

Ohio

Best Local Land Use Practices

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Ohio **Best Local Land Use Practices Process – 2001-4**

- Balanced Growth Task Force identified need for three working groups
- Best Local Practices working group met and identified areas of concentration
- Staff support researched rationale for each section, and example regulations
- Met monthly for 18 months, addressed each topic one by one, with revisit later
- Results: BLLUP document, model and example regulations
- Endorsed by the Ohio Lake Erie Commission in 2004

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Ohio **Members of the 2002-3 Working Group**

- Kirby Date, AICP, The Countryside Program
- Heidi Fought and Michael Cochran, Ohio Township Association
- Nate Coffman, HBA of Greater Cleveland
- Keith Earley, Lucas County Engineer
- Heidi Robertson, CSU Environmental Law
- Alex MacNicol, Erie County Planning Commission
- Mike Caputo, Cleveland Area Board of Realtors
- Kyle Dreyfuss-Wells, Chagrin River Watershed Partners
- Sara Hendricker, Ohio Municipal League
- Dan Ross, Natural Resources Conservation Service

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Linking Land Use and Lake Erie:
A Planning Framework for Achieving Balanced
Growth in the Ohio Lake Erie Watershed

Linking Land Use and Lake Erie:
Best Local Land Use Practices

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**Local Governments Can Have a Big Impact
on Watershed and Community Quality**

- Location of development for minimum impact
- Management and control of storm water and erosion
- Protection of stream and wetland areas so they can do their job as storm water infrastructure
- Protection of scenic, historic and natural resources to help retain our "great place"

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3 Model Ordinances

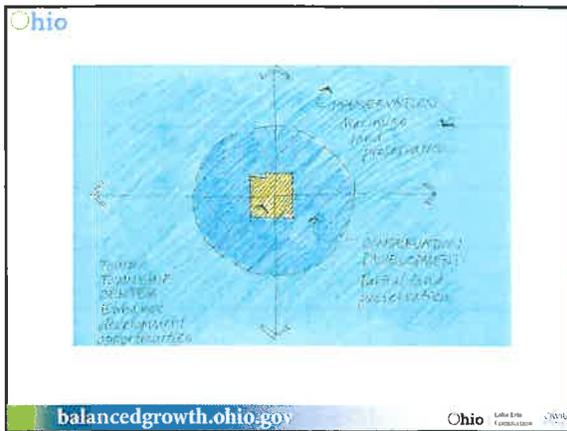
surface water management

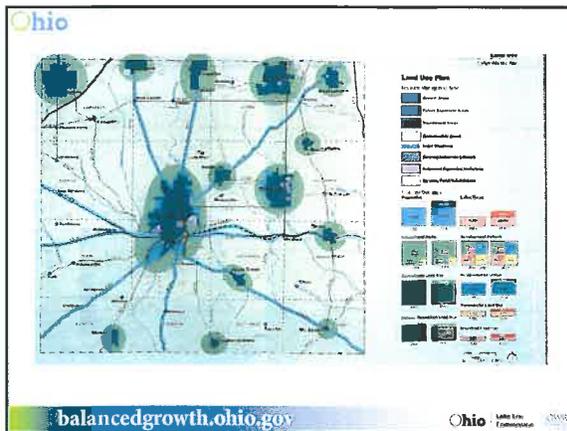
coastal protection

meadow protection

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Balancing Conservation and Development

- Up front community vision and planning
- Landowner planning and assistance
- Effective zoning implementation
- Good development projects

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Comprehensive Planning: the Key to Balance

- Sets development and conservation goals in an organized fashion
- Plans for long-term financial stability
- Resolves tradeoffs up-front
- Provides for future logical, consistent decision making
- Legal stability: logical justification of decisions
- Sets a framework for implementation

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Local Comprehensive Planning

- Provides framework for zoning that affects watershed quality: zoning alone cannot make public policy
- Identify Priority Conservation and Development Areas
- Plan for open space, agricultural protection
- Examine local economics, plan for development densities and uses
- Plan for incentives and review possible disincentives

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Top Priority Best Local Land Use Practices

2. COMPACT DEVELOPMENT

- Apply Compact Development where appropriate

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Compact Development

- Residential, commercial or mixed use
- Strong neighborhood design
- Pedestrian walkability
- Range of housing choices
- Range of transportation choices

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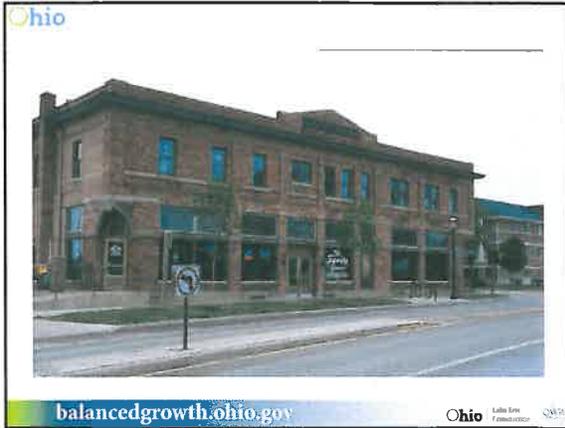


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Ohio Let's Grow
Economic USDA

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Top Priority
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3. STORM WATER MANAGEMENT

- Adopt storm water management and erosion control regulations for design and construction

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Storm Water Management and Erosion/Sediment Control

- Storm water management reduces quantity, and improves quality, of runoff in the watershed
- Site based approach reduces long term costs to community

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Benefits of Storm Water Management and Erosion/Sediment Control

- Required by EPA Phase III!
- Protect health, safety and welfare
- Reduce flood impacts
- Reduce impacts to property
- Reduce pollution in streams, rivers and Lake Erie – supporting economic benefit



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Center for Planning, Research and Practice Cleveland State University

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4. STREAM AND WETLAND SETBACKS

- Adopt stream and wetland setback zoning regulations



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Stream And Wetland Setbacks

- Zoning setback similar to front and side yards
- Improves storm drainage infrastructure function of creeks and waterways
- Width determined by drainage area of the sub watershed, or wetland category
- Typical setback provisions apply (variances, grandfathering, enforcement)



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Benefits of Stream and Wetland Setbacks



- Provide low cost storm water and flood protection infrastructure
- Reduce capital and maintenance costs
- Work better than conventional engineered solutions
- Enhance design quality of development

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5. CONSERVATION
DEVELOPMENT

- Apply Conservation Development, with adequate standards, where appropriate



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Conventional Conservation Development

- 40-50% Permanent Open Space
- Quality Open Space
- Resource Protection
- Appropriate Development Intensity

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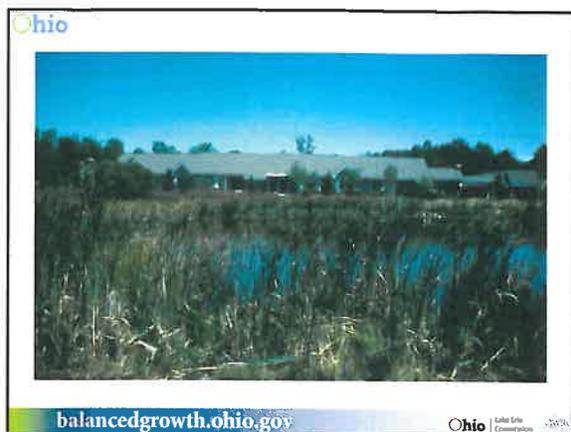


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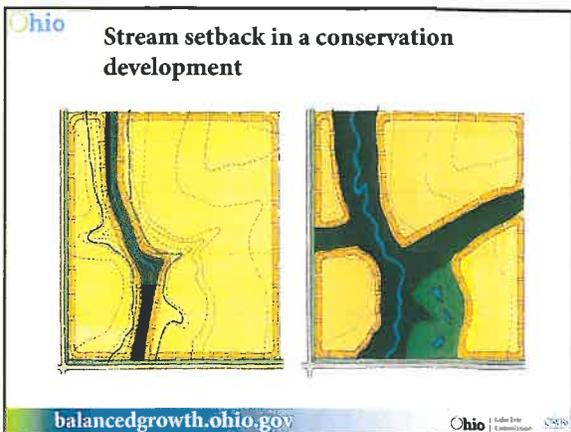
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Benefits of Conservation Development

- Property values are enhanced or remain the same
- Faster absorption – better resale values/time
- Diversity of housing product to accommodate diverse buyer market
- Protects natural, scenic and cultural resources
- Can reduce storm drainage, infrastructure costs
- Reduces impervious surface
- Open space provides options for riparian, wetland, and storm water protection
- Provides opportunity to restore/enhance vegetation

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6. MEADOW PROTECTION

- Modify mowing ordinances to allow natural meadows under controlled conditions



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Benefits of Meadow Protection

- Allows for low-cost, low-maintenance planting of open space in development areas
- Provides natural aesthetic environment for quality development
- Protects against noxious and invasive species
- Provides mechanism for local government-homeowners association collaboration
- Provides mechanism for controlled natural succession to return open areas to woodland

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BLLUP Program to Date

- 2006 year – program startup, awareness sessions
- 2007 year –technical workshops, technical assistance
- 2008 year - DVD for local officials, technical sessions, technical assistance
- 2009 year - Case studies/engineering workshops, statewide startup, technical assistance

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Statewide BLLUP Program 2010+ Year

- Steering Committee – project oversight
- Working Group – broad review of BLLUP documents
- Broad Strategy – identify target areas, conduct interviews – how can we support?
- Message and Materials Development – statewide relevance
- Target Area Strategies – identify local providers and needed support for their missions
- Network Development – statewide network of providers and others to provide support, education, training, materials, message
- Ongoing case study and workshop development

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Ohio **Charge to the Working/Advisory Group**

- Offer advice on updating the BLLUP recommendations, to accommodate:
 - Expansion to statewide application
 - Accommodate knowledge and economic changes in the last 6-8 years
 - Accommodate redevelopment issues

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Ohio **Questions for the Working/Advisory Group:**

- What additional sections/topics should be addressed?
- What sections need to be updated?
- What sections are no longer relevant?
- In what areas would you like to see further study/discussion/research?

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Ohio **Working/Advisory Group Process**

- Meeting in June 2010 to introduce group members, review the BGI program overall, and the BLLUP recommendations
- During July, members review recommendations individually and answer broad questions, submit written thoughts by August 1
- In September, members meet again to discuss input and advise on next steps

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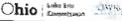
Ohio Best Local Land Use Practices – Resources Available

- Web site www.balancedgrowth.ohio.gov
- Best Local Land Use Practices document – issues, guidance, recommendations
- Model and Example regulations
- Education and technical workshops
- Case studies
- DVD for elected officials and business interests
- Ongoing technical assistance

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Ohio Web Resources

- Ohio Balanced Growth Program www.balancedgrowth.ohio.gov
- The Center for Community Planning and Development www.urban.csuohio.edu/community_planning, www.urban.csuohio.edu/cpp
- American Planning Association – Ohio Chapter www.ohioplanning.org
- Ohio Livable Communities www.development.ohio.gov/urban/LivableCommunities.htm

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