

Future Land Use Plan

The Master Plan provides recommendations for future land use patterns within the City of North Olmsted. The Plan provides a basis for a public policy dialog and the framework for the orderly development and redevelopment of the City. The existing land use pattern occurred over time and the parcel patterns and uses were appropriate for those times and uses. However, as private owners explore redevelopment opportunities and seek zoning or land use changes from the City reflecting those opportunities, it is imperative that land use patterns, configurations, and arrangements reflecting total community interest are considered. This Plan provides a guide for those discussions.

The Future Land Use Map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps are based upon broad use categories. As such, the Future Land Use Map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions. The information contained on the map should always be supplemented by impact studies and other site specific information.

Land Use Classifications

Single Family Residential. The single family residential classification accommodates both single family and attached residential housing units.

→ Single Family Residential Options

In addition to the traditional one and two family structures associated with single family residential land use, other types and styles of residential development may be appropriate in various areas of the City. The paragraphs below describe two options for residential development of remaining vacant lands or residential redevelopment projects in the City.

- a. ***Cluster Residential.*** The cluster option contemplates a planned residential area where dwelling units are designed in groups and clusters as a coordinated architectural and site entity. This option allows for greater flexibility and use of space than in standard single family developments.

Appropriate areas for cluster development: areas of infill or redevelopment, areas of vacant or underutilized backlands of deep properties, areas of transition between single family and other higher intensity land uses.

Examples: Barton/Bradley triangle, undeveloped backlands along major collectors (Clague, Columbia, Barton Roads), lands adjacent to parks and open space areas.

- b. ***Conservation Residential.*** In conservation residential areas, developments are designed in a way that sets aside a certain percentage of the site as permanent green space. This type of development is intended to preserve the natural character of environmentally sensitive areas.

Appropriate areas for conservation development: areas with physical development constraints due to environmental factors, areas where open space preservation is desired.

Examples: lands around Bradley Woods Metroparks, lands adjacent to Rocky River Reservation, lands adjacent to other parks and open space areas.

Multiple Family Residential. The multiple family residential classification accommodates a variety of dwelling types including attached and detached condominiums, garden apartments, and townhouses. Multiple family residential developments are expected to ensure quality of design including adequate accessibility and parking, provision of open space and other amenities, and screening between adjacent uses.

Multiple Family Residential Options

As there is a variety of single family residential styles, there is also diversity within the City's multiple family residential housing stock. This housing diversity ensures there are sufficient residential options for all current and future residents.

- a. *High Rise.* A number of high rise apartment buildings currently exist in the City. These uses should continue where existing, but not be expanded in the future to other parcels of land.

Appropriate areas for high rise development: areas around major commercial or mixed use nodes, areas in close proximity to highways or transit hubs.

Examples: existing high rise locations.

- b. *Senior Housing.* Senior housing includes apartments and attached and detached cluster units specifically designed for the needs of senior citizens, along with ancillary facilities associated with the living units.

Appropriate areas for senior housing development: areas convenient to retail, medical and personal services and cultural facilities, areas of transition between residential and higher intensity land uses.

Examples: locations along Lorain Road or other major thoroughfares.

Limited Commercial. The limited commercial classification includes retail business, service establishments, and offices that primarily supply or serve residents of the community. This category has smaller-scale, more locally oriented businesses than the standard commercial classification. Examples of limited commercial uses include offices, restaurants, personal services, entertainment, grocery stores, and pharmacies.

Commercial. The commercial classification is a broad category that accommodates larger scale commercial enterprises and serves an area greater than the immediate community. Commercial uses may include service, retail, wholesale, and highway-oriented businesses. These types of land uses may generate more traffic, draw more patrons, and have a greater impact on surrounding properties than the limited commercial classification.