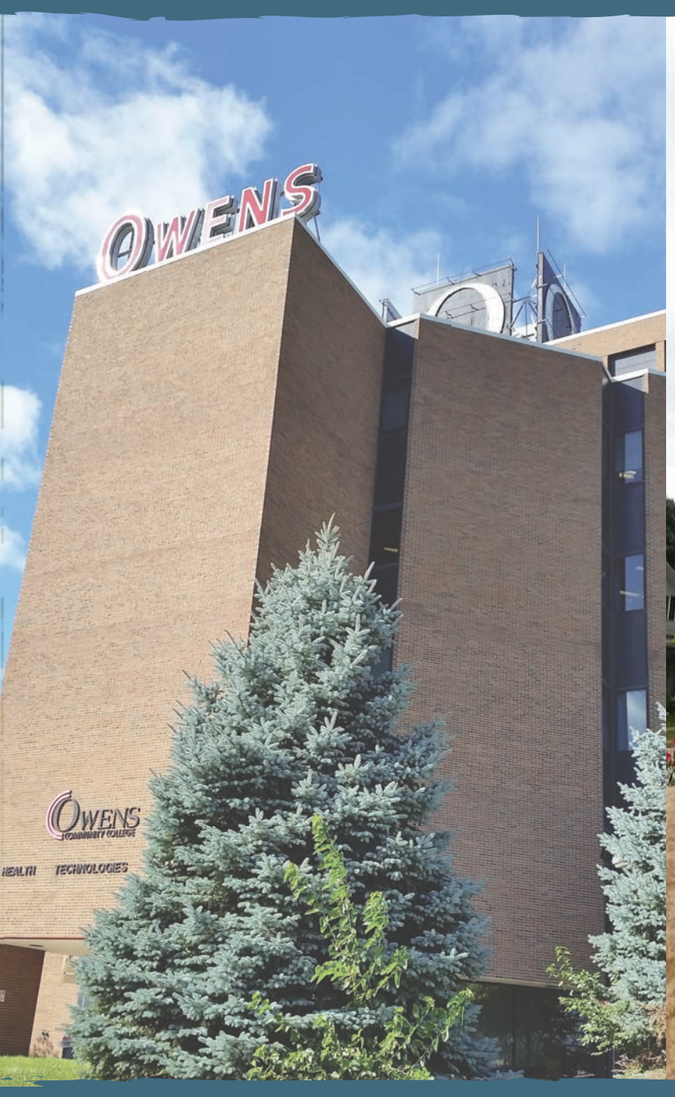
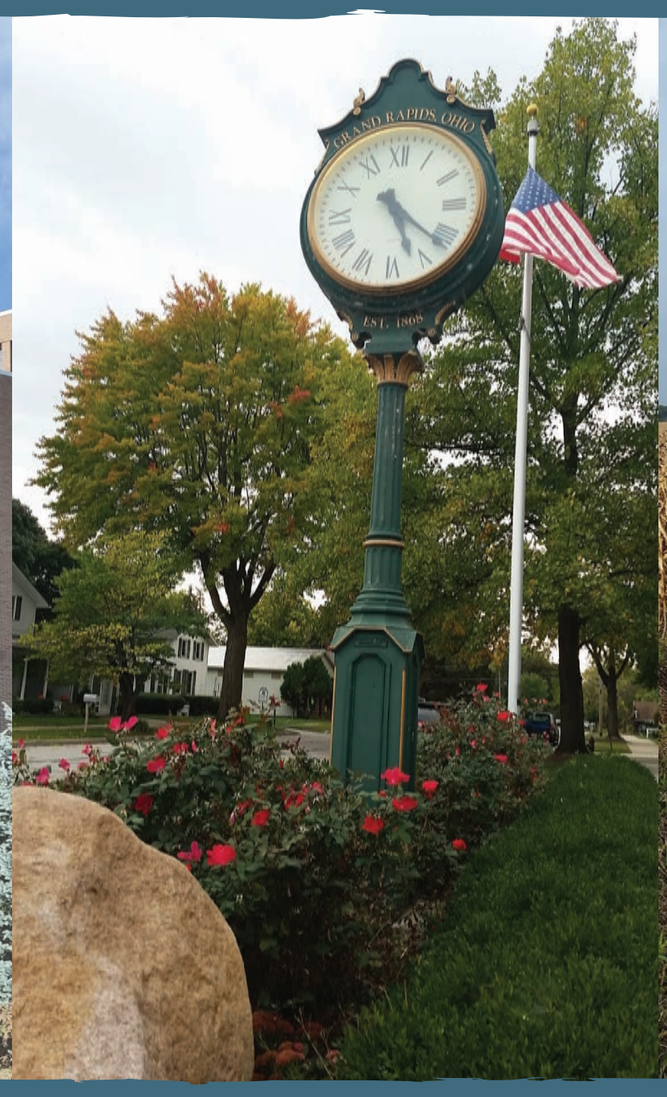
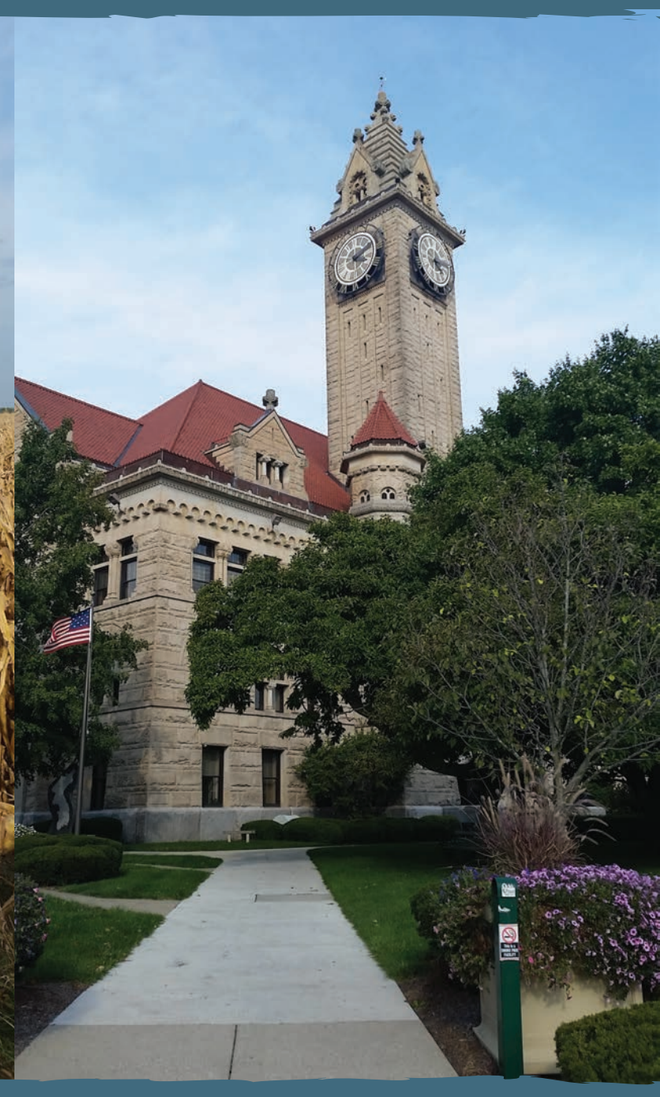
Wood County
Planning Commission
WCPC

FUTURE LAND USE PLAN

Executive Summary and Users Handbook







APRIL 20, 2017
ADOPTED

ACKNOWLEDGMENTS

The Wood County Future Land Use Plan was prepared over the course of 2016 with input from the public and special guidance from the Steering Committee.

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HOW TO USE THE PLAN FOR REZONING REQUESTS

The Wood County Future Land Use Plan is not a regulatory document. Instead it is a decision framework that lays out principles and guidelines about how the County's land resources should be developed and conserved. Just as a traditional future land use plan serves as a guide to zoning decisions, this document should be used to assist various staffs and commissions as they review development proposals.

The mapped classifications are called "Land Management Areas" and are grouped based on common growth pressures, and availability of utilities and infrastructure. A series of appropriate "Development Types" are listed for each of the Land Management Areas, but are not mapped to provide market flexibility and the ability of local jurisdictions to make a determination based on site context and infrastructure availability at the time of application. Guidelines based on the "Development Context" are also provided to help in decision making for zone changes and development approval.

Step 1:
Determine the Land Use Management Area in which the property is located.

Determine Land Use Management Area for property location. If the property is on a border, making an exact determination difficult, County Planning staff should work with the township and petitioner to determine which Land Use Management Area applies based on the circumstances associated with the property and surrounding areas including the "Development Context" guidelines. The Land Use Management Areas are intended to be a flexible guide, not strict prescribed boundaries. The Land Use Management Principles for each area are then used as an initial guide for the petitioner in formulating plans for the property.

Step 2:
Determine the applicable Development Types in the Land Use Management Area.

Consult the Appropriate Development Type table for the Land Use Management Area to determine the general land uses considered appropriate for the area. If the existing zoning permits the use desired by the petitioner, the zoning will take precedence. If the existing zoning does not permit the use desired by the petitioner, the "Land Use Management Areas Map" will be used as the guide for determining the advisability of a zoning map amendment. Proceed to Step 3.

Step 3:
Petitioner selects an applicable Development Type for Zone Change Request.

Review the petitioners request using the characteristics for the appropriate Development Type (most closely matching the petitioners request). The County Planning Staff can provide assistance to applicants on what needs to be included in a concept plan for zone change approval.

Step 4:
County Planning Staff reviews petition against plan recommendations.

Review the proposed development for compliance with the Land Use Management Area Principles, and the Development Type Characteristics, as well as the Development Context Guidelines, as well as the Guiding Principles and Goals.

Step 5:
County Planning Staff reviews petition against plan recommendations.

Hold hearings and meetings of the County Planning Commission and Township or Municipal Zoning Commissions as provided by the zoning and land use regulations. Township approves or denies the zone change request based on findings of the review process.

GUIDING PRINCIPLES

Sustainability

Sustainability for future generations is essential to the continued prosperity of Wood County.

We will support sustainable land use and development patterns, and identify and protect our natural and environmental resources through our future land use plan.

Agriculture Production

Agriculture is an essential part of the county's heritage and a fundamental component of our economy.

We will protect prime agricultural land and support agricultural production through our future land use plan and policies.

Employment and Economic Development

Employment is anticipated to continue growing in the county, as Wood County captures a bigger share of the region's population and employment. The county's significant transportation infrastructure provides an attractive location for distribution and warehousing.

We will include targeted economic development areas in the future land use plan to support and attract employment generating uses.

Recreation, Natural and Cultural Resource Protection

As the county's population grows the demand for parks and public open spaces increases. At the same time, a perception of loss of open areas to developments changes the overall character of the county. Additional development can also have impacts on the natural systems in the county that include water systems, wildlife habitat, and areas for hunting and fishing.

We will identify sensitive natural areas for protection, possible areas for recreation in coordination with these natural areas, and historic or cultural sites to protect.

Growth Management

While development demand is anticipated to continue in Wood County for the next 20 years, the actual population and employment growth of the Toledo region are expected to be flat through the planning horizon. The county has some commercial corridors and areas of older housing stock that offer redevelopment potential.

We will make efforts to promote redevelopment and reinvestment in areas with existing infrastructure and services and strategically manage the outward expansion of suburban development particularly in townships with the greatest growth pressures.

DEVELOPMENT CONTEXT

The context for development is determined by the location or era in which the original subdivision and development occurred. Moving forward, the County will grow both by intensifying in areas of existing development and converting additional farm land to other uses. The multi-jurisdictional nature of Wood County also includes the possibility of additional annexation of unincorporated Townships as Cities continue to grow. The following section defines the development status to help provide guidance for growth in Wood County and the full plan provides guidelines to address development in each of these contexts.

Adaptive Reuse

This is the reuse of existing occupied or vacant structures for uses other than those for which they were originally built. Examples include modifications to warehouses for residential use, or adaptation of big box retail buildings to house places of worship or event spaces.

- **Benefits:** The existing pattern of subdivision and existing buildings are maintained and resources are conserved in line with efforts of sustainability.
- **Challenges:** The new use may have different site demands than the original use, increased parking demand for example, or may not be as compatible with surrounding uses, such as residential next to manufacturing. The proposed use may be incompatible with existing zoning.

Infill

This is the simple redevelopment of a single lot or property within an existing subdivision or neighborhood. Examples of infill would be where a new home is built between two older homes or a new building is constructed on an empty lot in a commercial district. Infill will usually occur in areas with an established housing or business base that is experiencing an increased demand and has a supply of available lots or underutilized lots.

- **Benefits:** Infill projects increase development intensity in areas with existing infrastructure and public services, and provide additional housing options or retail/ services to the existing neighborhoods within existing zoning regulations.
- **Challenges:** Infill projects are surrounded by established development. Larger scale buildings and an increased level of activity can be viewed as encroaching on established lifestyles and neighborhood character.

Redevelopment

This is a large-scale project where the existing subdivision pattern is modified through lot consolidations or subdivisions, and multiple new buildings are constructed. This could occur where most of a block is purchased, subdivided and new internal streets are designed, or where a larger property, like a school, golf course or large commercial property, is developed for housing.

- **Benefits:** Redevelopment projects offer the greatest potential to meet significant demand for densification in the areas with existing infrastructure. These projects are usually limited to targeted areas where significant degradation of the original development patterns, uses, and context has occurred.
- **Challenges:** Redevelopment can dramatically change the subdivision pattern of an area unless properly managed for context-appropriate design and intensification associated with redevelopment. The redevelopment will likely require rezoning or use of a Planned Unit Development.

Greenfield Development

This is the development of a parcel, field or forested site usually more than 20 acres in size, previously used for agriculture or held vacant without structures, and surrounded on at least two sides by other large parcels. Examples of greenfield development include subdivision with a new street network, infrastructure, and buildings; and lot splits and rural frontage development along existing township, county, and state roads.

- **Benefits:** Greenfield developments start with a “clean slate” and can accommodate large format uses and significant housing development meeting the contemporary market demands. The initial cost of land can be less expensive than in the other instances.
- **Challenges:** Establishing connectivity to existing road networks through adjacent development can be difficult, and the loss of farmland and impacts on the natural environment can be significant.

LAND USE MANAGEMENT AREAS

Municipalities

These incorporated jurisdictions have their own plans and zoning, and/or annexation strategies. They impact the unincorporated areas of the county by providing extra jurisdictional services and potentially annexing land. The future land use plan defers to the local plans and regulations within the current boundaries.

Growth Management

These areas of the county have the most intersecting factors which contribute to growth. They are located in close proximity to existing development, and have dense transportation networks, access to sewer and water services, and are in areas already exhibiting growth pressures. These are the parts of the county that are likely to experience the greatest transition in character from rural/agricultural to more suburban in character.

Rural Management

These are the areas of the county that are predominantly agricultural and contain low density rural residential. Existing development density is low and central water and sanitary sewers are unavailable or limited. Road infrastructure is based on the county and township grids and few subdivisions or local streets are present. These are the parts of the county that are likely to have significant agricultural production value and are unencumbered by excessive traffic or development pressures.

Enhancement

These areas are locations with existing development that is currently stable but may experience change over the coming decades. Most of these areas are residential but contain other uses like golf courses, and retail development. The focus on these areas will be to maintain and enhance the development that exists as development pressures shift in the county over the coming decades. Enhancement Areas may be found in both the Growth Management Areas and the Rural Management Areas.

Targeted Economic Development

These are locations within the Growth Management or Rural Management Areas where the County and Townships would like to focus economic development activities. These areas are identified because of their unique relationship to the transportation network and access to a variety of other services and infrastructure. These areas should be reserved for employment or economic generating land uses and protected from incompatible development.

Reinvestment

These are targeted locations within the Growth Management or Rural Management Areas that have existing development and infrastructure but may be showing signs of disinvestment, vacancy or potential for redevelopment. The focus of these areas is to encourage capture of a portion of the county's growth to create efficient and sustainable growth, and continue maintaining these areas in the future as overall growth pressures shift. Considerable infrastructure is available in these areas.

Natural Resource/ Water Quality Management

These are the naturalized areas, wildlife habitat, and riparian corridors particularly the Maumee and Portage River systems in the County. These areas are important from the perspective of the natural systems they contain, and the contribution to quality of life in the county. The focus in these areas will be to protect and manage the activities that occur in and around these areas.

DEVELOPMENT TYPES

A key element of the Future Land Use Plan is the Development Types palette. The development types illustrate development patterns that will help the county to realize the vision embodied in the Guiding Principles of the Future Land Use Plan. Design considerations for each development type include district, site and building characteristics. The development types are described on the following pages.

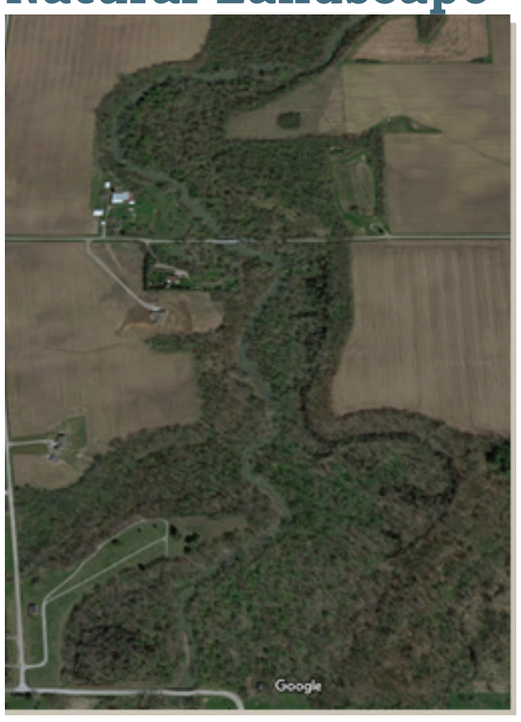
LAND USE MANAGEMENT AREAS

LEGEND

- Townships
- Municipalities - City
- Municipalities - Village
- Growth Management Areas
- Rural Management Areas
- Enhancement Areas
- Targeted Economic Development Areas
- Reinvestment Areas
- Natural Resources/Water Quality Management Areas
- Parks/Open Space
- Maumee River Recreation Area
- Water

DEVELOPMENT TYPES

Natural Landscape



Primary Land Uses
Naturalized Land

Secondary Land Uses
Passive Recreation

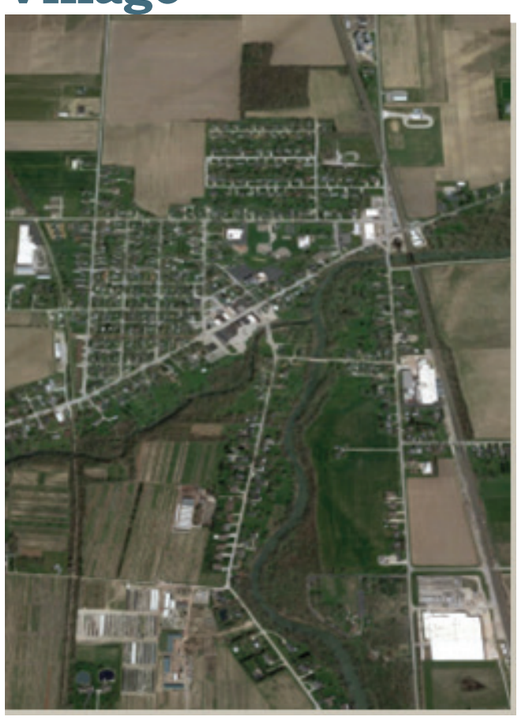
Residential Density
Less than 0.50 du/ac (single-family)

Non-residential Intensity
N/A

District Characteristics
Land maintained in natural state, minimal land subdivision & infrastructure

Site Characteristics
Support passive recreation, provide wildlife habitat and natural processes (erosion control, flood management, or air quality)

Village



Primary Land Uses
Single-family detached

Secondary Land Uses
Office, commercial, civic/institutional, industrial, parks, accessory residential, attached residential

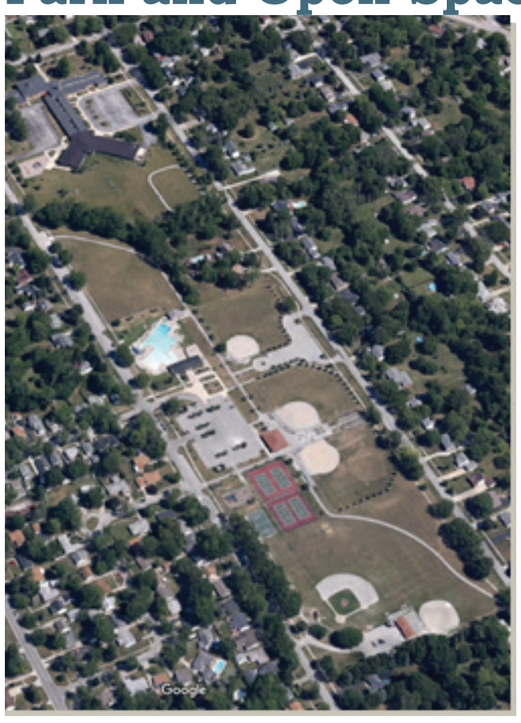
Residential Density
0.50 - 4 du/ac (single-family)

Non-residential Intensity
0.20 - 1.0 FAR

District Characteristics
Small rural communities, single-family, walkable environment, mixed-use core, often includes: park, civic or religious uses, few businesses/industrial operations at perimeter along major roadways

Site Characteristics
Flexible setbacks, mixed-use core with small block sizes, mix of commercial, retail, & office uses, on-street parking, garages present to rear/side of

Park and Open Space



Primary Land Uses
Parks/Open Space

Secondary Land Uses
Active Recreation

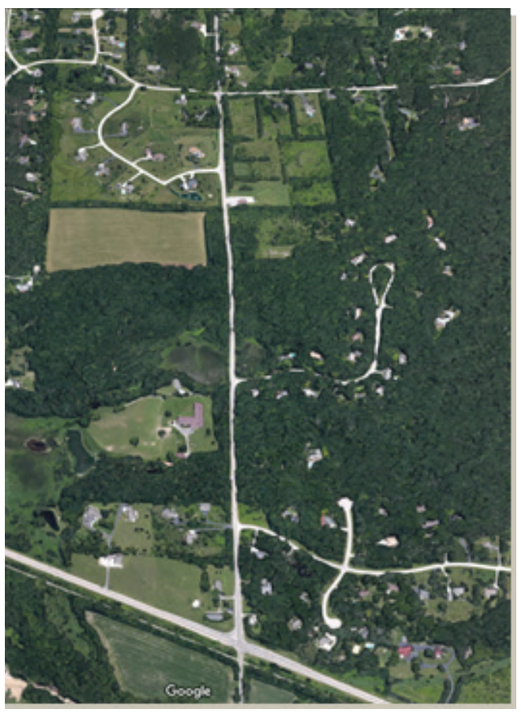
Residential Density
N/A

Non-residential Intensity
N/A

District Characteristics
Land maintained as open space with minimal land subdivision & recreational infrastructure

Site Characteristics
Support active recreation

Conservation Subdivision



Primary Land Uses
Single-family detached and two-family homes

Secondary Land Uses
Farming / Agriculture or Natural Areas, alternative energy

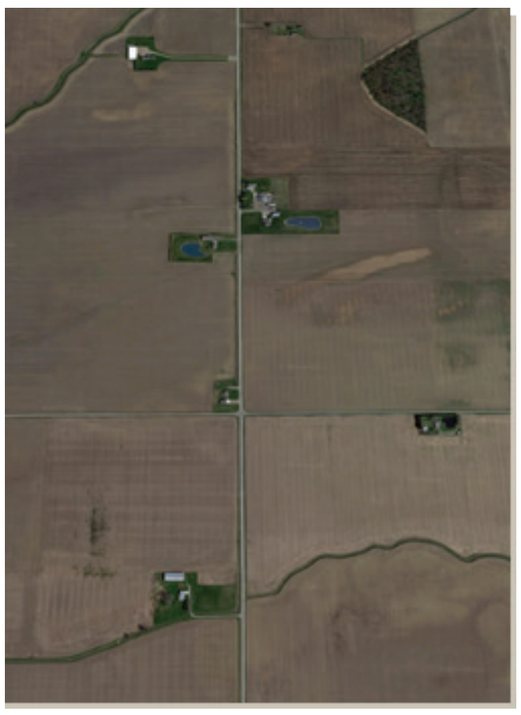
Residential Density
1 - 2 du/ac (single-family)

Non-residential Intensity
N/A

District Characteristics
Semi-rural with single-family & two-family, clustering of homes, common open spaces, distributed densities, curvilinear/irregular street pattern, minimized street length & width

Site Characteristics
Buildings on most accessible/buildable location of larger parent lot, regular or irregular lot shapes/sizes, homes may face local street

Farmland



Primary Land Uses
Agriculture, silviculture, animal husbandry

Secondary Land Uses
Single-family residential, rural commercial, industrial/agricultural, civic/institutional, alternative

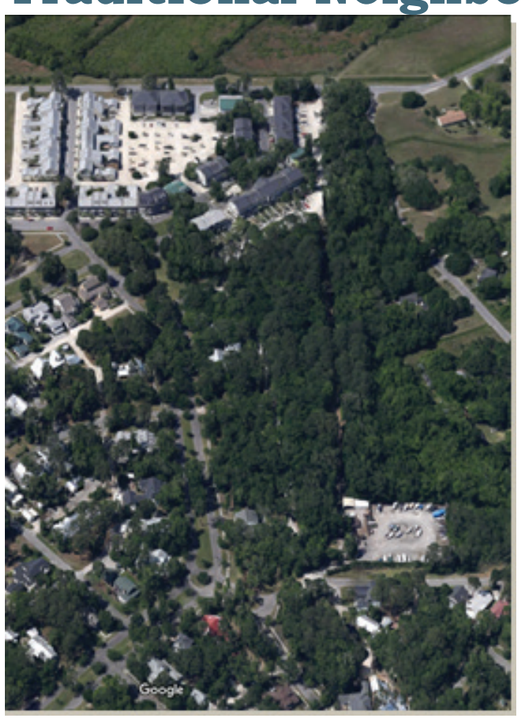
Residential Density
Less than 0.50 du/ac (single-family)

Non-residential Intensity
Less than 0.10 FAR

District Characteristics
Large unbuilt lots, widely spaced roads (up to a mile between cross streets)

Site Characteristics
Buildings only include: residence of property owner or buildings associated with activities on the farm

Traditional Neighborhood



Primary Land Uses
Single-family detached, two-family and three-family residential units, townhomes

Secondary Land Uses
Multi-family residential (apartments, condos), commercial, civic/institutional

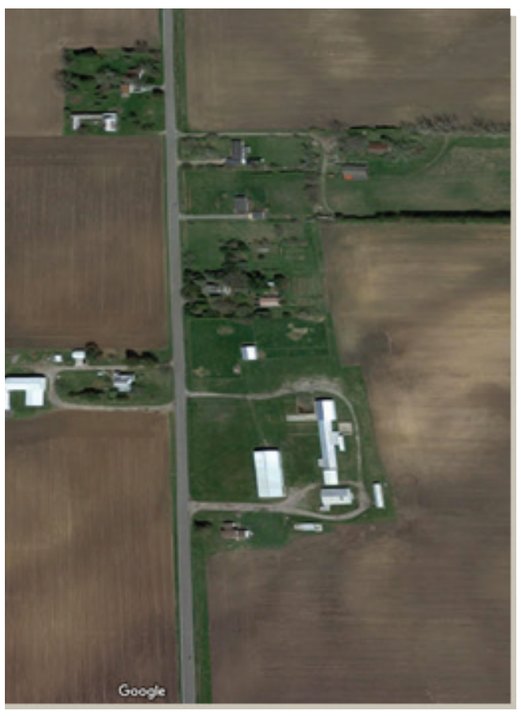
Residential Density
3 - 5 du/ac (single-family), 8 du/ac (multi-family)

Non-residential Intensity
0.30 - 0.70 FAR

District Characteristics
Small walkable blocks, interconnected streets, connectivity, single-family neighborhoods, mixed lot sizes, homes clustered around town center & civic/institutional uses, attached & detached homes, narrow cross-sections, sidewalks, mid-block alleys

Site Characteristics
Setbacks & site configurations depend on building size, buildings face street, garages located behind façade, pocket & neighborhood parks

Rural Residential



Primary Land Uses
Single-family detached

Secondary Land Uses
Farming / Agriculture

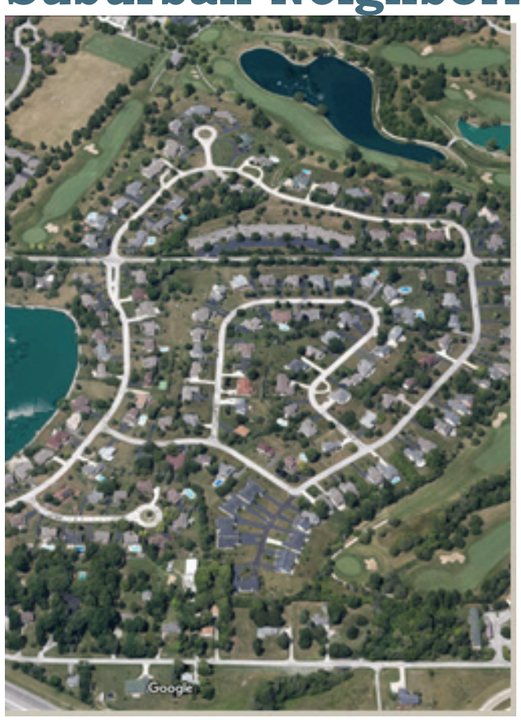
Residential Density
0.50 - 1 du/ac (single-family), 5-20 acre lots are

Non-residential Intensity
Less than 0.10 FAR

District Characteristics
Large lot, single-family, winding roads, natural landscape, direct access to main road, limited connectivity between lots, no commercial/public activities within walking distance

Site Characteristics
Abundant open space, pastoral views, large separation between buildings, buildings face toward highways with private driveway

Suburban Neighborhood



Primary Land Uses
Single-family detached homes

Secondary Land Uses
Multi-family residential (townhomes, some apartments and condos)

Residential Density
1.5 - 7 du/ac (single-family), 12 - 15 du/ac (multi-fam

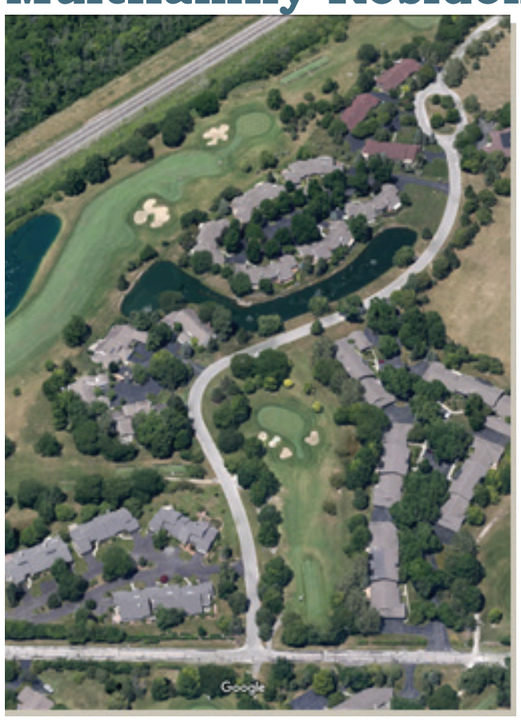
Non-residential Intensity
N/A

District Characteristics
Mixed housing types, low-to-high density sites, curvilinear street network, cul-de-sacs, narrow/ moderate cross-sections, sidewalks, sub-districts of different housing types

Site Characteristics
Uniform lot sizes, building in center of lot, attached garages, passive open space, sidewalks

ABBREVIATIONS AND ACRONYMS: du/ac-dwelling units/acre FAR-Floor Area Ratio N/A-Not Applicable

Multifamily Residential



Primary Land Uses
Multi-family residential (townhomes, apartments and condos, senior housing)

Secondary Land Uses
Civic / institutional

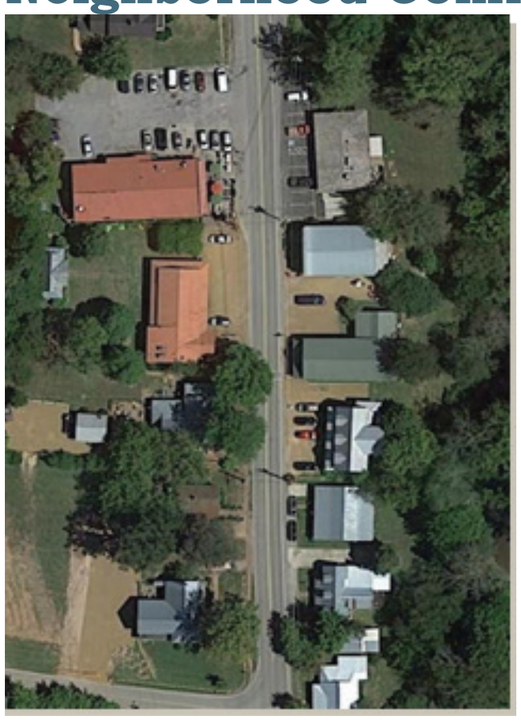
Residential Density
8 - 16 du/ac (multi-family)

Non-residential Intensity
N/A

District Characteristics
Complexes or high intensity residential building types (townhomes, apartments, senior housing), large parking lots, low connectivity, open spaces & landscaping buffers/screen from adjacent uses

Site Characteristics
Buildings aligned along a corridor, internal roads, buildings connected by common space & clustered around common yard/feature (pools, club houses)

Neighborhood Commercial



Primary Land Uses
Commercial / retail, office

Secondary Land Uses
Civic / institutional

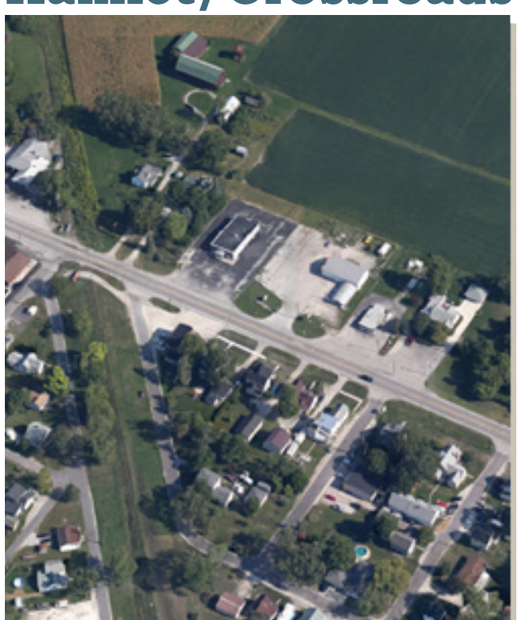
Residential Density
N/A

Non-residential Intensity
0.15 - 0.30 FAR

District Characteristics
Local retail, office, & service uses (for daily needs of surrounding neighborhoods) , at four corners of intersection or one lot within neighborhood, commercial used as transition between residents and intense districts

Site Characteristics
Minimal setbacks, surface parking at rear of buildings, large parking lots shared with multiple uses, on-street parking, public plaza or pocket park

Hamlet/Crossroads



Primary Land Uses
Commercial

Secondary Land Uses
Single-family homes, Civic / institutional

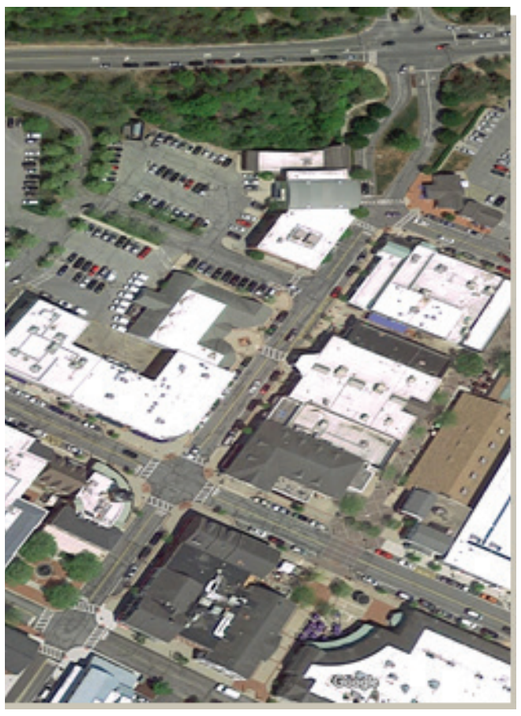
Residential Density
Up to 6 du/ac (single-family)

Non-residential Intensity
0.20 - 1.0 FAR

District Characteristics
Focused around crossroads or near rail line, rural street intersection, historic landmark, church, or civic use; small scale commercial businesses for daily needs, minimal local road network, direct access to major arterial roadways from lots

Site Characteristics
Uses are clustered, no open space reserved, homes located in front of lots, relatively high densities

Mixed-Use Town Center



Primary Land Uses
Office, commercial/retail, Multi-family residential (apartments, condos, senior housing)

Secondary Land Uses
Civic / institutional, alternate energy

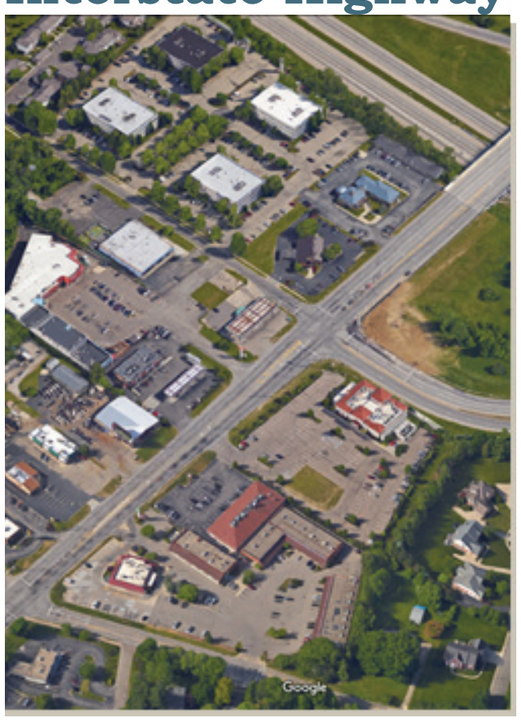
Residential Density
6 - 12 du/ac (multi-family)

Non-residential Intensity
0.50 - 1.5 FAR

District Characteristics
Urban style, center to live, shop, work, & play, multistory apartment, condos, retail, entertainment, & office uses, higher intensity residential areas, internal street networks, plaza, sidewalks, on-street parking, shared parking structures & lots

Site Characteristics
Buildings create street wall, central square/main street, parking behind buildings or in structure, public plaza, pocket and neighborhood parks

Interstate Highway



Primary Land Uses
Commercial, office, research park

Secondary Land Uses
Townhomes, single-family clustered homes, civic/ institutional, light industrial, Alternate Energy

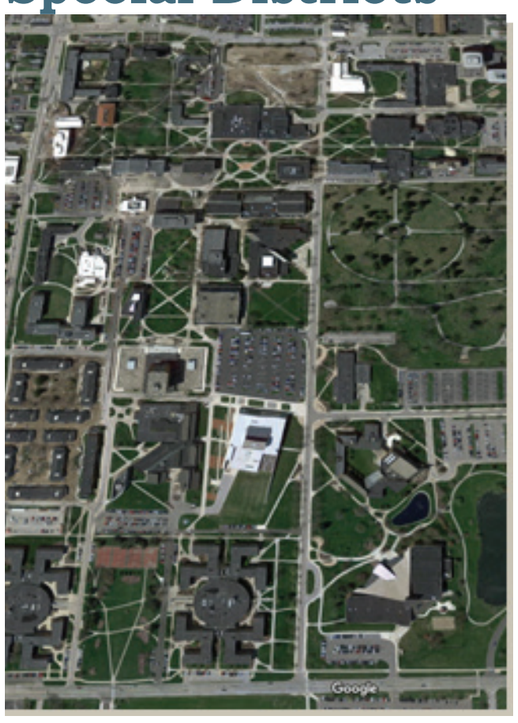
Residential Density
6 - 8 du/ac (single-family)

Non-residential Intensity
0.20 - 1.0 FAR

District Characteristics
"Gateway" into the community, large employment populations & variety of uses (office complexes, commercial, research parks), accommodates high traffic volumes, multi-modal transportation, parallel access roads & master planned developments

Site Characteristics
Variety of development, structured or deck parking to preserve open space

Special Districts



Primary Land Uses
Education campuses, office parks, light industrial complexes, or expo centers

Secondary Land Uses
Commercial, Open Space, Transportation, Ports, and Terminals, Alternate Energy

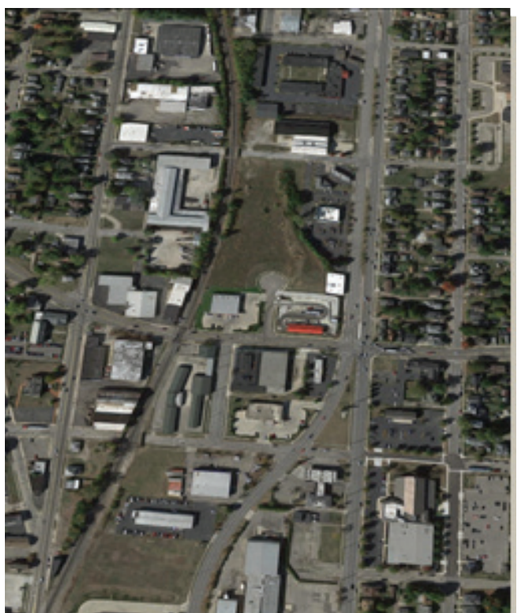
Residential Density
N/A

Non-residential Intensity
0.25 - 1.0 FAR

District Characteristics
Large number of employment uses, located near major roads and highways, and multi-modal transportation options

Site Characteristics
Buildings situated in a "campus-like" arrangement, surface parking at rear of buildings, and access to campus

Corridor Commercial



Primary Land Uses
Commercial, retail

Secondary Land Uses
Office

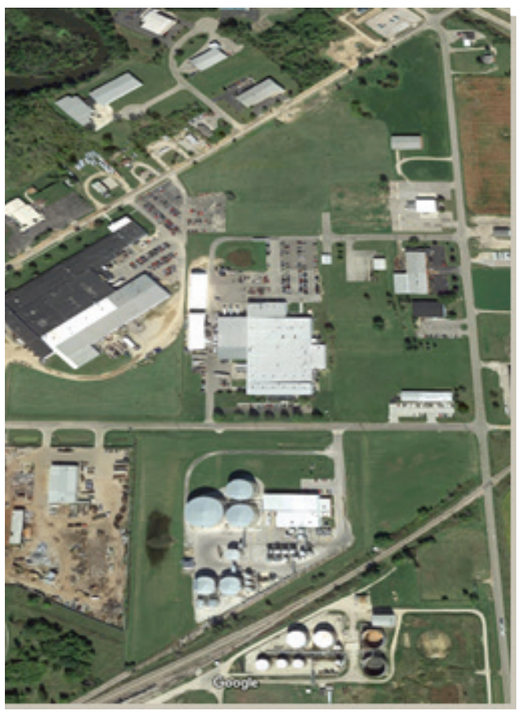
Residential Density
N/A

Non-residential Intensity
0.10 - 0.15 FAR (Rural) / 0.15 – 0.50 (Suburban)

District Characteristics
Highway & auto-oriented, mix of commercial, retail, & services, linear districts that follow a major corridor, not a strong relationship with nearby residential neighborhoods

Site Characteristics
Single-lot buildings with large setbacks, surface parking at rear or side of buildings, low densities

Industrial



Primary Land Uses
Light and heavy industrial, warehousing and manufacturing activities

Secondary Land Uses
Alternate Energy

Residential Density
N/A

Non-residential Intensity
0.10 - 0.20 FAR

District Characteristics
Located near major roads, highways, & railways, sites include: manufacturing centers, warehouses, & distribution centers and assembly operations

Site Characteristics
Often buffered from surrounding development with transitional uses or landscaped areas, buildings clustered

Implementation Work Plan

Many of the plan recommendations imply that the County either continue or shift efforts in everyday administration of land use policies which should require little resource allocation, other than to consciously address the plan recommendations. On the other hand some of the recommendations will require the County departments to undertake work, develop programs, or establish projects or studies to continue the implementation of the plan. While it is important to have a long-term guide for the County, it is also important that the County consider preparing an annual work plan for implementation of the plan recommendations based on available resources or current issues.

An initial work plan highlighting the short term actions and the long term and ongoing actions is provided on the following page. The second part of the Implementation Section includes a library of implementation tools the County may reference in the execution of the work plan.

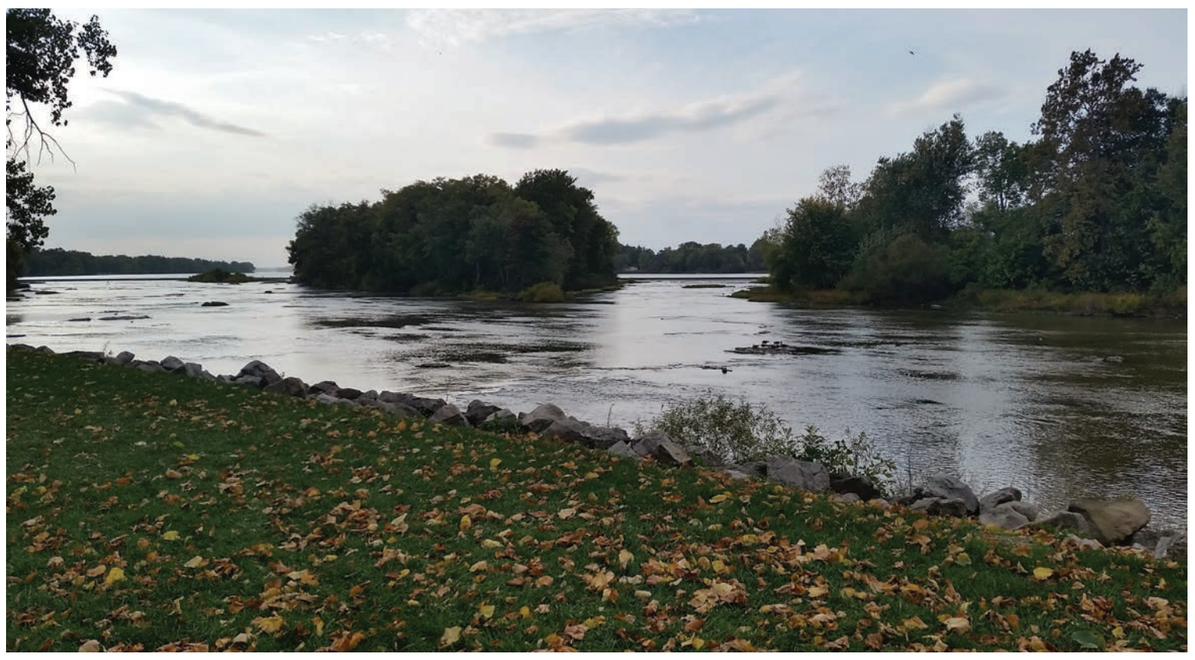
IMPLEMENTATION TOOLBOX

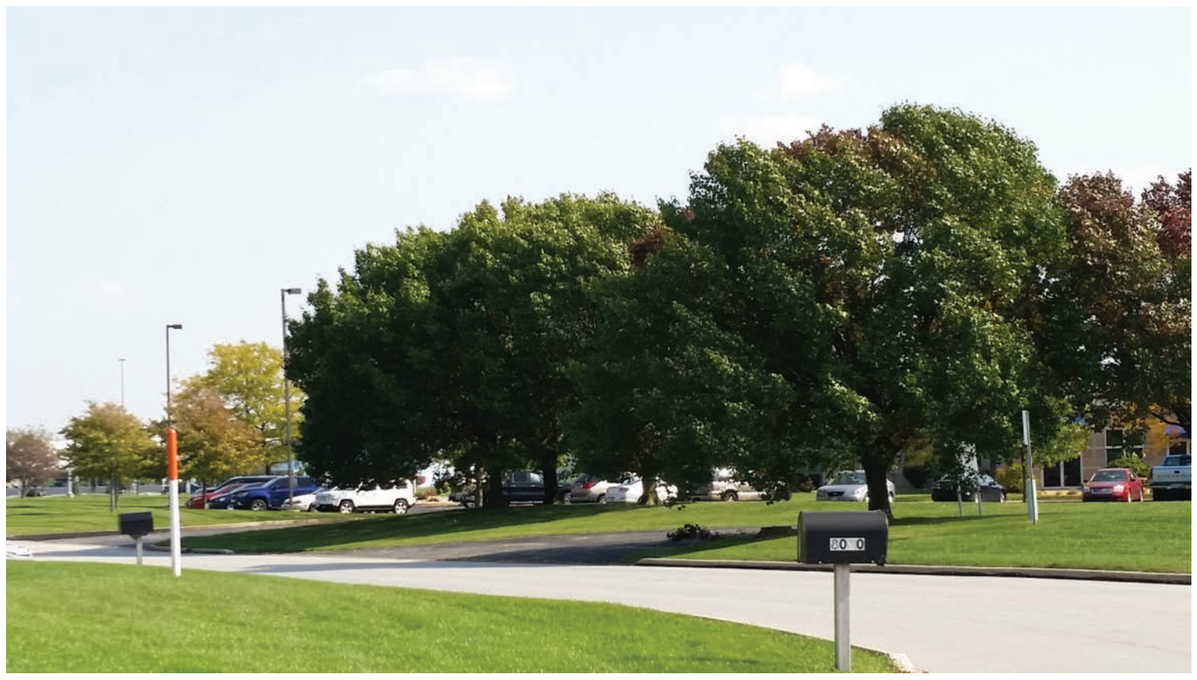
A toolkit to guide Wood County in the implementation of the Future Land Use Plan including policy actions and programs related to sustainability, agricultural productivity, employment and economic development, natural and cultural resources conservation, and growth management – guiding principles espoused by the Wood County Future Land Use Plan.

TOOLBOX CATEGORIES

- Sustainability
- Agricultural Production
- Employment and Economic Development
- Recreation, Natural and Cultural Resource Protection
- Growth Management

Note: Many tools apply to more than one category/guiding principle

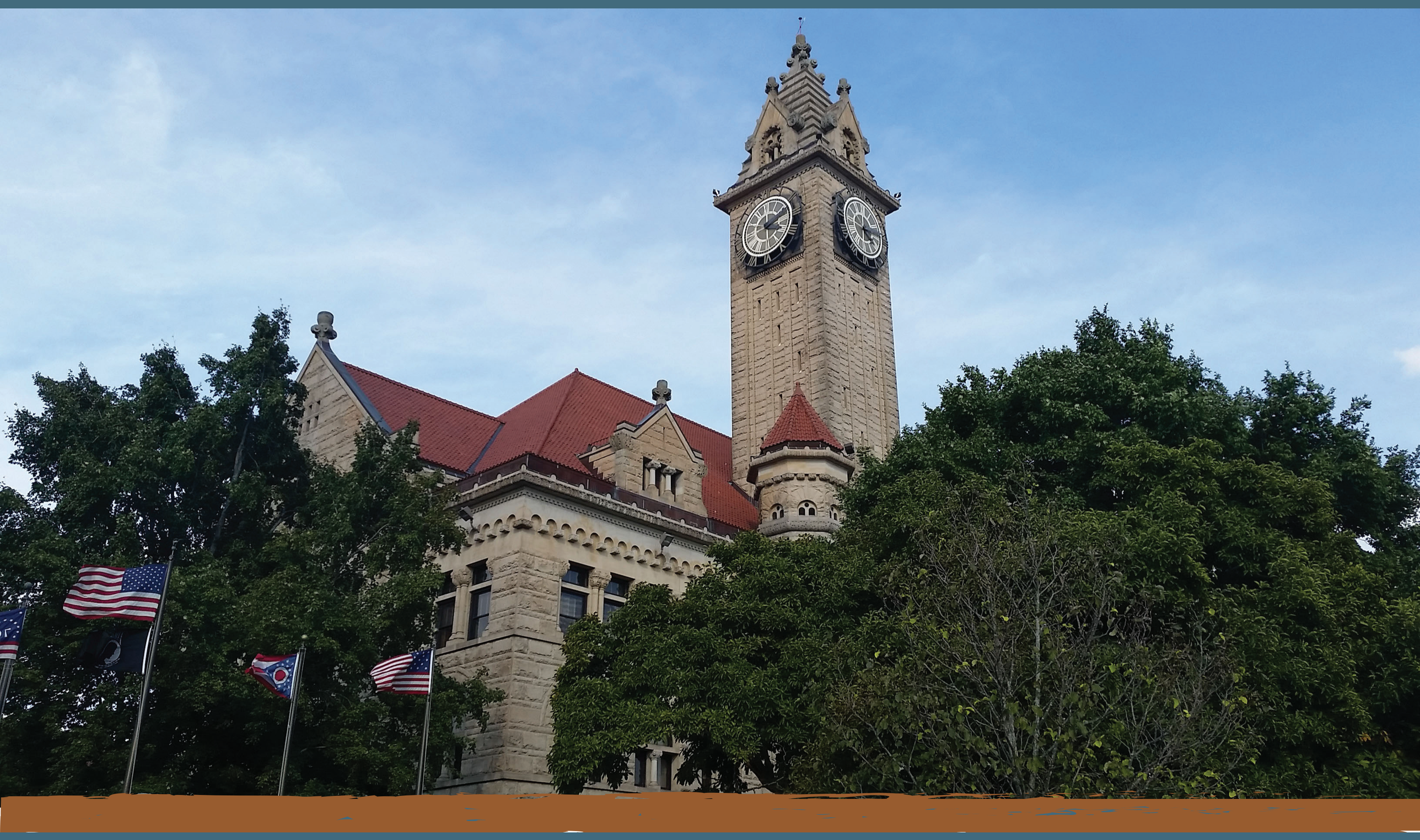




IMPLEMENTATION WORK PLAN

Effort	Short Term	Long Term & Ongoing
	Start soon, target completion in the next 6-18 months.	Start when needed, or continue ongoing efforts. Target completion 2-10 years from adoption of the plan.

Economic Development	*Department* *Wood County Planning* *Wood County Economic Development*	Continue ongoing economic development efforts Encourage Townships to support economic development through updated land use plans Continue improvements through CDBG funding
Regulations	*Department* *Wood County Planning* *Wood County Engineer*	Prepare model riparian buffer regulations Address drainage maintenance and ditch dedication in Subdivision Regulations Offer assistance to Townships to evaluate regulations for obstacles to infill and redevelopment
Plans	*Department* *Northwestern Water & Sewer District*	Coordinate utility plans with land use plan
	Department *Each department with a strategic plan*	Update strategic plans (on 5-year cycles)
Collaboration and Intergovernmental Coordination	*Department* *Wood County Planning*	Encourage Township Plan Updates* Identify Joint Area Plans, Small Area Plans, or Corridor Plans for further study* ** Also require intergovernmental coordination* Continue to actively improve partnering with regional jurisdictions Continue collaboration with Black Swamp Conservancy Continue collaboration with Soil & Water Conservation District
Support Resources Program	*Department* *Wood County Planning*	Establish a Land Suitability for Septic Systems Toolkit on the Planning Commission Website Establish an Agricultural Incentives Toolkit on the Planning Commission Website Establish a Renewable Energy Toolkit on the Planning Commission Website Establish an Infill and Redevelopment Toolkit on the Planning Commission Website



For more information:

The Wood County Planning Director
(419) 354-9128

Website
planning.co.wood.oh.us/land-use-plan

WOOD COUNTY
FUTURE LAND USE PLAN

McBride DALE CLARION