



North Olmsted
2015 MASTER PLAN

Master Plan Annual Report 2017



Department of Planning and Development
Kimberly Wenger, AICP, Director

Planning and Design Commission
Greg Malone, Chair



North Olmsted
2015 MASTER PLAN

Zoning Code Update

3

GO North Olmsted Day

4

A Vision for a Community Park

5

Stormwater Infrastructure

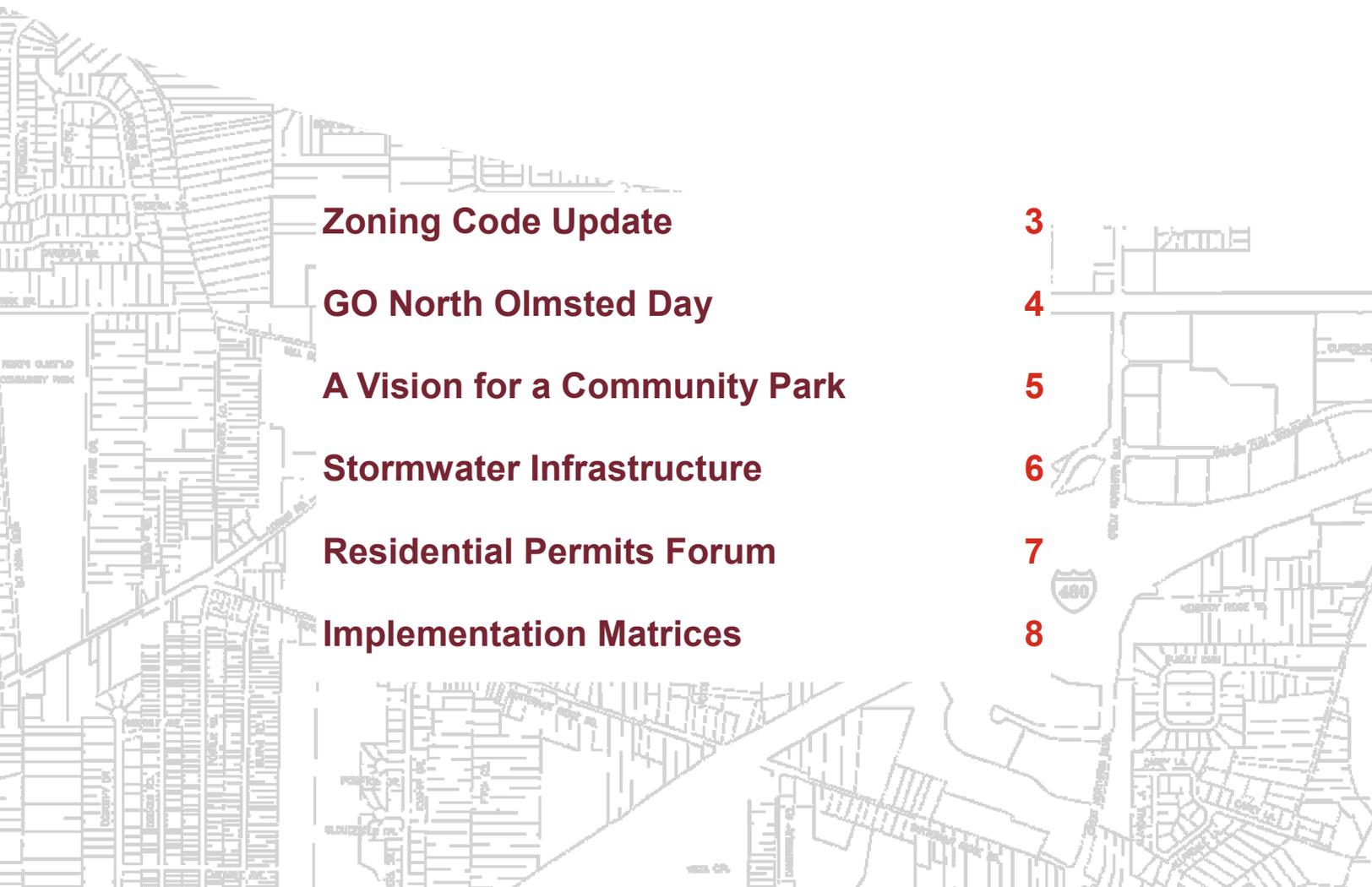
6

Residential Permits Forum

7

Implementation Matrices

8



Zoning Code Update

Review, audit and update the current zoning code



Zoning is perhaps the greatest tool a community has to shape the built environment. North Olmsted's zoning code should be reviewed and updated consistent with the action agenda of the 2015 Master Plan and those recommendations from the 2005 Master Plan which remain relevant. Updates may range from adjusting standards in a particular district to the creation of new zoning classifications. Specific areas to be targeted include green space standards and tree preservation, home occupations, mixed use and civic spaces, lighting and signage. Commercial districts should be updated considering appropriate use, size and scale in relation to context within the community.

Project Nears Completion

The "Blueprint" presented to the City in November 2015 contained an analysis of the current zoning code and recommendations for improvements. With Council's support for these changes, a steering committee comprised of city officials, commission members and business representatives undertook a code overhaul involving a rewrite of the Business Districts chapter and rezoning of every commercial property in North Olmsted. Other interrelated chapters were also amended, including conditional use requirements, development plan approval, zoning administration and enforcement, definitions, parking, lighting and more.

A draft code and map were presented at an open house in September 2016. With public input incorporated, the resulting documents were presented to the Planning and Design Commission. The Commission took a deep dive into the code language over the course of several meetings. A public hearing date was set and notices were mailed to all affected property owners and those within 1,000 feet of areas to be rezoned, more than 9,000 total notices. Dozens of North Olmsted residents, business owners and property owners attended the meeting on February 22, 2017 and many more contacted the Planning and Development Department and their elected officials with comments and questions.

Overall, the response to the project has been supportive from residents and business owners alike. With a positive recommendation by the Planning and Design Commission, the Zoning Code update will proceed through its legislative path with City Council, which will commence in late March 2017. Code updates may take effect as soon as June 2017.

Zoning update recommended to North Olmsted City Council

BY JEFF GALLATIN

North Olmsted

A zoning update proposal which would replace the current general business classification on Lorain Road with four more specific categories met with approval from the North Olmsted Planning and Design Commission and a large group of citizens last week.

After the Planning and Design Commission unanimously approved the proposal at a Feb. 22 meeting, it moved to North Olmsted City Council for final consideration. As currently proposed, the four new categories include: B-1, local business district; B-2, office/service; B-3, general business district; and B-4, mixed-use business district. These four classifications would replace the current catchall or general business district which runs the length of Lorain Road. The proposed rezoning would include every commercially zoned parcel in the area.

About 100 people attended the meeting in the City Hall council chambers,

but only a few questions were asked of the commission and city officials present. City of North Olmsted planning and development Director Kim Wenger was pleased with how the meeting went.

"I was encouraged by the interest shown by the community, both by business owners and residents," she said. "We had a strong and steady flow of folks attending the open house and more who stayed for the public meeting. There was a lot of information presented, which I'm sure will take some time to digest. I'm optimistic that, given the relatively few comments of concern, that the community views this as a much-needed update to our zoning regulations."

After hearing the comments which focused on a few potential conditional uses, the commission unanimously approved the following amendments:

- health and fitness clubs be added as a conditional use in B-2
- development and laboratory testing facilities be added as a conditional use in B-2

- convention, trade show, meeting facilities be added as a conditional use in B-2
- equipment rental be added as a conditional use in B-2.

Wenger said there was some additional feedback from notecards provided to audience members.

"The purpose of the meeting was to receive feedback and possibly make changes as a result of public input," she said. "I thought the changes the commission proposed were very reasonable. There were more notecards submitted than speakers at the hearing. The written comments were mixed between positive support of the project and continued concern about the impact of some types of business operations on adjacent neighborhoods."

Wenger said she is working on making the changes the Planning and Design Commission suggested and taking a fine-toothed comb approach to reviewing each chapter that will be sent on to council.

"I'd like council's version to be as

cohesive and error-free as possible," she said. "I hope introduction of legislation will occur at the March 21 council meeting, with their public hearing sometime in April."

Paul Schumann, the City Council representative to the commission, said there has been interest in the proposal.

"I took about 30 phone calls on it before the meeting," he said. "I think people wanted to see how it would affect them. Once they heard the explanations of what it would do, I think a lot of them were on board with what's being proposed. Kim Wenger, the commission and the staff have done a great job of putting it together and explaining this."

Schumann said he sees the proposal as an upgrade.

"We've only had Kim Wenger for the last 14 years, so a lot of things were in place before she got here," he said. "With the master plan and zoning updates, she's done a great job of putting things together."

WEST LIFE March 1, 2017 3

GO North Olmsted Day

First annual community improvement day



Create a day where the community comes together to clean up, beautify and volunteer for community projects within the city.

Spring Cleaning

Drawing inspiration from the 2015 North Olmsted Master Plan, the first-ever GO North Olmsted Day was organized in May 2016 to provide a day for the community to come together and make a difference by volunteering for community projects within the city.

Through a coordinated clean-up effort, a team of twenty local Girl Scouts, Cub Scouts and North Olmsted High School SITES students worked together to give North Olmsted's Oxcart Pantry and community garden a much needed Spring cleaning.

The second annual GO North Olmsted Day is being planned for 2017, with the intent to grow the event's scope and impact in each subsequent year.



A Vision for a Community Park

Expand programming and facilities at the Park



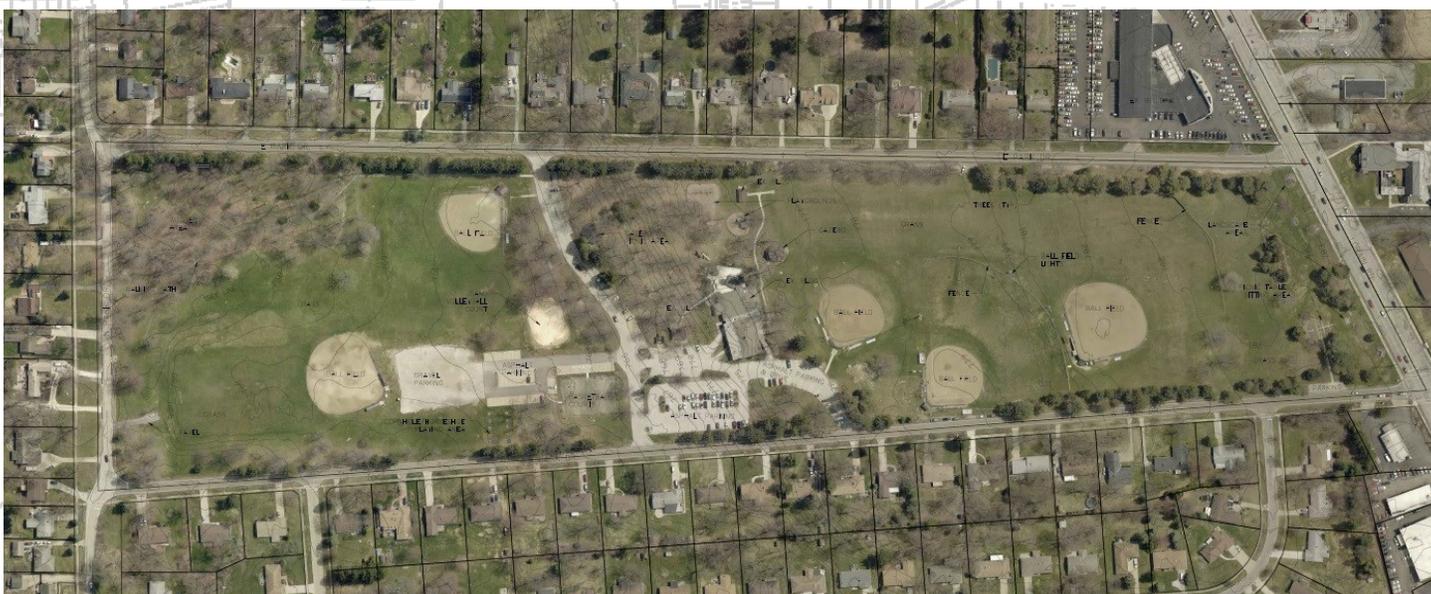
Expand current programming to be more attractive to all people (youth, seniors, families). Specific facility improvements include construction of a walking path around North Olmsted Park. Conduct a resident survey to identify additional programming and facilities expansion opportunities.

Leveraging Opportunity

At the end of 2015, the Parks and Recreation Division had just begun a planning project to re-imagine the existing Recreation Center. As the project progressed in 2016, a plan for the building and the property began to take shape. Through this process, the interrelationship between all of the City's parks and recreational facilities became evident. Staff believed that the wisest course of action would be to expand the Recreation Center Master Planning Study to include both North Olmsted Community Park and Barton-Bradley Fields.

By the end of 2016, base mapping was prepared and a vision of the future potential of these parks began to emerge. Goals of the project are to ensure that the City offers quality recreational opportunities to all ages and abilities, to create a balance between active and passive recreation, and to make sound financial decisions by maintenance of existing assets and strategic new investments.

In 2017 the administration will be presenting concept plans for the Recreation Center, North Olmsted Park and Barton-Bradley Fields to City Council and to stakeholder groups for feedback.



Stormwater Infrastructure

Identify stormwater management projects

Based on engineering analysis, identify priority areas for storm water management. Identify parcels and potential implementation partners for storm water management projects.

November 2016 Community Update

In 2016 Mayor Kevin Kennedy's administration released an overview of projects and initiatives the city has undertaken to improve North Olmsted's drainage system. The overview documents a wide range of both storm water and sanitary system projects that, in combination, have reduced instances of flooding in the city after major storm events.

Completed projects include upgrades at the Waste Water Treatment Plant; pump station improvements and underground storage at Clague and Dover; new sanitary relief sewers along Walter Road and Chapel Hill Drive; bioretention at City Hall, North Olmsted Park and Springvale; culvert replacements at Burns Road and Windsor Road; and new storm sewer interconnects for relief and equalization in various locations in the city.

Improved storm water management policies, enforcement and public education are key strategies in working with private property owners. Even small individual property improvements benefit the overall system. A policy adopted in 2011 resulted in North Olmsted residents pulling an estimated 100 permits to install backwater valves at their homes. Ongoing ditch inspection, routine maintenance and monitoring is also part of the effort. All of the major ditches and conveyance channels in the city were inspected at least twice in 2016, with maintenance performed as needed. City crews are working well ahead of the tasks outlined in their five-year improvement plan.



Other capital improvements have been programmed for the near future. Contracts have been awarded for both Bradley pump station improvements and drainage improvements at Pine School. The Pine project will add one million gallons of storm water storage which will benefit the surrounding residential neighborhoods.

City officials continue to explore options for improving storm water management and sewer infrastructure across the community. "Identifying problems and designing solutions to improve our drainage system will continue to be a priority of my administration well into the future," said Mayor Kennedy.

Residential Permits Forum

Create a resident education program



Create a program to teach strategies for reducing impacts related to rain events to residents so that they can have more control over how storm water is controlled on their property.

A New Approach to Resident Outreach

The Planning and Development Department created a new program early in 2017 aimed at improving outreach to North Olmsted residents who may be contemplating home improvement projects in advance of the spring and summer construction season. The first Residential Building Permit Forum was hosted by city staff in February, attended by around 40 residents and contractors.

The City's Building Commissioner presented information regarding the role and function of the Building Department, described common types of residential projects and required processes, and touched on other frequently asked questions. There was lively Q&A at the end of the presentation.

The goal of this event was to connect with residents early in the planning process to foster better communication and to help make each project a success. Attendees at the forum provided feedback that the presentation was informative and helpful. Some gave suggestions for other topics of interest that could be covered in the future.

NORTH OLMSTED RESIDENTS:
Are you making home improvements in 2017?

Do I need a building permit for my project?
What kind of information do I need to submit?
How do I find a contractor?



Residential Building Permit Forum
February 27, 2017 at 7:00 pm
North Olmsted Council Chambers
5200 Dover Center Road

Meet Building Department staff and discover how you can ensure a smooth process for your upcoming home improvement projects!
For more information, please contact Nicole Rambo-Ackerman at (440) 716-4134.



While the forum was geared mainly toward building issues, staff proposes to expand the event in future years to include a floodplain and drainage component presented by the City Engineer. This would include a discussion of those strategies that residents could consider for more effectively managing stormwater on their properties.

Implementation Matrices

1. Strengthening Quality of Place	Pg 09
2. Advancing Prosperity	Pg 11
3. Improving Housing Choices	Pg 13
4. Retrofitting Infrastructure	Pg 14
5. Enhancing Amenities	Pg 15

Key

- I** Immediate: *completed within 12 months*
- S** Short Term: *completed within 2-5 years*
- L** Long Term: *completed with 6-10 years*
- O** Ongoing: *continuously looking for ongoing opportunities to implement*
- N** Not yet started
- RE** Research and Evaluation
- IP** In progress
- C** Completed

1. Strengthening Quality of Place

Strong stewardship of land that emphasizes quality design, fosters distinct character, and strengthens the cultural and built environment.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
1.1 Create a Town Center	L	Public/Private Partnership	City (Planning)	City (Mayor's Office)	IP	Zoning Code Update project began the conversation around the town concept center. As a result, mixed use and pedestrian friendly development criteria has been included in the proposed Zoning Code Update.
1.2 Create a Town Center Zoning District Overlay	S	City	City (Planning)	Planning & Design Commission, BZA	N	In lieu of an overlay district, the Zoning Code Update contains a new B-4 Mixed-use Business District.
1.3 Review, Audit and Update the Current Zoning Code	S	City	City (Planning)	Planning & Design Commission, BZA	IP	Throughout 2016, the City engaged community residents and stakeholders to update the zoning code consistent with the Blueprint presented in 2015. Adoption is anticipated in Summer 2017.
1.4 Review and Update the 2006 Design Guidelines and Streetscape Plan	I	City	City (Planning)	Planning & Design Commission	N	
1.5 Create a Neighborhood Identity Program	S	City	City (Planning)	local realtor group, homeowner's associations	N	
1.6 Expand North Olmsted City Gateway Signage Program	L	City	City (Planning)	Planning & Design Commission	N	

1. Strengthening Quality of Place, continued

Strong stewardship of land that emphasizes quality design, fosters distinct character, and strengthens the cultural and built environment.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March of 2017	Notes
1.7 Facilitate a Business Beautification Program	S	Local businesses (front costs) City (maintenance costs)	City (Planning)	Local businesses, Chamber of Commerce, SID businesses (if created)	N	
1.8 Create a Beautification Recognition Program	S	City	City (Planning, Mayor's Office)	Create a new Beautification Commission for the city. Precedent: Brookfield Illinois Beautification Commission	N	
1.9 Create a Training and Education Program for Boards and Commissions	S	City	City (Planning)	City (Law), chairs of all boards and commissions	N	
1.10 Create a "Go North Olmsted Day"	S	City	City (Mayor's Office)	civic organizations (Kiwanis, Community Council, etc.). Schools/PTA	C	First annual event held May 2016. Second annual event tentatively planned for May 2017.
1.11 Identify Best Practices for Controlling Deer Population	S	City	City (Service)	ODNR, Cleveland Metroparks	IP	City began selective removal in early 2016 which has continued in 2017.

2. Advancing Prosperity

A healthy economy built upon diverse, high quality jobs, which supports existing business and attracts new investment.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
2.1 Create a Strategic Economic Development Plan	S	City	City (Planning)	Consultant, City (Economic Development)	N	
2.2 Develop a Marketing Strategy for Industrial Areas	S	City	City (Economic Development)	City (Planning), Team NEO	RE	In discussion with Economic Development Manager.
2.3 Use Tax Increment Finance (TIF) in strategic locations	O	TIF Fund	City (Planning)	City (Economic Development)	N	While no new parcels have been considered for TIF, funds generated by the TIF around Great Northern will be used to cover the cost of the Country Club Boulevard Streetscape Project in 2017.
2.4 Create Developer Packages	S	City	City (Economic Development)	City (Planning)	RE	In discussion with Economic Development Manager.
2.5 Promote Mixed Use Redevelopment Around Mall	O/L	Public/Private Partnership, TIF Fund	City (Planning)		N	
2.6 Identify Appropriate Reuses for Future Decommissioned School Sites	S	City	City (Planning)	School Board	IP	Redevelopment of Butternut School as administrative offices and bus storage completed Summer 2016.
2.7 Utilize the City Land Bank Program	S	City	City (Planning)	City (Law)	RE	City is in communication with County Land Bank to identify parcels available for acquisition and reuse.

2. Advancing Prosperity, continued

A healthy economy built upon diverse, high quality jobs, which supports existing business and attracts new investment.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
2.8 Create a Business Mix Matrix	S	City	City (Economic Development)		IP	Business mix data was collected for area around potential town center area, informing changes to the Zoning Code centered around mixed use development.
2.9 Create a Local/ Small Business Education Program	S	City	City (Planning)	City (Economic Development)	N	
2.10 Lobby the County to Expand Grant Programs	S	City	City (Mayor's office)		N	
2.11 Explore Special Improvement Districts	O	City	City (Planning)		N	
2.12 Bolster Business Retention Efforts	I	City	City (Economic Development)	City (Planning)	IP	Improved marketing literature is in progress.
2.13 Create a Monthly Economic Update E-newsletter	I	City	City (Economic Development)	City (Planning)	IP	Mayor's e-newsletter includes monthly economic development updates.

3. Improving Housing Choices

Strong neighborhoods with a diversity of housing options meeting the needs of residents in all circumstances and stages of life and serving to attract new residents to the community.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
3.1 Determine Housing Demand	S	City	City (Planning)	Consultant	N	
3.2 Utilize the Recently Updated Community Reinvestment Area (CRA) Program	O	City	City (Planning)	City (Economic Development)	IP	No new commercial CRA agreements were negotiated in 2016; CRA for new residential construction is in effect.
3.3 Add Resources to Enforce Property Maintenance Codes	S	City, fees for service	City (Planning, Law, Building)		IP	First year of rental inspection program based on codes adopted in 2015 and property maintenance inspection staff hired at the beginning of 2016.
3.4 Utilize the County and City Land Bank Program	S	City	City (Planning)	Planning & Design Commission	IP	City staff began convening regular meetings to discuss City's land bank process, acquisition of property, and disposal of property. Charles Road vacant property was acquired and appraised with intent to sell.
3.5 Identify Neighborhood Infrastructure Upgrades	S	City, County, State	City (Engineering, Planning)	Local realtor group	IP	Ongoing street rating program. Applied for and received a Community Development Block Grant for Burns Road Sidewalk Improvement Project.
3.6 Create a Real Estate Advisory Council	I	City	City (Planning)	City (Mayor's Office)	N	

4. Retrofitting Infrastructure

Sound investment in sustainable infrastructure networks – transportation, utility and public services – that positions the community for long term stability and adaptability.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
4.1 Create a Sustainable Infrastructure Policy Standards Guidebook	S	City	City (Engineering)		N	
4.2 Update Landscaping Standards	S	City	City (Forester, Planning)	Planning & Design Commission	IP	Clearly-defined landscaping standards have been included as part of Zoning Code Update.
4.3 Leverage the Citywide Signals Project	O	City	City (Service, IT)	City (Planning, Economic Development)	IP	Phase 1 engineering was finalized in 2016; bid award in Spring 2017. Phase 2 planning will commence in 2017.
4.4 Identify Storm Water Management Projects	I	City	City (Engineering, Service)	School Board	IP	Contracts have been awarded for both Bradley pump station improvements and drainage improvements at Pine School. The Pine School project began in December 2016.
4.5 Research the Feasibility of a Storm Water Incentive Program	S	City, Grant	City (Engineering, Service)	City (Finance)	N	
4.6 Create a Resident Education Program	S	City, Grant	City (Engineering, Service)		N	Possible roll out in conjunction with Residential Permits Forum in 2018
4.7 Implement the Energy Conservation Master Plan	O	City, Grant	City (Service)	City (Planning)	N	Energy efficiency is a consideration in all building improvement projects.
4.8 Assess Feasibility of Upgrades or Changes to the Bus Service	S	City	City (Planning, Mayor's Office)	Greater Cleveland Regional Transit Authority	N	
4.9 Reconstruct Butternut Ridge Road	S	City, Federal \$/ Grant	City (Planning, Engineering)	NOACA, ODOT	RE	City applied for Issue 1 funding but was not successful, will investigate other funding possibilities in 2017.

5. Enhancing Amenities

Places, programs and services – valued by residents and appealing to visitors – that serve the recreational, cultural, entertainment, social and educational needs of the community.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
5.1 Re-imagine the Existing Recreation Center	L	City, Grant	City (Parks and Recreation)		IP	Master Planning Study ongoing throughout 2016 with expansion of project to include North Olmsted Park and Barton-Bradley Fields.
5.2 Expand Programming and Facilities at North Olmsted Park	S	City, Grant	City (Parks and Recreation)		IP	North Olmsted Park included in the Master Planning Study.
5.3 Expand the Current Bike Path	S	Grant	City (Planning, Parks and Recreation)		IP	Future bike path connectors proposed at new North Olmsted City Schools High School/Middle School campus and at Country Club Boulevard.
5.4 Consider Community Health Objectives in Facilities, Services and Programs.	O	Grant	City (HR)	City (Parks and Recreation), local non-profits	N	
5.5 Create an Arts and Cultural Non-profit Organization	L	City, Grant	City (Planning, Arts Commission)		RE	Before considering creation of a non-profit group, staff has focused on working to improve development and recognition of current volunteers.
5.6 Expand the City's Outdoor Sport and Field Facilities	L	City, Grant	City (Parks and Recreation)	School Board, local youth sports organizations	IP	Barton-Bradley Fields and the city owned property across the street are included in the Master Planning Study.
5.7 Identify Sites for Pocket Parks	S	Grant (Trust for Public Land)	City (Parks and Recreation, Planning)	Homeowners Associations	N	

5. Enhancing Amenities, continued

Strong neighborhoods with a diversity of housing options meeting the needs of residents in all circumstances and stages of life and serving to attract new residents to the community.



Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status as of March 2017	Notes
5.8 Install Bike Racks at all Community Facilities	I	City, Grant	City (Parks and Recreation)		IP	City met with ODOT to program TLCI implementation grant for new bike racks, which were ordered and scheduled for installation in Spring 2017.
5.9 Support Youth Development Planning Efforts	S	Grant	City (Youth & Family Services)	City (Parks and Recreation, Safety), local non-profits	N	
5.10 Create New Trailhead and/or Park Amenity at Bradley Woods	S	City	City (Parks and Recreation, Planning)	Cleveland Metroparks	IP	Picnic area installed Fall 2016 by community group with authorization from Cleveland Metroparks. Future improvements are proposed, pending further discussion between City and Metroparks in 2017.
5.11 Create a New Recreational Asset	L	City, Grant	City (Parks and Recreation, Planning)		N	
5.12 Upgrade Facilities at Clague Park	S	City	City (Parks and Recreation)		N	
5.13 Update Shared Use Plan for City and School Recreation Facilities	L	City, School Board	City (Law, Parks and Recreation)	School Board	N	
5.14 Convene Regular Meetings with the Cleveland Metroparks	I	City	City (Mayor's Office, Parks and Recreation)	Cleveland Metroparks	IP	Sporadic conversations occurred in 2016 regarding park improvements; 2017 will see more frequent conversations covering broader planning topics.
5.15 Appoint a Community Relations Manager	I	City	City (Mayor's Office)		N	Brand Expansion and Communications Strategy project planned for 2017.