

## MEMORANDUM

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From: Norbert S. Klopsch, City Manager

Date: November 16, 2022

**RE: Continued use of the 2004 Comprehensive Plan**

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Since 1989, land use and development policy in the city of Oakwood has been guided by two comprehensive planning efforts, as follows:

- The *1989 Comprehensive Plan*, a document developed in consultation with national planning and development experts which served the community for 15 years. Among other things, direct results from that document included a subarea plan to guide the redevelopment of the NCR Sugar Camp property; the development of design guidelines for the Far Hills Avenue business district; and the adoption of the current Zoning Code.
- The *2004 Comprehensive Plan*, a document that updated the 1989 plan. It was similarly developed in consultation with national experts, as well as an extensive process to solicit community input and feedback. It has guided the application of, and updates to, the city's Zoning and Subdivision Codes for nearly 18 years.

In 2022, city staff completed a thorough review of the *2004 Comprehensive Plan*. The purpose of that review was to determine whether the document continues to represent sound planning and policy guidance for the city, or whether it might be time to update the document again. Importantly, staff's review included a detailed look at achievements made towards the Goals & Objectives set forth in the *2004 Comprehensive Plan* as well as the current state of Oakwood, which is land-locked and almost fully developed.

The results of staff's review were presented to the Oakwood Planning Commission at its meeting on October 5, 2022. Thereafter, the Planning Commission adopted two motions:

1. A motion to acknowledge and accept staff's report of achievements made pursuant to the *2004 Comprehensive Plan*; and
2. A motion to recognize the *2004 Comprehensive Plan* as a document of continuing validity as the city's official policy guide for physical development addressing the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities; and further, to recommend that Council ratify the same prospectively.


Upon the Planning Commission's recommendation, the results of staff's review were subsequently presented to City Council at its meeting on November 7, 2022. At the conclusion of that presentation, Council adopted Resolution No. 1901, a copy of which is attached to this Memorandum, to take three key actions:



1. To accept staff's report of achievements made pursuant to the *2004 Comprehensive Plan*;
2. To concur with the Planning Commission's characterization of Oakwood as a mature, established community; and
3. To ratify and recognize the *2004 Comprehensive Plan* as a document of continuing validity as the city's official policy guide for physical development addressing the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities.

Accordingly, Council does not believe an update is needed to the *2004 Comprehensive Plan* at this time. The existing document remains valid as a guide to Oakwood planning and development policy for the foreseeable future.

**This Memorandum, with the attached Resolution No. 1901, is to be affixed to the *2004 Comprehensive Plan*.**

  
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Norbert S. Klopsch, City Manager  
Date: 11-16-22

Attachment: Res. No. 1901



City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

A RESOLUTION

BY: VICE MAYOR BYINGTON NO. 1901

TO APPROVE THE CONTINUED USE OF THE 2004 COMPREHENSIVE PLAN TO GUIDE CITY POLICY AS TO LAND USE AND DEVELOPMENT.

WHEREAS, Section 713.06 of the Ohio Revised Code provides that Ohio municipalities “may frame and adopt a plan for zoning and land use;” and

WHEREAS, the city of Oakwood has adopted such a plan at several times throughout its history, initially through the city’s first comprehensive zoning ordinance adopted in 1952 (Ord. No. 1724), and subsequently through the 1989 comprehensive planning effort, the 2000 zoning ordinance rewrite (Ord. No. 4471), and the 2004 comprehensive planning effort; and

WHEREAS, both comprehensive planning efforts were accomplished via extensive study and collaboration among Comprehensive Planning Committees that included outside expert consultants as well as members of Oakwood City Council, city officials, and numerous Oakwood residents and business representatives; and

WHEREAS, those comprehensive planning efforts culminated in the publication of two documents, the 1989 Comprehensive Plan and its subsequent update known as the 2004 Comprehensive Plan, which were intended to serve as the city’s official policy guide for physical development addressing the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities; and

WHEREAS, city staff recently reviewed the 2004 Comprehensive Plan, and progress towards the Goals and Objectives set forth therein, and presented the same in detail to the Oakwood Planning Commission at its meeting of October 5, 2022; and

**WHEREAS, in reviewing the 2004 Comprehensive Plan, city staff noted that Oakwood remains landlocked and is essentially fully developed; and**

WHEREAS, following the presentation, the Planning Commission adopted a motion to acknowledge and accept the report and accomplishments towards the Comprehensive Plan goals and objectives; and

WHEREAS, the Planning Commission also noted that Oakwood is a mature, established community that values its history and preservation of its stability and ambience over systematic, and/or rapid, dynamic change, and on that basis adopted a motion to recognize the 2004 Comprehensive Plan of the city of Oakwood as a document of continuing validity as the city’s official policy guide for physical development addressing the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities; and further, to recommend that Council ratify the same prospectively, consistent with that determination; and

WHEREAS, the City Manager has reviewed the 2004 Comprehensive Plan in a presentation before Council, and having considered the same, Council wishes to accept the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAKWOOD, OHIO, THAT:

SECTION I.

Council hereby accepts the reported accomplishments towards the Comprehensive Plan Goals and Objectives.

SECTION II.

Council hereby concurs with the Planning Commission’s characterization of Oakwood as a mature, established community that values its history and preservation of its stability and ambience over systematic, and/or rapid, dynamic change.

SECTION III.

Council hereby ratifies and recognizes the 2004 Comprehensive Plan of the city of Oakwood, including the Vision Statement and all component parts thereof, as a document of continuing validity as the city’s official policy guide for physical development addressing the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities.

SECTION IV.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

ADOPTED BY COUNCIL OF THE CITY OF OAKWOOD, this 7<sup>th</sup> day of November, 2022.



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Mayor William D. Duncan

ATTEST:



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Clerk of Council

TO THE CLERK:

Publication of this resolution is not required.



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City Attorney Robert F. Jacques