

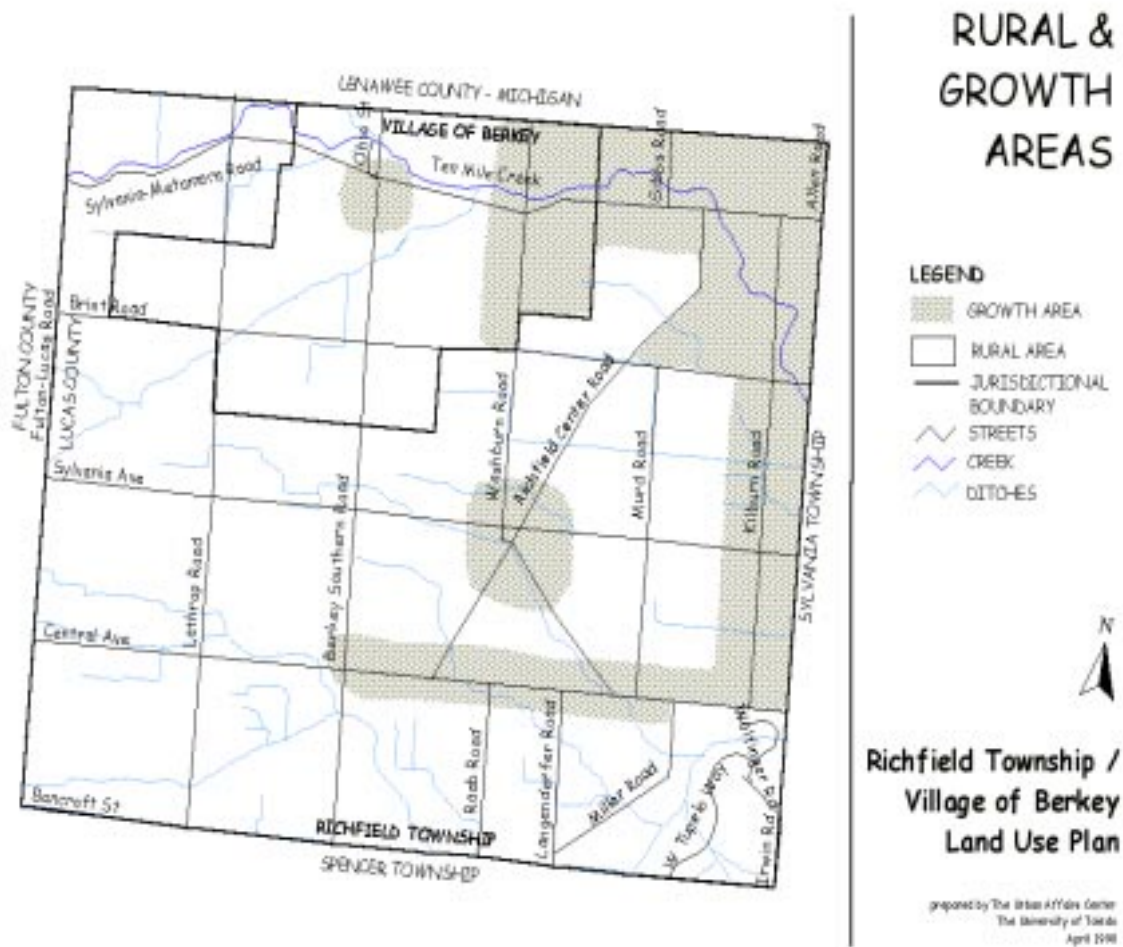
WHERE WE WANT TO BE

GOALS & PRIORITIES FOR THE FUTURE

The overall goal of the community is to preserve the predominant agricultural function and character of the Township and Village — to maintain the community's healthy, attractive, and pleasant living environment — while allowing limited development to occur.

To accomplish this goal, future development needs to be directed to specific areas. Further, future development needs to be managed so that the built environment and more natural surroundings can co-exist with the minimum of conflict and adverse impact.

The community determined general areas where future growth should occur and areas that should remain agricultural (see Appendix for details of that discussion). The consensus was that limited, small-scale commercial development should be directed to the downtown Berkey area, Central Avenue, Richfield Center Road/Washburn Road/Sylvania Avenue area, and residential development be directed toward the eastern section of Berkey, northeastern corner and eastern border of Richfield Township. Please see the map below for reference.



It is evident from citizen input that the current quiet, rural, know-your-neighbor atmosphere in the community is greatly valued, and the loss of farmland caused by new development, quantity and quality of water, and increasing demand for public services are concerns.

Four major goals encompass these community values and priorities for the future - environment, development, infrastructure, and community facilities - and are described below.

Environment - Protect natural, sensitive, and areas of environmental quality.

Farmland

- Promote the continued use of prime agricultural soil in agriculture.
- Position the community to take advantage of federal, state and local farmland preservation programs.
 - Designate "agricultural security areas", areas to remain in agricultural use over the long term.
 - Identify parcels experiencing or most at risk to experience pressure for development into non-agricultural use. Target those parcels for preservation priorities.
 - Create a locally supported (township/village) agricultural conservation program. Investigate the legal issues of setting up a farmland trust fund (in conjunction with Goal #2 - Development, timing/phasing and impact fees).
- Generate interest for property owners to participate in agricultural districts, conservation easements, and CAUV programs.
- Work with available resources and programs: Lucas Soil and Water Conservation District, Ohio Department of Natural Resources Soil and Water Division, Ohio Office of Farmland Preservation, USDA's Farm Service Agency and Natural Resource Conservation Service, and land trusts (such as the Black Swamp Conservancy, The Nature Conservancy, or American Farmland Trust).
- Create agricultural zoning for those areas designated as "rural" on the *Rural & Growth Areas* map.
- Require more compact development in designated growth areas, with net residential density no less than 1 unit per acre.

Open space/natural areas

- Require development to provide buffers between the developed site and natural, open space or agricultural land.
- Preserve significant blocks of natural open space and wooded areas (windbreaks) to provide a functional habitat for plants and animals, and limit soil erosion.

Water quality and quantity

- Control runoff from rural and growth areas to prevent soil erosion, flooding, and pollution of nearby creeks and streams.
- Require new development to be properly drained and served by public water and sewer facilities.
- Be conscious of the fact that Ten Mile Creek feeds into the Ottawa River and its health (or lack of) affects neighboring communities along its course to Maumee Bay/Lake Erie.

Flood areas

- Permit only limited recreational and open space uses in the Ten Mile Creek flood area.
- Require a 100-foot buffer between the Ten Mile Creek flood area and development sites in the designated growth area.

Air quality

- Reduce/prevent traffic congestion.
 - Limit the amount of driving necessary by concentrating development in residential clusters and town/village centers.
- Permit only non-polluting businesses in the community.

Development – Provide a balanced mix of agricultural, natural, residential and commercial areas.

Location

- Direct development only to designated areas that are served by public water and sewer facilities.
- Update zoning resolution/ordinance and map to include districts and requirements that will result in the preferred development pattern of growth and rural areas.

Density

- Require residential development to be clustered to provide open space, preserve natural areas, control runoff, and provide a buffer between housing and agricultural land and other incompatible uses.
 - Require the open space of residential clustered developments to be maintained and costs incurred by a Homeowner's Association.
- Prevent strip development by limiting the depth and length of business/commercial areas.
 - Create small-scale business/commercial clusters or nodes around major intersections, such as Berkey Southern Road-Sylvania Metamora Road, and Richfield Center Road-Washburn Road-Sylvania Avenue.
- Provide for the creation of Village/Town Center(s), which concentrate development and provide for a mix of 'human scale' commercial and residential uses.
 - Identify desired small-scale service-oriented businesses and attract investors. These could include personal services (barber shop, tailoring, shoe repair), specialized retail (bakery, gift/novelty/flower shop, antiques or craft shops), or independent restaurant, or gas station.
 - Allow transitional uses like professional offices that might include insurance or travel agency, medical or dental office, and banks/financial (minus the drive-through windows).
 - Update zoning and subdivision regulations to accommodate the preferred use, style and scale of development. Work with the County to implement such regulations.
 - Create design standards to ensure the preferred scale and style of development.

Timing/phasing

- Require the availability of infrastructure necessary to support new development as a condition of development approval.

- Require full occupancy of one development prior to the start of additional similar development.
- Require new development to occur immediately adjacent to already developed areas.
- Prepare a capital improvement program and budget priorities. Work with the County to implement.
- Develop a system of impact fees so that development pays for the infrastructure and open space needs it creates and compensates the community for the farmland taken out of production. Coordinate with Goal #1 - Environment, farmland issues.
 - Create and implement locally supported farmland preservation program(s).

Infrastructure - Invest in infrastructure to maintain or improve existing services and accommodate limited future development within budget constraints.

General

- Prepare/update a capital improvements program and budget priorities.
- Coordinate construction of infrastructure over the long term, expected "buildout" pattern.
- Prepare a circulation plan based on development and community service needs.

Water/sewer

- Require new development to be served by public water and sewer infrastructure.
- Require existing development in targeted growth areas to have public water and sewer infrastructure where water quality and pressure from wells is poor and septic systems contribute to hazardous environmental conditions.

Transportation

- Implement access management techniques to prevent strip commercial development.
 - Provide service roads and limit curb cuts by requiring connections between existing or proposed parking lots.
 - Combine driveways between neighboring lots.
- Reduce dependence on cars by accommodating other forms of transportation, such as walking and biking.
 - Encourage cluster development to create nodes of activity that can support such ways of travelling.
 - Accommodate the development of hike/bike trails in areas that may connect/link to a regional network.
 - Require parking lots to be located behind buildings rather than in front.
- Require all development projects to prepare traffic studies that evaluate their impact on the local road network at the developer's expense.
- Require all development projects to pay for and construct all necessary safety improvements.

Community facilities - Provide adequate public facilities to support the needs of the community.

Fire, EMS, police

- Allow development within the community only when the demand from new development does not exceed the capability to provide essential fire, EMS, and police protection.

- Require circulation throughout the local roadway network to be accessible to emergency vehicles. That is, only permit through streets rather than cul-de-sacs or dead-ends.
- Include fire, EMS and police facilities and staffing in a capital improvement program and budget.

Parks/recreation

- Restrict development of the Ten Mile Creek flood plain area to limited recreation and open space uses. (Note: This ties in with the plan prepared by Sylvania Township and enhances the potential function of this area.)
- Permit only compatible development on parcels adjacent to Secor Metropark to support its continued preservation and conservation efforts.

Village/Township land/buildings

- Invest in land/buildings (town/village hall, fire/EMS station, maintenance/recycling facilities, etc.) necessary to conduct Village and Township business in a manner responsive to the needs of the community and within budget constraints.

School

- Ensure access to public education for children of the community.
 - Work with the Evergreen Local School District, as necessary.

FUTURE DEVELOPMENT PATTERN

Based on the projected demographics, physical features, facilities and services, and goals and priorities for the future, a land use pattern was selected from three distinct alternatives for future development. A detailed description and map of each alternative (20-year plan and potential buildout) is provided in the Appendix.

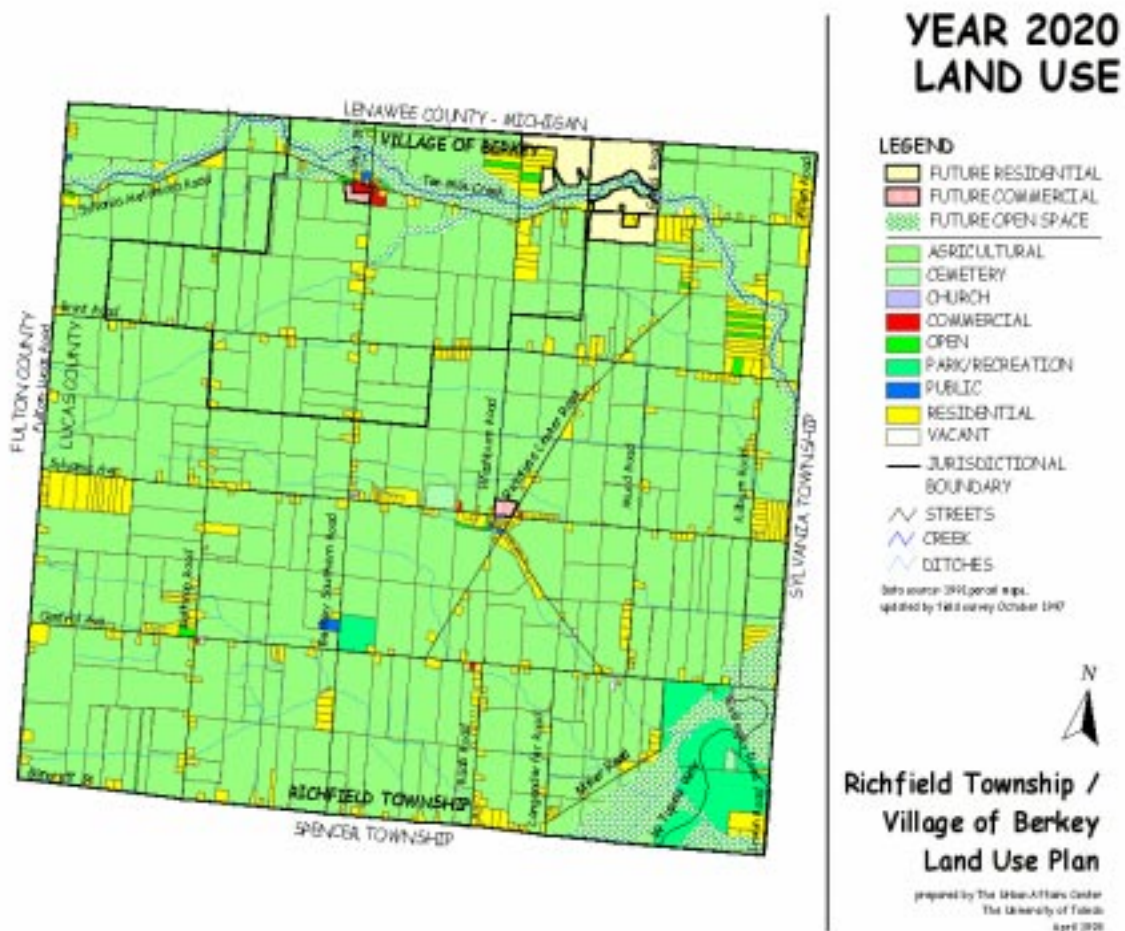
The preferred land use plan directs residential growth in clusters toward the eastern portion of the community, as shown in the Rural & Growth Areas map. Over the next 20 years this development begins along Sylvania Metamora Road, and continues eastward and southward in subsequent years. The residential clusters will provide a more efficient, compatible, and environmentally friendly use of the land, as well as provide the opportunity for a variety in dwelling unit types and styles. The clusters will provide continuous, functional open space that will also serve as a transition or buffer between the residential development and adjacent agricultural areas.

Small-scale commercial development is directed to mixed-use town/village centers located at Sylvania Metamora and Berkey Southern Roads in Berkey and Washburn Road, Richfield Center, and Sylvania Avenue in the township. The commercial development here will serve the needs of residents within the community, rather than attract customers from the surrounding area or region. The centers will be designed at a scale and style to continue and support the rural qualities of the community, while providing a mix of commercial, office and residential uses.

The remainder of the community retains its agricultural use. The following table and map illustrate the future development pattern for the next 20 years.

YEAR 2020 LAND USE

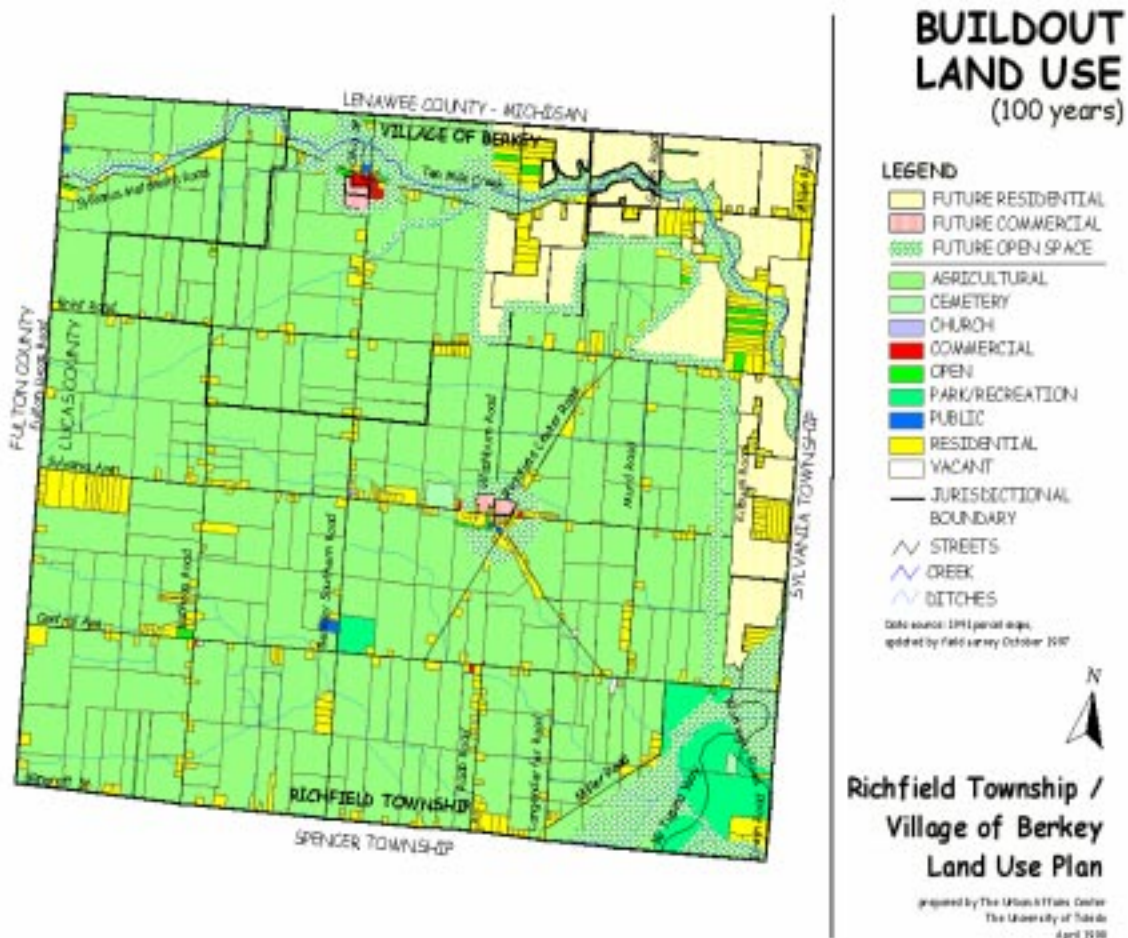
LAND USE	Berkey		Richfield Twp		TOTAL		CHANGE IN ACS
	Acres	%	Acres	%	ACRES	%	
Agricultural	2,295	85.4%	10,108	85.8%	12,403	85.7%	-230
Cemetery	2	0.1%	25	0.2%	27	0.2%	0
Church	2	0.1%	4	0.0%	5	0.0%	0
Commercial	23	0.9%	18	0.1%	41	0.3%	20
Open Space	19	0.7%	47	0.4%	65	0.5%	0
Parks / Recreation	15	0.6%	486	4.1%	501	3.5%	0
Public	5	0.2%	2	0.0%	7	0.0%	0
Residential	328	12.2%	1,081	9.2%	1,409	9.7%	210
Vacant	0	0.0%	6	0.1%	6	0.0%	0
TOTAL	2,688	100.0%	11,776	100.0%	14,464	100.0%	



The benefits of this development pattern include the following in support of the goals and priorities for the future:

- Growth in controlled areas; more efficient use of land and resources
- Development coordinated between the township and village
- Lower infrastructure costs; more controlled development timing/phasing over the long term
- Public water/sewer focused along Sylvania Metamora Road, resulting in less demand for infrastructure extensions in other portions of the growth area
- Better drainage/flood control, less erosion
- Farmland preserved - 85% of total land area remains in agriculture
- Open space to provide buffers and functional wildlife habitat
- Improved/balanced budget
- Improved emergency access and response
- Less traffic/congestion, better circulation

The long term 'buildout' of this plan is projected to generate the following development pattern. This scenario gives a glimpse of how the short-term, incremental development decisions based on this land use plan will 'add up' over the long-term.



BUILDOUT LAND USE (100 years)

LAND USE	Berkey		Richfield Twp		TOTAL		CHANGE
	Acres	%	Acres	%	ACRES	%	IN ACS
Agricultural	1,985	73.8%	9,098	77.3%	11,083	76.6%	-1,550
Cemetery	2	0.1%	25	0.2%	27	0.2%	0
Church	2	0.1%	4	0.0%	5	0.0%	0
Commercial	33	1.2%	28	0.2%	61	0.4%	40
Open Space	19	0.7%	47	0.4%	65	0.5%	0
Parks / Recreation	15	0.6%	486	4.1%	501	3.5%	0
Public	5	0.2%	2	0.0%	7	0.0%	0
Residential	628	23.4%	2,081	17.7%	2,709	18.7%	1,510
Vacant	0	0.0%	6	0.1%	6	0.0%	0
TOTAL	2,688	100.0%	11,776	100.0%	14,464	100.0%	

The overall goal of preserving the agricultural function and character of the community is achieved in the long run as well. More than $\frac{3}{4}$ of the total land area still is in agricultural production at buildout, and limited residential and commercial development is provided in the targeted growth areas.

HOW WE GET THERE

IMPLEMENTATION STEPS

This land use plan provides guidelines for the direction of development decisions over the next 20 years. Other regulations and standards must be established in order for these guidelines to be put into action. Some of the tools the community needs to implement in order to achieve the goals and priorities of this plan include, but are not limited to: zoning and subdivision regulations, architectural and site design guidelines, farmland preservation program(s), a capital improvement program, adequate public facilities requirements, and access management techniques. The community needs to work with the county plan commissions and others as necessary to develop and implement these tools. A summary checklist to keep track of these steps is included in the next section.

Zoning

The strongest tool that the community has to implement the land use plan is zoning. Within six months following the adoption of this plan, the township and village must review their current zoning regulations to determine if the regulations can simply be amended or need to be rewritten entirely to be consistent with the land use plan. Some requirements that need to be part of the zoning regulations are:

- an agricultural zone - or agricultural security area, for the "rural" area with a minimum 40-acre lot size, and permitting one non-agricultural building lot up to a maximum 2-acre size on the agricultural zone parcels;
- a residential cluster zone - for the "growth" area, with a net residential density no less than 1 unit per acre and a minimum 50% open space requirement situated to buffer neighboring farms in the agricultural zone and to provide continuous open space with adjacent residential clusters;

- a mixed use zone - for the village/town centers, which provides for a mix of human-scale, pedestrian-oriented commercial and residential uses; and,
- a limited recreation zone - for the flood prone areas.

Amendments or redrafting of the zoning regulations should occur within 12-18 months of the land use plan adoption.

Architectural and site design guidelines

Architectural and site design guidelines will ensure the desired scale and style of development within the mixed-use zones, and continuity of open space and buffering among the residential clusters. The intent of these design guidelines is to encourage compatibility in building design and relationship to surrounding areas while allowing a variety in function, rather than to encourage 'sameness' in style, material, color and siting.

Some general design concepts need to be developed in conjunction with the zoning and/or subdivision regulations as those tools are being refined, so that it is possible to implement the design guidelines once they are established. The details of these guidelines can be established following the completion of the necessary zoning update, and within 24 months of the land use plan adoption.

Some design concepts that should be considered include:

- relationship of the buildings to the street and buffer/open space areas;
- location of parking lots behind buildings, or permitting on-street parking;
- provision of combined commercial/residential structures;
- general circulation and pedestrian walkways/networks;
- scale and mass of buildings;
- design of public buildings and areas; and
- landscaping and streetscapes (trees, signage, lighting, etc.).

Design review and procedures also need to be established to implement the guidelines. A "pre-application" conference should be incorporated into the review process, for instance, to discuss design options and clustering techniques prior to the formal submittal of a preliminary site plan or request for rezoning.

Subdivision

The community needs to review, update and coordinate subdivision regulations as needed within 24 months of the adoption of the land use plan. In particular, standards for construction of streets, drainage, lot and blocks need to be reviewed to ensure that the types of development for residential and commercial areas recommended in the land use plan can be constructed legally.

Subdivision regulations also need to include access management techniques to reinforce design concepts established through the architectural and site design guidelines and, in particular, prevent strip commercial development. Access management standards should require that:

- service roads be provided;
- curb cuts be limited by requiring connections between existing and/or proposed parking lots;

- parking lots be located behind buildings; and
- driveways are combined between neighboring lots.

For the township, any changes will require working with Lucas County departments to amend the current regulations and implement the new standards.

Capital Improvement Program and Budget

The annual capital improvement program (CIP) and budget is another important tool that can be used to encourage development according to the land use plan. Public expenditures and improvements can be made strategically to promote compact development and phase development such that adequate public facilities, services and staffing are available to support expected development. Within 12 months of the adoption of this land use plan the capital improvements program and budget needs to incorporate public investments to promote the timing and location of the development pattern of the land use plan.

Development or impact fees could provide funding for public improvements (in part). The structure for such fees needs to be in place and coordinated with the CIP to ensure that adequate public facilities/staffing to support the new development is paid in appropriate proportion between new development and existing residents and businesses of the community. These impact fees should also be coordinated with the potential funding of a local farmland preservation or conservation easement program described in the following section.

Farmland Preservation Program

Because zoning is not permanent, other tools need to be implemented to ensure the long-term protection of farmland in the "rural" area. On an individual basis, estate planning is critical to an increased awareness of preservation options, financial benefits to property owners and future generations, and long-term farmland protection. Public initiatives, such as current agricultural use value (CAUV), agricultural districts, and right-to-farm laws make continued agricultural production more affordable and feasible. Community leaders need to keep property owners aware of current programs, new ones as they develop, and encourage participation in these programs.

A local preservation program, such as purchase of agricultural conservation easements (PACE)*, can complement zoning and provide preservation benefits to both community and property owner on a more permanent basis. Some funding for the community's preservation program may be available from the state and federal farmland protection program. As such, the community needs to work with Lucas County on the countywide PACE program currently being developed to leverage funds from this level.

However, successful PACE programs provide funding from a variety of sources. The community needs to establish a program within the next 3 years which is independent of county or state funding availability. This program could be supported locally through any one, or combination of the following:

- impact/development fees - for each acre developed or new housing unit built, a developer could pay into a fund specifically used for purchasing agricultural development rights (a local PACE fund);
- property transfer taxes - place a portion of property transfer taxes into a local PACE fund;

- tax increment finance (TIF) district - to earmark specific tax revenues from the "growth" area for purchasing development rights or establish a revenue stream to pay off a bond for the purchase; and/or
- land trust - work with an existing non-profit or establish a local land trust to administer and enforce the community's preservation program.

With each of these funding methods no additional taxes are created. Tax revenue is simply allocated differently than in the past. The community could also consider increasing property taxes to raise revenues for a local PACE program. The difference with this particular tax increase would be that the taxpayer dollars would be directly reinvested in the community, which may make it more favorable with the voters.

The community needs to identify strategic parcels as priorities for PACE participation since it is unlikely that enough funds will be generated (through any mechanisms) to buy all development rights in existence. Priorities could be for those parcels most at risk to experience pressure for development into non-agricultural use, or other criteria as determined by the community.

As a general farmland preservation policy, the community needs to work with the county and city to encourage reinvestment in urban areas or areas already served by infrastructure rather than expanding into prime farmland areas.

() Note - Assumes necessary state legislation passes.*

EVALUATION & UPDATE

Because communities continually change and are affected by a variety of influences over time, land use plans must be reviewed and updated periodically to stay current and to be effective. Similarly, the planning process is continual and dependent upon active citizen input.

Richfield Township and the Village of Berkey need to review and update this land use plan at least every 3 to 5 years so that the plan reflects the 'current reality' of the community. By necessity, this will involve the active participation of community residents. Adjustments to supporting regulations, such as zoning and subdivision, should then be made accordingly.

General questions should be asked in the process of monitoring the progress of the plan, such as:

- Are the projections for population, housing and jobs still reasonable?
- Have there been any unanticipated extensions of water and sewer lines?
- Has there been activities happening in nearby communities that affect our land use?
- Can we still adequately meet the demand for community facilities and services within budget?
- Have there been any additional requirements from EPA or other agencies that creates a need to change our land use strategy?
- Are there any additional tools available to preserve farmland?
- Has there been any major legislative changes (county, state or federal) that may change our land use strategy or its implementation?

- Do the residents still support the plan and/or decisions being made in accordance with the plan?

CHECK LIST

The following table is a checklist for the community to track some of the tasks necessary to achieve the goals of the land use plan. Other tasks may be added to the list as needed. The time frame shown is the maximum amount of time that should occur, as measured from the date the land use plan is adopted.

TASK	TIME FRAME (in months)	DATE COMPLETE	
		Village	Township
Zoning Regulations -			
Review	6		
Update	12 - 18		
Subdivision Regulations -			
Review	12		
Update / Coordination with Lucas County	24		
Capital Improvements Program	12		
Architectural & Site Design Guidelines	24		
Development / Impact Fee Program	18 - 24		
Farmland Preservation Program	24 - 30		
Evaluation & Update of Land Use Plan	3 - 5 years		
Other:			