

From: David Effron

Date: 10 January 2023

Should we allow the proposed zoning addition into our codified ordinance to create U-2A?

Deciding to change from U1 to U2 requires serious consideration. While Planning and Zoning boards should be nimble and able to make changes, it is also critical that the planning and zoning board must listen to community comments at designated hearings.

This board has had hearings allowing us to consider the plan at issue tonight and the community's reaction to it.

This is what I think, we have a small Village footprint, and as we have heard many times, Woodmere may be a victim of its own success. During our last P&Z meeting we got to hear from both residents and petitioners. As I laid out in my opening presentation I walked you thru last month our current ordinances have two distinct zoning codes for residential. We have U1 which is Single Family Residential and U2 which are for Apartment House Districts.

I shared the documents last month which stated exactly what the petitioners are seeking, and how to modify a portion of our U1 district to become a U-2A Planned Residential District.

The petitioner's request is to use the 3.5 acres that they have ownership rights on to develop this new U-2A district. The language that the petitioners submitted is for a max 30 residential units per acre at a building height of 55', with 60% coverage. Further the petition states that all U-2A's must abut a current commercial district and be bordered on two sides by public right of ways.

I wanted to see how other municipalities had handled situations such as this request. Looking around it is difficult to find small cities and towns like ours that have very robust commercial areas and a surge of recent home construction. In fact when I searched for Ohio cities by size, Woodmere came in at 1004 out of about 1300, many of those cities are smallish, without the vibrancy we have in Woodmere. Perhaps one of the best examples I found was in the Village of Pepper Pike, when they re-zoned the property at the corner of Brainard & Cedar roads. They created a zoning chapter for Townhomes where they specified that the lot shape must be rectangular, and capped Residential Units per Acre at 5, with no more than 50% ground coverage.

I also reviewed the Woodmere Village Master Plan which was adopted by council in 2021. This extensive document states on page 9 "As a result of the current conditions analysis, input from numerous stakeholders and residents, and establishing a vision for the future, the Master Plan outlines specific goals and strategies to help focus change in a desirable and predictable manner. The Master Plan stated the following:

The Village of Woodmere should establish a "Small Lot Overlay" that not only addresses development pressures, but provides guidance for design, connectivity, landscaping, and regulatory requirements such as setbacks, height maximums, massing and bulk, and parking. Any established regulations **should be respectful to existing residential dwellings and reflect the semi-rural feel of residential areas south of Chagrin Boulevard.**

If this development was scaled back, likely it may be more acceptable to the community.

As chair of Planning and Zoning for the Village of Woodmere this has been an extremely difficult position to author. On the one hand being a lone wolf with an eye on expansion could be a position to take. Development for the sake of development when it will fundamentally change the nature of our small village is not progress.

Now part of my concern lies in the slippery slope we are creating by granting what appears to be a spot zoned district, granting it once opens the door for additional district changes elsewhere in the village where similar constraints exist.

On the other hand I have a difficult time granting permission to proceed with a 30 Residential unit per acre project and building heights of 55 feet. It does not fit within the Master Plan and it does not meet the requirements to overcome Community opposition. For those reasons, I must oppose this project.

Submitted and Read aloud at PZC Meeting 10, January 2023

David Effron