDD is governed by the Township zoning regulations. The current zoning district does not sufficiently reflect the goals for the anticipated business park and therefore, the first step is creating a new district for the JEDD, and the second is rezoning the land to this new district:

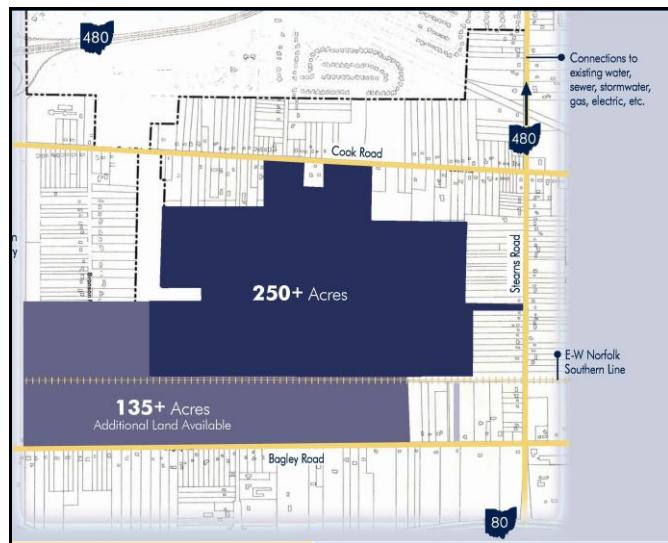
- Create a new Business/Light Industrial (B/LI) District with Planned Business Park Overlay to apply to properties in the JEDD in order to achieve desired arrangement of uses, densities, and open space.
- Rezone the JEDD area to the new district

See the proposed zoning amendments in Chapter 7 for a more complete description.

**A1. Encourage and attract high tech, high end businesses that employ a large number of people with above-average wages.**

Such business may include professional offices and research and development businesses including medical research. Also attractive are businesses that build on and service other local businesses clusters to further strengthen local economic resilience and sustainability. For example, 20% of Vita Mix's suppliers are 20 or 30 miles away: the relative proximity of these businesses might tempt to locate in the JEDD as well, further streamlining their supply or distribution chain. Light industrial and assembly uses with operations that are primarily conducted indoors with no, or limited, outdoor storage, such as electronic equipment manufacturing; educational Institutions; and advanced business services such as computer/data processing would also be appropriate in the JEDD.

**Figure 5.2. Boundaries of the Joint Economic Development District (JEDD).**



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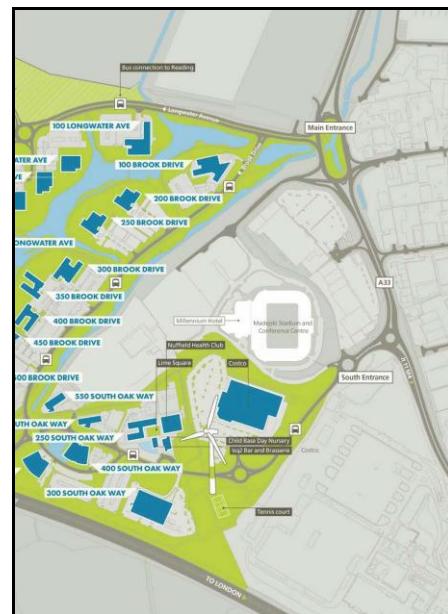
Businesses that are less labor intensive or with lower average wages, such as warehousing and distribution centers should be steered to appropriately zoned land outside the JEDD - areas where the income tax would not apply. Furthermore, commercial retail development should be limited within the JEDD and instead steered toward the Town Center area. In addition to creating the B/LI and Overlay Districts and rezoning, the following recommendations also apply to this strategy:

- (a) Build on the work the consultant has already done to help market the JEDD by creating brochures tailored to specific users, advertising in professional publications and at trade conferences, etc.
- (b) Work with various organizations associated with economic development in the region, including Cleveland Plus, Team NEO, Northeast Ohio Trade & Economic Consortium (NEOTEC), Jobs Ohio, and the Ohio Department of Development to actively market the location prospective industries and businesses as well as take advantage of funding, event, and education opportunities.

**A2. Require an integrated unified plan for development** that complies with planning principles shown in conceptual plan. Similar to residential subdivisions, a successful business park will require the construction of new roads and utilities and the subdivision of land into development parcels. Therefore, the entire JEDD area should be developed as an integrated, unified business park, with an interconnected, internal street system. In the event the business park is developed in phases and/or as multiple development projects, connections to future phases and individual projects should be required. In addition to creating the B/LI and Overlay Districts and rezoning the land, the following principals should guide the overall layout of the entire area:

- (a) Development in the business park should be oriented toward the internal streets and not be permitted to front on Cook or Stearns Road in order to minimize impacts on preexisting residential areas.
- (b) Larger office type buildings should be positioned along the main internal street, in the most visible portions of the development.
- (c) Position land uses that generate heavy trucks traffic and require loading docks on secondary roads in the business park.
- (d) Reserve the area along the railroad tracks for businesses that require/rely on rail service.
- (e) Require protection and preservation of important wetlands and a network of connected open spaces. There are approximately 20 acres of wetlands within the JEDD area.
- (f) Integrate road connectivity and trail systems into the business park to connect with the Town center

**Figure 5.3. Industrial Park Development Plan Example.**



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**A3.** Create an internal road system and provide access to Cook, Stearns, and truck access to Bronson and Bagley Roads. A complete and thoughtfully planned internal road system is important to facilitate traffic flow into and out of the JEDD, and within the JEDD as well: it is an important factor in site selection for employers; has safety implications for employees and safety officials (traffic should not bottleneck in case of an emergency), and affects the aesthetics of the overall development.

- (a) Entrances to the business park should be provided from both Cook Road and Stearns Road to lessen the travel on Stearns and Cook.
- (b) The Cook Road entrance should be directly opposite Barton Road to take advantage of road improvements already constructed.

**A4.** Provide vehicle and pedestrian connections from the Business Park to the Town Center. The Township recognizes that the development of the Town Center depends in large part to the development of the JEDD and the corresponding influx of nearby daytime patrons. Easy vehicular and pedestrian access to nearby shops, restaurants and personal services is also an important selling point to prospective developers, business owners, and employees.

- (a) Create a multi-purpose trail that runs directly from the JEDD to the Town Center featuring wayfinding signs to the Town Center and information about amenities that can be found there.
- (b) Encourage traffic patterns and signage at each exit area that directs people towards the Town Center.

**A5.** Allow the installation of renewable energy systems. Many companies that employ a high-earning and skilled workforce have invested in renewable energy and incorporated it into operations either because it saves money, is important to their workforce, or because of a broader social and environmental ethic of the company.

Adopt regulations that allow wind turbines, solar panels, and geothermal systems on private property in the JEDD.

**Figure 5.4. Green Industrial Park featuring passive lighting and wind turbine.**



**A6.** Encourage new development to incorporate energy and water efficiency and conservation measures. Encouraging energy and water conservation measures on private land is beneficial to the broader community as well. For example, conservation tactics such as water retention will save the Township in service costs because there is less stress on infrastructure systems.

- (a) Adopt regulations that allow wind turbines, solar panels, and geothermal on private property in the JEDD.
- (b) Encourage the use of rain gardens, green roofs, swales, cisterns, and other green infrastructure to slow water runoff.

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- (c) Encourage developers to take advantage of passive lighting, heating and cooling features, such as skylights, window shades that can be raised during the winter months and lowered in the summer months, and windows that open.
- (d) Encourage the construction of recessed parking islands. These are natural cousins to raised parking lot landscape islands utilized in large retail developments nationwide. They are made up of layers of infiltration material (such as gravel) and planted with native plants to capture and slow stormwater runoff, thereby replenishing ground water supplies and reducing nonpoint source pollution. Instead of the typical landscape islands that are set higher than paved grade (and which often require supplemental irrigation), these recessed landscaped islands are below the grade of the parking lot such that surface water flows into, rather than away from these areas
- (e) See the following discussion of design guidelines for greater detail.

**A7.** Establish design guidelines for the JEDD Business Park, to ensure that the development is attractive and cohesive. Design guidelines include landscaping, signs, setback requirements and buffering, lighting standards, and building requirements. Design objectives for the Stearns Crossing Business Park include:

- (a) Require high quality design and construction to avoid a look of bland warehouse buildings. A business park zone includes space regulations and standards that are typically more restrictive than those placed in industrial zones because there is a greater emphasis on creating pleasant outside environment for employees.
- (b) Flexible Building Design: Floorplates are sized and shaped to meet specific requirements of each business but can be modified to accommodate subsequent occupants and uses.
- (c) Require attractive landscaping and public spaces: Ensure that the entire development has a cohesive, parklike appearance that uses the site's natural features and topography to its advantage. Extra attention should be given to entrances, outdoor gathering spots and recreation areas. Landscaping around the entrances is especially important to attract prospective businesses. Significant building setbacks from Cook Road should be required to ensure that the visual presence of industrial buildings along a predominantly residential street is minimized. Also require adequate screening and buffering along streets and lot lines that abut residential areas.
- (d) Require a system of connected walkways and other on-site amenities for employees, such as parks and outdoor gathering spaces. American Greetings choose Westlake because of Crocker Park. Look for opportunities to provide walking trails, etc.

**Figure 5.5. Multi-Purpose Trail in Industrial Park.**



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(e) Regulate the location and amount of parking: While it is important to provide enough parking for employees, it is also important that the size and layout of parking areas do not detract from the overall image of the business park. Parking should be located to the side and rear of the buildings. Should incorporate design elements and landscaping to soften the visual impact - require trees and landscaping throughout the parking area, not just along the edges. Parking to be located in the side and rear yards.

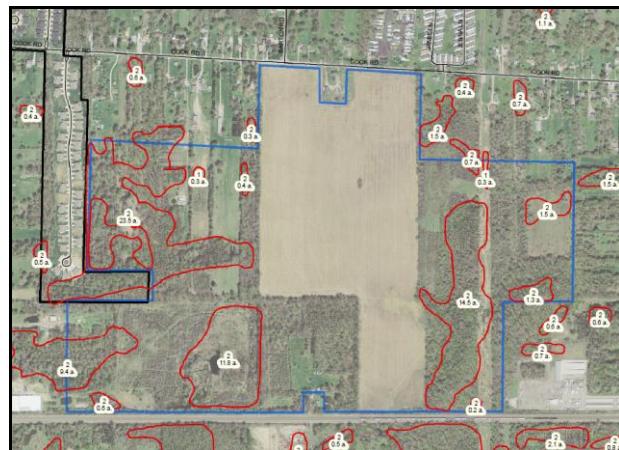
(f) Loading areas should not face the street, but should be located on the side or rear of the building to diminish their appearance from the street. Loading docks should be concealed to make a more attractive aesthetic. Oftentimes separate access is provided for warehousing and industrial uses that rely on heavy truck traffic.

(g) Individual lots should be laid out to take advantage of the site's natural features.

(h) Encourage "green" development - with businesses that are environmentally friendly and that incorporate "green" building and development practices such as permeable pavement, alternative energy, green infrastructure for storm water retention, etc. The following guidelines can be used to reduce or mitigate the environmental impacts of a green industrial park. In general, the guidelines do not stand alone, but overlap and are mutually reinforcing.

- Minimize/reuse wastes. Reducing or reusing wastes generated in the construction and operation of the site can be accomplished by (a) using construction materials and products that have high reused and recycled content, (b) designing rooms on 4-foot multiples to conform to standard-sized wallboard and plywood sheets, which reduces waste, (c) reusing and recycling construction and demolition materials, and (d) providing

**Figure 5.6. Wetlands in the JEDD.**



**Figure 5.7. Progressive Insurance's headquarters in Mayfield Village, Ohio.**



Rooftop gardens are present throughout the site, most buildings have courtyard areas where employees can enjoy lunch, breaks and meetings. The Progressive Art Collection, one of the country's largest private contemporary collections, is also present throughout the grounds.

<http://landscapeonline.com/research/article/10100>

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contained space within building envelopes and within the industrial park to facilitate day-to-day recycling.

- Reduce or eliminate storm water runoff. The volume of stormwater generated can be reduced substantially or eliminated through compact design and the adoption of technologies such as green roofs, permeable pavement and bioretention systems.
- Use renewable energy. Solar energy (active and passive), wind and geothermal should be explored as potential energy sources for the site. At a minimum, all buildings should be energy efficient, include solar rooftop collectors, green roofs, and be designed to take advantage of passive solar energy.
- Use energy and water efficiently. The industrial park should incorporate a variety of techniques for reducing water use, including (a) dual plumbing to use recycled water for flushing toilets and for irrigation, (b) ultra low-flush toilets, low-flow shower heads, and other water conserving fixtures and appliances, (c) recirculation systems tied to a roof top solar hot water heater for centralized pre-heated hot water distribution, (d) a water budget approach that schedules irrigation only at night and does not irrigate when needs have been met by natural rainfall and (e) an efficient rainwater capture and use system, which also greatly reduces run-off to local streams. Similarly, several techniques exist to reduce energy use, including (a) high efficiency lighting systems with advanced controls, (b) a thermally efficient building shell, (c) energy efficient, and appropriately sized, HVAC systems, (d) high efficiency equipment and appliances throughout all buildings.

- (i) Efficient Circulation: Roadways must be clearly marked and defined for various vehicles and different modes of transportation (pedestrians, cyclists, cars, trucks).
- (j) Work with the JEDD Board to market the Business Park. Make the development community aware of available land. Website provides information.
- (k) Ultimately the JEDD will need economic development and marketing professionals to help sell the area and attract businesses. Work with the County Department of Development, Team NEO, etc. to make sure that prominent regional institutions and corporations (such as The Cleveland Clinic, University Hospitals, etc.) are aware of the JEDD opportunities.

**B. Promote the creation of a mixed-use Town Center at the intersection of Bagley and Stearns Roads.**

Unlike many communities, Olmsted Township did not develop around a traditional town square. Instead, most of the development has occurred in subdivisions with no center for community gathering or commerce. As such, residents and daytime workers have to drive to shopping areas outside the Township for their retail or service needs. The 1998 Plan recommended the creation of a Town Center area at the intersection of Bagley and Stearns, and this recommendation remains valid.

It is intended that this area is to be the primary retail center for the Township. This intersection is near the high school and middle school along Bagley Road and is easily confined since it is between the railroad tracks and the Ohio Turnpike. The Township has made initial investments and working with

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property owners at that intersection. Residents and Township administration remain committed to the development of a mixed use Town Center for Olmsted Township, especially one that would complement the development of the nearby Joint Economic Development District.

A town center is defined as an integrated, functional and attractive environment that fulfills various retail, social and human needs. It is characterized as being a distinct area with a specific character and having a mix of uses.

As with the creation of the JEDD, it is recommended that the first steps in guiding the creation of a well-planned, functional and prosperous Town Center include the creation of a new Mixed-Use zoning district and then rezoning the land to that new district:

- Create a new Mixed-Use zoning district.
- Rezone Bagley/Stearns area to new Mixed-Use district from R-B Retail Business District

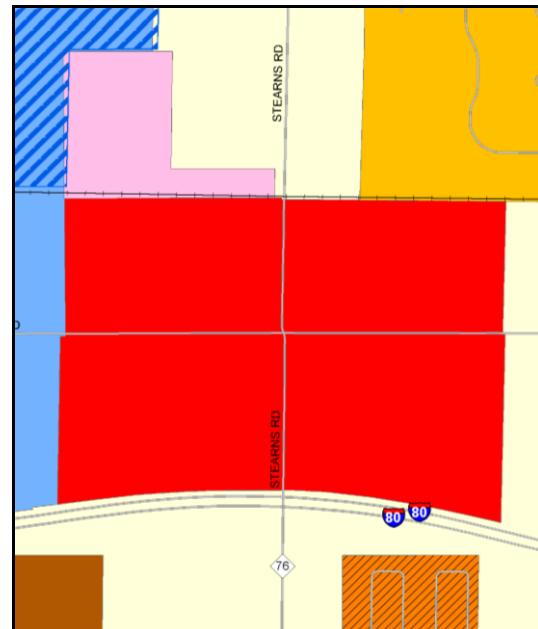
Strategies B1 through B3 describe the important elements of this new Mixed Use zoning district. See the proposed zoning amendments in Chapter 7 for a more complete description.

**B1.** Encourage a mix of civic, retail and offices uses centered around public open space. “Mixed Use” is a term that describes just that: a mix of restaurants, offices, residential units and other different, but compatible uses into one area. This practice reverses the dominant zoning practice of the 20<sup>th</sup> Century, which separated all uses to different areas. It is the intent of mixed use zoning to create more interaction and increase the vibrancy in the public realm. Unlike a residential-only neighborhood that becomes desolate during the weekday because everyone has left for work, or likewise a business-only area that become unpopulated during evenings and weekends, a mixed use area has people present during all times because it incorporates both uses. It creates a constant flow of people, making it a more economically and socially resilient place. Recommendations to achieve this include:

- (a) Permit the creation of residential and office space on top of commercial areas like in traditional urban areas.
- (b) Physically and visually connect the homes, offices, and commercial spaces to the public open space and the street.

**B2.** Allow higher density housing as part of a mixed-use project. Higher-density housing increases the likelihood of social interaction in the immediate vicinity and also ensures a critical mass of patrons to the nearby shops, restaurants and services to ensure the Town Center is a success.

Figure 5.8. Area for anticipated Town Center



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**B3.** Require new development to include pedestrian- and bicycle-friendly features such as wide sidewalks and crosswalks, decorative lighting, and parking lots behind buildings. Accommodating patrons that use alternative transportation ensures a wider pool of potential users and therefore a more vibrant place. Encouraging pedestrian and bicycle traffic is also wise because of the proximity of the high school and middle school, and because it puts less stress on infrastructure.

**B4.** Establish design guidelines for signage, landscaping, and building design to ensure an integrated, functional and attractive environment.

**B5.** Create a public open space to serve as a community focal point, encourage social interaction and provide a place to have outdoor community events. A public open space could feature a gazebo, a bandstand or outdoor theater, even a community garden. The design of the open space should carefully reflect the desires of community, and especially the prospective businesses and residents of the Town Center.

**B6.** Work with property owners to redesign existing development to be more pedestrian friendly and complementary to the emerging Town Center. For example, the Shaker IGA is set back from Bagley Road, with the parking lot in front of the store towards the street: it was built for the automobile rather than for the pedestrian.

**B7.** Design the southwest corner of the Bagley-Stearns intersection for senior housing. There is a demand for more senior housing in the Township, and seniors in the community have expressed a desire to be better connected and have increased accessibility to various destinations and commerce. Locating senior housing in very close proximity to essential services, stores, and places for social interaction without the need to travel in a car is of great importance to the quality of life of many seniors, many of whom no longer drive or do not have access to a car.

**Figure 5.9. Town Square featuring open space in Milan, Ohio.**



©2005 MilanArea.com

**C. Accommodate less labor-intensive light industrial and warehouse uses along Bagley Road west of the Bagley Stearns Town Center area.**

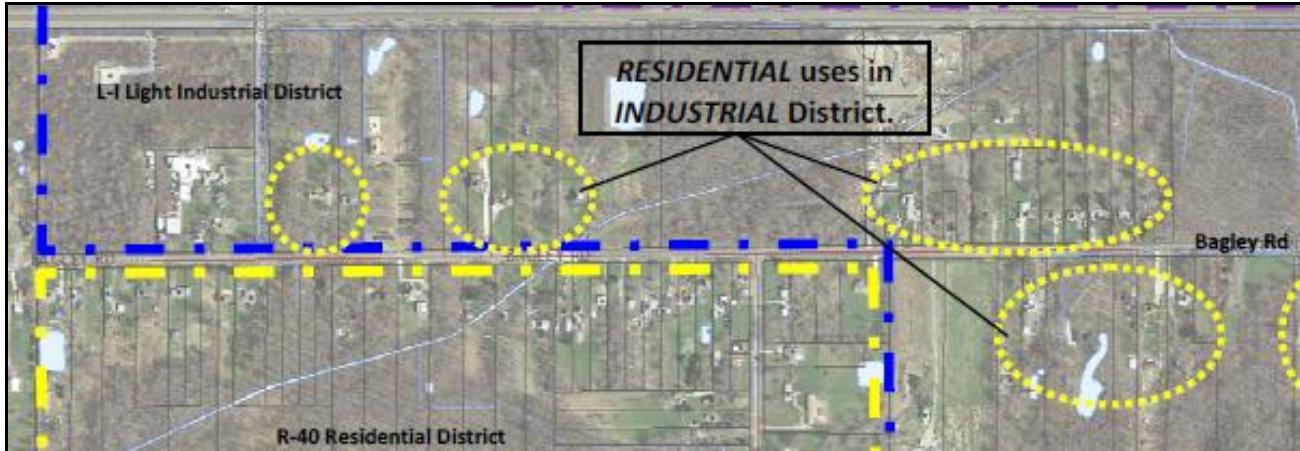
Since the 2000 rezoning, there has been little nonresidential development along Bagley Road. With the creation of the JEDD, it is in the Township's best interests to promote commercial and industrial development in the JEDD area rather than along Bagley Road, which is outside the JEDD. Lots along Bagley Road are deep and abut either railroad tracks or the Turnpike. There are some industrial/commercial uses in the area, but also a number of existing residences

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This area remains a suitable location for light industrial uses. However, residents can continue to remain in the area with little or no impact from the industrial uses. Consider strategies that would continue to allow existing residential homeowners to invest and maintain their houses.

**C1.** Revise the nonconforming use regulations to ensure that existing homeowners in this industrially-zoned corridor are able to sell their house and rebuild in case of damage.

**Figure 5.10. Current residential uses on Bagley Road**



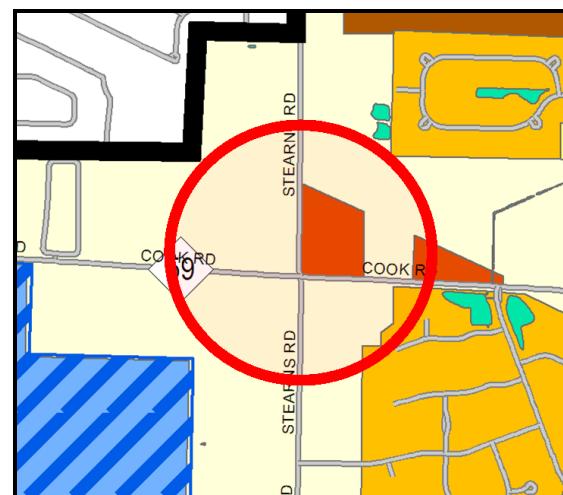
### **D. Accommodate limited retail at the Cook and Stearns Roads intersection.**

Currently, a car service station exists on the northeast corner of the Cook and Stearns. It is anticipated that with the development of the JEDD, traffic along Stearns Road will increase, and limited, convenience-type retail may be advantageous at this intersection. Retail should remain bound to this relatively small area and should be limited in nature to avoid drawing potential businesses away from the Town Center.

**D1.** Allow only limited expansion of this retail district to accommodate a gas station and/or other convenience retail.

**D2.** Except for Cook/Stearns intersection, avoid rezoning additional land as retail until current retail areas are built-out.

**Figure 5.11. Proposed Limited retail at Cook and Stearns.**



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### II. INFRASTRUCTURE AND SERVICES

The provision and maintenance of an effective infrastructure system and the efficient delivery of public services are of great importance to Olmsted Township. The proper functioning of roads, the provision of sidewalks, clean water, a safe sewage disposal/sanitary sewer system and other infrastructure, and effective township services such as police, fire, and service departments are critical to the provision of a safe and prosperous community.

The overall goals that are relevant to Infrastructure include:

- *An adequate sewer and water system that services the entire Township.*
- *A transportation system that maintains good air and water quality and reduces energy consumption.*
- *A well maintained, high quality road system with adequate street lighting.*
- *“Complete streets” that provide adequate, pleasant and safe pedestrian and bike ways that physically link neighborhoods and community facilities.*
- *Adequate police, fire and service departments that deliver quality services.*

#### A. Ensure major roads are in good condition, and provide safe and easy passage for all modes of transportation.

The quality of roads and the efficiency of travel patterns often provide the first impression to visitors and prospective residents and businesses. Ensuring that roads are properly maintained and provide a safe and pleasant experience is important not only for drivers, but also for those on foot or bicycle. Road safety is of great importance to the overall prosperity of a place.

The Township works closely with the Cuyahoga County Department of Public Works (formerly the County Engineer's Office), as the County has been responsible for the maintenance and improvement of County roads in the Township. Beginning in 2001, the County Department of Public Works has been instrumental in securing funding for the design and construction of overpasses over the Norfolk Southern (NS) railroad tracks at Fitch Road (completed in the summer of 2012) and at Stearns Road, which is currently in the design phase, and scheduled for

Figure 5.12. Different forms of complete streets.



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construction in 2014. The County Department of Public Works has also recently completed a number of road improvements, many which have also included water/sanitary sewer projects and sidewalk installations.

However, as residential and business development continues in the Township, it becomes increasingly critical to provide a more complete network of infrastructure improvements that accommodate pedestrian and bicycle traffic.

**A1. Formulate a Complete and Green Streets policy and adopt a resolution committing the Township to following the policy.** Complete Streets are designed and operated to enable safe access for all users so that pedestrians, bicyclists, motorists, and transit users of all ages and abilities are able to safely move along and across a complete street. A complete street is designed to balance the safety and convenience of everyone using the road.

A complete street may (but does not necessarily need to) include: sidewalks, bike lanes (or wide paved shoulders), frequent and safe crossing opportunities, accessible pedestrian signals, curb extensions, narrower travel lanes on low-volume road, and with the development of the JEDD, access to public transportation, and provides a sufficient buffer between sidewalks and roads.

Developing a formal policy with specific design guidelines can be helpful in influencing the final outcome of roadway improvements that are designed and constructed by the County or others.

**A2. Work with the Cuyahoga County Department of Public Works on all repaving projects to promote the development of "complete streets".** While retrofitting streets to safely accommodate all users is expensive, if done in conjunction with scheduled surfacing projects, the costs are greatly alleviated.

Most of the residential streets in Olmsted Township already qualify as "complete streets" due to the presence of sidewalks as well as their low traffic volumes, with the only possible needed intervention being the placement of signs alerting motorists to the presence of cyclists.

However, most of the arterial roads (which are generally County roads) do not have sidewalks and are characterized by narrow pavement and shoulder widths (which are typical for exurban areas). Where the street right-of-way width permits, the best and most cost-effective intervention is the paving of a single multi-use path, ideally at 10 to 12 feet. An example of this treatment can be found in Solon along Aurora Road east of S.O.M. Center Road. Potential improvements include:

(a) Bagley Road:

- Existing conditions: Two lane road, est. 11-foot lanes, 35 mph, 2 to 1 foot paved shoulders, single 3 foot sidewalk on south-side of the street in front of Olmsted Falls Middle and High Schools, no sidewalks along much of Bagley Road. The existing conditions require pedestrians to travel on narrow shoulder or alongside road. There are no bicycle accommodations.

**Figure 5.13. Street lacking sidewalk.**



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- Proposed "Complete Streets" treatment: keep existing roadway as is, create a single eight-foot separate multi-use path for cyclists and pedestrians on south-side of the street. AASHTO recommends a minimum 10-foot width for multi-use paths, but given width of right-of-way may prohibit this. The multi-use path should split around fire hydrants and other obstacles, with appropriate path markings provided as warning.

(b) Cook Road:

- Existing conditions: Two lane road, estimated to be 11-foot lanes, 35 mph, 2 to 1 foot paved shoulders, no sidewalks. There are no existing accommodations for either pedestrians or cyclists.
- Proposed "Complete Streets" treatment: keep existing roadway as is, create a single eight-foot separate multi-use path for cyclists and pedestrians on south-side of the street, same as Bagley.

(c) Stearns Road:

- Existing conditions: From the north township line to 800 feet south of Cook Road: Curbed two lane road, estimated 12-foot lanes with turning lanes at Cook Road intersection, dual sidewalks. For the remainder of Stearns Road, the two travel lanes narrow to about 11 feet, with no sidewalks or curbs.
- Proposed "Complete Streets" treatment: For the northern section of Stearns Road, keep as is until road reconstruction, and designate Mackenzie Road as the north-south bike route. Because this section of Stearns Road has been recently reconstructed, it would be cost-prohibitive to make it safe for all cyclists. For the southern section of Stearns, construct a single eight-foot multi-use path.

**A3.** Investigate the need for additional stop signs, street lights, and traffic signals, as well as the need for traffic signal optimization. As new development occurs, traffic will increase and measures will likely be needed in order to insure safe travel. Traffic can be greatly alleviated by installing the proper traffic mechanism in the right place: sometimes a stop sign is more effective at reducing congestion than a traffic light. Additionally, timing of street lights can reduce back-ups and discourage speeding.

Work with the JEDD Board and future JEDD developer to conduct a traffic study to determine the need for additional road improvements to Cook Road and Stearns Road.

**A4.** Ensure that all roads and other public infrastructure are properly maintained.

- (a) Ensure that intersections and rights-of-way are clear of obstructions that might distract or impair drivers.
- (b) Apply for grants through the Ohio Public Works Commission's Infrastructure Program to fix existing roads, such as Bagley and Nobottom Roads, as well as bridges and water and sewer lines.
- (c) Limit truck traffic—which wears down pavement—to only select streets.

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**A5.** Develop street lighting standards for main roads, residential streets and commercial areas. Aspects to consider include:

- (a) Street lighting placement and frequency
- (b) Luminance values
- (c) Design standard lighting
- (d) Design decorative lighting
- (e) Junction box detail
- (f) Light pole location & foundation
- (g) Traffic signal/street lighting service cabinet & foundation
- (h) Central business district fixtures

**B. Provide an adequate water and sewer system.**

Although the County Department of Public Works has expanded water and sanitary sewer lines to the majority of the Township in the past decade, some residents still rely on well water and septic tanks. The provision of centralized water and sewer are important to attracting and retaining residents and businesses. Furthermore, the use of septic tanks often leads to the contamination of drinking water, groundwater, soil and nearby water bodies.

**B1.** Continue to work with the County Dept. of Public Works, Northeast Ohio Regional Sewer District and North Olmsted to resolve sanitary sewer service area boundary issues and to eliminate overlap.

**B2.** Work with the County Department of Public Works and the Regional Sewer District to establish priorities for extending sewer lines to areas of the Township where major new development is expected and where septic tanks exist.

The Bronson/Barton/Cook area is considered a future sanitary sewer and water project for the County Department of Public Works. However, there is no funding in place for this project, so there is no scheduled start date. The Township could be instrumental in seeking grant funding so the project could be installed.

The Township Trustees are currently working on finding ways to collaborate with Olmsted Falls on the extension of sewer lines along Cook Road to Fitch Road.

**B3.** Address issues related to water pressure and water quality. Another reason to seek grant funding for the Bronson/Barton/Cook infrastructure project would be to improve water pressure and water quality for residents along Bagley Road.

**B4.** Work with the developer of the JEDD to secure funding for the construction of the utilities to service the JEDD. The Stearns Road railroad overpass project is currently under design. Once completed, the entire length of Stearns Road from Bagley to Cook will be sewered. However, as with residential subdivisions, utility connections from the JEDD area to the water and sewer mains along Stearns (and Cook, when completed) will be undertaken as part of the business park development. One of

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the main advantages of the Joint Economic Development District is the allowance for various financing mechanisms to assist with the construction of needed infrastructure.

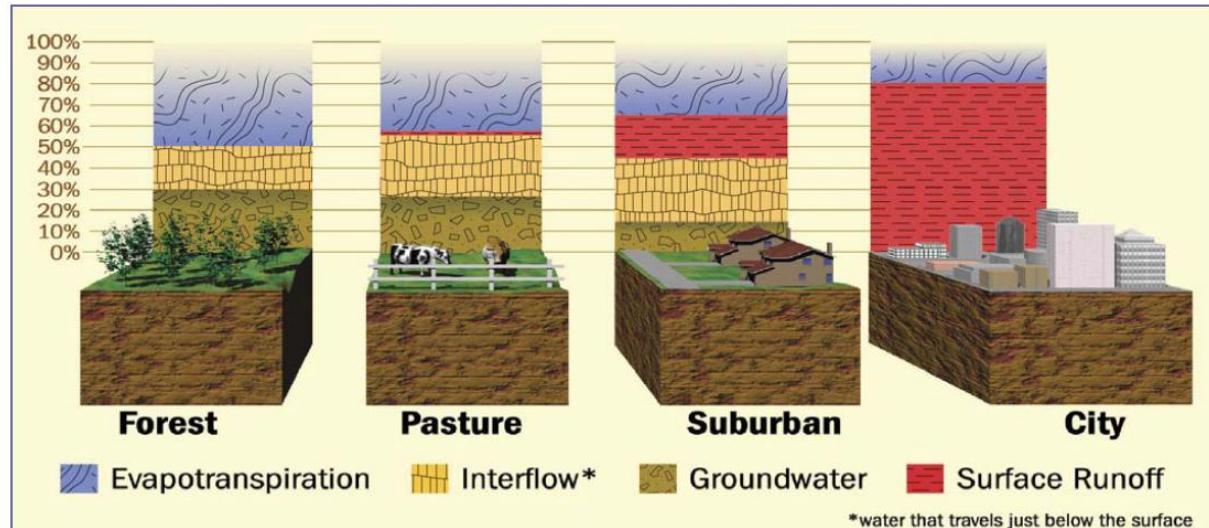
### **C. Reduce flooding in the Township.**

Several areas in the Township are prone to flooding, including areas along Sprague Road and in areas north of Lakeside Villages. In addition, a number of parcels in the eastern portion of the Township are in the Rocky River 100-year flood plain.

#### **C1. Ensure infrastructure is properly maintained to prevent flooding.**

- (a) All roadside ditches should be kept clear of debris that may prevent infiltration.
- (b) Work with the County Department of Public Works to ensure that storm sewer systems are installed in all places that require them.
- (c) Work with the Northeast Ohio Sewer District to redirect sanitary sewer flow that is currently going to North Olmsted to the Sewer District to help alleviate flooding that is occurring in the vicinity of the Lakeside Village subdivision.

**Figure 5.14. Impact of urbanization on storm water flow.**



#### **C2. Investigate where traditional “gray” infrastructure can be replaced with green infrastructure, which is better for the environment, is often less expensive to install and maintain, and more aesthetically pleasing.**

- (a) Identify where roadside ditches that can be used instead of pipes and how they can be functionally and aesthetically enhanced using different plantings or mowing techniques.
- (b) Encourage the preservation of all higher quality wetlands and forest lands, as these areas drain stormwater and prevent flooding in other areas. Work with the Western Reserve Land

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Conservancy and the Cuyahoga Soil and Water Conservation District to explore options for conservation.

- (c) Establish and enforce specific numerical riparian setbacks along all rivers and streams, as well as constructed ditches, and discourage development in the floodplain and other flood prone areas.
- (d) Encourage the use of stormwater diversion tactics among homeowners, businesses, the schools and the Township. These include:
  - Rainbarrels and downspout disconnections,
  - Raingardens, and bioswales, and
  - Recessed parking islands.

**C3.** Continue to work with the Cuyahoga Soil and Water Conservation District to incorporate Best Management Practices (BMPs) to improve soil quality and reduce stormwater runoff for all developed and developing land. These BMPs include:

- (a) Soil amendments with compost and humus to provide greater infiltration and water retention capabilities.
- (b) Provide soil stabilization and temporary cover for disturbed soil on construction sites.
- (c) Infiltration through bio-retention; swales; storm water wetlands; sand filters.

**Figure 5.15. Raingarden**



### **D. Ensure that all township facilities are well-maintained and visually pleasing.**

**D1.** Ensure that all township buildings are well maintained, including Town Hall, the fire and police station and other buildings. The Township recently constructed a new police station that sets the standard for how all public facilities can look.

**D2.** Investigate the possibility of having community groups or homeowners associations perform “community maintenance days” on public buildings and public spaces that could include planting in the spring time, or taking down gardens in the fall. These activities also serve as effective community-building tools as well.

**D3.** Ensure that streets lights are designed to be visually attractive and to reduce light pollution.

**Figure 5.16. Township Hall**



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### **E. Maintain a high quality of service from all township departments, including police, fire, service and building.**

- E1. Ensure a close working relationship with good communication across all departments and with the Trustees.**
- E2. Continue to invest in training and professional development of township employees.** As the complexity of the Township increases, so too will the issues faced by township employees.

### **III. PARKS, RECREATION, OPEN SPACE AND TRAILS**

The provision of parks and green space preservation are important to Olmsted Township. The overall goals that are relevant to Parks, Recreation, Open Space and Trails/Paths include:

- *Expand the parks, recreational and community facilities, especially a recreation center with numerous activities and programs for all residents.*
- *Maintain and preserve the open character, wooded areas and “sense of open space”, to the extent possible.*
- *Provide adequate, pleasant and safe pedestrian and bike ways that physically link neighborhoods and community facilities.*
- *Encourage and facilitate a more active and healthy lifestyle with access to community gardens, parks, and trails.*

#### **A. Increase the number of Neighborhood Parks.**

The National Parks and Recreation Association provides general guidelines for the minimum amount of parks and playgrounds that should be provided in a community. However, there are other factors to consider when deciding the right amount of park land for a community:

- Some parks can serve more than one purpose. The Metroparks is a significant park facility that provides a range of outdoor recreation opportunities that are easily accessible to Olmsted Township residents.

Local Park Guidelines		
Category	Service Area	Size
Mini-parks	¼ mile	Depending on neighborhood size, ~1 acre
Neighborhood parks and playgrounds	¼ to ½ mile	15 acres
Community parks	1 to 2 miles	25 acres

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- Community expectations and willingness to fund largely determine the extent of a community's park system.
- Population density must be considered when determining the size of park facilities.

**A1.** Establish a target for developing neighborhood parks, for example, “every resident should be within  $\frac{1}{2}$  mile of a neighborhood park or playground”.

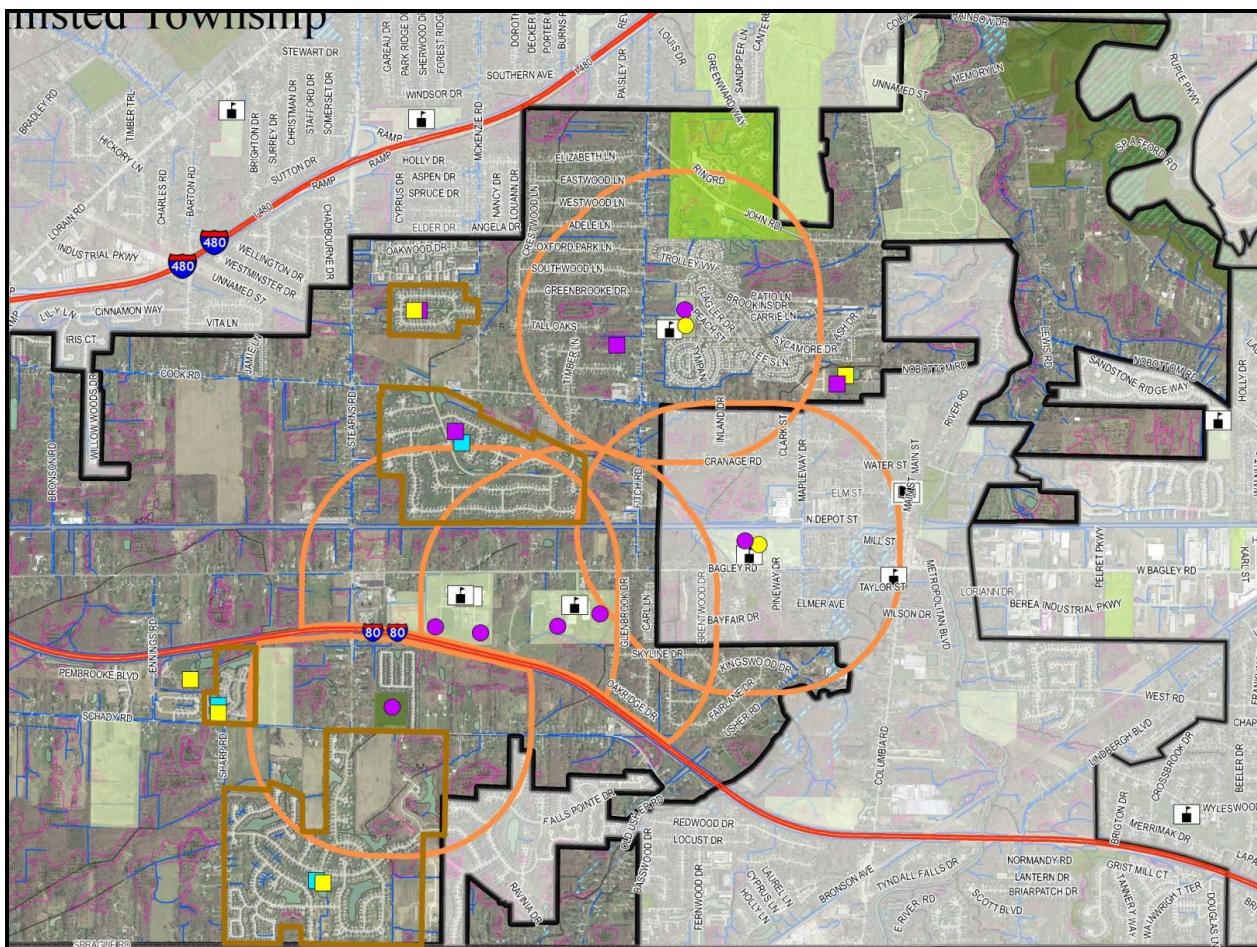
**A2.** Utilize land already owned by the Township for park development - e.g. 30 acres east of Evergreen Farms apartments. Studies have been done that show there are no health



**Figure 5.17. Open space near utility lines.**



**Figure 5.18. Recreational amenities and buffers.**



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risks associated with electromagnetic fields from electrical transmission lines. In fact, the Cleveland Metroparks has promoted use of transmission line easements for trail development. Seven Hills has developed trails along the high tension line easement.

**A3.** Within new residential subdivisions, encourage the creation of suitable, adequate open space to meet the park needs of the development. This is best achieved through the use of the planned residential development regulations.

Update the Planned Residential Development zoning regulations to ensure that the required open space is designed to provide needed recreation space.

**A4.** In existing neighborhoods that are underserved with parks, purchase (or otherwise acquire) land for parks/playgrounds as opportunities arise. Locate parks near sidewalks or trails to make them more accessible to residents.

**A5.** Improve the existing facilities to ensure the suitability for the intended purposes.

**A6.** Utilize the results of the quality of life survey and/or other surveys to determine the range of park facilities and outdoor recreation opportunities desired by residents.

**A7.** Ensure that existing and future park amenities are designed to serve residents of all ages.

**A8.** Collaborate with the Olmsted Falls School District to avoid duplication of facilities.

**A9.** Develop a system for long-term park development and maintenance.

**A10.** Seek funding sources to acquire and develop parks and playgrounds.

**B. Create a centralized Community Recreation Center in partnership with the Olmsted Falls School District, Olmsted Falls City.**

Community recreation centers are highly desirable amenities that attract new home buyers to a community. However, they are expensive to build and maintain.

**B1.** Create a joint task force to evaluate the feasibility of developing a new community recreation center to meet the indoor recreation needs of the community. Investigate the experiences of area communities that have already built a recreation center to understand the overall costs, benefits, and lessons learned.

**B2.** Utilize the results of the quality of life survey and/or other surveys to determine the type of indoor recreation activities desired by residents. In other words, know how you will use the building and who is likely to use it.

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**Figure 5.19. Olmsted Falls Middle School and High School campuses.**



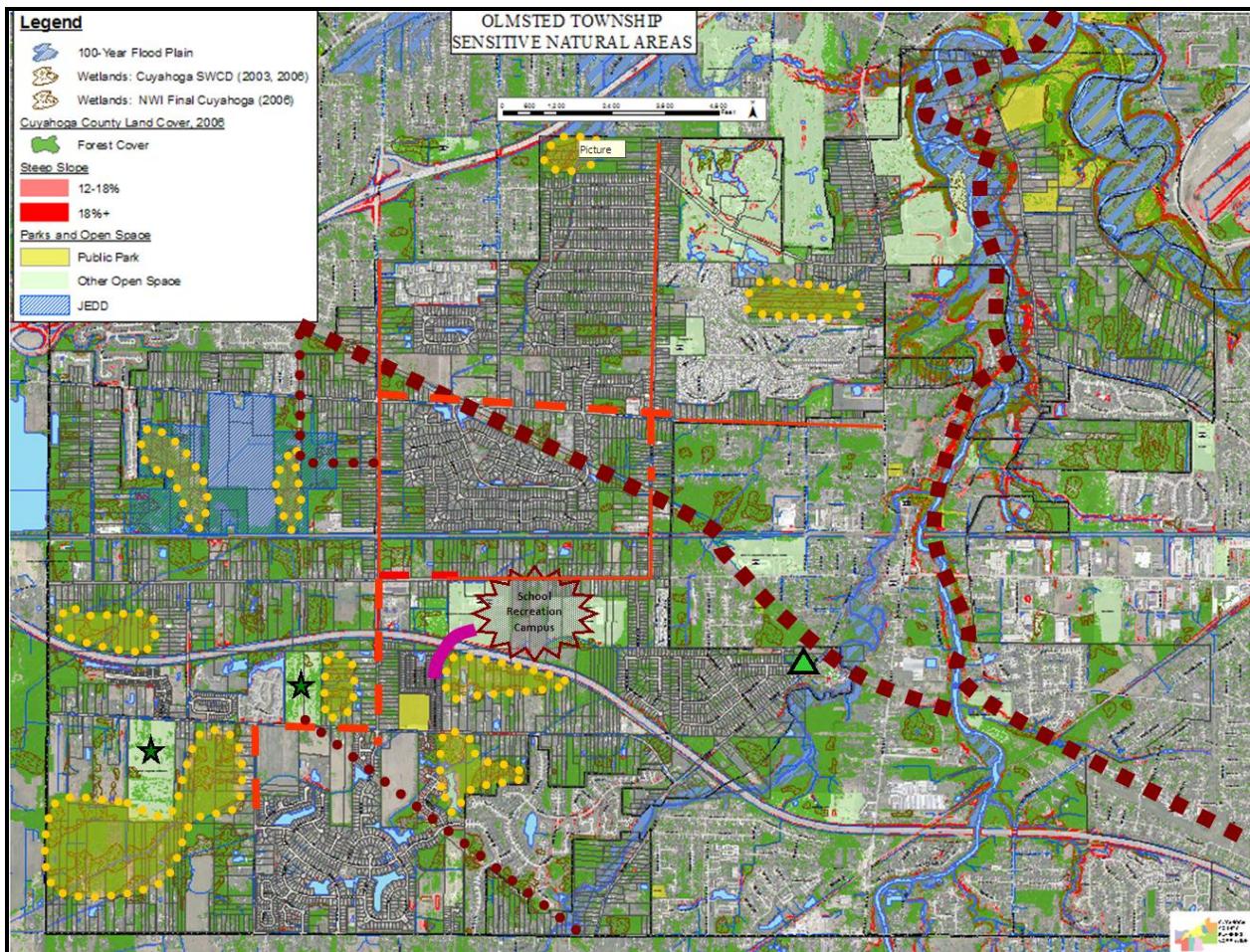
- B3.** Create a joint task force to evaluate the feasibility of developing a new community recreation center to meet the indoor recreation needs of the community. Investigate the experiences of area communities that have already built a recreation center to understand the overall costs, benefits, and lessons learned.
- B4.** Utilize the results of the quality of life survey and/or other surveys to determine the type of indoor recreation activities desired by residents. In other words, know how you will use the building and who is likely to use it.
- B5.** Develop a conceptual design for an indoor multi-generational facility for people of all ages that incorporates the range of recreation and fitness facilities, program spaces, meeting spaces, and community gathering spaces desired by residents.
- B6.** Work with the School District to acquire the vacant land between the High School and the Middle School for joint school/community sports and recreation needs.
- B7.** Explore additional partners to find ways to construct a multi-purpose facility.

**C.** **Link parks, schools and recreation facilities to each other and the neighborhoods they serve through a network of sidewalks, bike paths, trails and greenways.**

- C1.** Prioritize the areas needing sidewalks, paths, trails: Create a pedestrian/bicycle loop around Bagley, Stearns, Cook and Fitch to provide safe access to the school facilities and future recreation facilities.
- C2.** Prioritize the areas needing sidewalks, paths, trails: Create a pedestrian/bicycle loop around Bagley, Stearns, Cook and Fitch to provide safe access to the school facilities and future recreation facilities.

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**Figure 5.20. Recreation Possibilities**



- C3.** Prioritize the areas needing sidewalks, paths, trails: Create a pedestrian/bicycle loop around Bagley, Stearns, Cook and Fitch to provide safe access to the school facilities and future recreation facilities.
- C4.** Work with the Metroparks and CEI to construct the Metroparks' proposed trail along the CEI easement to provide access to the existing trail system in the Rocky River Reservation and access to the natural area along Plum Creek and the West Branch of the Rocky River.
- C5.** Develop trails along other utility easement corridors.
- C6.** Connect preserved open spaces together through a trail network system that can also serve as a greenway for habitat.
- C7.** Pursue grants such as NOACA's Transportation For Livable Communities Initiative and Safe Routes To School to increase multi-modal transportation.

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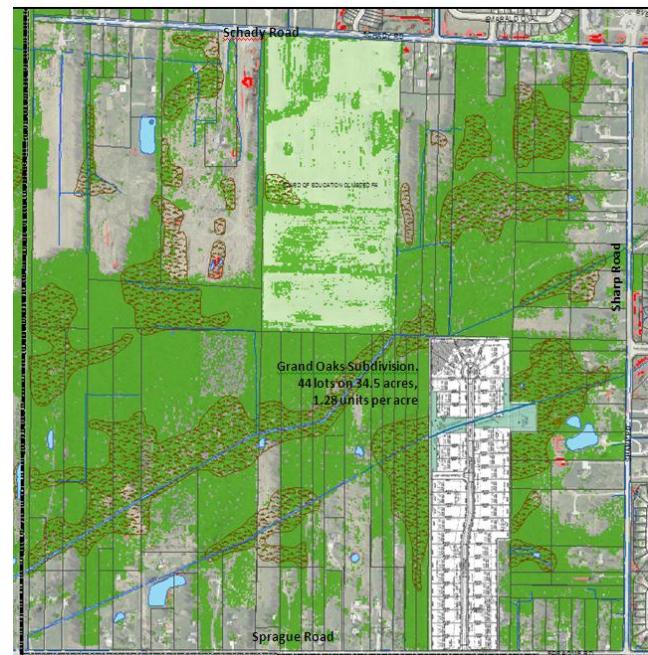
### D. Promote the preservation of Priority Conservation Areas (PCAs)

Priority Conservation Areas or PCAs, are locally designated open space areas that are not already preserved or protected and are therefore targeted for protection and restoration. PCAs are so designated because they have been determined to be critically important ecological areas that are significant for their contribution to the water quality of Lake Erie and the general quality of life. The use of these areas is typically restricted in order to protect the natural function of the feature.

**Criteria for determining Priority Conservation Areas:** According to the Balanced Growth Initiative, a PCA is identified by any of the following features:

1. Wetlands
2. Floodplains
3. Riparian (streamside) areas
4. Forests (20 or more contiguous acres)
5. Steep Slopes (12% or greater)

**Figure 5.21. Southwest corner of the Township with Class 3 wetlands.**



#### Criterion 1. WETLANDS

There are three criteria used to identify wetlands: the presence of hydrophytic vegetation, hydric soils, and water at or near the surface during part of the growing season. When a delineation study is done on a particular site and accepted by the US Army Corps of Engineers and/or the Ohio Environmental Protection Agency, wetlands can be classified into Category 1 (low quality), Category 2 (moderate to high quality) and Category 3 (high quality). Varying width buffer areas may be established around the wetlands according to these categories.

Protecting wetlands provides the following benefits:

- reduces the severity of downstream flooding by acting as sponges that retain excess water
- improves water quality by breaking down, using or retaining nutrients, organic wastes and sediments
- recharges ground water
- provides habitat for fish and wildlife

#### Criterion 2. FLOODPLAINS

Floodplains are important resources that provide a wide range of benefits not only to the immediate area but also to the entire watershed. These benefits include natural flood and erosion control, water quality maintenance and ground water recharge.

Floodplains are areas that meet one of the following conditions:

- Within a 100-year floodplain designated by the Federal Emergency Management Agency

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- Classified as flood prone soils by the NRCS (Natural Resources Conservation Service)

### **Criterion 3. RIPARIAN AREAS**

Land areas adjacent to stream beds are called Riparian Areas. Undisturbed, vegetated riparian areas provide a variety of important functions in maintaining the overall health of the natural environment and waterways, including:

- Reducing property loss by lessening the damage from flooding by slowing the rate of surface water flowing into the stream after a rain storm.
- Temporarily storing flood water and reducing downstream impacts.
- Recharging and discharging groundwater.
- Protecting water quality by filtering and entrapping sediments.
- Building and providing wildlife habitats.

A vegetated riparian area needs to be of sufficient width in order to function properly, based on the amount of land area that is drained into the stream, as noted below:

- Minimum 120 feet from the edge of a stream that drains 20-300 sq mi
- Minimum 75 feet of the edge of a stream that drains 0.5-20 sq mi
- Minimum 25 feet of the edge of a stream that drains under 0.5 sq mi

### **Criterion 4. FORESTS**

Trees contribute significantly to the environmental health and character of Olmsted Township. Woodland areas perform important water management services by absorbing and filtering runoff before it can impact local waterways. They provide valuable climate control functions: forest canopy provides essential shade for land and water surface cooling; leaves emit climate-regulating water vapor into the air, keeping air cooler during days and warmer at night; and forests provide a sink for air pollutants that impact human health and erode the ozone layer. Forests provide habitat for a variety of wildlife and shade to critical creek habitats. Furthermore, forested land enhances property values significantly when compared to open, non-wooded sites.

Large wooded areas (20 or more acres) typically provide a greater diversity of wildlife habitat, while narrow wooded areas between larger woodlands can provide corridors to allow for wildlife movement.

Forested stream buffers offer a high degree of protection for a stream: they help to stabilize the stream bank thereby controlling erosion and provide shade to stabilize water temperature and provide for a more varied wildlife habitat.

Forested wetlands can also provide a high quality of wildlife habitat and are often considered high value wetlands.

Protecting the following types of wooded areas will be beneficial to Olmsted Township residents:

- Areas covered by 20 or more contiguous acres of forest (unless the trees are of poor quality and/or are young trees).
- Woodlands associated with a stream or wetland.

### **Criterion 5. STEEP SLOPES**

Slope is a measurement of the steepness of terrain. Steep slopes are areas where the slope is over 18%. There are a number of health, safety, and environmental issues associated with development on steep

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slopes. Disturbance of steep slopes can aggravate erosion and sedimentation, resulting in the loss of topsoil, a valuable natural resource. It can also result in the degradation of water quality, alteration of drainage patterns, and the intensification of flooding.

With the above criteria in mind, the following strategies include:

**D1.** Work with the Cuyahoga Soil and Water Conservation District to revise the Township's storm water management regulations to include a specific numerical setback for wetlands. Wetland setbacks on designated wetlands are recommended as follows:

- (a) A minimum of 120 feet surrounding all Ohio EPA Category 3 wetlands.
- (b) A minimum of 75 feet surrounding all Ohio EPA Category 2 wetlands

**D2.** Preserve large wooded areas. Adopt tree preservation regulations to preserve large wooded areas now located in undeveloped areas zoned for residential use. Such regulations would prohibit the wholesale clearing of wooded parcels and require that a certain portion of existing trees be preserved. This type of regulation is most useful when applied to residential development since a house and its related accessory facilities like driveways typically occupy a significantly smaller percentage of a site compared to commercial or industrial development. The regulations should be flexible enough so that the development potential of parcels is not reduced.

**D3.** Work with the Western Reserve Land Conservancy to protect areas within the PCAs The Land Conservancy's mission is to protect land and water for the benefit of the whole region. Their stated vision is "a healthy and scenic landscape, a patchwork quilt of large natural areas connected by wildlife and river corridors..." They work with landowners, communities, government agencies, park systems and other nonprofit organizations to permanently protect natural areas and farmland.

**Figure 5.22**



- (a) **Conservation Easements.** The Land Conservancy works with landowners to help them voluntarily protect their land for future generations through the use of conservation easements. A conservation easement is a legal document that permanently preserves land that the easement encumbers for conservation purposes as described in the document. Typically, conservation easements are granted by landowners to a non-profit such as Western Reserve Land Conservancy. Most are charitable donations. Some are purchased, and some are reserved by the non-profit when a transfer of property owned by the non-profit is made.
- (b) Conservation easements allow property owners to permanently preserve their land without surrendering ownership. This protection remains with the land, even if it is sold. Once a property is permanently preserved with a conservation easement, the Land Conservancy is responsible for ensuring it remains protected. Usually there is a tax benefit for those property owners who place all or a portion of their land under a conservation easement.

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(c) Acquisition of key areas designated as PCA. Partner with the Land Conservancy and pursue funding opportunities to acquire land that should be preserved. As a non-profit organization, the Land Conservancy can serve as a pre-acquisition agent and can provide a full range of services, including conservation planning, purchase of real property interests, short-term financing and long-term funding, and ongoing stewardship.

**D4. Promote “conservation development.”** Conservation

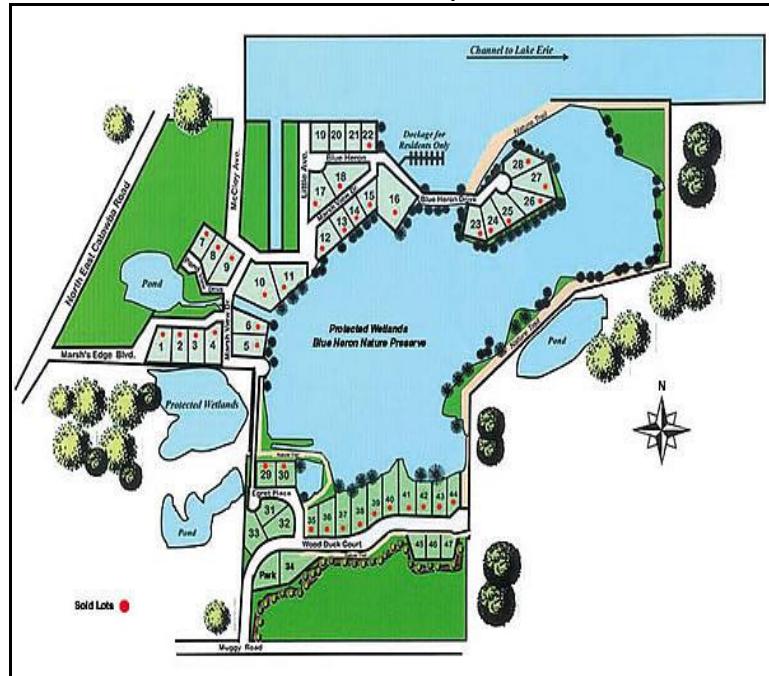
development allows housing units to be grouped (clustered) closer together than permitted in a standard subdivision, with the requirement that a “sizeable” portion of the development area be preserved as open space. Revise the current Planned Residential Development Regulations, such as increasing the amount of open space required, to include standards that are more in keeping with the “conservation” intent. See 4A.

**D5. Work with the Cuyahoga Soil and Water Conservation District to purchase easements.**

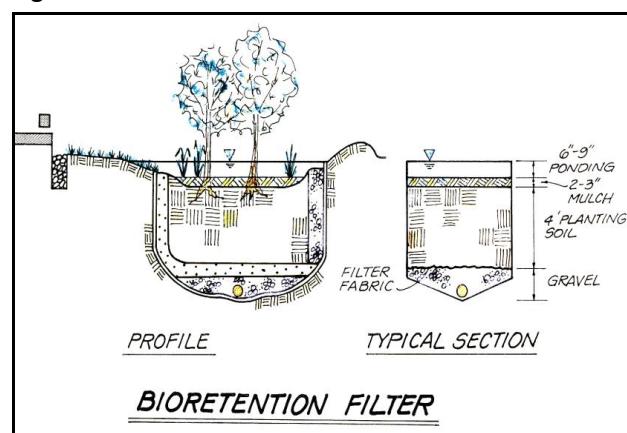
**D6. Promote green infrastructure.** Green

infrastructure is an interconnected network of land and water that sustains our air and water resources by maintaining and enhancing natural ecological processes. Green infrastructure uses natural areas and their vegetation to provide “ecosystem services” such as air and water filtration and purification, stormwater retention and mitigation, erosion control, heating and cooling. Once installed, green infrastructure solutions typically operate at much lower cost to municipalities than engineered infrastructure solutions, and usually enhance the overall aesthetic of an area. Some examples include:

**Figure 5.23. Conservation Development: The 100-acre Marsh's Edge on Catawba Island. Includes 60 acres of preserved wetlands.**



**Figure 5.24. Bioretention Filter**



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- (a) Vegetated open channels should be used to convey and treat stormwater runoff rather than storm sewers and concrete channels
- (b) Bioretention areas, bioswales, filter strips, and raingardens can be integrated into parking lots and large expanses of impervious surfaces to mitigate stormwater runoff and flooding.
- (c) Recessed parking islands: natural cousins to raised parking lot landscape islands utilized in large retail developments nationwide. They are made up of layers of infiltration material (such as gravel) and planted with native plants to capture and slow stormwater runoff, thereby replenishing ground water supplies and reducing nonpoint source pollution. Instead of the typical landscape islands that are set higher than paved grade (and which often require supplemental irrigation), these recessed landscaped islands are below the grade of the parking lot such that surface water flows into, rather than away from these areas
- (d) Preserved and created wetlands and bioswales can filter pollutants carried in storm water (including heavy metals, sewage and bacteria, pesticides and petro-chemicals) before they reach important bodies of water (Lake Erie, Rocky River), ground water aquifers, or treatment plants—doing the work for them.

**E. Maintain the semi-rural low density character of the Lewis/Barrett area of the Township (See E under Housing Development).**

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### **IV. HOUSING DEVELOPMENT**

Residential land uses are the primary use in the Township. Based on the pattern of existing uses and existing zoning, there is the potential for considerable new housing development. It is important to set forth policies that help to achieve the overall goals for the Township.

The overall goals that are relevant to Housing Development include:

- *Manage growth to minimize any negative impacts from future development on existing residents.*
- *Maintains and preserves its open character, wooded areas and “sense of open space”, to the extent possible.*

#### **A. Promote Conservation Development in the southwest quadrant of the Township with the creation of a new Conservation Planned Residential Development District.**

The township adopted Planned Residential Development (PRD) Regulations as part of the comprehensive update of the zoning resolution in 2000, as generally is outlined in the 1998 Plan. The Woodgate Farms subdivision was designed according to the PRD requirements, with a density of 2.25 dwelling units per acre and a minimum of 20% open space.

The quadrant west of Woodgate Farms has only recently garnered interest for subdivision development. The Grand Oaks subdivision, currently under construction, is developed with larger lot sizes at a density of 1.28 units per acre. Given the large amount of wetlands, woodlands and flooding, and the pattern being established with the Grand Oaks Subdivision, it is advisable to establish a lower density planned residential development district intended to promote more open space conservation.

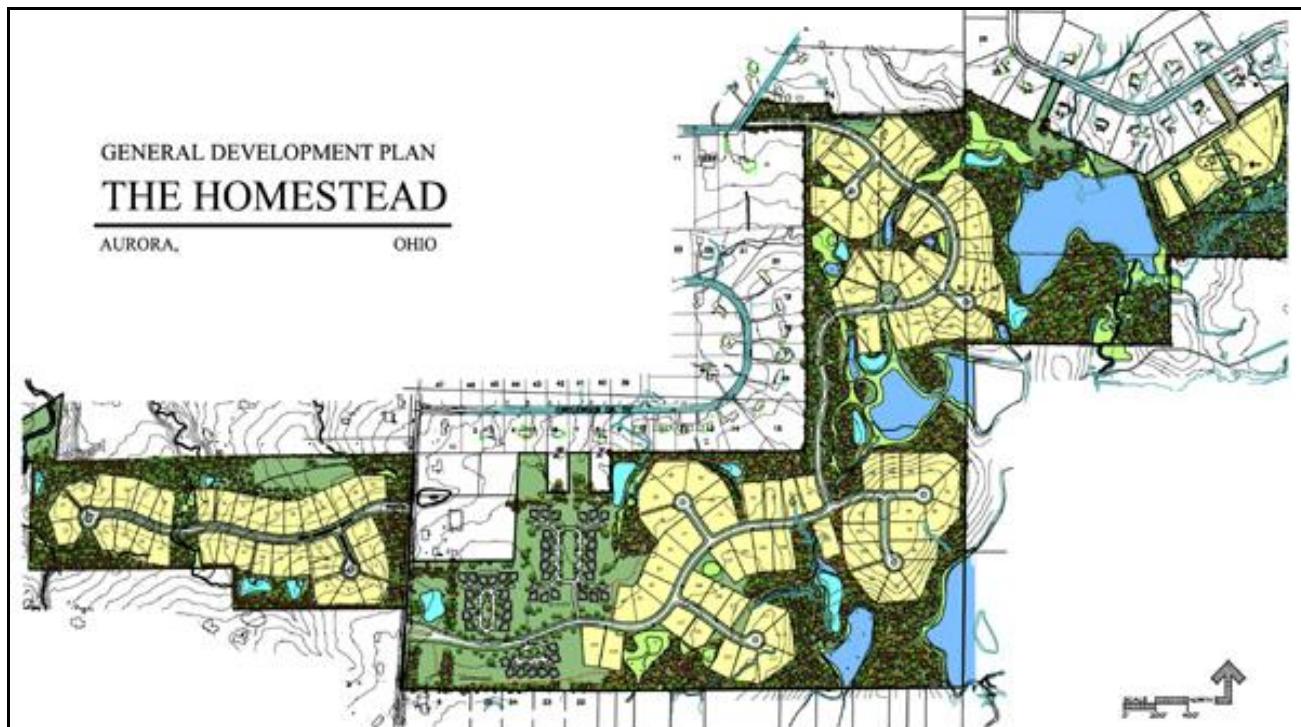
According to the Ohio Balanced Growth Program, conservation development includes at least 40% open space, compared to the Township's current requirement of 20%. According to the Countryside Program over 24 conservation development projects have been built in northeastern Ohio.

Recommendations for a New Conservation Plan Residential Development District include:

- A1.** Increase the amount of required open space to 40%.
- A2.** Establish a maximum overall density of 1.25 or 1.5 dwelling units per acre.
- A3.** Establish open space design requirements to:
  - (a) Minimize the total amount of disturbance to the site.
  - (b) Encourage a more efficient form of development than that of a standard subdivision.
  - (c) Require open space to be visible and to maximize the number of units that are adjacent to it.
  - (d) Require open space to be contiguous to maximize ecological health.

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Figure 5.25. The Homestead Conservation Development, Aurora, Ohio



50% open space, 163 units on 256 acres. Density = 0.63 units/acre

**B. Promote higher density residential as part of the Town Center.**

Higher density residential development is typically a key component of a town center. Whether located above first-floor retail and office uses or in separate multi-family buildings adjacent to retail/office buildings, the ability to live close to shopping and employment in walkable proximity adds tremendous value for residents and is essential for the young, old, and others who are unable to drive.

The market for multi-family is limited, especially in an area that is not accessible to transit, so it is important to direct multi-family uses to the places that best support the Township's Town Center and Business Park development goals.

- B1.** Permit residential uses within retail/office buildings provided the apartments are located above the first floor.
- B2.** For single use multi-family units, incorporate the standards of the existing RMF-Townhouse District into a new Town Center District. This district would encompass the current boundaries of the Retail Business District at Bagley and Stearns.
  - (a) Density = 7 units per acre
  - (b) Maximum building height = 35 feet

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- (c) Setback standards will need to be evaluated to ensure the buildings are designed as an integrated part of the town center.
- (d) Incorporate allowances for alternative housing options for senior citizens who would benefit from being close to conveniences.

**B3.** Ensure pedestrian connections from the commercial core of the Town Center to adjacent residential development are provided.

**C. Over the long term, permit higher density residential development along Stearns Road between Bagley and Cook when redevelopment opportunities arise.**

Many of the residential parcels located along Stearns Road between Cook and Bagley Roads are deep lots occupied with a smaller house located close to the street. The parcels on the west side of the street abut the JEDD area (Stearns Crossing Business Park). As the JEDD and Town Center develop, the market for more contemporary multi-family is expected to increase as well.

- C1.** Permit higher density townhouse (4 units per acre) along Stearns Road to provide nearby housing for young professionals who are employed in the Stearns Crossing Business Park.
- C2.** Senior housing developments would also be permitted based on the proximity to the Town Center.
- C3.** Promote larger front yard setbacks from Stearns Road.
- C4.** Encourage uniform landscaping along Stearns to create a pleasant and cohesive gateway into the Township.
- C5.** Ensure an adequate buffer along the JEDD boundary.

**D. Confine new higher density development south of the Turnpike to area bounded by the Turnpike (north), Schady Road (south), Township boarder (west). Rezone to RMF-T from R-40**

**E. Maintain the semi-rural low density character of the Lewis/Barrett area of the Township.**

The northeast corner of Olmsted Township, referred to here as the Lewis/Barrett area, is generally characterized as a semi-rural area, bounded on the east by the Rocky River Reservation of the Cleveland Metroparks, on the south by the city of Berea, on the west by the West Branch of the Rocky River, and on the north by the city of North Olmsted.

The Cleveland Hopkins International Airport is located directly to the east of the Metroparks, yet is separated from the area by the East Branch of the Rocky River.

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Because this area is located just south of the confluence of the East and West Branches of the Rocky River and is bounded by steep slopes along the two rivers on the east and west, the area is somewhat isolated from more densely developed areas of Olmsted Township and the surrounding communities. Another key characteristic of the area is the large extent of woodlands.

There are approximately 780 acres of land in this area of the Township. More than 210 acres are owned by tax exempt organizations, including 200 acres that are part of the Rocky River Reservation owned by the Cleveland Metroparks. The Reservation includes over 12 miles of bridle trails, 13 miles of an all purpose trail and numerous hiking trails.

Active farming is also located in this area, with 12 farms utilizing 94 acres. The remainder of the area is primarily low-density residential, with 437 acres occupied by 145 dwelling units, see Table 5.1. The entire area is zoned R-40, which requires a minimum 40,000 square-foot lot (0.918 acres), yet the average residential lot size in the area is three acres.

**Table 5.1. Characteristics of Privately Owned Parcels in the Lewis/Barrett Area, by Land Use.**

Land Use Category	No. of Parcels	No. of Dwelling Units	Area (acres)			
			Sum	Avg	Min	Max
<b>Agricultural</b> (Livestock farms (not dairy or poultry) (CAUV))	<b>12</b>	<b>11</b>	<b>93.8</b>	<b>7.8</b>	<b>1.2</b>	<b>15.5</b>
<b>Residential Development</b>	<b>145</b>	<b>145</b>	<b>437.3</b>	<b>3.0</b>	<b>0.2</b>	<b>72.1</b>
Other residential structures	1	1	14.6	14.6	14.6	14.6
Single family dwelling	143	143	419.2	2.9	0.2	72.1
Two family dwelling	1	2	3.4	3.4	3.4	3.4
<b>Residential Vacant Land</b>	<b>6</b>		<b>41.8</b>	<b>7.0</b>	<b>1.6</b>	<b>23.8</b>
<b>Grand Total</b>	<b>163</b>	<b>156</b>	<b>572.9</b>	<b>3.51</b>	<b>0.16</b>	<b>72.1</b>

There are six parcels totaling 42 acres of vacant land remaining in the area and 25 residential parcels with five or more acres and an average of more than 300 feet of frontage.

The County Department of Public Works is underway with designs for installing water lines and upgrading Lewis Road. However, this area does not have centralized sanitary sewer service and there are no plans to install sanitary sewers.

According to the Cuyahoga County Board of Health all homeowners have a household sewage treatment system (a septic system). Recently, strict rules regarding on-site sewage treatment systems for new development took effect. Based on the soil characteristics in the Lewis/Barrett area, it is likely that new houses will need at least two acres in order to install the required on-site systems.

**Figure 5.26. Lewis-Barrett area**



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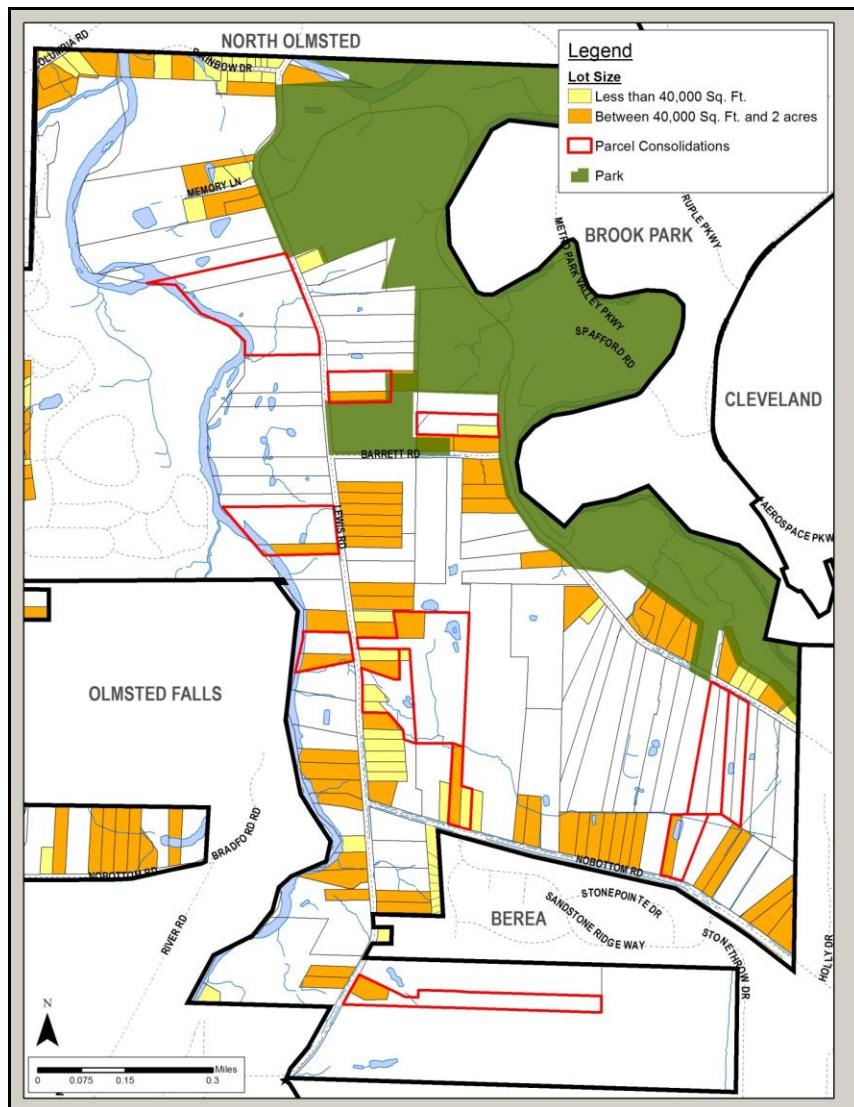
Figure 5.27. illustrates the location of lots in the Lewis Barrett area that are currently less than 40,000 square, as well as those that are less than 2 acres.

**E1.** Maintain a low density of one unit per 2 acres. Create a new low-density residential district (Rural Residential, R-R) that requires a minimum lot size of two acres and a minimum lot frontage of 150 feet for any newly created lot. In most cases, the health department requirements for new home sewage treatment systems will also require two acres.

- (a) Maintain the existing setback standard so that new housing construction is compatible with the existing development.
- (b) Specify that existing dwelling units on pre-existing lots are able to remain without restrictions on expansion and rebuilding.

**E2.** Encourage owners of larger parcels to place a portion of their land in a conservation easement as a way of preserving the low-density environment.

**Figure 5.27. Lewis-Barrett Area**



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### V. IMAGE

Actual and perceived image is of great importance to a community's prosperity and overall identity. Olmsted Township has attracted many residents and businesses because of its natural beauty and pastoral appeal. The residents of Olmsted Township take pride in the fact that their home is different from its urbanized neighbors. Indeed, how a community looks, feels, and the values it identifies with can shape its residential and economic climate.

The overall goals that are relevant to Image include:

- *High quality development – both in terms of construction and appearance – for all residential, commercial and industrial buildings.*
- *Manage growth to minimize any negative impacts from future development on existing residents.*
- *Ensure that residents and visitors are able to clearly identify Townships and there is a distinct "identity" to Olmsted Township.*
- *Maintain and preserve the open character, wooded areas and "sense of open space", to the extent possible.*

#### A. Ensure high quality development.

Requiring high standards in development with clear expectations for the development community is critical in shaping the appearance and the perception of your community.

**A1.** Set clear development standards and design guidelines so that residential and commercial developers conform to the type of development the Township wants. Include design standards as part of the new Business Park District and Town Center district.

**A2.** Develop a clear way to convey the Township's wishes to the development community. It is important to proactively communicate with developers such that the developer can understand and accommodate the Township's wishes early in the process.

- (a) Develop a brochure with a "look-book" that describes and shows the kind of development the Township is seeking.
- (b) Develop a marketing campaign that attracts specific types of developers and developments.

#### B. Improve the appearance of the Township's gateways and commercial areas, ensuring that they are pedestrian friendly and aesthetically welcoming.

The points of entry into Olmsted Township are subtle: residents and visitors often pass in and out of the Township without realizing it. However, gateways and commercial areas can be a powerful tool in the creation of a community's identity and a sense of place. Making these gateways and commercial areas

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more identifiable, attractive, and pedestrian friendly will improve the overall community image and appeal. North-south entry points to the Township include Lewis, Columbia, Fitch, and Stearns Roads, while east-west gateways include Nobottom, Cook, Bagley, Schady and Sprague Roads.

**B1.** Establish uniform design guidelines/standards for gateways. Ensure that gateways are prominent, attractive, consistent in appearance and design, and well-maintained. Components to consider include:

(a) Signage:

- Introduce “Welcome to Olmsted Township” signs at primary gateways, incorporating the Township logo.
- Consider installing banners on utility poles at the gateways to announce the entrance or exit of the community.
- Consider directional/corridor signs and/or “district” banners for the Town Center on Stearns and Bagley and the JEDD.
- Encourage use of ground signs.

**Figure 5.28. Example of an attractive gateway at Woodgate Farms.**



(b) Landscaping:

- Add planter boxes, seasonal flowers, evergreens and shrubs.
- Consider the use of decorative fencing to frame the gateway entrance.
- Include brick pavers, stone walls, and decorative rocks as design elements.
- Establish a street tree program and promote a tree planting program.

(c) Lighting:

- Add strategic lighting to allow 24-hour readability of the gateway signage.
- Consider street lamps with character and style.

(d) Overall Upgrades:

- Upgrade the physical appearance of the roadway including street pavement, curbing, and sidewalks, and treelawn area.
- Explore funding sources in which to finance these coordinated gateway improvements.
- Coordinate gateways improvements with private property improvements by residents and businesses.

**B2.** Approach ODOT about incorporating signage at nearby on and off ramps on I-90 and I-480, as well as banners/signage on highway overpasses in the Township.

**B3.** Enhance the streetscape along major corridors, including Stearns, Bagley and Cook Roads.

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- (a) Upgrade the physical appearance of the corridors including street pavement, curbing, sidewalks, and tree lawn area.
- (b) Consider installing banners along key corridors to provide a unifying appearance.
- (c) Tie in corridor improvements with the creation of the Town Center at Stearns and Bagley.
- (d) Provide more public spaces for residents and invest in banners and planters in the Town Center.

**Figure 5.29. Design Standards for the Streetscape**



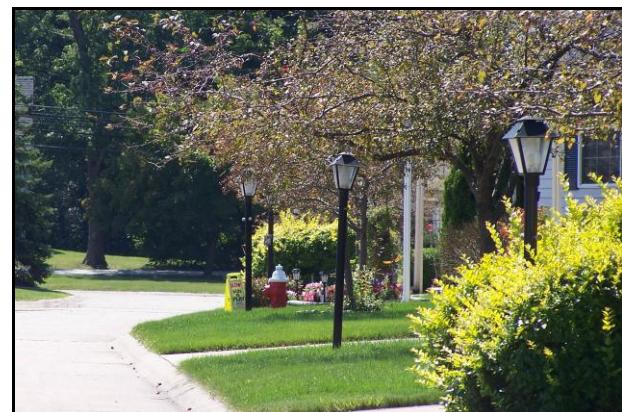
### C. Maintain and improve residential areas.

Residential areas, perhaps more than any other element in a community's built environment, define the health and character of a community. A quick examination of a neighborhood's housing stock reveals not only the age and style of the housing, but also the overall level of investment and property maintenance. Residential areas also convey the presence of community pride, social interaction, and sense of safety and security felt by residents. It is therefore of great importance that residential areas remain structurally well maintained and visually welcoming.

#### **C1. Encourage the proper upkeep of all homes and proper maintenance of front yards.**

- (a) Review the Township's property maintenance code and update as needed to ensure it incorporates all aspects of property maintenance and enforcement.
- (b) Consider a systematic "drive-by" inspection program that ensures that all areas of the Township are viewed on a regular basis.
- (c) Provide access to home repair and loan programs for homeowners of modest incomes that can make it more feasible to keep properties in good repair.
- (d) Provide educational seminars and materials regarding home maintenance and repairs.
- (e) Recognize property owners who provide exemplary "curb appeal" and/or major home renovations. Work with area businesses to sponsor a home improvement/recognition program of such properties.

**Figure 5.30. Attractive front yards in Olmsted Township.**



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**C2. Encourage eligible homeowners to participate in County assistance programs targeted towards home maintenance and repair. These programs include:**

- (a) Home Weatherization Assistance Program: provides free energy efficiency improvements to eligible homeowners and renters in Cuyahoga County at no cost to the household.
- (b) Housing Enhancement Loan Program (HELP): allows homeowners in all of Cuyahoga County to borrow money for repairing or remodeling homes at three percentage points below a bank's market rate for home improvement loans. HELP has no restrictions on a borrower's income and few limitations on what improvements can be made to a property. Both owner occupied and investment properties are eligible.
- (c) Housing Rehabilitation Loan Program: enables eligible low-and-moderate income homeowners to make repairs and basic home improvements that maintain the quality of their housing and create a positive effect in the surrounding neighborhood.
- (d) Housing Revenue Bond Program: Multi-family Housing Bonds are available to nonprofit and for profit developers to purchase, construct, or rehabilitate multi-family housing projects.

### **D. Ensure that the natural beauty of the Township is preserved.**

Stakeholders consistently described the natural beauty of Olmsted Township as one of its most important assets. Oftentimes, residents cited the natural beauty and the trees as one of the reasons they enjoy living or working here.

#### **D1. Preserve/conserve existing trees**

#### **D2. Require minimum number of trees (either existing or to be planted) as part of new development.**

Establish a tree preservation ordinance to protect large wooded areas. Tree preservation ordinances have been developed locally and nationally to protect and preserve trees on private and public property. Such regulations recognize the important contribution trees make in maintaining property values, controlling flooding and erosion, improving air quality and screening adjacent development. They are usually developed to coincide with zoning or property subdivision regulations. A tree preservation ordinance is established to:

- Reduce tree loss during development;
- Reduce damage to standing trees during construction;
- Replace trees lost during construction;
- Establish trees where needed and providing maintenance for existing trees.

**Figure 5.31.**



# OLMSTED TOWNSHIP

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## 6. Zoning Recommendations

### 1. Proposed Zoning Districts/ Major Changes to Existing Districts

Create New Zoning Districts to implement the policies in the Comprehensive Land Use Plan Update and rezone appropriate areas of the township **as outlined below**. Each new district will include a purpose clause that explains the intent of the district regulations and development regulations that achieve the goals and objectives of the Master Plan.

- 1.1. Adopt a **new LIMITED OFFICE INDUSTRIAL DISTRICT (L-OI)** with a **BUSINESS PARK PD OVERLAY (BPPD)**to apply to properties in the JEDD in order to achieve desired arrangement of uses, densities, and open space. This would be a two-pronged district - with restrictive traditional lot-by-lot development permitted with an option to develop according to the business park planned unit development regulations.

#### **Standard Development Requirements**

- Restrict uses to professional offices and light industrial uses with no outdoor storage or outdoor activities.
- Require a minimum of 20 acres per development site
- Require significant building setbacks from the street and buffers from adjoining lots.

#### **Business Park PUD Requirements**

##### **a. Purposes:**

- To accommodate professional and corporate offices, research and development uses, light industrial uses and to a limited extent, warehouses within a cohesive, planned business and light industrial park which is designed in a manner that ensures the uses are mutually compatible.
- To ensure that the business/light industrial business park is in harmony with surrounding land uses, land use density, transportation facilities, connecting open space, and community facilities.
- To ensure a development pattern which preserves and utilizes natural topography and geologic features, trees and other vegetation, prevents the disruption of natural drainage patterns, and conserves and protects the groundwater supplies.
- To provide for a useful and environmentally beneficial pattern of open space areas.
- To provide development and operational standards to minimize traffic congestion, noise, glare, air pollution, water pollution, fire and safety hazards, and drainage problems.
- To prohibit industrial uses, which, because of the potential emanation of dust, smoke, noise, fumes, odors, or vibrations, are inconsistent with the purpose of this section;
- Promote “green” sustainable development and building practices.
- Ensure that new development complies with these objectives by requiring a development plan and establishing a review process.

# **OLMSTED TOWNSHIP**

## **2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**b. Application:**

- Proactively rezone the JEDD area to include the new L-OI district and the BPPD overlay district. The Township zoning map would indicate that both district designations apply to the area.
- The benefits and regulations of the BPPD overlay district regulations would be available to any landowner in the district, but only after the submission by the landowner/developer and approval by the Zoning Commission and Board of Trustees of a development plan in accordance with the goals and objectives of the Plan.

**c. General Uses:**

- Professional offices
- Medical uses including large-scale health facilities
- Industrial uses conducted entirely within an enclosed building
- Warehousing for the storage of goods, wares, etc, in specific locations.
- Wholesaling activities with no direct sales to the general public.
- Outdoor storage permitted in limited/specific locations.
- Only uses designated as part of the approved Business Park PD development plan as a permitted use shall be allowed as a matter of right at each location so designated, and any use not so designated will be prohibited.

**d. Development Standards:**

- Require a minimum of 50 acres for a Business Park, comprised of contiguous land.
- Permit the subdivision of the business park into lots, with a minimum area of 2 acres and a minimum of 200 feet of lot frontage.
- Require a 100 ft landscaped buffer along the perimeter of the business park when it abuts residential district.
- Require a minimum of 25% of the business park (not including the buffer) to be set aside as open space.
- Require a building setback of 50 ft from interior streets and 100 ft from Cook Road and Stearns Road, and require the front yard to be landscaped with no parking permitted in front of the building (between the building façade and the street) -

**e. Site Plan and Building Design Standards and Guidelines:** Require the business park to include an internal street network, common / shared parking areas, and a high degree of internal landscaping and open space. See page 7 for the range of topics that can be addressed in design standards and guidelines.

**1.2. Adopt a TOWN CENTER PD OVERLAY (TCPD)** to encourage and enable the creation of a walkable town center. This would overlay the R-B Retail Business District at Stearns/Bagley intersection and allow a mix of retail, office and residential uses.

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- a. Purposes:** to permit compact development that fosters a more traditional neighborhood design characterized as a walkable community and which facilitates more efficient use of services. More specifically, the purposes of this district are to:
  - Permit a mix of retail, office and residential uses that is compatible with the surrounding area and fosters a sense of place for the township;
  - Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential; and
  - Ensure that new development and/or redevelopment complies with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
- b. Application:**
  - Proactively apply the Town Center PD Overlay to the R-B Retail Business District at Stearns/Bagley intersection. The Township zoning map would indicate that both district designations apply to the area.
  - The benefits and regulations of the PD overlay district regulations would be available to any landowner in the district, but only after the submission by the landowner/developer and approval by the Zoning Commission and Board of Trustees of a development plan in accordance with the goals and objectives of the Plan.
- c. General Uses:**
  - Retail and offices and shall be at least twenty-five percent (25%) of the overall development;
  - Apartment units located above retail
  - Townhouses
- d. General Development Standards:**
  - Mixed Use Buildings (Residential / Commercial) shall not exceed 12 dwelling units per acre
  - Residential density that is free standing within the mixed use development shall not exceed 7 dwelling units per acre and have at least 30% open space associated with the residential portion (use standards from the RMF-T district). Setback standards will need to be evaluated to ensure the buildings are designed as an integrated part of the town center.
  - Minimum common open space shall be 20% for the entire PUD
  - Incorporate allowances for alternative housing options for senior citizens who would benefit from being close to retail goods and services.
- e. Design Standards (sample - see also page )**
  - Community gathering areas and/or focal points shall be provided

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- Uniform building signage, lighting, and landscaping shall be provided throughout the development
- Streetscape design including sidewalks, trees and landscaping shall be included in development plan
- Adequate buffering shall be provided between different uses.
- Ensure pedestrian connections from the commercial core of the town center to adjacent residential development are provided

**1.3. Adopt a LIMITED RETAIL PD OVERLAY DISTRICT (LRPD)** that would allow for the limited development of retail/service uses. This district would “overlay” the existing retail and residential districts at the Cook/Stearns intersection.

a. **Purposes:**

- To allow limited expansion of retail and service uses in areas adjoining existing retail uses and establishing a development plan review process to ensure that new retail development is compatible with the largely residential area.
- PD overlay enables the township to limit the types of retail uses that could occupy/reoccupy the buildings.

b. **Application: Need to discuss.**

**1.4. Adopt a R-R RURAL-RESIDENTIAL DISTRICT** and rezone the Lewis/Barrett Road area from R-40 to the new district.

a. **Purposes:** to preserve open space, conserve environment and natural features, and allow for residential development that is consistent with the low-density and agricultural characteristics of the area.

b. **General Development Standards:**

- Require a minimum lot size of two acres (compared to current 40,000 square feet)
- Require a minimum lot frontage of 150 feet (compared to current 100 feet)
- Front, side and rear yard requirements and height requirements to stay the same as the R-40 District.

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### **1.5. Adopt a CONSERVATION DEVELOPMENT PRD Overlay District and proactively rezone the SW quadrant to the District**

**a. Purposes:** Conservation Development is intended to maximize the protection and preservation of existing natural features (wetlands, floodplains, stream corridors, forestry, and woodlands) while balancing landowner rights to develop their property by clustering housing on a portion of a development site and preserving the remaining area as protected open space.

- Permit higher density residential development in a smaller land area so that larger tracts of land are left in an unfragmented and undisturbed state.
- Ensure that open space and natural resources are preserved in perpetuity and available for the future passive recreation and nature appreciation for the broader community.
- Preserve scenic views, viewsheds and natural character of the area.

**b. Application:**

- Proactively apply the Conservation Development PRD overlay district to the Southwest quadrant of the township - currently zoned R-40. The Township zoning map would indicate that both district designations apply to the area.
- The benefits and regulations of the PUD overlay district regulations would be available to any landowner in the district, but only after the submission by the landowner/developer and approval by the Zoning Commission and Board of Trustees of a development plan in accordance with the goals and objectives of the Plan.

**c. General Development Requirements**

- Establish a minimum overall project size of 20 acres to ensure that project is large enough to create meaningful open spaces and preserve significant natural resources.
- Allow a density of 1.5 dwelling units per acre.
- Require a minimum of preferably 40% (though there was some concern expressed during the planning meetings) protected open space that meets specific design requirements with the focus on the preservation of key natural features.
- Require at least 50% of this open space be contiguous.
- Ensure that the open space is protected from future development through legal instruments such as a homeowner's association agreement, deed restriction, or conservation easement.

**d. Design and Layout Characteristics**

- Develop criteria for the protected open space: Require the development to preserve and protect natural environments that provide wildlife habitat and undisturbed natural vegetation to absorb and slow water runoff; reduce soil erosion, stream sedimentation, and flooding; improve on-site and downstream water quality; and enhance infiltration and groundwater recharge.

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- Protected open space shall be accessible to residents for passive recreation and shall not include utility rights-of-way or detention basins or other mitigation areas required by local, state or federal regulations.
- Projects should provide linkages to nearby open space areas in adjacent projects.
- Encourage the use of native plants in landscaping.
- Applicants will be required to consult with representatives from the Cuyahoga Soil and Water Conservation District, or another approved environmental consultant and incorporate recommendations regarding sensitive ecological lands.
- Require subdivision layouts to maximize the number of house lots that have direct physical and visual access to inter-connected open space yet avoiding areas of the site that have sensitive natural areas.
- Reduce overall impervious surfaces and encourage the use of green infrastructure to mitigate stormwater runoff associated with residential development. Develop design guidelines with narrower streets, sidewalks and driveways, and encourage mechanisms such as rain gardens, bioswales, green roofs, pervious pavement and vegetated open channels.

### **1.6. Revise the existing Planned Residential Development Overlay District regulations.**

- a. Include 'the preservation of the rural character and aesthetic quality of Olmsted Township' as one of the objectives.
- b. Eliminate provision for private streets.
- c. Expand the open space design requirements to ensure that open space serves an ecological benefit, preserve the natural character of the area, and is useable to residents and visitors.
- d. Ensure that structures and activities within the proposed development be located and conducted in a such a manner to reduce the impacts of sensitive or valuable natural areas.

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### **2. Adopt Design Review Provisions**

**2.1. Design Standards and Guidelines.** With recent changes to the ORC, townships may now adopt design standards and guidelines for landscaping and buildings. While the regulations cannot dictate building materials, they can address building massing, streetscapes and other details that improve the general appearance of built environment. The sign chapter already includes criteria for the design and construction of signs (Section 320.10).

Guidelines should be as objective as possible with clearly stated goals and standards for each requirement.

**a. Purposes:**

- Encourage high quality building and landscaping design
- Providing a space for activity and interest along the street
- In the Town Center area - prioritize the pedestrian environment by:
  - Defining the edge of the “outdoor room” that is the public realm
  - Scaling the environment for pedestrians
  - Providing easy access for pedestrians
  - Increasing the visibility of businesses from the street for pedestrians and drivers

**b. Below is an outline of the components of the built environment that design standards and guidelines can address:**

- Building Form
- Building Massing:
  - Often times will prohibit uninterrupted, flat and monotonous building facades by requiring the facade be delineated into segments or building bays in order to prevent this.  
Ex: Segments shall not exceed a 1:3 ratio of height to façade. An example would be a 24ft. tall building could not have segments of the facade that exceed 72 feet.
  - Relate changes to building façade to interior uses, structure, and entrances.
  - All buildings that are attached along a single block should be of similar height.
  - Building segments should be used to articulate the façade and create proportions that are compatible with surrounding buildings in the context.
- Façade: The façade of the building influences the legibility and interest within the public realm. The building façade should define the building entries and provide interest along the public right-of-way.
  - Door and entranceway placement (usually oriented towards street)
  - Transparency of windows and doors
  - The character of the windows and doors including orientation, style and character.
  - Height and size of windows
  - Each floor should be delineated in the design features of the façade with a permanent architectural element.

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- Roofs:
  - Recesses and projections are encouraged to break up a façade into bays.
  - Buildings should acknowledge the street corner and are encouraged to provide entrances at these locations.
- Activity Placement:
  - The most active uses within the building should be along the building edge adjacent to the public realm.
  - Solid waste storage, electrical, mechanical, and utility rooms and equipment should be separated from the public realm and screened by landscaping or enclosure (should complement the materials of the building).
- Awnings : adds to the pedestrian scale:
- Signage: facilitates the legibility of the public realm and adds interest
- Open space
  - Minimum requirements - Plaza, outdoor dining, and landscaped areas can count toward the open space requirements
  - Minimum amount of pervious area - with allowances for use of pervious pavements and greenroofs to count
  - Design of landscape areas, particularly parking lot islands
- Streetscape: includes the sidewalk, landscaping, street furniture and street lighting. Helps to define the character of a district and establishes a pedestrian friendly atmosphere.
- Street trees and other landscaping materials
- Street lighting is important not only for aesthetics, but also to promote activity at night within the public realm.

**2.2. Design Review Board.** ORC § 519.171 enables the Township Trustees to create an architectural review board or delegate the review authority to the zoning commission. Additional requirements include:

“... At least one member shall be a **licensed architect or engineer**; if a licensed architect or engineer does not reside in the unincorporated territory of the township, that member of the architectural review board may be a resident of the county.”

**2.3. Design Review Process.** Revise Chapter 520 Development Plan Review to include details on how the design review will be built into the existing procedures.

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### **3. Expand the Development Standards**

#### **3.1. Strengthen the township's Natural Resource Protection Standards where appropriate.**

During the Comprehensive Plan update, there was support for strengthening the township's regulations that protect and conserve natural resources. While there are a few existing standards that address natural resources, more rigorous and expanded standards can be adopted.

- a. **Adopt tree preservation regulations:** to preserve large wooded areas now located in undeveloped areas zoned for residential use. Such regulations would prohibit the wholesale clearing of wooded parcels and require that a certain portion of existing trees be preserved.
  - This type of regulation is most useful when applied to residential development since a house and its related accessory facilities like driveways typically occupy a significantly smaller percentage of a site compared to commercial or industrial development. The regulations should be flexible enough so that the development potential of parcels is not reduced.
  - Protecting the following types of wooded areas will be beneficial to Olmsted Township residents:
    - Areas covered by 20 or more contiguous acres of forest (unless the trees are of poor quality and/or are young trees).
    - Woodlands associated with a stream or wetland.
- b. **Expand the riparian and wetland setback regulations.** Building and pavement setback requirements when adjacent to a wetland or riparian areas help ensure that the natural area continues to provide beneficial stormwater management and other functions.
  - Incorporate the riparian and wetland setback regulations into the township zoning regulations. This will enable the township to include them as part of the development plan review procedures and allows the board of zoning appeals to consider variances to the front, side or rear yard setbacks if there are issues related to compliance with the riparian or wetland setback.
  - Adopt specific wetland setback standards as recommended by the Cuyahoga Soil and Water Conservation District. Varying width of buffer areas may be established around the wetlands according to the US Army Corps of Engineers wetland classification system (Category 1 = low quality, Category 2 = moderate to high quality and Category 3 = high quality).
  - Adopt specific riparian setback standards as recommended by the Cuyahoga Soil and Water Conservation District. A vegetated riparian area needs to be of sufficient width in order to function properly, based on the amount of land area that is drained into the stream, as noted below:
    - Minimum 120 feet from the edge of a stream that drains 20-300 sq mi
    - Minimum 75 feet of the edge of a stream that drains 0.5-20 sq mi
    - Minimum 25 feet of the edge of a stream that drains under 0.5 sq mi

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- Amend the township's stormwater management regulations to note that the riparian/wetland **setback standards** are in the zoning resolution.
- Add cross references to the county storm water management regulations regarding subdivisions. These regulations include a prohibition on site clearing without first getting approval for a SWPPP for the entire subdivision.

### **3.2. Adopt regulations that address sustainable development practices such as renewable energy, green building and low-impact development.**

Encourage sustainable development practices through the addition of regulations that allow for solar panels, wind turbines in limited locations and geothermal in order to reduce energy use,

- a. Solar Energy: The township should allow for the installation of photovoltaic (PV) solar panels to homes and businesses as an accessory use, either attached to roofs or possibly as stand-alone accessory structures in the rear yard. The current resolution does not currently address solar panels.
- b. Wind Energy: Wind turbines by virtue of need to capture wind, tend to be visible from some distance and therefore can be a more controversial form of renewable energy. However, with the goal of encouraging the development of the JEDD area with green development, the township should consider allowing reasonably scaled wind turbines at a minimum in nonresidential districts. Consideration could also be made for allowing newer turbines (e.g., horizontal turbines or small-scale roof turbines) in other areas of the township to support this source of renewable energy.
- c. Modify the landscaping and parking requirements to promote and encourage the use of landscaped areas to reduce storm water runoff. Given the high water table and flat topography, flooding issues in certain parts of the township have been exacerbated. To some extent, zoning can be used to encourage low-impact development practices that provide for increased storm water absorption on-site.

Some of the concepts to include in the zoning resolution update are:

- allow porous pavement and pavers in parking areas,
- encourage/ rain gardens as part of landscaping requirements, and
- provisions that clarify that rain barrels are permitted without a zoning certificate.

### **3.3. Revise the Nonconforming Use Regulations.**

- a. Provide for the repair of nonconforming houses - those that were legally built according to zoning existing at the time of construction and which later became nonconforming when the zoning district designation changed from residential to nonresidential.
- b. Correct the variance section to eliminate the restriction on authorizing use variances.

### **3.4. Clarify the regulations for agricultural uses/community gardens/ bees, chickens, etc in residential subdivisions. The ORC allows townships to regulate agricultural uses in areas where smaller residential lots are the predominate pattern of development.**

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a. Consider to what extent chickens and other small animals, and bees can/should be permitted in subdivisions.

b. Add community gardens to the list of permitted uses in single-family and multi-family districts.

**3.5. Revisit the fence regulations to determine if any amendments are needed.**

**3.6. Expand and update the sign regulations:**

a. Establish regulations for electronic signs

b. Add regulations for signs in the Town Center District and the Business Park District.

### **4. Zoning Map Amendments**

Below is a summary of the zoning map amendments suggested in Section 1.

<b>New Zoning District</b>	<b>Related Map Amendment</b>
Limited Office/Industrial District (L-OI) with Business Park PD Overlay (BPPD)	Rezone JEDD area to new L-OI district and apply the BPPD overlay
Town Center PD Overlay district (TCPD)	Apply Town Center PD overlay to R-B Retail Business District at Stearns and Bagley
Limited Retail PUD Overlay District (LRPD)	Apply LRPD to the Cook/Stearns Road intersection area to overlay the existing retail and residential districts
R-R Rural-Residential District	Rezone Lewis/Barrett area to new district.
Conservation Development PRD (CPRD)	Apply CPRD to SW quadrant to overlay existing R-40
<b>Additional Zoning Map Changes:</b>	Rezone land between High School and Middle School back to R-40 Single-Family from RMF-T Townhouses  Rezone Fitch Rd Township Service Garage back to R-30 from CS Commercial Services.

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### **5. Other Implementation Issues**

- 5.1. Review and strengthen the property maintenance code as needed.**
- 5.2. Investigate the possibility of adopting requirements for a “site development permit” within the Township’s storm water regulations.**

Examples from other Ohio communities include:

Jefferson County, Ohio - The county storm water regulations refer to the possibility that townships in the county may have permits/requirements for conducting earth disturbing activities, i.e. grading/building permits.

Violet Township - Article VI. Site Development Permit - Permit required as part of the erosion and sediment control regulations:

“Except as otherwise provided in this local law, no person shall commence or perform any land-disturbing activity, including, but not limited to, grading, stripping, excavating, or filling, without first obtaining a Drainage, Erosion, and Sediment Control permit from Violet Township upon approval by the Fairfield Soil and Water Conservation District, all other necessary local, state, and federal permits, and thereafter comply with the requirements of this local law.

An application for a site development permit shall be made in the same manner as prescribed for a building permit except that such application shall be made to the permitting authority.”

The regulations include the following definitions:

**“Site Development Permit:** This permit is required before any earth disturbing activities can be initiated, for the purpose of developing a commercial, industrial, or subdivision development, on the development site (see development area).”

**“Start of Construction:** The first land-disturbing activity associated with a development, including land preparation such as clearing, grading and filling; installation of streets and walkways, excavation for basements, footings, piers or foundations; erection of temporary forms; and installation of accessory buildings such as garages.”

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## **7. Appendices**

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- Table 2. Total Dwelling Units
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**APPENDIX A: POPULATION AND HOUSING DEMOGRAPHICS**

**TABLE 1. TOTAL PERSONS, 1990 - 2010**

Olmsted Township and Adjacent Jurisdictions

	1990	2000	Change 1990-2000		2010	Change 2000 - 2010	
	#	#	#	%	#	#	%
Avon City *	7,337	11,446	4,109	56.0%	21,193	9,747	85.2%
Berea City	19,051	18,970	-81	-0.4%	19,093	123	0.6%
Columbia Twp. *	6,594	6,912	318	4.8%	7,040	128	1.9%
Eaton Twp. *	8,821	9,675	854	9.7%	5,750	-3,925	-40.6%
Middleburgh Hts. City	14,702	15,542	840	5.7%	15,946	404	2.6%
North Olmsted City	34,204	34,113	-91	-0.3%	32,718	-1,395	-4.1%
North Ridgeville City *	21,564	22,338	774	3.6%	29,465	7,127	31.9%
Olmsted Falls City	6,741	7,962	1,221	18.1%	9,024	1,062	13.3%
<b>Olmsted Township</b>	<b>8,380</b>	<b>10,575</b>	<b>2,195</b>	<b>26.2%</b>	<b>13,513</b>	<b>2,938</b>	<b>27.8%</b>
Strongsville City	35,308	43,858	8,550	24.2%	44,750	892	2.0%
Westlake City	27,018	31,719	4,701	17.4%	32,729	1,010	3.2%
<b>COUNTY SUMMARY</b>							
Cuyahoga County	1,412,140	1,393,978	-18,162	-1.3%	1,280,122	-113,856	-8.2%
Cuyahoga County excluding Cleveland	906,524	915,575	9,051	1.0%	883,307	-32,268	-3.5%

\* Lorain County communities

Source: US Census, 1990, 2000, 2010

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**TABLE 2. TOTAL DWELLING UNITS, 1990-2010**

Olmsted Township and Adjacent Jurisdictions

	1990	2000	Change 1990 - 2000		2010	Change 2000 - 2010	
	#	#	#	%		#	%
Avon City *	2,425	4,291	1,866	76.9%	8,007	3,716	86.6%
Berea City	7,242	7,449	207	2.9%	7,958	509	6.8%
Columbia Twp. *	2,150	2,452	302	14.0%	2,680	228	9.3%
Eaton Twp. *	2,568	2,102	-466	-18.1%	2,262	160	7.6%
Middleburgh Hts. City	6,312	7,094	782	12.4%	7,586	492	6.9%
North Olmsted City	13,081	14,059	978	7.5%	14,500	441	3.1%
North Ridgeville City *	7,305	8,587	1,282	17.5%	12,109	3,522	41.0%
Olmsted Falls City	2,514	3,267	753	30.0%	3,897	630	19.3%
<b>Olmsted Township</b>	<b>3,419</b>	<b>4,639</b>	<b>1,220</b>	<b>35.7%</b>	<b>5,996</b>	<b>1,357</b>	<b>29.3%</b>
Strongsville City	13,099	16,863	3,764	28.7%	18,476	1,613	9.6%
Westlake City	11,014	13,691	2,677	19.6%	14,843	1,152	8.4%
<b>COUNTY SUMMARY</b>							
Cuyahoga County	604,538	616,903	12,365	2.0%	621,763	4,860	0.8%
Cuyahoga County excluding Cleveland	380,227	401,047	20,820	5.5%	414,227	13,180	3.3%

\* Lorain County communities

Source: US Census, 1990, 2000, 2010

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**TABLE 3. UNITS IN STRUCTURE, 2010**

Olmsted Township and Adjacent Jurisdictions

	1-unit detached		1-unit attached		2-4 units per building		5 or more units per building		Mobile Home/Other	
	#	%	#	%	#	%	#	%	#	%
Avon City *	5,866	79.1%	768	10.4%	349	4.7%	416	5.6%	15	0.2%
Berea City	5,283	71.5%	295	4.0%	433	5.9%	1,362	18.4%	18	0.2%
Columbia Twp. *	2,605	99.6%	11	0.4%	-	0.0%	-	0.0%	-	0.0%
Eaton Twp. *	1,822	93.9%	45	2.3%	62	3.2%	-	0.0%	12	0.6%
Middleburgh Hts. City	4,332	58.7%	933	12.6%	181	2.5%	1,878	25.5%	53	0.7%
North Olmsted City	10,139	69.8%	1,060	7.3%	229	1.6%	3,065	21.1%	39	0.3%
North Ridgeville City *	10,048	85.2%	813	6.9%	206	1.7%	441	3.7%	292	2.5%
Olmsted Falls City	2,405	64.2%	666	17.8%	59	1.6%	614	16.4%	-	0.0%
<b>Olmsted Township</b>	<b>3,262</b>	<b>55.7%</b>	<b>209</b>	<b>3.6%</b>	<b>170</b>	<b>2.9%</b>	<b>1,073</b>	<b>18.3%</b>	<b>1,142</b>	<b>19.5%</b>
Strongsville City	13,774	78.6%	1,009	5.8%	115	0.7%	2,626	15.0%	-	0.0%
Westlake City	8,924	60.1%	1,036	7.0%	1,350	9.1%	4,034	27.2%	89	0.6%
<b>COUNTY SUMMARY</b>										
Cuyahoga County	366,160	58.8%	33,443	5.4%	84,578	13.6%	134,769	21.6%	3,687	0.6%
Cuyahoga County excluding Cleveland	264,385	65.1%	20,308	5.0%	25,597	6.3%	93,590	23.0%	2,196	0.5%

\* Lorain County communities

Source: 2006-2010 American Community Survey

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**TABLE 4. TENURE, 2010**

Olmsted Township and Adjacent Jurisdictions

	Total Housing Units	Vacant Housing Units		Occupied Housing Units					
				Total		Owner Occupied		Renter Occupied	
		#	%	#	%	#	%	#	%
Avon City *	8,007	423	5.3%	7,584	94.7%	6,385	84.2%	1,199	15.8%
Berea City	7,958	487	6.1%	7,471	93.9%	5,240	70.1%	2,231	29.9%
Columbia Twp. *	2,680	104	3.9%	2,576	96.1%	2,319	90.0%	257	10.0%
Eaton Twp. *	2,262	113	5.0%	2,149	95.0%	1,899	88.4%	250	11.6%
Middleburgh Hts. City	7,586	472	6.2%	7,114	93.8%	5,182	72.8%	1,932	27.2%
North Olmsted City	14,500	855	5.9%	13,645	94.1%	10,413	76.3%	3,232	23.7%
North Ridgeville City *	12,109	609	5.0%	11,500	95.0%	10,348	90.0%	1,152	10.0%
Olmsted Falls City	3,897	213	5.5%	3,684	94.5%	2,972	80.7%	712	19.3%
<b>Olmsted Township</b>	<b>5,996</b>	<b>425</b>	<b>7.1%</b>	<b>5,571</b>	<b>92.9%</b>	<b>4,240</b>	<b>76.1%</b>	<b>1,331</b>	<b>23.9%</b>
Strongsville City	18,476	817	4.4%	17,659	95.6%	14,270	80.8%	3,389	19.2%
Westlake City	14,843	973	6.6%	13,870	93.4%	10,061	72.5%	3,809	27.5%
<b>COUNTY SUMMARY</b>									
Cuyahoga County	621,763	76,707	12.3 %	545,056	87.7%	331,876	60.9%	213,180	39.1%
Cuyahoga County excluding Cleveland	414,227	36,661	8.9%	377,566	91.1%	257,965	68.3%	119,601	31.7%

\* Lorain County communities

Source: US Census, 2010 Census Summary File 1

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 5. MEDIAN HOUSEHOLD INCOME, 2006-2010 Average**  
 Olmsted Township and Adjacent Jurisdictions

	2000	2000 estimated in 2010 dollars*	2006-2010		Change 2000-2006/2010	
			Estimate	Margin of Error	#	%
Avon City	66,747	87,341	81,105	+/-3,979	-6,236	-7.1%
Berea City	45,699	59,799	50,278	+/-3,113	-9,521	-15.9%
Columbia Twp	58,675	76,779	69,754	+/-7,515	-7,025	-9.1%
Eaton Twp	39,168	51,253	60,737	+/-6,895	9,484	18.5%
Middleburg Heights City	54,776	71,677	51,371	+/-3,165	-20,306	-28.3%
North Olmsted City	47,893	62,670	57,958	+/-2,023	-4,712	-7.5%
North Ridgeville City	52,542	68,753	64,972	+/-4,193	-3,781	-5.5%
Olmsted Falls City	54,482	71,292	66,038	+/-4,284	-5,254	-7.4%
<b>Olmsted Township</b>	<b>57,826</b>	<b>75,668</b>	<b>60,934</b>	<b>+/-7,225</b>	<b>-14,734</b>	<b>-19.5%</b>
Strongsville City	48,061	62,890	76,588	+/-4,296	13,698	21.8%
Westlake City	68,660	89,844	68,091	+/-3,618	-21,753	-24.2%
Cuyahoga County	64,963	85,007	43,603	+/-382	-41,404	-48.7%

\* An inflation factor of 1.30854107069881 has been applied to the 2000 (1999 income) figures to adjust them to the equivalent 2010 level (U.S Census Bureau, Public Information Office, May 20, 2002, note concerning Consumer Price Index (CPI-U-RS) Values in the 1990 Demographic Profile; and U.S. Census Bureau, A Compass for Understanding and Using American Community Survey Data, Appendix A-22 and A-23, May 2009). Source: US Census, 2000 and the 2006-2010 American Community Survey

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 6. EDUCATIONAL ATTAINMENT, 25 YEARS AND OLDER, 2006-2010 Average**  
 Olmsted Township and Adjacent Jurisdictions

	2000				2006-2010							
	Population 25 years and over	% high school graduate or higher	% bachelor's degree or higher	% graduate or professional degree	Population 25 years and over		% high school graduate or higher		% bachelor's degree or higher		% graduate or professional degree	
	#	%	%	%	#	Margin of Error	%	Margin of Error	%	Margin of Error	%	Margin of Error
Avon City	7,745	90.8	32.3	9.7	12,846	+/-245	95.7%	+/-1.2	48.2%	+/-3.1	19.0%	+/-2.0
Berea City	11,770	89.2	29.3	9.8	12,187	+/-486	90.6%	+/-2.4	27.5%	+/-2.9	10.0%	+/-1.7
Columbia Twp.	4,613	90.2	17.8	5.5	4,929	+/-158	94.0%	+/-2.5	25.0%	+/-4.1	7.6%	+/-2.7
Eaton Twp.	7,241	80.5	11.4	3.9	4,176	+/-126	85.1%	+/-2.5	13.5%	+/-3.3	2.9%	+/-1.1
Middleburgh Hts. City	11,612	85.5	24.0	7.2	11,724	+/-263	89.5%	+/-1.7	28.3%	+/-2.7	11.0%	+/-1.9
North Olmsted City	23,540	90.4	27.1	9.1	23,706	+/-376	92.5%	+/-1.1	30.8%	+/-2.0	10.2%	+/-1.1
North Ridgeville City	15,275	85.8	16.0	4.1	20,419	+/-383	92.3%	+/-1.4	22.3%	+/-2.1	7.9%	+/-1.3
Olmsted Falls City	5,317	93.8	36.0	11.6	5,797	+/-230	95.2%	+/-2.1	37.1%	+/-4.6	13.1%	+/-2.6
<b>Olmsted Twp.</b>	<b>7,565</b>	<b>86.1</b>	<b>21.6</b>	<b>6.4</b>	<b>9,188</b>	<b>+/-245</b>	<b>93.2%</b>	<b>+/-1.7</b>	<b>32.0%</b>	<b>+/-3.1</b>	<b>13.5%</b>	<b>+/-2.1</b>
Strongsville City	29,733	93.0	37.0	12.8	30,597	+/-396	94.5%	+/-1.0	41.1%	+/-2.0	14.7%	+/-1.4
Westlake	22,925	92.1	45.3	17.8	23,916	+/-311	94.9%	+/-1.1	48.0%	+/-2.1	20.5%	+/-1.7
Cuyahoga County	936,148	81.6	25.1	9.6	881,312	+/-69	86.4%	+/-0.2	28.2%	+/-0.3	11.4%	+/-0.2

Source: US Census, 2000 and the 2006-2010 American Community Survey

The next three tables highlight population and housing census data at the census tract and block group level. The map below illustrates the census tract and block group boundaries. Data for Census Tract 1342.03 Block Group 1 (part) does not appear in the tables because the part of the census tract which is in Olmsted Township does not contain any population or housing units.

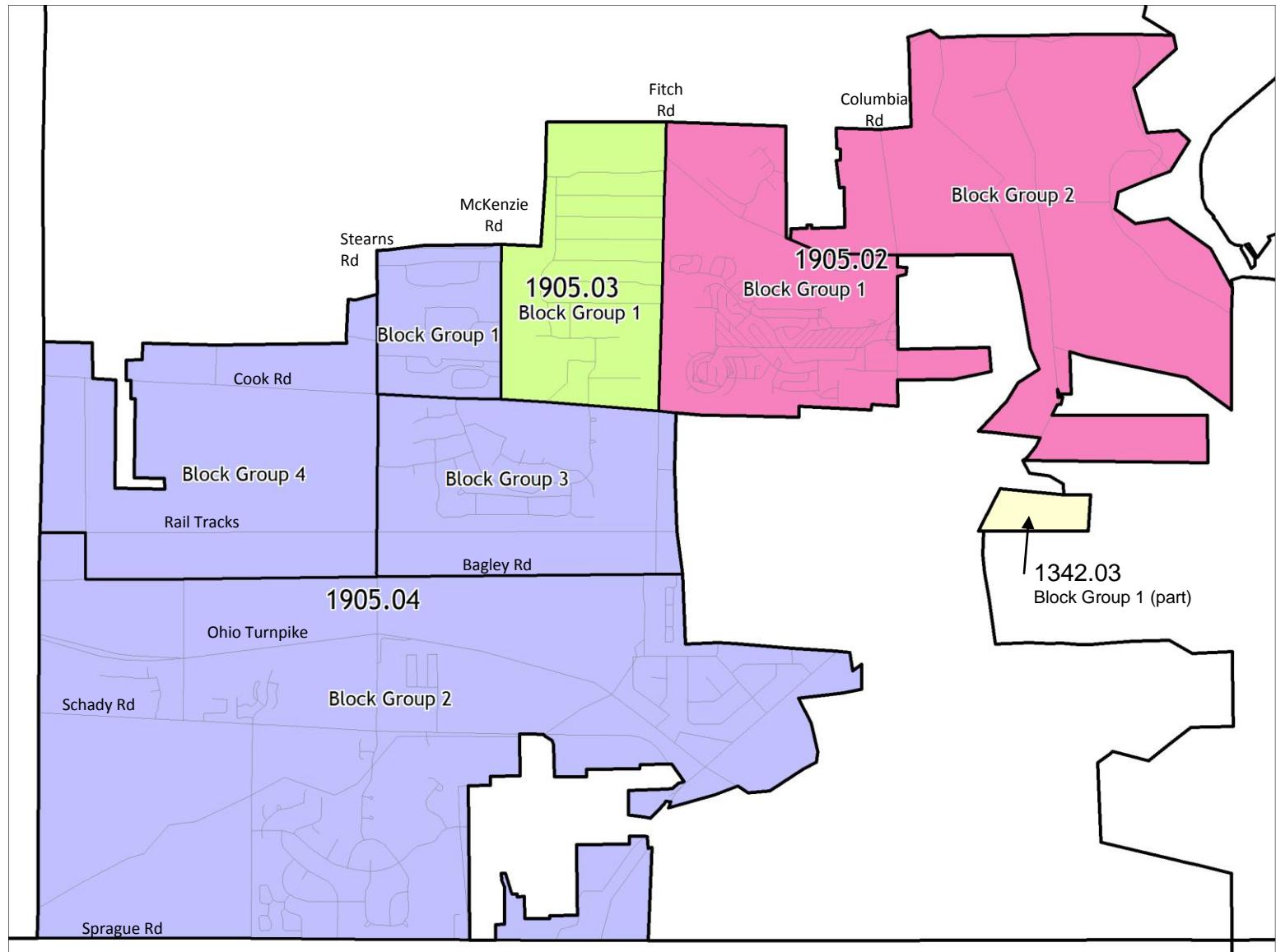
**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 7. CHARACTERISTICS OF POPULATION/HOUSEHOLDS, 2010**  
 Olmsted Township and Olmsted Falls

	OLMSTED FALLS				OLMSTED TOWNSHIP			
	2000	2010	# change	% change	2000	2010	# change	% change
Total households	3,121	3,684	563	18.0%	4,374	5,571	1,197	27.4%
Family households	2,227	2,431	204	9.2%	2,884	3,609	725	25.1%
Family households with own children under 18 years	1,074	1,136	62	5.8%	1,182	1,655	473	40.0%
Nonfamily households	894	1,253	359	40.2%	1,490	1,962	472	31.7%
Householder living alone	775	1,062	287	37.0%	1,326	1,695	369	27.8%
Average household size	2.54	2.42	(0.12)	-4.7%	2.39	2.41	0.02	0.8%
Average family size	3.06	3.01	(0.05)	-1.6%	3.02	3.04	0.02	0.7%

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**FIGURE 1.**  
**2010 US CENSUS TRACT AND BLOCK GROUP BOUNDARIES**



The highlighted areas are within the Olmsted Township boundaries.

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 8. CHARACTERISTICS OF POPULATION/HOUSEHOLDS, 2010**

Census Tract Block Group in Olmsted Township

	Census Tract 1905.02		Census Tract 1905.03	Census Tract 1905.04				Olmsted Township
	BG 1	BG 2		BG 1, (part)	BG 2 (part)	BG 3	BG 4	
<b>Total Population</b>	<b>1,811</b>	<b>461</b>	<b>1,757</b>	<b>1,393</b>	<b>5,319</b>	<b>1,720</b>	<b>958</b>	<b>13,419</b>
Median Age	72.2	47.7	44.6	37.7	33	37.3	46.5	<b>40.8</b>
<b>Total Households</b>	<b>1,179</b>	<b>201</b>	<b>639</b>	<b>696</b>	<b>1,890</b>	<b>526</b>	<b>440</b>	<b>5,571</b>
Family households	460	135	535	364	1,388	472	255	3,609
Nonfamily households	719	66	104	332	502	54	185	1,962
Householder living alone	684	58	88	262	407	39	157	1,695
%	58.0%	28.9%	13.8%	37.6%	21.5%	7.4%	35.7%	30.4%
Households with one or more people under 18 years	43	48	203	176	885	285	101	1,741
%	3.6%	23.9%	31.8%	25.3%	46.8%	54.2%	23.0%	31.3%
Households with one or more people 65 years and over	933	70	156	149	237	51	122	1,718
%	79.1%	34.8%	24.4%	21.4%	12.5%	9.7%	27.7%	30.8%
Householder 65 years and over living alone	570	28	43	81	82	11	48	863
%	48.3%	13.9%	6.7%	11.6%	4.3%	2.1%	10.9%	15.5%
<b>Average Household Size</b>								
Total	1.54	2.29	2.75	2.00	2.81	3.27	2.18	2.41
Owner occupied	1.55	2.29	2.73	2.36	3.03	3.31	2.29	2.56
Renter occupied	1.45	2.33	3.19	1.89	2.05	2.33	1.96	1.92

Source: US Census, 2010 Census Summary File 1

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 9. OCCUPANCY AND TENURE STATUS, 2010**  
Census Tract Block Group in Olmsted Township 2010

	Census Tract 1905.02		Census Tract 1905.02	Census Tract 1905.04				Olmsted Township
	BG 1	BG 1		BG 1, (part)	BG 2 (part)	BG 3	BG 4	
	Total Housing Units	1,354	212	655	764	2,015	538	458
Vacant	175	11	16	68	125	12	18	425
% of Total Units	12.9%	5.2%	2.4%	8.9%	6.2%	2.2%	3.9%	7.1%
Occupied	1,179	201	639	696	1890	526	440	5,571
% of Total Units	87.1%	94.8%	97.6%	91.1%	93.8%	97.8%	96.1%	92.9%
Owner Occupied	1,004	186	618	169	1473	505	285	4,240
% of Occupied Units	85.2%	92.5%	96.7%	24.3%	77.9%	96.0%	64.8%	76.1%
Renter Occupied	175	15	21	527	417	21	155	1,331
% of Occupied Units	14.8%	7.5%	3.3%	75.7%	22.1%	4.0%	35.2%	23.9%
Vacant For rent	65	2	2	59	35	-	10	173
% of Vacant Units	37.1%	18.2%	12.5%	86.8%	28.0%	0.0%	55.6%	40.7%
Vacant For sale only	80	3	6	2	38	2	3	134
% of Vacant Units	45.7%	27.3%	37.5%	2.9%	30.4%	16.7%	16.7%	31.5%

Source: US Census, 2010 Census Summary File 1

**TABLE 10. Estimates of Year Built & Value of Structure By Census Tract, 2006-2010 Average**  
Olmsted Township

	Census Tracts*						Total Olmsted Township	
	1905.02		1905.03		1905.04 (part)			
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Year Structure was Built	1985	2	1977	4	1992	3	1987	2
Median Value of Owner-Occupied Units	\$46,800	+/9,109	\$179,500	+/12,542	\$207,000	+/7,787	\$173,900	+/7,352

**Source:** U.S. Census Bureau, 2006-2010 ACS 5-Year Estimates, B25035: MEDIAN YEAR STRUCTURE BUILT, B25077: MEDIAN VALUE (DOLLARS) - Owner-occupied housing units. Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 11. YEAR HOUSEHOLDER MOVED IN, 2006-2010 Average**

Olmsted Township Census Tract

	Census Tract 1905.02		Census Tract 1905.03		Census Tract 1905.04		Olmsted Township Total	
	% of same tenure	% of all HH	% of same tenure	% of all HH	% of same tenure	% of all HH	% of same tenure	% of all HH
<b>Owner occupied:</b>	<b>100%</b>	<b>82%</b>	<b>100%</b>	<b>94%</b>	<b>100%</b>	<b>75%</b>	<b>100%</b>	<b>77%</b>
Moved in 2005 or later	15%	13%	5%	5%	26%	19%	<b>20%</b>	<b>16%</b>
Moved in 2000 to 2004	27%	22%	17%	16%	33%	24%	<b>28%</b>	<b>22%</b>
Moved in 1990 to 1999	31%	25%	27%	25%	22%	16%	<b>24%</b>	<b>19%</b>
Moved in 1980 to 1989	14%	11%	20%	19%	9%	7%	<b>13%</b>	<b>10%</b>
Moved in 1970 to 1979	7%	5%	22%	20%	9%	7%	<b>11%</b>	<b>9%</b>
Moved in 1969 or earlier	7%	6%	9%	8%	1%	1%	<b>4%</b>	<b>3%</b>
<b>Renter occupied:</b>	<b>100%</b>	<b>18%</b>	<b>100%</b>	<b>6%</b>	<b>100%</b>	<b>25%</b>	<b>100%</b>	<b>23%</b>
Moved in 2005 or later	66%	12%	0%	0%	68%	17%	<b>66%</b>	<b>15%</b>
Moved in 2000 to 2004	23%	4%	71%	5%	25%	6%	<b>26%</b>	<b>6%</b>
Moved in 1990 to 1999	7%	1%	29%	2%	7%	2%	<b>8%</b>	<b>2%</b>
Moved in 1980 to 1989	4%	1%	0%	0%	0%	0%	<b>1%</b>	<b>0%</b>

*Source:*2006-2010 American Community Survey 5-Year Estimates

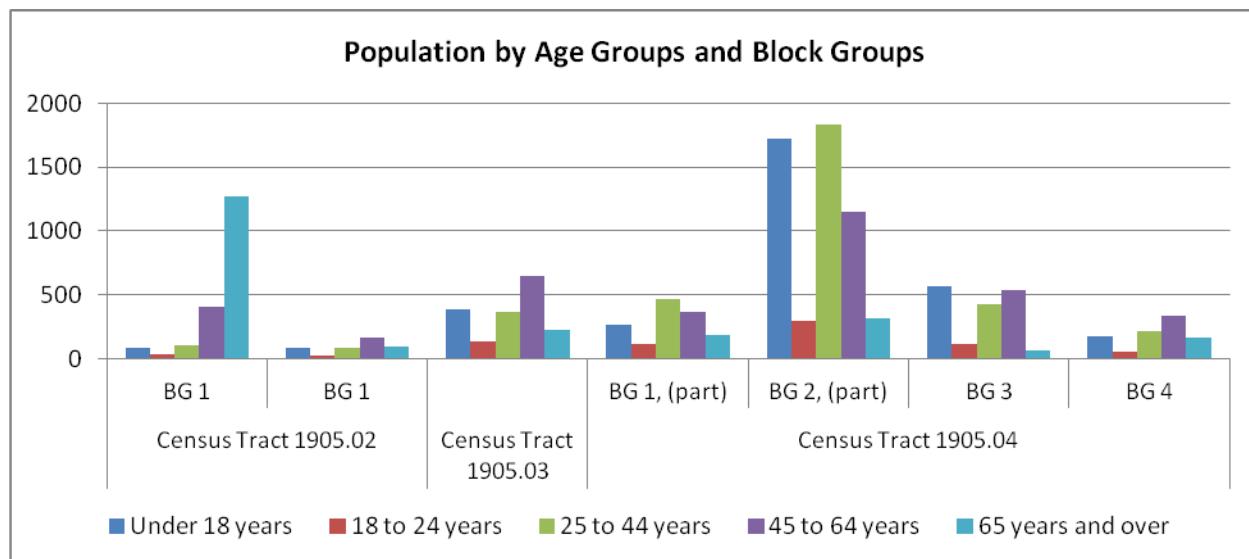
**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 12. POPULATION AGE GROUPS, 2010**

Olmsted Township, Block Groups

	Census Tract 1905.02		Census Tract 1905.03	Census Tract 1905.04				Olmsted Township Total
	BG 1	BG 1		BG 1, (part)	BG 2, (part)	BG 3	BG 4	
<b>Number</b>								
Under 18 years	83	84	387	267	1,726	571	177	<b>3,295</b>
18 to 24 years	31	29	137	111	292	119	60	<b>779</b>
25 to 44 years	105	86	364	466	1,836	427	219	<b>3,503</b>
45 to 64 years	409	168	649	363	1,153	533	338	<b>3,613</b>
65 years and over	1,273	94	224	186	312	70	164	<b>2,323</b>
<b>Total Population</b>	<b>1,901</b>	<b>461</b>	<b>1,761</b>	<b>1,393</b>	<b>5,319</b>	<b>1,720</b>	<b>958</b>	<b>13,513</b>
<b>Percent of Total Population</b>								
Under 18 years	4.4%	18.2%	22.0%	19.2%	32.4%	33.2%	18.5%	<b>24.4%</b>
18 to 24 years	1.6%	6.3%	7.8%	8.0%	5.5%	6.9%	6.3%	<b>5.8%</b>
25 to 44 years	5.5%	18.7%	20.7%	33.5%	34.5%	24.8%	22.9%	<b>25.9%</b>
45 to 64 years	21.5%	36.4%	36.9%	26.1%	21.7%	31.0%	35.3%	<b>26.7%</b>
65 years and over	67.0%	20.4%	12.7%	13.4%	5.9%	4.1%	17.1%	<b>17.2%</b>

Source: US Census, 2010 Census Summary File 1



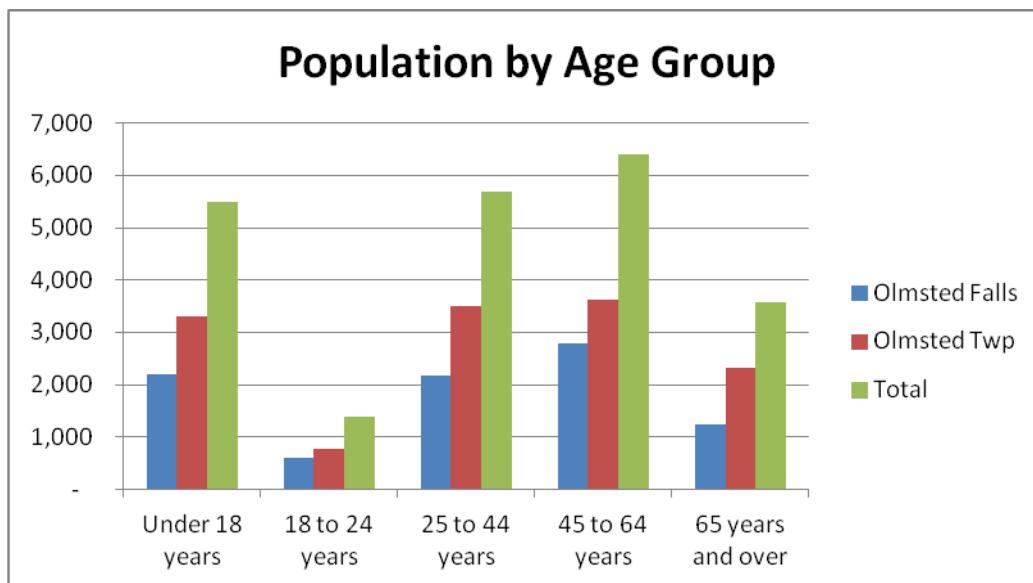
**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 13. POPULATION AGE GROUPS, 2010**

Olmsted Township and Olmsted Falls compared to County, State and Nation.

	Olmsted Falls		Olmsted Township		Total		Cuyahoga County	Ohio	United States
	#	%	#	%	#	%	%	%	%
<b>Under 18 years</b>	2,209	24.5%	3,295	24.4%	5,504	24.4%	22.7%	23.7%	24.0%
<b>18 to 24 years</b>	601	6.7%	779	5.8%	1,380	6.1%	8.8%	9.5%	9.9%
<b>25 to 44 years</b>	2,175	24.1%	3,503	25.9%	5,678	25.2%	24.8%	25.0%	26.6%
<b>45 to 64 years</b>	2,799	31.0%	3,613	26.7%	6,412	28.5%	28.2%	27.7%	26.4%
<b>65 years and over</b>	1,240	13.7%	2,323	17.2%	3,563	15.8%	15.5%	14.1%	13.0%
<b>Total Population</b>	9,024	100%	13,513	100%	22,537	100%	100%	100%	100%

Source: US Census, 2010 Census Summary File 1



**TABLE 14. POPULATION CHANGE BY AGE GROUPS, 2000 - 2010**

Olmsted Township and Olmsted Falls

	Olmsted Falls				Olmsted Township			
	2000	2010	# change	% change	2000	2010	# change	% change
Total Population	7,962	9,024	1,062	13.3%	10,575	13,513	2,938	27.8%
Under 18 years	2,115	2,209	94	4.4%	2,352	3,295	943	40.1%
18 to 64 years	5,056	5,575	519	10.3%	6,062	7,895	1,833	30.2%
65 years and over	791	1,240	449	56.8%	2,161	2,323	162	7.5%

Source: US Census, 2010 and 2000 Census Summary File 1

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**APPENDIX B: TAX INFORMATION**

**TABLE 15. COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 2011**

**Real Estate (by Class) and Public Utilities - Valuation Actual 2011, Collection Year 2012**

Olmsted Township and Adjacent Communities (35% of market value)

Community	Agricultural/ Residential		Other Real Estate (Commercial/ Industrial)		Public Utilities/ Tangible Personal Property		Total
	\$	% of Total	\$	% of Total	\$	% of Total	
Avon*	\$591,340,020	76.6%	\$170,527,900	22.1%	\$10,606,550	1.4%	\$772,474,470
Berea	\$285,751,530	74.8%	\$89,391,280	23.4%	\$6,823,640	1.8%	\$381,966,450
Columbia Township*	\$189,379,490	88.8%	\$17,452,910	8.2%	\$6,518,080	3.1%	\$213,350,480
Eaton Township*	\$125,243,030	84.7%	\$19,488,350	13.2%	\$3,182,120	2.2%	\$147,913,500
Middleburg Heights	\$306,274,110	57.7%	\$213,306,260	40.2%	\$11,396,260	2.1%	\$530,976,630
North Olmsted	\$564,624,550	67.9%	\$253,970,560	30.6%	\$12,549,000	1.5%	\$831,144,110
North Ridgeville*	\$643,372,570	87.9%	\$77,157,050	10.5%	\$11,091,250	1.5%	\$731,620,870
Olmsted Falls	\$177,451,050	88.6%	\$19,330,400	9.6%	\$3,598,280	1.8%	\$200,379,730
<b>Olmsted Township</b>	<b>\$215,249,240</b>	<b>78.0%</b>	<b>\$54,430,430</b>	<b>19.7%</b>	<b>\$6,320,620</b>	<b>2.3%</b>	<b>\$276,000,290</b>
Strongsville	\$1,069,394,630	74.0%	\$349,705,480	24.2%	\$26,461,290	1.8%	\$1,445,561,400
Westlake	\$967,001,100	70.8%	\$378,135,350	27.7%	\$19,742,750	1.4%	\$1,364,879,200
Cuyahoga County	\$20,303,526,670	68.1%	\$8,795,069,360	29.5%	\$698,069,260	2.3%	\$29,796,665,290
Cuyahoga County Suburbs (County minus Cleveland)	\$17,661,659,940	73.1%	\$6,051,755,960	25.0%	\$451,988,010	1.9%	\$24,165,403,910

\*communities in Lorain County

\*\* In Lorain County, the "Other Real Estate" category also includes Mineral.

**Source:** Cuyahoga County Auditor and Lorain County Auditor.

Excel File: Olmsted Twp Assessed Valuations Cuyahoga and Lorain Counties

**OLMSTED TOWNSHIP**  
**2012 COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE**

**TABLE 16. COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 2011**  
**Per Dwelling Unit\* Real Estate (by Class) and Public Utilities - Valuation Actual 2011, in dollars**  
**Olmsted Township and Adjacent Communities**

	Residential/Agriculture	Commercial/Industrial/PubUtility
Avon*	\$73,853	\$22,622.01
Berea	\$35,907	\$12,090.34
Columbia Township*	\$70,664	\$8,944.40
Eaton Township*	\$55,368	\$10,022.31
Middleburg Heights	\$40,374	\$29,620.69
North Olmsted	\$38,940	\$18,380.66
North Ridgeville*	\$53,132	\$7,287.83
Olmsted Falls	\$45,535	\$5,883.67
<b>Olmsted Township</b>	<b>\$35,899</b>	<b>\$10,131.93</b>
Strongsville	\$57,880	\$20,359.75
Westlake	\$65,149	\$26,805.77
<hr/>		
Cuyahoga County	\$32,655	\$15,268.10
Cuyahoga County Suburbs (County minus Cleveland)	\$42,638	\$15,700.92

**Source:** CPC Calculations, \* Based on 2010 Dwelling Units.

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**TABLE 17. PERCENTAGE CHANGE IN RESIDENTIAL AND COMBINED OTHER (COMMERCIAL, INDUSTRIAL AND PUBLIC UTILITY) ASSESSED VALUATION, TAX YEAR 1996 to 2011 (1996 data adjusted for inflation)**

Olmsted Township and Adjacent Communities

	Residential/Agriculture	Commercial/Industrial/PubUtility
Avon*	240%	425%
Berea	6%	37%
Columbia Township*	68%	78%
Eaton Township*	34%	186%
Middleburg Heights	8%	16%
North Olmsted	-7%	11%
North Ridgeville*	109%	84%
Olmsted Falls	40%	77%
<b>Olmsted Township</b>	49%	51%
Strongsville	15%	60%
Westlake		
<hr/>		
Cuyahoga County	6%	13%
Cuyahoga County Suburbs (County minus Cleveland)	6%	16%

**Source:** CPC Calculations

\* Lorain County communities

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**TABLE 18. COMPARISON OF TAX RATES, TAX YEAR 1996 and 2011**

Olmsted Township and Adjacent Jurisdictions

Taxing Jurisdiction	1996			2011			% increase in Full Rate 1996 - 2011	
	Full Rate	Effective Tax Rates		Full Rate	Effective Tax Rates			
		Residential/ Agricultural	Other		Residential/ Agricultural	Other		
Avon City /Avon LSD*	<b>77.89</b>	56.12	58.53	<b>82.96</b>	62.20	61.00	<b>7%</b>	
Berea City/ Berea SD	<b>96.10</b>	58.47	70.24	<b>115.40</b>	74.65	81.08	<b>20%</b>	
Berea City/Olmsted Falls SD	<b>117.30</b>	70.75	86.32	<b>141.00</b>	89.13	89.99	<b>20%</b>	
Columbia Twp./ Columbia SD	<b>78.99</b>	52.18	55.89	<b>79.72</b>	58.64	58.23	<b>1%</b>	
Columbia Twp./ Olmsted Falls SD *	<b>103.99</b>	62.77	77.02	<b>126.78</b>	76.77	77.95	<b>22%</b>	
Columbia Twp./ Strongsville SD *	<b>93.79</b>	55.88	64.02	<b>106.16</b>	62.66	63.90	<b>13%</b>	
Eaton Twp. */ Columbia SD	<b>76.99</b>	51.65	55.12	<b>77.48</b>	57.27	56.61	<b>1%</b>	
Eaton Twp. */ Midview SD	<b>74.33</b>	48.48	53.83	<b>70.74</b>	50.82	50.40	<b>-5%</b>	
Middleburg Heights City	<b>83.90</b>	49.29	60.35	<b>103.65</b>	66.20	72.39	<b>24%</b>	
North Olmsted City	<b>102.30</b>	64.79	71.99	<b>127.90</b>	88.71	92.58	<b>25%</b>	
North Olmsted/Olmsted Falls SD	<b>102.30</b>	64.79	71.99	<b>138.10</b>	90.30	90.73	<b>35%</b>	
North Ridgeville City *	<b>81.08</b>	62.74	70.21	<b>73.48</b>	57.83	58.04	<b>-9%</b>	
Olmsted Falls City/ Berea SD	<b>92.30</b>	52.90	65.67	<b>112.65</b>	73.12	78.68	<b>22%</b>	
Olmsted Falls City/Olmsted Falls SD	<b>114.50</b>	66.19	82.76	<b>139.25</b>	88.61	88.59	<b>22%</b>	
Olmsted Township	<b>119.00</b>	68.31	86.20	<b>148.30</b>	90.82	93.25	<b>25%</b>	
Strongsville City/ Strongsville SD	<b>101.40</b>	55.95	65.95	<b>114.08</b>	70.30	70.86	<b>13%</b>	

**Source:** Cuyahoga County Auditor and Lorain County Auditor

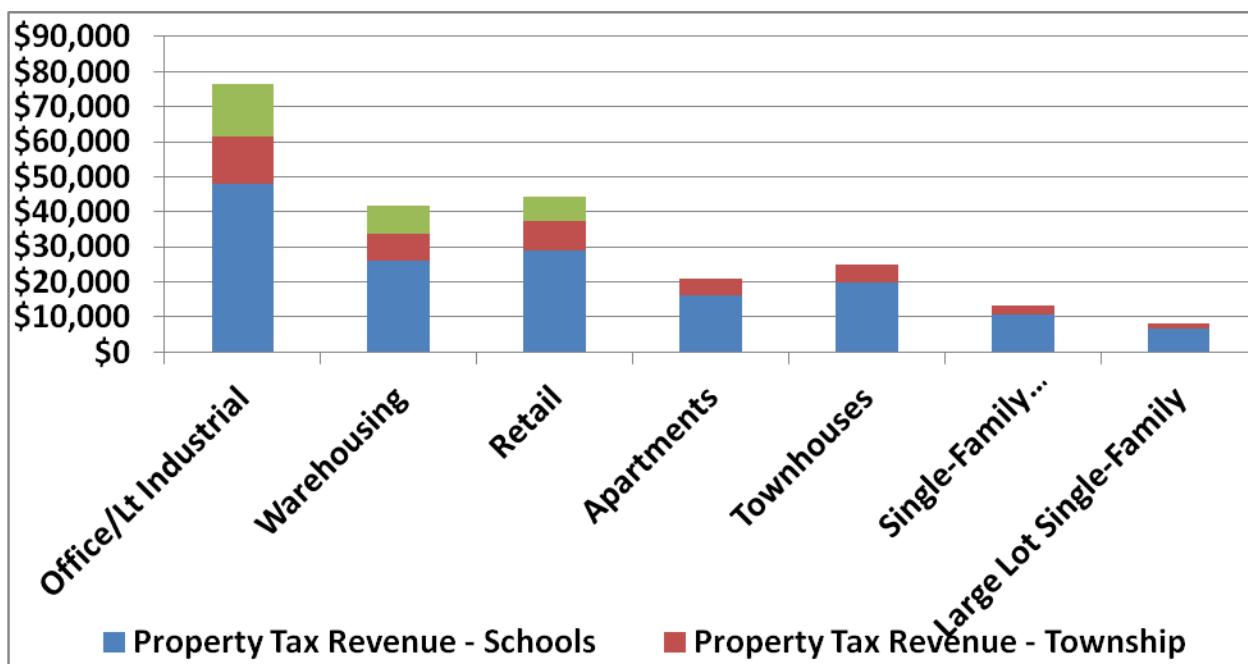
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**TABLE 19. COMPARISON OF MARKET VALUES PER ACRE: Residential and Combined Commercial and Industrial, 2011.**

Olmsted Township and Adjacent Cuyahoga County Jurisdictions

	Residential, excluding apartments	Commercial (including apartments) & Industrial
Berea	\$486,222	\$500,045
Middleburgh Heights	\$355,036	\$460,454
North Olmsted	\$359,809	\$732,570
Olmsted Falls	\$226,797	\$263,876
Olmsted Twp	\$159,133	\$154,372
Strongsville	\$372,914	\$464,777
Westlake	\$432,698	\$473,900

**Source:** Cuyahoga County Auditor



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**APPENDIX C: VACANT LAND ANALYSIS**

**TABLE 20. ACRES BY LAND USE AND ZONING DISTRICT, 2011**

LAND USE	Zoning District								Grand Total	
	Single-Family Districts			Multi-family Districts		Commercial/Industrial Districts				
	R-40	R-30	R-15	RMF-T	RMF-A	RB	CS	LI	Acres	%
<b>Developed Land</b>										
<b>Residential</b>										
Single & Two-Family	1,169.1	261.1	580.3	31.4	0.9	25.7		53.2	2,121.8	49%
Apartment					101.2				101.2	2%
Senior Housing					61.4				61.4	1%
Manufactured Housing	230.4		14.5						244.8	6%
<b>Subtotal Residential</b>	<b>1,399.5</b>	<b>261.1</b>	<b>594.8</b>	<b>31.4</b>	<b>163.5</b>	<b>25.7</b>	<b>0.0</b>	<b>53.2</b>	<b>2,529.1</b>	<b>58%</b>
<b>Commercial/Industrial</b>										
Retail Commercial	18.6					39.6		0.4	58.7	1%
Entertainment Venue						12.0			12.0	0%
Light Industry	5.2	4.9					11.4	27.2	48.7	1%
Industrial								44.2	44.2	1%
<b>Subtotal Comm/Indust</b>	<b>23.9</b>	<b>4.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>51.6</b>	<b>11.4</b>	<b>71.8</b>	<b>163.6</b>	<b>4%</b>
<b>Institutional</b>										
Schools/Government Use	108.7	1.3	1.1						111.1	2%
Religious Facilities	17.0	17.1	2.6						36.7	1%
<b>Subtotal Institutional</b>	<b>125.7</b>	<b>18.4</b>	<b>3.6</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>147.8</b>	<b>3%</b>
<b>Open Space</b>										
Agriculture	346.9					0.8			347.8	8%
Park Land	12.6				30.5				43.1	1%
Conservation Land	223.9								223.9	5%
Residential Common Area	62.9		25.4	17.3					105.5	2%
Cemetery	184.7	0.5							185.2	4%
Golf Uses	3.6		61.2		38.1	14.3			117.2	3%
<b>Subtotal Open Space</b>	<b>834.6</b>	<b>0.5</b>	<b>86.6</b>	<b>17.3</b>	<b>68.6</b>	<b>15.2</b>	<b>0.0</b>	<b>0.0</b>	<b>1,022.7</b>	<b>23%</b>
<b>Infrastructure</b>										
County/Twp Street ROW									324.3	7%
Turnpike/Railroad ROW	86.8		0.6				40.3		127.7	3%
Utility Easement	33.0	9.1	5.0					7.0	54.0	1%
<b>Subtotal Infrastructure</b>	<b>119.8</b>	<b>9.1</b>	<b>5.6</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>40.3</b>	<b>7.0</b>	<b>506.1</b>	<b>12%</b>
<b>Developed TOTAL</b>	<b>2,509.1</b>	<b>294.1</b>	<b>690.6</b>	<b>43.0</b>	<b>232.1</b>	<b>92.5</b>	<b>51.7</b>	<b>132.0</b>	<b>4,369.3</b>	<b>100%</b>
% of Grand Total	68%	78%	91%	49%	100%	52%	100%	26%	70%	
<b>VACANT LAND</b>	<b>1,181.7</b>	<b>83.2</b>	<b>65.8</b>	<b>44.7</b>	<b>0</b>	<b>84.1</b>	<b>0</b>	<b>370.2</b>	<b>1,829.7</b>	
% of Grand Total	32%	22%	9%	51%	0%	48%	0%	74%	30%	
<b>GRAND TOTAL</b>	<b>3,690.9</b>	<b>377.2</b>	<b>756.4</b>	<b>87.7</b>	<b>232.1</b>	<b>176.6</b>	<b>51.7</b>	<b>502.2</b>	<b>6,199.0</b>	

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**TABLE 21. VACANT LAND AREA BY ZONING DISTRICT, 2011**

Existing Zoning District		Acres	Parcel Count	Average Acreage of Vacant Parcels
R-40	SF Residential: Min 40,000 Lot	1,181.7	490.0	2.41
R-30	SF Residential: Min 30,000 Lot	83.2	62.0	1.34
R-15	SF Residential: Min 15,000 Lot	65.8	29.0	2.27
<b>Subtotal Single-Family</b>		<b>1,330.7</b>	<b>581.0</b>	<b>2.29</b>
RMF-T	Multi-Family Townhouses	44.7	73.0	0.61
<b>Subtotal Residential</b>		<b>1,375.4</b>	<b>654.0</b>	<b>2.10</b>
RB	Retail Business	84.1	20.0	4.21
LI	Limited Industry	370.2	47.0	7.88
<b>TOTAL</b>		<b>1,829.7</b>	<b>721.0</b>	<b>2.54</b>

**TABLE 22. RESIDENTIAL BUILD OUT POTENTIAL, 2011**

	Acres	Existing Zoning			With PRD Overlay			
		Density	Potential Dwelling Units	Potential Population	Density	Potential Dwelling Units	Potential Population	
R-40	SF Residential	1,181.7	0.85	1,004	2,571	2.25	2,659	6,807
R-30	SF Residential	83.2	1.15	96	245	2.25	187	479
R-15	SF Residential	65.8	2.15	141	362	2.25	148	379
<b>Subtotal Single-Family</b>		<b>1,330.7</b>		<b>1,242</b>	<b>3,178</b>		<b>2,994</b>	<b>7,665</b>
RMF-T	Multi-Family Townhouses	44.7	7.00	313	601	7.00	313	601
<b>TOTAL</b>		<b>1,375.4</b>		<b>1,554</b>	<b>3,779</b>		<b>3,307</b>	<b>8,266</b>
<b>2010 Dwelling Units and Population</b>				5,996	13,513		5,996	13,513
<b>Total At Build-Out</b>				<b>7,550</b>	<b>17,292</b>		<b>9,303</b>	<b>21,779</b>
<b>% increase from 2010</b>				<b>26%</b>	<b>28%</b>		<b>55%</b>	<b>61%</b>

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**TABLE 23. RECENT RESIDENTIAL DEVELOPMENT**

Year	Subdivision	Zoning	Acres	Types Of Units	Total Units Approved Preliminary Plan	Density	% Open Space	Private Streets	# Of Phases	Typical Lot Size	Final Platted Lots/Units	% Of Prel Plan Approved
2005-2011	Wheaton Farms	PRD	21.5	Single-family fee simple lots	55	2.6	19.50%	Yes	2	9,000	55	100%
2000-present	Woodgate Farms	PRD	323.0	Primarily Single-family fee simple lots	706	2.2		50%	8+		631	89%
1999-2001	Lakeside Village (last 2 phases)	R-15		Single-family fee simple lots	80			No	2		80	100%
2008-present	Grand Oaks	R-40	33.0	Single-family fee simple lots	44	1.3	10%	No	1	24,000	underway	0%
2002-2004	Westfield Park	RMF-T	27.3	Single-family fee simple lots	137	5.0	14%	Yes	3	5,000	137	100%
2003	Galway Bay	RMF-T	16.9	2 units attached/zero lot line	66	3.9	10%	No	2	6,350	37	56%
	<b>Total Single-Family</b>		<b>421.7</b>		<b>1,088</b>						<b>940</b>	
2004-2005	Evergreen Farms	RMF-A	34.4	apartments	348	10.1	23%	Yes		NA	348	100%
2006	Arbors at Olmsted	RMF-A	13.9	rental townhouses	123	8.8			2		123	100%
2004-2006	Pembroke Place	RMF-T	36.0	2 story, single-family townhouse	218	6.0	29%	Yes	4	NA	124	57%
	<b>Total Multi-Family</b>		<b>84.3</b>		<b>689</b>						<b>595</b>	

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