OUR MISSION

“To inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.”

County Planning Staff

- Glenn Coyne, FAICP, Executive Director
- Rachel Novak, Planner
- James Sonnhalter, Manager, Planning Services
- Daniel Meaney, GISP, Manager, Information Research
- Robin Watkins, GIS Specialist
VILLAGE OF NEWBURGH HEIGHTS
Planning & Zoning Ordinance
Zoning Map Update

SIX PROJECT PHASES

1. Review Existing Ordinance
2. Draft Ordinance Revisions
3. Draft New & Additional Design Standards
4. Draft Zoning Map in GIS
5. Prepare Draft for Planning Commission
6. Prepare Final Ordinance for Mayor and Council
PHASE ONE

1

- Review Existing Ordinance
  - Gather and review existing Zoning Ordinance
  - Develop summary report of preliminary issues
  - Meet with project team to discuss which Ordinance elements need to be address
PHASE TWO

Draft Ordinance Revisions
Draft revisions to existing Ordinance

- Review Existing Ordinance
- Draft New & Additional Design Standards
- Draft Zoning Map in GIS
- Prepare Final Ordinance for Mayor and Council

2
PHASE THREE

Review Existing Ordinance

Draft Ordinance Revisions

Draft New & Additional Design Standards
Draft new and additional provisions for design and development standards
Combine new Ordinance elements into a “Review Draft”
Meet with the project team to discuss the “Review Draft” of the Ordinance

Draft Zoning Map in GIS

Prepare Draft for Planning Commission

Prepare Final Ordinance for Mayor and Council
PHASE FOUR

4

- Review Existing Ordinance
- Draft Ordinance Revisions
- Draft New & Additional Design Standards

Draft Zoning Map in GIS

Prepare new Zoning Map for the Village using Geographic Information System (GIS) technology

- Prepare Draft for Planning Commission
- Prepare Final Ordinance for Mayor and Council
PHASE FIVE

Review Existing Ordinance
Draft Ordinance Revisions
Draft New & Additional Design Standards
Draft Zoning Map in GIS

Prepare Draft for Planning Commission
- Prepare completed draft Zoning Ordinance for the Village
- Meet with the project team to discuss the completed draft of the revised Zoning Ordinance
- Summary presentation to the Planning Commission

Prepare Final Ordinance for Mayor and Council
PHASE SIX

Prepare Final Ordinance for Mayor and Council

Meet with project team to discuss recommendations to the Planning Commission

Prepare completed final draft Zoning Ordinance

Summary presentation to the Mayor and Village Council
• **Revisions and Additions to Ordinance Definitions**
  - There were a number of definitions missing from the original Ordinance. County Planning staff went through and added contemporary language and definitions to the revised section of the new Ordinance.

• **Planning Commission & Board of Zoning Appeals Titles**
  - The Planning Commission and Board of Zoning Appeals were changed from their original titles of, “Planning and Zoning Commission” and “Board of Zoning and Building Appeals” throughout the new Ordinance.

• **Update to the Public Notification Policies**
  - County Planning staff streamlined the public notification protocols within the code to ensure continuity and simplicity throughout the Ordinance. All of the various processes requiring public notification are all now the same across the Village’s boards, commissions, and council.

• **Village Signage**
  - A new section entirely for signage was created for the Village. This will help to simplify the Ordinance when users are seeking this information.
KEY UPDATES & REVISIONS (Cont.)

- **Allowable Uses, Dimensional Standards & Schedule of Parking Spaces**
  - County Planning staff created three (3) new tables to make available key pieces of information that the public and developers tend to want access to quickly.
Mixed-Use District & Design Standards

- County Planning staff worked to create new design and development standards for the recommended Mixed-Use District.
- The newly planned Mixed-Use areas are intended to promote high-quality mixed-use building design, encourage visual variety throughout the community, foster a more human scale and attractive street fronts, and to project a positive image to promote economic development within the Village.

Design considerations include:

- Building Orientation & Site Design
- Corner Lot Development Standards
- Building Design & Materials
Harvard Avenue Design Standards

- County Planning staff created separate design standards for the Harvard Avenue Corridor that will help the Village streamline the design review processes and ensure final designs are cohesive with the overall vision for the Village.
- These standards include:
  - Development Standards & Circulation
  - Building Design, Site Layout & Parking
  - Mixed-Use Option (Offices)
Mixed-Density Residential District

- County Planning staff worked to create new design and development standards for the recommended Mixed-Density Residential District.
- These newly planned Mixed-Density Residential areas are formatted to follow the same design standards as the Mixed-Use District, but they also support the following:
  - Encourage ingenuity and resourcefulness in land planning techniques by developing functional open spaces for residents.
  - Allow the design of developments that are architecturally and environmentally innovative and that achieve efficient utilization of land.
  - Accommodate a mixture of residential uses that are compatible and complementary to neighboring development.
  - Ensure the conservation of the natural environment including trees and vegetation, topography, and geological resources such as groundwater, soils, and drainage areas.
  - Encourage efficient use of land, street networks, and utility locations.
  - Maintain compatibility with nearby development and consistency with future land use.
County Planning staff also reformatted the Village’s Architectural Standards as a guide for Village officials to reference from when development applications arise.

- This will be a valuable tool for the Planning Commission members to have as they are absorbing the Architecture Review Board’s duties.
County Planning staff created new flow charts depicting the more detailed types of applications the Village may receive:

- Conditional Use Permit, Variance Request, and Zoning Amendments
- This should help applicants understand the various timeframes and work flows for their application.
<table>
<thead>
<tr>
<th>OLD</th>
<th>ZONING MAP DISTRICTS</th>
<th>NEW</th>
<th>ZONING MAP DISTRICTS</th>
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<tbody>
<tr>
<td>PARK</td>
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</tr>
<tr>
<td>DWELLING HOUSE</td>
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<td>HARVARD AVENUE SPECIAL AREA</td>
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</table>
Overall, there is a total of ELEVEN (11) parcels that are being recommended for rezoning.
Recommended Rezoning:
- Park --> Mixed-Density Residential
- THREE (3) parcels total
• Recommended Rezoning:
  • Commercial --> Residential
  • ONE (1) parcel total
• Recommended Rezoning:
  • Public Facilities --> Residential
  • ONE (1) parcel total
Recommended Rezoning:
- Commercial --> Mixed-Use
- SIX (6) parcels total
ZONING MAP
UPDATES (Cont.)
NEXT STEPS

- Village Planning Commission Recommendation to Council
- One (1) Ordinance Reading & Public Hearing with Council
- Adoption of the Planning & Zoning Code and Official Zoning Map