

# VILLAGE OF RICHFIELD



## Planning History 2007 - 2020

2007-2020

# Village of Richfield Comprehensive Land-Use Plan



Adopted November 2013

## Acknowledgements

### Planning & Zoning Commission (current)

Dr. Charles Boester – Chairman  
Rick Alkire – Vice-Chairman  
Dan Holahan  
Pat Norris  
Ralph Waszak, Council Representative

### Planning & Zoning Commission (past)

Brenda Schult  
Pete Schueler  
Mark Kearney  
John Ciolkevich, Council Representative  
George Strongosky, Council Representative  
Bobbie Beshara, Council Representative  
Hank Novak, Council Representative

### Participating Staff and Consultants

Mayor, Bobbie Beshara  
Planning & Zoning Director, Brian Frantz, AICP  
Administrative Assistant, Mindi Schaetzle  
Administrative Assistant, Kayla Milani  
Kenneth L. Crandall, AICP, Planning Consultant

Mike Lyons, former Mayor  
Roger Swan, former Planning & Zoning Director  
Laurie Gilmore, former Administrative Assistant  
C.M. Frederick, ASLA, Landscape Architect

*2014 State of the Village Address  
Richfield Comprehensive Plan, 2013*

# Comprehensive Plan – What’s That?

**Comprehensive Plan** – Is YOUR vision of the community. It is a broad “blueprint” of your community that examines important topics such as:

- Housing
- Land use
- Parks and recreation
- Infrastructure
- Transportation
- Economic Development

- The comprehensive plan is the policy document behind the zoning code.
- The plan looks at land use from a broad perspective, not parcel by parcel – zoning does this.
- As the comprehensive plan changes, the zoning code changes.
- Not a legal document, but sets the “stage” for zoning and is identified by Courts as a defensible policy document to base land use decisions.

- Typical phases to updating a plan are:
  - Compile background information
    - Initial stakeholder meeting
    - Interviews
    - Documentation of findings
  - Development of land use policies/ strategies
    - Stakeholder meetings
    - Public opinion survey
    - Public forum

- Phases continued.....
  - Develop a draft plan
    - Stakeholder input
    - Refined policy development
  - Develop the final plan
    - Final stakeholder input
    - Publish the plan – critical
  - Adoption process
    - Planning Commission review and recommendation

**Documentation:**  
*What's in the  
Richfield Plan?*

There are four main components to the Plan:

1. Inventory of Existing Conditions
2. Purpose and Process
3. Recommendations & Implementation Strategies
4. Appendix: outline of technical documents

RICHFIELD, OHIO 2007

A VISION OF THE FUTURE

LAND USE AND THOROUGHFARE PLAN

1997

VILLAGE OF RICHFIELD

Mayor Donald Larsen

Commission Members:

Michael Pantaleano, Chairman

Charles Boester

Mike Lyons

Tom Podojil

Ralph Waszak

Adopted by the  
Richfield Planning and Zoning Commission  
November 11, 1997

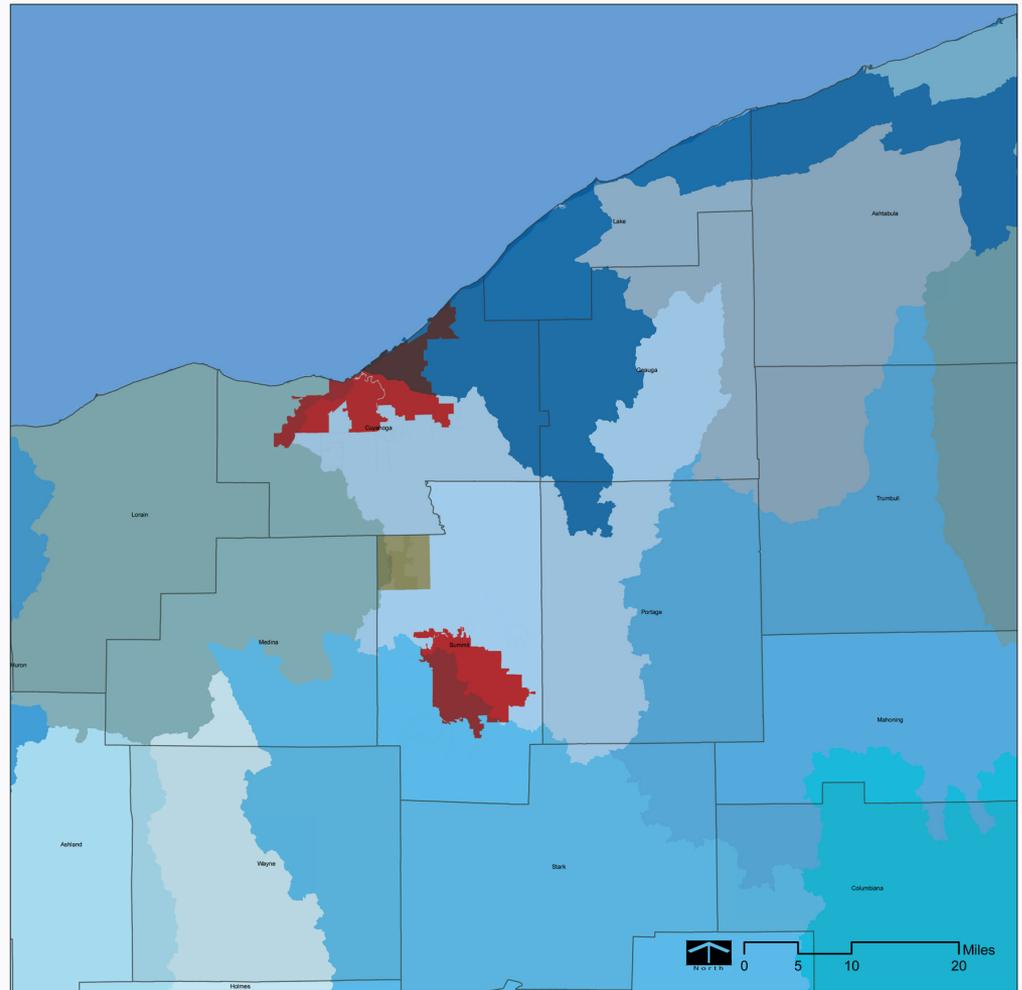
*2014 State of the Village Address  
Richfield Comprehensive Plan, 2013*

# Accomplishments to Date

- ▶ Preserve open space quality & natural features
- ▶ Retain small town image
- ▶ Provide adequate municipal facilities
- ▶ Extend public sewer and water where possible
- ▶ Acquire land for recreation
- ▶ Promote non-residential growth
- ▶ Plan for stormwater quantities and quality
- ▶ Improve the attractiveness of Brecksville Road
- ▶ Promotion of the Town Center
- ▶ Provide for a variety of housing

## Inventory Mapping *Regional Scale*

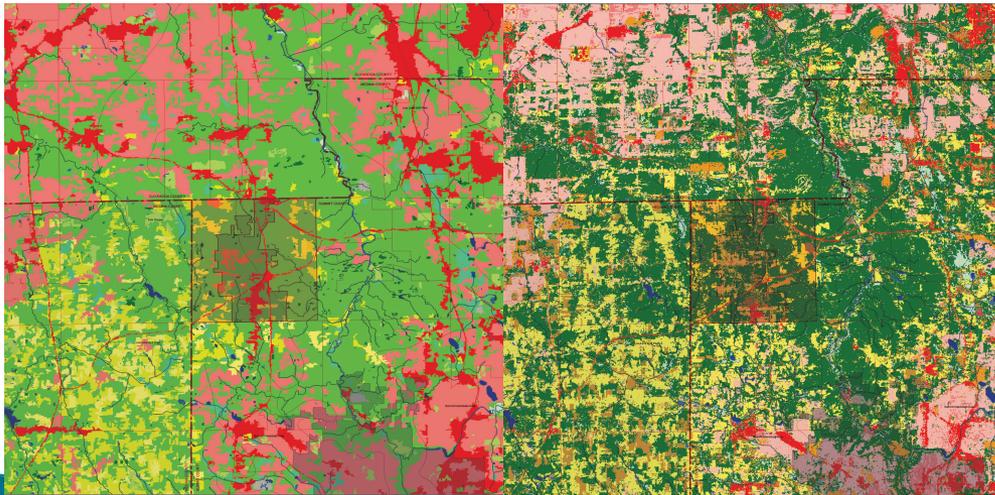
- Communities and Transportation
- Watersheds
- Landforms
- Land-Use Patterns (2003)



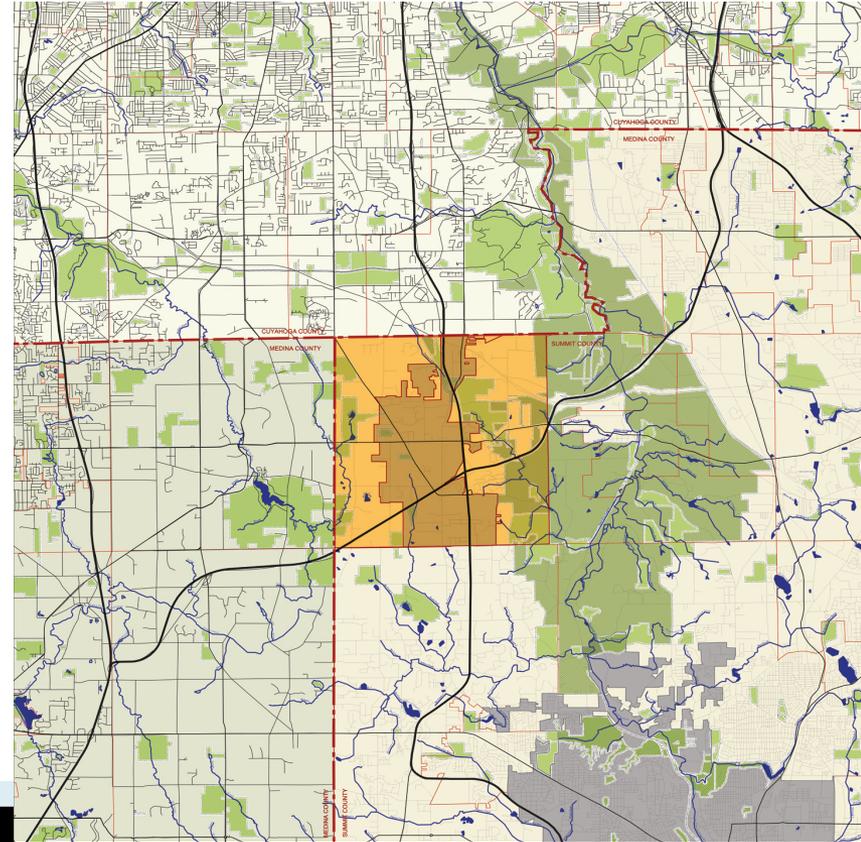
## *Regional Watersheds*

# Inventory Mapping Adjacent Communities

- Boundaries
- Growth Trends (2000–2010 est)
- Land-Use Comparisons (1994–2010)
- Parks & Open Spaces



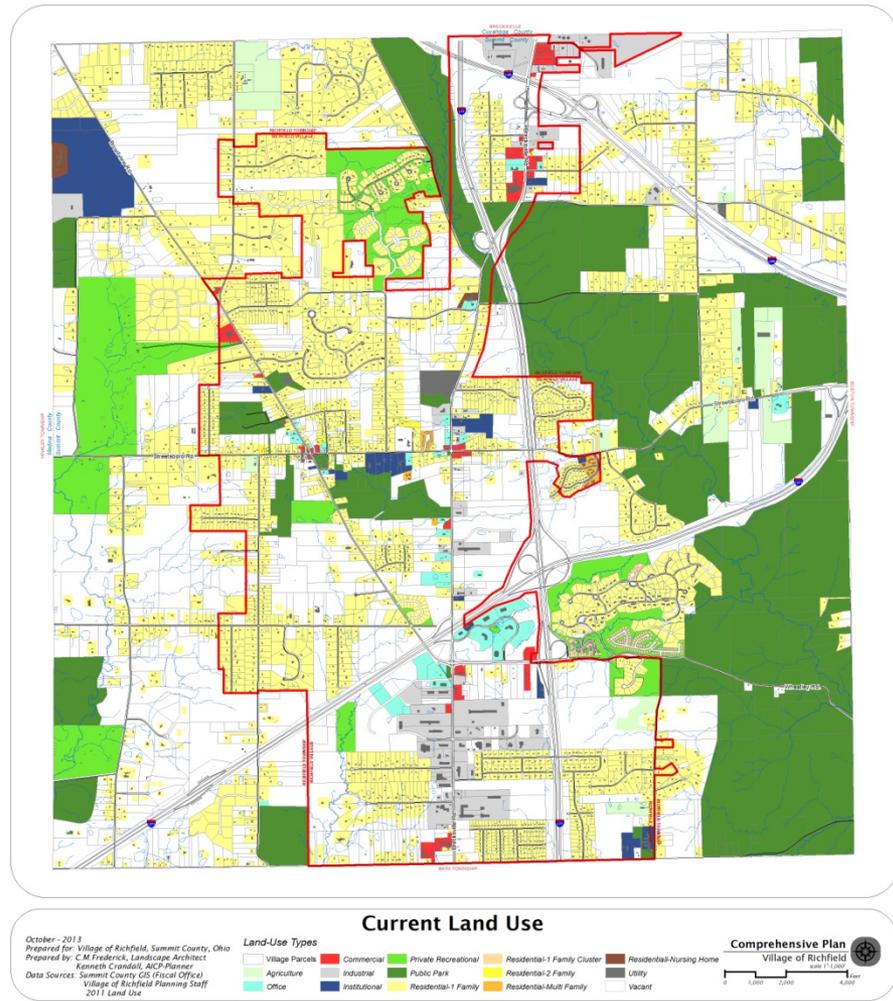
*Land-Use Trends*



*Open Spaces*

# Inventory Mapping

- Aerials
- Townships & Village Boundary
- Land Cover (2004)
- Land Use (2007)
- Zoning (2011)
- Transportation
- Sewer & Water Areas
- Soil Types
- Topography & Slopes
- Watersheds
- Wetlands & Riparian Corridors
- Parks & Open Spaces
- Demographics



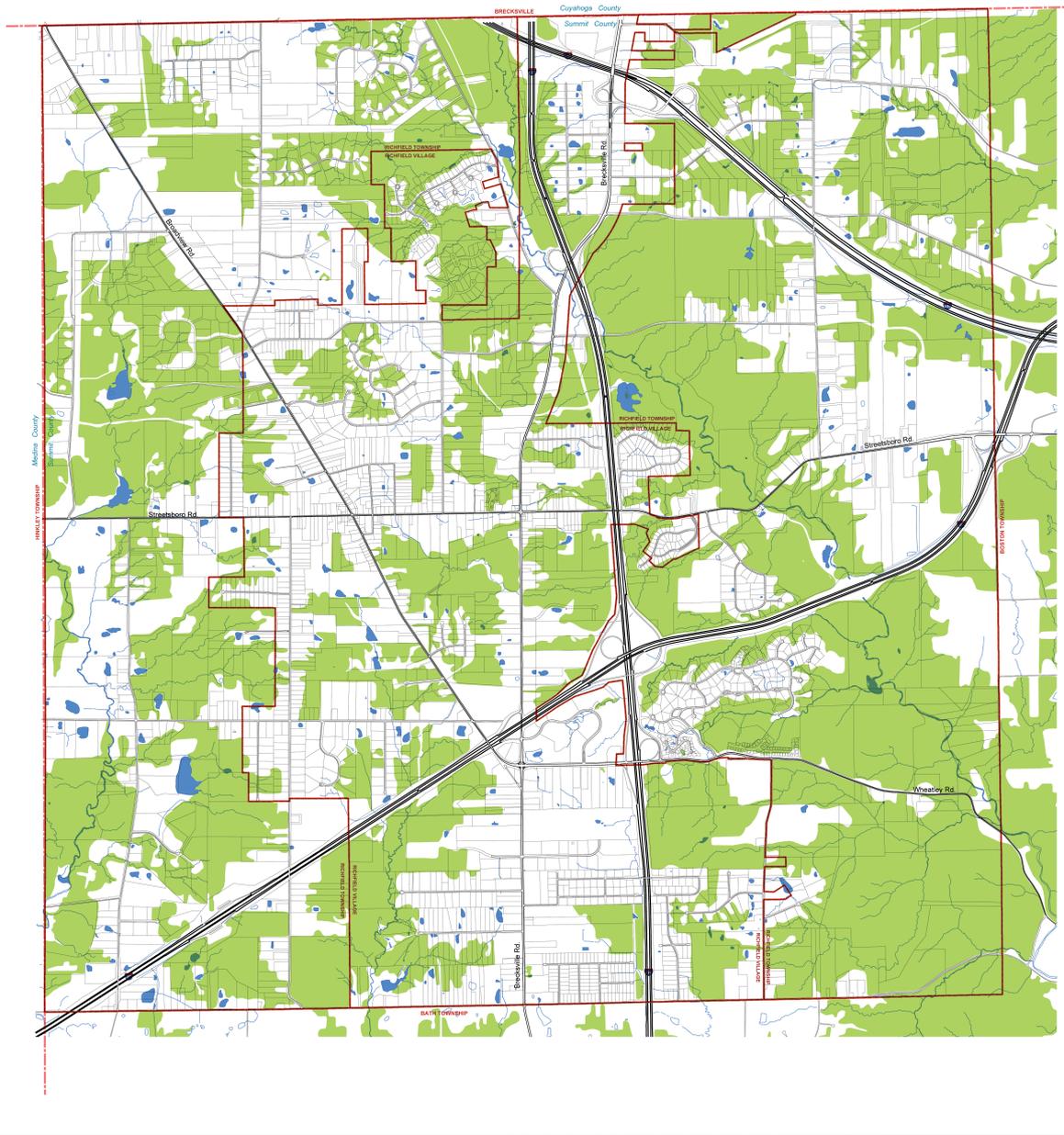
## 2008–09 Comparable Characteristics Community Master Plans

Ohio: Avon, Blue Ash, Brecksville, Broadview Heights, Dublin, Green, Groveport, Kent, Kirtland, Moreland Hills, North Ridgeville, North Royalton, Peninsula, Perrysburg, Stow, Westlake, Worthington, and Wyoming

Outside Ohio: Bardstown–Ky, Brownsburg–In, Burr Ridge–Il, Channahon–Il, Cornwall–NY, Deerfield–Il, Frankfort–Il, Huntington Co–In, Johnson Creek–Wi, Mcfarland–Wi, Nelson Co–Ky, Pittsfield–Il, and Shermon–Il.

# Mapping Data/Analysis Land-Use & Environmental Areas

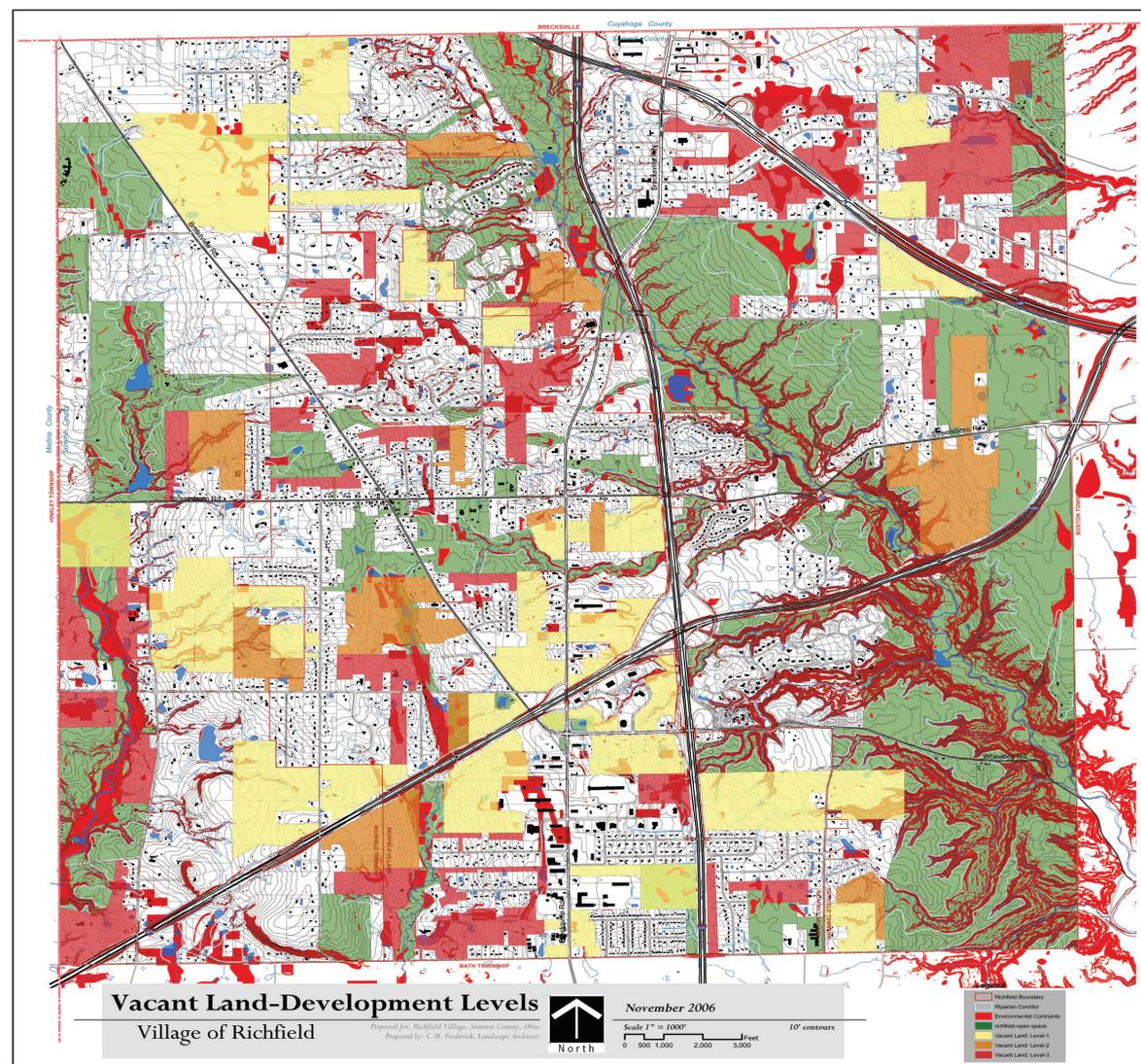
- sensitive areas





# Mapping Data/Analysis Developable Land

- 3 levels potential development
  - Level 1 – *large parcels, no/limited assembly, no/low environmental constraints*
  - Level 2 – *large parcels, parcels to assemble, more environmental constraints*
  - Level 3 – *few large parcels, many to assemble, many environmental constraints*

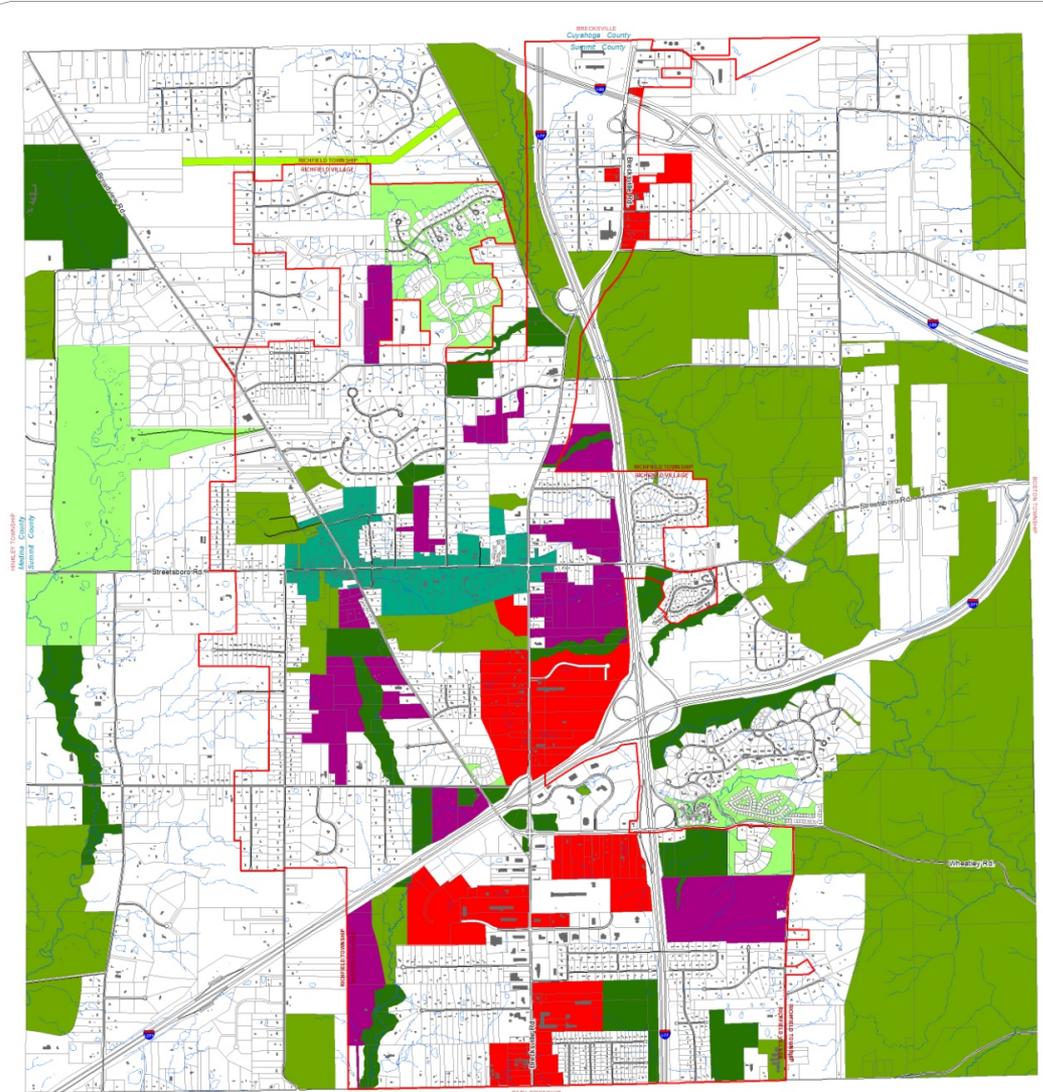


# Analysis

## Balanced Growth

*-Mapping examined areas for conservation and development*

*-Some areas listed as development; some listed as conservation and some are titled "hybrid," which is a parcel that can be developed but portions preserved for conservation based on unique environmental qualities.*



### Priority Conservation + Development Areas

October - 2013  
Prepared for: Village of Richfield, Summit County, Ohio  
Prepared by: C.M. Frederick, Landscape Architect  
Kenneth Crandall, AICP-Planner  
Data Sources: Summit County GIS (Fiscal Office)  
Village of Richfield Planning Staff

#### Land-Use Types

Conservation-Historic	Conservation-Proposed	Conservation-Utility	Hybrid
Conservation-Private	Conservation-Public	Development Area	

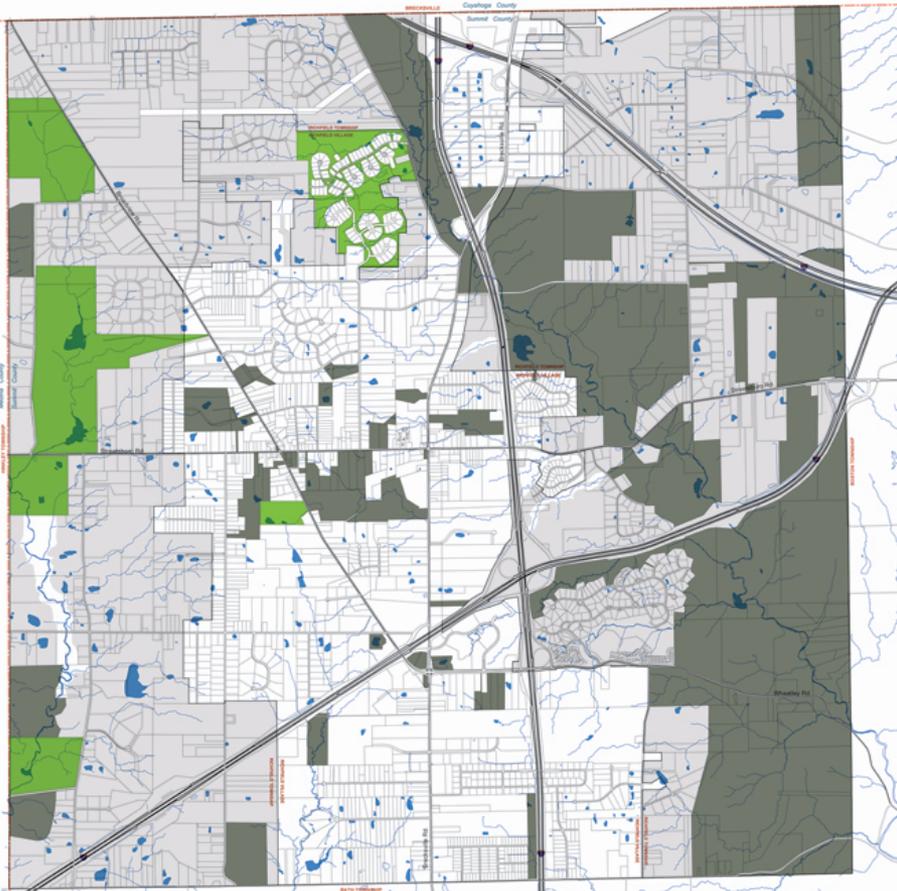
#### Comprehensive Plan

Village of Richfield

scale 1"=1,000'

0 1,000 2,000 4,000 Feet

# Analysis Parks, Trails, and Open Spaces



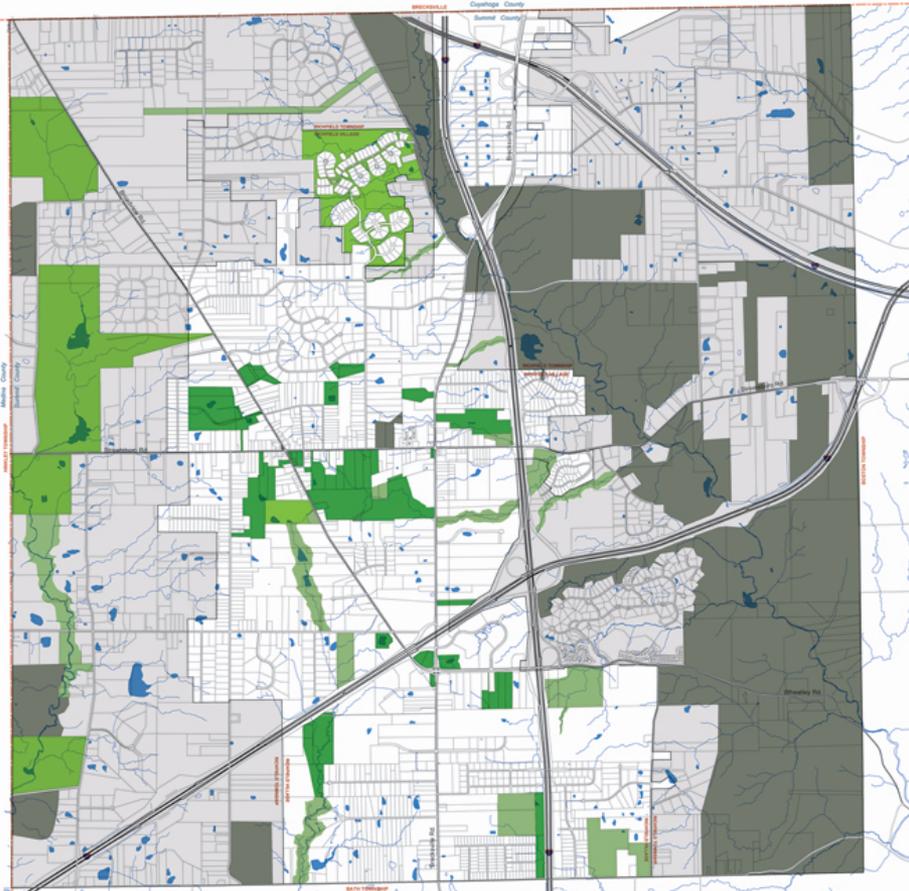

**Richfield Open Spaces - Existing**

Data Sources: The data sources were obtained from Summit County GIS, and the Village of Richfield. The open space analysis data was developed by C.M. Fredericks, Landscape Architect.

Private Open Space (Green)    Public Open Space (Grey)

Comprehensive Plan Village of Richfield






**Richfield Open Spaces - Proposed**

Data Sources: The data sources were obtained from Summit County GIS, and the Village of Richfield. The open space analysis data was developed by C.M. Fredericks, Landscape Architect.

Private Open Space (Green)    Public Open Space (Grey)

Village Open Space (Light Green)    Proposed Open Space (Lighter Green)

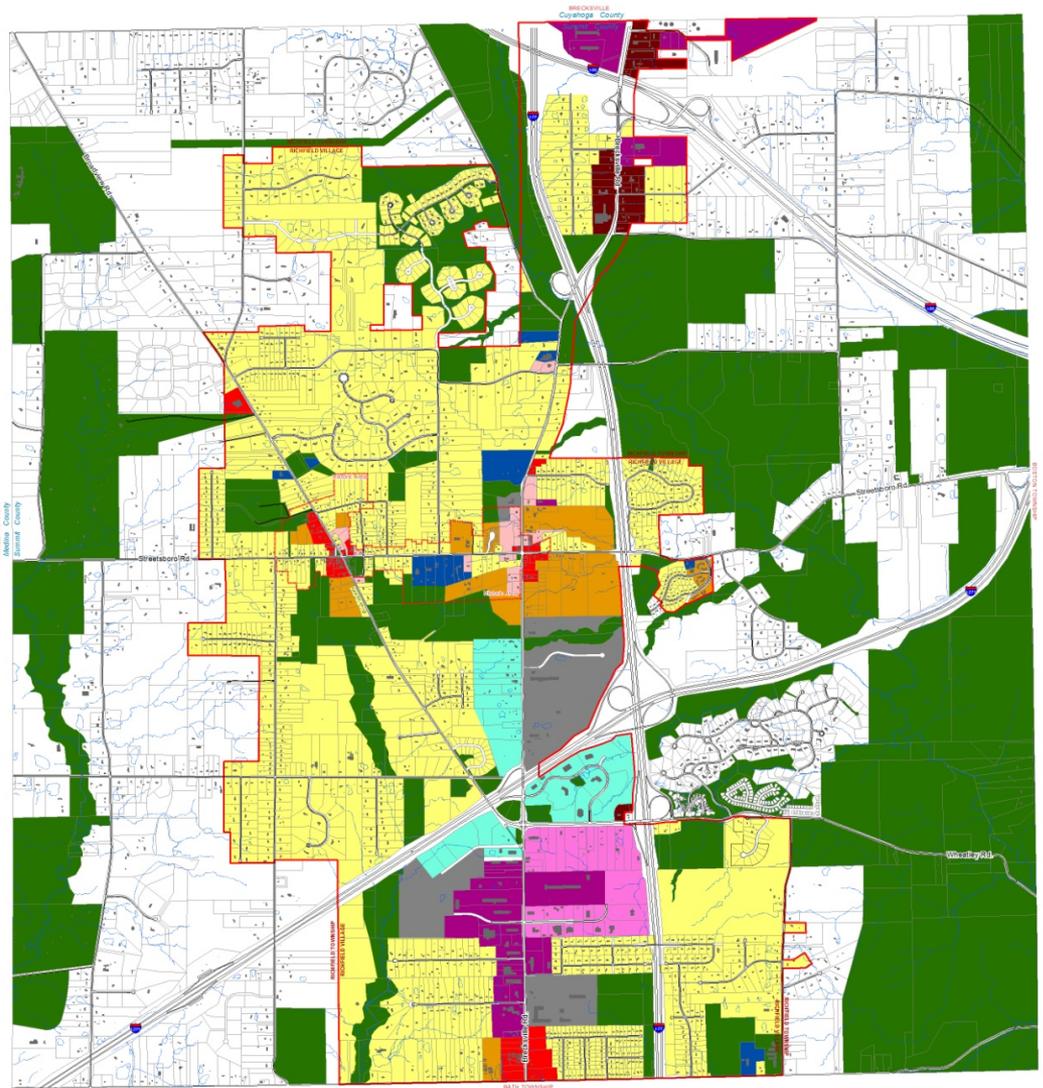
Comprehensive Plan Village of Richfield



# Analysis

## Proposed Land-Use

- Not much change from the existing plan
- The changes are primarily contained to the South Wheatley Road area
- New zoning district will likely be created in the future for South Wheatley Road



October - 2013  
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Data Sources: Summit County GIS (Fiscal Office)  
Village of Richfield Planning Staff

### Proposed Land Use



Comprehensive Plan  
Village of Richfield  
Scale 1"=1,000'  
0 1,000 2,000 4,000 Feet



# FINAL CONCEPT DISTRICT PLAN

2014 State of the Village Address  
 Richfield Comprehensive Plan, 2013

# Adoption

- Planning Commission review of draft document (September 2013)
- Final draft for Commission review (October 2013)
- Public hearing for plan adoption (November 2013)
- Adoption by Planning Commission (November 2013)