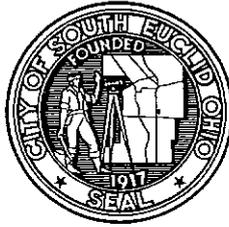


CITY OF SOUTH EUCLID



PLANNING COMMISSION

March 11, 2010

David Miller, President of Council
City of South Euclid
1349 South Green Road
South Euclid, Ohio 44121

Dear David:

The Planning Commission on March 11, 2010 **recommended approval** (4-0-0) (Martin Gallito absent) of a resolution by the Planning Commission to the update of the South Euclid Comprehensive Plan of February 2009.

Respectfully,

Arthur S. Goddard
Planning Commission Chairman

cc: Mayor Georgine Welo
Michael Lograsso, Law Director
Keith Benjamin, Clerk of Council
Council Members
Paul Kowalczyk, Building Commissioner
Ed Gallagher, Economic Development Manager
Planning Commissioners

CITY OF SOUTH EUCLID, OHIO

A RESOLUTION
BY THE PLANNING COMMISSION RECOMMENDING AN
UPDATE TO THE SOUTH EUCLID COMPREHENSIVE PLAN.

WHEREAS, The Planning Commission has thoroughly reviewed the South Euclid Comprehensive Plan of February 2009; and

WHEREAS, the Planning Commission deems that the aforesaid changes and update of the South Euclid Comprehensive Plan should be made.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of South Euclid, Ohio:

Section 1: That the following changes to the South Euclid Comprehensive Plan and the attached update to the South Euclid Comprehensive Plan shall read as follows:

“V. OVERALL COMMUNITY OBJECTIVES

To be added following [page 20]: “OBJECTIVE C: Promote housing as the City’s primary industry or resource.”

D. OPEN/GREEN SPACE OBJECTIVES

To preserve and enhance the overall quality of life within the City of South Euclid by managing redevelopment in a manner that provides and maintains a system of parks and recreation facilities to meet the needs of the community. To advance and employ measures that will make land use decision-making, coordinate conservation and growth thereby insuring that each area preserves its unique character and sense of place by providing for growth and prudent use of natural resources. To promote and implement measures that will make the City of South Euclid a cleaner, healthier, and more environmentally friendly community.

VII. DEVELOPMENT POLICIES

To be added following [page 34]: *“C: CITY-WIDE REMEDIAL EFFORTS”*

D. DEVELOPMENT OPEN/GREEN SPACE POLICIES

1. OPEN/GREEN SPACE CHARACTER

It shall be the policy of the City to encourage the creation and preservation of open and green space as an important element in shaping The City of South Euclid’s development pattern and in preserving its aesthetic and environmental quality. The City’s open space system has two components:

- Definite Elements of Open Space - public lands permanently protected from development such as dedicated parkland, nature preserves, cemeteries, etc.
- Areas of Open Space Character - parcels not permanently protected from development (e.g. golf courses, campuses, or private/public schools), which contribute to the open space character of an area.

The city will give high priority to maintaining open space elements that:

- a) Provide space for active and passive recreation and encourage site development that is sensitive to the area's natural characteristics.
- b) Preserve areas that shape community design and character, i.e. plazas, buffer strips, landscaped yards, street trees and areas visible from roads, sidewalks, and community gateways.
- c) Provide incentives including clustering, density bonuses, and creative design meaningful to open space within private development.

2. LINKAGES

It shall be the policy of the City to provide open space linkages that form a connected system of parklands within the City.

- a) Properties, which create or enhance linkages or linear parks or serve as open space routes connecting to state and municipal parks for pedestrians, bicyclists, or similar uses within the city.
- b) Assemble open corridors or greenbelts as opposed to scattered parcels. May be linkages to existing open space or connecting nodes of development, trails, wildlife corridors or riparian buffers.

3. ENVIRONMENTAL RESOURCES

It shall be the policy of the City to facilitate the protection and preservation of properties that have been identified as having special natural, scenic, or environmental significance.

- a) Properties, which protect water quality including groundwater supplies wetlands, floodplains and streamside Riparian zones.
- b) Properties, which provide exceptional habitats for plants fish and wildlife species, provide critical habitat linkages or which can be reclaimed to provide for biodiversity or other environmental needs.
- c) Properties, which protect unique and significant natural features including wetlands, floodplains, and natural drainage ways (Euclid Creek and Nine Mile Creek).

VIII. IMPLEMENTATION MEASURES

To be added following [page 39]: *“B: Financial/Administrative Assistance”*

C. STRATEGIES FOR IMPLEMENTATION OF OPEN/GREEN SPACE:

The following measures when implemented will facilitate the accomplishment of the open/green space policies set for the Plan.

- a) Education ensuring the community gains understanding of the objectives of the open space policy.
- b) Direct purchase or first option to purchase.
- c) Easements or rights of way can be used to ensure pedestrian or vehicular access across private land.
- d) Facilitating the protection/preservation action(s) to be taken by the State, by the City of South Euclid and by private organizations such as land trusts or foundations.

- e) Transfer of development rights [TDR] allow landowners to sever development rights from properties in designated areas, and sell them to purchasers who want to increase the density of development in areas that have been selected as higher density areas.”

By order of the Planning Commission:



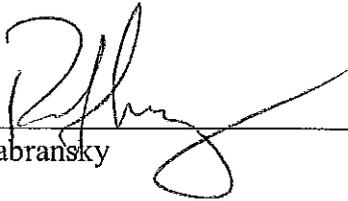
Arthur Goddard, Chairman



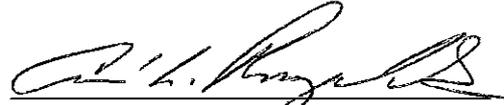
Dennis Fiorelli

ABSENT

Martin Gallito



Ron Sabransky



Andre Reynolds

COMPREHENSIVE PLAN UPDATE 2010

| Part V – Overall Community Objectives (p. 19)* | The Objective: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Objective A. Remain Competitive in the Regional Market (pg 19) | | | |
| <p>1. Provide More Single-Family Housing Choices to meet needs / desires of region's home buyers; recognizing that: (p. 19).</p> <ul style="list-style-type: none"> • Housing decisions balance lifestyle preferences and ability to pay. • Housing chosen solely on its affordability is only a temporary choice until household can afford to move to its lifestyle preference. | Yes | Ongoing | <p>Need to incorporate the policies and findings from the First Suburbs Consortium Report on housing choices</p> <p>November, 2008 Zimmermann/Volk Associates, Inc. Report projected future housing demand and the prospective impact on the City in determining the optimum market position for new residential construction.</p> <p>The Green Neighborhoods Initiative focuses on the issue of vacant and foreclosed homes in our community in an innovative and reproducible way that provides a template for other in the private sector to follow.</p> |
| <p>1b. Provide for a Variety of Housing Opportunities (For All Phases of "Life Cycle") (p. 19).</p> <p>2. Encourage Non-Residential Development to Meet Current Needs recognizing that: (p. 19)*</p> <ul style="list-style-type: none"> • There is a plethora of Retail Choices outside the City to meet the needs of residents. • City's industrial sites do not meet current industrial location criteria. • Major office developments are concentrated in few locations – all outside the city with easy access to highway system. | Yes | Ongoing (GNI) | <p>Same as above</p> <p>The current focus of the Administration is to develop our CDC (with 501(c)(3) status) to seek funding to provide incentive to attract desirable businesses and/or create an arts district.</p> |

COMPREHENSIVE PLAN UPDATE 2010

| | The Objective: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| <p>Part V – Overall Community Objectives (p. 19)*</p> <p>New The City should seize the opportunity to build on current market interest, and support in as many ways possible those interested in purchasing and renovating the single-family bungalows. Such support could include: marketing, financial assistance, design assistance to illustrate how these homes can be efficiently modified.</p> | New | New | <p>Ord. 02-08 Establishing the boundaries of the Community Reinvestment Area and creating a community reinvestment housing council and tax incentive review council.</p> <p>It is recommended to amend the CRA to provide 100% abatement for residential remodeling projects and new green infill, residential and commercial projects.</p> |
| <p>3. Assure that Development Provides Adequate Tax Revenue to Maintain Public Services.</p> | Yes | No | <p>New Green Road R-O district Ords. 39-08 and 40-08.</p> |
| <p>Objective B. Enable and Encourage Non-Residential Uses to Expand or Redevelop (p. 20)</p> | | | |
| <p>Respond to Current Market Needs (p. 20)</p> | Yes | Ongoing | <p>Propose to develop a strategic marketing plan for economic development and housing that highlights the positive attributes, amenities and our location in the region.</p> |
| <p>Increase Tax Revenue (p. 20).</p> | Yes | No | |
| <p>Overcome Functional and Locational Obsolescence (p. 20).</p> | Yes | No | |
| <p>Provide for “Logical Extensions” of Existing Non-Residential Areas (p. 20).</p> | Yes | No | |
| <p>Maintain and Improve Buffer between Residential and Non-Residential (p. 20).</p> | Yes | No | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Objective: | | Revised Goals / Comments |
|--|-----------------------|--|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part V – Overall Community Objectives (p. 19)* | | | |
| Objective C. Promote Housing as the City's Primary "Industry" (p. 20) | | | |
| Promote the comprehensive Use of New Tools that Assure High Level of Housing Maintenance (p. 20). A systematic inspection program should be tied to a systematic street improvement program. | Yes | Currently the City has a systematic exterior inspection program. Additional implementation measures will continue to be considered | Ordinance (65-05) that would require exterior only point of sale inspections of property was passed 11-26-07. Ord. 65-05 was repealed in 2008 by voter initiative 106. Legislation is being developed for Council's consideration to require a certificate of occupancy for formerly vacant structures to ensure that the structures are brought up to code before they can be re-occupied. First Suburbs Consortium is working on the creation of a special improvement district to encourage residential solar projects. The Administration is currently seeking funding for a Curb Appeal Matching Grant Program. |
| Encourage Infill Housing (p. 20)* - that may include development of vacant land or the redevelopment of selected areas. | Yes | Continuing | This plan addendum recognizes that existing permitted densities may not be sufficient to achieve economical infill or redevelopment. Therefore, the zoning regulations must provide a vehicle to permit an increase in the densities on a case-by-case basis. (See also III A 6 b) |

COMPREHENSIVE PLAN UPDATE 2010

| | The Objective: | | Revised Goals / Comments |
|---|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part V – Overall Community Objectives (p. 19)* | | | |
| Promote Revitalization of Current Housing Stock (p. 20) | Yes | Ongoing | Ongoing assistance from the Cleveland Restoration Society in the development of architectural standards [currently handrail and step unit standards] on appropriate housing accoutrements replacements. |
| Develop a Systematic CIP to Upgrade Subdivisions to Current Standards (p. 20). | Yes | No | |
| Objective D. Open/Green Space Objectives | | | |
| To preserve and enhance the overall quality of life within the City of South Euclid by managing redevelopment in a manner that provides and maintains a system of parks and recreation facilities to meet the needs of the community. To advance and employ measures that will make land use decision-making, coordinate conservation and growth thereby insuring that each area preserves its unique character and sense of place by providing for growth and prudent use of natural resources. To promote and implement measures that will make the City of South Euclid a cleaner, healthier, and more environmentally friendly community. | New | | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|---|-----------------------|------------------------------------|--|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| Priority Location for Mixed Use and High Intensity Development (p. 24) | Yes | No | |
| B-1 Mayfield Corridor Policies | | | |
| a. Promote Retail/Office Mixed Use Core Redevelopment at Intersection of Mayfield and Green Roads. (p. 25). | Yes | Yes | Ord. 09-07 changed zoning districts from C-2 and R-O to new M-G district. |
| <ul style="list-style-type: none"> Permit high-density mix of retail and offices. | Yes | Yes | See Above note |
| <ul style="list-style-type: none"> Promote buildings up to 100 feet height with deck parking. | Yes | Yes | The maximum permitted height being considered in the new Mayfield Green District is 65 feet. The regulations require that any additional height above 50 feet is only permitted when the location of the building is at least 300 feet from a residential zoning district. |
| <ul style="list-style-type: none"> Allow apartments but with retail on the first floor. | Yes | Yes | See note with "B-1-a" above |
| <ul style="list-style-type: none"> Establish strong design review criteria to control "use relationship" and "street character". | Yes | Yes | See note with "B-1-a" above |
| <ul style="list-style-type: none"> Conceal parking from street. | Yes | Yes | See note with "B-1-a" above |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| b. Encourage Progressive Redevelopment of Areas Immediately Adjacent to the Core-After Core Area is Developed. | Yes | | |
| <ul style="list-style-type: none"> Allow multi-story office buildings on the east and west side of Green Rd. North of Mayfield Rd. Core area. | Yes | | |
| <ul style="list-style-type: none"> Allow higher density residential (senior housing) north of Mayfield Rd. Core east and west of office uses to the east of city hall and west to Belvoir Boulevard. | Yes | | |
| <ul style="list-style-type: none"> Allow retail/office expansion/redevelopment into residential neighborhood (as needed). | Yes | | |
| c. Permit Multi-Family, Retail and Offices Along Mayfield Road West of Belvoir Boulevard and Southeast of Mayfield and Warrensville Center Roads (p. 31)*. | Yes | | |
| <ul style="list-style-type: none"> Allow expansion into existing residential areas | Yes | | This could be revised to: "consider with restrictions, when requested." These restrictions are outlined in the implementation section |
| <ul style="list-style-type: none"> Promote commercial relocation to Mayfield/Green core area and encourage redevelopment of higher density residential. | Yes | | |
| B-1 Green Road Policies | | | |
| d. Plan for Multi Story Offices along Green Rd., south of Mayfield Rd., between St Gregory's Church and the Health Center. This policy is expanded to also potentially include the west side of Green Road from the existing post office north to the Mayfield-Green mixed use area. (p. 32)*. | No | No | Ardendale would be designated for residential development that could include infill clusters and / or town houses. |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| <p>e. Plan for Higher Density Residential Development East side of Green Rd between University Suburban Health Center and Greenview Upper Elementary School. The City should also consider rezoning the isolated R-75 area (on the east side of Green to the R-50 classification to facilitate this objective and to be consistent with the prevailing zoning in this area. (p. 32)).</p> | Yes | No | |
| <p>f. Promote development/redevelopment in the Monticello/Green industrial area that promotes uses which:</p> <ul style="list-style-type: none"> (1) Promote uses that support the expanded residential development occurring in the northern portion of the City (i.e. housing, limited retail, physical fitness center, etc.); (2) Is compatible with the existing parks and bike trails being proposed in this location; (3) Is a "regional" facility seeking a non-residential location to serve the needs of South Euclid and other eastside communities; and (4) Provide alternative locations for existing facilities in South Euclid that may require more land and/or their relocation would assist the City in achieving other compelling objectives. <p>This policy recognizes that, based on the isolated nature of this relatively small industrial area, the limited demand for industrial development, and the changing location criteria (near major highways, and larger tracts) for industrial uses, Monticello/Green may no longer be a high priority location for industrial uses. This policy further recognizes that there are limited locations suitable for major "regional" facilities on the near east side or suitable relocation sites for existing facilities in the City. (p. 32).</p> | New | Is being implemented | <p>Area is the Subject of Preliminary Environmental Assessment – To fully implement this policy the City would need to amend the range of permitted uses and consider the merits of the current development standards</p> |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|--|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| B-1 Cedar Road Corridor Policies | | | |
| g. Expand Retail along North Side of Cedar Rd East of Cedar Center (p. 32)*. | Yes | No | This Plan addendum clarifies that the eastern boundary of the commercial/retail area on the north side of Cedar Road ends at Miramar. This is the same as the policy in the 2000 Plan. This policy is only reiterated here since some people have misread the boundary as graphically designated on Map 5. This policy continues to be consistent with the residential policy that has been established on the south side of Cedar Road in University Heights. |
| h. Expand Multi Family along Warrensville Center Rd and to the West of Cedar Center; Discourage Commercial Expansion along Warrensville Road Corridor (p. 32). | Yes | No | |
| i. Limit Office Retail Development to a Node at Cedar and Green Roads (p. 32). | Yes | No | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| B-2 – Area 2. Priority Locations for Clustered, Attached and Senior Housing (p 32)* | | | |
| a. West of Warrensville Rd and North of Cedar Center (p. 32). | Yes | No | |
| b. Area between Warrensville Rd and Wrenford Road, North of Cedar to Harwood Road (p.33). | Yes | No | November, 2008 Zimmerman/Volk Associates, Inc. Report projected future housing demand and the prospective impact on the City in determining the optimum market position for new residential construction. |
| c. West of Princeton Boulevard in Northwest Section of the City (p. 34). | Yes | No | |
| B-3 Area 3. Priority Locations for Infill Housing at Density Permitted in Code | | | |
| a. Oakwood Country Club Site. Consistent with this policy consideration could be given to permitting development at R-50 densities. This would be consistent with the prevailing zoning along Warrensville Center Road. Currently the Oakwood site is zoned R-75. (p. 33). | Yes | No | This policy should be re-evaluated to determine if the zoning should be consistent with the existing (or anticipated) zoning on the Cleveland Heights portion of Oakwood |
| b. Backland on Northeast Section-Ammon/Trebisky Area (p.33). | Yes | Partially Implemented | Some development has occurred in this location consistent with this policy. |
| c. On Small Existing Vacant Sites (p. 33). | Yes | No | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|--|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| C. City Wide Remedial Effort Policies | | | |
| 1. Continue and Seek New Tools for Housing Maintenance (p. 33)*. | Yes | Ongoing | Specific new tools to be considered include: Increasing the level of routine housing enforcement; revamped rental program; and development of legislation for Certificate of Occupancy for vacant structures prior to re-occupancy. |
| 2. Develop Systematic CIP to Meet Street Standards (p. 33). | Yes | Underway | The City has developed a systematic approach through its capital improvement budgeting to upgrade substandard streets throughout the City. |
| D. Development of Open/Green Space Policies | | | |
| 1. Open/Green Space Character | New | | |
| The city will give high priority to maintaining open space elements that: | New | | |
| a) Provide space for active and passive recreation and encourage site development that is sensitive to the area's natural characteristics. | New | | Develop community gardens and green infill for vacant lots. |
| b) Preserve areas that shape community design and character, i.e. plazas, buffer strips, landscaped yards, street trees and areas visible from roads, sidewalks, and community gateways. | New | | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|--|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VII – Development Policies (p. 24)* | | | |
| <p>c) Provide incentives including clustering, density bonuses, and creative design meaningful to open space within private development.</p> | New | | |
| 2. Linkages | New | | |
| It shall be the policy of the City to provide open space linkages that form a connected system of parklands within the City. | New | | |
| <p>a) Properties, which create or enhance linkages or linear parks or serve as open space routes connecting to state and municipal parks for pedestrians, bicyclists, or similar uses within the city.</p> | New | | |
| <p>b) Assemble open corridors or greenbelts as opposed to scattered parcels. May be linkages to existing open space or connecting nodes of development, trails, wildlife corridors or riparian buffers.</p> | New | | Ord. 28-05 established Riparian and Wetlands Setback. |
| 3. Environmental Resources | New | | |
| It shall be the policy of the City to facilitate the protection and preservation of properties that have been identified as having special natural, scenic, or environmental significance. | New | | |
| <p>a) Properties, which protect water quality including groundwater supplies wetlands, floodplains and streamside Riparian zones.</p> | New | | Ord. 28-05 established Riparian and Wetlands Setback. |
| <p>b) Properties, which provide exceptional habitats for plants, fish, and wildlife species, provide critical habitat linkages or which can be reclaimed to provide for biodiversity or other environmental needs.</p> | New | | Creation of the Langerdale Retention Basin |

COMPREHENSIVE PLAN UPDATE 2010

| | The Policy: | | Revised Goals / Comments |
|---|-----------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| <p>Part VII – Development Policies (p. 24)*</p> <p>c) Properties, which protect unique and significant natural features including wetlands, floodplains, and natural drainage ways (Euclid Creek and Nine Mile Creek).</p> | New | | Ord. 28-05 established Riparian and Wetlands Setback. |

COMPREHENSIVE PLAN UPDATE 2010

| | The Implementation Measure: | | Revised Goals / Comments |
|---|-----------------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VIII – Implementation Measures* | | | |
| A. Zoning Text Amendments (p. 35) | | | |
| 1. Create New C-3 Downtown Business District to be Applied at Mayfield Green Intersection (p. 35). | Yes | Underway | Ord. 08-07 established Mayfield-Green District. |
| a. Permit building height of 100 feet. | Yes | No | New district – allows max 65 ft. height |
| b. Require deck parking if building exceeds four floors. | Yes | No | Not being required in new district, deck expected but not required |
| c. Require buildings near street to create a “downtown” environment. | Yes | No | New district requires buildings near the street |
| d. Prohibit residential dwelling units on ground floor but encourage on upper floors of new buildings. | Yes | No | Included in New District |
| New Modify the Zoning that applies to the Monticello/Green area to reflect both the range of uses and development standards desired. | New | Is being implemented | |
| 2. Allow Retail and Multi Family as Conditional Uses in Residential Districts if: (p. 36) The City could also consider expanding the depth of the commercial zoning in those locations that are clearly not sufficient to accommodate economical use of the property – either for the existing buildings or redevelopment. | | | Code would need to be revised to permit the flexibility subject to these restrictions. However, there is no reason to implement this policy unless there is a specific request. This differs from the existing zoning, which only permits parking to be considered in the adjacent residential areas. |

COMPREHENSIVE PLAN UPDATE 2010

| Part VIII – Implementation Measures* | The Implementation Measure: | | Revised Goals / Comments |
|--|-----------------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| a. Proposed development is contiguous to and coordinated with development on the main commercial street. | Yes | No | |
| b. No access is provided on the side street within the residential zone. | Yes | No | |
| c. Proper buffering is provided between commercial / multi-family or single family homes. | Yes | No | |
| 3. Conditionally Permit Independent Multi-Family Buildings in the C-1 and C-2 Districts (p. 36)*. | Yes | No | Permitted densities need to be "sufficiently high" to encourage the use of this option. |
| 4. Conditionally Permit Taller Buildings in the C-2 District when Buildings are Sufficiently Setback from Existing Residences (p. 36). | Yes | No | |
| 5. Create a Residential Overlay Zone that would reduce setbacks to enable existing homes to: (p. 36). | Needs | No | Need to consider lifestyle choices and desires of potential home buyers |
| a. Be expanded with two-car garages. | To be | No | |
| b. Be expanded as empty nester/senior housing. | Discussed | No | |
| • Reduce front setback to 25 or 30 feet. | | No | |
| • Eliminate side setback; allow zero lot line development. | | No | |
| • Apply overlay district along Warrensville Center Rd corridor north of Cedar and in the ITA north of Mayfield Rd. | | No | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Implementation Measure: | | Revised Goals / Comments |
|--|-----------------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VIII – Implementation Measures* | | | |
| 6. Amend Current Planned Unit Residential Development Regulations to: (p. 39). | Yes | Yes | Zoning Code was amended |
| a. Reduce minimum required project area from 5 to 2 acres. | Yes | Yes | Zoning Code was amended |
| b. Permit greater flexibility in the arrangement of units and lot sizes, yet keep density same as now permitted. | Yes | Yes | In a recent amendment to the PURD regulations the Planning Commission was granted the authority to reduce the permitted density of a proposed development, if necessary, to assure that any such new development is compatible with its surroundings. While continuing to be sensitive to the impacts of new developments on established neighborhoods, such flexibility should also permit the Planning Commission, with Council's confirmation, to increase the density of a project for the sole purpose of assuring its economic feasibility. |
| 7. Allow Planning Commission to Relax Parking Requirements for: (p. 39)*. | Yes | No | |
| a. Older buildings. | Yes | No | |
| b. Along public transit lines. | Yes | No | |
| c. When nearby parking lots maybe available and adjacent uses do not generate same peak periods. | Yes | No | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Implementation Measure: | | Revised Goals / Comments |
|---|-----------------------------|------------------------------------|---|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VIII – Implementation Measures* | | | |
| B. Administrative And Financial Assistance (p. 39)* | | | |
| 1. Provide Community Development Support at City Hall to (p. 39). | Yes | Yes | Hired Economic Development Manager |
| a. Promote plan's policies within the city and potential investors. | Yes | Ongoing | |
| b. Help potential investors in understanding the types of projects desired by the city. | Yes | Ongoing | |
| c. Help applicants/investors understand & expedite the review process. | Yes | Ongoing | |
| d. Seek both outside and creative ways of financing new development – as incentives. | Yes | Ongoing | |
| 2. Prepare and Submit "Demonstration Grants" on the Premise that the investment needs of South Euclid are Not Unique (p. 40). | Yes | Underway | Preliminary Environmental Assessment to be conducted for the Monticello/Green area for the purposes of pursuing grants for clean-up/acquisition / redevelopment |
| 3. Review Existing Regulations/Procedures to Determine if Additional Programs are Warranted to Achieve Highest Possible Level of Maintenance. As part of this review the City should Continue to Pursue the Adoption of the Point of Sale Inspection Program. | Yes | Ongoing | |

COMPREHENSIVE PLAN UPDATE 2010

| | The Implementation Measure: | | Revised Goals / Comments |
|---|-----------------------------|------------------------------------|--------------------------|
| | Continues to be Valid | Has Been Substantially Implemented | |
| Part VIII – Implementation Measures* | | | |
| C. Strategies for Implementation of Open/Green Space: | | | |
| a) Education ensuring the community gains understanding of the objectives of the open space policy. | New | | |
| b) Direct purchase or first option to purchase. | New | | |
| c) Easements or rights of way can be used to ensure pedestrian or vehicular access across private land. | New | | |
| d) Facilitating the protection/preservation action(s) to be taken by the State, by the City of South Euclid and by private organizations such as land trusts or foundations. | New | | |
| e) Transfer of development rights [TDR] allow landowners to sever development rights from properties in designated areas, and sell them to purchasers who want to increase the density of development in areas that have been selected as higher density areas. | New | | |