

Comprehensive Planning, and Development Regulations

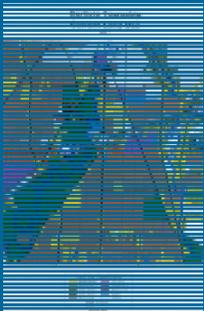
Ohio Lake Erie Commission
Best Local Land Use Practices

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Purpose of Comprehensive Planning

- To protect the public health, safety and welfare
- To ensure quality of life and economic competitiveness for future generations
- To continue natural processes
- To balance private needs with public good



Players in the Planning Process



- Elected Officials
- Appointed Officials
- Technical staff (Planners, Engineers, Health Dept)
- Public Agencies (Fed-State-Local)
- Interested Business (Business owners, banking, developers)
- Interested Citizens (residents, landowners, citizen groups)
- Consultants (Planning, Economic, Environmental, Engineering, Historic, Urban Design, Landscape Architecture)

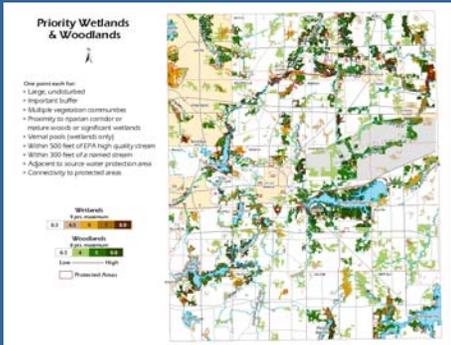
Steps in Comprehensive Planning

- Set up decision making process, including public involvement
- Gather and organize data about existing conditions and trends for the future
- Identify opportunities and constraints
- Set goals and objectives for the future
- Frame and evaluate alternative scenarios
- Choose and develop preferred scenario
- Develop implementation strategies

Comprehensive Planning: Issues

- Watershed protection, flooding and water quality
- Environmental sensitivity priority areas
- Cultural/visual resource priority sites, districts and corridors
- Agricultural resources
- Meaningful public participation
- “Science through a community values filter”
- Housing diversity
- Transportation Diversity
- Fiscal responsibility

Setting Priorities



Local Comprehensive Planning: Results

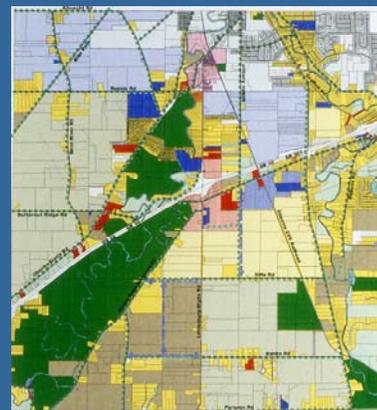
- A framework for zoning : zoning alone cannot make public policy
- Identified Priorities for Conservation Implementation
- Identified priorities for Development Areas: commercial, institutional, housing, transportation
- Plans for riparian, open space, agricultural protection
- Examination of local economics, plans for development densities and uses

Comp Planning Results: ctd

- Plans for public facilities and infrastructure, examination of costs/benefits
- Plan for incentives and review possible disincentives

Example of priority setting

- Priority Development Areas (PDAs)
- Priority Conservation Areas (PCAs)



Conservation Development

- A Planned Unit Development (PUD) with special characteristics to provide design flexibility and resource protection



Conservation Development: How it Works

- Planned Unit Development: "A common zoning technique which allows an entire multi-acre development to be planned and developed as one unit, with its own internal road and drainage system"
- Every PUD code is unique! Provisions for density, uses, amount of open space, setbacks, vegetation can be tailored to suit the community
- Can be applied to residential, commercial, institutional, or a combination, of uses
- Can be applied at a wide range of densities, with different results

Conservation Development: Issues



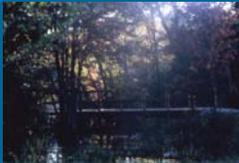
- Wastewater and utilities
- Roads: public, private and standards
- Storm water, stream corridors, floodplains, and wetlands

Issues cont'd

- Conservation Development and farmland protection
- Other resource protection opportunities
- Desired open space linkages and open space quality
- Creating open space "from scratch"



Issues cont'd



- Neutral Density and Density Bonuses
- Need for streamlined review process
- Perimeter Distances

Conservation Development: Decision Points

- Structure of the regulation: permitted vs. conditional use
- Density Calculation Method: Yield Plan and other solutions, bonuses ($\leq 10\%$)
- Measurable Design Standards: open space, setbacks
- Design Criteria: open space corridors, resource protection priorities, trails and linkages, vegetation
- Review process (coordination with reviewing departments)
- Incentives and disincentives

Homeowners' Associations: Provisions for Management

- Membership must be mandatory
- Membership must pass with each sale of the home
- HOA must have authority to levy funds for maintenance AND capital improvements
- HOA must give local community authority to rectify problems if they occur, after notice (and be compensated)
- Require review of bylaws/covenants and restrictions for project approval

Compact Development

- Creating town character through better density and mixed uses (and saving land in the process)



Compact Development: How it Works

- Zoning code emphasizes structure, layout and design rather than simply use and intensity
- Can be applied in a range of situations, from small crossroads, to suburban centers, to urban neighborhoods
- Densities and intensities approximate those of development of our grandparents
- A mix of uses is incorporated
- A range of transportation options are accommodated, including/especially pedestrian

Compact Development: Issues and Decision Points



- Involving the public
- Where is compact development useful?
- Hierarchy of areas and streets
- Incorporating a mix of uses
- Small scale, higher densities

Compact Development - Issues



- Accommodating pedestrians *and* cars
- Parking – shared uses

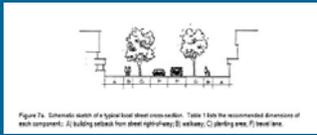
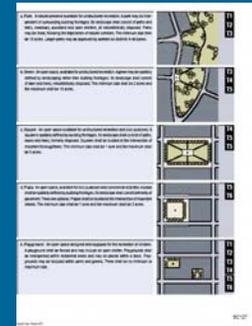


Figure 7a. Schematic section of a typical street cross-section. Table 7 lists the recommended dimensions of each component. A) building setback from street right-of-way; B) sidewalk; C) planting area; F) tree line.

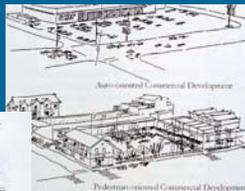
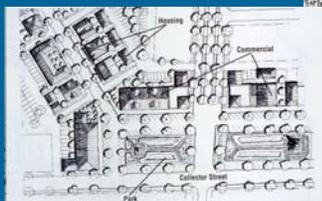
Compact Development - Issues

- Civic spaces and appropriate open spaces
- Design guidelines



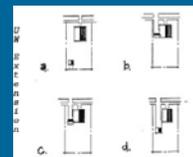
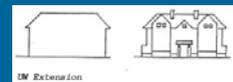
Compact Development - Issues

- Accommodating major retail



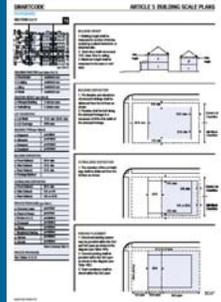
Form Based Zoning for Compact Development

- Form Based Zoning specifies form and scale rather than use
- Height, width, fenestration, materials, floor area, setbacks, sometimes landscaping are specified

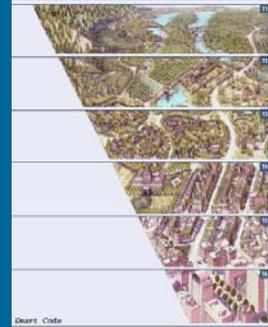


Form Based Zoning ctd.

- “Certain forms belong in certain environments” – urban, suburban and rural forms for housing, roads, commercial environments, civic spaces, open spaces, natural areas
- Result is similar to the traditional neighborhoods of the early 20th century



Form Based Zoning ctd.



- Community types include Cluster (hamlet), traditional neighborhood development, regional center development, transit oriented development
- Transect Zones include natural, rural, sub-urban, urban center, urban core
- Compatible uses - varied housing types, neighborhood retail, community churches, civic spaces, schools, libraries, and various types of employment - intermingle, creating vital, walkable places.

Compact Development Resources

- City of Columbus – Traditional Neighborhood Development in Zoning Code
- City of Cuyahoga Falls
- Portage County Planning Commission: Mantua Village
- 1000 Friends of Wisconsin
- City of Shaker Heights
- www.placemakers.com – Smart Code

Questions?