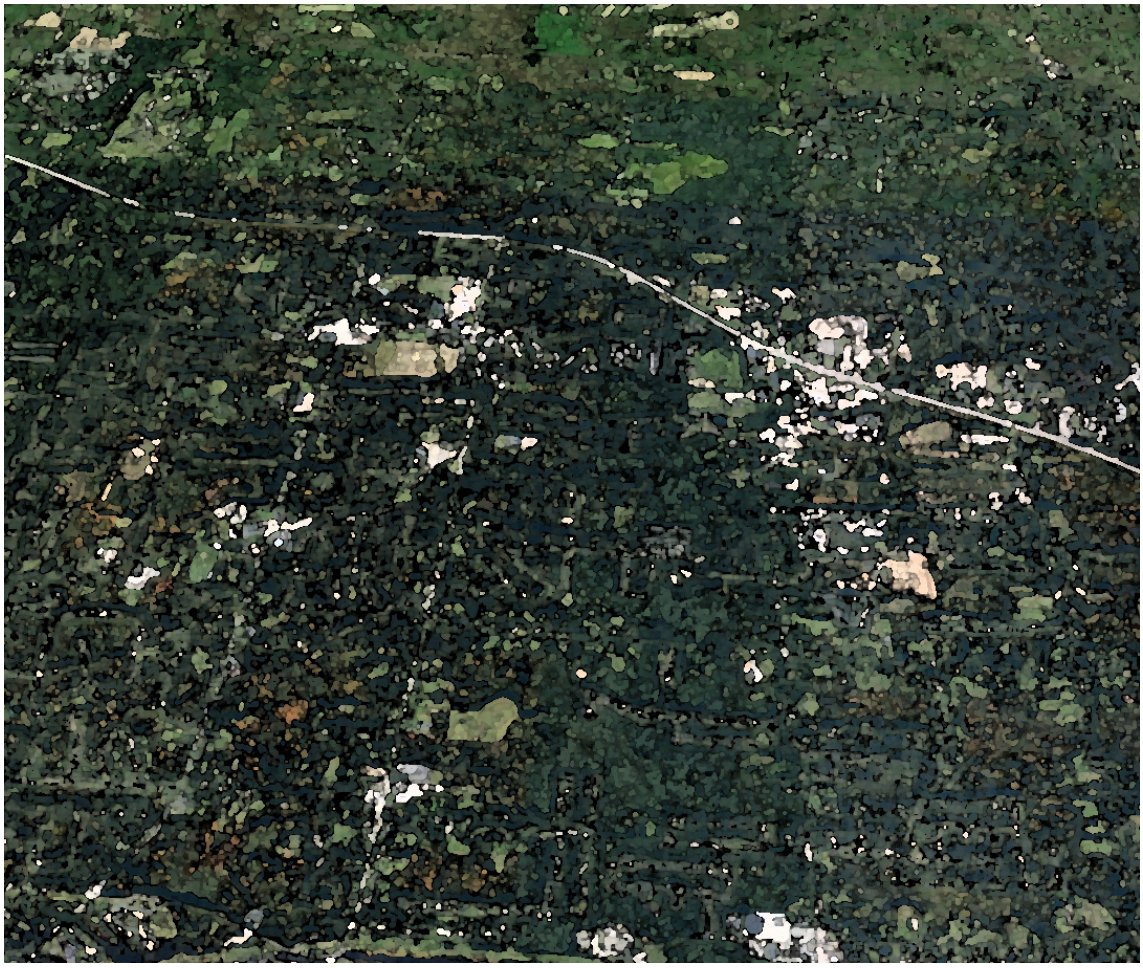
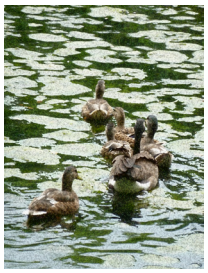
CITY OF NORTH ROYALTON



2014 MASTER PLAN UPDATE



CUYAHOGA COUNTY PLANNING COMMISSION

CITY OF NORTH ROYALTON

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1. INTRODUCTION

The City of North Royalton has a history of undertaking comprehensive planning to guide the future growth of the city. The last planning effort included extensive public input through public meetings and the use of a number of working committees, and resulted in the adoption of the 2004 North Royalton Master Plan. At the same time, a comprehensive update of the zoning regulations was adopted in order to implement key zoning recommendations from the plan.

Purpose of Updating the Master Plan

The North Royalton City Charter recognizes the City's master plan as its guide to all future actions of the City concerning land use, development regulations, and official maps. It serves as the City's overall policy statement on land development, which can be used by residents, land owners, and other stakeholders in their decision making processes as well.

The Charter also recognizes that a master plan requires periodic review to document the changes that have occurred within the City and the region since 2004.

> "The Master Plan shall be reviewed by the Mayor or his/her designee every seven (7) years after first adoption and revised as necessary giving due consideration to those areas requiring redevelopment and/or urban renewals. The Planning Commission shall review the Master Plan, as prepared by the Mayor or his/her designee as set forth above, and all revisions made each seven (7) years thereafter, and shall refer to Council with its recommendations any revisions or amendments thereto."
> CHARTER OF THE MUNICIPALITY OF NORTH ROYALTON, OHIO, Article XII (b) (1)

This planning update was undertaken to fulfill the type of periodic review mentioned in the Charter. It was not intended to rewrite the existing plan but, instead, to review and update as needed to ensure that the strategies continue to be consistent with good planning, market realities and local laws. With this in mind, the 2013 update process included regular public meetings with a citizen advisory committee which used the goals and objectives from the 2004 plan as the basis for the updated plan.

The Plan Process

The City Planning Commission is responsible for reviewing the Master Plan and forwarding any recommended revisions to City Council for their consideration and adoption. The City appointed an ad hoc Master Plan Advisory Committee (MPAC) to assist the Planning Commission in updating the Master Plan. The MPAC was comprised of 21 citizens and stakeholders who had been deliberately selected so that a wide range of perspectives (e.g., retail, industry, housing, schools, recreation and other interests that the City deems appropriate) were represented.

The committee met monthly from March through October 2013 during the development of the Master Plan. All of these meetings were open to the general public and a public comment period was provided at the end of the meeting.

An online survey was conducted in May and June to gather feedback from the wider community audience. The survey was open to any interested person, and hard copies of the questionnaire were available at various public places throughout the City. Results were compiled from 316 surveys. A summary of the results was discussed among the MPAC members and incorporated into the policies and recommendations in this Plan Update.

Public Meeting in June

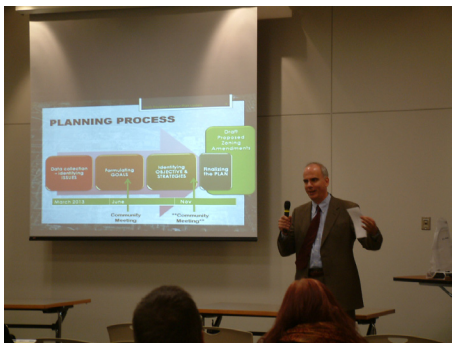
Small group discussion at Public Meeting

Public Meeting in November

Another method in which the planning process engaged the community as a whole was through two community-wide meetings that were held at strategic points in the process:

- The first community-wide meeting was held in June, 2013 at the North Royalton High School and attended by approximately 50 people. A PowerPoint presentation was given that summarized the issues and basic development goals being considered. Attendees then participated in small group discussions to provide additional comments on the issues and goals. Attendees also had the opportunity to fill out the on-line survey if they had not already done so.

- The second community-wide public meeting was held in November, 2013. At that meeting, committee members presented the Plan Update's goals and highlights of the policies and strategies



Public Meeting in November

At the end of the public participation process, the MPAC recommended the final draft of the Master Plan Update to the City Planning Commission. After its review, the City Planning Commission will forward its recommendation to City Council for their approval. City Council is required by the Charter to conduct a public hearing on the proposed revisions prior to their adoption.

Small group discussion at the Public Meeting in June

Overview of the Plan Update

This plan is divided into eleven chapters. This Introduction chapter provides an overview of the plan and the process. Chapter Two provides a community overview that highlights trends and existing conditions that have an impact on planning decisions. The Goals chapter sets forth the City's main vision for the future through a series of goals.

Following the Goals chapter is the core component of this plan. Chapters Four through Ten summarize the policies and strategies for each of the major topic areas:

- Economic Development
- Town Center Development
- Housing and Neighborhoods
- Transportation
- Recreation and Cultural Amenities
- Environment and Natural Areas
- Community Character and Image

The final chapter outlines an implementation strategy for the City that summarizes the core group of recommendations. Many of the plan's recommendations will require additional study and the development of more detailed action steps that go beyond the scope of this project.

Zoning Amendments

The Master Plan update is a policy document that identifies appropriate strategies for achieving the goals of the City. One of the primary implementation tools is the Zoning Code and many of the recommendations in this Plan Update involve making changes to the zoning regulations. However, amending the Zoning Code requires careful and detailed technical analysis. Once the Plan Update process is completed, the next step is a more thorough review of the specific zoning regulations that were identified during the planning process.

Amending the Zoning Code also entails a legal process that requires public hearings by the Planning Commission and Council, and depending on the type of amendments, may also require a vote of the people.

2. Community Overview

This chapter highlights the current conditions and trends that have an impact on the future land use patterns in North Royalton. An analysis of factors such as the City's location within the region, proximity to highways, population and housing trends, existing land use patterns, and the development capacity of vacant land provides an understanding of the context for the community goals, objectives, and strategies.

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Regional Overview

North Royalton is located in the south central portion of Cuyahoga County, abutting Medina County to the south, Parma to the north, Broadview Heights to the east, and Strongsville to the west. In some ways, North Royalton serves as a gateway between the urban and the rural environments in our region, with very urbanized portions of Cuyahoga County to the north, and the still predominantly rural areas of Medina County to the south.

North Royalton is well connected to the regional and national transportation infrastructure. Cleveland Hopkins International Airport is located just eight miles northwest of the City and is easily accessible from I-71. Interstate 77, with exits at Wallings Road and Royalton Road, is located three miles to the east and provides easy access to downtown Cleveland. The Ohio Turnpike traverses the community, and while there are no interchanges within the City, access to the turnpike is available from both I-71 and I-77. Easy access to regional and national transportation has made and continues to make North Royalton a very desirable place to live and conduct business.

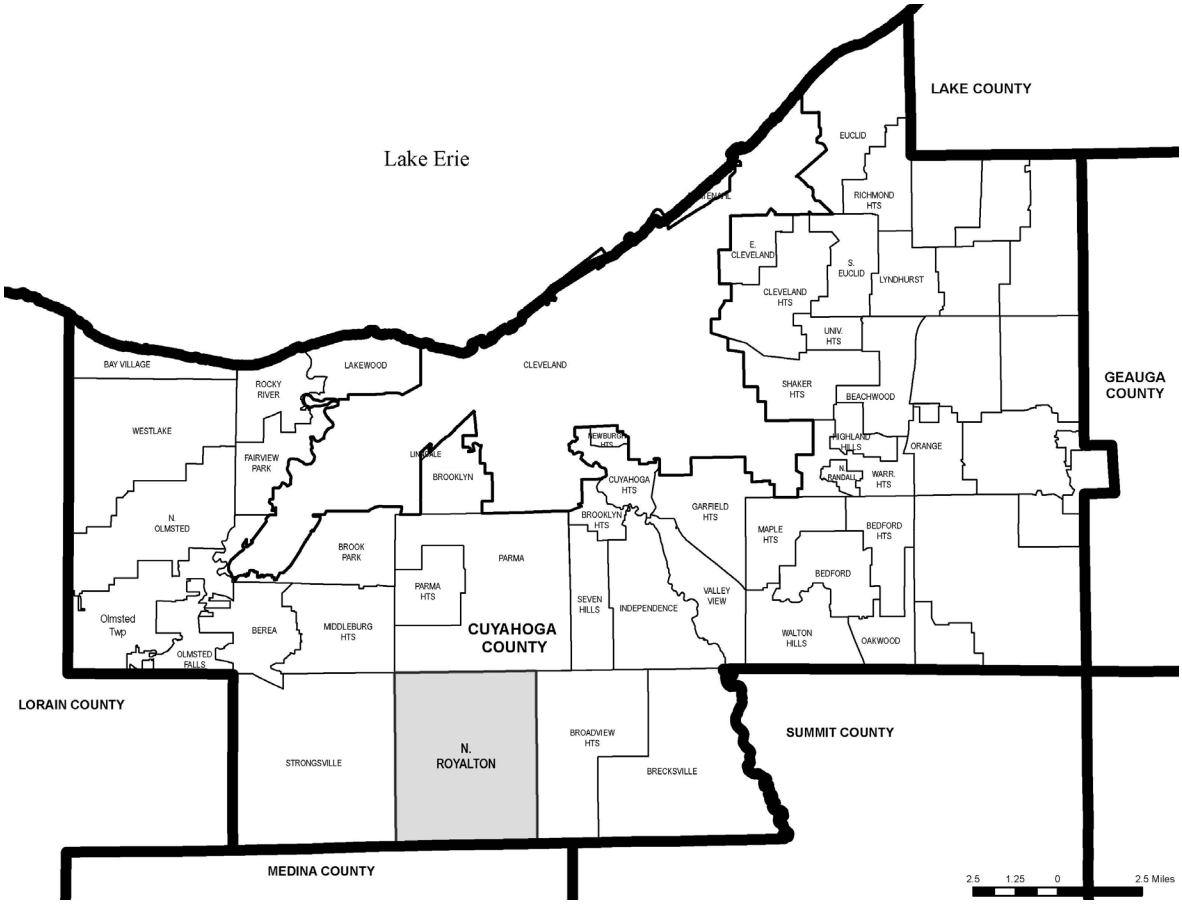


Figure 1: Cuyahoga County communities

Demographics

At the heart of our community are the people who choose to live here. Residents make up the pool from which we select our city officials and school board members, and are influential in a number of ballot issues that pertain to land use and development, including some zoning changes and property tax issues. Understanding the trends in population and housing growth provide a number of insights into the characteristics of the population and housing stock, which impact the need for future housing, businesses, schools, and other public amenities.

This section explores the demographic and housing trends in North Royalton and in some cases compares local trends with those of the surrounding communities and Cuyahoga County (see Figure 2). Some of the data was obtained from the 2010 U.S. Decennial Census, which is a complete count of the population conducted once every 10 years. Supporting data was also used from the 2007-2011 American Community Survey (ACS). The ACS surveys a sample of the population every year and extrapolates those results to estimate trends for the entire population[1].

Extensive data in tabular format regarding more detailed demographics is included in Appendix A.

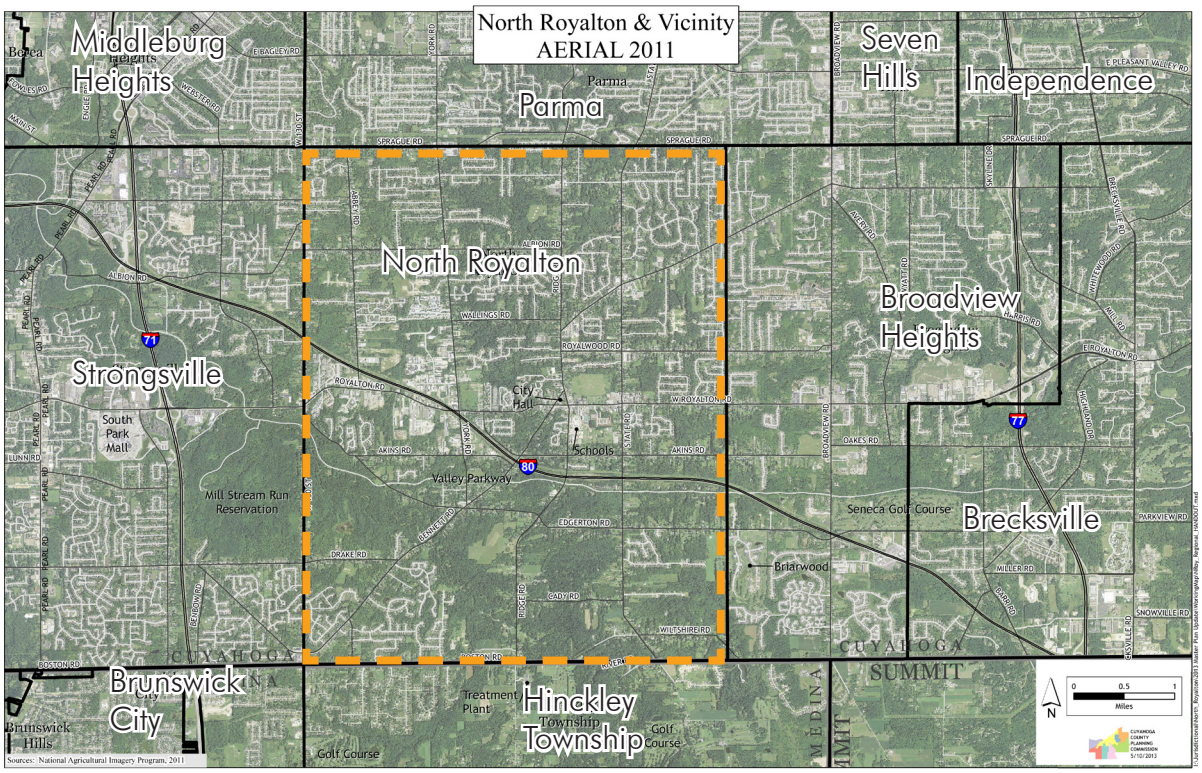


Figure 2: North Royalton and surrounding communities

Population and Households

For nearly 40 years, the City of North Royalton has been among the faster growing communities in Cuyahoga County. Between 1970 and 2000, the City's average decennial population increase was about 5,300 people. Indeed, between 1990 and 2000, the population grew by 5,541 or 23.5%, from 23,197 to 28,648 individuals, making North Royalton the second highest community in overall growth in the area.

In 2010, with a population of 30,444, North Royalton again had the 2nd highest rate of population growth rate in the area, growing 6.3% since 2000. In addition, North Royalton's population percentage increase was twice as large as Westlake's and three times greater than Strongsville, which were the only other Cuyahoga County suburbs with more than 30,000 residents to have a population increase (see Figure 3). Yet, with an increase of only 1,796 people between 2000 and 2010, this growth in North Royalton was a significant slowdown from the City's peak growth years. In comparison, Cuyahoga County as a whole lost 8.2% of its population between 2000 and 2010.

[1] While the main function of the U.S. decennial census is to provide counts of people for the purpose of Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. Because ACS data are collected continuously, they are not always comparable to data collected from the decennial census.

AREA	TOTAL POPULATION						
	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			Number	Percent		Number	Percent
Parma	87,876	85,655	-2,221	-2.5%	81,601	-4,054	-4.7%
Strongsville	35,308	43,858	8,550	24.2%	44,750	892	2.0%
Westlake	27,018	31,719	4,701	17.4%	32,729	1,010	3.2%
North Royalton	**23,197**	**28,648**	**5,451**	**23.5%**	**30,444**	**1,796**	**6.3%**
Parma Heights	21,448	21,659	211	1.0%	20,718	-941	-4.3%
Broadview Heights	12,219	15,967	3,748	30.7%	19,400	3,433	21.5%
Middleburg Heights	14,702	15,542	840	5.7%	15,946	404	2.6%

Figure 3: Population growth 1990 - 2010: Selected cities in Cuyahoga County

The age of a community's population is a key factor in understanding the housing and social programming needs of residents. Between 2000 and 2010, the age group that had the largest increase was residents 65 years old and older, which grew by 34%, followed by the 18 to 64 year age group at 8%. In contrast, the number of children in the city decreased by 12%. Based on these demographic changes, by 2010, the median age of residents had increased to 43.5 years and residents 65 years and older comprised 15.1% of the City's population. In comparison, 15.5% of Cuyahoga County residents are 65 years and older, but this age group comprises a smaller percentage (14.1%) of Ohio's population and only 13.0% of the nation's population.

Another important consideration when evaluating the housing and neighborhood climate are trends in the number and types of households, which are closely tied to overall population and age. The U.S. Census defines a household as any person or group of people living together in a residence regardless of relationship. A family is a type of household where two or more people (one of whom is the householder) are related by birth, marriage, or adoption and residing in the same housing unit. A household may consist of a person living alone or of multiple related and/or unrelated individuals living together. Household characteristics can provide a more complete picture of community.

The number of households in North Royalton grew from 11,250 to 12,944 between 2000 and 2010, a 15.1% increase. The number of people living alone had the highest percentage increase (33%), followed closely by households with two or more adults, which increased by 21%. In contrast, family households with children under 18 living at home declined by nearly 9%. As would be expected from these trends, both the average household size and average family size have declined since 2000; from 2.51 persons per household to 2.33, and from 3.11 persons per family to 2.97.

As the population in the City has grown between 2000 and 2010, so have the educational levels of the residents over the age of 25. Of particular importance are the percentages of the population that have at least a Bachelor' degree, or a graduate or professional degree. By 2010, those with a Bachelor' degree increased from 29% to 33% of the population, and those with a graduate or professional degree increased from 8% to 12%. However, in both cases, these numbers are slightly below the 35% and 14% respectively for suburban Cuyahoga County communities.

Housing Units

As noted in the population trends and illustrated in Figure 4, the City's peak population growth occurred between 1970 and 2000, and the same is true for the City's housing construction. Between 1990 and 2000, North Royalton housing stock grew by 2,645 dwelling units to 11,754 which was a 29% increase from 9,109. During this time, the city was attracting a large percentage of families with children because of the good school district. Yet after 2000, the rate of housing construction began to slow. By 2010, North Royalton had 13,710 dwelling units, which was an increase of 1,956 units. While this 16.6% rate of growth was just over half the rate of population increase from the previous decade it was still considerably higher than suburban Cuyahoga County, which experienced a 3.3% increase since 2000.

A more dramatic picture of the change in housing growth in North Royalton is noted when looking at annual building permit data. Between 1998 and 2005, just before the housing crisis, the average number of single-family building permits issued per year was 186, but since then the average for the last four years has been 40 permits per year, down 78% since the early 2000s. However, the value of new

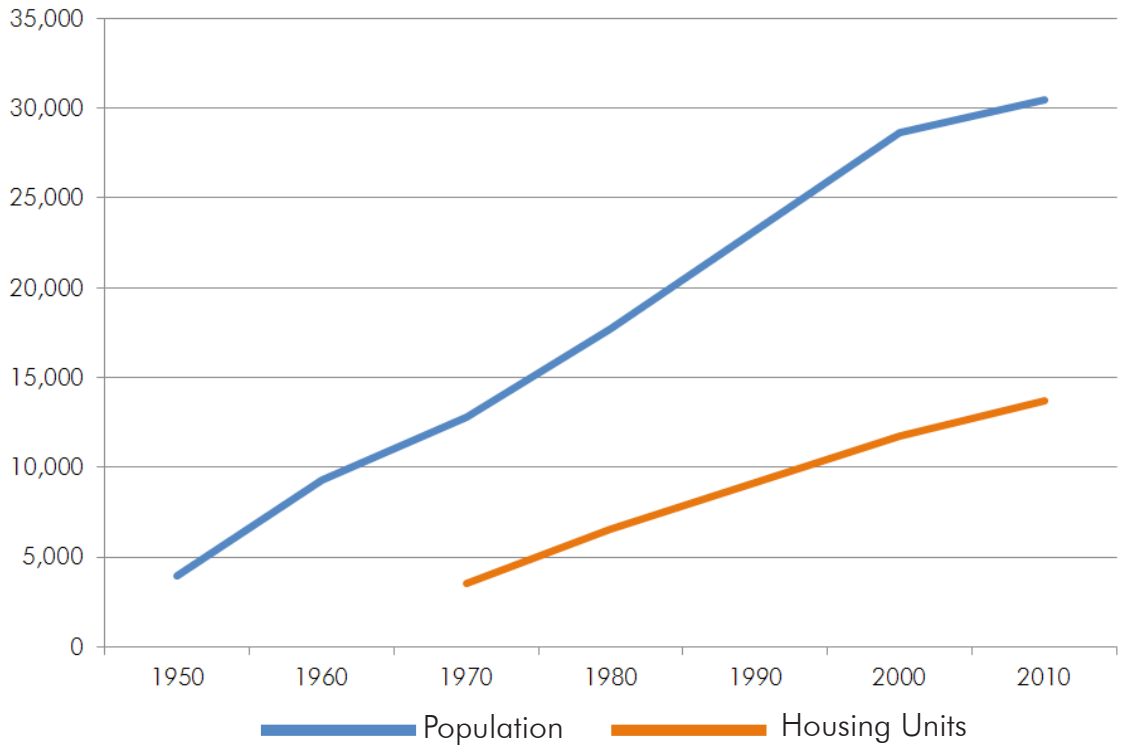


Figure 4: North Royaltons population and housing trends 1950-2010

single-family home construction remains strong, increasing from an average of $173,425 during the construction years 1998 and 2005 to $222,750 for the last four years. According to 2007-2011 estimates, the median value for a house in North Royalton was $195,800.

In 2010, of the total 13,710 housing units, 12,944 were occupied. Of these, 71.6% (9,274) were owner occupied, while the remaining 28.4% (3,670) were renter-occupied. Suburban Cuyahoga County (31.7%) and the cities of Middleburg Heights (27.2%) and Parma (25.8%) had similar percentages of renter-occupied units, while Parma Heights far exceeded North Royalton and the other communities in the study area at 40.5%. In North Royalton, most of the 3,670 renter-occupied units are apartments and townhouses that are concentrated along the Royalton Road (Rt 82) corridor. This is similar to Strongsville, which had 3,389 rental units in 2010, mostly concentrated along the Royalton Road (Rt 82) and Pearl Road (Rt 42) corridors.

Of the total housing units, 766 (5.6%) were vacant, which is considered a normal vacancy rate and far lower than the 12.3% vacancy rate in Cuyahoga County and the 8.9% vacancy rate of suburban Cuyahoga County. Nearly half of the vacant units (49.1%) were available for rent while only 18.9% (145) of the units were available for purchase.

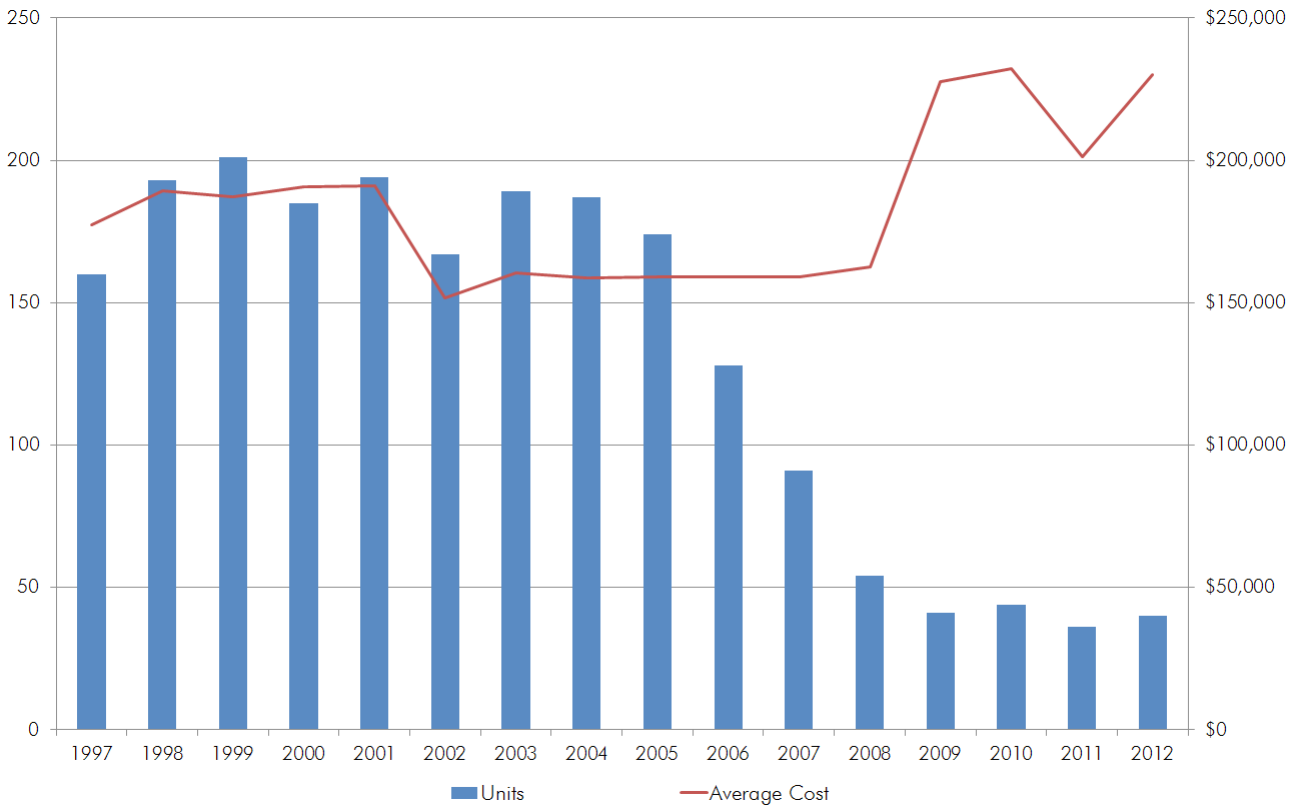


Figure 5: North Royalton, single family housing permits: Units built and average costs

Despite significant growth occurring in North Royalton between 1970 and 2000, the majority of housing units in the city are more than 30 years old and the median year built is 1981. The City's housing stock is considered relatively new when compared to the median age of structures in Cuyahoga County, which is 1954. Yet with over 50% of the residential structures in North Royalton more than 30 years old, and over 2,200 structures more than 50 years old, these older homes, depending on the quality of construction, often require periodic major investments in replacing roofs, heating and cooling systems, even when regular maintenance is conducted. At some point it will be necessary for the City to establish a more formal monitoring system to protect and enhance the value of residential neighborhoods in the City. In fact, over twenty older suburbs in Cuyahoga County have adopted some type of systematic housing inspection program.

According to recent surveys, the majority of dwelling units (72.2%) were one-unit detached or attached single family homes, while approximately 26% of the dwelling units were in multi-family buildings of 5 or more units in the structure. This distribution of housing types is similar to Parma Heights and Middleburg Heights, while in Broadview Heights about 80% of housing units is single-family attached or detached and 18.4% multi-family units. Less than two percent of North Royalton's housing units are two- to four unit structures.

Land Use and Zoning

Access to developable land in a predominantly urban region is a valuable asset, and must be managed carefully to meet a community's vision and desires for the future. Existing land uses, recent development trends, and current zoning have direct impacts on community character, the environment, aesthetics, transportation network, and school system. It is important to distinguish between land use 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 Pattern

With 21.4 square miles, or approximately 13,700 acres, North Royalton is larger than most suburban communities in Cuyahoga County, the average of which is 5.1 square miles. As of 2012, about 10,610 acres, or 78% of land in the City was developed, while the remaining 3,088 acres are categorized as vacant or underutilized. For the developed land, land uses are categorized in one of five categories: residential, commercial/industrial, institutional, dedicated open space, and public infrastructure.

Residential uses make up the majority of the developed land in North Royalton comprising almost 7,000 acres, representing over half of the total City and two-thirds of the developed land. The vast majority of the residential land (90%) is devoted to single family homes. To a much lesser extent, North Royalton also has land that is devoted to two family and multi-family housing (120 and 565 acres, respectively). While single family and two family homes are distributed evenly throughout the City, most multi-family residential units are located closer to the central portion of North Royalton, generally along Route 82.

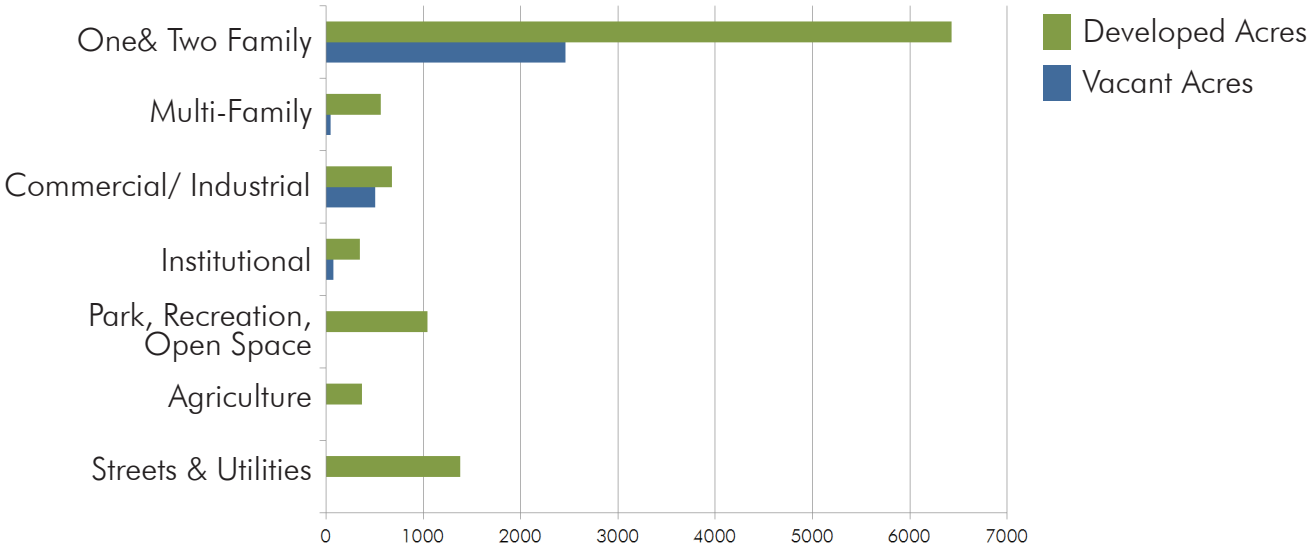


Figure 7: North Royalton, 2012 land use

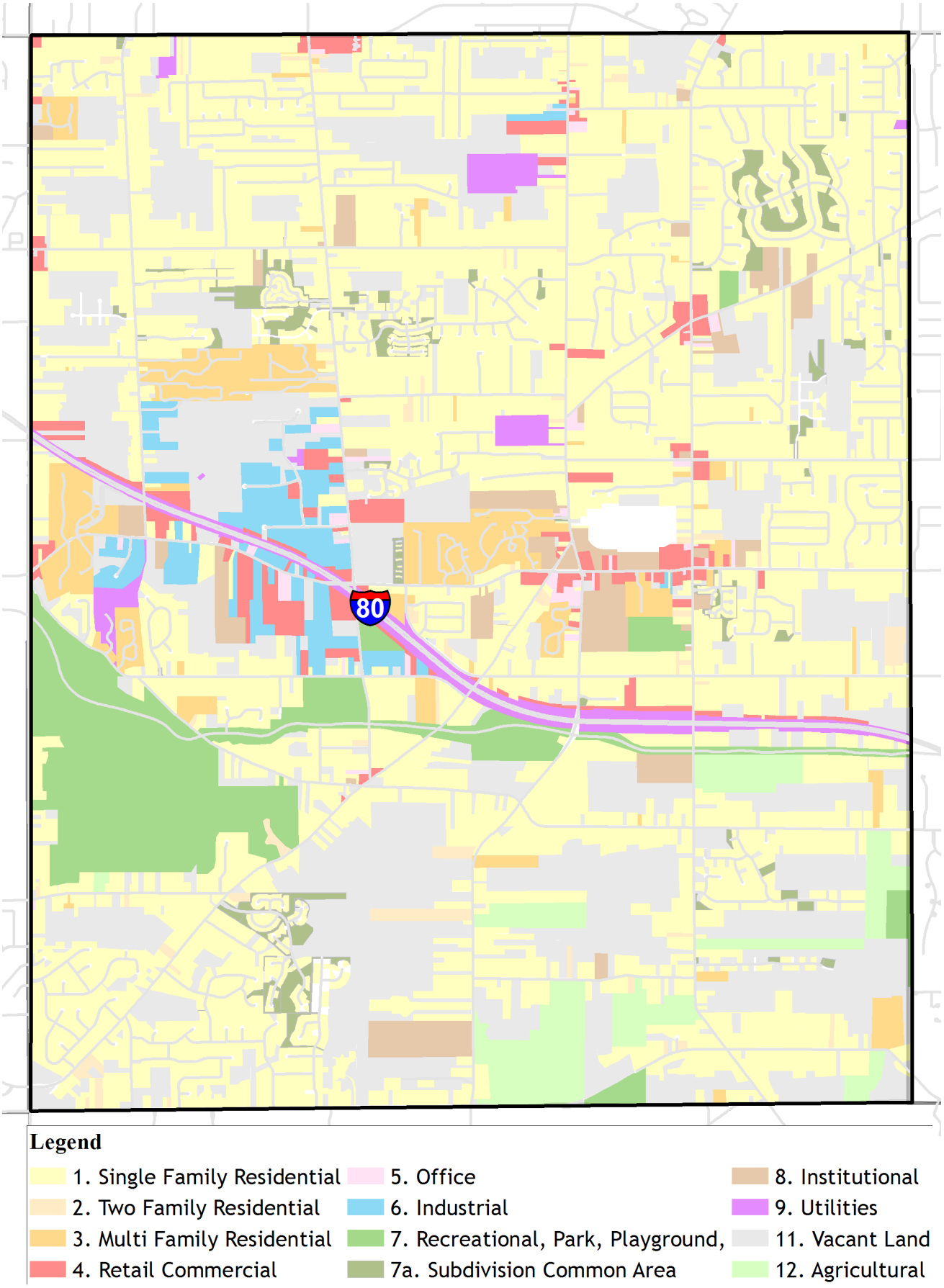


Figure 6: North Royalton, 2012 land use

Of the developed land, dedicated open space—including agriculture, and residential common area—is the second-largest category in North Royalton, totaling more than 1,410 acres or 13% in 2012. Most of this land is dedicated to parks and recreation comprised mainly of the Cleveland Metroparks' Mill Stream Run Reservation, located in the southwestern portion of North Royalton, and the Valley Parkway, east of Edgerton Road, which is part of the Brecksville Reservation. In 2012 and 2013, the Metroparks expanded the Mill Stream Run Reservation with land purchases in North Royalton, which increased the number of acres of protected open space in the City. Agricultural uses, which total more than 367 acres, are found primarily in the south eastern portion of North Royalton.

Public infrastructure represents 11% of the developed land or 1,185 acres. The majority of this is devoted to public street right-of-way, including county and state roads such as State Route 82 (Royalton Road) and the Ohio Turnpike.

Commercial and industrial uses make up roughly 6%, or 675 acres, of the developed land. Within this category, there are about equal amounts of industrial (315 acres) and retail development (308 acres) and only a small amount, 53 acres, of office development.

The largest concentration of retail development is in the area generally referred to as the "town center", along Royalton Road between State and Ridge. Smaller neighborhood retail centers are found throughout the city at major intersections such as State and Royalwood, State and Wallings, Ridge and Tilby, Sprague and York, W 130th and Albion, and W 130th and Royalton.

LAND USE	Acres	% of Developed Acres
DEVELOPED LAND		
RESIDENTIAL		
Single-Family	6,312.7	59.5%
Two-Family	119.9	1.1%
Multi-Family	564.9	5.3%
Subtotal Residential	6,997.4	65.9%
COMMERCIAL/INDUSTRIAL		
Retail Commercial	308.6	2.9%
Office	52.8	0.5%
Industrial	313.5	3.0%
Subtotal Commercial/ Industrial	674.9	6.4%
INSTITUTIONAL	345.0	3.3%
OPEN SPACE		
Park, Recreation	839.7	7.9%
Residential Common Area	203.9	1.9%
Agriculture	367.3	3.5%
Subtotal Open Space	1,410.9	13.3%
PUBLIC INFRASTRUCTURE		
Utilities	100.7	0.9%
Street/Turnpike	1,085.1	10.2%
Subtotal Public Infrastructure	1,185.8	11.2%
DEVELOPED TOTAL	10,614.0	100.0%
VACANT LAND	3,088.1	
GRAND TOTAL	13,702.1	

Figure 8: North Royalton, 2012 land use by acres

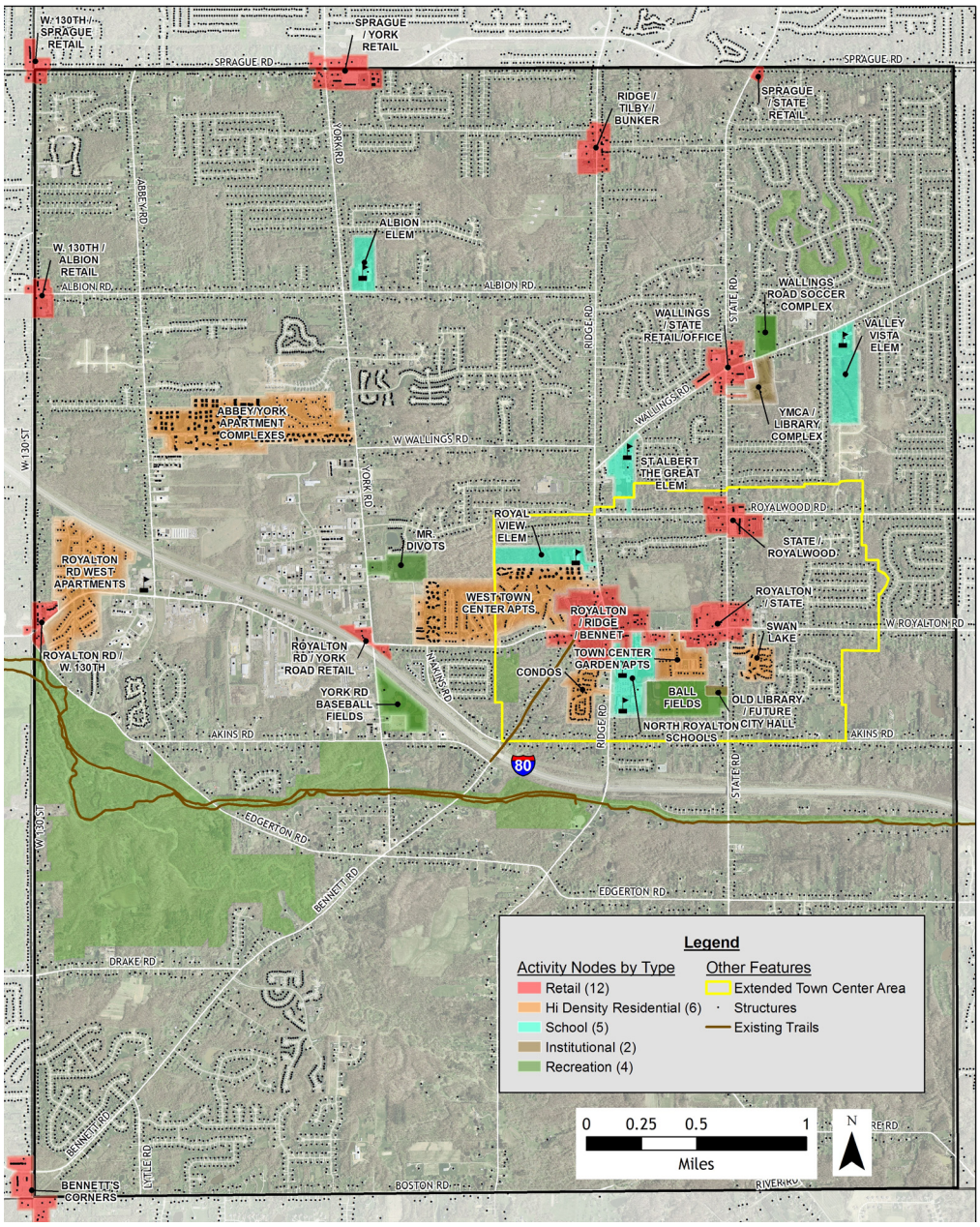


Figure 9: Map of activity nodes

The industrial development is concentrated at the western end of Royalton Road and along York and Abbey Roads. Much of the industrial development is located within two industrial parks: York Road and Progress Industrial Parks.

The smallest amount of land is devoted to institutional uses at 345 acres. This category is comprised of governmental properties including City Hall, the fire stations and sewage treatment plants as well as the various public and private school sites, and churches. Many of these community facilities are located near the town center and along State, Ridge and Royalton Roads.

Zoning Map

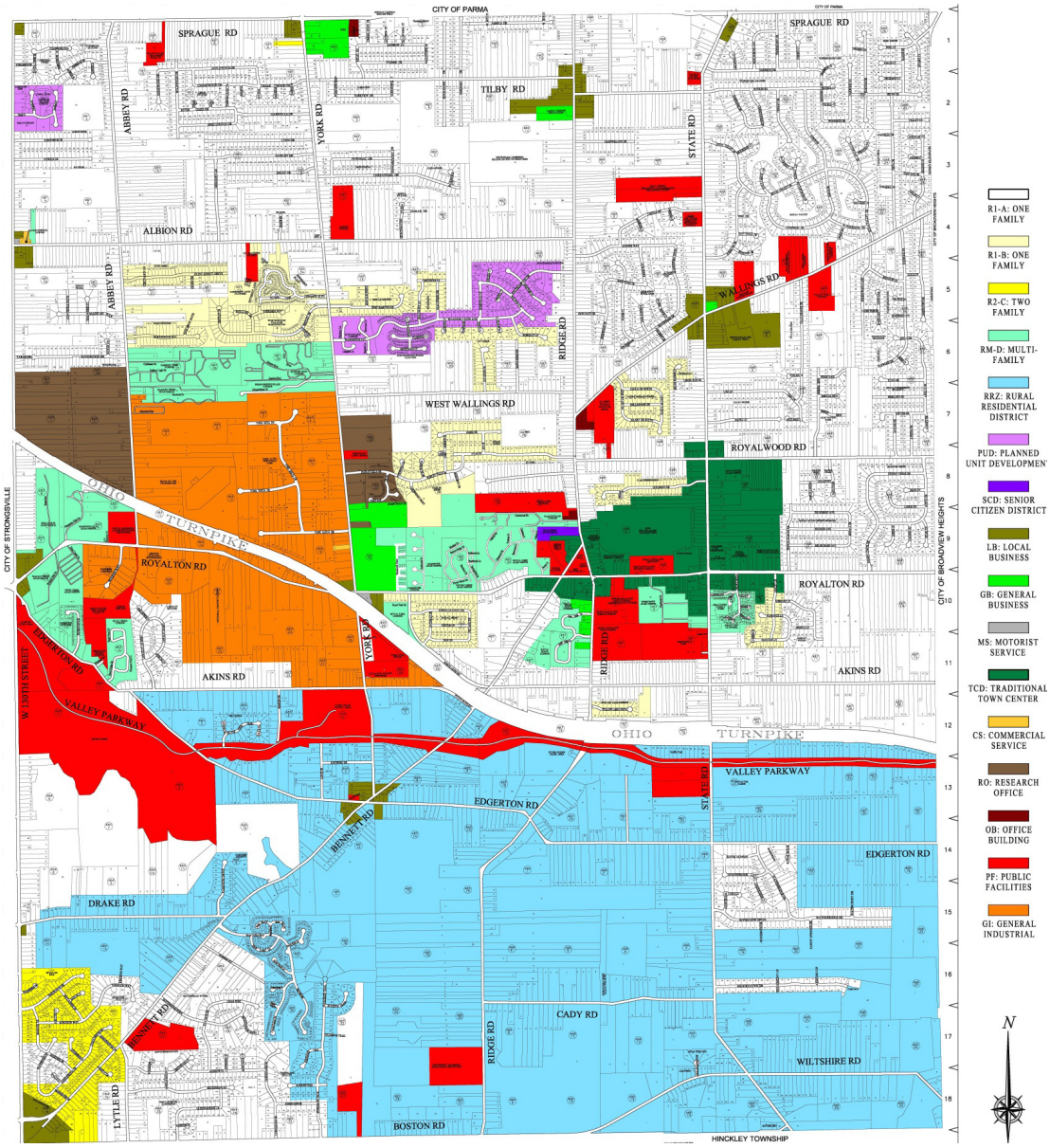
North Royalton's zoning code is one of the primary tools available to the City to influence how it will develop in the future. The zoning regulations dictate how much and what type of development can occur in any given area of land. These land use patterns in turn affect the location, kind, and amount 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.

There are 14 different zoning classifications in the North Royalton Zoning Code. Five of these districts are residential: three single-family districts at various densities, one multi-family district, and one senior citizen district. Nine districts permit nonresidential development, including five retail/commercial districts, two industrial districts and one public facilities district. However, there are two additional zoning districts shown on the North Royalton Zoning Map that were deleted from the zoning code in 2004 – the Planned Unit Development District and the R2-C Two-Family District.

Nearly 75% of the City is zoned for residential use (10,270 acres), while only 17% (2,348 acres) is zoned for nonresidential, and the remaining 1,084 acres are unzoned public rights-of-way. By far, the majority of the City is zoned for single-family development, with the R1-A Single Family District the most widespread zoning classification in total acres occupying close to 5,520 acres in the City. This district requires that single family homes have a minimum lot size of 20,000 square feet. The second-most prevalent zoning classification is the Rural Residential Zoning District, with more than 3,500 acres, which is the prevailing zoning for the mostly semi-rural area of the City south of the turnpike. The intent of the Rural Residential District is to preserve the rural character of the City by limiting the density of development to between one unit per acre and one unit per three acres.

The next-largest residential zoning district, RM-D Multi-family, is a distant third to the R1-A and R-R districts with less than 530 acres.

Combined, the General Industrial and Research Office districts comprise the largest category of nonresidential zoning, with 935 acres, followed closely by the Public Facilities zoning classification with 893 acres. This district encompasses regional and city-owned park and recreation facilities, schools, government buildings, and churches. As shown in Figure 10 the Town Center District includes nearly 300 acres, while the two business districts together total just under 212 acres. Very small amounts of land are zoned Commercial Service, Motorist Services or Office Building.



NonResidential Districts		Acres	% of Category Total
LB	Local Business	125.5	5%
TCD	Town Center	294.9	13%
GB	General Business	86.4	4%
CS	Commercial Service	2.2	0%
MS	Motorist Services	1.5	0%
OB	Office Building	8.9	0%
RO	Research Office	216.1	9%
GI	General Industry	718.9	31%
PF	Public Facilities	893.0	38%
TOTAL Nonresidential Zoning		2,347.5	100%

Residential Zoning		Acres	% of Category Total
RRZ	Rural Residential	3,500.7	34%
R1-A	One Family	5,519.1	54%
R1-B	One Family	451.3	4%
R2-C	Two Family	123.3	1%
PUD	Planned Unit	140.3	1%
RM-D	Multi Family	529.0	5%
SCD	Senior Citizen	5.9	0%
Total Residential Zoning		10,269.6	100%

Figure 10: Zoning map and acres by zoning district

Vacant Land

As noted earlier, there are approximately 3,088 acres of vacant or underutilized land remaining in North Royalton, comprising 23% of the City. Further analysis of the amount and location of vacant or under-developed land in North Royalton as well as the existence of natural features on these parcels has important implications as to how much and where the City can 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. Undevelopable land, such as steep slopes, wetlands, and other setback requirements were also calculated to determine amount of land that may have reduced development potential.

Under the current zoning, roughly 80% of vacant land, 2,462 acres could be developed for single-family uses, followed by approximately 505 acres (16%) that could be developed for retail, commercial, office or industrial use. Yet, when the environmental impact on the vacant land is assessed, 39% or approximately 1,250 acres have one or more environmental feature such as steep slope, wetlands or within the riparian area adjacent to a stream, which could impact the amount of development that would be permitted on the site. For example, the City has riparian setback regulations in place that require development to preserve a buffer area with a minimum width of 25 feet adjacent to streams and 75 feet adjacent to prime wetlands. Most of the land with critical natural features is located south of the turnpike and is zoned either Rural Residential or R1-A Single-family – districts that include cluster development provisions that provide incentives for property owners to preserve the natural areas. The next section describes in detail the prevalence of environmentally sensitive areas in the City.

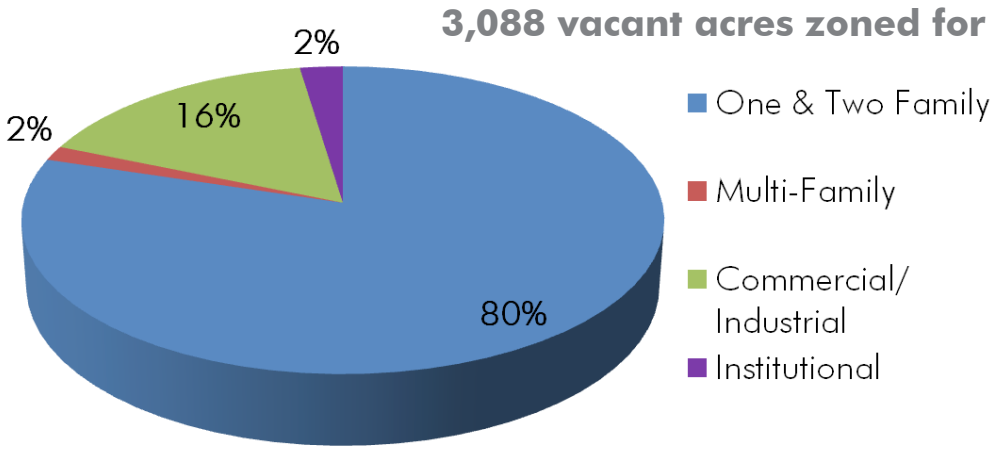


Figure 11: Vacant land by zoning category

Environmental Features

North Royalton has several important natural resources, both in terms of ecological health as well as community character and identity. Among these are the City's waterways, forested lands, hillsides and scenic views. Parkland is another important feature, and the Mill Stream Run Reservation of the Cleveland Metroparks plays a large role in protecting the health of one of the City's major waterways.

In order to identify the best ways to protect these natural landscapes and their various components, one must first inventory the critical natural features that are present, and understand how these features fit into the broader ecosystem.

Open Water Channels

Open water channels serve as drainage ways that allow water to flow from high elevations to permanent storage areas, which for most of Northeast Ohio is Lake Erie. Land in North Royalton falls into different watersheds based on where water drains. The majority of the land in North Royalton drains into the the East Branch of the Rocky River, while the northeast corner of the City drains to the Cuyahoga River through either Big Creek or Chippewa Creek, see Figure 12 Watershed Map. Understanding the interconnectedness of the ecosystem helps underscore how the conservation and protection of natural features within North Royalton are important not only to residents and businesses in North Royalton, but also to those within the entire watershed in terms of flooding, erosion, and water quality.

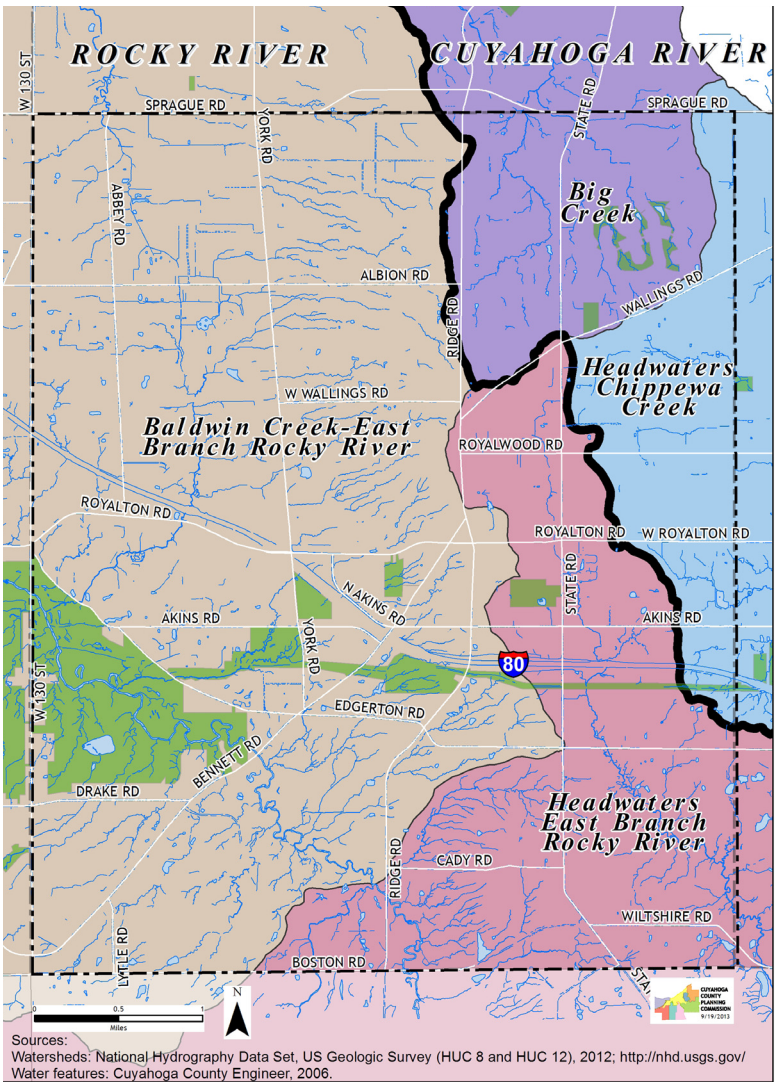


Figure 12: Watershed map

• Headwaters. These small streams help control the flow of storm water, sediment and nutrients to larger streams. Alterations to these headwater streams can impact the health and function of everything else downstream.

• Riparian areas are the areas adjacent to the river corridor that are naturally heavily vegetated land. Riparian areas left in their natural state absorb and slow water, stabilize banks, shade and cool surface water, filter pollutants, and support habitats by providing nutrients and woody debris.

Creek Tributary

Watershed Planning - Ohio Balanced Growth Program

Since 2005, the state of Ohio has advocated for land use planning at the watershed level. The state's initiative, known as the Balanced Growth Program, is a voluntary, incentive-based strategy to protect and restore Lake Erie, the Ohio River, and Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life. To date, Balanced Growth plans have been prepared for the Big Creek Watershed and the Chippewa Creek Watershed, and a water action plan was prepared for the Rocky River Watershed. Important facts and conservation recommendations that pertain to areas in North Royalton are highlighted below:

Rocky River Watershed

Two tributaries of the Rocky River traverse North Royalton: the East Branch and a very small and heavily modified channel known as North Royalton 'A'. The East Branch of the Rocky River is a u-shaped stream that rises in North Royalton. It flows in a southeasterly direction through a corner of Broadview Heights, meandering through Hinckley and Richfield Townships and then turning north and reentering North Royalton. The stream then flows through Strongsville, Berea, and Olmsted Township before joining the West Branch in North Olmsted. The East Branch drains roughly 80 square miles and travels 34.5 miles before joining with the West Branch to create the main stem of the Rocky River.

The East Branch of the Rocky River remains, for the most part, in its natural state, with very good riparian cover. Over half of the land in the watershed remains wooded. Maintenance of wooded riparian areas throughout this corridor was identified as a high priority for many stakeholders during the process of the 2006 Watershed Action Plan. A great deal of the East Branch is located within the Cleveland Metroparks Mill Stream Run Reservation and therefore protected from degradation.

The North Royalton 'A' tributary is a small stream and receives the discharge from the City's 'A' Treatment Plant. The stream channel near the treatment plant remains in a natural condition with stable riparian zones, aided by large residential lots.

Big Creek Watershed

There are currently about 16 large undeveloped tracts, totaling about 275 acres, in the North Royalton portion of the Big Creek watershed. Of these 275 acres, 272 acres have critical natural features such as wetlands, streams, steep slopes, and forests. One particular wetland in North Royalton (located off of Castle Drive, between Ridge Road and State Road) was identified as being one of the top ten most important to the overall Big Creek watershed. The Big Creek Balanced Growth Plan suggests that cluster development should be promoted for large undeveloped lots as one of the best ways of conserving a site's critical natural features.

Chippewa Creek Watershed

Several large forested tracts remain throughout the North Royalton portion of the Chippewa Creek Watershed. These areas are essential for slowing stormwater, purifying air and water, and providing habitat.

Steep Slopes

Most development within North Royalton has occurred on flat parcels of land, where the topography has not been a deterrent. As these desirable sites become developed, the steeper, more "difficult" sites remain to be developed. Often, efforts to make these remaining "difficult" sites developable require extensive grading, deforestation, filling, and ground stabilization. Yet, slopes above a 12% grade are typically composed of fragile, highly erodible soils. While steep slopes provide visual interest and contribute to the city's character, any significant disturbance to the hillside's environment may result in land instability, alteration in drainage patterns, soil erosion, sedimentation to waterways, and loss of scenic value. Therefore, it is important to identify those areas of slope that could be at risk to degradation by development.

The Constraints to Development Map (Figure 13) shows areas of the City where there are slopes that are 13% or greater. A major concentration of these steep slopes is in the southern half of the city, where slopes sometimes exceed 50%. In general, this area is defined as being south of Edgerton Road, north of Wiltshire Road, west of State Road and east of Ridge Road.

Flood Plains

Flood plains are flat, low lying, bottom land areas along stream banks where stormwater accumulates due to clay soils and lack of slope. Floodplains provide excellent habitats for fish and wildlife by serving as breeding and feeding grounds. Figure 13 shows the "100 Year Flood Plain", which is an area defined by the Federal Emergency Management Agency as an area subject to flooding at least once every one hundred years". Development within a flood plain area may be subjected to severe water damage during wet periods. In addition, development in flood plains can exacerbate the potential for flooding in areas downstream from the development as a result of increased run-off and disruption of natural vegetative cover.

Wetlands

Wetlands are areas covered by water or areas having waterlogged soils for long periods during the growing season. They generally include swamps, marshes, bogs and similar areas. Wetlands are an important natural resource because they reduce flooding by providing temporary water storage during storm events, which slows the downstream flow of water. Since wetlands detain water, pollutants have a chance to filter out, thus improving water quality. Some wetlands are hydrologically connected to groundwater systems; therefore, wetlands can be important to recharging the groundwater reservoirs. Wetlands also provide food and habitat for many animals.

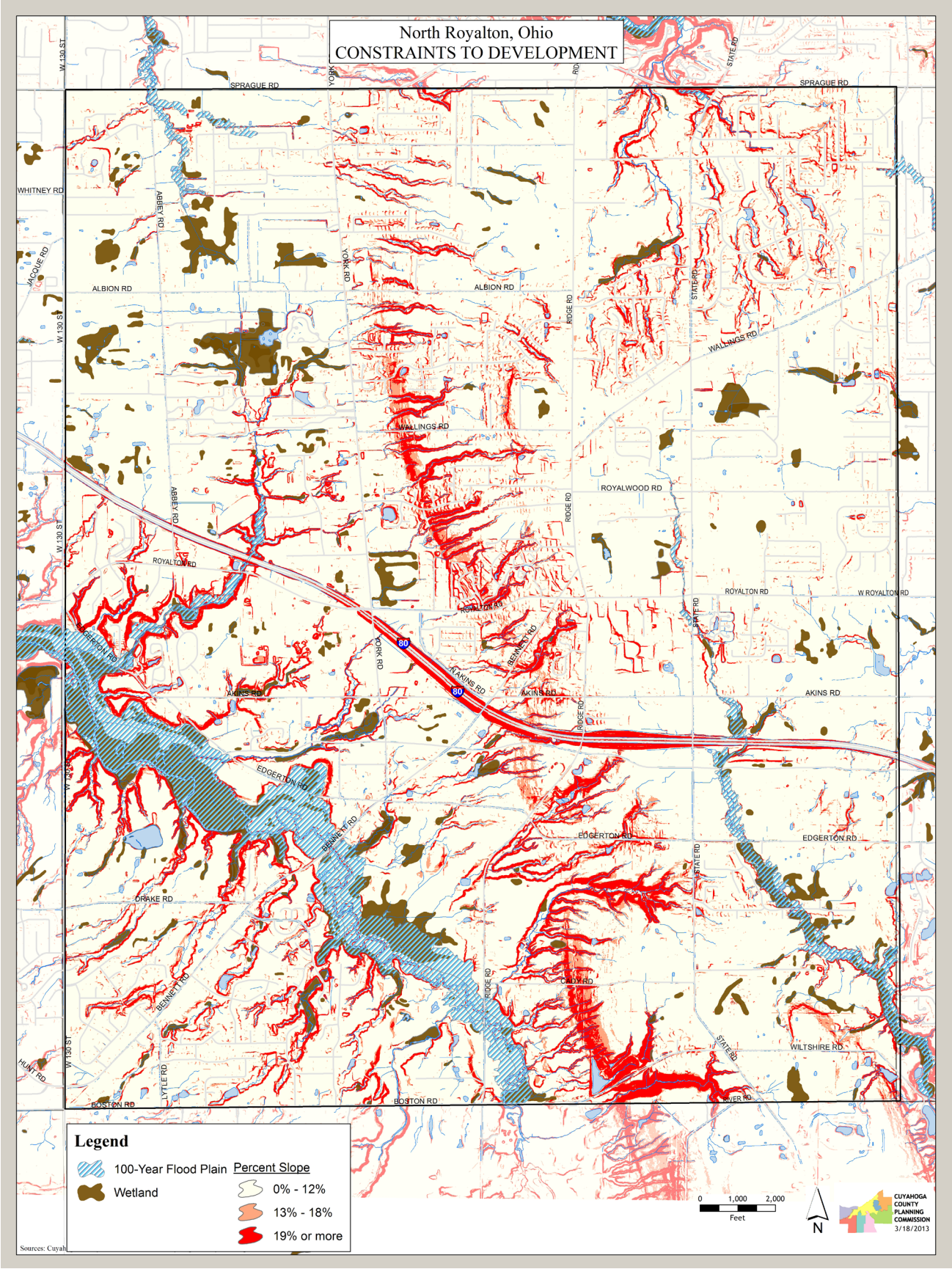


Figure 13: Constraints to development map

Forests

Much of the vacant land in North Royalton is currently covered with trees, and, as shown on the Land Cover Map (Figure 14), forested areas are found throughout the City. A healthy forest system aids a watershed by intercepting and absorbing rain, thereby slowing the rate of runoff and stabilizing soils. Forested areas are often taken for granted since many residents believe these vacant areas will always remain undeveloped.

Recent Protection Efforts

The Cleveland Metroparks is a large land owner in North Royalton with more than 900 acres. Most of the Metroparks' land holdings are in the Mill Stream Run Reservation (which is the Metroparks second largest reservation with a total of 3,300 acres), while the rest is protected open space along the Valley Parkway, east of Edgerton Road (considered part of the Brecksville Reservation). In last five years, Metroparks has acquired 90 acres and is under contract for nearly 30 acres more for expansion of Mill Stream Run Reservation (by either acquisition of land or through a conservation easement). This includes the 20-acre Heron Rookery Wetland a Category 3 wetland and the second largest wetland complex in the East Branch Rocky River corridor. These recent and pending acquisitions include land areas that are home to numerous species of wildlife and plant life, including ferns and wildflowers, and help protect the integrity of the Rocky River East Branch watershed.

The West Creek Conservancy (formerly known as the West Creek Preservation Committee) is a non-profit, grass roots organization founded by residents in the West Creek area in 1997. The organization collaborates with individuals, landowners, non-profits, community groups, municipalities, and businesses on land conservation, clean water, land re-use, and trail projects. In 2011, North Royalton resident Al Penko donated his 1.3 acre "headwaters" property on Ridge Road to the organization. This parcel was identified in the Big Creek Plan as a critical part of the largely undeveloped stretch of Big Creek running from Ridge Road near Albion Road north to the Snake Hill Conservation Area in Parma. The West Creek Conservancy was able to restore the historic home and then sell the property with a conservation easement on the property's riparian area, ensuring its permanent protection as a natural area.

The Chippewa Creek Balanced Growth Plan identified a large wetland and densely-forested area located at the headwaters of Chippewa Creek, at Wallings Road and Villa Grande Drive as critical for preservation. The City of North Royalton, working in partnership with the County Library and YMCA purchased the land and will preserve the large wetland complex which currently provides critical stormwater management near

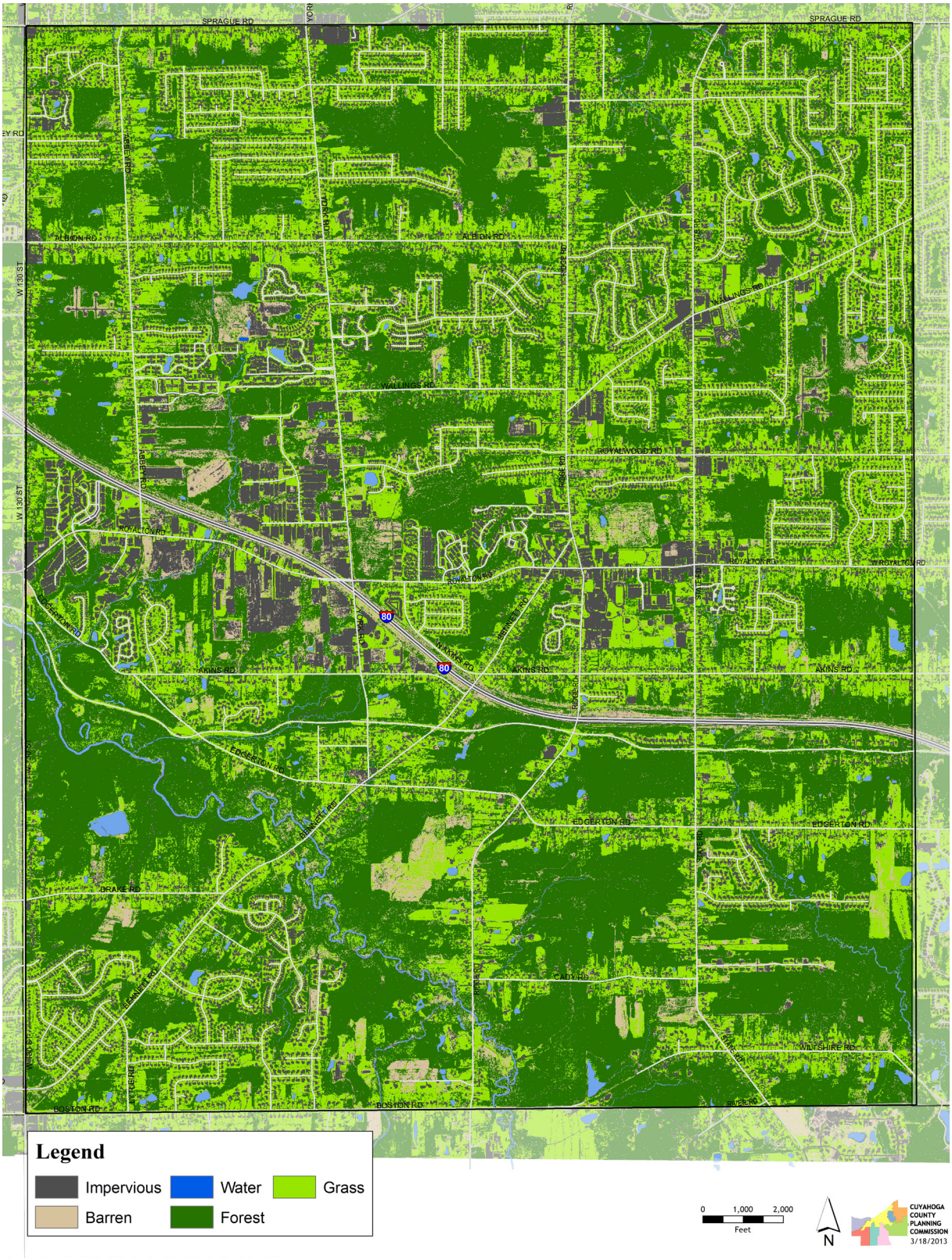


Figure 14: Land cover map

Open Space and Recreation

Parks and recreation facilities play an important role in maintaining and protecting the health of natural features as well as the overall health of a community. Even when a park has been altered for recreational purposes, it can still provide green infrastructure services in terms of capturing and holding stormwater, and can provide habitat for organisms. Left in it a relatively natural state, parks can protect critical natural areas and environmental features. Parks also offer a multitude of social and physical benefits, helping individuals feel connected to others in their community, while also building an appreciation for nature.

Many residents in North Royalton feel this affinity towards nature, and recognize that the presence of the Cleveland Metroparks plays a huge role in this with numerous trails and picnic areas in Mill Stream Run Reservation. The Mill Stream Run Reservation follows the East Branch of the Rocky River, entering the community from the western border. In last five years, the Metroparks has, with the support of the City of North Royalton, expanded the Reservation by 90 acres and is under contract for nearly 30 acres. In addition to open space/wetland preservation, the reservation also includes picnic areas, hiking trails and horse trails.

The City has three community parks designed for active recreation and community use: Memorial Park adjacent to the high school with access from State Road, north of Akins; Heasley Soccer Fields on Wallings Road across the street from the new County Library, and the York Road Recreation Field, on York Road south of the turnpike. Although these areas have not maintained the natural character of the land, they are open spaces and provide the potential for stormwater management and habitat.

The North Royalton Recreation Board oversees the operations of all municipal recreation facilities and programs. The board includes at least one member of City Council and one member of the Board of Education. This partnership ensures that the local recreation facilities and programs are coordinated and not redundant. The Recreation Department offers numerous and innovative programs for residents of all ages.

Tax Base

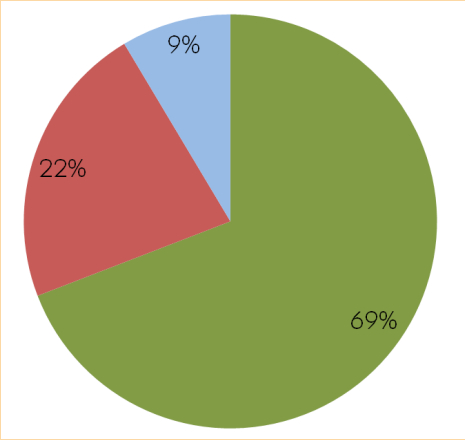
A community's financial situation is a significant determinant of its ability to provide quality levels of public services and maintain its public infrastructure. As is the case for most Ohio municipalities, North Royalton collects revenue from a number of sources, two of which are directly tied to the composition of land uses: property taxes and income taxes.

According to the 2012 financial report to the state, the City's total revenues for 2012 were $31.1 million, of which roughly $20.2 million was allocated as general revenues, and the other $10.9 million was listed as program revenues, which are collected from special sources such as grants and charges for services. The general revenue sources included primarily income and property tax revenues: specifically, income taxes comprised 69% of the general revenue, while property taxes generated approximately 22%, and the remaining 8% came from other miscellaneous sources (See Figure 15).

Income Tax

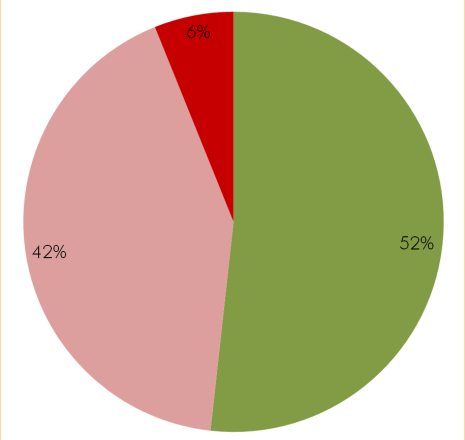
Municipal income taxes are paid by three entities: everyone who physically works in the City pays a withholding tax on their earnings; businesses pay the tax on net profits that are attributable to activities in North Royalton; and, in some cases, and residents who work outside the City pay income tax on their earnings. The income tax rate in North Royalton is 2.0%, which, in 2010, was the same for four of the surrounding communities, while Parma and Parma Heights had higher rates of 2.5% and 3% respectively. The City credits up to 1.25% of taxes paid to other municipalities against the 2.0% rate. Of the approximate 15,900 employed residents in North Royalton, over 86% are employed outside of North Royalton, and since most municipalities in Cuyahoga County have a municipal income tax, it is likely that a good portion of these North Royalton residents pay municipal income taxes through their place of employment.

Figure 15: General revenues



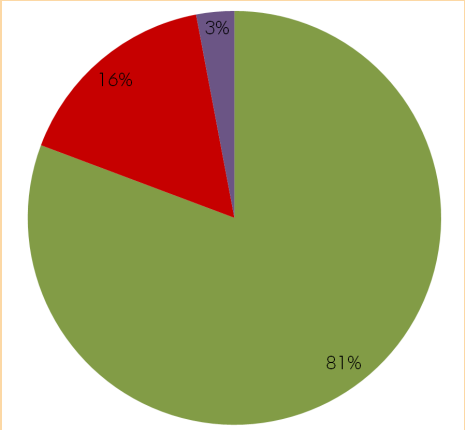
Income Tax
Property Tax
Other miscellaneous

Figure 16: Income tax



Tax from Individual
Tax from Employees' Withholding
Tax from Net Profit

Figure 17: Property tax



Agricultural/ Residential
Commercial/ Industrial
Public Utilities

According to the Regional Income Tax Agency (RITA), the entity that collects municipal income taxes on behalf of its member communities, North Royalton collected over $12.9 million in income taxes in 2012. Of this amount, approximately 52% was collected from North Royalton residents, who submitted an individual tax return, while 42% was collected from employee withholding (people who worked in North Royalton) and six percent from business net profits. While public and quasi-public entities such as the School District do not pay real estate taxes, their employees pay withholding tax (See Figure 16).

Property Tax

Real estate tax, the official term for "property taxes", is a tax levied on land and buildings owned by private individuals, businesses and public utilities located within the taxing district. Real estate taxes are based on three elements: 1) the determination of market value; 2) the percentage at which the market value is assessed; and 3) the property tax rate determined by the municipality and its voters.

The County Fiscal Office has the responsibility of appraising all taxable real property once every six years to determine property values. Property tax bills are calculated on the assessed value of property, which according to the Ohio Revised Code equals 35% of the auditor's appraised value. Therefore, a home with an appraised value of $100,000 will be taxed on a value of $35,000. The county collects the tax and then redistributes it to the appropriate taxing jurisdiction.

The appraised value of property in a community is a key factor in determining the potential for real estate tax collection and is a function of the types of land uses found in the city. According to the County Fiscal Officer's 2012 records, property in North Royalton was valued at more than $819 million. Residential holdings accounted for 82%, while commercial and industrial properties comprised nearly 16% and public utilities 2%.

In regards to property tax rates, overall properties in North Royalton have a relatively favorable effective rate of 70.7 mills. In comparison, Parma Heights, Seven Hills, and Parma all have effective rates above 80 mills, while Strongsville and Middleburg Heights have rates of 72.4 and 72.6 respectively.

A variety of different governmental entities levy a tax on real property. The amount of taxes a property owner pays is based on the combined rate for all jurisdictions including the local school district, county, library and the municipality. The majority of property taxes are paid to the local school district, while a much smaller percentage is paid to the local government. For example, for residents in North Royalton, 59% of the property taxes they pay go to the school district while only 9% goes to the City.

According to the Cuyahoga County Fiscal Office, the entity that collects property taxes on behalf of various taxing jurisdictions, North Royalton property tax collections for 2011 totaled $5.1 million. Of that, 81% were from agricultural and residential properties, 16% from commercial and industrial properties and 3% from public utilities (See Figure 17). These breakdowns mirror the overall property valuations in the City, yet, it is interesting to note that commercial and industrial developments comprise less that 7% of the development land in the City.

3. Goals, Policies and Strategies

The purpose of a comprehensive land use plan is to help guide decisions on future development. Central to that guidance are the goals and objectives, which form the foundation of a long-term vision for North Royalton. The following are general definitions for goals and objectives:

- A GOAL is a desired end state or target that, if pursued over the long term, will contribute to the attainment of the community vision.
- An OBJECTIVE is a more specific (and often measurable) desired short-term end, or benchmark, that in conjunction with other objectives can cause the achievement of the goal.

The goals and objectives are broad statements of policy that help describe the City's vision for the future. Specific strategies to achieve the goals are included within the various plan elements, and will need to be reevaluated periodically. The following goals and objectives should be read with an understanding that many of the statements are interrelated. For example, increasing the amount of parkland can help to both preserve the rural character south of the turnpike as well as increase recreation opportunities. On the other hand, some statements may seem to be in conflict. For example, pursuing economic development may at times seem to be in conflict with preserving rural character. In cases where the city may find a conflict between certain goals (e.g., where a specific project may conflict with the protection of natural resources), the city should use this plan to find the best balance among the goals in order to achieve the shared vision of the community.

2014 MASTER PLAN GOALS

1. Preserve the existing low-density residential pastoral, rural nature of North Royalton.
2. Increase residential choices.
3. Promote economic development in limited parts of the city to increase the tax base.
4. Strengthen the Central Business District to be North Royalton's civic and commercial heart, by encouraging a mixed-use town center.
5. Provide adequate and safe vehicular and pedestrian access throughout the City.
6. Provide options for alternative ways of traveling between residential areas, recreation areas, schools and other major community attractions via bike paths, bike lanes, paths and sidewalks.
7. Enhance/increase the recreational opportunities and cultural offerings in the City.
8. Restore, preserve and/or enhance environmentally sensitive features throughout the city, including steep slopes, wetlands, headwaters and streams.
9. Enhance the image of the city, especially at gateways.
10. Build the city's reputation and image as an environmentally superior community by supporting alternative energy sources and green building techniques.
11. Continue to develop/maintain a reputation as a friendly, welcoming community.

Policies and Strategies

With the goals agreed upon, the next step was to formulate policies that address specific use recommendations, development requirements and administrative issues that are important to the ongoing planning agenda of the City. The planning process defines the City's long-term goals, which establish the general framework or vision for the community. It must be recognized, though, that there are a variety of specific policy directions that could be taken to achieve the goals. A policy is a "course of action (or inaction) chosen by public authorities to address a given issue or interrelated set of issues. Policy statements are further described as statements of intention and direction.

The development policies contained in the following chapters are anchored in both a set of values regarding the City's goals and a set of beliefs about the best way of achieving these goals. They are divided into seven major topics:

- Economic Development
- Town Center Development
- Housing and Neighborhoods
- Transportation
- Recreation and Cultural Amenities
- Environment and Natural Areas
- Community Character and Image

4. Economic Development

Local economic development involves attracting new high quality, nonresidential development and supporting the expansion of existing businesses to increase the tax base and minimize the future tax burden on residential property owners. Non-residential development has historically been viewed as a windfall to local school districts because of the sizeable portion of the property taxes paid by retail, commercial, and industrial businesses that goes to the school district despite these uses not contributing to the student population. Yet businesses, because of the jobs they support and the income taxes the employees pay, also play an important role in the City's tax base. At the same time, it is important to make sure that impacts generated by such uses – increased car and truck traffic, noise, etc. – are properly managed.

Having an adequate supply of developable land in suitable locations is fundamental to attracting new and expanding existing businesses. This Chapter considers the development trends since 2004, reviews the existing supply of nonresidential vacant land and focuses on how the City can continue to promote and foster sound economic development.

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Key Findings 37
Objectives and Strategies 40

Goals

- **Promote economic development in limited parts of the city to increase the tax base.**

Key Findings

This section summarizes key points raised during the Master Plan Advisory Committee and public meetings. Three related themes emerged: One theme was looking at how to increase the tax base by advancing economic development through industry and advanced technology. A second theme emerged regarding more diverse choices for retail, food and local business. The third theme focused on the importance of mixed use development in the town center area, a priority back in 2004, but due to the recent economic crisis, required reevaluation. Because of the uniqueness of the town center discussion, this theme is covered in Chapter 5, which focuses on the various issues related to town center development.

North Royalton has a number of strengths that attract both businesses and residents to the city:

- Business and industrial land is easily accessible and most major freeways are within about a 15 minute drive.
- Residents of the city are well-educated: 1/3 of all adults have a bachelor's degree or higher, and 12% have a graduate or professional degree.
- There is a small town feel with proximity to amenities.
- There is a diverse range of development patterns including: small town, country, and suburban.
- There is a good blend of business and residential development that all exhibit a safe and friendly atmosphere.

At the same time, according to the online survey, there are a variety of issues that need to be addressed:

- Widening Royalton Road is needed to accommodate the growing community and associated businesses.
- The city as a whole and downtown in particular lack a sense of place and definition.
- Outdoor storage and truck parking in the front yards of businesses along Route 82 are not visually attractive and should be screened.
- With increasing reliance on new technologies, there is a need for more fiberoptic lines for moving large amounts of data and speed. In fact, it is desirable to have Wi-Fi available citywide.
- Better choices for local organic food, and more independent retail and restaurants are desired.

Increases to the Tax Base. Municipal income taxes and real estate taxes are the two largest sources of general revenue for the City – with heavy reliance on income taxes, which comprise upwards of 70% of the general revenue fund, and less on property taxes, which make up about 22%. While commercial and industrial development accounts for only about 6% of all developed land in the city, these properties generate about 19% of the property taxes the city collects and about 48% of the income taxes.

Industrial sites are available in York Road Industrial Park. Of the two industrial parks in North Royalton, York Road is the largest. There are approximately 23 development sites totaling 53 acres left in the development, with an average size of 2.3 acres. There has been little industrial development in the industrial park since 2001, but as available space closer to the freeway becomes more scarce, interest in these parcels is expected to increase.

Inadequate infrastructure, including lack of water and sewer are obstacles to development. There are over 151 acres of vacant land zoned for industrial development along Abbey Road, (60 acres zoned Research Office and 91 acres zoned General Industrial). In order to attract new industrial development, investments in water and sewer service and new roads are needed.

Construction of new Sewer

Industrial development along W 130th Street would require redevelopment of existing viable houses. As noted in Chapter 2 Community and Regional Overview, there are about 60 acres of land along W 130th Street, north of the turnpike that are zoned for Research Office development. Most of this W 130th Street frontage is occupied by well-maintained houses, situated on deep lots that are bisected by a stream. While there are about 22 acres of developable vacant land in this area, most of it is east of the stream and will be difficult to access from W 130th Street. Furthermore, the area across the street in Strongsville is a solid residential area.

City of North Royalton

Legend for Figure 18

- Vacant Land
- 100-Year Flood Plain

Steep Slopes
- 0% - 11.9%
- 12% - 17.9%
- 18% or more

SWCD Wetlands Inventory
- Class 2
- Class 3

Riparian Buffer Type
- Wetland Category 2 (75')
- Wetland Category 3 (120')
- Streams (25')

Legend for Figure 19

- Vacant Land
- Environmental Constraint

Primary Industrial and Research Office Area

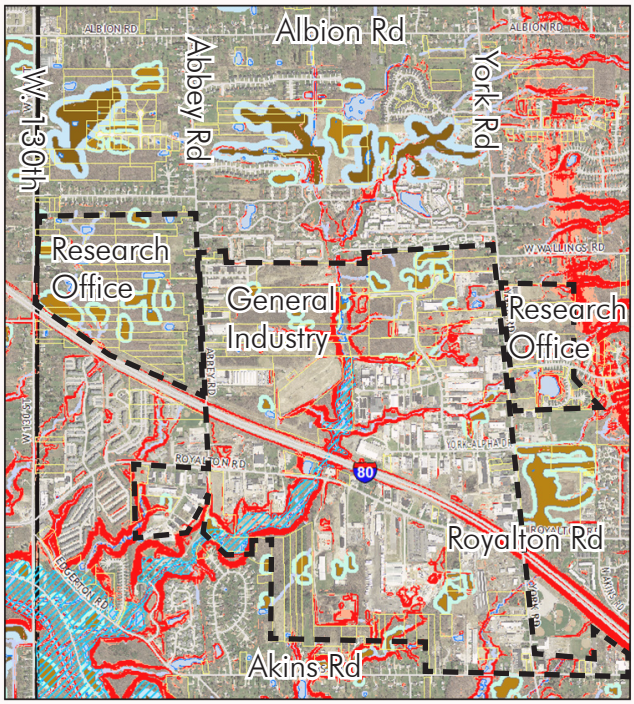


Figure 18: Environmental constraints in district

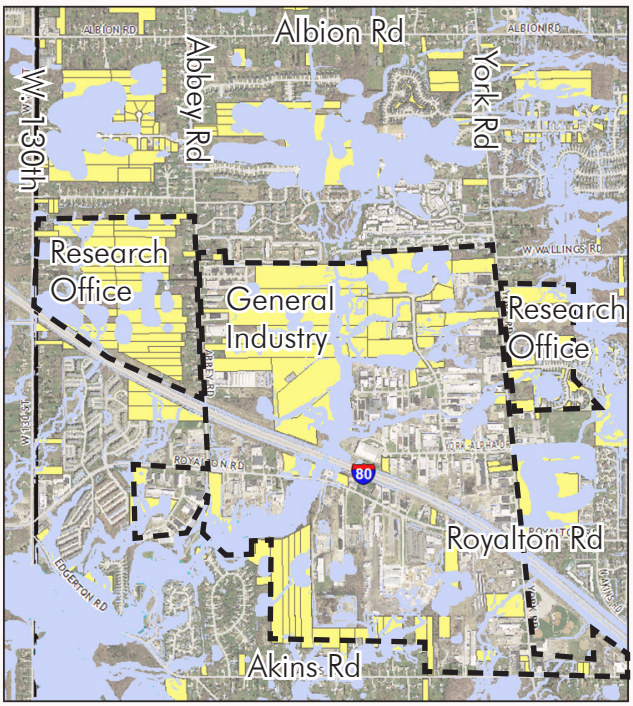


Figure 19: Vacant land and generalized constraints

Local businesses are important to the vitality of the City. Studies show that having a larger density of locally owned businesses results in higher per capita income, more jobs, and greater resiliency in the local economy. In addition, a locally rooted economy fosters social ties and civic engagement. Responses to the online survey indicate residents have embraced the movement to support local business. Yet, it's important to build on existing assets and strengths, which in North Royalton include outdoor recreation, riding stables, sportsman clubs, and local farms that contribute to the burgeoning local food movement in Northeast.

Key Strategies

A. Promote Economic Development in locations that are best suited for nonresidential, job-oriented development.

B. Retain and grow existing businesses.

C. Permit limited expansion of local retail centers to accommodate neighborhood centered stores and services.

D. Stimulate and support local business and entrepreneurial activity.

E. Strive for a Fiscally Responsible and Balanced Approach to Economic Development

F. Conduct significant events to foster commercial investment in and attraction to North Royalton.

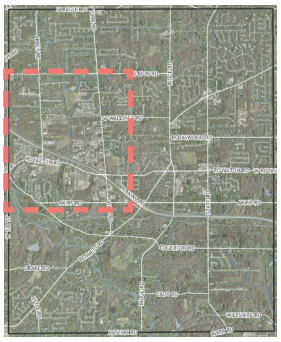
Objectives and Strategies

A: Promote Economic Development in locations that are best suited for nonresidential, job-oriented development.

There are a number of nonresidential areas in North Royalton, but the largest concentration of non-residentially zoned vacant land is along the Route 82 corridor and in the western half of the City along York, Abbey and W 130th Streets. The zoning districts with the largest amounts of vacant or underutilized land include the General Industrial District with approximately 256 acres and the Research Office District with approximately 116 acres.

However, these areas are not equally suitable for new development. Some areas are heavily impacted by environmental factors that prohibit development or make building construction expensive. Other areas do not yet have utilities that are necessary for commercial and industrial development. With this in mind, the most appropriate locations for nonresidential growth are detailed in the map on the next page.

City of North Royalton



Economic Development Strategies: Primary Industrial and Research Office Area

Economic Development Strategies RO/ GI Area*

correspond to numbered areas on map

* See strategies A1 through A4 for further explanation

1. Encourage development on vacant parcels.
2. Promote redevelopment.
3. Area requires infrastructure improvements and land assembly to attract development.
4. Rezone area from Research Office to R1-A Single-Family Residential.

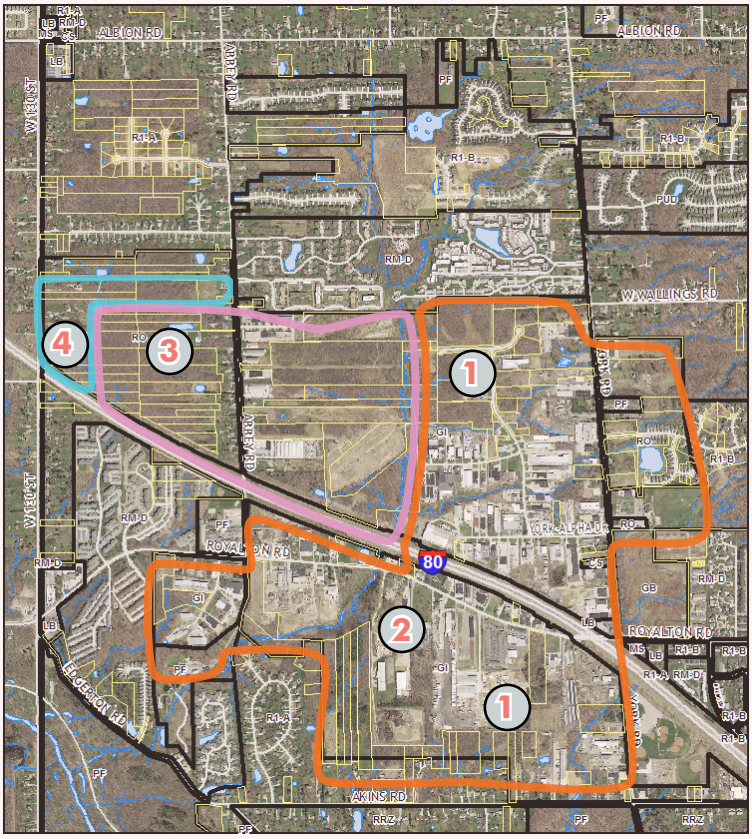


Figure 20: Recommended strategies for GI and RO districts

1 Promote new development on vacant parcels in the current industrial park along York Road and along the west end of Royalton Road (SR 82) - areas where water and sewer infrastructure, adequate street infrastructure and commercial and/or industrial development already exist. There are approximately 113 acres of vacant land, zoned General Industrial; 73 acres along York Road and in the exiting industrial park along York Road, and 40 acres along Royalton Road. Because these locations are already properly zoned as well as serviced by utilities, these locations are ready for development.

Industry along Abbey Rd

2 Promote redevelopment of underutilized properties in the General Industrial District on Royalton Road (SR 82). This is the main corridor through North Royalton, and the western portion of Royalton Road (from the western city boundary to York Road) is programmed for street improvements. This is an opportune time to maximize the redevelopment potential in the GI District in order to promote the western portion of Royalton Road as a premier office/industrial area. See also Chapter 10 Community Character and Image for discussion of gateway improvements.

a) Maximize the development on GI parcels along State Route 82. Conduct a detailed analysis of the existing businesses along Royalton Road to identify underutilized parcels and determine which are the least contributing to the character of the roadway, and the image that the city wishes to portray. Work with existing low-contributing businesses to assist in relocating to a less prime location.

b) Coordinate landscaping and parking lot improvements with the road widening project. In the General Industrial district, parking lots are required to have a 50-foot landscaped yard adjacent to Royalton Road. Few if any of the existing businesses comply with this requirement.

(i) Consider reducing the landscaped front yard requirement from 50 feet to 20 or 30 feet to be more achievable, especially on shallow lots located on the north side of Royalton Road that back up to the turnpike.

(ii) Identify the sites with nonconforming parking lots/ landscaping.

(iii) It will be important to assess the reduction in parking with the road widening, and the amount of parking required for each use. Conduct a site-by-site inventory of the existing development along the roadway within the project area, determine the amount of parking provided, the impacts of the widening project and the possible alternatives for upgrading.

(iv) Work with the existing businesses to move toward compliance with the existing parking setback requirements, install landscaping along the right-of-way and improve the appearance of parking lots and building facades and reduce the visibility of outdoor storage to the extent possible in the project area. Consider a provision that requires at least some landscaped area be installed whenever an existing business undertakes an extensive investment in their property.

3 Promote development along Abbey Road in the GI and RO districts in areas where both sides of the road are zoned for nonresidential development.

a) Invest in the necessary infrastructure to attract new development to this area.

b) Assist with land assembly of small parcels. A number of parcels along Abbey are currently occupied with a residential structure. The consolidation of smaller lots should be encouraged so that larger parcels may be made available to companies looking to expand within North Royalton, thereby further enhancing North Royalton's tax base. If and when opportunities to acquire parcels occur, the City can work toward assembling and creating larger areas for development.

c) Maximize the potential for development of high tech business and industry to enhance economic competitiveness for the 21st century. This will require ensuring an adequate supply of electricity is available as well as high speed fiber optic broad band network.

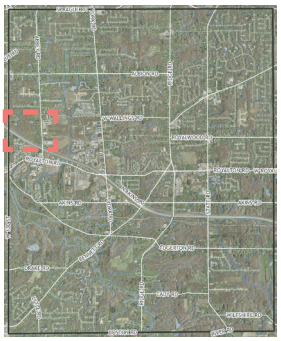
d) Maximize the development potential in the Research Office District. Consider adopting an allowance for reducing the front building and parking setback from 70 feet to 50 feet for the buildings and 25 feet for parking when new buildings are located within an industrial park. Clearly state that any land that falls within a riparian setback and overlaps with the required side and rear yard setback can be counted toward both requirements.

4 Consider rezoning Research Office zoned parcels along W. 130th and within 500 feet of lots along Woodridge Drive back to R1-A. The area located along W 130th Street north of the turnpike is predominately residential; there are eight houses in North Royalton on the east side of the street, and all the property on the west side of the street in Strongsville is also residential. If the backland of the North Royalton frontage parcels is counted as underutilized, there are approximately 31 acres of vacant land, but about nine of those acres are impacted by environmental constraints. In addition, the developable portion of this area has very little frontage on, therefore access to, W. 130th Street (See Figure 21).

a) Rezone only the western portion of the lots along W 130th using the existing stream as a guide for determining the zoning district boundary line (roughly 850 feet), being sure to include the lakes in the R1-A district. This will allow the eastern portion of these parcels to be used as meeting the buffer requirement for the RO district allowing more economic development with access from Abbey Road.

b) The current RO regulations permit only single-family cluster housing within 500 feet of the lots along Woodridge Drive. Rezone this 500-foot area to R1-A to allow greater flexibility for new residential development and to be more clear on the zoning map of the development potential for this land

City of North Royalton



RO/ GI Area Proposed Rezoning*

(#) correspond to numbered areas on map

* See strategies A4a and A4b

(a) W. 130th Street Frontage

(b) RO lots south of Woodridge Subdivision

Primary Industrial and Research Office Area: Proposed Rezoning

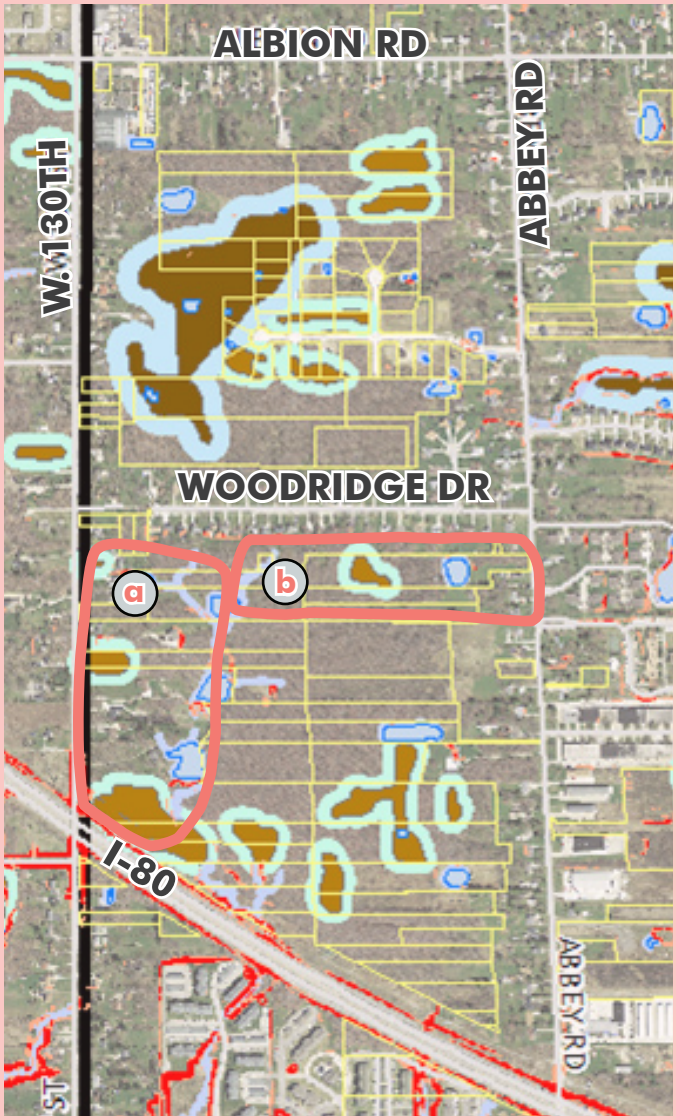


Figure 21: Rezone from RO to R1-A

B: Retain and grow existing businesses.

1 Conduct a survey of businesses in the city to gain insight into what business owners feel the city's priorities should be in fostering/ facilitating their development/expansion. A business owner survey is a useful way of engaging business owners in planning for the future one. A good survey can elicit important information about local businesses and their perspectives regarding the current and future economic health of of doing business in the city. It can also yield essential information about existing business needs, help the City identify opportunities to support retention and expansion initiatives, and provides a way for the business community to share new ideas.

2 Continue efforts to engage local businesses in events such as the semi-annual business breakfast to foster and maintain good city/business relationships.

3 Consider expanding the City's economic development incentives to assist existing businesses in staying competitive. North Royalton currently has a portion of the city designated as an Enterprise Zone. Yet, there are additional incentive mechanisms for offer tax abatement or other funding programs that may also be suitable and beneficial for the City to provide.

a) Review the City's current programs available to local businesses and assess their costs and benefits, and level of success in attracting and retaining businesses.

b) Review the types of incentive programs that are being offered by adjacent communities to understand the range of opportunities available to local businesses and determine which if any are suitable for North Royalton to use. For example, Strongsville has designated a number places within the city as Community Reinvestment Areas, which may provide greater flexibility than the Enterprise Zone designation.

C: Permit limited expansion of local retail centers to accommodate neighborhood centered stores and services.

Throughout North Royalton, in limited locations, neighborhood retail centers have been developed. Many are surrounded by residential development with little land to expand. In other locations there are areas of vacant land currently zoned for neighborhood business and other areas where adjoining land is zoned for residential.

1 Permit modest expansion of small scale commercial/office type development at the north end of State Road, at the Sprague Road intersection.

2 Maintain the properties nearest to Bennett's Corners as a gateway entry to the City and encourage two and three story office/mixed use building as the main use in the North Royalton portion of Bennett's Corners. This area may be impacted by a potential future interchange at I-71 and Boston Road in Brunswick/Strongsville.

3 In locations where new development is proposed in the neighborhood retail centers, ensure that surrounding residential uses are adequately buffered from new development and that any expansion does not permit big box store development.

D: Stimulate and support local business and entrepreneurial activity.

1 Provide office and/or technology incubation space/ program within the town center for small businesses and start-ups.

2 Implement low cost, low commitment small scale temporary interventions to increase local business e.g. farmers markets, pop-up events and markets.

3 Enhance local recreation opportunities as an economic driver. Permit supporting retail opportunities such as horse stables, bike rentals, etc that take advantage of the recreational amenities such as horse trails in the Metroparks and scenic overlooks and vistas in the City.

4 Support and encourage local agricultural businesses permitted in the Rural Residential District.

a) Encourage owners to have events such as horse rides, seasonal festivals.

b) Encourage farmers to establish Community Supported Agriculture networks, in which stakeholders pay farmers in advance for a weekly or biweekly share of produce and stakeholder devote a certain number of hours every summer to working on the farm. Such experiences grow community ties and educate farmers about consumer needs and consumers about the demands of farming.

E: Strive for a Fiscally Responsible and Balanced Approach to Economic Development.

Maria Gardens

1 Utilize tax incentives cautiously and only when truly creating new economic activity. As with the anti-poaching resolution, moving businesses within the county merely results in moving activity from one place in the economic region to another, not in creating new economic activity.

2 Participate in intra-regional cooperation, foster consolidation of services within the region when there are tangible benefits without reduction of services or safety; e.g. work with Medina County for sewage. Investigate the potential for applying for a Local Government Innovation Fund grant from the Ohio Department of Development to explore feasibility of partnering with neighboring communities on shared services and/or infrastructure projects.

3 Ensure that the administrative review, permitting procedures and fees are functioning well to ensure an adequate but not cumbersome or overly burdensome process to ensure North Royalton is a good place to conduct business.

F: Conduct significant events to foster commercial investment in and attraction to North Royalton.

Danny Cabinet Co. - Custom Cabinets

1 Partner with the North Royalton Chamber of Commerce to offer a monthly series on Best Practices and to ensure that technical resources are available to existing and potential small businesses that add value to the City's retail mix. Such resources might include merchandising expertise, business planning, market research, information and assistance in applying for improvement loans, and operating capital,

2 Conduct pro-active efforts to identify and recruit local residents as potential entrepreneurs to operate niche businesses.

5. Town Center Concept Area

Chapter Organization

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Key Findings 49
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North Royalton's center of civic life was established early on at the intersections of Bennett, Royalton, and Ridge Roads. By the mid-1800s, Royalton Township had constructed an administrative building and created a community green in this area. Later, the township's first Baptist Church and a cemetery were established. Since then, a new city hall, and police and fire stations were built, as well as the first high school and recreation field. As suburban growth exploded in the 1950s, stores, restaurants, gas stations, offices, churches, and multi-family developments expanded eastward along Royalton Road to State Road. To this day, this expanded civic center area continues to have the highest concentration of civic, retail and office uses in the City.

The presence of a well-defined and readily identifiable town center is no less crucial to today's cities as it was centuries ago. In fact, there is renewed recognition of the role a vibrant town center plays in a community's overall sustainability. The concentration of civic activities and a mix of uses (including residential), has multiple benefits that promote greater social, economic, and environmental health: it encourages physical activity in the form of walking and biking; fosters social interaction with amenities like public open space, and provides a critical mass of consumers that helps support nearby stores and restaurants. In addition, compact development means less land is consumed, resulting in less storm water runoff.

Many communities are championing the benefits of compact, walkable, mixed-use development. In fact, this concept has been embraced by North Royalton for nearly 10 years through the adoption of specific zoning regulations intended to promote such development. The vision to create a higher density mixed use district that includes townhouse style residential development, multistory office, retail and an area devoted to civic use remains, with strategies for achieving this vision outlined below.

Goals

- **Promote economic development in limited parts of the city to increase the tax base.**
- **Strengthen the Central Business District as North Royalton's civic and commercial heart, by encouraging a mixed-use town center.**

Key Findings

Changing retail patterns. The retail industry is undergoing a dramatic shift as consumers make an ever increasing number of purchases online. With online retail growing at a global rate of 19% a year, this shift is causing more brick and mortar stores to focus on consumer experiences in ways that leverage the benefits of online retail. Experts note that the physical, human experience of shopping is in some ways more important than the utilitarian need to obtain goods. This has led to major big-box retailers shifting to smaller store formats as a way to be more profitable.

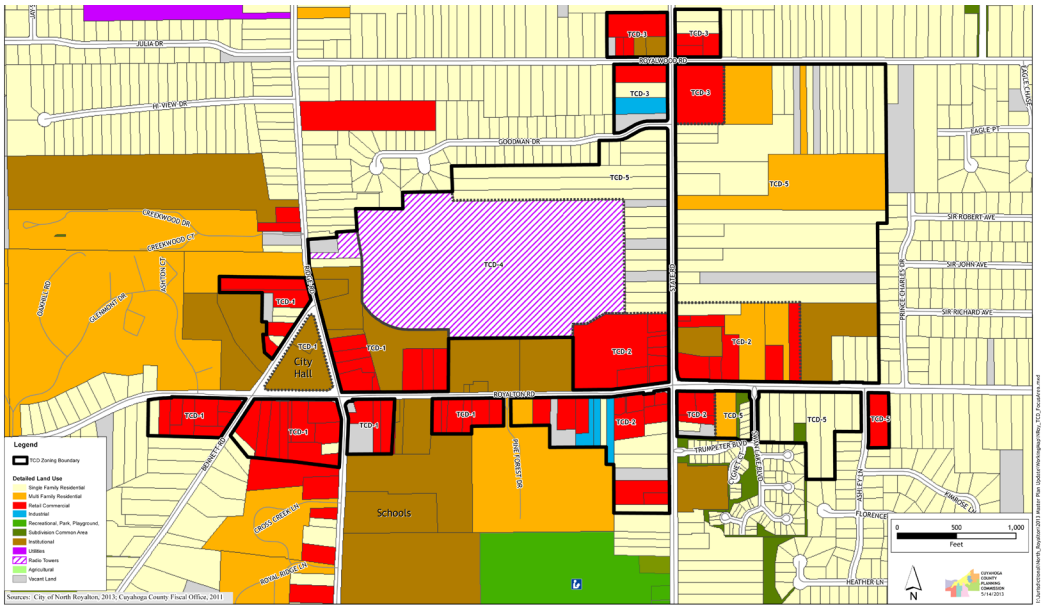
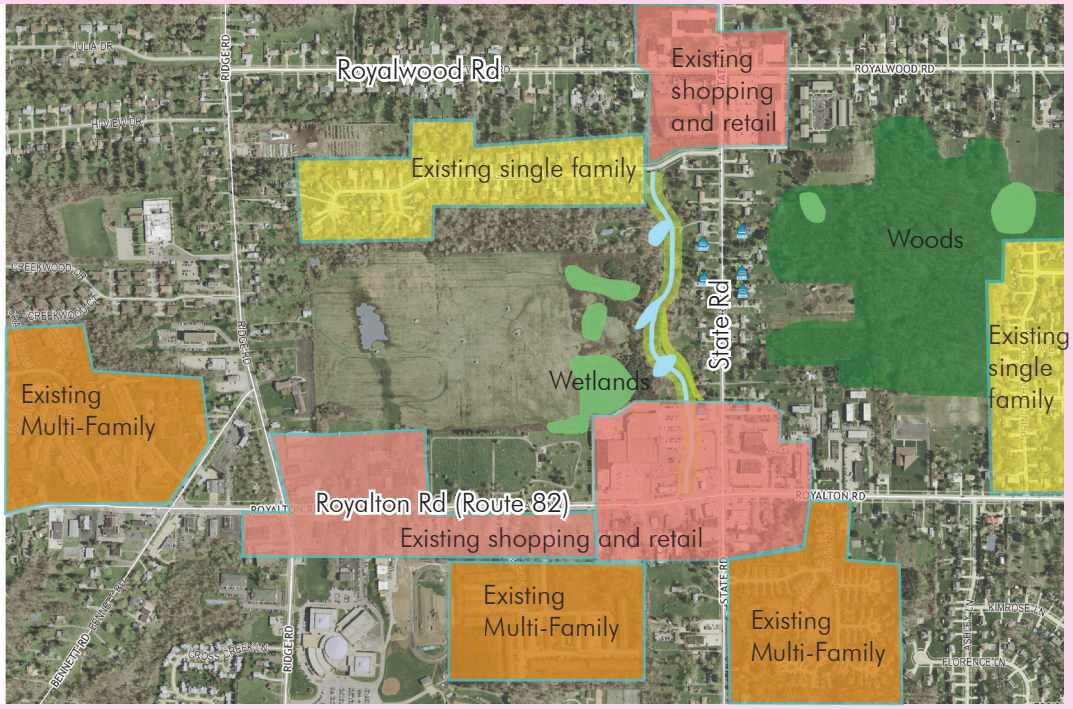


Figure 22: North Royalton town center - Detailed zoning and land use

Large-scale town center type development did not happen as envisioned in the previous Master Plan. In the years immediately following 2004, the City made considerable efforts to implement the town center vision. However, with changes to the state's eminent domain laws and the onset of the recession, which made it difficult to obtain development financing, the project was abandoned.

Recent new development has occurred on smaller individual parcels. There has been some new retail development along Route 82, mostly as infill development. The zoning in the area needs to be revised to address the smaller scale nature of development and redevelopment.

EXISTING LAND USE, NATURAL AREA, AND HISTORIC CHARACTER



Older homes

Stream

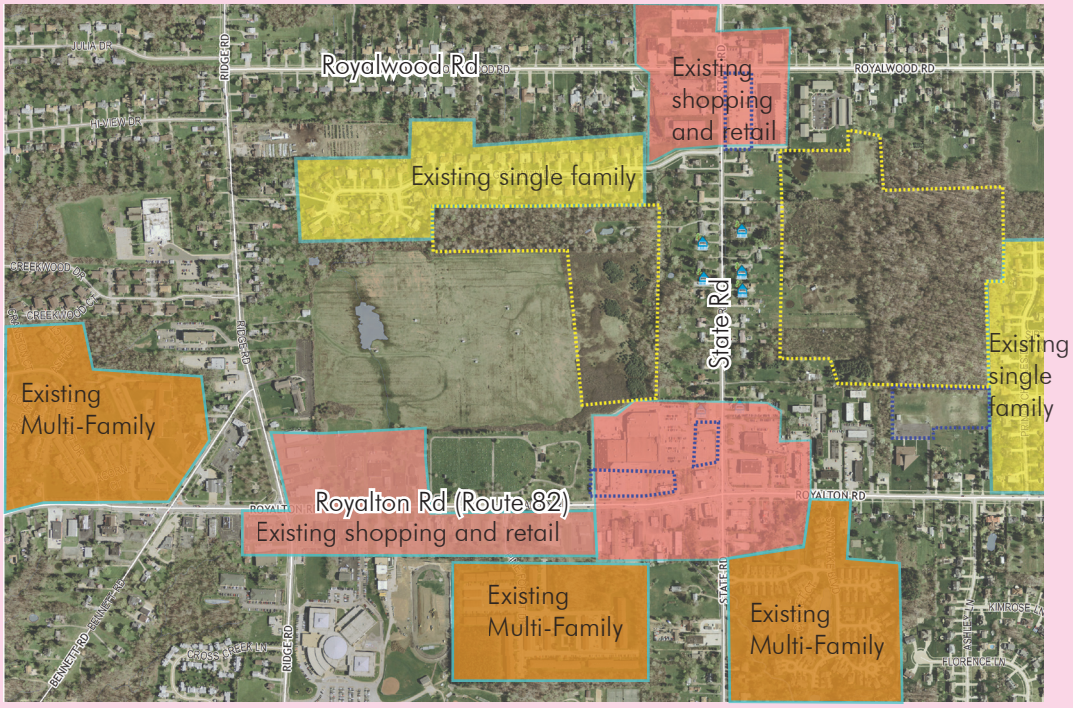
Offices

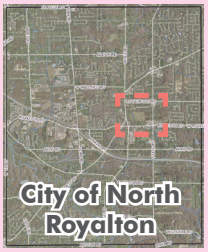
Figure 23: Existing land use, natural area, and historic character

Development opportunities are primarily along State Road. Based on an analysis of the existing Town Center Zoning District, most of the parcels along Royalton Road are already developed with single-use buildings or strip center development. The large parcel north of Royalton Road is currently devoted to a number of radio towers which are generating sufficient income for the property owner for the foreseeable future. The most likely location for new unified development is along State Road immediately north of Royalton Road. The illustration below indicates the existing conditions along State Road between Royalton Road and Royalwood Road.

As noted in Figure 23, this area has a large wooded area on the east side of State Road, and the headwaters of Baldwin Creek are on the west side of the road. These natural features should be preserved and even used as design features for new development.

DEVELOPABLE LAND AND INFILL POTENTIAL





Undeveloped land

Residential

Infill potential

Figure 24: Developable land and infill potential

Higher density residential development should be concentrated in the town center area. There already are a number of condos and higher density housing developments located within and at the edges of the town center area. In addition, the demographic trends in the City indicate that the number of older residents and residents living alone are growing. Studies show that empty nesters are increasingly looking for housing that fits their smaller household size (1 to 2 bedrooms) and more active lifestyle. In many cases, young professionals are looking for the same type of housing.

Lack of Sidewalks

The area lacks a cohesive, identifiable image. The incremental and independent nature of development in the area has created a disconnected environment that does not have a unified feel. A new town center provides the opportunity to help brand North Royalton and project an image of a prosperous, welcoming place.

Lack of cohesive, identifyable image

North Royalton is a family-oriented place and more family-friendly entertainment options are desired. Places such as skating rinks, racquetball courts, bowling alleys, dance studios, even community theaters, would create more civic engagement, help keep money local, and help attract new and retain existing residents and businesses.

There is a lack of sidewalks within the town center area. The success of town center development is the walkability and connectivity that comes from compact development. As plans for widening Route 82 are prepared, it is imperative to advocate for improvements to the town center area that will enhance connectivity.

Birkdale Village - Mixed Use Town Center

Birkdale Village - Mixed Use Town Center

Cottage Housing Fayetteville

Objectives and Strategies

A: Promote the creation of a Town Center to serve as a commercial and civic node.

The town center area is envisioned to be a compact walkable area with a mix of uses that incorporates Smart Growth planning principles to create a vibrant community, featuring a live, work, shop, dine, and play destination in a pedestrian-friendly atmosphere. A residential component should be one that is naturally attractive to young professionals and empty-nesters. The development will feature amenities and designs that are targeted to these populations and lifestyles.

Continue to promote and facilitate the creation of a Town Center area, one that is comprised of three nodes of development – focused around the intersections of Route 82 and State Road, Route 82 and Ridge Road and State Road and Royalwood Road as outlined below.

1 Encourage traditional "downtown" type compact development with a mix of uses. The goal is not to develop one large regionally oriented retail center that attracts shoppers and visitors from across the region; rather to create a concentration of a mix of neighborhood oriented stores, restaurants and other service oriented businesses, office uses, residential units civic/institutional uses and public open spaces that will serve as a gathering place for the city.

a) Establish commercial and mixed use corridors along Royalton Road and State Road, encouraging new construction to expand northward along State Road. The policies for the State Road area are outlined below and include illustrations of suitable new development.

(i) Concentrate two-story and three-story retail with offices and/or residential above along State Road with buildings close to the street in a way that creates a small scale center and minimizes the appearance of parking.

(ii) Build "gateway" buildings that front on State Road to signify the entrance to new development. Ensure that these buildings are designed to advance the City's image and brand. See Chapter 10 Community Character and Image for further discussion of image.

Potential Land Use Scheme

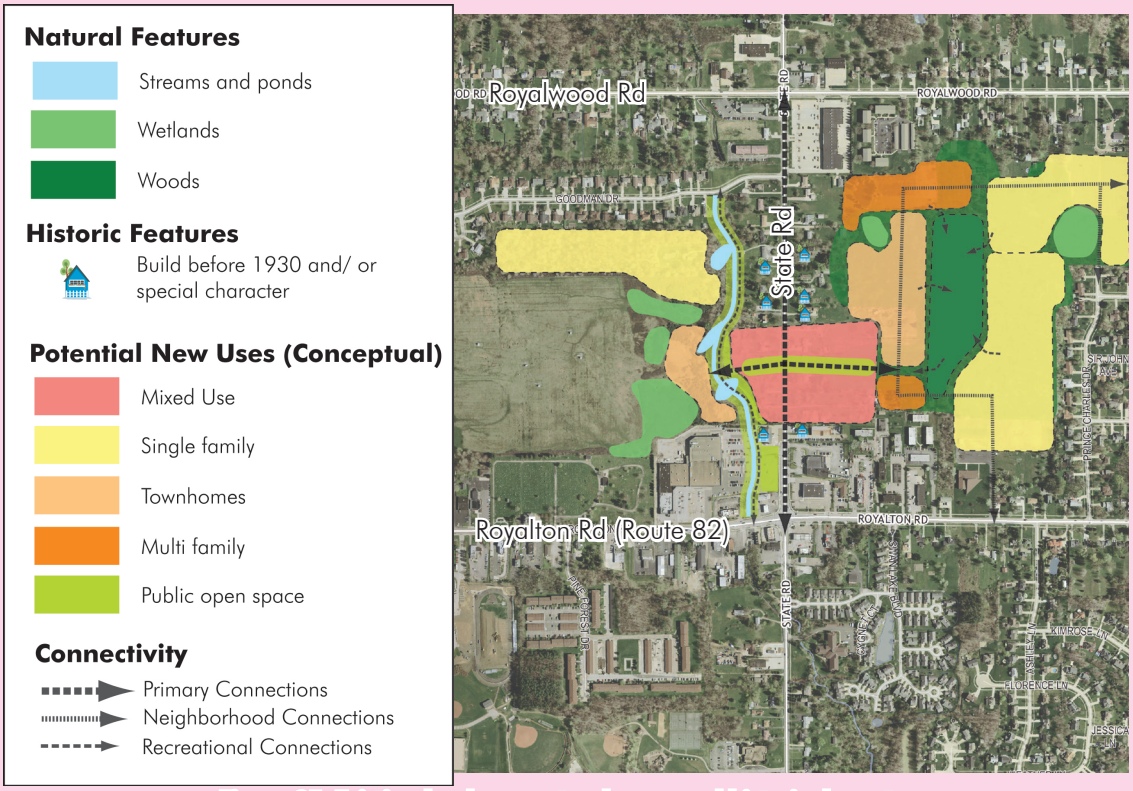


Figure 25: Existing land use, natural area, and historic character

(iii) Require public open space to be incorporated into the design of new development.

(iv) Require new development to preserve streams and wetlands and encourage projects that incorporate these natural features as an integral part of the development and provide public access.

(v) Encourage new infill development and improved landscaping in the existing parking lots to help improve the appearance of surface parking lots in fronts of buildings.

(vi) Ensure that the pavement width of State Road remains compatible with a town center development. Narrower roads also help to maintain a slower, safer speed through the area. One of the difficulties of creating a more pedestrian friendly environment along Royalton Road between State and Ridge is the width of the existing street and the type of commuter traffic that uses the road.

MIXED-USE

Mixed-Use in Vorhees, NJ

Hudson, OH

Shaker Square, OH

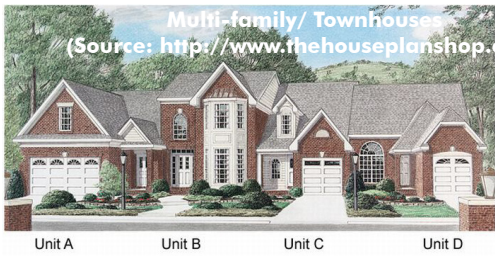
Mixed-Use
Suggested building heights: min 2/ max 3 stories
Open space: Civic plaza required, pedestrian connection to woods and creek

Figure 26: Proposed land uses town center - Mixed-use component

b) Permit two and three story multifamily and townhouses to be located adjacent to and integrally connected to the retail/mixed use buildings along State Road, in locations behind the mixed use area that do not impact existing single-family neighborhoods. Higher residential density in and adjacent to the town center area places more people closer to stores and adds life to the area; more people in the town center ensures greater support for the local retail base.

MULTI-FAMILY AND TOWNHOMES

Townhomes with central green (Source: R S Architects)



Multi-family/ Townhouses (Source: http://www.thehouseplanshop.com)

Multi-Family/ Townhomes
Suggested building heights: min. 2/ max. 3 stories
Proposed density: 10 units/ acre (MF), 7units/acre (TH)
Open space: Pedestrian connection to woods,
20%-30% open space requirement, wetland protection

Figure 27: Proposed land uses town center - Multi-family and townhome component

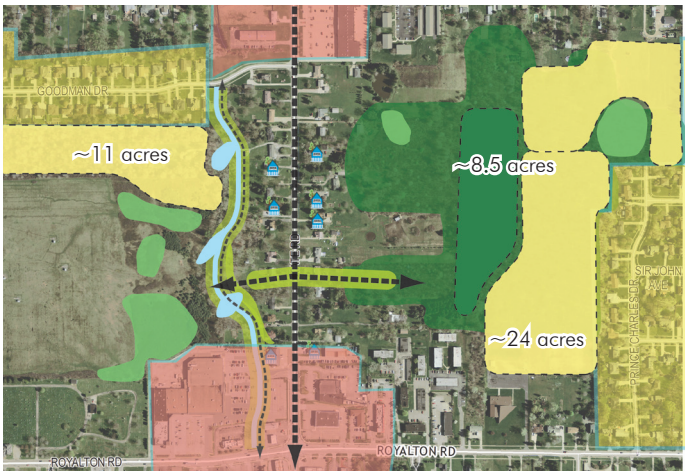
c) Locate new single-family development at the edges of the town center area to transition to the existing neighborhoods to the east and north. Where possible, introduce new east-west residential streets on both sides of State Road that connect the existing residential neighborhoods directly to the central area.

d) Ensure that new development is sensitive to and preserves a portion of the wooded area east of State Road.

e) Promote a civic node and enhanced Village Green at old City Hall site at Royalton and Ridge.

f) Promote adaptive reuse of older residential buildings along State Road and Ridge Road when it is determined that the building positively contributes to the City's character. Investigate the potential of establishing an historic district if, upon detailed investigation, there are a sizeable number of houses that qualify.

SINGLE-FAMILY AND OPEN SPACE



Continue existing single family housing patterns

Increase accessibility of woods and creeks in town

Single Family
Proposed density: 2 or 3 units/ acre
Open space: Pedestrian connections, 30% open space requirement

Dedicated open space
Preserved/ dedicated open space requirement (wood) and clustered unit development to preserve wetlands and streams and to ensure public access

Figure 28: Proposed land uses town center - Single-family component

2 Foster a pedestrian-oriented, walkable streetscape in the town center area. A pedestrian-friendly environment begins with a compatible streetscape. How buildings relate to the street—their placement, scale, and massing—helps define the streetscape. Sidewalks, street trees, landscaping, and pedestrian amenities all add to the pedestrian experience. The design of building façades, including the architectural rhythm of building entrances, and the placement of windows help create a more walkable community. Figure 30 illustrates the walking distances within the town center area.

Outdoor Dining at Shaker Square, OH

a) Maintain the existing requirements for commercial buildings to have doors and windows facing streets and parking areas in order to create a friendlier, more attractive and more walkable landscape.

b) Permit outdoor dining facilities. Outdoor dining helps create pedestrian activity along the sidewalk and fosters social interaction. Outdoor dining generates more people on the street, increasing liveliness, and a sense of safety. Incorporate outdoor dining standards in the TCD regulations:

(i) Planters, posts with ropes, or other removable enclosures are encouraged to define the dining area.

(ii) Advertising or promotional features should be limited to umbrellas and canopies.

(iii) Table placement should not impede the pedestrian traffic flow.

c) Require new development to provide streetscape amenities. Streetscape elements enrich the pedestrian experience by adding seating, visual interest, gathering places, and other public amenities. Require the addition of streetscape elements for new buildings and additions and alterations along the street frontage. Options include providing decorative banners/flags, seating, public art or decorative murals, kiosk/bulletin board, lighting and water features.

Figure 29: State Rd 82 - Streetscape improvements

d) Develop more formal and identifiable, yet comfortable and attractive pedestrian connections among the various prioritized nodes, as a way of linking retail, office, civic and residential uses. See Chapter 7 Transportation for more details and maps regarding transportation recommendations.

(i) Within the town center area, create a continuous sidewalk system that includes appropriate sidewalk connections, including crosswalks and bulb outs to create a pedestrian-friendly and walkable community. Utilize the results of the upcoming TLCI connectivity project to identify the priorities and timing for improvements. See also the Transportation section.

(ii) Incorporate specific pedestrian-oriented design standards in the TCD district regulations:

- Sidewalks should be required along all street frontages with a minimum width of 8 feet and should connect to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic.

- Sidewalks should connect to existing pedestrian walkways on abutting tracts and other nearby pedestrian destination points.

e) Encourage the creation of a plaza, square, or courtyard that includes the following features:

(i) Be at least 500 square feet in size.

(ii) Plant material should comprise at least 30 percent of the area.

(iii) Trash containers, lighting, and shade trees should be provided.

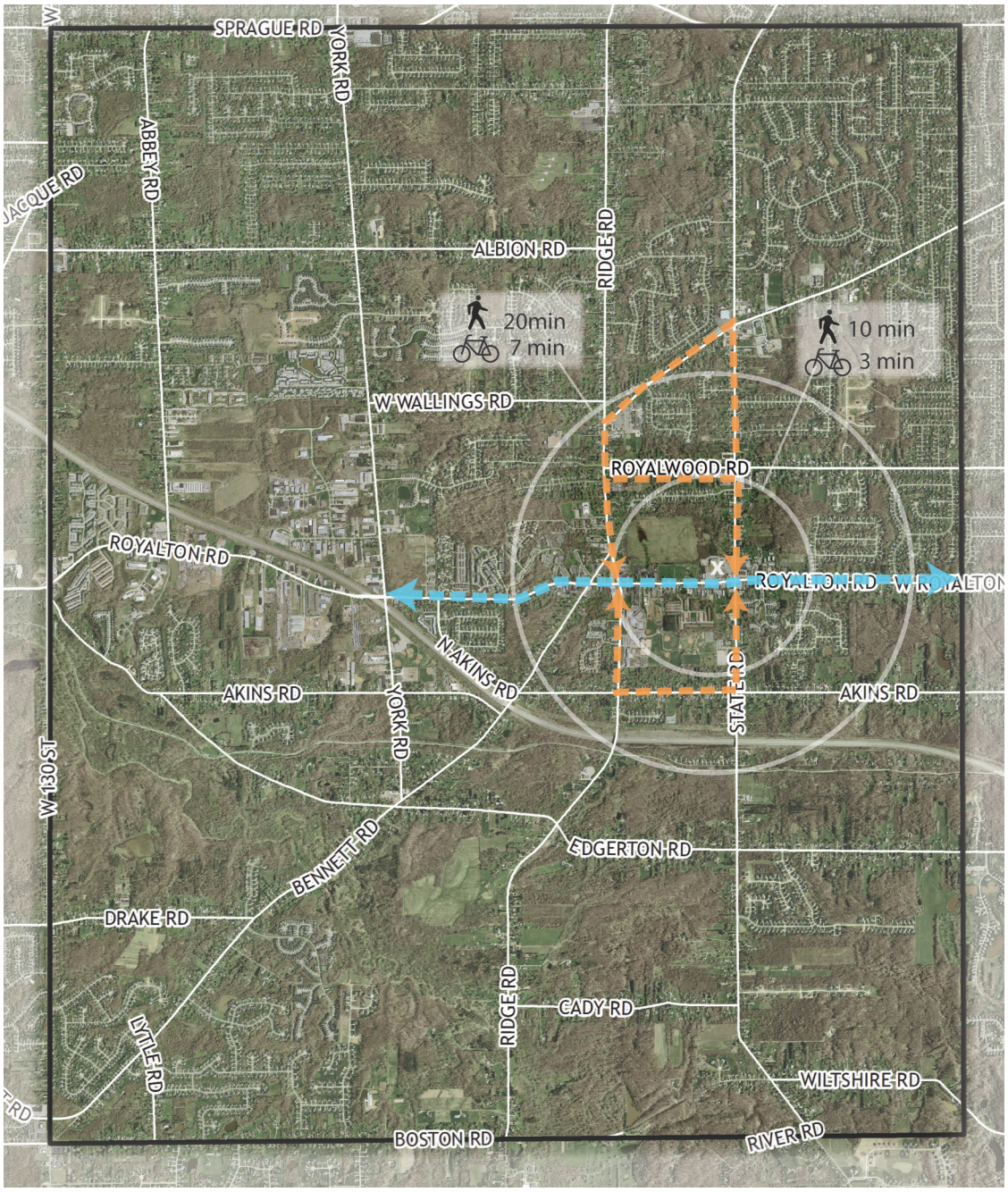


Figure 30: Walking distance within town center area and identified streets suitable for complete streets treatment

3 Distinguish the town center "District" through a comprehensive/cohesive design palate including architectural character, streetscaping, and roadway treatment. A successful town center area is dependent on good design. Dedication to good design is necessary to creating great places to live. See also Chapter 10 Community Character and Image. The town center presents a great opportunity to define the North Royalton image or brand.

a) Improve the appearance of the main corridors (primarily Royalton, State and Ridge Roads) in order to foster future investment through design standards.

b) Incorporate common landscape and sign elements to establish an image/brand for the city at the district's gateways and to convey a unified town center.

c) Foster the City's reputation for preserving the natural environment by encouraging new development to incorporate the East Branch of the Rocky River headwaters as an important design feature into the site planning.

d) Encourage the greening of the Giant Eagle grocery store parking area through daylighting the stream. The stream can be used as a connecting element that ties together the new and the older development (See Figure 31).

e) Review and consolidate the current design guidelines for TCD. Currently design guidelines are found in different locations in the codified ordinances, including the TCD district standards and the subdivision regulations.

(i) Clarify and agree upon which of the current design criteria should be required standards that must be adhered to verses which are guidelines for preferred design strategies in order to provide more guidance to the City administration and the Planning Commission.

(ii) Consider working with an architect or urban designer to prepare an illustrated resource document to expand as necessary and more clearly articulate the types of design standards and guidelines needed for achieving the City's goals for the town center area.

Hudson - First and Main Street

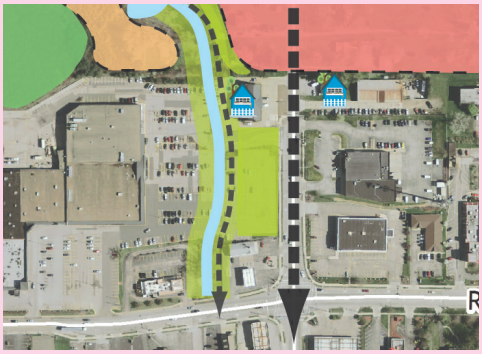
Hudson - First and Main Street

Daylighted Stream (Arcadia Creek) in Kalamazoo, Michigan (Source: http://www.city-data.com/picfilesv/picv17943.php)

Saw Mill Daylighted - Yonkers, New York (Source: Steve Duncan http://www.newyorkcityh2o.org/2013-saw-mill-river.html)

City of North Royalton

Town Center Concept Area



Giant Eagle parking lot

Proposed stream daylighting and North Royalton city park

Figure 31: Proposed stream daylighting

4 Strengthen the connections between the Town Center area and the adjacent neighborhoods. Interconnected streets are an essential element of a good town center. As new development occurs, steps should be taken to increase connections between new development and existing development to provide increased access to and within the area. Ensure through plan review of new development that connections to existing development are either created as part of the new development (most appropriate when new development is more than five acres) or that future connections are incorporated in smaller developments.

5 Revise the zoning regulations for the Town Center District:

a) Consolidate and simplify the TCD District to create three subdistricts instead of five:

(i) Main Street Subdistrict: a mixed-use core sub-district which consists of all properties with frontage along Royalton, State and Ridge Roads and at the State and Royalwood Road intersection (to correspond with the current TCD-1, TCD-2 and TCD-3 districts, while adding the State Road frontage). This district will permit infill development on existing frontage parcels as well as encourage a more traditional unified mixed use development along State Road.

(ii) Village Residential Subdistrict: a higher density residential sub-district that allows townhouses and apartments, with a small percentage (20% to 30%) of the development area permitted (but not required) to be retail or office, and requiring a percentage of common open space/public space to be incorporated (10%).

(iii) Single-Family Transition Subdistrict: This sub-district is used to buffer the existing single-family neighborhoods that surround the town center area and with a minimum of 25% open space as required in the current TCD regulations.

Each of the subdistricts are to be anchored in place based on street frontage, adjacency to existing retail and/or apartments, and adjacency to existing single-family neighborhoods, and will include a minimum size and minimum depth However, the interior boundaries of the subdistricts within the town center area should be flexible – such as how deep the Main Street Subdistrict extends from State, Ridge or Royalton Road, and how deep the Single-Family Transition subdistrict extends from the existing adjacent single-family neighborhood.

b) Maximize the density of the Town Center to create a vibrant mix of uses.

(i) Revise the existing extraordinarily large setback requirement when nonresidential buildings are adjacent to existing residential uses – instead rely on new lower density residential to be the buffer.

(ii) Utilize other means of buffering existing development from new development including trees and landscaping.

(iii) Revise the use regulations to make drive-thru facilities and gas stations a conditional use throughout the town center area.

(iv) Allow for reduced parking requirements based on the mix of uses and the potential for shared parking facilities.

c) Provide more flexibility for different development opportunities regardless of the location in the revised Town Center District:

(i) Review and revise the minimum development acreage.

(ii) Clearly specify requirements for larger new development vs small individual single-building development or infill development.

6 Clarify and Update the Plan Review Procedures.

a) Streamline and clarify the current plan review procedures. The current regulations refer to the subdivision standards and procedures for plat review, whereas there should be distinctions between development plan review, subdivision plat review, and improvement plan review and construction.

b) Review and revise the City's policies regarding design review for development projects.

6. Housing and Neighborhoods

North Royalton is primarily a residential community made up of a number of different neighborhoods with houses of various ages, styles, and density. To a large extent, the attractiveness of the City is dependent on the housing stock and quality of the neighborhoods. Neighborhoods that feature desirable housing, strong connections between residents, and a sense of neighborhood pride and distinction help sustain economic investment by the broader community, and ensure a more engaged population. This chapter identifies strategies for guiding development of future residential development and ensuring a solid, well-maintained housing stock in North Royalton.

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Goals

The overall community goals that are relevant to housing and neighborhoods include:

- **Preserve the existing low-density residential pastoral, rural nature of North Royalton.**
- **Increase residential choices.**
- **Enhance the Image of the City.**

Key Findings

This section summarizes key points raised during the Master Plan Advisory Committee meetings, online comments, and the community meetings.

Residential uses make up the majority of the developed land in North Royalton comprising almost 66% of the total 10,614 acres of developed land. There are approximately 2,500 acres of vacant land zoned for residential use, which is 80% of the vacant land. However about 43% of the residential vacant land is impacted by environmental constraints

Hampton Club

North Royalton is predominately a lower-density residential community with more than 6,300 acres of single-family residential development. In contrast, multi-family units make up only 565 acres or 5.3% of the developed land. In addition, all but 50 of the 2,500 acres of vacant residentially zoned land are zoned for single-family development.

North Royalton continues to attract new housing construction. Housing units in North Royalton increased 16.6% between 2000 and 2010, the second highest rate of increase in the area; while the average increase for all of suburban Cuyahoga County was only 3.3%.

Spruce Run

Yet, residential housing growth has slowed significantly. Single-family house construction averaged as many as 200 houses per year as recently as 1999. But since 2009, the average has dropped to 40 per year.

Population growth has slowed even more drastically. Between 1970 and 2000, there was fairly consistent population growth averaging about 530 people each year. But between 2000 and 2010, the population grew by less than 180 people per year.

Residents appreciate the different character of neighborhoods in different parts of the City. The distinct differences between the suburban feel of the northern section and rural/semi-rural character of the southern part should be preserved. Promoting lower residential density south of the turnpike continues to make sense because of the area's natural features.

New Residential Development

More housing choices are needed for changing population. For years, families moved to North Royalton because of the good school system. But between 2000 and 2010, the numbers of families with children declined by 9% while two-person adult households increased by 21% and single person households by 33%. As children leave home and the population ages, the housing needs of empty nesters and senior citizens change, with increased interest for smaller units, less maintenance, and convenience to amenities. Indeed, a much discussed topic was the need for more senior living options, including independent living that fosters a sense of community for seniors and has easy access to amenities.

New Residential Development

Older housing stock. Over 50% of the residential structures in North Royalton are more than 30 years old, and over 2,200 structures are more than 50 years old. Older structures depending on the quality of construction often require periodic major investments such as replacing a roof, or heating and cooling systems, and exterior remodeling. In addition, houses that are more than 50 years old may qualify as historic structures.

Mid-Density Residential Development

Make neighborhoods walkable and connected. Most of the residential subdivisions in North Royalton were built after World War II and sidewalks, while built within the subdivisions, were not built along the main roads. The option to walk or ride a bike safely from home to nearby places like the grocery store, school, church or the park was a concern voiced by many.

Objectives and Strategies

A: Promote new housing construction at densities that are similar to and compatible with surrounding areas.

1 Continue to maintain the rural character in the area of the City south of the turnpike by maintaining the current boundaries of the existing Rural Residential District.

The Rural Residential District permits development at one house per three acres (RR-3) with consideration for higher density development based on results of a site development evaluation provided by the applicant: provisions include a Rural Residential Village (RR-V) development at a density of one house per acre and a RR-2 development at one house for every two acres. In addition, larger parcels are permitted to use the minor lot subdivision regulations to create up to five lots as small as 20,000 square feet, which is a density of approximately two units per acre. Add clarification for determining when and where each type of development - RR-3, RR-2 or RR-V – is appropriate.

2 Maintain the current pattern of single-family development by maintaining the current boundaries of the R1-A zoning district in the area north of the turnpike and the southwest corner of the City.

The majority of the vacant land area north of the turnpike is already zoned R1-A, so this policy requires no change to the current zoning boundaries.

Key Strategies

A. Promote new housing construction at densities that are similar to and compatible with surrounding areas.

B. Encourage new housing construction in ways that minimize demand for new infrastructure, protect the natural environment and minimize the visual intrusion of additional buildings.

C. Increase residential options for seniors.

D. Continue to permit higher density residential and live/work options as part of mixed use development in the Town Center.

E. Encourage the preservation of undeveloped residential land as a way of reducing the overall residential development potential.

F. Ensure that the housing stock and neighborhoods are well maintained.

G. Ensure that all residential zoning districts shown on the Zoning Map are included in the planning and zoning code.

B: Encourage new housing construction in ways that minimize demand for new infrastructure, protect the natural environment and minimize the visual intrusion of additional buildings.

1 Promote housing in areas already served by infrastructure. It is preferable to accommodate growth in areas where water and sewer infrastructure already exists. This is the best way to minimize the cost of new development.

2 Promote clustering in the R1-A and R1-B districts as a way to preserve and protect the natural features on the remaining development sites, with a minimum of 20% of the site preserved as dedicated open space. Much of the remaining vacant land in the northern portion of the City is backland that is impacted by natural features such as wetlands or steep slopes. Reasonable clustering provisions will balance private property rights with the City's existing riparian and wetland buffering requirements.

Cluster development regulations are the primary technique utilized to incorporate flexibility into residential subdivisions. Cluster development makes it easier to preserve environmentally sensitive lands such as wetlands and forests by allowing lots to be grouped on certain portions of a site, rather than spread uniformly across a site, so that other areas of the site may remain undisturbed as open space.

Cluster development regulations can be crafted to complement any residential zoning district at any density, and with different requirements for open space set-aside and preservation of site features, depending on the location and purpose of the zoning district.

a) Revise the existing clustering regulations to ensure that they foster good site planning and adequate buffering from surrounding properties while enabling reasonable development opportunities. The current regulations require an extraordinarily high percentage (50%) of the site be preserved as open space but with setback requirements that make it hard to set aside that amount of land area and comply with the separation required for the housing units. Considering the overall permitted density is approximately two units per acre, the current clustering provisions have not been a viable option from a development standpoint.

b) Clearly spell out the design requirements for the preserved open space to ensure that the site's important natural features are preserved and that the configuration of the open space meets the objectives of the clustering provisions.

c) Analyze previous clustering applications to determine the specific standards that hinder such projects.

3 Promote conservation development in the Rural Residential District, with a minimum of 40% of the site preserved as dedicated open space. The RR district allows for clustering (grouping) of the permitted homes closer together on a portion of the development site so that natural areas in the same development can be preserved as protected open space and remain unfragmented and more ecologically resilient.

Existing Rural Character

Not only does this type of cluster development provide open space but grouping houses closer together results in shorter streets, less infrastructure and less impervious surfaces, all of which help to reduce storm water runoff and flooding as well as utility construction and maintenance costs. Furthermore studies have shown that these projects have higher property values because the open space is protected and the homeowner does not need to worry that it will be developed in the near future.

The Rural Residential District regulations specify that grouping the houses closer together does not allow for more units in a development, instead grouping is encouraged as a way to preserve larger undisturbed areas. In many respects, the current clustering/grouping provisions in the Rural Residential District can be considered conservation development regulations.

Conservation Development is a specific type of cluster development so named because of the amount of open space required specifically for the preservation/conservation of natural features on the site. This land development strategy takes into account the natural landscape and ecology, maintaining the most valuable natural features and functions of the site, while still allowing development to occur. Typically, conservation development regulations maintain the same density as can be obtained in a conventional subdivision designed according to the standard zoning.

Comparison of Conventional Subdivision Layout with Conservation Development Layout

Conventional Layout

Conservation Development Layout

Area	36 acres	Area	36 acres
Lots	18 lots	Lots	18 lots
Undisturbed Open Space	none	Undisturbed Open Space	53%
Road length	3,808 feet	Road length	2,072 feet

Figure 32: Comparison of Conventional Subdivision Layout with Conservation Development Layout

More specifically, conservation development is characterized by:

- At least 40% of the land in the development is dedicated as open space.
- The open space is "high quality" and linked to other areas of open space.
- The design of the open space protects natural and cultural resources.
- Intensity of development is suitable for location

Conservation Developments have been successfully developed in a number of Northeast Ohio communities. Additional considerations for ensuring that conservation developments meet the priorities of the community are noted in the Cluster Development fact sheet Appendix F.

4 Revise the existing clustering (grouping) provisions for R1-A and R1-B Districts to clearly set forth criteria for locating housing units on the developable portion of sites.

a) Review and evaluate the setback requirements and buffer standards. Provide flexibility for the Planning Commission to approve minor modifications to the setback and other clustering requirements when, during their detailed review of a proposed site plan, the Planning Commission determines that the project is "particularly well designed and meets the objectives of the clustering option". The Planning Commission currently has this review authority for multi-family clustering projects.

b) Establish criteria for reducing the permitted density on a specific site when a sizeable portion of the project area is impacted by sensitive natural areas. The City already has adopted riparian and wetland setbacks that prohibit development in these sensitive areas. When a large portion of a site is undevelopable because of the extent of the environmental constraints, it is reasonable to adjust the permitted number of units to more closely reflect the reduced development potential. Consider adopting a specific set of criteria so that the "developable acreage" is calculated by taking out a portion of the environmentally constrained land.

For example: model conservation development regulations suggest adjustments based on the type of environmental constraint, such as:

ENVIRONMENTAL CONSTRAINT	REDUCTION FACTOR (calculated for the most restrictive feature when features overlap)	
	Minimum	Maximum
Floodplain	100% of area not included in dedicated open space area	100%
Wetlands	100% of area not included in dedicated open space area	100%
Woodlands	0%	50%
Steep Slopes of 15-24%	0%	67%
Steep Slopes of 25% or more	50% of area not included in dedicated open space area	100%

Figure 33: Environmental constraints

5 Expand the design criteria and review procedures for evaluating the proposed site plans in R1-A, R1-B and Rural Residential Districts.

a) Ensure that the most environmentally sensitive areas are preserved on each site and placed in a conservation easement to ensure that no future development will occur on those areas.

b) Expand the development plan review criteria to explicitly require developers to submit:

(i) A site inventory/analysis map that identifies the environmental features on the site (this map is then used to identify and ensure that important resources are protected within the dedicated open space area).

(ii) The mechanism for protecting the dedicated open space, such as through a conservation easement.

(iii) The sections of the homeowner association documents that spell out the maintenance and insurance of the open space, etc.

6 Maintain the rural/ semi-rural appearance along existing roads in the Rural Residential area.

a) Require the preservation of existing trees along the existing road frontage within the Rural Residential District to shield the view of houses from the road. This would apply to both the front yard setback for individual lots as well as the perimeter boundary to conservation developments. This encourages the placement of new buildings away from existing roads, minimizing their visibility and increasing the rural feel.

b) Permit and encourage the use of shared driveways as a way to reduce the number of driveways along existing streets.

Appearance along exisiting rural roads

C: Increase residential options for seniors.

As noted above, there are a number of multi-family developments in North Royalton that provide a range of housing options for people who choose to live in a higher density environment Yet, there are few low-maintenance age-restricted or assisted living housing options for seniors in North Royalton.

Carrington Court Senior Housing (Twinsburg) - Central Green

However, there are older North Royalton residents who are interested in downsizing from a larger single-family home with a yard that requires considerable maintenance to a suitable housing environment that provides the types of amenities and fosters the social interaction desired by seniors.

Alternative types of housing, especially developments that are marketed as senior citizen housing or as high-end luxury units, typically are not occupied by families with children, and so do not increase the burden on the public school system. As such, alternative housing can be considered a form of economic development, since it, like non-residential development, pays school property taxes without adding any associated expense.

1 Investigate the range of senior housing types and communities. During the master plan process, seniors indicated that they wanted age-restricted luxury, yet not too expensive, apartment-type developments that are friendly and community oriented yet still fostered an independent lifestyle. It was noted that as our population increases, there is expected to be an increasing need for more senior housing that is designed to accommodate residents who want to age in place.

Carrington Court Senior Housing (Twinsburg) - Single-Family Houses and Apartment Options

a) Understand where senior housing would best be located in North Royalton. Typically these places are proximal to services. Indeed, most of the existing continuing care options in the City are located near the place of the future town center.

b) Investigate the possibility of retrofitting an existing multi-family building or development to specifically accommodate a senior community. New ADA requirements and elevators may make this kind of retrofit difficult, however.

2 Foster the development of adult communities by permitting age-restricted (senior) housing developments (with or without nursing facilities) as a conditional use in residential and appropriate business districts. This would require changes to the current Senior Citizen District (SCD). The district as it is currently written permits only residential care facilities – developments that are regulated by the Ohio Revised Code and does not permit non-health related age-restricted housing developments similar to Greenbriar. Because the market for senior housing is limited, it is difficult to utilize a zoning district that has such a narrow range of development options. Allowing senior housing as a permitted use in the existing SCD and as a conditional use in specific districts provides more flexibility and encourages innovative designs that could benefit seniors and the community as a whole.

a) Add age-restricted housing[2] as a permitted use in the Senior Citizen District.

b) Add age-restricted housing as a conditional use to the residential districts including R1-A, R1-B, RM-D, RRZ, and in the Local Business district.

c) Establish criteria for approving a proposed age-restricted housing development as a conditional use.

Criteria will include factors to consider for determining when a proposal is appropriate and suitable, such as:

(i) Land uses in the immediate and surrounding area should be compatible with the living environment required by senior citizens.

(ii) Area infrastructure must be in place or constructed as part of the project and capable of serving the proposed project including: streets; sidewalks; traffic signals; crosswalks, etc.

(iii) The proposed site should have easy access to commercial establishments, service providers and other amenities including: food shopping; pharmacy; banks; public transportation; and open space/recreational facilities.

Arbor Glen Senior Housing (Twinsburg); Residential Lobby

Arbor Glen Senior Housing (Twinsburg); Billard Room and Library

Arbor Glen Senior Housing (Twinsburg); Indoor Pool

[2] The federal Fair Housing Act and Housing for Older Persons Act allow for the construction of senior only "age-restricted" communities which are defined as a development where 80% or more of the occupied housing units have at least one household member over the age of 55.

d) Site development requirements for age-restrictred housing permitted as a conditional use include:

(i) Permit, but do not require, an age-restricted project to provide for the full range of housing needs for seniors, including dwellings for active, independent living, continuing care facilities and options in between, and associated facilities for congregate dining, health care, recreation, etc

(ii) Establish a minimum project size for new age-restricted developments so that a critical mass of dwelling units is created.

(iii) Structure the permitted density, maximum height and maximum lot coverage regulations to be a function of the density of the district, so that less dense developments are permitted adjacent to predominately single-family areas while a higher density is permitted in areas adjacent to retail and multifamily areas. The current density is 20 units per acre with a maximum of 50% of the lot covered by buildings, which depending on the type of housing development is too dense when located in single-family neighborhoods.

e) Provide for the necessary reporting requirements to ensure that the housing development continues to comply with HUDs requirements for age-restricted housing, including maintaining a minimum of 80% occupancy by households with at least one member who is 55 years or older.

3 Encourage new housing to include universal design features such as elevators, three foot doorways, appropriate lighting etc that accommodate the needs of an older population and which allows residents to age in place.

Carrington Court Senior Housing (Twinsburg) - Central Green

D: Continue to permit higher density residential and live/work options as part of mixed use development in the Town Center.

Birkdale Village - Mixed Use Town Center

Mixed use town centers function best and are most successful when residential uses are integrated in the higher density area. The analysis of the extended town center area shows that there are a number of residential developments within approximately a one-half mile radius of Royalton Road (Route 82) between State and Ridge. Residents within and adjacent to the Town Center area will support new retail, while the proximity of neighborhood services will make the housing more desirable to those targeted populations.

Nodes of more intense development can help achieve local economic development goals, provide housing options, create walkable neighborhoods, and protect open space. Integrating density in a concentrated area – that is, the town center area - enables the City to provide housing in a compact area with attractive destinations within an easy walking distance, while protecting the lower density residential areas outside the town center area and maintaining community character throughout the city.

1 Encourage new residential development as part of the mixed use Town Center to appeal to younger potential home buyers and empty nesters in order to create a critical mass of activity and patrons to the Town Center. Whether located above first-floor retail and office uses or in separate buildings adjacent to retail/office buildings, the ability to live close to shopping and employment in walkable proximity is highly desirable.

a) Permit residential uses within retail/office buildings provided the apartments are located above the first floor.

b) Encourage residential buildings in the Town Center area of the City. The current TCD district regulations allow up to 9.9 units per acre, a density that accommodates townhouses and senior citizen development.

c) Ensure that a common outdoor space or green is incorporated into such developments.

2 Revise the TCD district regulations to more clearly define live-work units and how they differ from apartments in a mixed use building.

E: Encourage the preservation of undeveloped residential land as a way of reducing the overall residential development potential.

1 Promote the use of conservation easements. There are areas of the City where a row of houses are located side-by-side on deep lots of two or more acres each. Because the lots far exceed the minimum lot size required such excess backland has the potential to be sold off and consolidated into development sites.

Begin a conservation easement campaign that educates and encourages large lot owners to place the unused portions of their properties into a conservation easement to be held by the Cleveland Metroparks, the Cuyahoga Soil and Water Conservation District, or the Western Reserve Land Conservancy. In some cases this underdeveloped land provides productive storm water management and water quality services that are beneficial to the neighborhood and the City.

2 Permit and promote the creation of community gardens on isolated vacant platted lots in residential areas.
Revise the residential zoning district regulations to specifically permit community gardens and other community amenities as a permitted principal use with appropriate allowances for fencing and other similar types of appurtenant structures.

F: Ensure that the housing stock and neighborhoods are well maintained.

1 Continue to invest and encourage private investment in neighborhoods.

a) Ensure that any new development is carefully designed and constructed to be compatible with the existing neighborhood to avoid compromising the quality of life of existing residents.

b) Ensure that new development includes public amenities such as sidewalks, lighting, sufficient open space and adequate buffering.

2 Enhance the enforcement of property maintenance requirements so that homes and neighborhoods retain their value.

3 Research available programs and funding to support maintenance and renovation of existing residential structures.

G: Ensure that all residential zoning districts shown on the Zoning Map are included in the planning and zoning code.

Some districts such as the PUD and the R2-C Two-Family District were deleted from the zoning code, yet there are still areas that are zoned PUD and R2-C in the city. There needs to be some provision for regulating future building within these areas.

1 Reinstate some reference to the plans that were adopted according to the previous PUD regulations in Chapter 1280 - this could be a simple statement that declares that no more PUDs will be approved, but all previously approved PUDs will continue to be governed by the approved development plan.

2 Consider rezoning R2-C District areas to R1-A and add a provision that addresses previously approved 2-family units – which are now nonconforming uses.

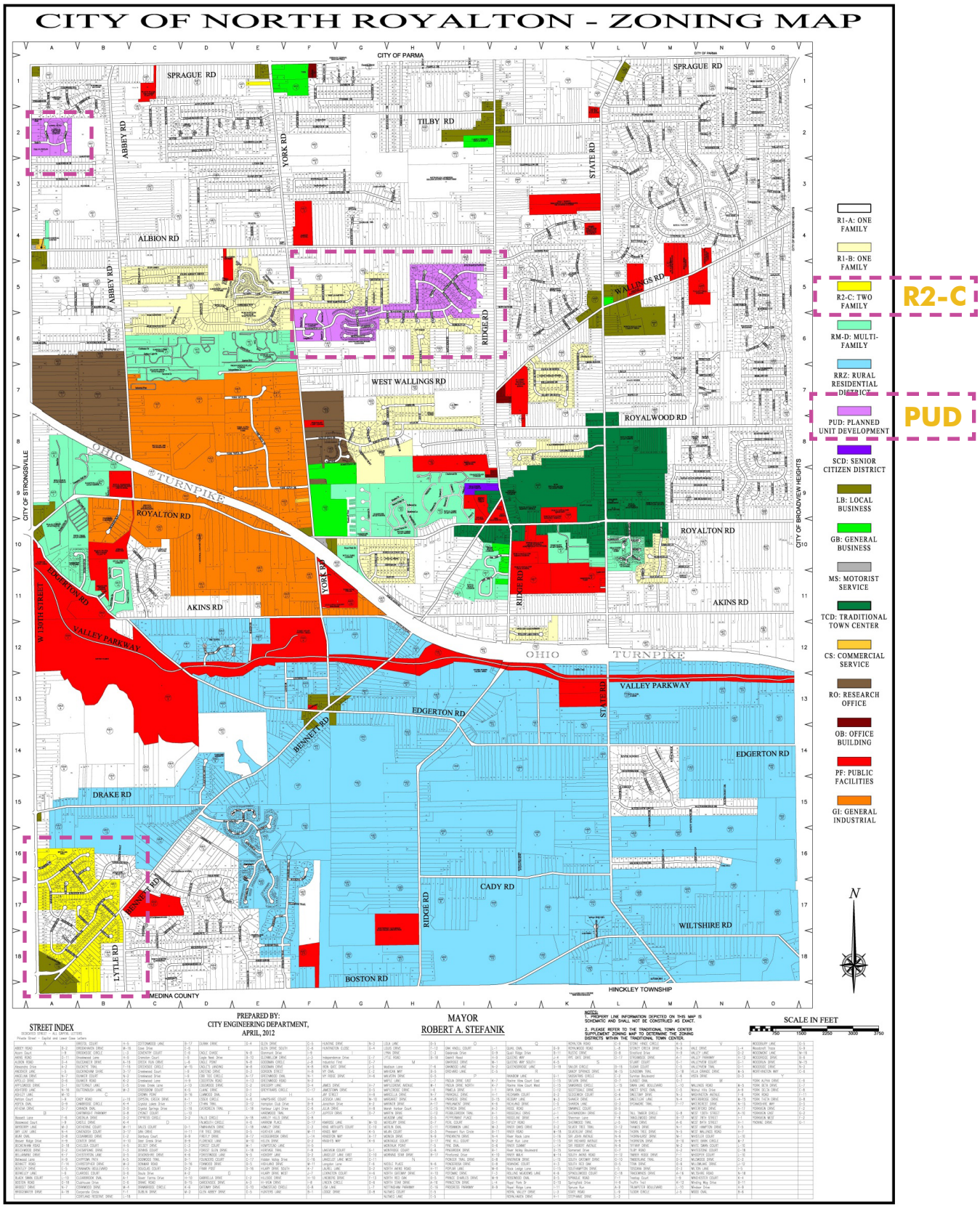

Figure 34: Zoning map highlighting PUD and the R2-C two-family district

7. Transportation

A community's transportation network is a critical factor in determining quality of life. A safe and adequate system of roads, as well as infrastructure that accommodates and promotes walking and biking help promote connections among neighborhoods, activity nodes and job centers.

While access to Interstates 71 and 77 is one of North Royalton's greatest assets, connectivity within the City is one of North Royalton's greatest challenges. Understanding that transportation and land use are closely connected, this element of the Plan Update should be considered in conjunction with the residential and economic development goals and strategies discussed in the previous chapters.

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Goals

- **Provide adequate and safe vehicular and pedestrian access throughout the City.**
- **Provide options for alternative ways of traveling between residential areas, recreation areas, schools and other major community attractions via bike paths, bike lanes, paths and sidewalks.**

Agencies involved in transportation

Due to the nature of street and highway infrastructure, there are several agencies involved in planning and paying for improvements to the infrastructure network, including:

• U.S. Department of Transportation: The federal government maintains authority over the interstate system, including I-71, I-77 and I-80. The Ohio Department of Transportation maintains and manages the system for the federal government.

• Ohio Department of Transportation (ODOT): ODOT maintains authority over the state highway systems, typically identified by numbered highway signs. In North Royalton, these include roads such as Royalton Road (SR 82) and State Road (SR 94).

• Cuyahoga County Department of Public Works (DPW): DPW maintains authority over improvements to county roads, which are the major arterial and connector roads that are not state highways. In North Royalton, these include roads such as Akins Road, Edgerton Road, and Wallings Road. However, North Royalton is responsible for the maintenance of county roads.

Key Findings

This section summarizes key points about the transportation infrastructure that were raised during the Plan Update process.

Royalton Road (State Route 82) is a major commuter route that needs to be widened.

Route 82 is the main east-west thoroughfare in North Royalton, providing direct connections to Strongsville, Broadview Heights and Brecksville. Plans to widen Route 82 have been bandied about for years, with progress being made on segments in Strongsville and Broadview Heights. The last remaining section within North Royalton has been divided into three phases. Funding has been secured for the first phase from West 130th to York Road, which will add a central turning lane, as well as bike and pedestrian access. The design of phases two and three have not yet been completed, but will be based on anticipated traffic and flow counts, topography, and land use. Preliminary plans call for the following:

- York Road to Ridge Road: May widen to five lanes in limited locations; area is primarily residential on each side, but complicated by steep topography.
- Ridge Road to Eastern Boundary: Traffic calming measures, medians and landscaping should be considered along the segment through the town center area.

Agencies involved in transportation (Continued)

- North Royalton: The City is responsible for maintenance of county and local public streets, which are typically residential streets that are part of subdivisions, or other low-capacity roads but does not include private streets.
- Northeast Ohio Areawide Coordinating Agency (NOACA): In addition to these agencies, NOACA is the metropolitan planning organization (MPO) for greater Cleveland area. Although NOACA is not responsible for maintaining roads, they are typically involved in multi-jurisdictional planning efforts surrounding the major corridors and allocate federal transportation funding.
- Greater Cleveland Regional Transit Authority (RTA): RTA is responsible for regional bus transportation that provides bus service throughout the county.
- Senior Transportation Connection (STC): STC is a customer focused organization committed to enhancing the independence of older adults by providing accessible, affordable and quality transportation.

Major streets lack sidewalks and neighborhoods are disconnected. Residents are concerned about the lack of sidewalks along the major streets throughout the city. The basic street network – comprised of north-south roads such as York, Ridge and State, and east-west roads such as Royalton, Wallings, and Akins - was laid out in the 1800s when the area was a rural township. As the city grew, the streets were paved to accommodate cars, but continued to be flanked by drainage ditches. As housing developments were constructed, sidewalks were built within the subdivisions, leaving the new neighborhoods disconnected from each other. To date, there has not been an agreed-upon funding mechanism to install sidewalks along the major streets.

Safety issues regarding lack of sidewalks and crosswalks, especially along Route 82, and other major streets is a big concern to both residents and City leadership. With the recent economic crisis, financial constraints have inhibited progress on improving traffic circulation and connectivity throughout the City. Expectations are that as street projects are undertaken, sidewalks will be included as part of each project. For this reason, significant efforts are still needed to improve safety and connectivity throughout the City, and especially along Route 82.

Royalton Road (State Route 82) and other major streets are the City's primary gateway. Route 82 is one of the main gateways through North Royalton, and serves as a major commuter route. For many nonresidents, this route may be the only way in which they experience North Royalton as they drive through the City. Several people have commented on the need to improve the physical appearance and image along this important roadway as well as other major streets within the City. The design of the streetscapes and enhancing the roadways with lighting, landscaping will go a long way to change the image of the City.

Transportation improvements are needed for the town center area. The concentration of commercial and civic uses along Royalton Road between State and Ridge has for years been referred to as the town center area. Yet, the success of the area, envisioned as a traditional sort of main street, is dependent on its walkability and connectivity. Enhancing the connections and creating a safe and inviting pedestrian environment will be key to the area's transformation.

Objectives and Strategies

A: Improve traffic circulation and connectivity throughout the City to reduce congestion and improve safety.

1 Complete the remaining phases of the Royalton Road widening project – from York Road to the eastern boundary of the City - to alleviate increased traffic congestion.

The widening of Royalton Road along its entire length in North Royalton has been a priority for some time. However, because outside funding has been restricted, only Phase 1 to widen the western end of Royalton Road from W 130th Street to York Road is underway. It will take concerted efforts to continue to pursue funding for completion of the rest of the roadway.

a) At each future stage, reevaluate the land use patterns and development intensity to determine the appropriate design features for the improved roadway, including the installation of center medians in the town center area, the potential for round-abouts, etc.

Key Strategies

A. Improve traffic circulation and connectivity throughout the City to reduce congestion and improve safety

B. Adopt a City Wide complete and green streets policy.

C. Continue to pursue funding for infrastructure improvements.

D. Ensure major arterials are visually appealing.

Figure 35: Potential redesign of Royalton Road within the town center area

A: Improve traffic circulation and connectivity throughout the City to reduce congestion and improve safety.

2 Continue to develop partnerships with the county and state, along with any regional agencies and task forces, to address the City's transportation needs.

3 Promote increased connectivity of existing and new residential subdivisions to surrounding neighborhoods and activity nodes. Connectivity refers to the safe, non-vehicular travel with easy access to community assets, and is especially important to the health of a community's child and senior population—those who often do not have access to cars.

a) Encourage the connection of existing roadways to create improved interconnectivity within the community.

b) Require new development to provide interconnecting street system, sidewalks and traffic calming elements and that sidewalks are installed as required in all new subdivisions (see illustration below). These types of improvements foster social interaction and increase mobility choices.

4 Continue to maintain a high level of maintenance on local roads to minimize the need for costly repairs.

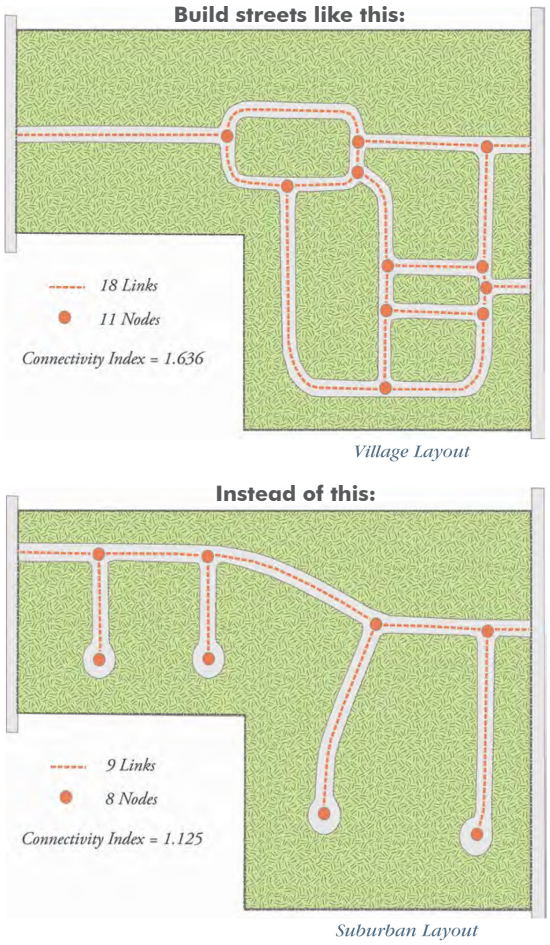

Figure 36: Recommended street connectivity

B: Adopt a City Wide complete and green streets policy.

Complete Streets are designed and operated to enable safe access for all users—Pedestrians, bicyclists, motorists, and transit users of all ages and abilities are able to safely move along and across a complete street. 'Green' streets serve to enhance environmental sustainability, including the drainage and stormwater runoff issues associated with traditional roadways. However, adopting a Complete Streets policy does not mean that every street should have sidewalks, bike lanes, and transit. Instead, design will be driven by local context and demand, balancing the needs of all users

1 Install sidewalks, pedestrian access and promote safe bike access within and to the town center and surrounding areas. See illustration next page.

a) Complete the sidewalk network in the town center area – along State Road from the YMCA/Library Complex and Wallings Road Soccer complex south to the new City Hall and ball fields complex, and along Royalton Road between State and Ridge.

b) Extend connectivity beyond the town center area to nearby activity nodes:

(i) Assess the need and appropriateness of completing the trail along Bennett Road, continuing south of turnpike to Valley Parkway.

(ii) Extend connectivity from the town center to the west and a little further south, to York Road retail area and York Road Ball fields.

c) Encourage private development to provide formal path connections to adjacent community facilities, especially in areas where informal foot paths have already been established – such as between the Pine Forest Apartments and the library.

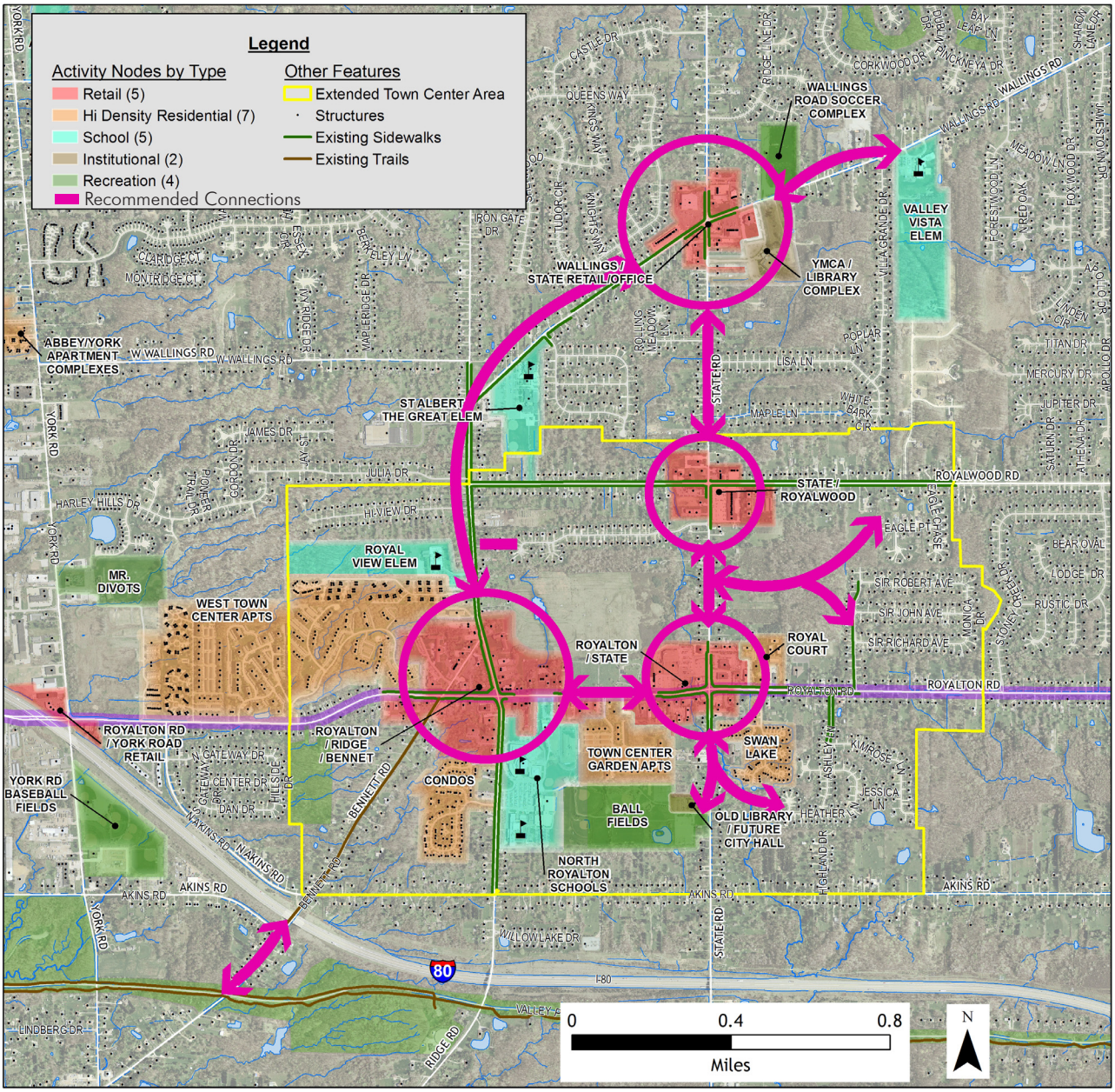

Figure 37: Activity nodes and recommended connections

2 Invest in facilities for alternative modes of transportation, such as the installation of bike lanes on the most heavily traversed streets as well as changed traffic flow, signaling, and lines.

3 Ensure the safety of drivers, pedestrian and cyclists.

a) Identify places where there could be more or bigger crosswalks or medians to ensure safe passage for pedestrians.

b) Ensure that there are safe pedestrian and bike paths to and between the activity nodes.

c) Apply for safe route to school funding to help plan and implement safe walkways and bikeways to city schools

d) Educate drivers, cyclists and pedestrians about how to interact at the street level in a safe and respectful manner.

4 Develop methods and incentives to encourage people to utilize alternative modes of transportation.

a) Support regional campaign efforts to increase bike commuting, including participating in May as "bike to work" month.

b) Continue to work with RTA and their strategic plan for providing regional transit service especially to employment centers.

5 Support the engineering and construction of county and regional bike trails and multi-use paths.

6 Implement storm water management by integrating green infrastructure elements on roadways, e.g. bioswales or rain gardens. See also Chapter 9 Environment and Natural Areas for more discussion of environmental recommendations.

C: Continue to pursue funding for infrastructure improvements.

1 Continue to apply for funds through the State Capital Infrastructure Bond Program (SCIP), the Local Transportation Improvement Program (LTIP) and the Revolving Loan Program (RLP). These programs are administered through Cuyahoga County's District One Public Works Integrating Committee (DOPWIC). The DOPWIC's selects projects to recommend to the Director of the Ohio Public Works Commission for further consideration.

2 Continue to apply for federal funds from Northern Ohio Areawide Coordinating Agency (NOACA).

D: Ensure major arterials are visually appealing.

See Chapter 10 Community Character and Image for a discussion of the design guidelines for gateways and districts.

Figure 38: North Royalton examples of visually appealing landscaping along industrial corridors

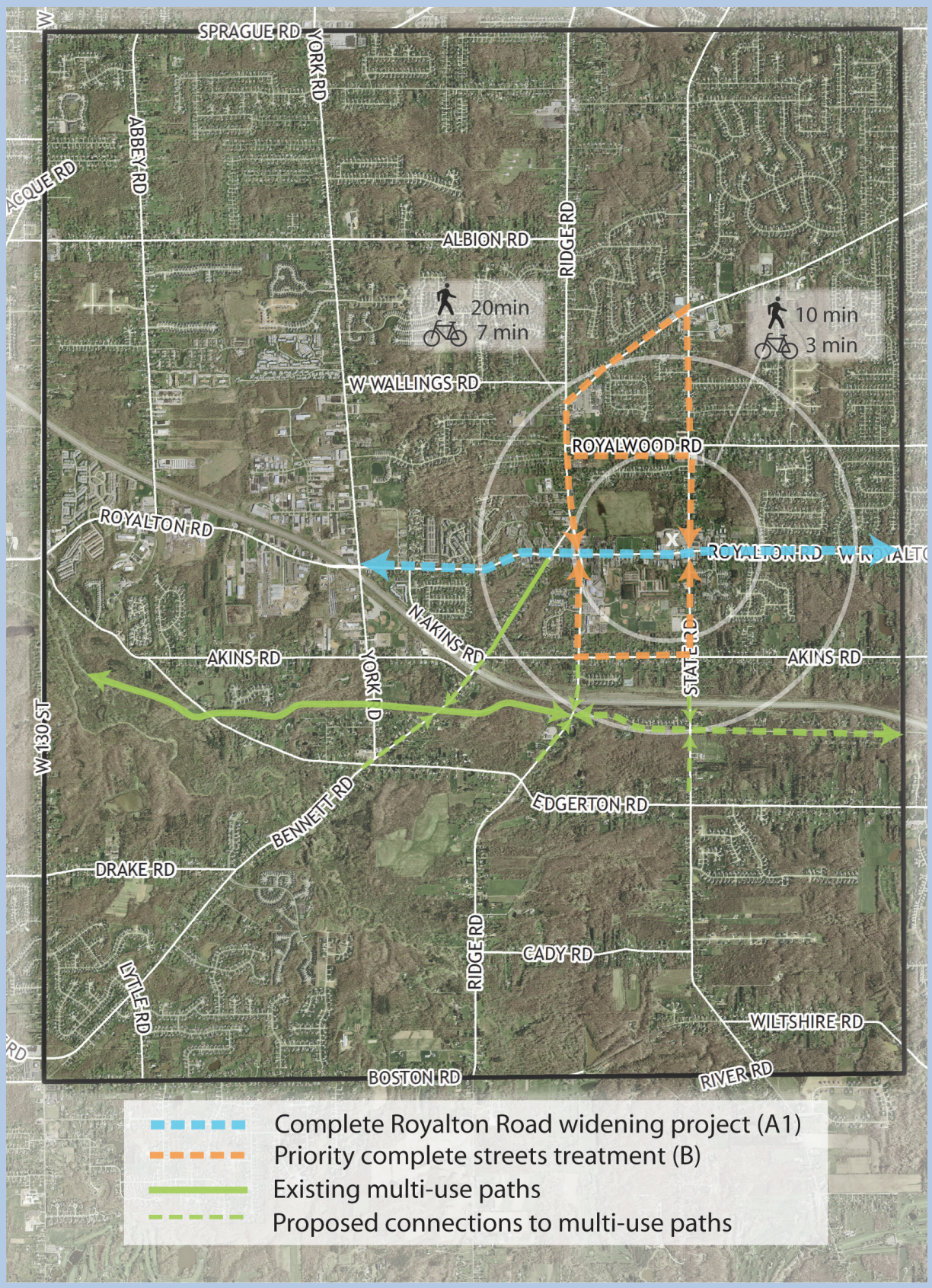

Figure 39: Transportation recommendations

8. Recreation and Cultural Amenities

The quantity and quality of our recreation and cultural facilities are key factors that provide multiple benefits and impact our quality of life. Parks not only provide opportunities for residents to be active, but also foster social interaction. Arts and cultural facilities promote community engagement and creativity, while preserving our unique culture and heritage, which contributes to our sense of place. Cities that seek to attract and retain residents and businesses understand the importance of providing parks, recreation facilities, and other venues that promote a creative, healthy, and active lifestyle for all of North Royalton's residents.

Furthermore recreation facilities and arts and culture amenities contribute to the City's economic wellbeing by drawing people to the city. Patrons of cultural attractions often spend money on food, gas, and lodging at nearby businesses. Thus, not only do the arts generate direct economic activity, but artists and creative entrepreneurs infuse communities with energy and innovation.

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Goals

- **Enhance the recreational opportunities in the City.**
- **Increase cultural offerings**

Redevelopment at the YMCA

Key Findings

This section summarizes key points about the city's recreation and cultural amenities that were raised during the Plan Update process.

The City has expanded the number of local recreation facilities. Since 2008, the City and the North Royalton Recreation Board have been actively expanding and improving its local recreation facilities:

- Added a full-size baseball field at the York Road Baseball Complex.
- Added two soccer fields at Memorial Park.
- Added extensive new lighting for the ball fields at York Road Baseball Complex and Memorial Park.
- Acquired Elek Springs, a 15 acre passive recreation area located on the south side of State Route 82. The facility lacks internal access and has not been improved as a formal city park, so it is open to public only at certain times.
- High School stadium was renovated.

The City has been an active partner in the expansion of local cultural facilities. Since 2008, the City has partnered with other public and quasi-public entities to increase and enhance opportunities for residents:

- The YMCA redeveloped an existing building to create a 51,000 square foot facility on a 9-acre site along Wallings Road, just east of State Road.
- The City acquired 17 acres adjacent to the YMCA site – five acres were provided to the Cuyahoga County Public Library; the remaining 12 acres are impacted by wetlands.
- The Cuyahoga County Public Library opened the new 30,000 square foot North Royalton Branch on the five acres from the City.

The Metroparks are a valued asset. Residents who participated in the online survey frequently mentioned that they appreciate and support the Metroparks, such as the Mill Stream Run Reservation and protected open space along the Valley Parkway. Over the last five years, Metroparks has expanded the Mill Stream Run Reservation through the acquisition of over 120 acres in the southwest quadrant of North Royalton. The City has partnered with Metroparks since 2008 on a number of these acquisitions as well as other initiatives:

- Partnership on the purchase of the Aukerman Property, a 15-acre parcel at York Road and Valley Parkway, which abuts the Mill Stream Run Reservation and the all-purpose-trail (APT) along the Parkway.
- The City participated in 2009 in the Valley Parkway Trail Alignment plan funded by NOACA's Transportation For Liveable Communities Initiative (TLCI).

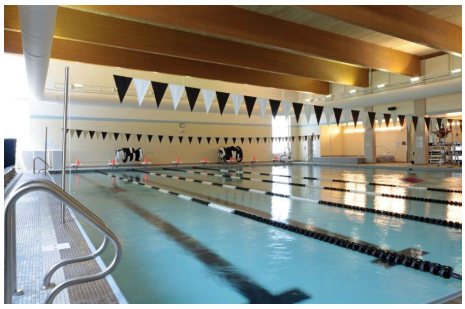
- The City is partnering on the Cuyahoga Valley Parkway All Purpose Connector Trail to eliminate the six-mile gap between the APT in Mill Stream Run and Brecksville Reservations with funding from NOACA pending. Phase 1 includes installation of the APT in Broadview Heights and Brecksville while Phase 2 is in North Royalton.

- Partnered on the acquisition of 20 acres of wetlands along the East Branch of the Rocky River in North Royalton. The "Heron Rookery Wetland", a Category 3 wetland and the second largest wetland complex in the East Brach Rocky River corridor, when combined with the adjacent existing 88-acre Cleveland Metroparks property and 70-acre Cuyahoga Soil & Water Conservation District's conservation easement, results in the aggregation of a core natural resource reserve of 207 acres. In a press release, Mayor Robert Stefanik said that "This collaboration is not only good for the community, but also ensures the long-term ecosystem integrity of the river and surrounding areas."

New Cuyahoga County Public Library
North Royalton Branch

New Cuyahoga County Public Library
North Royalton Branch

The existing parks need better access. While there are a number of park facilities, including hiking and bridle trails, there are only a limited number of access points and trailheads where patrons can enter the trail systems. Furthermore, because major streets lack sidewalks and because trails do not connect to neighborhoods, patrons all heavily depend on cars to reach trailheads.



Redevelopment at the YMCA

More arts and cultural amenities desired. North Royalton is home to a number of creative outlets and opportunities, from Dan Calabrese Performing Arts Center at North Royalton High School to the Royalton Music Center. However, there is a desire to enhance and build upon these assets. For example, residents have identified a need for increased investments in the performing arts, such as an outdoor and/or indoor performing arts stage. In addition, it has been noted that a regional umbrella arts organization that would serve as a resource for smaller arts centers is needed in this area of the County.

Cleveland Metroparks

Objectives and Strategies

A: Continue to coordinate with the Cleveland Metroparks to expand dedicated park land and park trails

1 Coordinate on future development, e.g. completing bike/riding trails in the expanding Rocky River corridor.

2 Continue to support the construction of the Cuyahoga Valley Parkway All Purpose Connector Trail (APT) that would bridge the APT gap between the Brecksville Reservation and Mill Stream Run Reservation (See Figure 41).

Key Strategies

A. Continue to coordinate with the Cleveland Metroparks to expand dedicated park land and park trails.

B. Develop a system of inter-connecting green spaces within and throughout the City.

C. Increase the cultural facilities in the City.

D. Consider establishing a Community Improvement Corporation (CIC) to enhance arts & recreation amenities within the City.

E. Increase the recreation programming for all ages.

F. Continue to expand public facilities within the City as opportunities arise.

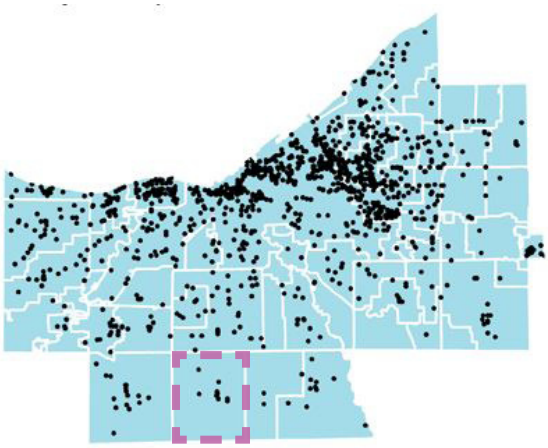


Figure 40: Map of Cuyahoga Arts & Culture grant recipients

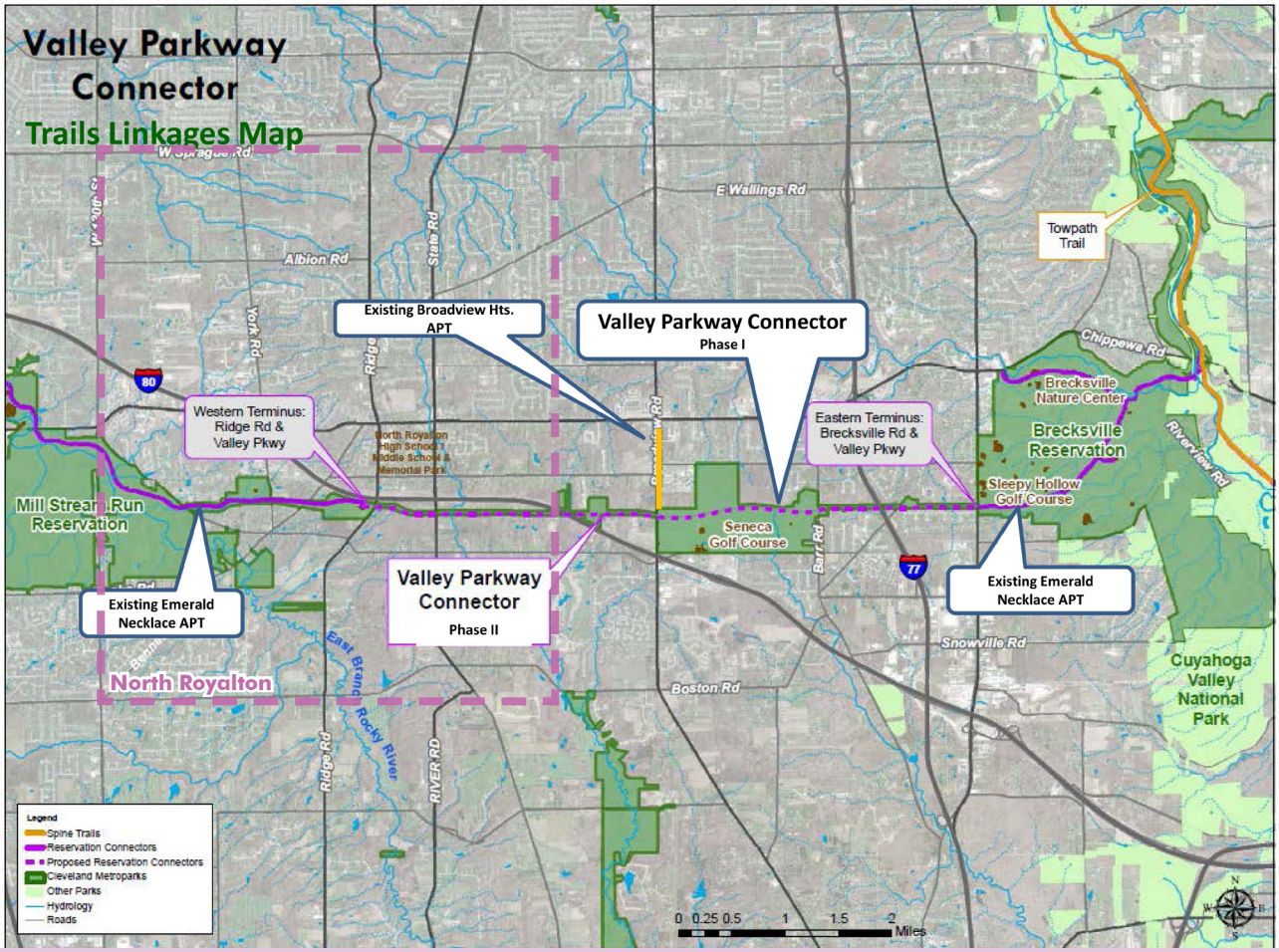


Figure 41: Cuyahoga Valley All Purpose Connector Trail location (Source: Cleveland Metroparks)

B: Develop a system of inter-connecting green spaces within and throughout the City.

1 Continue efforts to preserve the wetlands on the 12 acres of land behind the new North Royalton branch of the Cuyahoga County Public Library on Wallings Road for passive recreation. This area is a critical natural resource – it is the headwaters of Chippewa Creek. Plans call for preserving the wetlands and building a walking trail that would provide a connection between the library and the YMCA, with interpretive signs that explain the function and benefits of wetlands. There are additional adjacent parcels that could – if the opportunity arises – be acquired to expand the area of protected open space.

2 Install sidewalks in the core sections of the City. Financial constraints have inhibited progress. Expectations are that as street projects are undertaken, sidewalks will be included as part of the project.

3 Construct outlying bike trails or walking trails through acquisition of easements and/or land set asides for future development. Criteria for determining locations for new trails includes:

a) Trails that connect to the Metroparks' all-purpose trail system and trailheads.

b) Trails that link activity nodes within the City.

4 Develop a park plan that identifies priorities for park land and trail locations.

a) Evaluate how well the city's parks and recreational facilities meet the needs of residents, without duplicating the private and quasi-public facilities including those provided by the YMCA and Cleveland Metroparks.

b) Continue to pursue grants and investigate other alternatives for funding acquisition and improvement of parks and recreational facilities.

5 Allow new development to contribute to a fund when a project does not have suitable land to meet the requirements for new development to set aside land for future parks. Instituting a cash-in-lieu of land option will help ensure that new parks are located in the best locations, not shoehorned into left-over space in a new development.

6 Construct a view tower to take advantage of the scenic vistas available from high points within the City.

7 Implement improvements to the Elek Springs passive recreation area located on the south side of State Route 82, so it can be opened to the public on a wider basis.

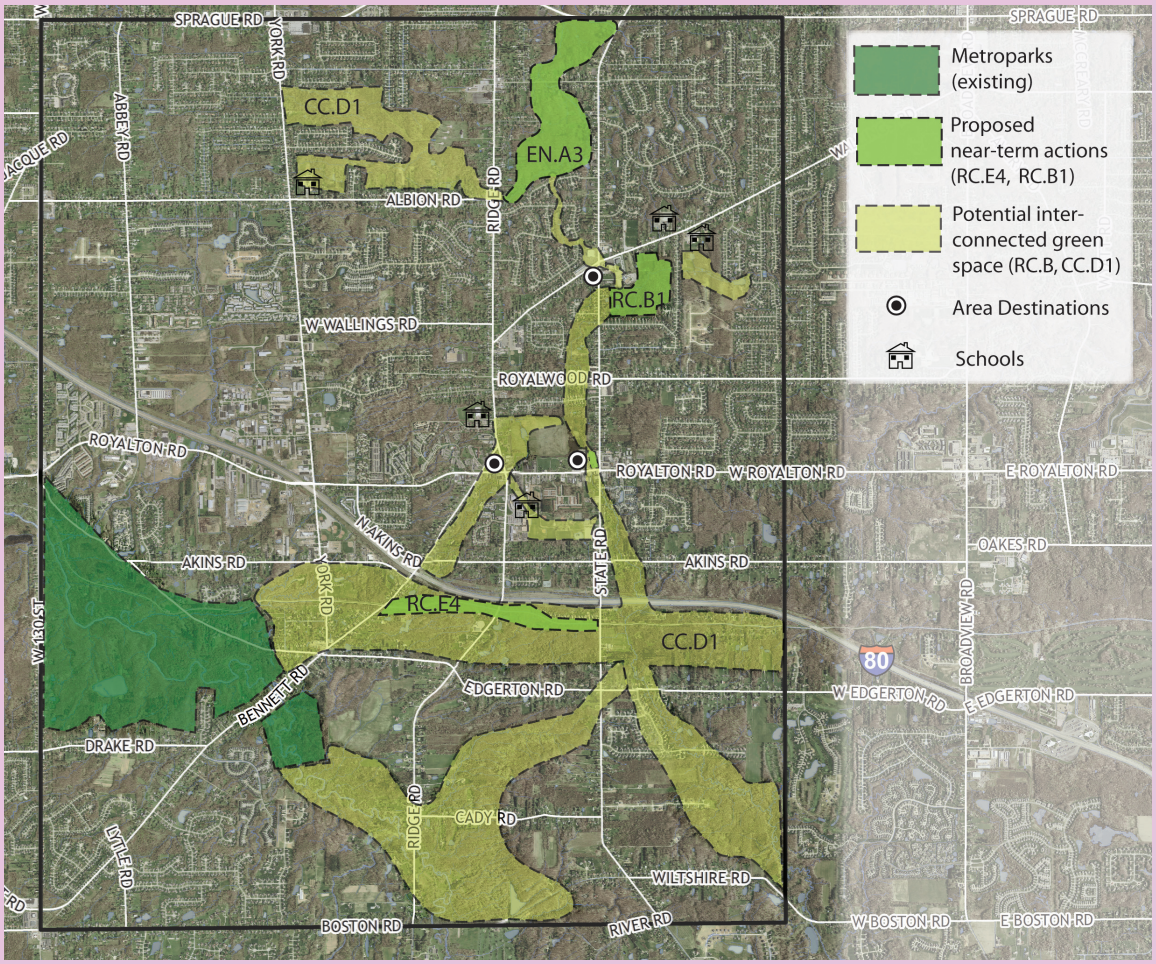


Figure 42: Recommended greenspace and recreation strategies

C: Increase the cultural facilities in the City.

Recent research has emphasized the importance of amenities as a factor driving population and job growth in cities and their metropolitan areas. Cities that are viewed as pleasant places to live have a competitive economic advantage.

1 Establish a venue for performing arts. Once city hall is relocated, use the current site as a location for open air music pavilion and consider the adaptive reuse of the old building as indoor cultural center.

2 Partner with the schools, churches, the Cuyahoga Arts and Culture organization and other local non-profits to increase programming of arts and cultural activities.

D: Consider establishing a Community Improvement Corporation (CIC) to enhance arts & recreation amenities within the City.

A CIC is a nonprofit organization, often closely connected to city government, that is engaged in promoting, advancing and encouraging the industrial, economic, commercial and civic development of the City, the creation of which is authorized by ORC Chapter 1724. CICs offer the flexibility of a non-profit agency with the authority of government designation although they do not have taxing authority. However, CIC's may issue debt and conduct private negotiations to buy and sell real estate. At least 40% of Board must be composed of elected officials which helps keep the CIC responsive to the need of the city.

E: Increase the recreation programming for all ages.

1 Continue to partner with the YMCA for recreation programing.

2 Work with the school system to increase programming for sports and other activities for school age residents.

3 Utilize the existing Metroparks and city recreation facilities in creative ways to increase activities and encourage residents to become more active.

4 Promote low cost, low commitment, small scale temporary programming – e.g. closing Valley parkway to vehicular traffic one Sunday/month in summer to allow bikers, runners and walkers to enjoy a stretch of the Valley Parkway in the Metroparks without having to worry about traffic.

F: Continue to expand public facilities within the City as opportunities arise.

1 Rezone parcels that are acquired by the City to the Public Facilities District to be consistent with past practices. Recently acquired parcels include lots located on State Road adjacent to the new city hall site (former library site).

2 Rezone parcels that have been acquired by the Metroparks to the Public Facilities District.

9. Environment and Natural Areas

Land use decisions greatly impact the quality and sustainability of the environment and natural areas. Unplanned development can be devastating to an ecosystem and cause a multitude of problems for residents, businesses, and the community as a whole. North Royalton is rich in natural resources: five watercourses traverse the city, along with their associated headwaters, valleys, and wetlands; while the city's forested areas are not only important ecologically, but contribute to the City's semi-rural identity. In fact, these prominent natural features are key assets that attract people and businesses to North Royalton. This chapter puts forth policies and strategies in regards to maintaining and preserving environmental quality and conserving natural resources.

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Goals

The overall community goals that are relevant to environment and natural areas include:

- **Preserve the existing low-density residential pastoral, rural nature of North Royalton.**
- **Restore, preserve and/or enhance environmentally sensitive features throughout the city, including steep slopes, wetlands, headwaters and streams.**
- **Build the city's reputation and image as an environmentally superior community by supporting alternative energy sources and green building techniques.**

Key Findings

During this planning process, the Advisory Committee made it clear that the conservation of natural landscapes and features and the health of these ecosystems were of great importance.

Cleveland Metroparks

Approximately 1,250 acres of vacant or underutilized land have some type of critical natural feature. This is about 40% of the nearly 3,100 acres of vacant or underutilized land in North Royalton.

The City has already adopted riparian and wetland setback regulations that require development to preserve a buffer area with a minimum width of 25 feet adjacent to streams and 75 feet adjacent to prime wetlands.

The City's zoning regulations include a residential cluster option intended to help conserve the natural amenities of the landscape. However, this option has not been utilized by developers because of difficulties in meeting the open space standards and building setback requirements at the same time.

Cleveland Metroparks

The City and other partners are preserving headwaters areas. Recent efforts include a conservation easement put in place on the riparian area of a Ridge Road property and the City's purchase and restoration efforts of wetlands adjacent to the new County Library and YMCA sites.

Cleveland Metroparks plays a large role in protecting the health of the East Branch of the Rocky River, which is the City's major waterway. The parks system owns land bordering over 30 miles of the Rocky River, the longest single stretch of publicly held river habitat in the state. Over the last few years, the Metroparks has been acquiring land surrounding the East Branch, increasing the size of the Mill Stream Run Reservation in order to protect critical natural areas and environmental features.

Areas in North Royalton have been identified in Balanced Growth Plans as critical areas to protect, including.

- A nine-acre high-quality wetland located off of Castle Drive, between Ridge Road and State Road. This area was identified as one of the top ten most important to the Big Creek watershed. In the area below, the yellow outline shows the wetland's boundaries, and the black line represents a 75-foot buffer.
- There are a number of large undeveloped tracts in the northern half of North Royalton that have critical natural features.
- Large forested tracts of land found throughout North Royalton should be protected as these areas are essential for slowing stormwater, purifying air and water, and providing habitat.

The City has been environmentally conscientious for a number of years. Faced with serious flooding problems years ago, the City investigated a number of storm water management options, including **Low Impact Development (LID)** techniques that preserve the functionality and integrity of the natural environment (see also Appendix F for a Fact Sheet on low impact development). In 2011, the City adopted legislation that allows property owners to connect down spouts to rain barrels and rain gardens.

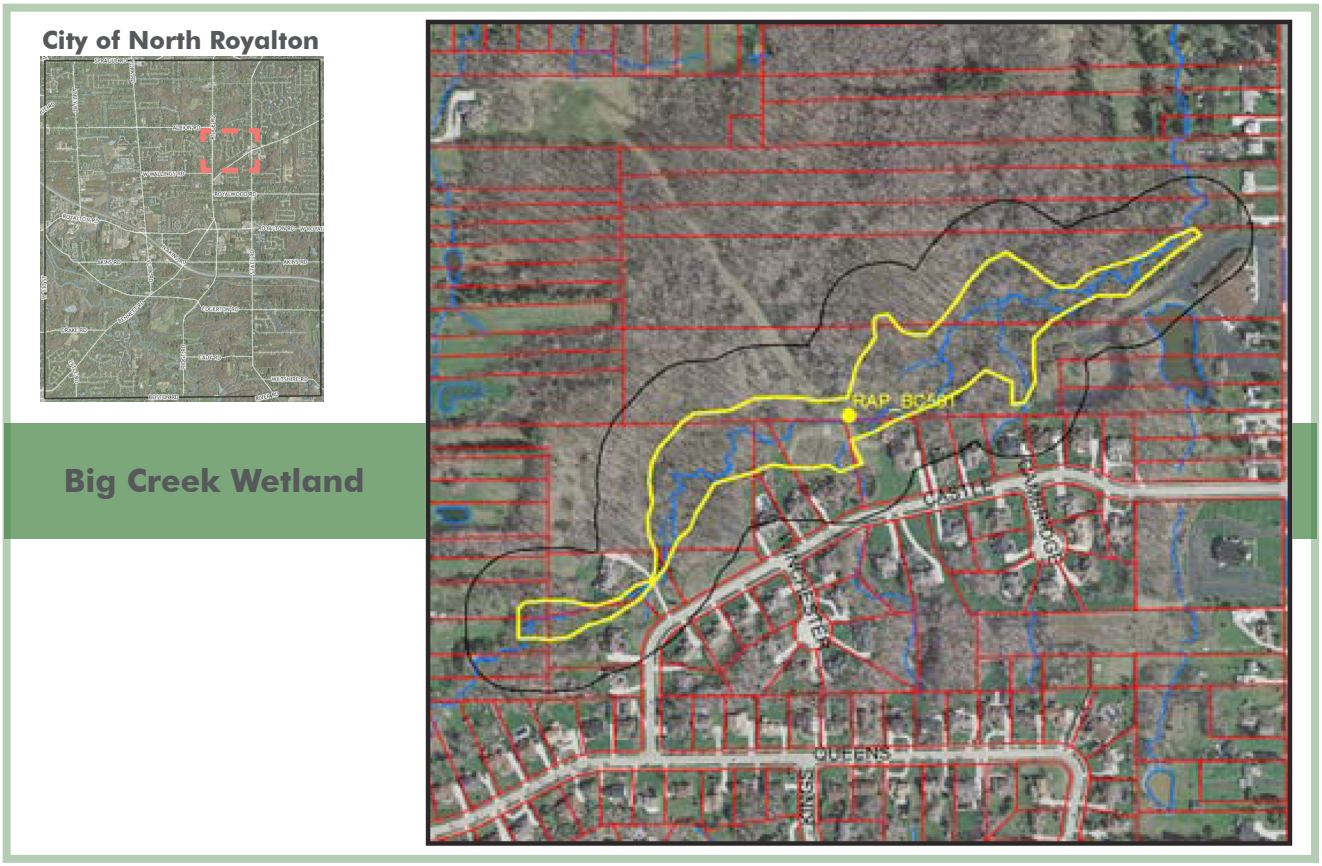

Figure 43: Big Creek Wetland #2 is a 9-acre forested shrub/scrub wetland in North Royalton (Source: Big Creek Watershed Plan)

Objectives and Strategies

With the above inventory of natural features, openspace, community feedback and development pressures and options in mind, the following objectives and strategies to protect North Royalton's natural features have been created.

A: Protect environmentally significant areas and natural resources.

1 Continue to protect watershed health guided by the recommendations of the Balanced Growth Plans. North Royalton is the confluence of several watersheds: it is the site of the headwater streams of Chippewa Creek, Big Creek, and portions of the Rocky River including two of its tributaries, the East Branch and North Royalton 'A'. Headwater streams are the uppermost streams in a river network. These streams are critical for trapping floodwaters, recharging groundwater, removing pollutants, providing fish and wildlife habitat, and sustaining the overall watershed health. Development that harms headwater health will harm runs, lakes and bays downstream.

a) Continue to enforce riparian and wetland setbacks.

b) Use the watershed plans, which detail development and conservation of natural resources, as a guide to decision making within North Royalton.

c) Continue to work with watershed groups, land conservancies and the Cuyahoga Soil and Water Conservation District and seek their input on development and conservation initiatives.

2 Acquire and protect priority areas for conservation through continued partnerships with the Metroparks, West Creek Conservancy (formerly known as the West Creek Preservation Committee) and others. North Royalton has been actively partnering with the Cleveland Metroparks and the Western Reserve Land Conservancy to preserve strategic areas of North Royalton for the past several years. Most recently, the Auckerman Farm and the Heron Rookery sites were purchased last year in partnership with the Metroparks.

Key Strategies

A. Protect environmentally significant areas and natural resources.

B. Protect and enhance the tree canopy and greenway network.

C. Promote environmentally friendly site planning, building and landscaping practices.

3 Encourage and promote the establishment of conservation easements. See also Chapter 6, item E.1. for the discussion of conservation easements.

4 Adopt hillside regulations that restrict development on steep slopes. Currently, steep slopes are mentioned only in the context of riparian setback regulations and are required to be protected only if they are adjacent to stream. However, not all slopes in North Royalton are adjacent to streams. Hillside preservation is an important component to a healthy environment and maintaining property values. Hillsides often feature unique ecosystems and organisms, but are also fragile, and prone to soil erosion if disturbed, which can damage waterways, properties and property values. Hillside regulations could address a number of issues related to new construction, including:

- Prohibit buildings on ridgelines
- Prohibit mass grading or require "contour or landform grading"
- Limitations on vegetation removal
- Limits on building bulk, shape, height or color
- Building orientation – views, prevailing winds
- Protection of views of specific sites or vistas

5 To the extent that the City and citizens are able, discourage drilling and natural resource extractions in residentially zoned areas that could cause significant environmental impact.

a) Support educational efforts that help residents learn about the drilling process and their rights as property owners.

b) Encourage the state legislature to revise its stance on drilling and natural resource extraction by recognizing the authority of home rule and differentiating between the development patterns of more dense urban areas and low density rural areas.

B: Protect and enhance the tree canopy and greenway network.

Trees contribute significantly to the environmental health and character of North Royalton. Woodland areas not only provide habitat, but perform important water management services by absorbing and filtering runoff before it can impact local waterways. Forest canopy provides valuable functions by shading, cooling land and water surfaces; emitting water vapor that moderates air temperature, and soaking up air pollutants that are harmful to human health. Furthermore, forested land enhances property values significantly when compared to open, non-wooded sites.

Cleveland Metroparks

1 Consider adopting a tree preservation ordinance. Add regulations to ensure that large wooded areas are protected during the development of residential, commercial, and industrial areas. These policies and provisions will promote the preservation of the City's natural character.
A tree preservation ordinance could include the following provisions based on the City's priorities:

a) Encourage the preservation of trees in areas covered by 20 or more contiguous acres of forest (unless the trees are of poor quality and/or are young trees). 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.

b) Prohibit the wholesale clearing of wooded parcels and require that a certain portion of existing trees be preserved. The regulations should be flexible enough so that the development potential of parcels is not reduced.

c) Address the preservation of trees during construction.

2 Participate in Cuyahoga County Urban Tree Canopy Inventory.

3 Establish more specific tree and landscaping standards in the zoning code that go beyond the current buffering requirements.

a) Consider requirements for parking lots to increase shade to reduce heat island effects, improve storm water management and improve the appearance. Below is an example of how landscaping can be incorporated on the interior and surrounding a parking lot.

b) Consider adopting landscaping design standards for front yards of commercial and industrial developments to enhance the environment and visual appeal along the streetscape.

c) Expand Chapter 1288 Buffering to be a Landscape and Buffering chapter so that all landscaping and buffering requirements can be consolidated in one location. Allow flexibility in the arrangement and placement of landscaping and screening to ensure that the objectives of the district and the proposed development or redevelopment are best satisfied.

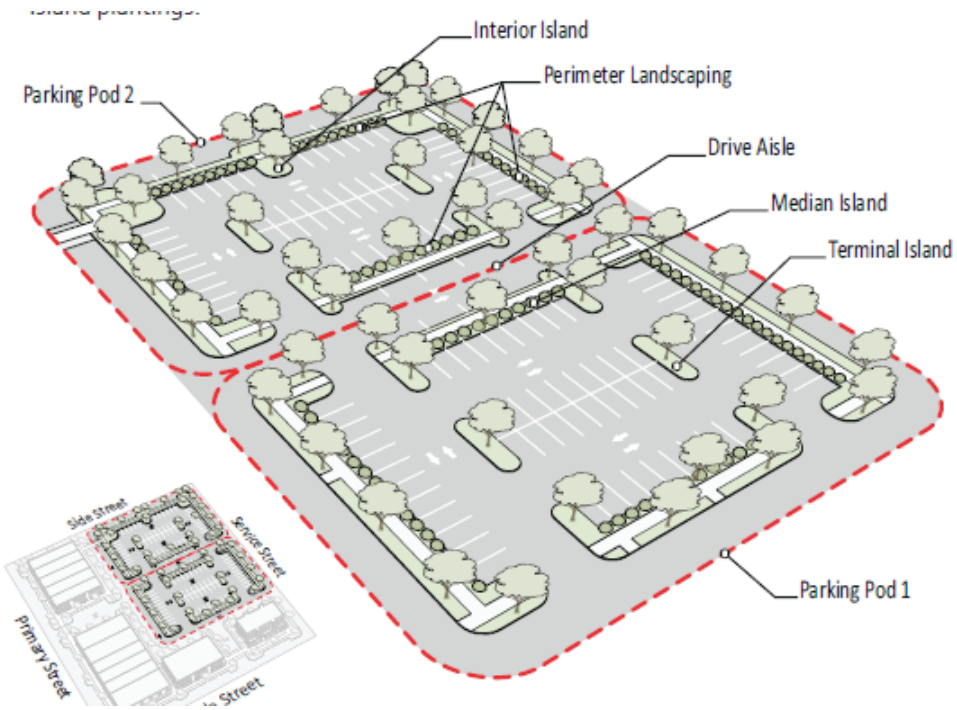

Figure 44: Example of landscaped parking lot

C: Promote environmentally friendly site planning, building and landscaping practices.

North Royalton has already embraced a number of policies to preserve the environment and the preservation of the natural environment is what North Royalton is known for. The City will continue its progressive approach to implementing environmental initiatives.

Cleveland Metroparks

1 Promote cluster development and conservation developments to preserve remaining open space and sensitive natural areas as recommended in Chapter 6 Housing and Neighborhood.

2 Continue to promote low impact development, green building techniques and energy conservation/alternative energy.

Low-impact development (LID) is a site design approach, which seeks to integrate functional design with pollution prevention measures to compensate for land development impacts on the environment. North Royalton currently has riparian setback regulations to preserve the natural function of riparian areas and a provision that promotes the use of porous pavement if development occurs within setback areas.

Raingarden at YMCA

a) Ensure that city codes and ordinances do not prohibit or create obstacles for the use of LID site planning such as the use of swales, cisterns, green roofs, pervious surface pavement, or solar panels.

b) Encourage new development to employ green building practices that minimize consumption of resources, employ recycled building materials, and promote quality living and working environments.

c) Encourage green storm water and graywater management options to retain and reuse stormwater and reduce surface runoff.

10. Community Character and Image

Distinctive community character and quality design enhance not only the appearance but also the reputation of the City. A strong correlation exists between community character and economic vitality. Protecting and enhancing the character of North Royalton – especially its visual appeal – projects an image of prosperity and creates an inviting environment that attracts residents and businesses. This Chapter outlines the various aspects of the built and natural environment that can be enhanced and marketed to establish a strong reputation as a uniquely well-designed, aesthetically pleasing, and inviting community.

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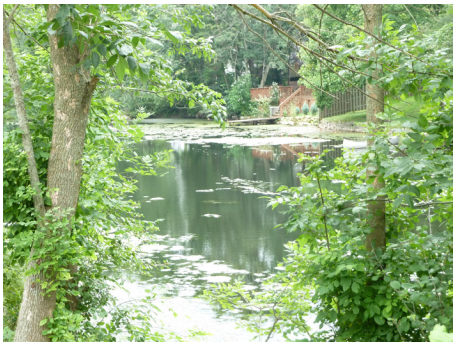
Goals

- **Preserve the existing low-density residential pastoral, rural nature of North Royalton.**
- **Enhance the Image of the City.**
- **Continue to develop and maintain a reputation as a friendly, welcoming community.**

Orchards and farmers markets characterize North Royaltons rural areas

Key Findings

This section summarizes key points about the community character and image raised during the Master Plan Advisory Committee and public meetings. The top priority goal identified in the on-line survey was to continue to develop/maintain a reputation as a friendly, welcoming community. Preserving and enhancing the local identity of a community requires that local decision making, planning processes, policies, and regulations reflect and support community character.



Natural features contribute to the special character of North Royalton

Community character develops organically over time. It is conveyed by the natural features, development patterns, and public spaces as well as a range of elements that contribute to a community's narrative including:

- Residences of various sizes, scale, and density;
- Building stock and condition;
- Commercial, government, and institutional centers;
- Streetscapes, gateways, intersections, street furniture and signage; and
- Formal and informal activities such as community days, farmers markets and festivals.

The northern and southern sections of the City have separate and distinct physical and cultural characteristics. The Master Plan update recognizes the need to develop a strong identity that embraces both areas.

The streetscapes along the city's major roads lack visual appeal, or any sense of cohesive design. It is important to improve and enhance the appearance of buildings, landscaping, signs and parking areas along these major streets because they serve as the city's front door, the lens through which nonresidents see and form impressions of the city as a whole.

Through a deeper understanding of its character a community can flourish civically and economically. The discussion below represents the main attributes that are part of our community character that are worthy of preserving.

Rural character to the south of the Turnpike

- Ecological preservation is already a fundamental goal embraced by North Royalton residents and the city administration, as evidenced by the adoption of regulations intended to preserve and protect the natural environment. The natural features, scenic views, and stream corridors could be leveraged to brand the city. For instance, Baldwin Creek runs directly through the middle of the town center area and provides a prime example of an opportunity to leverage a site's natural features to enhance the built environment.
- Significant portions of the city retain a rural/ semi-rural character, including horse stables, working farms and orchards. The results of the online survey indicate the importance of the preservation of this environment.
- There are a number of older homes in North Royalton, with some concentrated along Ridge Road near Royalton Road and along State Road between Royalton and Royalwood. Investigation into the historic nature of these homes and how they enhance the overall character of North Royalton should be completed.

Rural character to the south of the Turnpike

Objectives and Strategies

A: Enhance and protect the aesthetics of the built environment of North Royalton.

Single family homes

1 Review the current design guidelines and sign ordinance.

a) Strengthen the design standards and consider expanding beyond the TCD district, such as design guidelines for targeted areas like landscaping and other streetscape requirements along Route 82.

b) Update the design review procedures to provide appropriate guidance to the Planning Commission.

2 Protect historical homes and buildings that are determined to positively contribute to the character of North Royalton. Work with property owners and the North Royalton Historical Society to:

Historic homes

a) Identify eligible properties for historic designation.

b) Encourage the installation of historic property markers in key locations to increase awareness of the history of the City.

3 Use pedestrian oriented design to create attractive streetscapes and retail areas that draw people in and create an inviting environment.

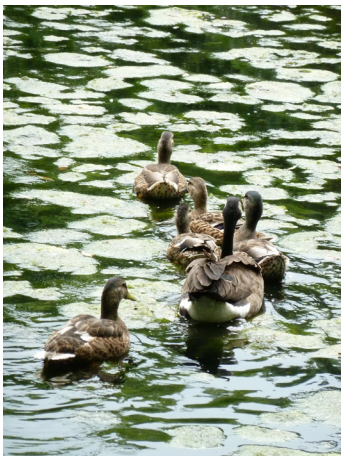
a) Structural elements to include are; benches, plazas, gazebos, decorative lighting, windows at the street level.

b) Safety elements include: sidewalks and separation of pedestrians from vehicles, lighting.

c) Mixed uses—cafes, office, retail and residential create a vibrant atmosphere.

d) Parking areas behind buildings

B: Enhance and protect the rural character and aesthetics of the natural environment in North Royalton.



Nature in North Royalton

1 Adopt policies and ordinances to protect North Royalton's scenic views.

a) Protect sight lines, viewsheds, vistas, scenic views and scenic corridors.

b) Adopt policies and ordinances to locate and design telecommunication facilities such as cell towers, satellite dishes, and television antennas to be as unobtrusive as possible.

2 Support the continuance of traditionally rural activities on large lots in the southern portion of the city.

a) Horse Stables

(i) Review the existing zoning regulations related to lot size and land area requirements for the stabling of horses.

(ii) Investigate how to provide better access from stables to bridle trails in the Metroparks.

b) Agriculture

(i) Make farming and agricultural activities more of an explicitly permitted use in the R-R district.

(ii) Educate farmers about agricultural conservation programs and easements.

(iii) Ensure that farmers are taking advantage of the Current Agricultural Use Value (CAUV) Tax through the Cuyahoga County Fiscal Office. The CAUV program allows certain agricultural land to apply for a lower tax rate. For land to qualify for CAUV, the property value must be devoted exclusively to agricultural use during the three calendar years prior to the year of the application end, be at least 10 acres, or produce an average yearly gross income of at least $2,500.

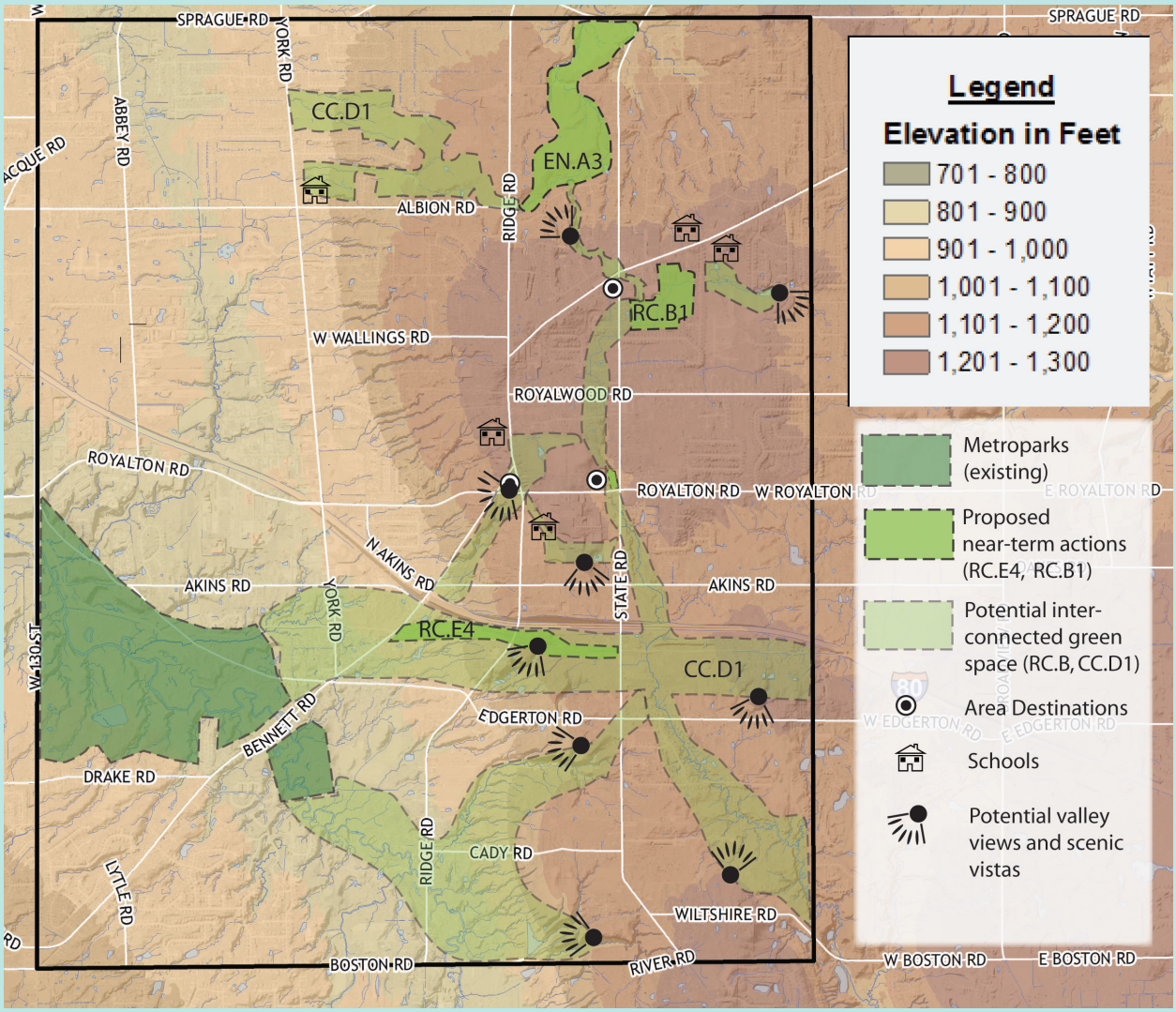


Figure 45: Potential greenways network and vistas

C: Create attractive and distinctive gateways and districts throughout the community.

The perception of North Royalton as a place is determined to a great extent by the visual appeal outsiders experience as they enter and drive through the city. The character of the streetscape and buildings along Royalton Road and other the main corridors are many times the only experience commuters have in North Royalton. Entryways into the city and these main corridors serve as the community's front door.

1 Create a comprehensive set of gateway and district design guidelines to ensure that gateways and districts are prominent, attractive, consistent in appearance and design, and well-maintained.

a) Districts include the town center area, the York Road Industrial Park and possibly the "rural" district.

b) Gateways include:

	MAJOR	MINOR
NORTHERN GATEWAYS	• Ridge and Sprague • State and Sprague	• York and Sprague • Abbey and Sprague
WESTERN GATEWAYS	• West 130th and Sprague • West 130th and Albion • West 130th and Royalton	• West 130th and Drake • West 130th and Bennett
SOUTHERN GATEWAYS	• Boston and Ridge • Boston and State	
EASTERN GATEWAYS	• Royalton	• Wallings • Royalwood

2 Incorporate common landscape and sign elements to establish an image/brand for the city at the gateways and districts.

a) Signage:

(i) Consider installing banners on utility poles at the gateways to announce the entrance or exit of the community.
(ii) Consider directional/corridor signs and/or "district" banners.
(iii) Encourage use of landscaped ground signs.

b) Landscaping:

(i) Add planter boxes, seasonal flowers, evergreens and shrubs.

(ii) Consider the use of decorative fencing to frame the gateway entrance.

(iii) Include brick pavers, stone walls, and decorative rocks as design elements.

(iv) Establish a street tree program and promote a tree planting program.

c) Lighting:

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

Gazebo at City Hall

D: Promote the creation and marketing of a community/City brand.

1 Incorporate streams and natural features in developing a community identity/brand.

Promote streams and natural features as a design focus. Take the opportunity to create meaningful amenities, do storm water management and add public use features while increasing connectivity to connect environmental features as well as activity nodes.

2 Create a committee or volunteer organization that can spearhead a branding campaign.

11. Implementation

It is intended that this Master Plan Update will be used by the City - as well as property owners and developers - when deciding where, when and how to make investments in the City. A viable implementation program, one that sets forth specific action items, is a valuable tool to ensure that the recommendations are acted upon. This chapter consolidates the various action steps for the wide array of goals, objectives and strategies discussed in Chapters Four through Ten.

The action steps can be categorized in three ways:

1. Adopting/revising regulatory measures and enforcement procedures – primarily zoning regulations
2. Enacting new or expanded City Administrative Actions; and
3. Taking intentional action on collaborating with other organizations.

Regulatory/ Enforcement Measures

During the course of this planning process, a number of zoning items were discussed. Zoning is the fundamental tool through which land use goals and policies can be implemented. Adopting regulatory changes likewise represents new laws and standards that require compliance on the part of the private sector. Land use regulations are direct and clear cut, the basis for enforcement is well established, and approval is mandatory before construction can begin. Other types of regulations such as maintenance codes may require a more intentional and systematic approach of monitoring and enforcement.

Implementation of zoning changes is governed by the City Charter and Chapter 1266 Amendments of the Zoning Code. Relevant sections of the Charter and Zoning Code are found in Appendix B.

A list of suggested zoning text amendments are in Table 11.1 below. Related zoning map amendments are listed and shown on Figure 46: Proposed zoning map amendments in Table 11.2. They are intended to serve as guides, as more detailed evaluation will be required by the City.

Administrative Actions

Administrative actions include recommendations for revising, expanding, promoting or creating new programs or services conducted by the City. Some of these items recommend capital improvements that will require spending public money and will likely depend on the City's success in securing outside funding.

Some items such as traffic recommendations will require additional studies that are more appropriately conducted by the experts in each particular field and therefore are beyond the scope of this project. These studies are identified for future consideration.

Collaboration Efforts

It is important to recognize that there are factors that impact the City which are beyond its control. In such cases, it is important to forge and maintain supportive partnerships with those who do have the control. In addition, with declining resources, it is becoming more important than ever to engage firms, institutions, and citizens in the work of government. The City already has a variety of partnerships that are critical for providing services to the residents:

- North Royalton City School District
- County Library
- YMCA & Parma Hospital
- Cleveland Metroparks
- Interfaith clergy association

The combined force of residents and the private sector—neighborhood businesses, institutions, industry and the workforce they bring into the area—can have a huge impact on an area.

The Master Plan identifies opportunities for engaging with other entities in developing mutually beneficial programs. With this in mind, the City can serve as a champion and supporter to help spur collaborative action.

Summary of Action Steps by Category

A summary of action steps are listed in Table 11.3, by category. This summary outlines the administrative measures and collaboration efforts mentioned in Chapters Four through Ten.

TABLE 11.1 SUGGESTED ZONING TEXT AMENDMENTS

In order of appearance in Zoning Code

(The amendments noted below are based on the Master Plan policies. A comprehensive evaluation of the zoning code will be required to determine any indirect amendments needed as a result of these recommendations)

1. CHAPTER 1242 Administration, Enforcement and Penalty

   Review and revise as needed to ensure that the administrative review, permitting procedures and fees are functioning well.

2. CHAPTER 1246 Design Standards in the Subdivision Regulations
   - 2.1. Ensure through subdivision review of new development that connections to existing development are either created as part of the new development or that future connections are incorporated in smaller developments.
   - 2.2. Require new development to provide traffic calming elements.

3. CHAPTER 1262 Administration, Subsection 1262.07 Conditional Use Permits.

   Establish a section for conditional use approval criteria specific to Senior Housing, including specific standards as noted below:
   - 3.1. Add criteria for determining the appropriateness of proposed senior residential development as a conditional use.
   - 3.2. Permit the full range of housing needs for seniors, including dwellings for active, independent living, continuing care facilities and options in between, and associated facilities for congregate dining, health care, recreation, etc.
   - 3.3. Establish a minimum project size for developments.
   - 3.4. Structure the permitted density, maximum height and maximum lot coverage regulations to be a function of the density of the underlying district.
   - 3.5. Provide for the necessary reporting requirements to ensure that the housing development continues to comply with HUDs requirements for age-restricted housing, including maintaining a minimum of 80% occupancy by households with at least one member is 55 years or older.

4. CHAPTER 1270 Residential Districts
   - 4.1. Add senior housing as a conditional use
   - 4.2. Adopt regulation to address previously approved 2-family units, which are now nonconforming
   - 4.3. Revise existing clustering regulations (Section 1270.33)
     - A. Reduce the open space requirement from 50% to 20%.
     - B. Include design requirements for the preserved open space.
     - C. Revise setback regulations.
   - 4.4. Add community gardens and other community amenities as a permitted principal use.

5. CHAPTER 1272 Senior Citizen District, Section 1272.02 Permitted Uses.

   Add age-restricted senior housing developments without medical facilities as a permitted use.

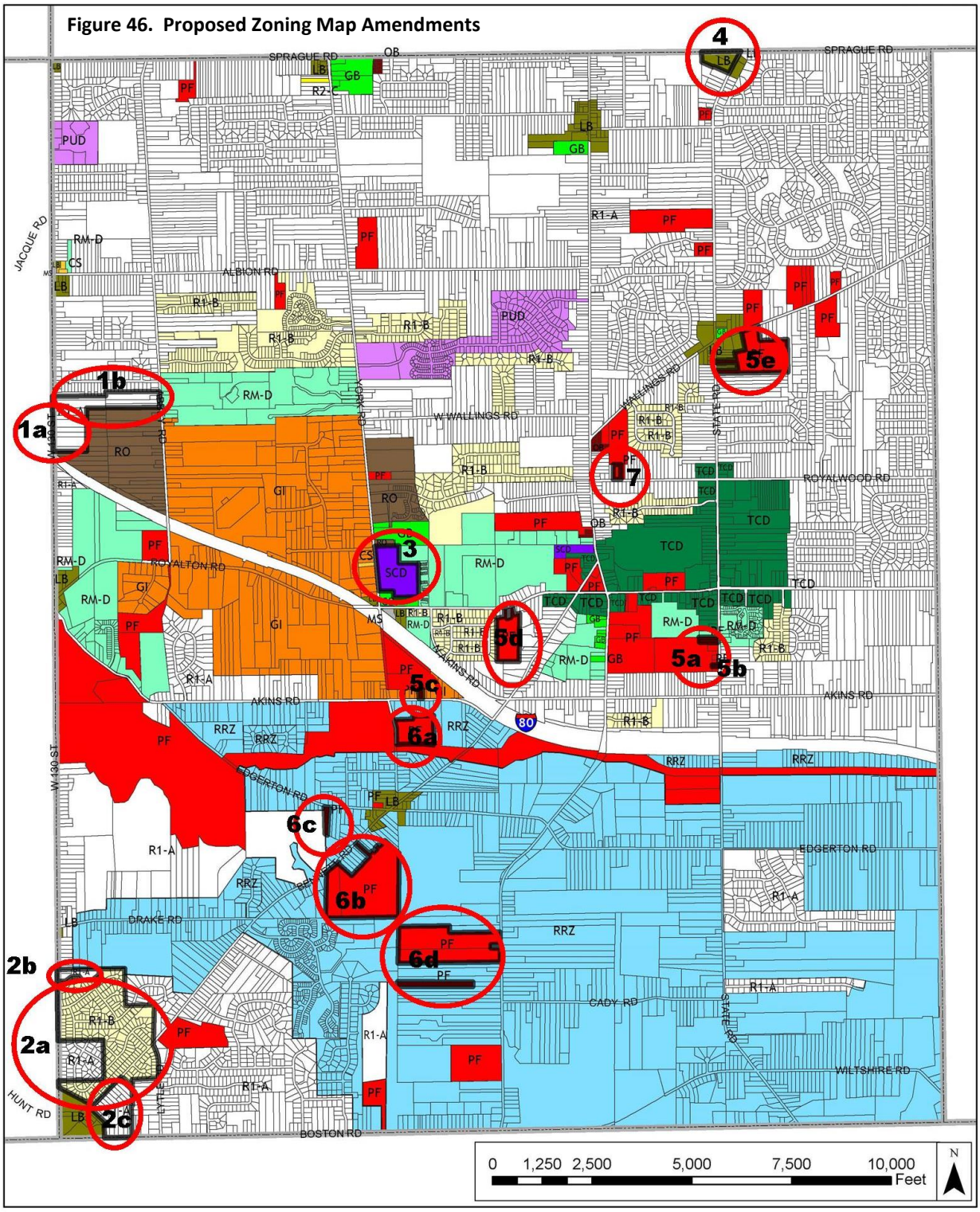
6. CHAPTER 1273 Rural Residential District
   - 6.1. Promote conservation development in the Rural Residential District.
     - A. Establish a minimum project size for a conservation development.
     - B. Clearly state the minimum open space requirement of 40%.
     - C. Clearly spell out the design requirements for the preserved open space to ensure that the site's important natural features are preserved.
     - D. Establish criteria for reducing the permitted density on a specific site in the Rural Residential District when a sizeable portion of the project area is impacted by sensitive natural areas. Consider adopting a specific set of criteria so that the "developable acreage" is calculated by taking out a portion of the environmentally constrained land.
   - 6.2. Require the preservation of existing trees along the existing road frontage.

TABLE 11.1 SUGGESTED ZONING TEXT AMENDMENTS In order of appearance in Zoning Code
CHAPTER 1273 Rural Residential District (continued) 6.3. Permit the use of shared driveways. 6.4. Review the existing zoning regulations related to lot size and land area requirements for the stabling of horses. 6.5. Make farming and agricultural activities more of an explicitly permitted use.
7. CHAPTER 1276 Business Districts 7.1. Revise the General Business District to allow gas stations as a conditional use. 7.2. Add senior housing as a conditional use in the Local Business district.
8. CHAPTER 1278 Industrial Districts Eliminate the allowance for single-family cluster development in the Research Office District – which currently applies only to land within 500 feet from Woodridge Drive lots – provided the area is rezoned to a residential district as recommended.
9. CHAPTER 1280 Planned Unit Development Reinstate some reference to the plans that were adopted according to the previous PUD regulations in Chapter 1280 – this could be a simple statement that declares that no more PUDs will be approved, but all previously approved PUDs will continue to be governed by the approved development plan.
10. CHAPTER 1281 TCD District: Consolidate and simplify the TCD District to create three sub-districts: a mixed-use core sub-district focused along the Royalton, State and Ridge Road frontages, a higher density residential sub-district and a single-family sub-district. 10.1. Revise the use regulations to make drive-thru facilities and gas stations a conditional use throughout the town center area. 10.2. Permit apartments and townhouses to be located adjacent to and integrally connected to the retail/mixed use buildings in locations that do not impact existing single-family neighborhoods. 10.3. Permit outdoor dining facilities as permitted use, instead of conditional use. 10.4. Review and reduce as appropriate the minimum project size for new development. 10.5. Clearly specify requirements for larger new development vs small individual single-building development or infill development. 10.6. Revise the existing extraordinarily large setback requirement when nonresidential buildings are adjacent to existing residential uses – instead rely on new lower density residential to be the buffer. 10.7. Allow for reduced parking requirements based on the mix of uses and the potential for shared parking facilities. 10.8. Incorporate specific pedestrian-oriented design standards and requirements for streetscape amenities in the TCD district regulations. 10.9. Review and consolidate the current design guidelines for TCD – merge requirements in 1246.14 design standards in the subdivision regulations with those in 1281.

TABLE 11.1 SUGGESTED ZONING TEXT AMENDMENTS In order of appearance in Zoning Code
11. CHAPTER 1288 Buffering 11.1. Expand chapter to incorporate new regulations to protect and preserve existing wooded areas and trees 11.2. Adopt a tree preservation ordinance including: A. Prohibit the wholesale clearing of wooded parcels (areas covered by 20 or more contiguous acres of forest (unless the trees are of poor quality and/or are young trees) and require a certain portion of existing trees be preserved. B. Ensure flexible application so that the development potential of parcels is not reduced. C. Require protection of trees during construction.
12. Consider creating Design Standards and Guidelines that apply to all non-single-family developments: 12.1. Consider design guidelines for targeted districts, which would include standards and/or recommendations for landscaping and other streetscape amenities for specific areas such as along Route 82. 12.2. Update the design review procedures to provide appropriate guidance to the Planning Commission.
13. Create a new chapter for Plan Review Procedures to consolidate all the review procedures in one place. 13.1. Streamline and clarify the current plan review procedures to distinguish between development plan review, subdivision standards and procedures for plat review, and improvement plan review. 13.2. Create a set of definitions that clarifies the distinction between a site plan and a subdivision plat.
14. New Chapter – Hillside Regulations Adopt hillside regulations that restrict development on steep slopes to address a number of issues related to new construction, including: 14.1. Prohibit buildings on ridgelines, 14.2. Prohibit mass grading or require "contour or landform grading", and limit vegetation removal, 14.3. Establish limits on building bulk, shape, height or color, 14.4. Require/recommend specific building orientation – views, prevailing winds, 14.5. Require protection of views of specific sites or vistas.

TABLE 11.2 SUGGESTED ZONING MAP AMENDMENTS (Each numbered item is highlighted with a red circle on Figure 46: Proposed Zoning Map Amendments.)
1. Rezone from RO Research Office to R1-A Single-Family: a. Eight (mostly residential) parcels along W. 130th (currently zoned Research Office) – only the western portion of the lots to a point approximately 850 feet east of the W 130th Street right-of-way (PPNs 481-25-008, 481-25-009, 481-25-010, 481-25-047, 483-01-001, 483-01-002, 483-01-003, and 483-01-014) b. Parcels that are immediately south of and within 500 feet of the Woodridge Drive Subdivision, including 4 lots along the west side of Abbey Road (PPNs 481-26-004, 481-26-013, 481-26-014, and 481-26-018) and 3 lots along the east side of W 130th St (PPNs 481-25-007, 481-25-030, and 481-25-046)
2. Rezone the Falling Water Subdivision and adjacent parcels (294 parcels) in the southwest corner of the City from R2-C Two-Family to Single-Family a. Rezone to R1-B - the majority of the Falling Water subdivision where the majority of the lots are less than 100 ft in width b. Rezone to R1-A - two parcels with frontage on W 130th Street at the northern end of the R2-C district (PPNs 484-12-022 and 484-12-001 c. Rezone to R1-A – approximately 14 parcels on the south side of Bennett Road and 6 parcels on the north side of Boston Road (parcels with 100 ft or more of street frontage) from R2-C to R1-A
3. Rezone from GB General Business District to SCD Senior Citizen District – approximately 26 acres located at the corner of Royalton Road and York Road (a portion of PPN 482-31-003)
4. Rezone from R1-A Single-Family to LB Local Business – two parcels on the southwest quadrant of State and Sprague intersection (PPNs 489-03-014 and 489-03-015)
5. Rezone parcels recently acquired by City of North Royalton to PF, including: a. Two parcels located at 14436 and 14466 State Road, from RM-D b. Ethel Ave right-of-way (between 14788 and 14900 State Road) c. PPN 483-28-003, adjacent to 9116 Akins, from GI d. Elek Springs park (PPN 487-01-001), from R1-A e. YMCA, Library and wetland parcels (PPNs 488-08-003, 488-08-004, and 488-08-021), from LB
6. Rezone recent Metroparks-acquired parcels from RR Rural Residential to PF Public Facilities, including: a. York Road – PPN 485-07-001 b. Bennett Road – PPNs 485-11-001 and 485-12-006 c. Edgerton Road – PPN 485-12-013 d. Ridge Road – PPNs 485-19-001 , 485-19-002, and 485-25-002
7. Rezone two parcels recently acquired by St. Albert the Great church from R1-A Single-Family to PF Public Facilities: 6660 and 6714 Royalwood Road

Figure 46. Proposed Zoning Map Amendments



See Table 11.2 Suggested Zoning Amendments for description of the numbered areas.

R1-A	RM-D	LB	CS	Affected Areas
R1-B	RRZ	GB	RO	
R2-C	PUD	MS	OB	
GI	SCD	TCD	PF	

TABLE 11.3 DETAILED ACTION STEPS	Dept/Potential Partners	Time Frame
REGULATORY/ENFORCEMENT		
1. Undertake a comprehensive review and update of the Planning and Zoning Code. A list of suggested zoning amendments, both text and map, are contained in Tables 11.1 and 11.2, and some of them are likely to be pursued right away. However, these amendments pertain only to the policies and strategies outlined in this Master Plan update. During the course of the planning process, there was discussion of the need for a more comprehensive review and update of the zoning code to ensure consistency among the chapters.	Law Dept Community/Economic Development Planning Commission City Council	Short Term
2. Create a comprehensive set of illustrated design guidelines that depict desired building massing, building character, landscaping, streetscapes, etc for gateways and specific districts, including the town center area and the York Road Industrial Park.	Comm/Ec Devt, Planning Commission City Council	Short Term
3. Review and update the City's administrative permitting and fee structure.	Building Division	Short Term
4. Enhance property inspections and code enforcement 4.1. Develop a systematic approach to housing code enforcement 4.2. Increase enforcement of property maintenance requirements so homes & neighborhoods retain their value.	Building Division	Ongoing
5. Adopt a city wide Complete and Green Streets Code that spells out requirements for street construction/reconstruction.	Service Dept, Engineering Dept, City Council	Short Term
ADMINISTRATIVE		
6. Economic Development: Business Attraction and Retention Programs:		
6.1. Market vacant properties in current industrial park along York Road and west end of Royalton Rd.	Comm/Ec Devt	Ongoing
6.2. Promote redevelopment of underutilized properties in GI District along Royalton Rd	Comm/Ec Devt	Ongoing
6.3. Conduct analysis of existing businesses to identify underutilized parcels & nonconforming site conditions	Comm/Ec Devt	Short Term
6.4. Survey business owners to understand how the City can help with their development/expansion and to identify which services businesses consider to be most important.	Comm/Ec Devt Chamber of Commerce	Short Term
6.5. Investigate adaptive reuse potential of older residential buildings - potential for historic district along State and Ridge	Building Division Comm/Ec Devt	Long Term
6.6. Continue to host semiannual events for local businesses	Comm/Ec Devt	Ongoing
6.7. Provide office/technology incubation space/program within the TCD for small businesses and start-ups.	Comm/Ec Devt Chamber of Commerce	Long Term
6.8. Research and expand as needed business retention/attraction incentive programs such as tax abatement, storefront renovation loans and property improvement and renovation programs	Comm/Ec Devt Planning Commission City Council	Long Term

TABLE 11.3 DETAILED ACTION STEPS	Dept/Potential Partners	Time Frame
6.9. Provide technical resources to existing and potential small businesses- such as merchandising expertise, business planning and market research	Comm/Ec Devt Chamber of Commerce	Ongoing
6.10. Provide technical assistance to foster temporary small scale sales or entertainment events to bolster the local business environment	Comm/Ec Devt Chamber of Commerce	Ongoing
6.11. Evaluate all existing financial incentive programs to determine if they are meeting needs and modify or expand accordingly.	Comm/Ec Devt	Short Term
7. Senior Housing		
7.1. Conduct additional research on the range of senior housing options found in the region	Comm/Ec Devt Planning Commission Aging & Human Services	Short Term
7.2. Identify programs that can assist property owners in retrofitting existing buildings to accommodate older residents	Comm/Ec Devt Planning Commission Aging & Human Services	Long Term
7.3. Promote/encourage new construction to incorporate universal design features	Comm/Ec Devt Building Division Aging & Human Services	Short Term
8. Neighborhood Improvement Programs		
8.1. Conduct home repair and homeownership workshops - include topics on preventive maintenance, abating code violations, energy efficiency, loans and other financing options/assistance, responsibilities of homeownership, rights of the home buyer, details on mortgages and lenders.	CRS, Building Division, Cuyahoga County, nonprofits, local lenders, and realtors	Ongoing
8.2. Research available programs/funding to help with maintenance and renovation of existing residences.	Building Division	Ongoing
8.3. Discourage drilling and natural resource extractions in residential zoned areas	City Council	Ongoing
9. Park Planning: Develop a park plan that identifies priorities for park land and trail locations.	Recreation Board Cleveland Metroparks	
9.1. Conduct survey to determine if city parks and recreational facilities meet the needs of residents	Parks and Recreation Recreation Board	Short Term
9.2. Continue to pursue grants and other funding for acquisition and improvement of facilities.	Comm/Ec Devt nonprofits, local land conservancies	Ongoing
9.3. Establish a "cash-in-lieu of land" as alternative for required land set aside in new development	Engineering, City Council Planning Commission	Mid Term
10. Capital Improvements / Land Development:		
10.1. Assist with land assembly of small parcels.	Comm/Ec Devt City Council Planning Commission	Long Term
10.2. Promote and coordinate private sector landscaping and parking lot improvements with the road widening project	Service Dept Planning Commission	Ongoing
10.3. Install/construct high speed fiber optic broad band network	Internet Service Providers	Long Term
10.4. Assist in the creation of a public/civic open space area as a major focal point for the Town Center area	Comm/Ec Devt Planning Commission City Council	Long Term

TABLE 11.3 DETAILED ACTION STEPS	Dept/Potential Partners	Time Frame
10.5. Daylight the stream that runs under the Giant Eagle parking lot.	City Council, Metroparks, OEPA, Business Owners, Cuyahoga Co., SWCD	Long Term
10.6. Pursue mechanisms to preserve/conserve natural open space A. Identify potential areas to acquire as public open space B. Promote the preservation of open space on private property through conservation easements	Metroparks, Comm/Ec Devt	Ongoing
10.7. Continue efforts to preserve wetlands behind County Library and YMCA for passive recreation.	Comm/Ec Devt Cuyahoga County SWCD	Short Term
10.8. Construct a view tower to take advantage of the scenic vistas within the City.	Comm/Ec Devt	Long Term
10.9. Improve facilities and access to the Elek Springs recreation area located on State Route 82.	Parks and Recreation	Short Term
10.10. Establish venue for performing arts	Comm/Ec Devt Ad-hoc committee Local Arts Orgs	Mid Term
10.11. Install gateways and district improvements: A. Develop a gateway design template B. Evaluate and determine optimal locations for public sign placement, trees and other public amenities	Comm/Ec Devt City Council Service Dept	Short Term
11. Capital Improvements / Infrastructure		
11.1. Complete remaining phases of Royalton Road widening project – from York Road to City's eastern boundary	Service Dept Engineering Dept	Long Term
11.2. Upgrade the overall appearance of the Royalton Road corridor to encourage future investment in the area	Comm/Ec Devt City Council Service Dept Engineering Dept Planning Commission	Ongoing
11.3. Install/construct the necessary street and utility infrastructure improvements along Abbey Road in the GI and RO districts to promote future economic development	Service Dept Engineering Dept Wastewater Dept	Long Term
11.4. Continue to maintain a high level of maintenance on local roads to minimize the need for costly repairs.	Service Dept Engineering Dept	Ongoing
11.5. Implement green infrastructure elements on all road improvement projects.	Service Dept Cuyahoga County SWCD NEORSD	Short Term
11.6. Continue to plan for transportation improvements, including locations to increase connectivity among neighborhoods: A. Install sidewalks, pedestrian access and promote safe bike access within/to town center & surrounding areas. B. Identify places where there could be more or bigger crosswalks or medians. C. Invest in facilities for alternative modes of transportation – e.g. bike lanes on heavily traveled roads. D. Coordinate future development such as bike/riding trails in the expanding Rocky River corridor	Comm/Ec Devt City Council Service Dept Engineering Dept Planning Commission	Ongoing

TABLE 11.3 DETAILED ACTION STEPS	Dept/Potential Partners	Time Frame
11.7. Construct outlying bike trails or walking trails to connect to the Metroparks' all-purpose trail system and trailheads using easements and/or land set aside	Comm/Ec Devt, Service Dept, Metroparks	Long Term
11.8. Continue to pursue federal and state funding for infrastructure improvements, such as funding from the Safe Routes To School program	Comm/Ec Devt, Service Dept, Engineering Dept	Long Term
12. Policies governing City-owned properties		
12.1. Continue to promote low impact development, green building & energy conservation/alternative energy.	City Council Planning Commission Comm/Ec Devt Engineering Dept	Ongoing
12.2. Design & construct future/renovated city buildings and facilities with low impact development techniques	Engineering Dept	Ongoing
12.3. Consider banning the use of pesticides on city-owned land.	City Council	Short Term
12.4. Implement the recommendations in the Energy Audit performed on city buildings.	Community Development	Short Term
COLLABORATION		
13. Continue to collaborate on and support regional transportation and connectivity projects:		
13.1. Support the engineering and construction of county and regional bike trails and multi-use paths	Service Dept, Engineering Dept, Cuyahoga Co, ODOT NOACA	Ongoing
13.2. Support regional campaign efforts to increase bike commuting eg. May is "bike to work" month.	Recreation Board, Schools	Ongoing
13.3. Support the construction of the Cuyahoga Valley Parkway All Purpose Connector Trail	Service Dept Engineering Dept Metroparks	Long Term
14. Continue to work with Cleveland Metroparks on acquisition/ preservation of open space: 14.1. Acquire and protect priority conservation areas in partnership with Metroparks, Western Reserve, etc. 14.2. Encourage and promote the establishment of conservation easements.	Comm/Ec Devt, Local Land Conservancies, Metroparks	Ongoing
15. Continue to work with RTA for providing regional transit service especially to employment centers.	Comm/Ec Devt RTA	Ongoing
16. Continue discussions with the School District, YMCA & Library to identify common goals and priorities and to increase programming that can complement each other	Comm/Ec Devt	Ongoing
17. Establish a Community Improvement Corporation to enhance arts & recreation amenities	Comm/Ec Devt Ad-hoc committee Local Arts Orgs	Short Term
18. Participate in intra-regional cooperation - collaboration to reduce cost of providing services without reducing quality of services– pursue funding for collaboration projects from the Local Government Innovation Fund	Chamber, Comm/Ec Devt, Corporations, Institutions, Ohio Dept of Dev	Ongoing
19. Participate in Cuyahoga County Urban Tree Canopy Inventory	Cuyahoga County	Short Term

APPENDICES

Appendix A. Data Tables

Appendix B. North Royalton City Charter and Zoning Code Provisions regarding Plan Updates and Zoning Amendments

Appendix C. Existing Zoning Regulations

Appendix D. 2004 Plan Audit

Appendix E. Online Survey Summary

Appendix F. Fact Sheets

- Town Center Fact Sheet
- Local Business Fact Sheet
- Cluster Development Fact Sheet
- Independent Senior Housing Fact Sheet
- Complete Streets Fact Sheet
- Low Impact Development Fact Sheet

APPENDIX A. DATA TABLES

DEMOGRAPHICS AND HOUSING

Table 1. Total Persons, 1990-2010. North Royalton and Comparable Jurisdictions

Area	Total Population						
	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			Number	Percent		Number	Percent
North Royalton	**23,197**	**28,648**	**5,451**	**23.5%**	**30,444**	**1,796**	**6.3%**
Brunswick*	28,230	33,388	5,158	18.3%	34,255	867	2.6%
Broadview Heights	12,219	15,967	3,748	30.7%	19,400	3,433	21.5%
Middleburg Heights	14,702	15,542	840	5.7%	15,946	404	2.6%
Parma	87,876	85,655	-2,221	-2.5%	81,601	-4,054	-4.7%
Parma Heights	21,448	21,659	211	1.0%	20,718	-941	-4.3%
Seven Hills	12,339	12,080	-259	-2.1%	11,804	-276	-2.3%
Strongsville	35,308	43,858	8,550	24.2%	44,750	892	2.0%
Cuyahoga County	1,412,140	1,393,978	-18,162	-1.3%	1,280,122	-113,856	-8.2%
Suburban Cuyahoga County (Cuyahoga County excluding Cleveland)	906,524	915,575	9,051	1.0%	883,307	-32,268	-3.5%

*Medina County

Sources: U.S Census Bureau, 1990 Census of Population and Housing, Table 1; 2000 Decennial Census, Summary File 1, P001; 2010 Decennial Census, Summary File 1, P1.

Table 2. Population Change by Age Groups, 2000 – 2010, North Royalton

	2000	2010	Change 2000-2010	
			Number	Percent
Total Population	**28,648**	**30,444**	**1,796**	**6.3%**
Under 18 years	6,954	6,123	-831	-11.9%
18 to 64 years	18,259	19,710	1,451	7.9%
65 years and over	3,435	4,611	1,176	34.2%

Source: US Census, 2000 Decennial Census, Summary File 1, DP-1 and 2010 Decennial Census, Summary File 1, DP-1.

Table 3. Population Age Groups, 2010, North Royalton compared to County, State and Nation.

	North Royalton		Cuyahoga County	Ohio	United States
	#	%	%	%	%
Total Population	**30,444**	100%	100%	100%	100%
Under 18 years	**6,123**	20.1%	22.7%	23.7%	24.0%
18 to 24 years	**2,327**	7.6%	8.8%	9.5%	9.9%
25 to 44 years	**7,410**	24.3%	24.8%	25.0%	26.6%
45 to 64 years	**9,973**	32.8%	28.2%	27.7%	26.4%
65 years and over	**4,611**	15.1%	15.5%	14.1%	13.0%

Source: US Census, 2010 Census Summary File 1

Figure A.1. North Royalton Census Tract Boundaries, 2010
Location reference for tables reporting data by census tract

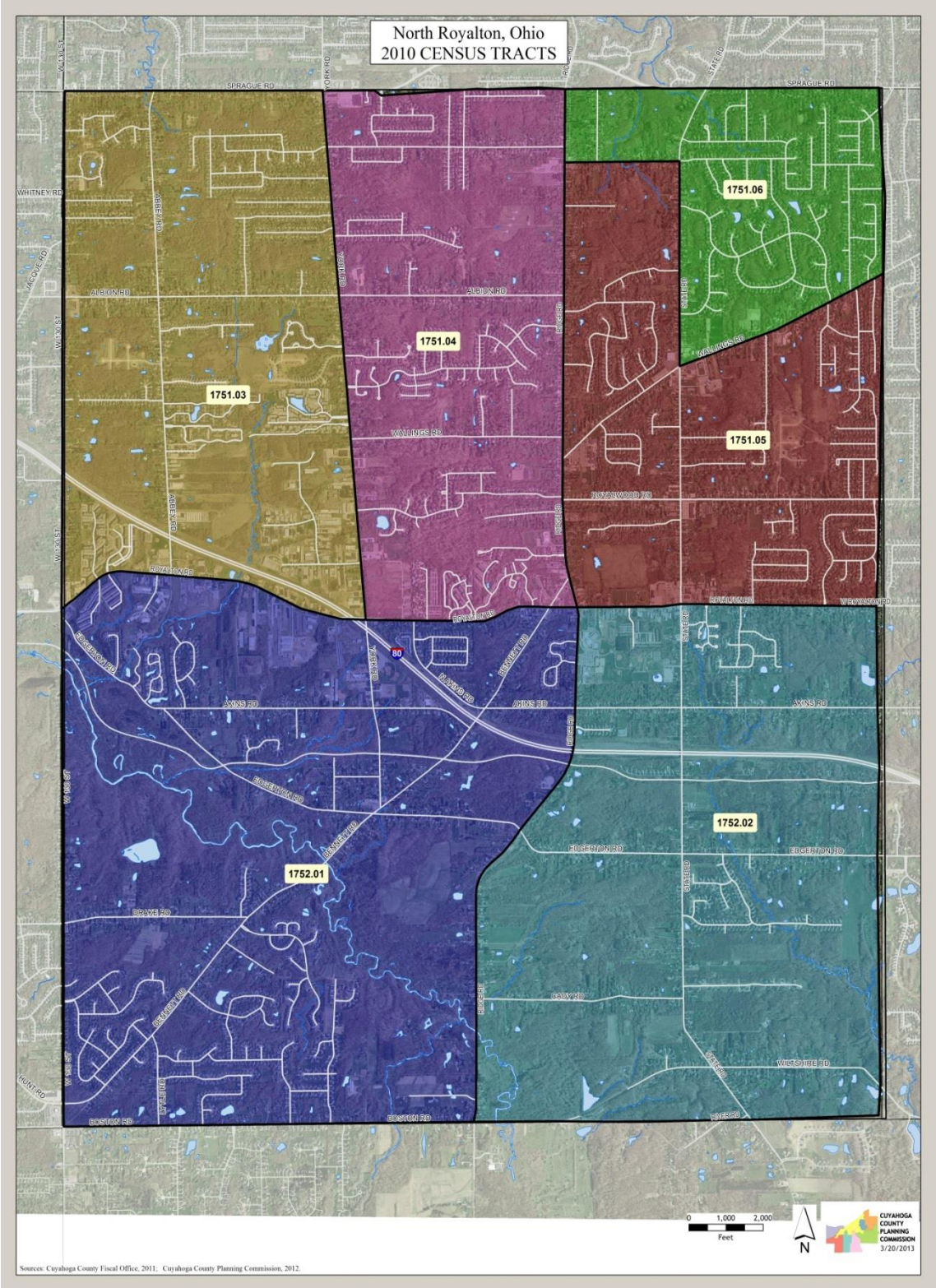


Table 4. Population Age Groups, 2010, North Royalton Census Tracts

	Census Tracts						North Royalton
	1751.03	1751.04	1751.05	1751.06	1752.01	1752.02	
Number							
Under 18 years	1,126	1,080	1,069	749	1,428	671	**6,123**
18 to 24 years	482	534	358	231	481	241	**2,327**
25 to 44 years	2,023	1,664	870	602	1,506	745	**7,410**
45 to 64 years	1,824	1,853	1,841	1,191	2,243	1,021	**9,973**
65 years and over	1,250	903	619	400	904	535	**4,611**
Total Population	6,705	6,034	4,757	3,173	6,562	3,213	**30,444**
Percent of Total Population							
Under 18 years	16.8%	17.9%	22.5%	23.6%	21.8%	20.9%	**20.1%**
18 to 24 years	7.2%	8.8%	7.5%	7.3%	7.3%	7.5%	**7.6%**
25 to 44 years	30.2%	27.6%	18.3%	19.0%	23.0%	23.2%	**24.3%**
45 to 64 years	27.2%	30.7%	38.7%	37.5%	34.2%	31.8%	**32.8%**
65 years and over	18.6%	15.0%	13.0%	12.6%	13.8%	16.7%	**15.1%**

Source: US Census, 2010 Census Summary File 1, DP-1.

Table 5. Characteristics of North Royalton Households, 2000 and 2010

	2000	2010	Change 2000-2010	
			Number	Percent
Total households	**11,250**	**12,944**	**1,694**	**15.1%**
Family households	7,696	8,220	524	6.8%
Family households with own children under 18 years	*3,547*	*3,236*	*-311*	*-8.8%*
Nonfamily households	3,554	4,724	1,170	32.9%
Householder living alone	*3,006*	*4,009*	*1,003*	*33.4%*
Average household size	2.51	2.33	-0.18	-7.2%
Average family size	3.11	2.97	-0.14	-4.5%

Source: U.S Census Bureau, 2000 Decennial Census, Summary File 1, DP-1 and 2010 Decennial Census, Summary File 1, DP-1.

Table 6. Characteristics of Households/Population, 2010, North Royalton Census Tracts

	Census Tracts						North Royalton
	1751.03	1751.04	1751.05	1751.06	1752.01	1752.02	
Total Population	6,705	6,034	4,757	3,173	6,562	3,213	30,444
Median Age	41.5	41.8	46.1	45.1	43.5	44.2	43.5
Total Households	3,223	2,766	1,774	1,116	2,696	1,369	12,944
Family households	1,691	1,518	1,409	940	1,803	859	8,220
Nonfamily households	1,532	1,248	365	176	893	510	4,724
Householder living alone	1,310	1,039	312	152	750	446	4,009
%	40.6%	37.6%	17.6%	13.6%	27.8%	32.6%	31.0%
Households with one or more people under 18 years	645	623	591	412	785	369	3,425
%	20.0%	22.5%	33.3%	36.9%	29.1%	27.0%	26.5%
Households with one or more people 65 years and over	907	637	442	268	651	399	3,304
%	28.1%	23.0%	24.9%	24.0%	24.1%	29.1%	25.5%
Householder 65 years and over living alone	441	289	120	53	222	184	1,309
%	13.7%	10.4%	6.8%	4.7%	8.2%	13.4%	10.1%
Average Household Size	2.05	2.14	2.68	2.84	2.43	2.34	2.33
Total Housing Units	3,485	2,948	1,849	1,139	2,850	1,439	13,710
Owner-occupied Units	2,108	1,663	1,557	1,050	1,978	918	9,274
Renter-occupied Units	1,115	1,103	217	66	718	451	3,670

Source: US Census, 2010 Census Summary File 1, DP-1.

Table 7. Educational Attainment, 25 Years And Older, 2000, North Royalton and Comparable Jurisdictions

2000				
	Population Age 25 Years or Older	High School Graduate or Higher	Bachelor's Degree or Higher	Graduate Professional Degree
North Royalton	**19,469**	**88.1%**	**29.4%**	**8.4%**
Brunswick*	21,397	87.4%	19.4%	4.2%
Broadview Heights	11,022	90.3%	36.7%	13.0%
Middleburg Heights	11,612	85.5%	24.0%	7.2%
Parma	60,623	83.4%	17.8%	5.2%
Parma Heights	15,990	82.7%	18.5%	5.7%
Seven Hills	9,187	85.0%	22.1%	7.6%
Strongsville	29,733	93.0%	37.0%	12.9%
Cuyahoga County	936,148	81.6%	25.1%	9.6%
Suburban Cuyahoga County (Cuyahoga County excluding Cleveland)	639,250	87.5%	31.5%	12.2%

*Medina County

Source: U.S Census Bureau, 2000 Decennial Census, Summary File 3, P037.

Table 8. Educational Attainment, 25 Years And Older, 2007-2011 ACS 5-Year Estimates, North Royalton and Comparable Jurisdictions

	2007-2011 ACS 5-Year Estimates							
	Population Age 25 Years or Older		High School Graduate or Higher		Bachelor's Degree or Higher		Graduate or Professional Degree	
	Est.	MoE	%	MoE	%	MoE	%	MoE
North Royalton	**21,234**	***+/-405***	**94.0%**	***+/-1.2***	**32.9%**	***+/-2.3***	**12.1%**	***+/-1.7***
Brunswick*	22,883	*+/-350*	90.7%	*+/-1.0*	20.7%	*+/-2.1*	5.4%	*+/-1.0*
Broadview Heights	13,149	*+/-283*	92.4%	*+/-1.5*	44.9%	*+/-3.0*	17.0%	*+/-2.2*
Middleburg Heights	11,853	*+/-249*	90.5%	*+/-1.7*	30.6%	*+/-2.8*	13.1%	*+/-1.8*
Parma	57,999	*+/-646*	88.4%	*+/-0.9*	19.6%	*+/-1.2*	5.7%	*+/-0.6*
Parma Heights	15,035	*+/-348*	88.7%	*+/-1.5*	21.0%	*+/-2.3*	6.6%	*+/-1.7*
Seven Hills	9,108	*+/-152*	88.3%	*+/-2.6*	29.4%	*+/-2.7*	9.9%	*+/-1.8*
Strongsville	30,732	*+/-401*	94.3%	*+/-0.8*	41.6%	*+/-2.0*	15.0%	*+/-1.3*
Cuyahoga County	878,327	*+/-68*	86.7%	*+/-0.2*	28.6%	*+/-0.3*	11.5%	*+/-0.2*
Suburban Cuyahoga County (Cuyahoga County excluding Cleveland)	616,026	*NA*	91.1%	*NA*	35.0%	*NA*	14.2%	*NA*

*Medina County

Source: U.S Census Bureau; 2007-2011 ACS 5-Year Estimates, B15002 and S1501.

Table 9. Total Housing Units, 1990-2010, North Royalton and Surrounding Jurisdictions

Area	Total Housing Units						
	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			Number	Percent		Number	Percent
North Royalton	**9,109**	**11,754**	**2,645**	**29.0%**	**13,710**	**1,956**	**16.6%**
Brunswick*	9,444	12,251	2,807	29.7%	13,600	1,349	11.0%
Broadview Heights	5,010	6,803	1,793	35.8%	8,237	1,434	21.1%
Middleburg Heights	6,312	7,094	782	12.4%	7,586	492	6.9%
Parma	35,589	36,414	825	2.3%	36,608	194	0.5%
Parma Heights	9,544	10,263	719	7.5%	10,295	32	0.3%
Seven Hills	4,584	4,883	299	6.5%	5,167	284	5.8%
Strongsville	13,099	16,863	3,764	28.7%	18,476	1,613	9.6%
Cuyahoga County	604,538	616,903	12,365	2.0%	621,763	4,860	0.8%
Suburban Cuyahoga County (Cuyahoga County excluding Cleveland)	380,227	401,047	20,820	5.5%	414,227	13,180	3.3%

*Medina County

Sources: U.S Census Bureau, 1990 Census of Population and Housing, Table 8; 2000 Decennial Census, Summary File 1, H001; 2010 Decennial Census, Summary File 1, H1.

Table 10. Occupancy and Tenure, 2010, North Royalton and Comparable Jurisdictions

Area	Total Housing Units	Vacant Housing Units		Occupied Housing Units					
				Total Occupied		Owner Occupied		Renter Occupied	
		Number	% of All Units	Number	% of All Units	Number	% of Occupied	Number	% of Occupied
North Royalton	**13,710**	**766**	**5.6%**	**12,944**	**94.4%**	**9,274**	**71.6%**	**3,670**	**28.4%**
Brunswick*	13,600	633	4.7%	12,967	95.3%	10,190	78.6%	2,777	21.4%
Broadview Heights	8,237	539	6.5%	7,698	93.5%	6,324	82.2%	1,374	17.8%
Middleburg Heights	7,586	472	6.2%	7,114	93.8%	5,182	72.8%	1,932	27.2%
Parma	36,608	2,119	5.8%	34,489	94.2%	25,576	74.2%	8,913	25.8%
Parma Heights	10,295	761	7.4%	9,534	92.6%	5,668	59.5%	3,866	40.5%
Seven Hills	5,167	178	3.4%	4,989	96.6%	4,727	94.7%	262	5.3%
Strongsville	18,476	817	4.4%	17,659	95.6%	14,270	80.8%	3,389	19.2%
Cuyahoga County	621,763	76,707	12.3%	545,056	87.7%	331,876	60.9%	213,180	39.1%
Suburban Cuyahoga County (Cuyahoga Co. excluding Cleveland)	414,227	36,661	8.9%	377,566	91.1%	257,965	68.3%	119,601	31.7%

*Medina County

Source: U.S Census Bureau, 2010 Decennial Census, Summary File 1, H1, H3, and H4.

Table 11. Occupancy and Tenure Status, 2010, North Royalton Census Tracts

	Census Tracts						North Royalton
	1751.03	**1751.04**	**1751.05**	**1751.06**	**1752.01**	**1752.02**	
Total Housing Units	**3,485**	**2,948**	**1,849**	**1,139**	**2,850**	**1,439**	**13,710**
Vacant Units	262	182	75	23	154	70	766
% of Total Units	7.5%	6.2%	4.1%	2.0%	5.4%	4.9%	5.6%
Occupied Units	3,223	2,766	1,774	1,116	2,696	1,369	12,944
% of Total Units	92.5%	93.8%	95.9%	98.0%	94.6%	95.1%	94.4%
Owner-Occupied Units	2,108	1,663	1,557	1,050	1,978	918	9,274
% of Occupied Units	65.4%	60.1%	87.8%	94.1%	73.4%	67.1%	71.6%
Renter-Occupied Units	1,115	1,103	217	66	718	451	3,670
% of Occupied Units	34.6%	39.9%	12.2%	5.9%	26.6%	32.9%	28.4%
Vacant Units For rent	137	118	21	2	73	25	376
% of Vacant Units	52.3%	64.8%	28.0%	8.7%	47.4%	35.7%	49.1%
Vacant Units For sale	59	25	14	4	28	15	145
% of Vacant Units	22.5%	13.7%	18.7%	17.4%	18.2%	21.4%	18.9%

Source: US Census, 2010 Census Summary File 1, DP-1.

Table 12. Units in Structure, 2007-2011 ACS 5-Year Estimates, North Royalton and Comparable Jurisdictions

Area	Total Units		1-Unit Detached			1-Unit Attached			2 to 4 Units**		5 or More Units**		Other**
	Est	MoE	Est	MoE	%	Est	MoE	%	Est	%	Est	%	%
North Royalton	**13,139**	*+/-318*	**8,322**	*+/-326*	**63.3%**	**1,166**	*+/-186*	**8.9%**	**228**	**1.7%**	**3,409**	**25.9%**	**0.1%**
Brunswick*	13,463	*+/-261*	9,861	*+/-228*	73.2%	1,089	*+/-138*	8.1%	209	1.6%	2,281	16.9%	0.2%
Broadview Heights	7,685	*+/-240*	5,382	*+/-256*	70.0%	772	*+/-133*	10.0%	115	1.5%	1,416	18.4%	0.0%
Middleburg Heights	7,493	*+/-211*	4,523	*+/-217*	60.4%	931	*+/-150*	12.4%	164	2.2%	1,849	24.7%	0.3%
Parma	35,852	*+/-509*	27,104	*+/-554*	75.6%	1,195	*+/-207*	3.3%	1,600	4.5%	5,873	16.4%	0.2%
Parma Heights	9,653	*+/-271*	5,911	*+/-300*	61.2%	165	*+/-65*	1.7%	311	3.2%	3,242	33.6%	0.2%
Seven Hills	5,035	*+/-137*	4,835	*+/-139*	96.0%	123	*+/-63*	2.4%	28	0.6%	43	0.9%	0.1%
Strongsville	17,492	*+/-320*	13,679	*+/-354*	78.2%	987	*+/-162*	5.6%	101	0.6%	2,704	15.5%	0.1%
Cuyahoga County	622,207	*+/-681*	367,181	*+/-2,159*	59.0%	34,790	*+/-1,140*	5.6%	82,260	13.2%	134,347	21.6%	0.6%

*Medina County
**Includes Combined Categories
Source: U.S Census Bureau, 2007-2011 American Community Survey 5-Year Estimates, B2502

Table 13. Units in Structure, North Royalton Census Tracts

UNITS IN STRUCTURE	2000		2008-2010 ACS 3-Year Estimates			Estimated Change	
	Estimate	%	Estimate	Margin of Error	%	Estimate	%
Total Housing Units	11754		13680	+/-456	100%	1926	
1-Unit, detached	7467	63.5%	8411	+/-395	61.5%	944	13%
1-Unit, attached	913	7.8%	1357	+/-284	9.9%	444	49%
2 Units	98	0.8%	122	+/-118	0.9%	24	24%
3 or 4 Units	198	1.7%	158	+/-98	1.2%	-40	-20%
5 to 9 Units	412	3.5%	399	+/-190	2.9%	-13	-3%
10 to 19 Units	1965	16.7%	2556	+/-400	18.7%	591	30%
20 to 49 Units	468	4.0%	406	+/-218	3.0%	-62	-13%
50 or more Units	233	2.0%	248	+/-150	1.8%	15	6%
Mobile Home	0	0.0%	23	+/-37	0.2%	23	

*2010 Census Total Units = 13,710
Source: H030, UNITS IN STRUCTURE [11] Census 2000 Summary File 3 (SF 3) - Sample Data; 2008-2010 ACS table B25024

Table 14. Median Household Income, 2000 and 2007-2011 ACS 5-Year Estimates, North Royalton and Comparable Jurisdictions

Area	Median Household Income in 1999	Median Household Income in 1999 Adjusted for Inflation**	2007-2011 ACS Median Household Income in the Past 12 Months (in 2011 inflation adjusted dollars)		Gain (Loss) Compared to Inflation, 1999 to 2007-2011 Average	
			Estimate	Margin of Error	Dollar Amount	Percent
North Royalton	**$57,398**	**$77,477**	**$62,763**	***3195***	**-$14,714**	**-25.6%**
Brunswick*	$56,288	$75,978	$61,046	*2199*	-$14,932	-26.5%
Broadview Heights	$56,989	$76,925	$78,706	*4782*	$1,781	3.1%
Middleburg Heights	$47,893	$64,647	$53,138	*3643*	-$11,509	-24.0%
Parma	$43,920	$59,284	$49,939	*1411*	-$9,345	-21.3%
Parma Heights	$36,985	$49,923	$43,475	*2942*	-$6,448	-17.4%
Seven Hills	$54,413	$73,448	$64,737	*4479*	-$8,711	-16.0%
Strongsville	$68,660	$92,678	$77,087	*4105*	-$15,591	-22.7%
Cuyahoga County	$39,168	$52,870	$44,088	*368*	-$8,782	-22.4%
Suburban Cuyahoga County (excludes Cleveland)	NA	NA	NA	*NA*	NA	NA

NA – Not Available
*Medina County
** An inflation factor of 1.34981610 has been applied to the 2000 (1999 income) figures to adjust them to the equivalent 2011 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.
Sources: U.S. Census, 2000 SF3, P053; 2007-2011 American Community Survey 5-Year Estimates, B19013; and U.S. Department of Labor, Bureau of Labor Statistics, CPI-U-RS All Items, 1999 and 2011.

Table 15. Median Year Structure Built and Median year Value of Owner-Occupied Housing Units, North Royalton Census Tracts, 2007-2011 ACS 5-Year Estimates

	Median Year Structure Built		Median Value (dollars)	
	Estimate	Margin of Error	Estimate	Margin of Error
Census Tract 1751.03	1979	*+/-2*	$153,500	*+/-11,494*
Census Tract 1751.04	1985	*+/-5*	$179,000	*+/-15,834*
Census Tract 1751.05	1982	*+/-2*	$207,000	*+/-11,457*
Census Tract 1751.06	1978	*+/-3*	$221,500	*+/-6,407*
Census Tract 1752.01	1984	*+/-3*	$219,700	*+/-13,457*
Census Tract 1752.02	1971	*+/-5*	$221,400	*+/-24,166*
North Royalton	**1981**	*+/-2*	**$195,800**	*+/-5,757*

Source: U.S Census Bureau, 2007-2011 ACS 5-Year Estimates, B25035 and B25077.

LAND USE AND ZONING

Table 16. Existing Land Use, 2012, North Royalton

LAND USE	Acres	% of Total Acres	% of Developed Acres
DEVELOPED LAND			
Residential			
Single-Family	6,312.7	46.1%	59.5%
Two-Family	119.9	0.9%	1.1%
Multi-Family	564.9	4.1%	5.3%
Subtotal Residential	**6,997.4**	**51.1%**	**65.9%**
Commercial/Industrial			
Retail Commercial	308.6	2.3%	2.9%
Office	52.8	0.4%	0.5%
Industrial	313.5	2.3%	3.0%
Subtotal Commercial/Industrial	**674.9**	**4.9%**	**6.4%**
Institutional	**345.0**	**2.5%**	**3.3%**
Open Space			
Park, Recreation	839.7	6.1%	7.9%
Residential Common Area	203.9	1.5%	1.9%
Agriculture	367.3	2.7%	3.5%
Subtotal Open Space	**1,410.9**	**10.3%**	**13.3%**
Public Infrastructure			
Utilities	100.7	0.7%	0.9%
Street/Turnpike	1,085.1	7.9%	10.2%
Subtotal Public Infrastructure	**1,185.8**	**8.7%**	**11.2%**
Developed TOTAL	**10,614.0**	**77.5%**	**100.0%**
VACANT LAND	**3,088.1**	**22.5%**	
GRAND TOTAL	**13,702.1**	**100.0%**	

Table 17. Residential Zoning Districts, Acres by Land Use, 2012, North Royalton

LAND USE	Residential Zoning District							Grand Total	
	RRZ	R1-A	R1-B	R2-C	PUD	RM-D	SCD	Acres	% of Dev'd
	Rural Residential	One Family	One Family	Two Family	Planned Unit	Multi Family	Senior Citizen		
DEVELOPED LAND									
Residential									
Single-Family	1,497.5	3,987.4	324.4	102.5	96.0	49.7		6,057.5	78.1%
Two-Family	49.9	44.0	2.3	12.0		5.1		113.3	1.5%
Multi-Family	77.1	28.2	1.0		5.0	414.1	5.9	531.3	6.8%
Subtotal Residential	**1,624.4**	**4,059.6**	**327.7**	**114.6**	**100.9**	**468.9**	**5.9**	**6,702.1**	86.4%
Commercial/Industrial									
Retail Commercial		35.6	4.3		1.2			41.1	0.5%
Office								0.0	0.0%
Industrial								0.0	0.0%
Subtotal Comm/Indust	**0.0**	**35.6**	**4.3**	**0.0**	**1.2**	**0.0**	**0.0**	**41.1**	**0.5%**
Institutional	**4.8**	**15.9**	**0.0**	**0.0**	**4.6**	**3.7**	**0.0**	**28.9**	**0.4%**
Open Space									
Park, Recreation	76.4	276.3						352.8	4.5%
Residential Common Area	55.1	82.6	40.1		15.0	9.1		201.8	2.6%
Agriculture	367.3							367.3	4.7%
Subtotal Open Space	**498.8**	**358.9**	**40.1**	**0.0**	**15.0**	**9.1**	**0.0**	**921.9**	**11.9%**
Public Infrastructure	**0.0**	**66.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**66.2**	0.9%
Developed TOTAL	**2,128.0**	**4,536.2**	**372.1**	**114.6**	**121.7**	**481.7**	**5.9**	**7,760.2**	**100%**
% of Grand Total	60.8%	82.2%	82.5%	92.9%	86.7%	91.1%	100.0%	75.6%	
VACANT LAND	**1,372.7**	**982.9**	**79.1**	**8.7**	**18.6**	**47.3**	**0.0**	**2,509.4**	
% of Grand Total	39.2%	17.8%	17.5%	7.1%	13.3%	8.9%	0.0%	24.4%	
GRAND TOTAL	**3,500.7**	**5,519.1**	**451.3**	**123.3**	**140.3**	**529.0**	**5.9**	**10,269.6**	

Table 18. Nonresidential Zoning Districts, Acres by Land Use, 2012, North Royalton

LAND USE	Nonresidential Zoning District									Nonresidential Total	
	TCD Town Center	LB Local Business	GB General Business	CS Comm Service	MS Motorist Serv	OB Office Building	RO Research Off	GI General Industry	PF Public Fac	Acres	%
DEVELOPED LAND											
Residential											
Single-Family	66.5	24.5	1.9				84.4	46.8	31.0	255.2	14.4%
Two-Family	5.4		1.2							6.6	0.4%
Multi-Family	28.5	0.6	0.7					3.9		33.6	1.9%
Subtotal Residential	**100.4**	**25.0**	**3.8**	**0.0**	**0.0**	**0.0**	**84.4**	**50.7**	**31.0**	**295.4**	**16.7%**
Commercial/Ind											
Retail Commercial	61.3	41.7	40.9	1.3	1.5	1.3	16.3	100.6	2.6	267.5	15.1%
Office	13.8	9.7	3.6	0.9		5.1	3.2	16.5		52.8	3.0%
Industrial	2.1	7.9						293.6	9.9	313.5	17.7%
Subtotal Comm/Indust	**77.2**	**59.3**	**44.4**	**2.2**	**1.5**	**6.4**	**19.5**	**410.7**	**12.5**	**633.8**	**35.8%**
Institutional	**19.9**	**9.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**29.9**	**256.7**	**316.1**	**17.9%**
Open Space											
Park, Recreation									486.9	486.9	27.5%
Residential Common Area	0.8						1.3			2.1	0.1%
Agriculture										-	0.0%
Subtotal Open Space	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1.3**	**0.0**	**486.9**	**489.0**	**27.6%**
Public Infrastructure	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2.7**	**31.8**	**34.5**	**2.0%**
Developed TOTAL	**198.2**	**94.0**	**48.2**	**2.2**	**1.5**	**6.4**	**105.2**	**494.1**	**818.9**	**1,768.8**	**100%**
% of Grand Total	67.2%	74.9%	55.8%	100%	100%	72.2%	48.7%	68.7%	91.7%	75.3%	
VACANT LAND	**96.7**	**31.6**	**38.2**	**0.0**	**0.0**	**2.5**	**110.9**	**224.8**	**74.1**	**578.7**	
% of Grand Total	32.8%	25.1%	44.2%	-	-	27.8%	51.3%	31.3%	8.3%	24.7%	
GRAND TOTAL	294.9	125.5	86.4	2.2	1.5	8.9	216.1	718.9	893.0	2,347.5	

Table 19. Vacant Land by Zoning District, 2012, North Royalton

Zoning District		Total Acres	Vacant Land			
			Total Vacant	% of City Total	Acres Impacted by Environment	% of Category Total Vacant
Single-Family & Two-Family						
RRZ	Rural Residential	3,501	1,373	44%	670	49%
R1-A	One Family	5,519	983	32%	330	34%
R1-B	One Family	451	79	3%	50	63%
R2-C	Two Family	123	9	0%	4	46%
PUD	Planned Unit	140	19	1%	0	0%
	Subtotal	**9,735**	**2,462**	**80%**	**1,054**	**43%**
Multi-Family						
RM-D	Multi Family	529	47	2%	27	57%
SCD	Senior Citizen	6	0	-	0	-
	Subtotal	**535**	**47**	**2%**	**27**	**57%**
Commercial/Industrial						
TCD	Town Center	295	97	3%	4	4%
LB	Local Business	126	32	1%	6	19%
GB	General Business	86	38	1%	21	55%
CS	Commercial Service	2	0	-	0	-
MS	Motorist Services	2	0	-	0	-
OB	Office Building	9	2	0%	0	-
RO	Research Off	216	111	4%	33	30%
GI	General Industry	719	225	7%	78	35%
	Subtotal	**1,454**	**505**	**16%**	**142**	**28%**
PF	**Public Facility**	**893**	**74**	**2%**	**25**	**34%**
	Unzoned Street Right-of-way	**196**	0			
	City Grand Total	**12,813**	**3,088**	**100%**	**1,248**	**40%**

Table 20. Analysis of residential lots south of Turnpike, by zoning district. North Royalton.

	# Parcels	% Of Lots	Cumulative	Total Area
RRZ				
Less Than 20,000	305	23.6%	23.6%	73
20,000 SF to 0.99 Acres	478	36.9%	60.5%	324
1.00 to 1.99 Acres	254	19.6%	80.1%	360
2.00 to 2.99 Acres	102	7.9%	88.0%	252
3.00 Acres or More	156	12.0%	100.0%	972
Grand Total	**1,295**	**100.0%**		**1,981**
R1-A				
Less Than 20,000	223	34.7%	34.7%	90
20,000 SF to 0.99 Acres	302	47.0%	81.8%	197
1.00 to 1.99 Acres	79	12.3%	94.1%	105
2.00 to 2.99 Acres	22	3.4%	97.5%	54
3.00 Acres or More	16	2.5%	100.0%	71
Grand Total	**642**	**100.0%**		**517**
R2-C				
Less Than 20,000	231	83.4%	83.4%	78
20,000 SF to 0.99 Acres	38	13.7%	97.1%	23
1.00 to 1.99 Acres	6	2.2%	99.3%	8
2.00 to 2.99 Acres	1	0.4%	99.6%	2
3.00 Acres or More	1	0.4%	100.0%	3
Grand Total	**277**	**100.0%**		**115**

Figure A.2. Spatial Analysis of Residential Lots South of Turnpike, by zoning district. North Royalton.

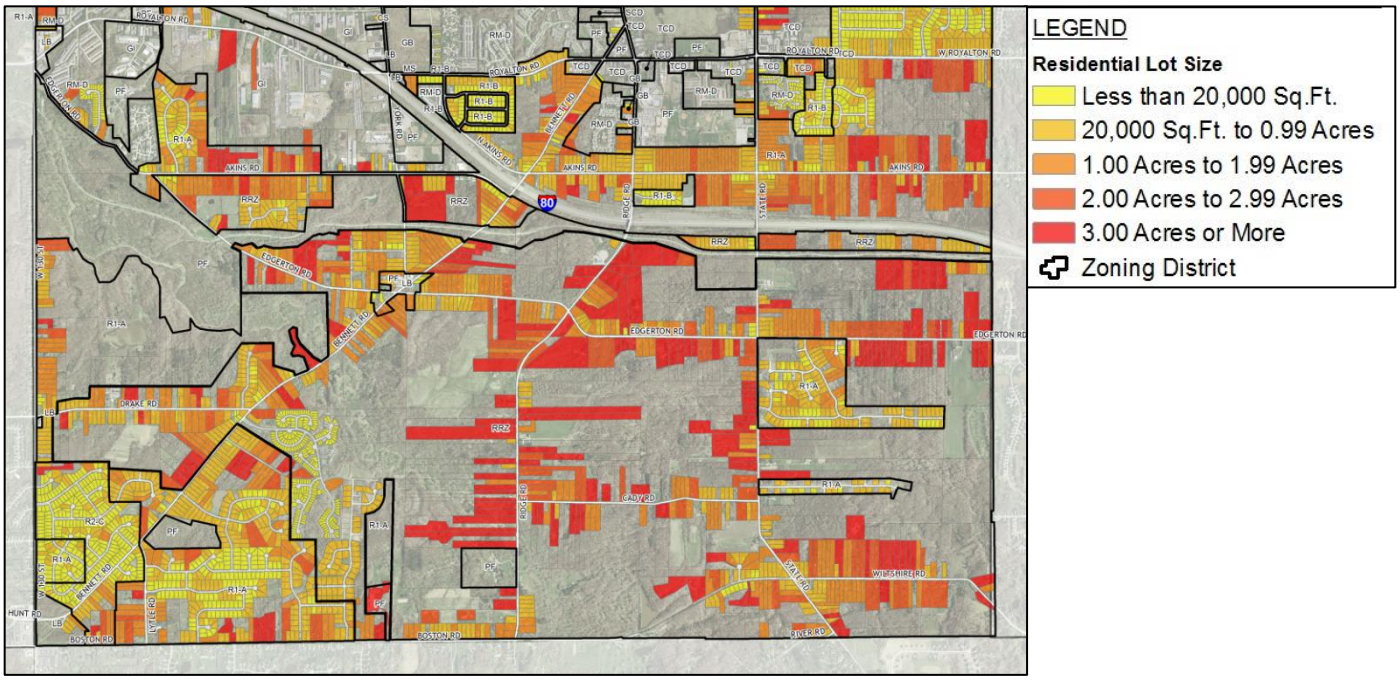


Table 21. Analysis of Parcels in the PUD and R2-C Districts, North Royalton**.**

Zoning District & Land Use	# of Parcels	Total Living Units	Total Acres	Average Parcel Size		Smallest Parcel Size	
				Acres	Sq Ft	Acres	Sq Ft
PUD							
Single Family Residential	252	429	96.0	0.38	16,553	0.09	4,015
Multi-Family Residential	2	0	5.0	2.48	107,813	2.14	93,235
Subdivision Common Area	7	0	15.0	2.14	93,331	0.31	13,619
Retail Commercial	1	0	1.2	1.20	52,094	1.20	52,094
Institutional	1	0	4.6	4.55	198,243	4.55	198,243
Vacant Land	3	0	18.6	6.20	270,205	1.35	58,652
Grand Total for PUD	**266**	**429**	**140.3**	**0.53**	**22,970**	**0.09**	**4,015**
R2-C Two Family							
Single Family Residential	267	267	102.5	0.38	16,726	0.29	12,708
Two Family Residential	11	21	12.0	1.09	47,663	0.62	27,000
Vacant Land	8	0	8.7	1.09	47,398	0.45	19,566
Grand Total for R2-C Two Family	**286**	**288**	**123.3**	**0.43**	**18,774**	**0.29**	**12,708**

TAX AND FINANCES

Table 22. Comparison of Income Tax Rates and Collection Amounts: 2007 and 2010. North Royalton and Adjacent Cuyahoga County Jurisdictions

Taxing Jurisdiction	2007			2010				% change 2007 - 2010
	Rate	Amount Collected		Rate	Credit	Credit Limit	Amount Collected 2010 $	
		Current $	In 2010 $*					
Broadview Heights	2.00%	$8,596,706	$9,040,924	2.00%	75%	2.00%	$8,627,703	0.4%
Brunswick	1.35%	$8,439,617	$8,875,717	1.85%			$10,777,670	27.7%
Middleburg Heights	1.75%	$12,881,534	$13,547,162	2.00%	100%	2.00%	$15,909,150	23.5%
North Royalton	1.00%	$8,249,260	$8,675,524	2.00%	100%	1.25%	$11,056,764	34.0%
Parma	2.00%	$32,405,426	$34,079,912	2.50%			$26,772,917	-17.4%
Parma Heights	3.00%	$7,659,862	$8,055,670	3.00%			$7,829,171	2.2%
Seven Hills	2.00%	$4,307,651	$4,530,240	2.00%	100%	1.10%	$4,839,115	12.3%
Strongsville	2.00%	$25,131,216	$26,429,821	2.00%	75%	2.00%	$26,143,371	4.0%
Westlake	1.50%	$16,644,048	$17,504,096	1.50%	100%	1.50%	$18,663,782	12.1%

*An inflation factor of 1.051673 was used to adjust 2007 dollars to 2010 dollars.
Source: Ohio Department of Taxation.

Table 23. Income Tax per Capita (2010). North Royalton and Adjacent Cuyahoga County Jurisdictions

Income Tax (2010)			
Taxing Jurisdiction	Population (2010)	Amount collected	Per Capita
Broadview Heights	19,400	$8,627,703.00	444.73
Brunswick*	34,255	$10,777,670.00	314.63
Middleburg Heights	15,946	$15,909,150.00	997.69
North Royalton	30,444	$11,056,764.00	363.18
Parma	81,601	$26,772,917.00	328.10
Parma Heights	20,718	$7,829,171.00	377.89
Seven Hills	12,080	$4,839,115.00	400.59
Strongsville	44,750	$26,143,371.00	584.21

*Medina County.
Source: US Census Bureau, 2010 Decennial Census, Summary File 1, P1., Ohio Dept of Taxation; calculations by CCPC.

Table 24. Income Tax Collections. North Royalton

Year	Tax Rate	Total Tax Collected	Tax from Withholding	% of Tax from Withholding	Tax from Net Profit	% of Tax from Net Profit	Tax from Individual	% of Tax from Individual
2012	0.02	12,942,958	5,454,927	42.146%	789,778	6.102%	6,698,253	51.752%
2011	0.02	12,281,272	5,293,796	43.105%	643,293	5.238%	6,344,183	51.657%
2010	0.02	11,432,191	5,058,559	44.248%	641,406	5.611%	5,732,226	50.141%
2009	0.02	11,962,104	5,185,677	43.351%	706,138	5.903%	6,070,289	50.746%
2008	0.02	12,950,700	5,511,645	42.559%	819,073	6.325%	6,619,982	51.117%
2007	0.02	11,097,563	4,613,508	41.572%	659,734	5.945%	5,824,320	52.483%
2006	0.01	8,361,825	2,767,814	33.101%	376,674	4.505%	5,217,337	62.395%
2005	0.01	6,000,494	2,199,836	36.661%	330,645	5.51%	3,470,013	57.829%
2004	0.01	775,551	534,560	68.926%	23,227	2.995%	217,764	28.079%
2003	0.01	268,571	132,903	49.485%	16,444	6.123%	119,224	44.392%

Source: Regional Income Tax Agency (RITA).

Table 25. Comparison of Assessed Tax Valuations: Tax Year 2012: Real Estate (by Class) and Public Utilities - Valuation Actual 2012, Collection Year 2013, North Royalton and Adjacent Communities

Community	Agricultural/ Residential		Other Real Estate (Commercial/ Industrial)		Public Utilities/ Tangible Personal Property		Total
	$	% of Total	$	% of Total	$	% of Total	
Broadview Heights	$523,808,110	84%	$89,519,670	14%	$8,258,680	1%	$621,586,460
Middleburg Heights	$284,918,430	57%	$204,914,870	41%	$12,248,040	2%	$502,081,340
North Royalton	**$672,675,140**	**82%**	**$129,030,020**	**16%**	**$17,517,050**	**2%**	**$819,195,210**
Parma	$1,071,328,020	77%	$295,697,670	21%	$30,669,810	2%	$1,397,695,500
Parma Heights	$234,482,120	74%	$75,899,590	24%	$5,019,420	2%	$315,401,130
Seven Hills	$288,170,220	93%	$20,155,600	6%	$2,889,700	1%	$311,215,520
Strongsville	$1,034,250,240	74%	$338,245,420	24%	$28,723,880	2%	$1,401,219,540
Westlake	$953,166,540	70%	$391,329,590	29%	$21,853,120	2%	$1,366,349,250

Source: Cuyahoga County Fiscal Officer

Table 26. Comparison of Tax Rates, Tax Year 2007 and 2012, North Royalton and Adjacent Jurisdictions

Taxing Jurisdiction	2007	2012			% increase in Full Rate 2007 - 2012
	Full Rate (2007)	Full Rate (2012)	Effective Tax Rates		
			Residential/ Ag	Other	
Broadview Hts./Brecksville SD	108.7	110.4	70.17	74.1	1.7
Broadview Hts./N. Royalton	91.2	98.9	71.96	71.8	7.7
North Royalton	90	96.7	70.68	70.7	6.7
North Royalton/Brecksville SD	107.5	108.2	68.89	72.7	0.7
Middleburg Heights City	102.95	107.55	72.65	79	4.6
Parma	92	102	80.71	82	10
Parma Heights	95.1	104.9	83.92	85.2	9.8
Seven Hills	94.1	104.6	83.57	84.9	10.5
Strongsville City/ Strongsville SD	114	114.78	72.43	73.3	0.78
Westlake	97	100.72	67.86	69.4	3.72

Source: Cuyahoga County Auditor

Table 27. Millage – Agriculture/Residential and Commercial/Industrial, 2012, North Royalton

Taxing Jurisdiction	Residential/ Agricultural		Other	
North Royalton Local School District	41.851996	59%	41.509897	59%
County	18.283492	26%	17.958902	25%
CITY	**6.045119**	9%	**6.769302**	10%
Library	2.5	4%	2.5	4%
Vocational	2	3%	2	3%
Total*	**70.680607**	100%	**70.738101**	100%
*North Royalton property in Brecksville School District				
Brecksville School District	40.065698		43.461709	
Total	**68.894309**		**72.689913**	

Full Rate Rate = 108.70
Source: Cuyahoga County Fiscal Office, Budget Commission, 2012 Millage/Percent Report

Table 28. Estimated Real Estate/PU Tax Per Capita (2012), North Royalton and Adjacent Cuyahoga County Jurisdictions.

Community	Estimated Tax				Estimated Tax Per Capita
	Agricultural/ Residential	Other Real Estate (Comm/ Ind)	PU/Tangible Personal Prop	Total Estimated Tax	
Broadview Heights	$3,941,656	$808,363	$74,576	$4,824,595	$248.69
Middleburg Heights	$2,213,816	$1,979,478	$118,316	$4,311,610	$270.39
North Royalton	$5,085,424	$1,119,981	$152,048	$6,357,453	$208.82
Parma	$9,261,631	$2,970,283	$308,078	$12,539,992	$153.67
Parma Heights	$2,109,167	$791,633	$52,353	$2,953,152	$142.54
Seven Hills	$2,582,005	$209,517	$30,038	$2,821,561	$233.57
Strongsville	$8,036,124	$3,042,518	$258,371	$11,337,013	$253.34

Source: Cuyahoga County Fiscal Officer, calculations by CCPC.

APPENDIX B. PLAN UPDATE/ZONING AMENDMENTS

CHARTER - ARTICLE XII PLANNING COMMISSION

(b)(2) ADOPTION OF MASTER LAND USE PLAN FOR REZONING OF THE CITY.

Planning Commission and Council having adopted a Master Plan for the City as provided in (1) above, the Master Land Use Plan as set forth therein shall be the guide for all future rezoning of the City until otherwise amended pursuant to this Charter.

Attached to Ordinance 04-147 as Exhibit A is a Zoning Map which is consistent with the guidelines of the newly adopted Master Plan, and which, upon adoption of this section of the Charter, shall be the new Zoning Map for the City and shall be effective and establish the current zoning for all parcels shown thereon upon the effective date of this provision, until otherwise amended pursuant to the **City ordinances or this Charter**.

The Zoning changes made as a result of the adoption of this amendment shall **not** be considered as previously rezoned property as provided in Article XII, Section (g).

Subsequent changes to the Zoning Map that are subject to referendum pursuant to Article XII, Section (g) shall remain subject to submission to the voters. (5-6-03; 11-2-04)

(g) RIGHTS RETAINED BY THE PEOPLE.

(a) Neither the Council, the Mayor, any Board, including the Boards of Appeals, or Commissions, appointed pursuant to this Charter, or any ordinance or resolution, whether proposed by Council or by initiative petition, or otherwise, …. shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in:

(1) The zoning classification or district of any property or area in the City of North Royalton to allow multi-family dwellings thereon; or

(2) Grant any zoning classification or variances which would increase the density permitted on any property in any residential district; or

(3) Grant a zoning classification or variances or conditional use which would permit commercial development consisting of establishments for retail sales commonly known as shopping developments, strip centers, or by whatever name called, consisting of ten (10) acres or more. In computing the acreage for the purposes of this provision, the computation shall include contiguous land which is already zoned for shopping center development;

unless the change or grant, after its adoption in accordance with applicable administrative or legislative procedures, is approved at a regularly scheduled general election of the Municipality, State of Ohio or County of Cuyahoga, by a majority vote of the electors voting thereon. Any change in zoning classification for a parcel of land previously rezoned pursuant to a simple majority vote of the electors shall be re-submitted to the electors and shall require a mandatory simple majority vote as required by this subsection (g).

ZONING CODE CHAPTER 1266 AMENDMENTS

1266.01 AUTHORITY OF COUNCIL; REFERRAL TO PLANNING COMMISSION.

The Council, either on petition of a property owner, on recommendation of the Planning Commission, or on its own initiative, may amend or change the number, shape, area or regulations of or within any zone or district, but no such amendment or change shall become effective unless the proposed amendment or change is first submitted to or considered by the Planning Commission for its approval, disapproval or recommendation. The Commission shall be allowed a reasonable time, to be not less than forty days after referral or submittal, for consideration and report. (Ord. 1970-232. Passed 9-15-71.)

APPENDIX C. EXISTING ZONING REGULATIONS

1. RESIDENTIAL DISTRICTS

1.1. Existing Development Statistics

Acres	RRZ Rural residential	R1-A One-family	R1-B One-Family	R2-C Two-Family (District deleted from code)	RM-D Multi-Family	PUD (District deleted from code*)	SCO Senior Citizen
Acres Developed	2,386	5,086	372	116	481	137	6
Acres Vacant	1,114	433	79	7	48	3	0
Total Acres Zoned	3,500	5,519	451	123	529	140	6
Chapter 1280 was repealed by Ordinance 06-72, passed July 18, 2006.							

1.2. Permitted Uses

Land Use Category	RRZ Rural Residential	R1-A One-Family	R1-B One-Family	RM-D Multi-Fam	SCO Senior Citizen
Code Chapter	1270 & 1273	1270	1270	1270	1270 & 1272
Residential					
1. One-family detached dwellings	P	P	P	P	P
2. Detached Single-Family Cluster Developments		P	P		P
3. Two-family dwellings				P	P
4. Townhouses				P	P
5. Apartments				P	P
6. Heath care facility including rest and nursing home					P
7. Licensed Family home for handicapped persons (6 to 8 persons)	C	C	C		C
8. Bed and Breakfasts (rooms for tourists)	C			A	
Open space/recreational					
9. Commercial equestrian (min 10 ac)	C				
10. Agriculture (plant husbandry)	C				
11. Private sport recreation, including golf courses & country clubs	C				
Institutional/Other					
12. Public Facilities such as public water supply reservoir, pumping station, treatment plant,	C	C	C	C	C
13. Senior Citizen Center (55+) & associated dining, recreation facilities, administrative offices					P
14. Government agencies, fire station, police station	C				
P = Principal Use permitted by right. C = Conditional Use.					

1.3. Accessory Buildings and Uses

Land Use Category	RRZ Rural residential	R1-A One-family	R1-B One-Family	RM-D Multi-Fam	SCO Senior Citizen
1. Private garages and parking areas	A	A	A	A	A
2. Private garden	A	A	A	A	A
3. Recreational uses		A	A	A	A
4. Pools	A	A	A	A	A
5. Fences and walls	A	A	A	A	A
6. Home offices and occupations (See Sec 1270.03	A	A	A	A	A
7. Renting of rooms; accessory living accommodations	A	A	A	A	A
8. Barns and stables	A				
9. Raising horses	A	A	A		A

1.4. Development Standards: General Residential Developments

	R1-A One-family	R1-B One-Family	RM-D Multi-Family	*PUD (deleted)*	SCO Senior Citizen
Density					
1 Family	1.9	2.4	3.2		
2 Family			5.1		
Townhouse			8.0		
Apartments			11.0		
Lot Requirements					
1. Min Lot Area (in sq. ft.)					
A. 1-Fam	20,000	15,600	13,600	*9,000*	
B. 2-Fam			8,500		
C. Townhouse			5,445	*5,445*	
D. Apartment			3,960		3,960/ 2,178
2. Min Lot Width					
A. 1-Fam	100	80	80	*75*	
B. 2-Fam			100		
C. Townhouse			150	*150*	
D. Apartment			200	*200*	200
3. Max Lot Coverage by building	35%	35%	30%	--	20%/ 50%
Yard Requirements					
1. Front Yard	45-55	50	50-100	*30-40*	100
2. Side Yard	10	8	See formula	*See formula*	See formula
3. Rear Yard	50	50	See formula	*See formula*	See formula
4. Specific					
Maximum Height Principal buildings (stories)	2	2	3	*3*	5

1.5. Special Development Provisions

Group Development (Multifamily dwellings): Section 1270.30 provides for a comprehensive review process of a development proposal that concerns groups of apartments or single family attached dwelling units (townhomes or plex). Developers need to fulfill specific preliminary and final plan requirements during the application process. Permitted main buildings and uses are the same as those permitted in RM-D Zoning District. Group developments can be built on land zoned RM-D and SC District. The intention is to encourage imaginative arrangement of buildings which means the buildings may be arranged in cluster.

Multifamily cluster development: A development which utilizes the design technique which concentrates buildings in specific areas on the site, allowing the remaining land to be used for recreation, common open space and the preservation of natural areas and environmentally sensitive features. Developers can build at a density of 8 units/ acre at an overall density of 6 units per acre. The general requirement is to preserve 25% common open space. By declaring the intention of developing a "cluster development" the development is subject to specific design criteria. The review procedure is described in 1248.04. Permitted uses are detached or attached cluster dwellings. More details on yard regulations and setbacks for cluster developments are listed in Section 1270.32.

Single-Family cluster development: To conserve natural amenities of the landscape, the single-family cluster can be applied to single-family developments that contain a minimum area of ten acres in an R1-A and R1-B district. The single-family cluster development requires a minimum of 50% of common open space in return for an increase in density on the remaining acres (while preserving the overall density). More details on specific setback and common open space requirements are listed in Section 1270.33.

The following table compares the three different development types:

	Group Development	**Multifamily Cluster Development**	**Single-Family Cluster Development**	
Section	1270.30	1270.32	1270.33	1270.33
District Permitted in	RM-D and SC-District	RM-D and SC	R1-A	R1-B
Permitted uses	single- or multifamily attached	No more than 5 units attached	Detached SF	Detached SF
Review Procedure	Preliminary plan approval, final plan approval	Section 1248.04 (plat approval)	Repealed	Repealed
Standards				
1. Minimum Project Area	-	-	10 acre	10 acre
2. Max Overall Density - units per acre	RM-D	6	1.9	2.4
3. Max density of developed area		8	6	7
4. Min Required Common Open Space		25%	50%	50%
Yard Requirements				
1. Front Yard	In accordance with section 1270.05 and 1270.06 (see formula)	20-25	30-40	30-40
2. Side Yard		Depends on stories of buildings	Depends on stories of buildings	Depends on stories of buildings
3. Rear Yard		35-45	50	50
Maximum Height Principal buildings (stories)	In accordance with section 1270.05 and 1270.06 (see formula)		2	2

Repealed by Ordinance 95-215 (Jan. 16, 1996)

1.6. Single-Family Dwelling Unit Area Requirements

	1-Story		2-Story	
	No Basement	w/Basement	No Basement	w/Basement
1. One-Family Dwelling				
A. Ground Floor	1,400	1,250	950	850
B. Total Floor Area	1,400	1,250	1,900	1,700
2. Townhouse				
A. Ground Floor	1,200	1,100	760	660
B. Total Floor Area	1,200	1,100	1,420	1,320

1.7. Rural Residential

Purpose :

- To provide a regulatory mechanism through which development can occur with the least environmental and visual impact in accordance with the objectives of the City's adopted Master Plan.
- Located development in such a way as to preserve critical natural areas such as steep slopes, flood plains, streams/rivers, ponds, critical soils and wetland areas;
- to maintain open areas in order to preserve visual character; and
- to conserve a connected system of wildlife habitats.
- Such development, preserved critical natural areas and preserved open areas are considered integral parts of a whole, irrevocably joined through deed restriction or like device, in order to create a coordinated balance of development with preserved areas.

RR Village Cluster RR-V: Compact areas of single-family housing surrounded by areas that remain undisturbed in order to preserve critical natural features and open areas.

- The development of homes and the preserved natural area around them are treated as a whole; one element cannot exist without the other.
- RR Villages structured around a common open space, the circulation system will support vehicular as well as pedestrian traffic and the Village will have discernible edges.
- Permitted only on parcels where the RR-2 or RR-3 option is not feasible.
- If the SDE shows that full size lots are not possible, then lot sizes may be reduced to no less than the minimum (shown in Table 2) to allow the total number of permitted lots to occupy the developable portions of the parcel

RR-2 (Two Acre): Developments with single-family lots that still preserving an equal amount of natural area.

- Provides an alternative to the R1-A lifestyle by ensuring the preservation of natural features within each lot as well as within the natural areas.

RR-3 (Three Acre): Development of large-lot single-family development.

Minor Subdivisions: RR min lot size requirement does not apply to lot splits or minor subdivisions. R1-A lot requirements apply.

1.8. Rural Residential Development Standards

	RR-V	RR-2	RR-3
Overall Project Requirements			
1. Maximum total site disturbance for public improvements	25%	25%	25%
2. Minimum Project Area	15 ac		
3. Max Overall Density - units per acre (effective density)	1	0.5	0.33
4. Min Required Open Space		50%	
5. Perimeter Buffer area	55		
Lot Requirements			
1. Min Lot Area (in sq. ft.)	7,000	31,250	45,000
2. Min Lot Width	60	125	150
3. Max Building Envelope (Lot Coverage by building?)		20%	15%
4. Max. total lot disturbance		40%	30%
Yard Requirements			
1. Build-to line	20 ft	--	--
2. Front Yard (for building envelope)	NA	40	70
3. Side Yard	8	20	30
4. Rear Yard	40	40	75
Maximum Height Principal buildings (stories)	**?**	2	2

2. EXISTING TOWN CENTER DISTRICT ZONING REGULATIONS

2.1. Permitted Uses

SCHEDULE 1281.03 Permitted Uses					
	TCD-1	TCD-2	TCD-3	TCD-4	TCD-5
PERMITTED USES					
Residential					
Single-family Clusters				P	P
Townhouses				P	P
Multi-family				C	C
Residential					
Residential above first floor retail	P	P		P	P
Live-work residential dwellings	P	P		P	P
Retail and professional services					
Retail	P	P	P	P	P
Offices	P	P	P	P	P
Personal services	P	P	P	P	P
Repair services	P	P	P	P	P
Restaurants	P	P	P	P	P
Taverns/pubs	P	P		P	P
Hotels/Bed and Breakfast	P	P		P	
Banks	P	P	P	P	P
Gasoline service stations		P	C	C	C
Automotive services		P			C
Automotive repair		P			C
Walk-up ATM's	P	P	P	P	P
Drive-through facility	C	P	C	C	C
Wholesale offices/showrooms		P			
Outdoor displays	A	P	A	C	C
Indoor recreation/amusement		P		P	P
Institutional					
Libraries and museums	P	P		P	P
Institutional					
Churches	P	P	P	P	P
Schools	P	P		P	P
Government offices	P	P	P	P	P
Local gov't facilities (police, fire, recreation)	P	P	P	P	P
Parking garages and off-street parking	A	A		A	A
Car wash		A	A	A	A
Signs	A	A		A	A

2.2. Development Standards

SCHEDULE 1281.04 Standards					
	TCD-1	**TCD-2**	**TCD-3**	**TCD-4**	**TCD-5**
Minimum Area			0.5 ac	50 ac	12 ac
Required Open Space Min				25%	25%
Building Setbacks (feet)					
Front					
From *pre-existing* street ROW (Min/Max)	10/25	10/25	60/--	10/25	10/25
From *new* street ROW (Min/Max)	10/25	10/25	10/25	10/25	10/25
Side					
From SFR district	50 a,c	50 a,c	40 a	50	65
From non residential district	5	5	5	5	5
Rear					
From SFR district	50 a,c	50 a,c	40 a	50	65
From *non* SFR district	20 b	20 b	20	10	10
Non residential building next to SFR district	--	--	--	250	500
Parking Setbacks (feet)				250	500
Front					
From *pre-existing* street ROW	Min: 10 Max: at building line	Min: 20 Max: at building line	Min: 20	Min: 20	Min: 20
From *new internal* street ROW	10	20	20	20	20
Side or Rear					
From SFR district	20 d	20 d	20 d	35 d	50 d
From *non* SFR district	5	5	5	10	10
Non residential building next to SFR district	--	--	--	250	500
Building Heights (stories) (Min/Max)	2/4	--/3	--/2	2/4	2/3
Dwelling Unit Area --see 1270.9					
Density (Buildings Per Acre)	between 4 and 9.9				
Non residential land coverage				50%	
First Floor area of retail store max:	65,000 sf				

a. or two times building height, whichever is greater
b. or two times building height, whichever is greater, when approved by a conditional use permit for office structures
c. or three times building height, whichever is greater, when approved by a conditional use permit for office structures
d. area btw the parking setback and the adjacent property line can only be used for landscaping and buffering pursuant to the requirements of this chapter

3. EXISTING BUSINESS DISTRICT ZONING REGULATIONS

3.1. Permitted Uses

Land Use Category	OB Office Building	LB Local Business	GB General Business	MS Motor Service
Office				
1. Administrative, professional, governmental, sales offices	P	P	P	
2. Medical office and clinic	P	P	P	
3. Veterinary medicine, animal hospital		P	P	
Retail/Services				
1. Financial establishments, banks	P	P	P	
2. Retail uses in completely enclosed buildings (food, apparel, household items) (*restricted list based on district*)		P	P	
3. Retail sales in open yards (*restricted list based on district*)		A	A	
4. Restaurants, bars other retail food service establishments		P	P	P
5. Laundromats, dry cleaning, tailors		P	P	
6. Personal service (beauty, barber)		P	P	
7. Repair services for household appliances		P	P	
8. Drive thru facility associated with permitted use		C	C	P
9. Liquor stores		C	C	
10. Business services			P	
11. Funeral home/mortuary			P	
12. Sales of bikes, motorcycles, boats, etc			P	
13. Hotels, motels				P
Auto Oriented				
1. Gasoline station				P
2. Automobile services, maintenance, including car wash		P	A to Auto Sales	
3. Major auto repair garage		C	A to Auto Sales	
4. Auto sales and service			P	
5. Automobile/truck rental				P
6. Any motorist services not listed when approved by PC				P
Entertainment/recreation				
1. Assembly hall, meeting place, party center			P	
2. Commercial recreation, indoor			P	
3. Membership sports/fitness club			P	
4. Movie theater			P	
Storage/Distribution/ Other				
1. Wholesale offices & show rooms (limited storage)			P	
2. Bus Passenger station			P	
3. Custom work shop with sales of items produced on site			P	
4. Radio and television stations			P	
ACCESSORY USES				
1. Off-street parking lots & garages	A	A	A	A
2. Employee lunch rooms, restaurants (max 10% GFA)	A	A	A	A
3. Pharmacies within medical/clinic	A	A	A	A
4. Signs	A	A	A	A
P=use permitted by right; C=conditionally permitted use; A=accessory use				

3.2. Development Standards

	OB Office Building	LB Local Business	GB General Business	MS Motor Service
Lot Requirements				
(a) Min Lot Size [a]	1 acre	20,000 sf	20,000 sf	20,000 sf
(b) Min Lot Width (feet)	100	100	100	100
Building Setback Requirements (feet)				
(a) Setback from Street Right-Of-Way	75	60	60	75
(b) Setback from Side Lot Line				
(1) Adjacent to non-residential district A. Min between unattached bldgs.	None 10	None 10	None 10	25
(2) Adjacent to residential district [b]	40 or 2x bldg ht	40 or 2x bldg ht	50 or 2x bldg ht	50 or 2x bldg ht
(c) Setback from Rear Lot Line				
(1) Adjacent to non-residential district	20	20	20 or 2x bldg ht	25
(2) Adjacent to residential district[b]	40 or 2x bldg ht	40 or 2x bldg ht	50 or 2x bldg ht	50 or 2x bldg ht
Parking Setback Requirements (feet)				
(a) Setback from street right-of-way	25	20	20	25
(b) Setback from side / rear lot line				
(1) Adjacent to non-residential district	5	5	5	10
(2) Adjacent to residential district	20	20	20	20
Maximum Building Height (feet)				
(a) Adjacent to non-residential district	50	30	50[c]	30
(b) Adjacent to residential district	30	30	30	30
(c) Dormers, stairwells, elevator shafts, air conditioning units, etc, above the roof line	10	10	10	10

[a] Some uses have larger minimum lot requirements
[b] When two minimums are listed – required is whichever requires the greater distance.
[c] Office buildings located on the east side of York Rd between St Rt 82 and Wallings may be max 65 ft as CU

4. EXISTING INDUSTRIAL DISTRICT ZONING REGULATIONS

4.1. Permitted Uses:

Land Use Category	RO Research Office	CS Commercial Services	GI General Industrial
Residential			
1. Single-family Cluster within 500 ft of lots on Woodridge	P		
Office			
1. Administrative, professional, governmental, sales offices	P		P
2. Medical office and clinic	P		P
3. Animal clinic, veterinarian office and kennels		P	P
4. Research and testing laboratories	P		P
5. Production operations associated with research lab	A		A
Retail/Services			
1. Financial establishments, banks	P		P
2. Hotels, motels	P		P
3. Catering establishment		P	P
4. Restaurants, other retail food service establishments		P	P
5. Repair of household appliances		P	P
6. Sales of lumber and other building materials		P	P
7. Sign shop			P
8. Instruction Studios (dance, karate, etc.) on Rt 82 from York –W 130			P
Auto Oriented			
1. Auto engine repair		P	P
2. Car or truck wash facility		P	P
3. Repair and sale of buses, trucks and machinery		P	P
4. Major auto repair			C
Processing, Assembly, Manufacturing			
1. Laundries, other cleaning establishments		P	P
2. Commercial greenhouses		P	P
3. Contractors shop - carpentry, electrical, masonry, plumbing, HVAC, painting, ornamental iron, roofing and sheet metal contractors, etc		P	P
4. Packaging and crating		P	P
5. Monument works		P	P
6. Food preparation, ice manufacturing, bottling		P	P
7. Manufacturing, processing within enclosed bldg			P
8. Industrial processing with chemicals, with exceptions			P
9. Manufacturing with metal alloys, with exceptions			P
Other			
1. Adult entertainment			P
2. Public utility materials and equipment	A	P	P
ACCESSORY USES			
1. Storage of materials/products in enclosed bldgs	A	A	A
2. Signs	A	A	A
3. Off-street parking and loading	A	A	A
P=use permitted by right; C=conditionally permitted use; A=accessory use			

4.2. Development Standards

	RO Research Office	CS Commercial Services	GI General Industrial
Lot Requirements			
(a) Min Lot Size (acres)	3	1	1
(b) Min Lot Width (feet)	250	100	100
Building Setback Requirements (feet)			
(a) Setback from street right-of-way			
(1) For lots fronting on arterial streets	100	70 or 3X bldg ht.	100
(2) For lots fronting on industrial roads	70	70 or 3X bldg ht.	70
(b) Setback from Side Lot Line			
(1) Adjacent to non-residential district	25	10	10
(2) Adjacent to residential district	100 or 3X bldg ht.	50	20
(c) Setback Rear Lot Line			
(1) Adjacent to non-residential district	40	25	10
(2) Adjacent to residential district	100 or 3X bldg ht.	50	50, or 3X bldg ht.
Parking Setback Requirements (feet)			
(a) Setback from street right-of-way			
(1) For lots fronting on arterial streets	100	25	50
(2) For lots fronting on industrial roads	70	25	25
(b) Setback from side lot line			
(1) Adjacent to non-residential district	10	5	10
(2) Adjacent to residential district	50	20	10
(c) Setback from rear lot line			
(1) Adjacent to non-residential district	10	5	10
(2) Adjacent to residential district	50	20	20
Maximum Building Height (feet)			
(a) Adjacent to non-residential district	60	50	50
(b) Adjacent to residential district	60	40 or 3 floors	40 or 3 floors
(c) Dormers, stairwells, elevator shafts, air conditioning units, etc,	10 ft above roof	10 ft above roof	10 ft above roof

(a) When two minimums are listed – required is whichever requires the greater distance.
(b) Office buildings located on the east side of York Rd between St Rt 82 and Wallings may be max 65 ft as CU

5. RIPARIAN AND WETLAND SETBACKS:

Widths of riparian setbacks are measured as horizontal map distance outward from the ordinary high water mark on each side of a stream, and are established as follows:

RIPARIAN SETBACKS		
	Criteria	**Setback in feet**
Stream Banks	Drainage Area in square miles	Measured from ordinary high water mark on each side of a stream
	• 300 or more	300 ft
	• 20 to 299	120 ft
	• 0.5 to 19	75 ft
	• < 0.5	25 ft
Floodplain	100-year floodplain	Riparian setback to be extended to outer edge of floodplain
Wetlands	Adjacent to riparian area	Riparian setback to be extended to outer edge of wetland
Steep Slopes	Adjacent to riparian area – based on grade	
	• > 25%	Add 25 feet
	• 21% - 25%	Add 50 feet
	• 15% - 20%	Add 100 feet

WETLANDS	**Wetland Category**	**Measured from edge of designated wetland**
	• Ohio EPA Category 3	120 ft
	• Ohio EPA Category 2	75 ft
	• Ohio EPA Category 1	-

APPENDIX D. 2004 PLAN AUDIT

Audit of Policies & Strategies from 2004 North Royalton Master Plan

2004 POLICIES & ASSOCIATED STRATEGIES	Accomplishments Since 2004, Issues, Commentary
1 RESIDENTIAL	
1.1 <u>Goal:</u> Preserve the existing low-density residential "bucolic" nature.	
a. Maintain the approximately two units an acre density in the area north of the turnpike & the southwest corner.	
• Rezone selected areas from R1-B zoning (min 15,600 sf lots with 80 ft lot width) to R1-A zoning (min 20,000 sf lots & 100 ft lot width) & prevent future development at R1-B density.	Parcels were rezoned on the south side of Albion Rd & Wallings Rd; & north & south side of W. Wallings Rd, Royalwood Rd, Akins Rd, & Hi-View Dr. • *Current zoning does not allow clustering of lots to allow areas of a site to be preserved without reducing the number of lots*
• Increase R1-A minimum lot width requirement from 100 ft to 125 ft.	No change made to R1-A zoning requirement
• Increase max permitted building height from 2 stories to 3 stories to allow for new high end housing in the R1-A district	Building height allowance not changed • *A better approach would be to establish a maximum building height limited by feet not by number of stories*
b. Restrict new residential development south of the Turnpike to large-lot rural residential (high-end residential golf-course communities), especially in areas with no sanitary sewer service.	There have been no new residential subdivisions proposed or constructed in this area since the 2004 plan. The Greenbriar subdivision is 91 acres, 219 lots, over 50% open space & a gross density of 2.4 units/ac. Timberlane Estates is 65 acres, 91 lots, 11% open space & 1.4 units/ac.
• Rezone selected areas in the southern part of the City from R1-A (minimum 20,000 sf lots) to the Rural Residential District to limit development in areas not served by sanitary sewer.	Rezoned parcels along south side of Akins Rd south & west of the Turnpike, north side of Valley Parkway, north & south side of Edgerton Rd & Drake Rd. • *This area has the largest concentration of septic systems; many are failing. Leaking septic systems are the biggest contamination to water supply.* • *Existing policies that limit sewer system extension & connections to Hinckley sewer system via gravity flow make it difficult (& expensive) to provide sewer service to areas with failing septic.*
1.2 <u>Restrict Multi-Family Development to reduce subsidy</u> Prohibit further multi-family zoning outside of appropriate locations within the mixed-use areas in the town center area.	There has been no additional land rezoned to multi-family district beyond areas of the TCD-4 & -5 areas where multi-family is permitted. • There are 530 acres zoned for RM-D, 48 are vacant. • Limited housing options reported for seniors: 6 ac zoned /developed as "senior center", about 80 ac zoned for Public Fac & developed as residential – some as senior residential, additional land developed for senior residential in PUD.
2 ECONOMIC DEVELOPMENT	
2.1 <u>Goal: Promote economic development</u>	
a. Set aside land for nonresidential development to maximize revenue from future development	Land was rezoned as noted below, (including the TCD area to encourage higher end development)
• Expand current industrial park westward & encourage/facilitate redevelopment of property near Turnpike for office park/ industrial uses. (btwn Abbey Rd & West 130th north of Turnpike & south of Woodridge.	Land was rezoned to the existing Office Research district between Abbey & W 130th. No development has occurred in the rezoned area & existing homes have remained. • *Issues related to dwelling units as nonconforming uses in RO*
• Consolidate smaller lots within the existing industrial district into larger parcels which are easier to market.	There has been no city-initiated consolidation of parcels • *Economic development requires proactive approach to attracting new development, including consolidating lots to create larger development sites.*
• Construct road to provide access to new office/light industrial area north of turnpike, from West 130th St to current industrial park.	No road extension has occurred. • *Infrastructure is needed in order to attract new development.* • *Will need public money to facilitate new development.*

2004 POLICIES & ASSOCIATED STRATEGIES	Accomplishments Since 2004, Issues, Commentary
• Establish office park zoning district (with limit of eight stories) with appropriate required setbacks & recreational set aside requirements.	New Office Park zoning district was **not created.** Instead, area between Abbey & W. 130th was rezoned to the Research Office District from R1-A.
• Bennett's Corners: Treat as a gateway into the City & encourage multi-story office building as the main use in the city's portion & should avoid big box retail.	The NE quadrant of intersection in North Royalton was & still is zoned Local Business, which permits 2-story buildings. New 1-story retail buildings have been constructed in NW quadrant (Strongsville) since 2004. • *This area is not a "multi-story office" location. Even if the interchange at I-71 & Boston Rd goes in, this area is likely to attract single-story retail.*
2.2 <u>Encourage redevelopment</u>	
a. Redevelop the ball field complex for industrial/office. Require developer of such use to turn over for the same amount of land or more to the City for recreational use elsewhere.	Instead of relocating the ball field complex, the park has been expanded & a new ball field constructed.
2.3 <u>Limit/control the expansion of local retail centers</u>	
a. Buffer residential uses, avoid big-box stores.	Amendments to the buffer requirements in the zoning code were made in 2005.
b. Restrict zoning to control expansion of local business areas so that intersection-based local business are restricted to existing locations (e.g. at State & Wallings, Ridge & Wallings, & Royalwood & State, as well as in the Ridge Road/Bunker/Tilby area)	Expansion of local business districts through rezoning from residential to business has not been permitted.
2.4 <u>Goal: Establish a Town Center to be commercial & civic center.</u> <u>("town center" or "central business)"</u>	
a. Encourage traditional downtown type compact walkable development with architectural character. • Establish commercial node at State & Royalton • Establish civic node at Ridge & Royalton Roads & include enhanced Village Green & a Government Center, or Recreation Center. • Encourage mixed use development on current Radio Tower property & at Bennett/Ridge Road	New community facilities have been constructed in other parts of the city based on land that was available – including new YMCA & Library at Wallings & State. New City Hall will relocate to the Library's old space. Civic green not enhanced & remains a goal. • *Goal to make the area pedestrian-friendly & walkable remains valid, with uses that encourage people to linger, such as outdoor dining, well designed parking with landscaping.*
b. Create a new mixed use district (possibly a PUD overlay), to permit combined retail, commercial, office, residential & public facility/civic use.	In October 2004, Town Center District (TCD with 5 subdistricts) was adopted; new Chapter 1281 Traditional Town Center/Main Street District with standards, land planning principles, design guidelines & plan review procedures; area defined by the Master Plan was rezoned to the various subdistricts. Deleted the PUD district from the zoning text. • *TCD (Chapter 1281) is confusing with the 5 subdistricts.* • *Should make the zoning more flexible, & instead discuss planning principles in the master plan*
c. Establish Specific Design Guidelines for this area that establishes the Western Reserve/New England colonial style as the preferred style for the Central Business District.	In 2004, design guidelines were adopted as part of the TCD district regulations (Chapter 1281). In Nov 2006, a second set of design guidelines were adopted & inserted into the subdivision regulations (Section 1246.14 Design Standards for TCD districts), with specific reference to the Western Reserve architectural style. • *Two sets of design guidelines create confusion & should be consolidated.*
d. Limit access to Royalton Rd with an internal street grid through Radio Tower property that connects Bennett/Ridge to State Rd.	Radio Tower property never acquired. Current owner is likely to retain towers as revenue generator.
2.5 Conduct a significant annual event to foster commercial investment in & attraction to North Royalton.	City conducts a semi-annual business breakfast.
3 RECREATION	
3.1 <u>Goal: Address the City's Recreational Needs</u>	

2004 POLICIES & ASSOCIATED STRATEGIES	Accomplishments Since 2004, Issues, Commentary
a. Establish a recreation center, with space for community theatre, meeting space, civic group offices, & other alternative recreation.	50,000 sq ft YMCA recently opened at Wallings & State. New library will open this summer. Additional cultural facilities still desired per committee discussion
b. Set-aside land for: • open-air music pavilion, • full size skate park • view tower to take advantage of vistas	• Added a full-size baseball field at York Rd, & 2 soccer fields. • High School stadium was renovated • Added extensive new lighting at York & Memorial fields. • Skate park added at Memorial • Alex Springs, 15 ac passive recreation, owned by the City , located south of Rt 82, not open to public on daily basis, needs road improvement for access.
3.2 <u>Coordinate Development with Metroparks</u>	
a. Coordinate on future development, e.g. completing bike/riding trails in the expanding Rocky River corridor.	Last 5 years, Metroparks acquired 90 ac, under contract for ~ 30 more for expansion of Mill Stream Run; & ~15 ac for Brecksville Reservation (by either fee or conservation easement). City has worked with Metroparks on a number of items: • Partner on purchase of 15 ac parcel at York & Valley Parkway (Aukerman Property), abut'g Brecksville Res & APT along the Parkway. • TLCI Valley Parkway Trail Alignment, completed in 2009 • Partner on Cuyahoga Valley Parkway All Purpose Connector Trail to eliminate 6 mile gap btwn APT in Mill Stream Run & Brecksville Reservations (Phase 2 in NR; Phase 1 in Broadview Hts & Brecksville), with funding from NOACA pending. • Partnered on the 20-ac Heron Rookery Wetland acquisition.
b. Coordinate on potential development of "green" & ecologically appropriate buildings within the Metroparks.	
3.3 <u>Develop a system of inter-connecting green spaces</u>	
a. Install sidewalks in the core sections of the City.	Financial constraints have inhibited progress. Expectations are that as street projects are undertaken, sidewalks will be included as part of the project.
b. Construct outlying bike trails or walking trails through acquisition of easements &/or land set asides for future development.	See above for progress on Metroparks APT.
c. Require new development to set aside land for future parks etc., rather than taking cash options.	City notes that a "cash-in-lieu" provision allows the City more flexibility in development approvals. Rather than accept "bad" open space, better to accept cash.
4 TRANSPORTATION	
4.1 **Goal: Improve traffic circulation & connectivity**	
4.2 Widen major thoroughfares to accommodate increased traffic anticipated from new TCD & expanded office/industrial park	Major road widenings were proposed as part of the anticipated Town Center development. Otherwise, traffic counts do not justify $30M in major widenings/infrastructure improvements (including sidewalks, storm, water, etc.)
a. Widen Royalton Road: • Five lanes from West 130th to York Road. • Four-lane boulevard between York Road & Ashley Woods/Prince Charles. • Three-lane road into Broadview Heights.	Due to financial constraints & reduced funding, Rt 82 widening has been divided into 3 phases: Phase 1 in final design – from western boundary to Ridge - $2M earmarked, remaining $ from NOACA, Issue 2 money requires local match. From Ridge to eastern City boundary does need to be widened, but likely to happen in segments.
b. Widen State Road: • Three lanes from Sprague Road to Royalwood • Four-lane boulevard from Royalwood to south of Royalton Road.	Only needed for TCD development, current traffic counts do not justify widening.
4.3 Require new development to provide interconnecting street system & sidewalks; consider traffic calming measures.	Trying to incorporate in new proposed subdivisions – included in the subdivision regulations.
a. Establish traffic calming measures in street design standards for new development.	Few subdivisions approved since 2004
4.4 Enforce Sidewalk Requirements	

2004 POLICIES & ASSOCIATED STRATEGIES	Accomplishments Since 2004, Issues, Commentary
a. Enforce sidewalk construction requirements on all new development	Sidewalks are a current requirement (Chapter 1480.01), but problem is with older, existing subdivisions.
b. Install sidewalks within the Central Business District & State Road area. Interconnect pedestrian walkways in phases:	No funding available for sidewalk installation. Will need to identify strategies for funding & installation.
4.5 Access Management. Control the location, number, size & character of curb cuts on primary thoroughfares	Difficult to accomplish with already subdivided lots along major roads.
5 ENVIRONMENT	
5.1 Goal: Protect natural resources & sensitive natural features	
5.2 Address Drainage in Low Elevation Areas. Require adequate drainage engineering in the low elevation portions of North Royalton, particularly north of the Ohio Turnpike/west of York Road.	There is an extensive stream bed in this location. City has spent significant amount on storm water management improvements, including a SWM plan.
5.3 Prohibit construction &/or development of land in a designated flood plain in accordance with current & updated flood plain maps. Chapter 1466 (Flood Damage Prevention)	Current state & federal regulations restrict development in floodplain.
6 ZONING	
6.1. Zoning Code Revision. Revise entire Zoning Code to incorporate provisions that that will support implementation of Plan.	On-going: the current zoning code is difficult to use, number of conflicts between the map & the text, & is deficient.
6.2 Fiscal Impact Analysis. Establish requirement to enable Planning Comm to require fiscal impact analysis related to development proposals of significant size when appropriate.	Requirement was added to the zoning code to apply only to the TCD major development project. Not likely needed for smaller, single building developments.
6.3 Traffic Impact Studies Requirement Require new development of significant size to provide traffic impact studies when appropriate	Requirement is in the existing code
6.4 Establish Architectural Review Board a. Re-establish an architectural review board b. Develop a set of design guidelines	There is an architectural review board. Improvements to the review procedures are needed.
6.5 Buffer & maintain existing landscapes a. Adopt buffer requirements for new development/expansion b. Require existing natural landscape to be maintained or replaced.	There are landscaping & buffer requirements in the current code.
7 ADMINISTRATION	
7.1 Professional Planning Staff Hire full-time or part-time professional planner.	City hired a community development professional, but a planner (full- or part-time) is also needed
7.2 Maintain & Fund Economic Development Team, (for example re-establish CIC to maintain economic info, attract new business, manage/coordinate marketing, & interface with existing businesses on a regular basis.	City hired a community development professional who handles economic development. However, concern of an increasing need for marketing.
7.3 Develop & Maintain Master Maps/Plans Update & maintain a master street plan, a master sanitary sewer plan, a storm water management plan, an updated zoning map, land use plan as well as recreational & public facility plans.	City has recently updated all these maps

APPENDIX E. ONLINE SURVEY SUMMARY

As part of the 2013 Master Plan Update, CCPC conducted an online community survey that invited residents, business owners and employees as well as visitors to share their opinions, views and concerns with the Master Plan Advisory Committee (MPAC). The survey was available from May 17, 2013 through June 14, 2013 and was accessible from the City of North Royalton's website. Print copies were also made available at City Hall and other public locations around the City and CCPC staff entered the responses into the online survey form.

While nearly 500 people began the survey, many chose not to continue beyond the first one or two questions. A total of 316 completed surveys were analyzed. The survey form included 16 questions, many of which were oriented toward obtaining opinions on the preliminary work of the MPAC, including the goals and issues to be examined by the Plan Update. Of the 16 questions, nine required a response while the rest did not. For the questions not requiring a response, there were varying numbers who answered each question. There were five open-ended questions that enabled respondents to provide a more in depth commentary on their ideas and concerns related to the community.

The survey results provided valuable information to the Master Plan Advisory Committee regarding issues and goals important to residents, local employees and business owners. However, it is important to keep in mind that, because there were no controls to ensure that responses were from a random sample of residents and businesses, the results cannot be interpreted as being a statistically valid representation of community-wide opinions.

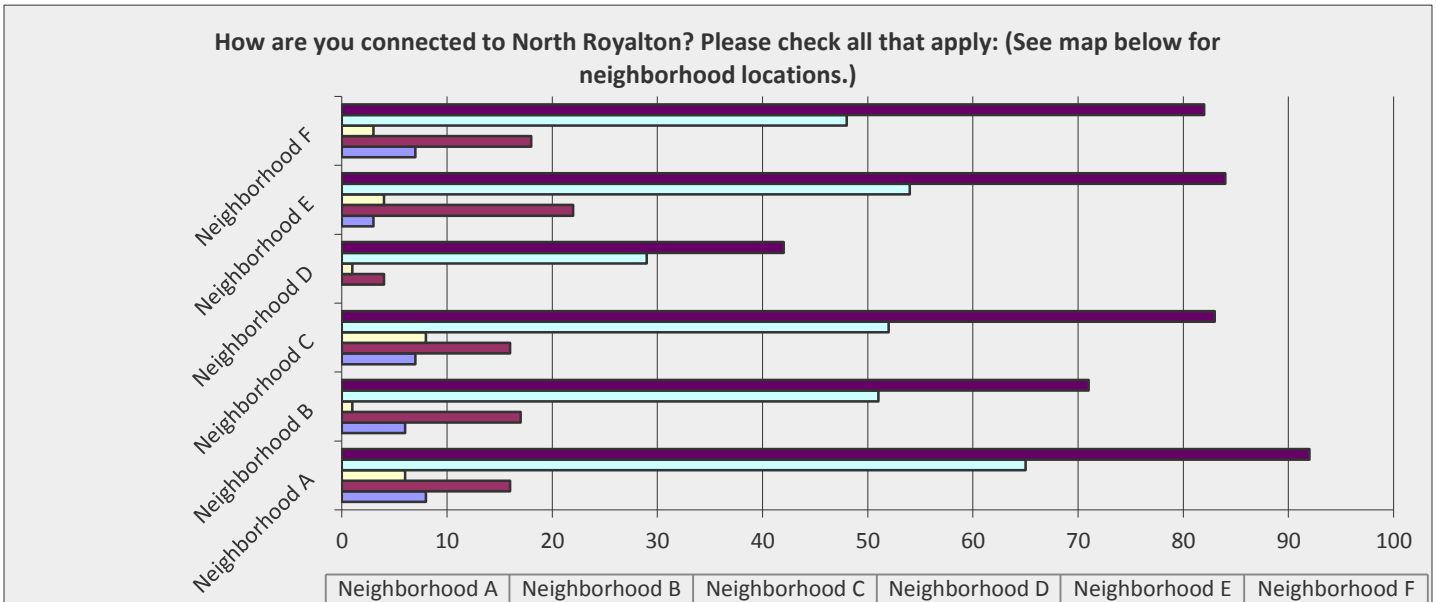
SECTION 1:

Question 1: How are you connected to North Royalton? Check all that apply.

Respondents were asked to identify the neighborhood(s) in which they lived, worked and/or owned property. The neighborhood boundaries used for the survey were the same as the 2010 census tract boundaries, so that the demographic composition of respondents could be compared to the 2010 census data, see map on next page.

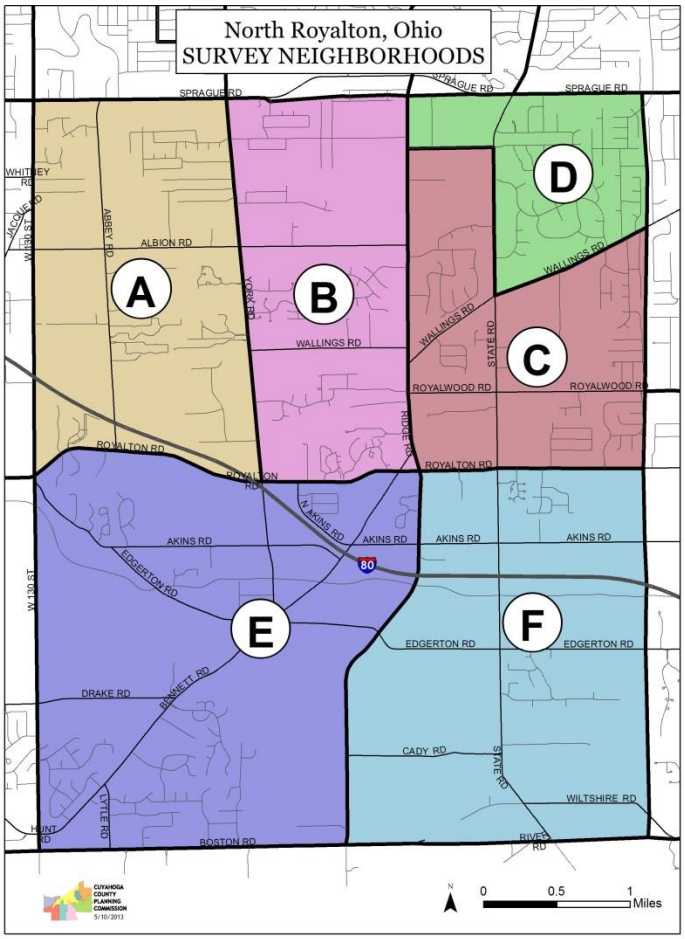
Survey Responses by Neighborhood

Neighborhood	Census Tract	Total Households	Total Responses	Responses as % of Total Households
A	1751.03	3,223	69	2.1%
B	1751.04	2,766	66	2.4%
C	1751.05	1,774	62	3.5%
D	1751.06	1,116	27	2.4%
E	1752.01	2,696	78	2.9%
F	1752.02	1,369	71	5.2%



	Neighborhood A	Neighborhood B	Neighborhood C	Neighborhood D	Neighborhood E	Neighborhood F
I am a resident of...	92	71	83	42	84	82
I own property in...	65	51	52	29	54	48
I own a business in...	6	1	8	1	4	3
I work in...	16	17	16	4	22	18
I rent/lease property in...	8	6	7	0	3	7

As illustrated in the chart above, the majority of respondents were residents and property owners in North Royalton



SECTION 2: DEVELOPING A VISION

This section included four open ended, opinion based questions that provided respondents the opportunity to describe their issues, concerns and vision for the future of North Royalton, with a 50-word limit per question. There was a considerable range of responses: in some cases the answers were very specific and easy to decipher, while in others, the respondent provided only a one or two word response, which was difficult to interprete, e.g. *Route 82.*

Question 2: Help develop a vision statement for North Royalton by completing the following sentences:

The (1) Thing I like about North Royalton is…

The rural environment and preserving that character were the two most frequently provided responses, followed closely by the school system, which was also noted later in the survey as one of the main reasons why people move to North Royalton. Welcoming and friendly was also highlighted as characteristics that people liked. A number of people appreciated the small city atmosphere in bigger metropolitan area and that they had easy accessibility via highways to regional assets such as the airport and downtown Cleveland.

The (1) Thing about North Royalton that I would most like to change/enhance/improve is…

There was less consensus on this question compared to the above question. The most frequently noted response was related to improving the city image. Yet while 92 respondents out of 316 completed surveys identified preserving the rural character in the previous question, the need to improve the city's image was mentioned by only scored 57 respondents.

In the next 10 years, North Royalton should become a City that…

Economic development as well as preserving rural and low density nature scored the highest in terms of looking toward the future followed closely by the category of complete streets (see fact sheet on Complete Streets in Appendix F).

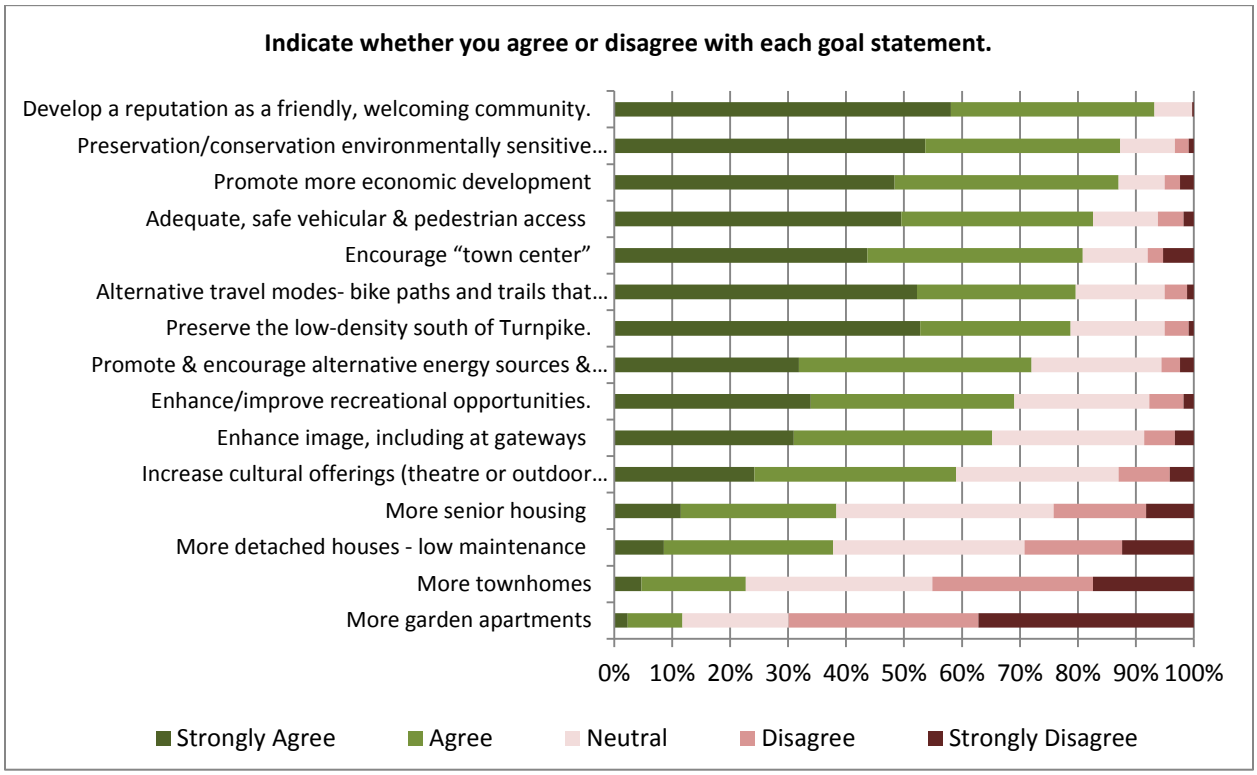
What is the brand or niche of North Royalton that you would like to see carried forward into the future?

Preserving the rural and low density nature scored the highest in terms of developing a brand for the City, followed closely by the need for a reputation for supporting economic development. The issue of enhanced recreation as well as arts and culture emerged as a way to distinguish North Royalton in the future.

SECTION 3: NORTH ROYALTON GOALS

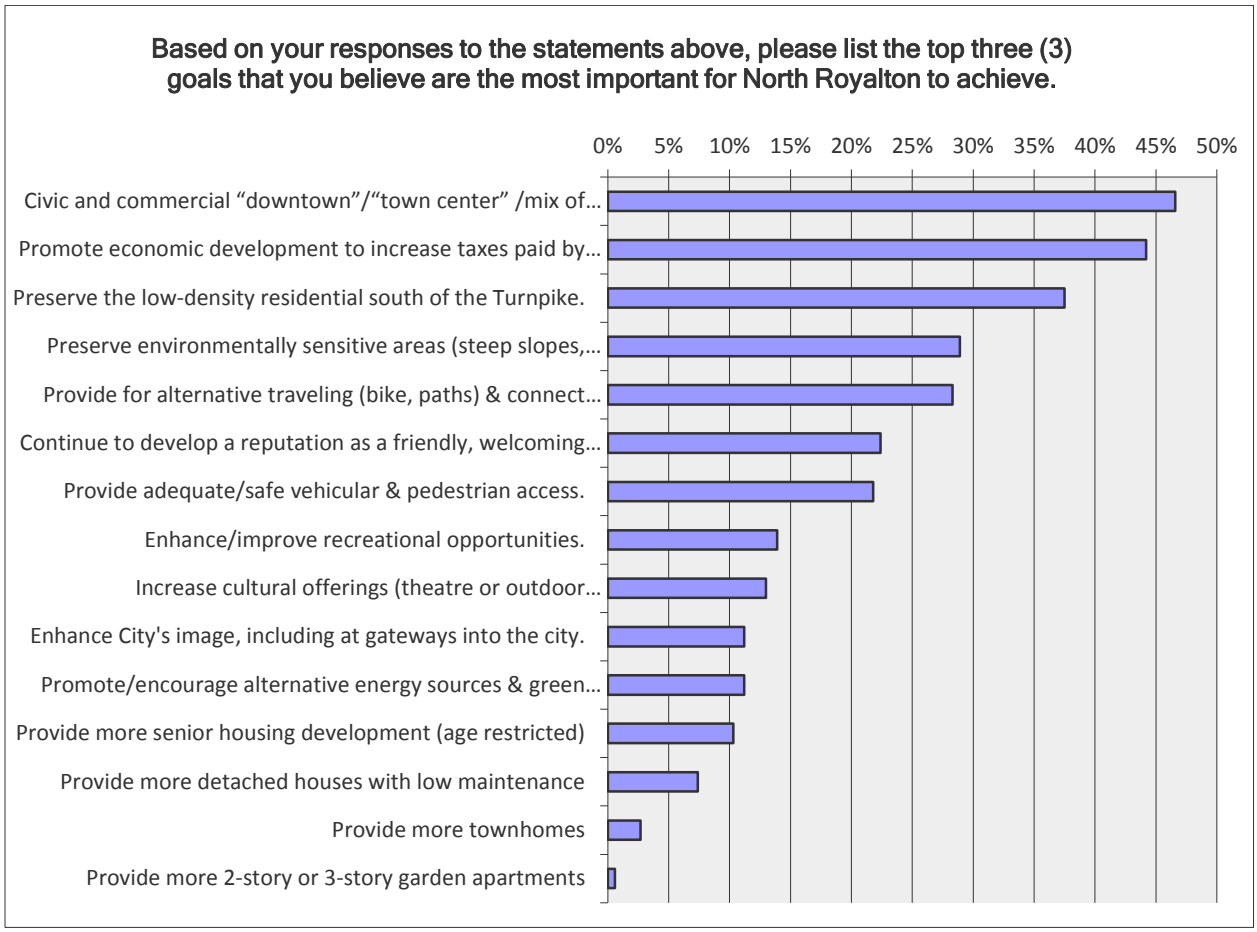
Question 3: Please review the following statements and indicate whether you strongly agree (SA), agree (A), are neutral (N), disagree (D) or strongly disagree (SD) with each statement.

The goal statements listed for this question were based on the list of goals provided at the public meeting. The following table sorts the goals based on the sum of the strongly agree and agree responses.



Question 4: Based on your responses to the statements above, please list the top three (3) goals that you believe are the most important for North Royalton to achieve.

This question is about top priorities and ranking. Respondents were permitted to selection only 3 goals as their priorities. The top three goals identified were to develop a mixed-use town center, promote economic development in limited parts of the city to increase the amount of taxes paid by businesses and industries and to preserve the low-density residential nature of the city south of the Turnpike. The chart below illustrates the responses based on the percentage of respondents.

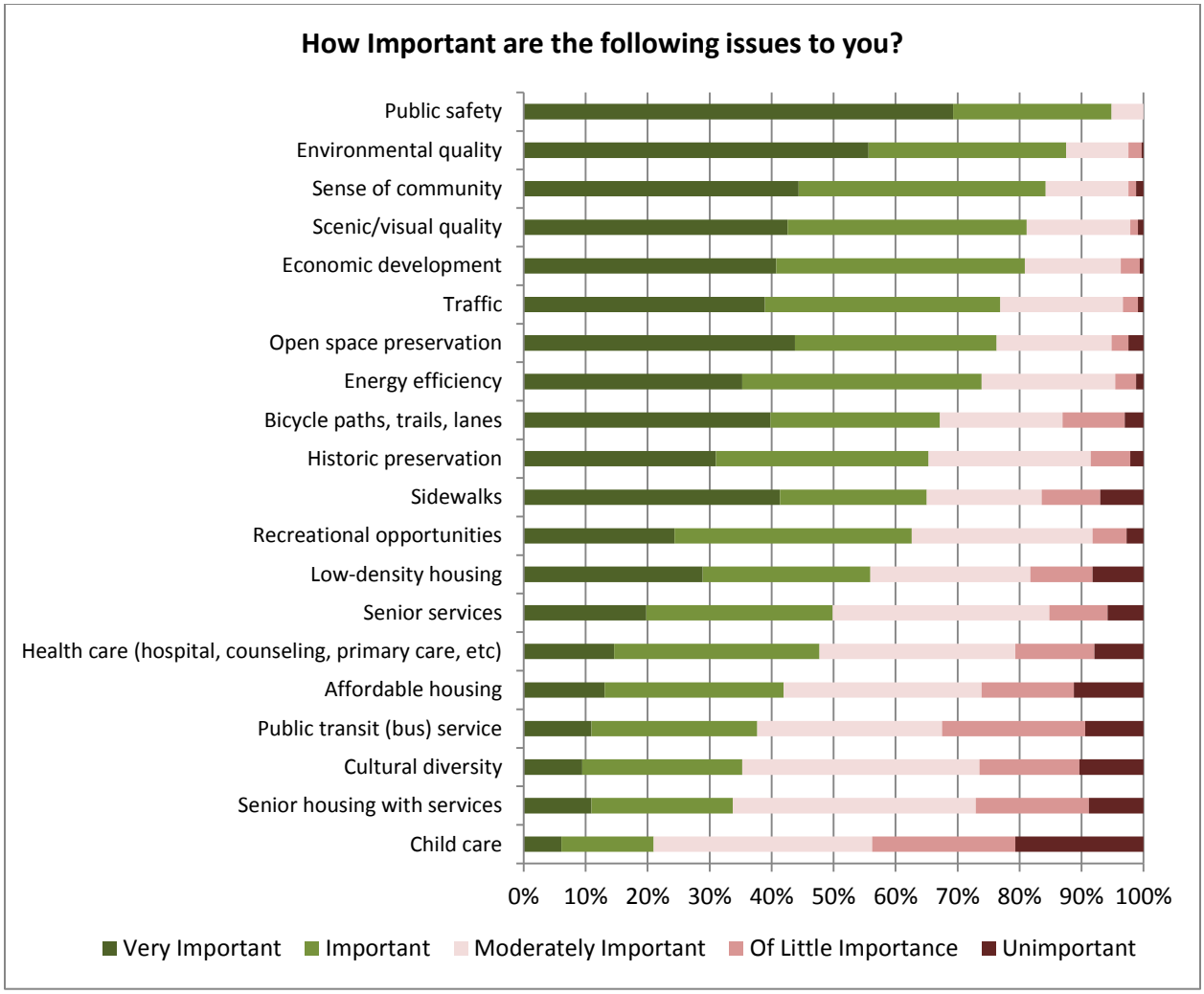


Question 5 provided respondents an opportunity to list additional goals, but these write in responses were mostly amplifying the list of goals that were presented in Question 4.

SECTION 4: NORTH ROYALTON ISSUES

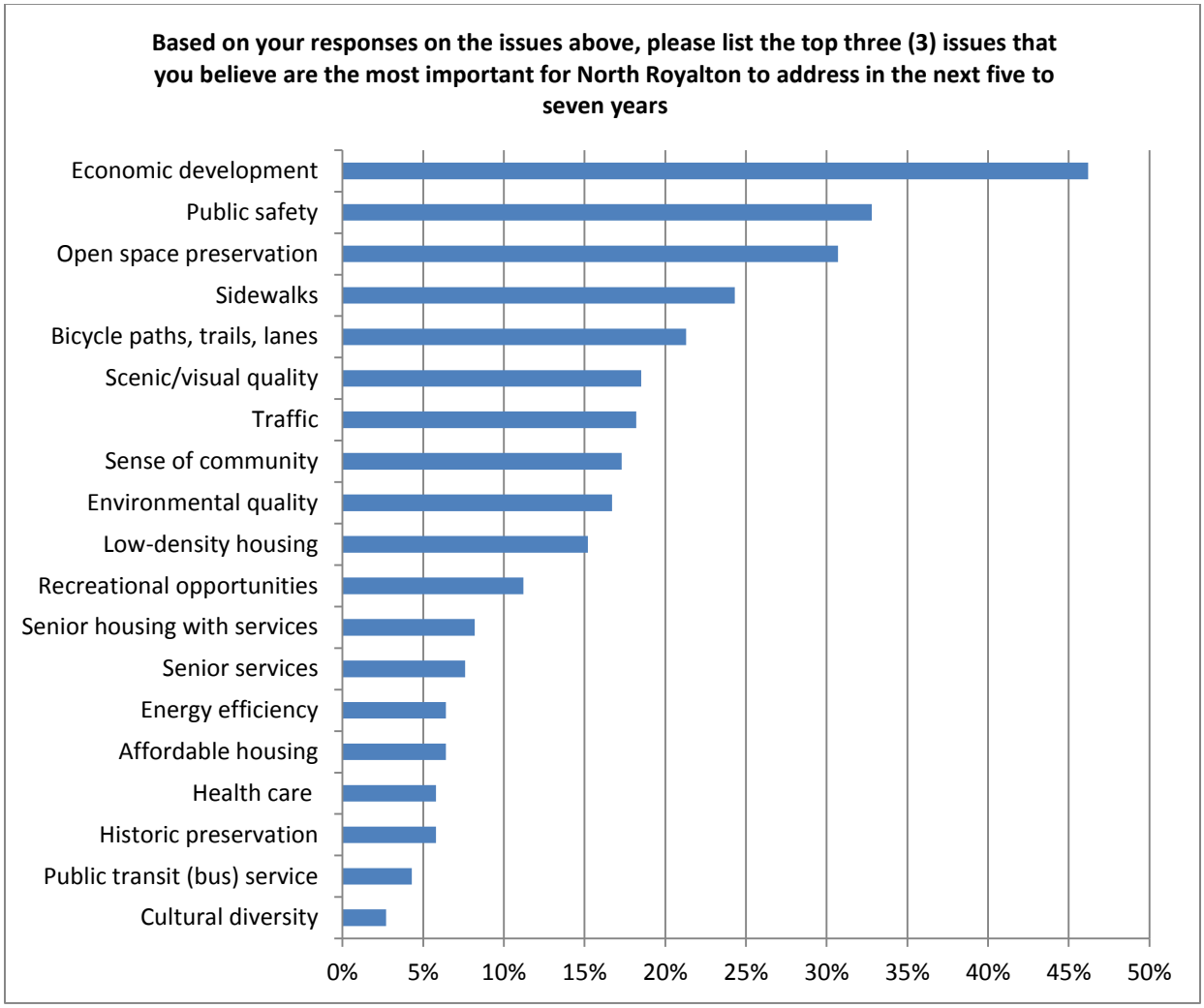
Question 6: How important are the following issues to you?

Public safety was the issue that received the highest percentage of respondents who noted it as very important or important. This was puzzling because the city has a low crime rate and is generally a safe place to live. In fact, later in the survey when participants were asked why they continue to live in North Royalton, a top response was "I feel safe in my city and my neighborhood". Therefore, when considering public safety as an important issue, the assumption is that residents wish to maintain a high level of police and safety services.



Question 7: Based on your responses on the issues above, please list the top three (3) issues that you believe are the most important for North Royalton to address in the next five to seven years.

Similar to the priorities in the Goals section, the results of this question provide the opportunity to prioritize the list of issues, as respondents were only allowed to select 3 issues. Not surprising, economic development came out on top followed by public safety (which as in Question 6, is assumed to maintain of police or safety services). The third priority was preserving open space, but just below that were issues regarding sidewalks, bike paths and trails.

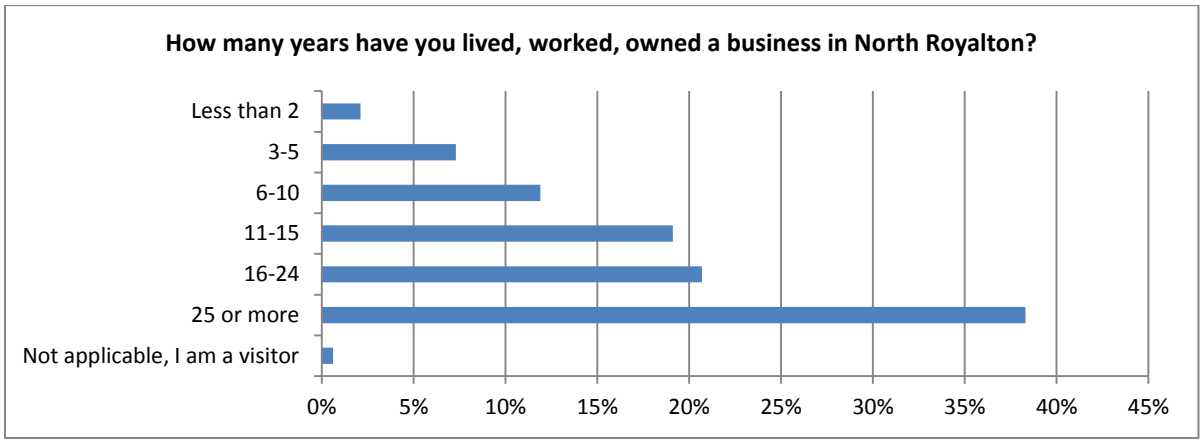


Question 8 provided respondents an opportunity to list additional issues that should be considered, but the write in responses were mostly amplifying the list of issues that were presented in Question 7.

SECTION 5: PREFERENCES

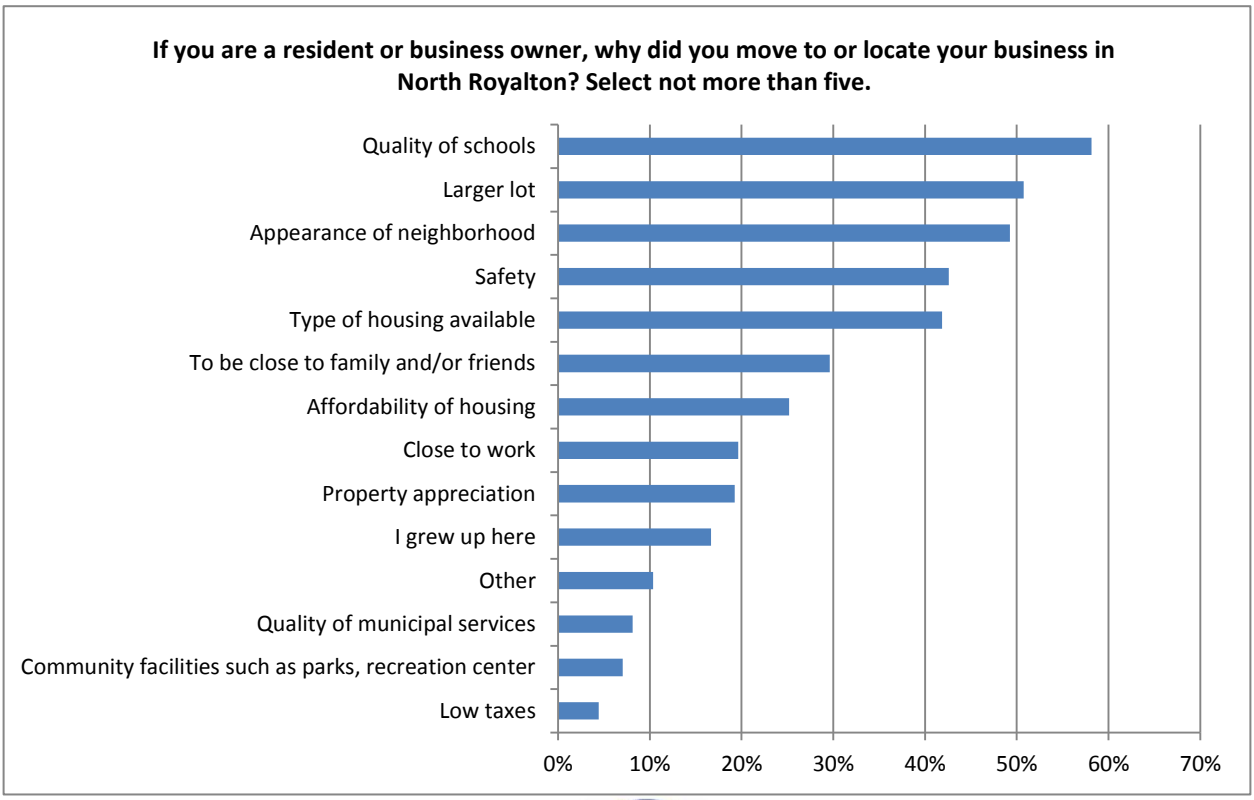
QUESTION 9: HOW MANY YEARS HAVE YOU LIVED, WORKED, OWNED A BUSINESS IN NORTH ROYALTON?

As illustrated in the chart below, nearly 40% of the respondents have lived or worked in North Royalton for 25 or more years. However, based on the census data, only 20% of the residents have lived in North Royalton since before 1990. This indicates that the survey participants are not representative of residents as a whole.



Question 10: If you are a resident or business owner, why did you move to or locate your business in North Royalton? Select not more than five.

Of the 270 participants who responded to this question, the quality of schools, lot size, and appearance of the neighborhoods were the top 3 reasons that respondents moved to or located their business in North Royalton.

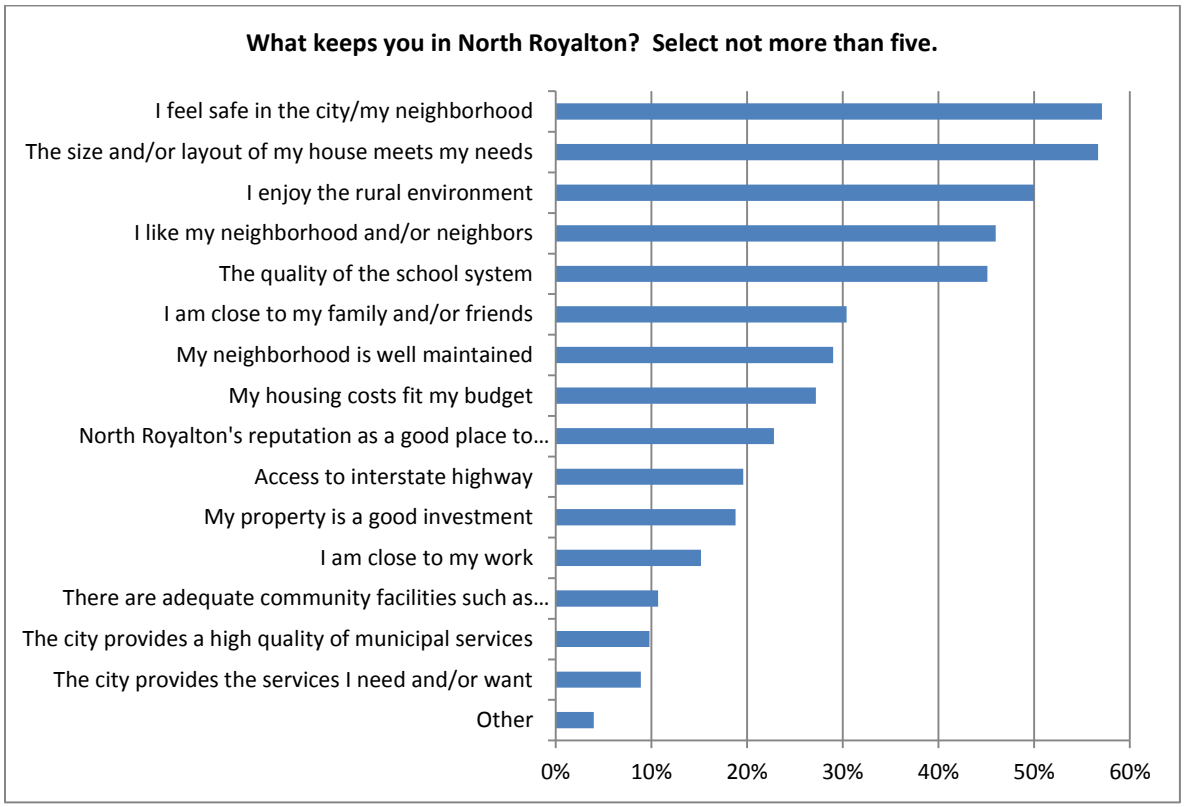


Question 11: Are you considering moving OUT of North Royalton within the next five (5) years?

Of the 273 participants who responded to this question, only 60 (22%) noted they were considering such a move. The yes responses are primarily from respondents who were in the 45 to 54 and 55 to 64 age ranges, but these were also the age groups with the largest number of people who completed the survey.

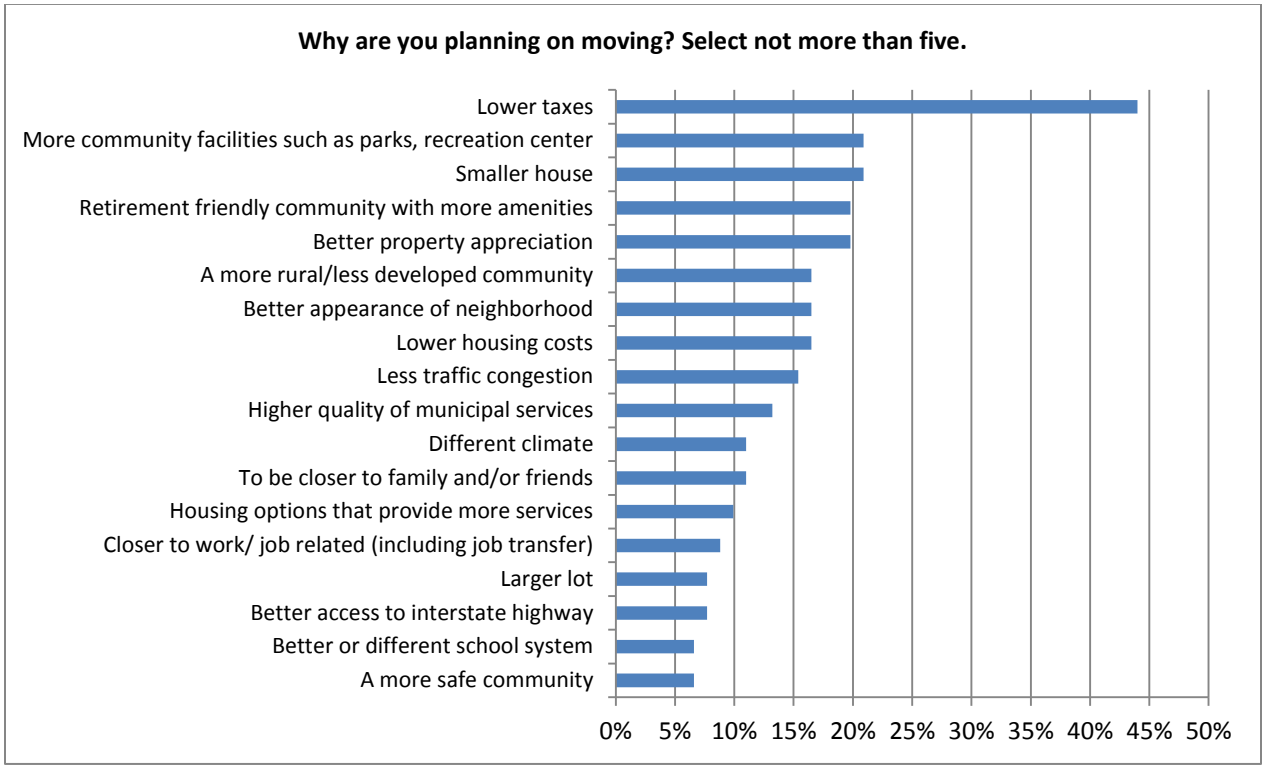
Question 12: What keeps you in North Royalton? Select not more than five (5)

For those who responded to Question 11 that they are not planning on moving out of North Royalton in the next five years, they were then asked to identify the factors that keep them in North Royalton. we see that people feel safe here (see public safety comments in Section 4: Issues). The size and layout of the house is another reason, meaning the housing is still meeting their needs, and finally the rural environment. The school system drops down to number 5. People might have moved here with school age kids more than 25 years ago but stayed here for other features of the city.



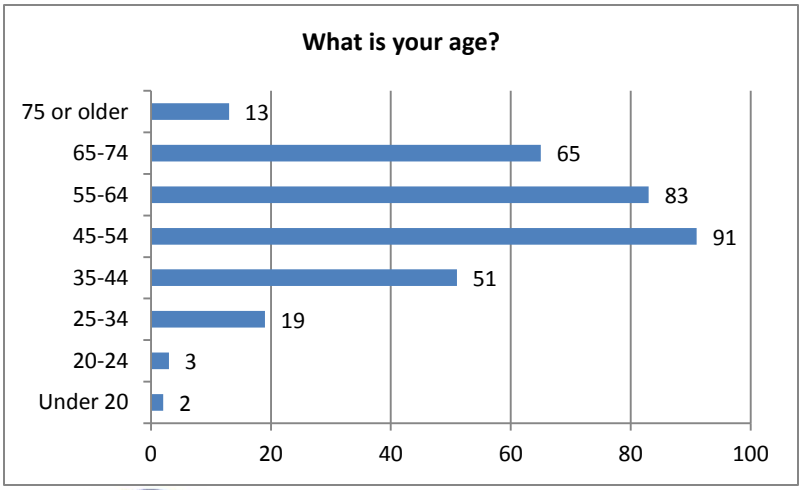
QUESTION 13: Why are you planning on moving? Select not more than five (5)

Of the 91 participants who responded to this question, lower taxes was a reason selected by more than 40%. The next four most often selected reasons: more community facilities, a smaller house, retirement amenities and better property appreciation, were chosen by approximately 20%. It is important to note that 80% of the respondents who noted they were planning on moving in the next five years were 45 years or older, which would account for some of the top reasons noted below.



SECTION 6: DEMOGRAPHICS

The last two questions asked participants about their gender and age. Nearly 60% of the respondents were female, and as noted earlier, an overwhelming percentage were 45 years and older. In comparison, the 2010 census indicates that residents aged 45 years and older make up only 58% of the population. Therefore, when reviewing the results of the survey, it is important to remember that the responses are skewed towards the opinions of older residents.



Town Center Fact Sheet

Mixed-use development can produce diverse and convenient communities that can have the added benefit of reducing traffic. By integrating different uses such as residences, offices, and shopping, many daily vehicle trips can be eliminated or reduced in length. Zoning was established to separate different uses that created nuisances, such as separating factories from residences. But today most workplaces are clean and quiet and can be built closer to homes without adverse effects. Many employers also find that locating workplaces near shops, banks, dry cleaners, and restaurants can save their employees time. Zoning needs to address our modern condition and make these kinds of developments possible. Any of the following components of mixed use development should be considered "amenities" and are typically seen as promoting the concepts of "smart growth" and sustainable communities:

Definition of a town center:

Over time, a town center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to its surroundings. A town center is an enduring, walkable, open-air, multiuse development that is organized around a defined public realm where citizens can gather and strengthen their community bonds and anchored by retail, dining, leisure uses, and residential uses. The Urban Land Institute identifies 10 principles for designing successful town centers:

Town Square in Milan, Ohio.

Create an Enduring and Memorable Public Realm.

- Attractive, centrally-located space that is defined and enhanced by its design, placement and surrounding uses.
- Highly visible from the street.
- Gathering spaces are created by well-defined and arranged streets, sidewalks, plazas, parks, etc.
- It is integrated with adjacent uses that significantly enliven the public space, such as bookstores, libraries, public buildings, cultural facilities, restaurants, and general retail.
- The Public space is designed and sized to accommodate programs and events that are significant to the community, such as charity events, holiday events, and civic events.
- Pedestrian scale: Streets, sidewalks, buildings, lighting, signage and landscaping are scaled appropriately to engage pedestrians.
- Movement between uses is easy and pedestrian walkways are clearly linked from surrounding areas to the town center.
- The street and block pattern allow adaptability and permit the public realm to evolve over time.
- It has a strong civic identity and feels like a public space. Landscaping and art—such as trees, water features and seating—are used to help create a sense of place.
- It creates a comfortable and soothing experience.
- It brings together all the different segments of the community.
- Enclose the space with quality buildings with a minimum of two stores that utilize architectural detail and quality materials to enhance the experience.

Respect Market Realities

- Plan for a project that can be supported by the market.
- In a mixed use setting, retail uses drive residential and office space occupancy and success.

Town Center Fact Sheet

Integrate Multiple Uses:

- The integration of multiple uses creates the diverse character that people identify with and enjoy, forming a neighborhood or district that will appeal to the public and be sustained by it.
- Uses can be mixed in the same building - vertically integrated (retail on the ground floor with residential or offices above) or horizontally integrated (single use building adjacent to a building with a different type of use).
- In both mixed use and multi-use developments, residential space is key to the success of a town center.

Capture the Benefits That Density Offers:

- A truly successful town center will be the most densely developed and lively part of the community.
- Designing a dense town center requires the introduction of pedestrian-friendly spaces.

Connect to the Community:

- Strong connections to surrounding neighborhoods, commercial areas, and park systems help reinforce the view that the town center is accessible to all users.
- A sense of ownership and belonging separates and characterizes town centers from traditional and lifestyle-based centers.
- Open space is very important as is an architectural style that resonant with the place and its people.
- High volumes of pedestrian traffic and a great sidewalk experience are critical to the success of these uses.

Madison, Indiana.

Share the Risk, Share the Reward

Explore public and private interests and resources so that by sharing the risks, the rewards can also be shared. Public/private partnerships can be beneficial for a number of reasons:

- Private sector partners can alleviate a portion of the cost burden of public spaces.
- Public sector officials can facilitate the review and approval process for the private sector.
- Ensure that inadequate or inflexible planning and zoning controls do not interfere with the desired public or private outcomes. This will require engaging existing and prospective businesses.

Balance Flexibility with a Long-Term Vision:

Vision: The Town Center is built for the future to last generations. Historical town centers have grown organically. To be successful it must become the "true heart" of the community.

- Developing a project in phases increases flexibility but should not be interpreted as a series of incomplete increments. Each phase should be a viable project in itself,
- Considerations of building design, block size, and infrastructure location also support future flexibility.
- Large floor plates and attention to fenestration may allow for adaptive use of buildings
- Large block sizes allow for these adaptable floor plates and allow for complete redevelopment into an entirely new use, should that become appropriate in the future.

Invest for Sustainability

The goal of sustainable development is to be environmentally responsible and physically enduring while performing well over the long term. This means that adaptability, commercial performance, and a strong social fabric are critical.

- Climate conditions. They should take advantage of building orientation, prevailing winds, tree cover for cooling, and

Town Center Fact Sheet

the sunlight to enhance or limit heating.

- Conserve water. Water conserving plumbing fixtures and faucets, use of graywater and rooftop rainwater systems, pervious pavement and native plants in landscaping.
- Energy efficiency. Passive solar and natural cooling principles, high-efficiency heating, ventilating, and air conditioning systems as well as lighting, appliance, and plumbing systems.

Source: Ten Principles For Developing Successful Town Centers. Urban Land Institute, Washington DC, 2007.

Examples of Town Centers & Mixed Use Development:

The mixed-use community of Birkdale includes a village center (Birkdale Village) with commercial and residential uses and surrounding residential neighborhoods.

Suwanee's dynamic, new, emerging Town Center is an attractive community "front yard" where residents and others from throughout the region frequently gather for events.

Hometown living with downtown conveniences in Lewes, Delaware

Local Business Fact Sheet

Building up the local economy results in building communities that are more healthy and sustainable. Cities where small, locally owned businesses account for a relatively large share of the economy have stronger social networks, more engaged citizens, and better success solving problems, according to several recently published studies[1]. Places with a diversity of small-scale enterprises had higher levels of civic participation and better social outcomes than those controlled by a few outside corporations.

Local Business: Having a larger density of locally owned businesses results in higher per capita income, more jobs, and greater resiliency in the local economy. A locally rooted economy fosters social ties and civic engagement. There's much to be said for the value of doing business with people who know us and whose success is intimately tied to the well-being of the community. Small businesses are not merely smaller versions of large businesses; they are running on a different operating system altogether. Goldman Sachs makes money regardless of whether foreclosures are going up or down. But a local bank only does well when its borrowers do well. Business decisions are thus guided by very different motivations. And, in times of crisis, economic resources that are controlled locally are much more readily marshaled and reconfigured to meet shifting local needs. Some benefits of local retail operations include employing a wide array of supporting local/regional services:

- Architects, designers, and sign makers and
- Contractors for construction.
- Accountants, and insurance brokers,
- Computer consultants
- Attorneys,

Finally, local retailers and distributors may offer a higher percentage of locally-made goods than the chains, creating more jobs for local producers.

Local Recreation: Outdoor recreation is a significant economic driver in the United States. People spend money, create jobs and support local communities when they get outdoors. Recreation and outdoor activities such as hiking, biking, camping, horseback riding or wildlife viewing generate enormous economic power and fuel a far-reaching ripple effect that touches many major economic sectors.

Local Food: There is a growing local food movement in Northeast Ohio based on consumer demand for food that is locally produced, marketed, and consumed. According to the USDA Economic Research Service, there is no consensus about how to define "local food systems" in terms of the geographic distance between production and consumption, thus the definition "local" is based on marketing arrangements--such as farmers selling directly to consumers at regional farmers' markets or to retailers/foodservice industry such as schools. Production of locally marketed food is more likely to occur on small farms located in or near metropolitan counties.

Local food markets typically involve small farmers, heterogeneous products, and short supply chains in which farmers also perform marketing functions, including storage, packaging, transportation, distribution, and advertising. In 2010, the Cleveland-Cuyahoga County Food Policy Coalition and community partners sponsored a study on the benefits of food localization for Northeast Ohio & the impact of a %25 shift toward fully meeting local demand for food with local production. The study summarizes several benefits for the region by implementing this %25 shift:

- Create new jobs
- Expand state and local tax collections
- Attract Tourists, boost local entrepreneurship & enhance civic pride
- Potential to reduce levels of obesity & Type-II diabetes
- Improve air and water quality

To estimate regional demand for food, the %25 shift studied utilized the Consumer Expenditure Survey, published annually by the U.S. Bureau of Labor Statistics, which lays out how much residents spend on various kinds of food products. According to the final report, annual consumer demand for food in the NEO region is just over $11 billion, with $6.5 billion purchased at stores and $4.6 billion spent eating out. Establishing a strong local food emphasis as part of a community development strategy will benefit North Royalton in the following ways.

[1] Institute for Local Self-Reliance. http://www.ilsr.org/locally-owned-businesses-communities-thrive-survive-climate-change/

Local Business Fact Sheet

- Everyone can contribute. Food engages us all, providing opportunities for everyone in the community from youth to seniors to get engaged. Local foods build new social connections, and new skills.
- Local foods can create livelihoods for those who already live in your community, especially as there is agricultural zoning and preference for maintaining the rural character of North Royalton. People will form stronger loyalties to the regional economy by working together to build local foods businesses.
- Clusters of local food firms will recycle more money through your locale. As local firms trade with each other, they create a flow of dollars that will keep money at home.
- This strategy addresses multiple needs at once by building healthier farm culture that may result in community kitchens, and stronger processing plants, warehouses, distribution centers, brokers, and retail food stores & market places.
- According to the American farmland trust, buying locally helps preserve farmland. When local farmers are made more profitable by the support of nearby consumers, they may be less likely to sell their land and farm to a residential developer.

There are a variety of government programs and policies that support local food initiatives, and the number of such programs is growing. The following organizations in Cuyahoga County provide resources for local food initiatives:

- Cleveland Cuyahoga County Food Policy Coalition
- Cuyahoga County Office of The Ohio State University Extension
- Local Food Cleveland
- Cuyahoga Valley Countryside Conservancy

Municipalities are embracing agriculture as a way to support healthier and more sustainable environments/communities.

Small-scale community gardens that provide plots for local residents help foster an appreciation for fresh fruits and vegetables. Gardens also build a sense of community and promote healthy eating. Locally produced food cuts down on truck traffic, saving fuel and reducing air pollution.

Cluster Development Fact Sheet

Post World War II residential development has typically taken the form of "cookie-cutter" housing development." These conventional subdivisions are comprised of lots of uniform width and houses with uniform setbacks from the street and uniform distances between houses. All of the land is privately owned by the individual homeowners. These subdivisions were generally designed without regard to the project parcel's natural land characteristics.

In recent years, many communities have been exploring options for flexibility to allow more site-sensitive design that provides for protection of valuable natural resources and that reduces a development's negative impacts on the environment. Such sustainable development practices also serve to reduce development costs related to grading and site preparation, storm water management, and the construction of infrastructure such as road and utilities, and have been shown to enhance the value of the lots sold.

Cluster Development Definition

Cluster development regulations are the primary technique utilized to incorporate flexibility into residential subdivisions. Cluster development makes it easier for developers to preserve environmentally sensitive lands such as wetlands and forests by allowing lots to be grouped on certain portions of a site, rather than spread uniformly across a site, so that other areas of the site may remain undisturbed as open space.

Sometimes referred to as a Planned Unit Development (or Planned Residential Development), a cluster subdivision generally sites houses on smaller parcels of land, while the additional land that would have been allocated to individual lots is converted to common shared open space for the subdivision residents. Typically, road frontage, lot size, setbacks, and other traditional regulations are redefined to permit the developer to preserve ecologically sensitive areas, historical sites, or other unique characteristics of the land being subdivided.

- Cluster development regulations can be crafted to complement any residential zoning district at any density, and with different requirements for open space set-aside and preservation of site features, depending on the location and purpose of the zoning district.
- In a typical cluster subdivision, each homeowner has access to all of the open space areas, which is permanently preserved by some form of legal instrument such as a conservation easement (a restrictive covenant forbidding any type of development in perpetuity). The open space is maintained by the development's homeowners association, whose membership consists of all the homeowners in the subdivision.
- The maintenance of open space normally requires the formation of a homeowners' association and the assessment of maintenance fees to each subdivision lot owner to pay for taxes, insurance, and the general upkeep of the land in the open-space areas. This is a cost not typically incurred in a conventional subdivision, since all of the land is privately owned.
- The smaller-sized lots often result in close proximity to neighbors' homes and are considered a disincentive to some homeowners. If the lots and housing layouts are designed carefully, each house in the subdivision has a private unobstructed view that overcomes the disadvantage of the small lot size. Unfortunately, some earlier cluster subdivision models did not provide very much open space, resulting in a negative attitude toward this option in some communities.

Conservation Development

Conservation Development is a specific type of cluster development so named because of the amount of open space required specifically for the preservation/conservation of natural features on the site. This land development strategy takes into account the natural landscape and ecology, maintaining the most valuable natural features and functions of the site, while still allowing development to occur. Typically, conservation development regulations maintain the same density as can be obtained in a conventional subdivision designed according to the standard zoning.

Conservation development integrates protection of natural resources based on a community's preservation priorities including conserving forested land, farm land, wetlands, steep slopes, and/or cultural resources, with the development needs of the community. Residents appreciate the natural beauty and open space that conservation developments can provide. These amenities increase home values boosting local property tax revenues. They also can reduce municipal spending for parks and open space, which is conserved in private ownership. Development costs for site preparation and stormwater management infrastructure also are reduced since only a portion of the site needs modification and the remaining natural landscape can be used to filter and absorb stormwater, which helps protect water resources. Protected natural areas provide

Cluster Development Fact Sheet

wildlife habitat, protect biodiversity, and contribute to regional greenways and natural area networks.

More specifically, conservation development is characterized by three features:

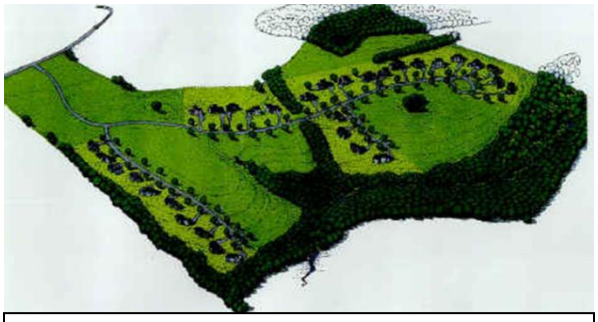
- At least 40% of the land in the development is dedicated as open space.
- The open space is "high quality" and linked to other areas of open space.
- The design of the open space protects natural and cultural resources.
- Intensity of development is suitable for location

Benefits of Conservation Development

At the heart of conservation development is the idea that community resources and open spaces can be conserved while still allowing the construction of houses. Based on research conducted by the Countryside Program at CSU, conservation developments have been shown to provide the following benefits:

- Lots in conservation developments are shown to sell at the same, or greater, value, than lots in a conventional development of comparable overall density.
- Infrastructure costs can be reduced on conservation developments
- Conservation development projects have been found to have faster absorption than comparable conventional developments, resulting in lower "soft costs" for the developer.
- There is a price premium for lots adjacent to open spaces.
- Multiple studies show that open space and resource protection yield benefits in recreation, tourism, and attracting and keeping businesses, residents, and workers.
- Multiple studies have shown that trees have a positive economic impact

Standard Large Lot Subdivision



Conservation Development that protects forest

Key Elements for Developing Conservation Development Regulations

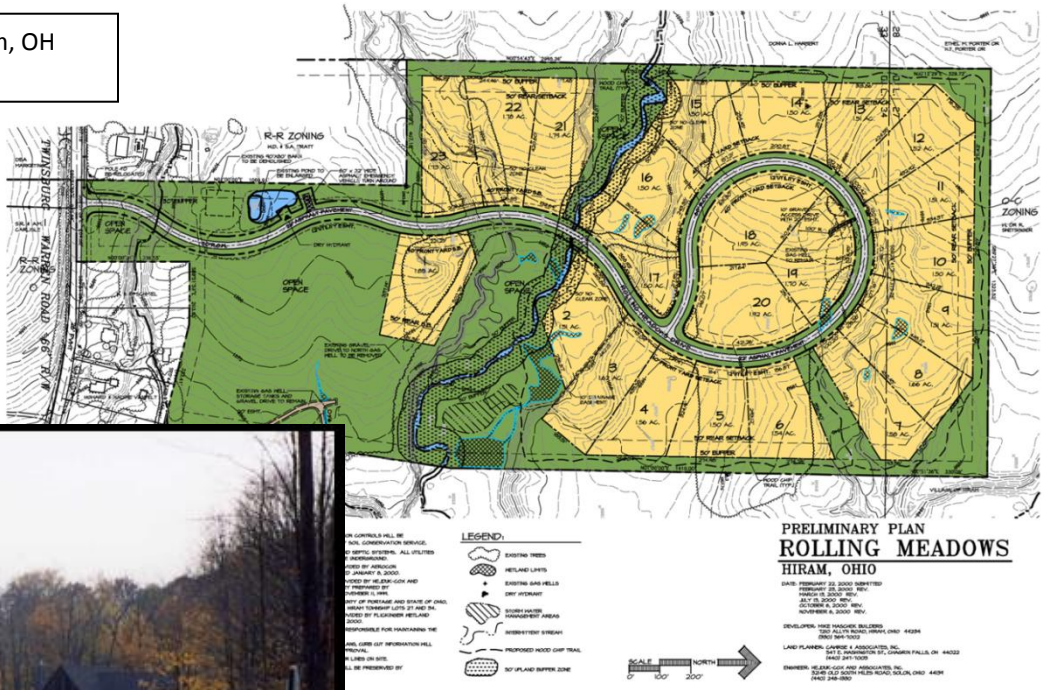
- Identify and protect important natural features. It is essential for communities to have a detailed inventory and evaluation of resources in order to determine priority areas for conservation.
- Regulations should be drafted to meet the priorities of the community. Some of the more noteworthy elements included in the Countryside Program's Model Conservation Development Regulations are summarized below:
  - "Density neutral"; i.e. the conservation development potential is similar to that of development under conventional regulations, yet allows a more flexible arrangement of units.
  - Require developers to locate and group the building sites in the remaining areas and to lay out streets, trails, and infrastructure according to locations of building sites and natural features.
  - Objective standards to preserve floodplains, wetlands, and areas adjacent to rivers and streams.
  - Formulate design criteria that seek to conserve those features of a site that contribute the most to the character of the community. Natural, historic and other features should be identified and prioritized for conservation to meet the community's needs. Then the criteria will guide property owners in designing their projects.
- Prohibition of future development of open space by easements, dedication to a land trust, deed restriction or other mechanism that is approved by the community.
- Develop staff expertise to contribute to conservation development designs. Team expertise can include landscape architects, physical planners, civil engineers, attorneys, and natural scientists Provide more certainty in the approval process such as ecologists.
- Build relationships with local land trusts who may accept a conservation easement within a conservation development.
- Require conservation site design practices for most types of development, from installation and protection of trees

Cluster Development Fact Sheet

and natural landscaping to full conservation developments.

Greenbriar, North Royalton

Rolling Meadows, Hiram, OH



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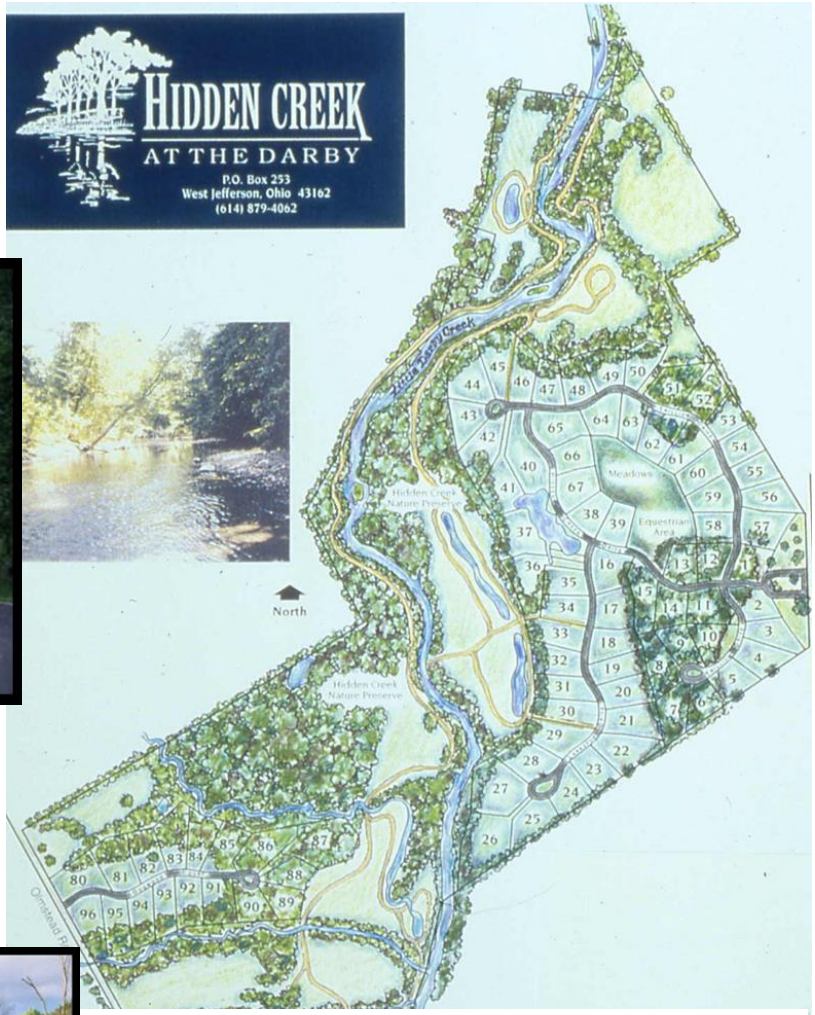
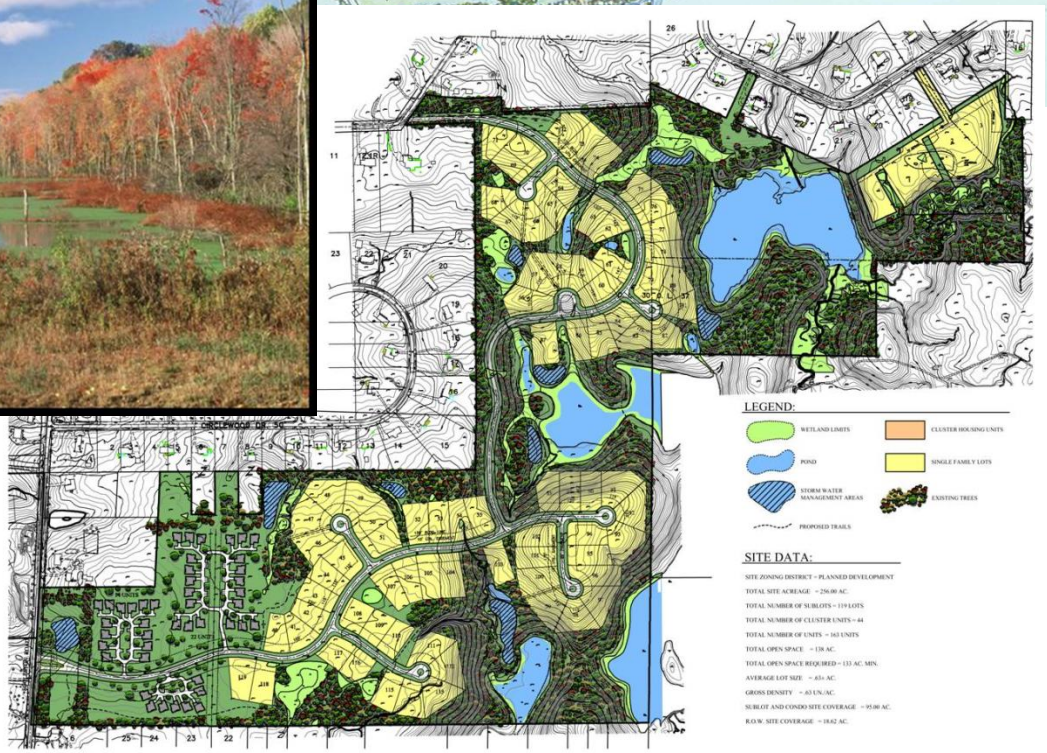
Hidden Creek at the Darby, West Jefferson, OH



The Homestead, Aurora, OH



Independent Senior Housing Fact Sheet

Aging in Place – The Center for Disease Control defines aging in place as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level." As the population ages, many people are faced with the prospect of revising their living arrangements. Seniors can be overwhelmed by home upkeep, need help with certain services, or simply want more transport and social amenities. Options include either retrofitting existing houses with universal design features (though programing for senior services will still be needed) or encouraging the construction of alternative housing options such as independent living communities.

Definition

Independent Living communities are housing communities designed for independent seniors that desire the conveniences of community living. These communities offer a senior lifestyle with easy access to recreational, educational and social opportunities. Some even offer safety features such as community gates and security patrol. Independent Living Communities may also be called "Retirement Communities".

There are many types of independent living facilities, from apartment complexes to separate houses. They come in a range of costs, including subsidized housing for low income older adults. Continuing care retirement facilities provide independent living, as well as other housing with more services at the same facility.

- **Senior apartments.** Senior apartments are apartment complexes restricted by age, usually 55 and older. Rent may include community services such as recreational programs, transportation services, and meals served in a communal dining room.
- **Retirement communities.** Retirement communities are groups of housing units for those aged 55 and older. These housing units can be single-family homes, duplexes, mobile homes, townhouses, or condominiums. If you decide to buy a unit, additional monthly fees may cover services such as outside maintenance, recreation centers, or clubhouses.
- **Continuing Care Retirement Communities (CCRCs).** CCRCs offer service and housing packages that allow access to independent living, assisted living, and skilled nursing facilities in one community. If residents begin to need help with activities of daily living, for example, they can transfer to an assisted living or skilled nursing facility on the same site.
- **NORC** - "Naturally Occurring Retirement Community" (NORC) refers to housing complexes or neighborhoods, not specifically planned for older adults, yet have a high concentration of older residents. A NORC program is often a public private partnership with flexibility to identify and provide the kinds of services needed by the community and the seniors who live there, e.g. senior transportation and better street lighting for safety.

Site Design

- A project for this age group should be designed especially for this purpose, incorporating necessary safety and convenience features. In general, the site amenities provided should be more attractive than for multifamily projects, since the elderly people spend nearly all their time on the site. The yards and passive recreation areas should be extensive in quantity and fully landscaped. There should be a composition of small, intimate, private yard and court areas for a variety of passive activities.

- Safety must be emphasized. Vehicular circulation drives shall be only at the perimeter of the project. Parking areas may penetrate into the perimeter of the site. The interior of the site shall be assigned completely for pedestrian use. Abrupt grades shall be avoided, and all changes in grades in the walk system shall be accomplished by ramps. There shall not be more than two exterior steps to any buildings used by the occupants, and all buildings of two or more stories measured from the main entrance shall be served by elevators. Lot layout and size should be based on anticipated future development patterns that are informed by market and feasibility studies. Lots 200-300 square feet are often found to be useful.

Complete Streets Fact Sheet

Complete streets require a fundamentally different design approach and philosophy, based on understanding how different design treatments affect peoples' ability to safely and comfortably use the street, whether on foot, bike, or by transit. Incomplete streets are designed with only cars in mind: they limit transportation choices by making walking, bicycling, and taking public transportation inconvenient, unattractive, and sometimes dangerous.Good design and maintenance of Complete Streets requires collaboration between transportation planners, engineers, and public works to take into consideration the needs of each type of potential user to ensure safe access.

Dedicated bike, vehicle, and bus lanes on Euclid Ave., Cleveland (Photo: Marty Cader, Cleveland City Planning)

Definition of Complete Streets

Complete Streets are designed and operated to enable safe access for all users—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 safety and convenience for everyone using the road.

- Complete streets are designed to fit the context of the community's built environment. Design elements that are appropriate in an urban context need not be present in suburban and rural contexts. For example: a residential street in a suburb that includes useable sidewalks as well as elements which encourage motorists to maintain safe speeds (such as stop signs and trees along treelawns) may be considered a "complete street."
- A complete street may (but does not necessarily need to) include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median refuge islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

Regardless of the design of roadways (with the exception of freeways), pedestrians and bicyclists are permitted use of these public facilities, per Ohio Revised Code Chapter 4511. Complete streets discourage dangerous interactions with motorists. Successfully-implemented complete streets encourage:

- Face-to-face interactions between neighbors which enhance safety and build a sense of community;
- More physical activity, especially among children, thus combating obesity and other public health dangers linked to sedentary living such as diabetes, heart disease, and stroke; and
- Residents and workers to become less reliant on automobiles, thus easing traffic congestion.

Sidewalks and narrow streets slow traffic in residential areas (Photo: National Complete Streets Coalition)

Online Resources about Complete Streets

- National Complete Streets Coalition-http://www.completestreets.org/
- Bike Cleveland resource page- http://bikecleveland.org/complete-and-green-streets/

TRAFFIC CALMING ELEMENTS

Streets are truly the public's domain, places where business is conducted, people meet, and where the image of community is shaped. Streets provide an intrinsic opportunity to shape and add character to our communities. By embracing the street as an important public place, we create an environment rather than simply a means to get from point A to point B. Streetscape beautification is about making our streets comfortable – creating a street scene that is attractive to the eye, un-congested to a social stroll, functional for getting form point to point, and recreational for those wanting leisure.

Many elements of the street create its character, from buildings, paving patterns, and furniture, to the landscape and storefront activities.

Complete Streets Fact Sheet

Narrowed Travel Lanes

Narrowing travel lanes is an effective tool to regulate vehicle speeds. Drivers have been found to travel more slowly on streets with lane widths of 10 to 11 feet versus more typical 12 foot lane widths. The effect is largely psychological. Narrower travel lanes require more attention from drivers and are often used in downtown environments with a higher degree of potential conflicts, such as pedestrians, frequent movements to and from side streets, and vehicles making parking maneuvers.

Narrower lanes also have the benefit of reducing pedestrian crossing distances and freeing up space for other uses such as parking, bike lanes, medians, and widened sidewalks.

Medians

A median is a raised island in the center of the roadway with one-way traffic on each side. Medians serve multiple purposes and are among the most important elements included in the traffic calming plan. The benefits of Medians include:

- Medians provide locations for enhanced pedestrian crossings and can be used to create refuge areas for pedestrians.
- Streetscape treatments such as decorative hardscapes, landscaping, and directional signage can be located within the medians.
- Safety is enhanced by focusing left turn activity to particular locations, as well as , block the center turn lane from being used as a passing lane.
- Regulate traffic speeds by visually narrowing the perceived width of the roadway many drivers (consciously or subconsciously) feel less comfortable traveling at higher speeds.

Hence, medians are more effective when properly landscaped. Medians may be extended for longer stretches through intersections to preclude left turns. Medians may be effective in reducing speeds through sweeping curves by discouraging motorists from cutting the corner and crossing over the center line. Medians can also reduce the occurrence of head-on collisions by separating two-directional traffic. Speed reduction depends on the amount of horizontal deflection and the width of the travel lanes.

Refuge Islands

Refuge islands are extensions of the median that create a protected crosswalk area in the middle of the street allowing slower pedestrians to wait for a gap in traffic before crossing. Medians can be used to create pedestrian "refuge islands" that reduce the number of lanes a pedestrian must cross at one time.

Roundabouts

Modern roundabouts have several characteristics that make them particularly attractive for use. Roundabouts are considered to be the safest form of intersection traffic control, experiencing significantly fewer crashes (particularly injury crashes) than other types of intersections. They typically provide traffic operation that is similar to or superior to traffic signals. Roundabouts are designed to regulate vehicle speeds to 18-22 mph within the intersection, and also have a slowing effect on through traffic speeds both upstream and downstream. They provide visual focal points in a community and can function as "gateways." Pedestrian crossings function similarly to those at medians. Pedestrians only have to cross one direction of traffic at a time, with refuge areas provided in the roundabout splitter islands.

Accent Paving

Accent paving such as unit pavers, or colored concrete, can be used to accentuate an entire street, intersection or pedestrian crossings. The change in texture gives motorists a visual and audible heightened awareness, which in turn, can slow traffic. The primary disadvantage of textured pavement is that it could lead to a vibration effect causing repeated jarring to wheelchair users.

[Adapted from Highway 20 Traffic Calming and Beautification Plan http://www.co.lake.ca.us/Assets/Administration/Redevelopment+docs/Northshore+TC+Elements.pdf?method=1]

Low Impact Development Fact Sheet

Low-impact development (LID) is a site design approach, which seeks to integrate functional design with pollution prevention measures to compensate for land development impacts on hydrology and water quality.

Key Benefits of Low Impact Development techniques:

- Reduces Impervious cover
- Manages stormwater onsite
- Minimizes downstream flooding
- Maintains predevelopment runoff concentrations through innovative best management practices.

LID's goal is to mimic natural hydrology and processes by using small-scale, decentralized practices that infiltrate, evaporate, detain, and transpire stormwater. LID practices manage stormwater at its source. LID measures reduce impervious cover, minimize disturbance, preserve and recreate natural landscape features, increase hydrologic disconnects and facilitate infiltration and detention opportunities. LID creates a multifunctional landscape which relies on natural features and processes and emphasizes simple, nonstructural, low-tech methods. LID stormwater controls are uniformly and strategically located throughout the site

LID is achieved by:

- Minimizing stormwater runoff impacts to the extent practicable through preservation of existing landscape features and their hydrologic functions.
- Maintaining predevelopment time of concentration through strategic routing of flows using a variety of site design techniques.
- Dispersing runoff storage measures through a site's landscape through the use of a variety of detention, retention, and runoff practices.

Communities can promote the implementation of LID techniques by adopting zoning and other appropriate land-use and management provisions for residential, business and industrial districts. This may be done through a comprehensive regulation related to site development or a set of related regulations. LID design controls are achieved through the following basic elements:

Conservation Measures

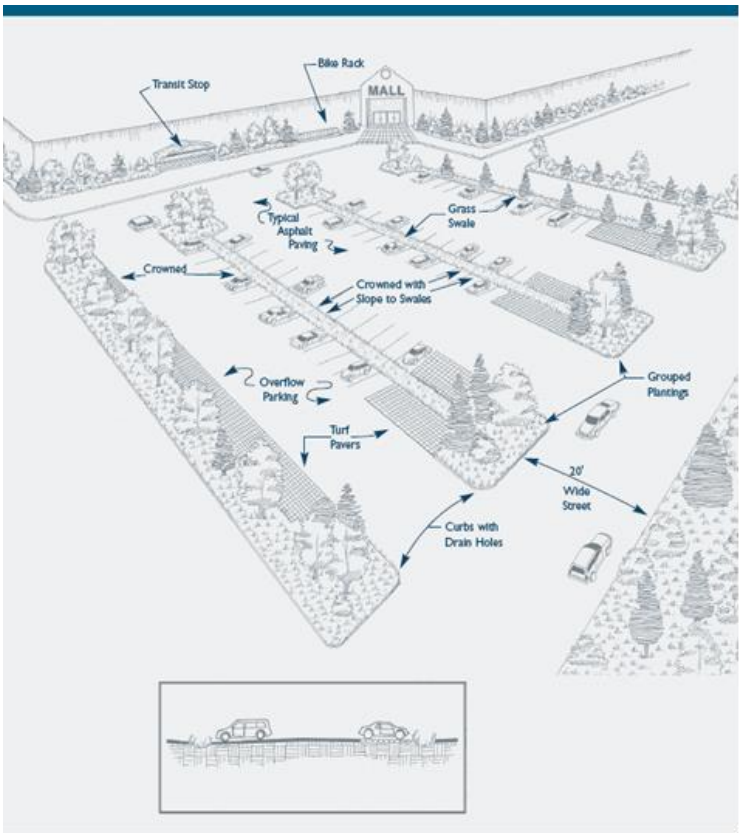
- Preserve native forest cover and restore disturbed vegetation to intercept, evaporate, and transpire precipitation. Adopt tree preservation ordinance.
- Preserve permeable, native soil and enhance disturbed soils to store and infiltrate storm flows.
- Retain and incorporate topographic site features that slow, store and infiltrate stormwater. Adopt hillside preservation ordinance.
- Retain and incorporate natural drainage features and patterns.

Site Planning And Minimization Techniques

- Utilize a multidisciplinary approach that includes planners, engineers, landscape architects and architects at the initial phases of the project. Strategies include a variety of non-structural and structural practices such as:
    - Biofiltration facilities
    - Vegetated swales
    - Cistern & rain barrels
    - Green roofs

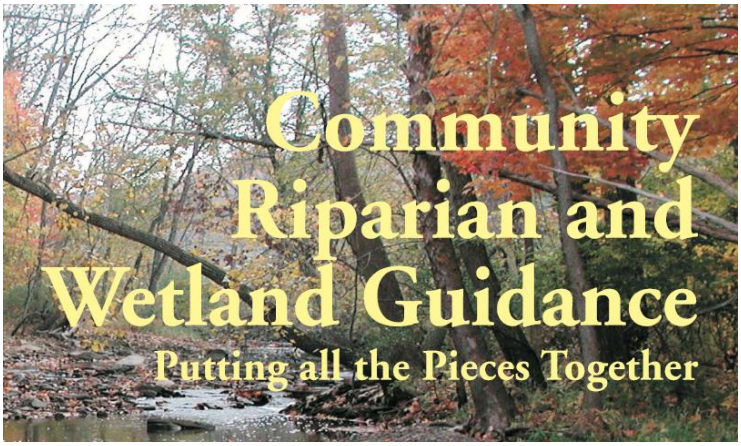
Low Impact Development Fact Sheet

- Locate buildings and roads away from critical areas and soils that provide effective infiltration.
  - Riparian and wetland setbacks
  - Hillside regulations that prohibit construction on steep slopes
  - Unpaved areas of pervious soils should be left undisturbed. Retaining natural drainage features and encouraging conservation site design to protect against excessive soil compaction.
- Minimize and eliminate impervious surface areas.
  - Impervious Surface Limits: Place a percentage limit on impervious surface coverage. Examples include 10-20% in residential areas and 30% and up in commercial/high density residential.
  - Parking Lot Standards: Include setting maximums of parking lots created (using average demand rather that peak demand), minimizing the dimensions of lot spaces, using alternative pavers in overflow parking areas, using bioretention areas to treat stormwater.
  - Encourage the use of pervious surface materials



Maintenance and Education

- Develop reliable and long-term maintenance programs with clear and enforceable guidelines.
- Educate homeowners and landscape management personnel on the operation and maintenance of LID systems and promote community participation in the protection of those systems.



Design Guidelines

- Vegetated Swales – Require that vegetated swales be used in street rights-of-way, parking lots, and other paved areas to covey and treat stormwater runoff.
- Roadway Design – Enact flexible standards for road length, width, right-of-way, and design. Require the minimum amount of paved surface need for safe and sufficient travel. Limit enclosed curb and gutter systems. In addition, use island cul-de-sacs for stormwater storage.
- Walkways – Establish flexible design standards for walkways. Encourage sidewalks on one side of the street. In less developed areas replace sidewalks with a trail system that uses pervious materials.
- Driveway Design – Update ordinances by eliminating length and width requirements, encouraging minimum standards, permitting alterative driveway surfaces, and allowing shared driveways.
- Design Incentives – Establish a credit or bonus system to provide incentives to developers, designers, builders, etc. to implement better site design. Provide density bonuses or reduce impact fees. Create a list of design standards that will automatically get approval (e.g. disconnected rooftops, native vegetation, green roofs, etc).