

Perrysburg Land Use Plan - 2020

STEERING COMMITTEE MEETING 2 – OCTOBER 9TH



**PERRYSBURG
TOMORROW**

Agenda

- ▶ Project Overview (Scope and Schedule)
- ▶ SC 1 Recap
- ▶ Conditions and Trends... Continued
- ▶ Growth Scenarios
- ▶ Review Draft Survey
- ▶ Next Steps



Project Scope and Schedule

Approach



TASK 1:



PHASE 1:
PREPARING FOR
THE PLAN



PHASE 2:
UNDERSTANDING
THE CONTEXT



PHASE 3:
COMMUNITY
ENGAGEMENT



PHASE 4:
DEVELOPING THE
PLAN



PHASE 5:
FINALIZING THE
PLAN, SETTING UP
IMPLEMENTATION



Project Approach

- ▶ Prepare a test group (YOU!) and project website to provide info;
- ▶ Understand the context of the plan and the city;
- ▶ Test the key themes of the plan with the public;
- ▶ Illustrate plan elements with maps & graphics; and,
- ▶ Finalize the plan with the public and kickoff implementation!

Phase I



~~Task 1.1 – Getting Organized~~

~~Task 1.2 – Develop Project Brand and Website~~

~~Task 1.3 – Assemble Mapping Data and Prepare Maps~~

~~Task 1.4 – Review Current Plans and Policies~~

~~Task 1.5 – Project Kick-Off (Steering Committee Meeting 1)~~

Phase 2



~~Task 2.1 – Existing Condition Analysis~~

~~Task 2.2 – Existing Conditions Presentation and Preparing for~~

Community Outreach (Steering Committee Meeting 2)

Phase 3



Task 3.1 – Small Group Meetings (up to 3)

Task 3.2 – Public Meeting 1

Task 3.3 – Online Engagement

Task 3.4 – Phone Survey

Phase 4



Task 4.1 - Creating the Plan Goals and Objectives / Identifying Priority Development Areas (Steering Committee Meeting 3)

Task 4.2 - Understanding Options for Growth and the Fiscal Impacts of Growth

Task 4.3 - Creating and Testing the Plan Framework and Priority Development Area Concepts (Steering Committee Meeting 4)



Phase 5

Task 5.1 – Finalize the Land Use Plan, Develop Code Recommendations,
and Create an Implementation Matrix

Task 5.2 – Prepare and Review the Draft Plan

Task 5.3 – Public Meeting 2/Online Review

Task 5.4– Finalize and Prepare for Implementation (SC 5)

Task 5.5 - Final Plan Deliverables

Steering Committee Meeting 1

Review project purpose, scope, schedule, and conduct goal setting/idea generation activities.

Tuesday, September 1st 2020

10am - Perrysburg City Hall

Phase 2

Steering Committee Meeting 2

Review and validate existing conditions key findings, outline additional research as needed and prepare for Public Meeting 1.

Friday, October 9th, 2020

10am - Perrysburg City Hall

Phase 3

Small Group Meetings

Meet with local stakeholders to gather ideas on issues and opportunities within the study area and prioritize for the future.

October (19th-30th), 2020

Time TBD - Location TBD

Public Meeting 1

Community meeting to gather ideas on issues, opportunities, and priorities within the study area. Community Survey available online.

November (9th-13th), 2020

Time TBD - Location TBD

Phase 4

Steering Committee Meeting 3

Review community engagement, discuss initial framework plan with the committee and gather feedback. Identify objectives to meet the plan goals.

Thursday, November 19th, 2020

10am - Perrysburg City Hall

Steering Committee Meeting 4

Review draft plan framework including phasing, and priority public and private projects and develop specific strategies to guide the implementation of the Plan and priority projects.

Thursday, December 17th, 2020

10am - Perrysburg City Hall

Phase 5

Virtual Plan Review (2 Zoom Meetings)

Present document to the client and steering committee for comments. The comments will be addressed and the draft will be prepared for presentation at the second public meeting.

January 21st & February 11th, 2020

Time TBD - Location TBD

Public Meeting 2 - Open House

Provide an overview of the planning process and key findings, present plan framework and recommendations, and engage the public in a series of activities to gain input/feedback on the plan elements.

Thursday, February 25th 2020

Time TBD - Location TBD

Steering Committee Meeting 5

Present input from Open House and present the final plan for final feedback.

Thursday, March 18th, 2020

10am - Perrysburg City Hall



DRAFT SCHEDULE

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Perrysburg Tomorrow

The City of Perrysburg has initiated the process to update their Land Use Plan. The planning process will allow community members and local leaders to realize ambitions and make more informed decisions regarding land use and policy.

This project site is intended to provide additional opportunities for public engagement and inform the Perrysburg community of important meeting dates and projects throughout the planning process.

Please check back often and stay engaged!

Project Website: perrysburgtomorrow.weebly.com

SC 1 Recap

Activities



- ▶ Issues and Opportunities
- ▶ Big Idea
- ▶ Survey Questions
- ▶ Stakeholder Nomination

PROJECT SURVEY - WHAT DO WE WANT TO LEARN?
What questions would you like to be included in the community survey? Use the space below to note your ideas.

1. _____

2. _____

3. _____

STAKEHOLDER MEETING NOMINATION
Know an individual who has a vested interest in Perrysburg, strategic insight, and the ability to shape the future of your City? Nominate individuals below to participate in the stakeholder meeting.

Your nominations will get a personalized invitation to participate in the meeting and online.

Name _____ Contact Information (Phone, Email, or Address) _____

Name _____ Contact Information (Phone, Email, or Address) _____

Name _____ Contact Information (Phone, Email, or Address) _____

Name _____ Contact Information (Phone, Email, or Address) _____

Name _____ Contact Information (Phone, Email, or Address) _____

Please return this form to an OHM Advisors meeting facilitator at the end of the meeting. If you need additional space, please utilize the back of the form.

Ideas for Tomorrow
PERRYSBURG LAND USE PLAN UPDATE 2020

Instructions
The purpose of today's meeting is to get your input about the future of Perrysburg. All ideas are valued, and the results of today's work will be the foundation for creating a strategic vision for the city.

Please consider what are the most important issues and opportunities facing Perrysburg now and in the future. Think big. Consider what type of community you want to live in, and what can hinder or help to make that a reality. Use the space below to record your ideas. The subjects listed to the right can be a starting point, but your ideas do not have to fit into those categories.

Subjects to consider:

- **Land Use** - Areas to be preserved and areas targeted for new growth and development
- **Housing** - Types of housing options and neighborhood connectivity.
- **Parks & Public Space** - Event areas, streetscape and programmable space.
- **Mobility** - The systems connecting people to destinations by driving, biking, or walking.
- **Image & Brand** - How the community defines and markets itself to visitors and future residents.

Issues

1. _____

2. _____

3. _____

4. _____

5. _____

Opportunities

1. _____

2. _____

3. _____

4. _____

5. _____

Big Idea
Now consider the Issues and Opportunities you identified above and try to think of a **BIG IDEA** that eliminates an issue, seizes an opportunity, or both!

Be prepared to share your idea with the group.



Issues



- Traffic
- Overcrowded schools
- Empty buildings (i.e. stores, restaurants)
- No parks in newly developed areas
- Lack of biking and trails
- Maintaining small town feel
- Interconnectivity
- Preserve parks / historic areas, add more parks: dog park, bike, walking trails, older adult accommodations - age in place theory.
- “Age friendly community”
- Senior housing (not AL’s or SNF’s) independent living.
- Transportation

Opportunities



- Space to grow South and West
- 199 Corridor
- Develop neighborhoods with dispersed small commercial projects
- Connect places with trails and greenspace
- Redevelop older commercial areas / aging retail
- Mix/Range of housing choices
- Grow more economic opportunity/businesses
- Expand around Levis Commons

Survey Questions



- What direction would you like to see Perrysburg grow? Residential? Commercial? Entertainment? No growth?
- What is our vision for the waterfront, and you and how would you use it?
- Where would you like to see additional parks?
- Would you like to see Perrysburg as more a bike friendly town?
- What size lots would you like to see in new developments?
- What is an important quality of life activity for you?
- How far do you drive to shop, work, school, and worship?
- Residents current issues and living in P.B. community priorities
- Opinions on how/what to improve
- Suggestions for what to add- parks, indoor recreation or what to get rid of/replace.
- Top priority for city resident's economic growth vs. housing development.
- Would community members find value in expanding entertainment in the area?
- How can we better encourage commercial growth along SR25 and SR199?
- How can we better prepare schools for growth?
- What type of activity/entertainment venue would you prefer? (indoor rec. center, Top Gold, City pool, park, etc.)
- Do you feel neighborhood schools are important?

Condition and Trends . . .

Continued



Key Takeaways from SC1

- ▶ **Moderate and consistent growth** in the last 20 years
- ▶ Compared to Wood County, Perrysburg has a **larger 35 to 50 and 0-15 population**, but a **WAY smaller 20 to 30 population**
- ▶ Median age of residents is **higher than Wood County and Ohio**
- ▶ High home values and median household incomes
- ▶ **Extremely well-educated** residents
- ▶ **Low vacancy** percentage in residential units
- ▶ The city is **primarily zoned Single Family Residential**
- ▶ Most residents are white-collar workers



Housing



Housing Breakdown (2018 ACS)

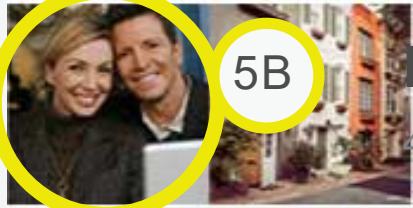
- ▶ Roughly 64% of ALL housing in Perrysburg is detached single family homes
- ▶ Roughly 72% of housing units in Perrysburg were built before 2000
- ▶ Since 2010, there have been an addition of roughly 340 multifamily units
 - ▶ This accounts for only 15% of all multi-family units in Perrysburg

Do we have enough housing?

Is it the right type to serve young professionals and empty nesters?

Tapestry Segments

(ESRI Business Analyst, a robust geospatial analysis tool)



5B

Urban Style

4,256 households

45.9%

of Households

- Professional couples or single households **without children**
- Slightly older and **already planning for their retirement**



1C

Boomburbs

1,364 households

14.7%

of Households

- **Young professionals with families** that have opted to trade up to the newest housing in the suburbs
- **Well-educated** professionals with a running start on prosperity



9E

Retirement Communities

948 households

10.2%

of Households

- **Small household size**, mostly renter occupied, and typically live in multiunit structures
- **Fiscally responsible** and keep a close eye on their finances

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Infrastructure

Infrastructure Capacity



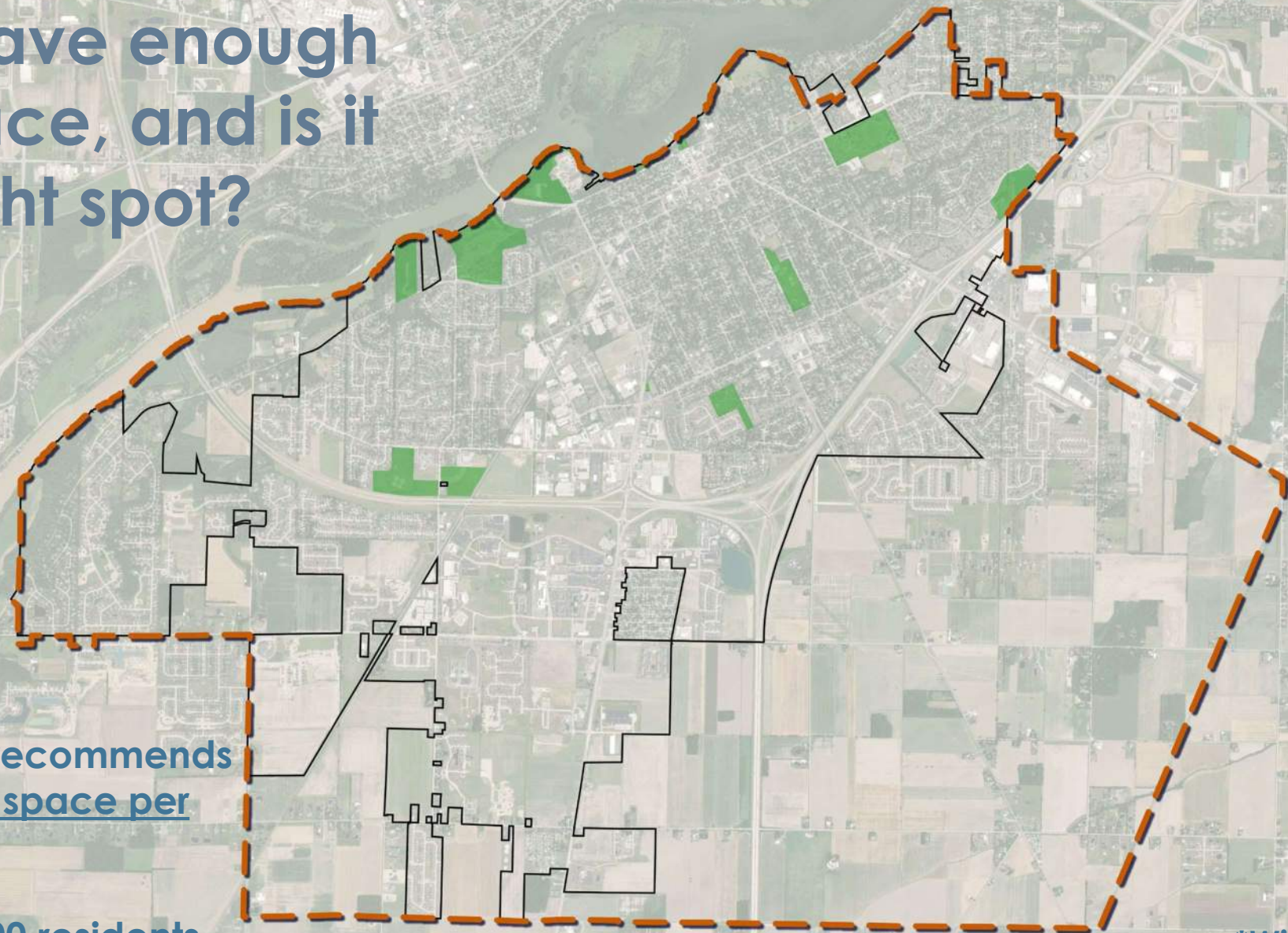
- ▶ Design of the water treatment plant is currently at 70-75% capacity
- ▶ Question becomes... what is the currently flow/capacity of the main trunk lines from various areas within the community?
- ▶ More investigation is needed to understand how different areas CAN or NEED to be served





Parks

Do we have enough park space, and is it in the right spot?



Currently, Perrysburg has 285 acres of park space

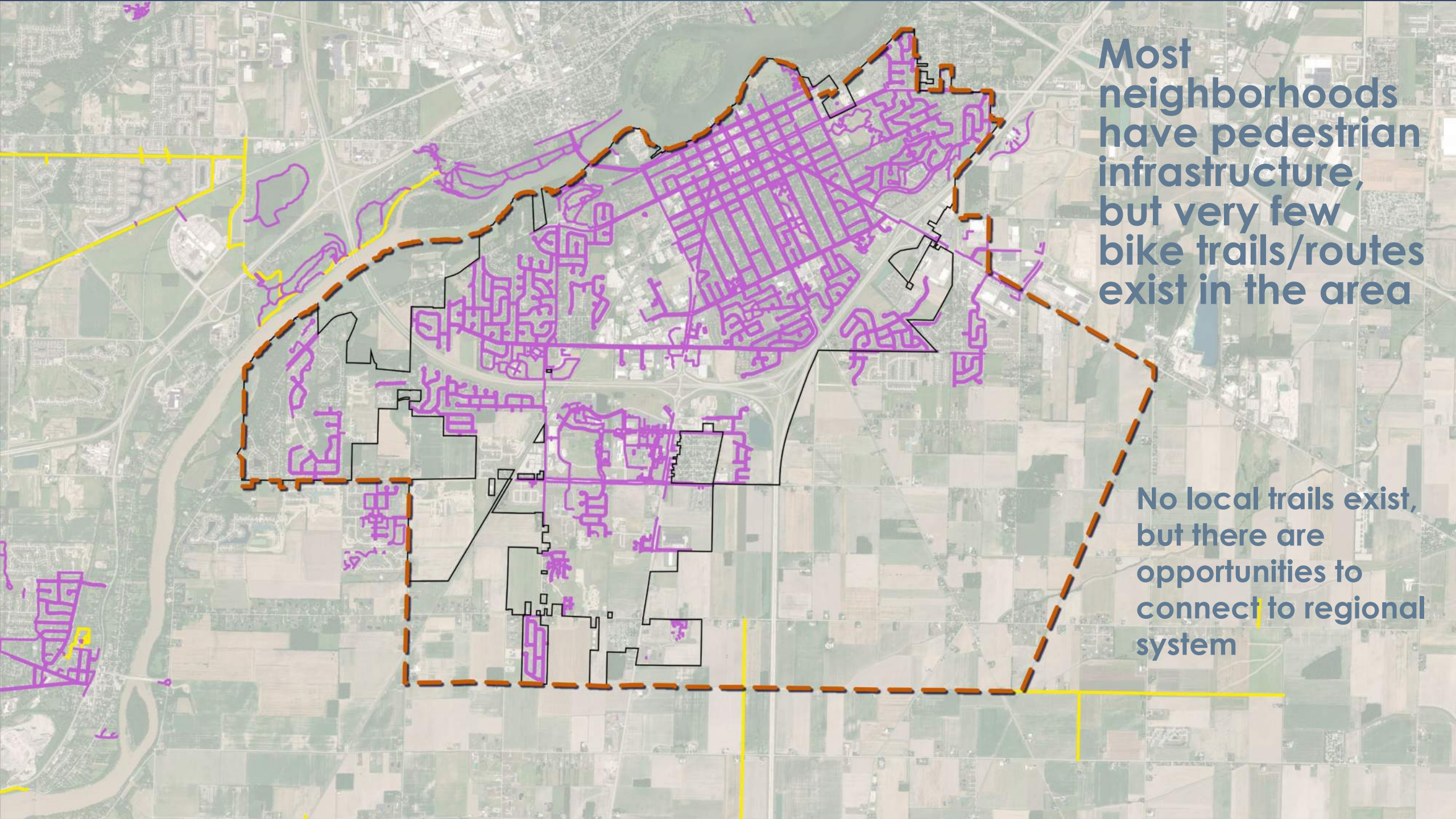
US Park Service recommends 10 acres of park space per 1000 residents

At just over 23,000 residents, Perrysburg would need 230 acres to be at an acceptable ratio

Without Ft. Meigs acreage, Perrysburg is UNDER the standard acceptable ratio



Bike and Ped



Most neighborhoods have pedestrian infrastructure, but very few bike trails/routes exist in the area

No local trails exist, but there are opportunities to connect to regional system

Growth Scenarios

Considering future growth scenarios...



**WHAT POPULATION SIZE
DO WE EXPECT BY 2040?**



**WHERE DO WE WANT TO
GROW?**

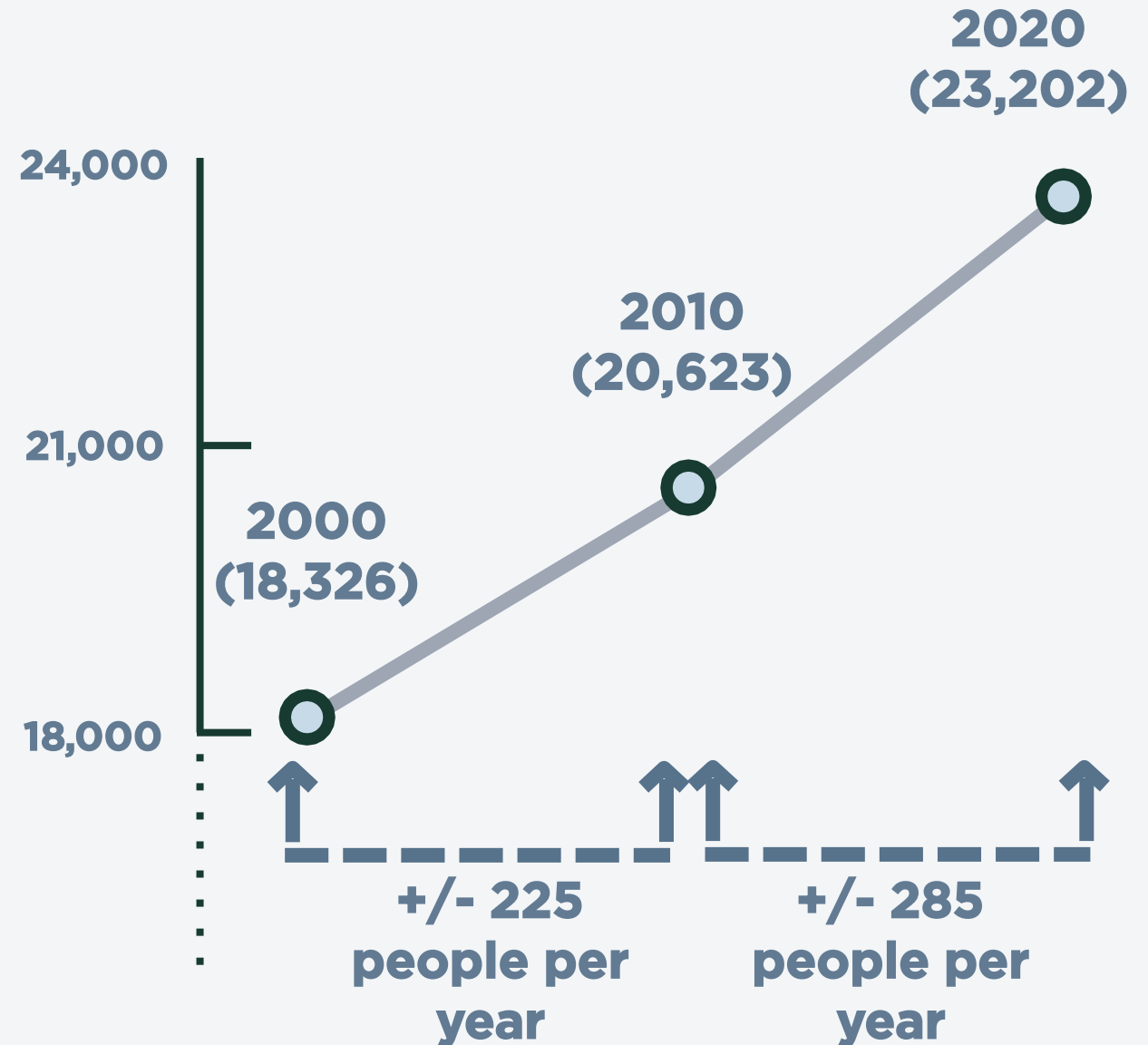


**HOW DO WE WANT TO
GROW?**



**Current
Population
23,202**
(26% increase
since 2000)

Moderate
population growth
in the last 20 years



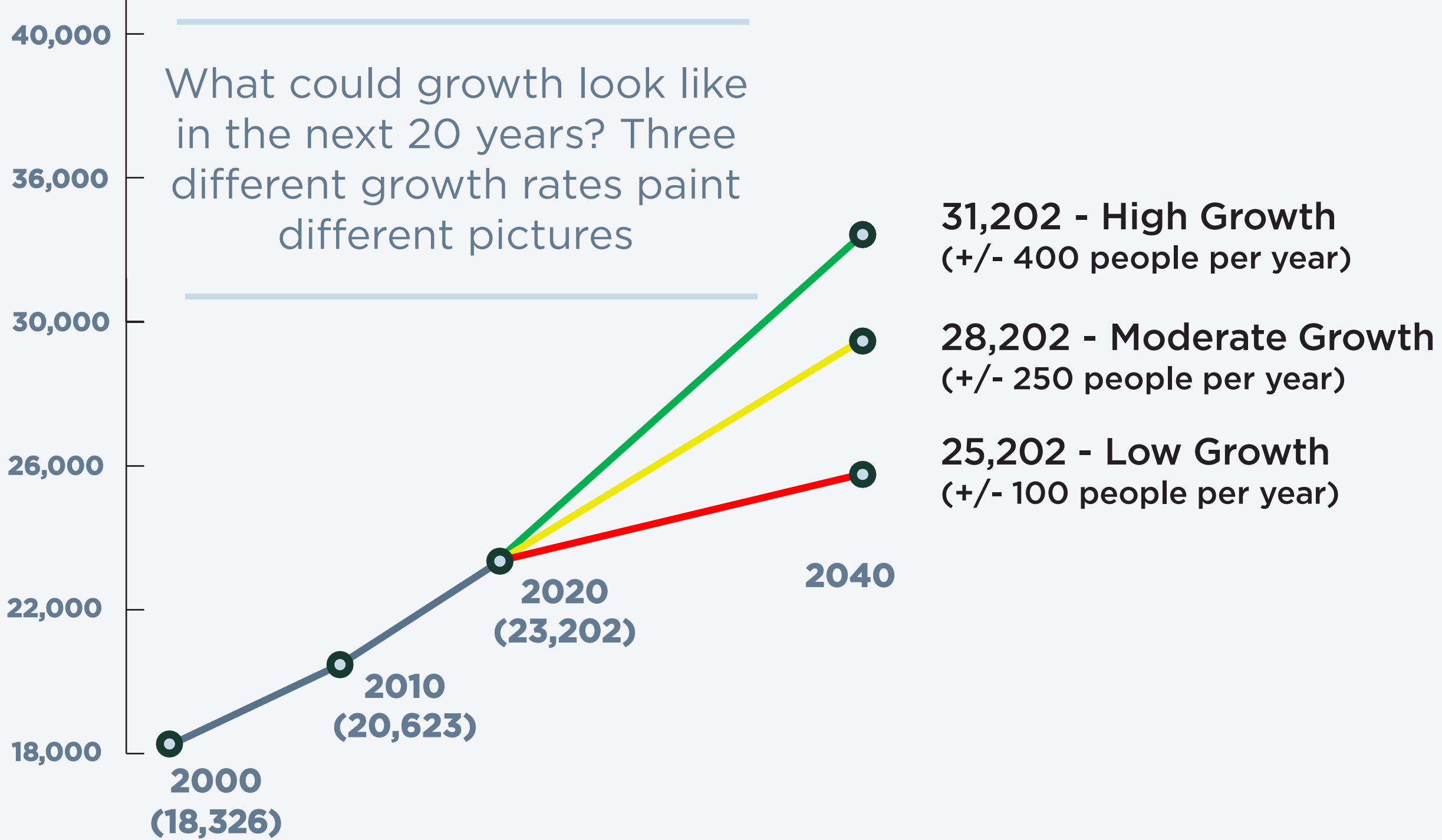
Source: American Community Survey

A deeper dive into Population

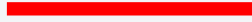
- ▶ Past city building permit data was used to validate/estimate growth projections.
- ▶ From 2010 to 2020, approximately 80 new households per year were permitted, equating to 200 potential residents each year (2.44 person per household)

Permit #	Date Recd	Date Issd	Address	Street Name	Applicant	Zone	Permit Typ	Permit Categ	Est Date of Completion	D.O.C.	Permit Fr	Payment	After the Fai	Value of Work	Sq. Ft.	Class	# of Uni
11	01/15/19	01/15/19	102	Bentley	Buckeye Builders	R-4	Zoning	New House	7/30/2019	3390.30	CHK 18896	N	\$180,000.00	2,903	RES	1	
15	01/22/19	01/22/19	113	Valley Hall	Seneca Builders	R-3	Zoning	New House	8/1/2019	\$417.20	CHK 18922	N	\$325,000.00	3,172	RES	1	
21	01/23/19	01/23/19	910	Elm	Don Boring	R-3	Zoning	New House	9/15/2019	\$408.40	CHK 0721	N	\$340,000.00	3,084	RES	1	
24	01/24/19	01/24/19	110	Valley Hall	Seneca Builders	R-3	Zoning	New House	8/22/2019	\$425.20	CHK 0039	N	\$300,000.00	3,252	RES	1	
45	02/05/19	02/05/19	845	Oak Knoll	David Ferguson	R-3	Zoning	New House	8/19/2019	\$480.00	CHK 21705	N	\$150,000.00	3,800	RES	1	
47	02/12/19	02/12/19	308	Cornerstone	Saba Home Builders	R-3	Zoning	New House	9/09/2019	\$451.30	CHK 1523	N	\$300,000.00	3,513	RES	1	
51	02/12/19	02/12/19	100	Hawaiii Farm	Saba Home Builders	R-3	Zoning	New House	10/24/2019	\$448.50	CHK 1523	N	\$300,000.00	3,495	RES	1	
56	02/12/19	02/12/19	109	Wellington	Saba Home Builders	R-4	Zoning	New House	11/13/2019	\$481.35	CHK 1523	N	\$350,000.00	3,914	RES	1	
60	02/12/19	02/12/19	5	Winfield Manor	Saba Home Builders	R-4	Zoning	New House	1/13/2020	\$427.12	CHK 1523	N	\$280,000.00	3,271	RES	1	
64	02/12/19	02/12/19	1	Winfield Manor	Saba Home Builders	R-4	Zoning	New House	1/13/2020	\$451.26	CHK 1523	N	\$280,000.00	3,513	RES	1	
68	02/14/19	02/14/19	118	Bentley	Bucklava Real Estate	R-4	Zoning	New House	8/19/2019	\$319.79	CHK 17482	N	\$180,000.00	2,198	RES	1	
77	02/21/19	02/21/19	3708	Turtle Creek	Phoenix Custom Builders	R-1	Zoning	New House	3/21/2020	\$502.82	CASH	N	\$455,000.00	4,026	RES	1	
86	02/22/19	02/22/19	105	Forest Gate	Schoen Builders	R-1	Zoning	New House	2/15/2020	\$654.30	CHK 22394	N	\$765,000.00	5,543	RES	1	
93	02/27/19	02/27/19	112	Valley Hall	Ridge Stone Builders	R-3	Zoning	New House	10/27/2019	\$371.30	CHK 18790	N	\$356,138.00	2,713	RES	1	
97	02/27/19	02/27/19	2	Winfield Manor	Northcreek Properties	R-4	Zoning	New House	10/21/2019	\$396.15	CHK 13577	N	\$260,000.00	2,961	RES	1	
108	03/07/19	03/07/19	1001	Wilderness	Home by Josh Doyle	R-1	Zoning	New House	11/07/2019	\$530.90	CHK 20487	N	\$475,000.00	4,309	RES	1	
136	03/20/19	03/20/19	1895	Hidden Ridge	Ridge Stone Builders	R-4	Zoning	New House	9/16/2019	\$352.50	CHK 18816	N	\$250,000.00	3,225	RES	1	
142	03/22/19	03/22/19	111	Bentley	Bucklava Realty Group	R-4	Zoning	New House	11/22/2019	\$316.77	CHK 17420	N	\$180,000.00	2,518	RES	1	
166	04/04/19	04/04/19	132	Taylor's Mill	Saba Home Builders	R-3	Zoning	New House	4/18/2019	\$431.30	CHK 1532	N	x	3,313	RES	1	
201	04/16/19	04/16/19	107	Bentley	Bucklava Real Estate	R-4	Zoning	New House	2/16/2020	\$307.48	CHK 3164	N	\$180,000.00	2,075	RES	1	
216	04/19/19	04/19/19	109	Waverly Point	Saba Home Builders	R-4	Zoning	New House	3/19/2020	\$524.43	CHK 1538	N	\$330,000.00	4,244	RES	1	
220	04/22/19	04/22/19	116	Barton Creek	Northcreek Properties	R-3	Zoning	New House	11/22/2019	\$398.10	CHK 13796	N	\$300,000.00	2,951	RES	1	
224	04/19/19	04/19/19	122	Barton Creek	Saba Home Builders	R-3	Zoning	New House	3/22/2020	\$440.93	CHK 1538	N	\$300,000.00	3,409	RES	1	
228	04/19/19	04/19/19	136	Taylor's Mill	Saba Home Builders	R-3	Zoning	New House	3/24/2020	\$433.99	CHK 1538	N	\$300,000.00	3,340	RES	1	
232	04/22/19	04/22/19	140	Taylor's Mill	Saba Home Builders	R-3	Zoning	New House	3/28/2020	\$415.99	CHK 1538	N	\$300,000.00	3,181	RES	1	
238	04/19/19	04/19/19	138	Taylor's Mill	Saba Home Builders	R-3	Zoning	New House	8/29/2020	\$487.50	CHK 1538	N	\$340,000.00	3,675	RES	1	
307	05/07/19	05/07/19	116	Valley Hall	Seneca Builders	R-3	Zoning	New House	1/19/2019	\$425.27	CHK 0317	N	\$325,000.00	3,253	RES	1	
350	05/24/19	05/24/19	300	Cornerstone	Saba Custom Homes	R-3	Zoning	New House	5/21/2020	\$429.50	CHK 1544	N	\$320,000.00	3,285	RES	1	
364	05/24/19	05/24/19	147	Taylor's Mill	Saba Custom Homes	R-3	Zoning	New House	9/14/2020	\$420.00	CHK 1544	N	\$290,000.00	3,208	RES	1	
368	05/24/19	05/24/19	134	Taylor's Mill	Saba Custom Homes	R-3	Zoning	New House	8/27/2020	\$465.00	CHK 1544	N	\$320,000.00	3,650	RES	1	
377	05/29/19	05/29/19	7	Winfield Manor	Saba Custom Homes	R-4	Zoning	New House	1/29/2020	\$503.64	CHK 1544	N	\$320,000.00	4,036	RES	1	
381	05/29/19	05/29/19	112	Waverly Point	Saba Custom Homes	R-4	Zoning	New House	1/29/2020	\$473.23	CHK 1544	N	\$310,000.00	3,811	RES	1	
411	06/04/19	06/04/19	1121	Hunting Creek	Schoen Builders	R-1	Zoning	New House	8/12/2019	\$559.80	CHK 22607	N	\$656,000.00	4,598	RES	1	

What could growth look like in the next 20 years? Three different growth rates paint different pictures

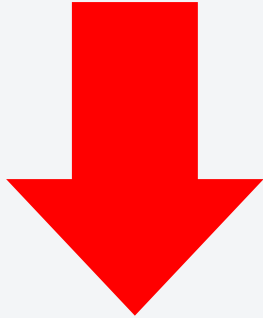


LOW



100

PEOPLE PER YEAR



40

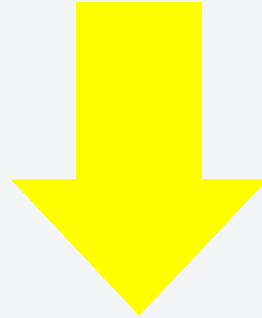
HOUSEHOLDS PER YEAR

MODERATE



250

PEOPLE PER YEAR



100

HOUSEHOLDS PER YEAR

HIGH



400

PEOPLE PER YEAR



160

HOUSEHOLDS PER YEAR

Current approximate growth rate

**Low Growth Scenario
(+/- 100 people per year)**

By 2030:

1,000

ADDITIONAL PEOPLE BY 2030

400

NEW HOUSEHOLDS BY 2030

By 2040:

2,000

ADDITIONAL PEOPLE BY 2040

800

NEW HOUSEHOLDS BY 2040

Moderate Growth Scenario
(+/- 250 people per year)

By 2030:

2,500

ADDITIONAL PEOPLE BY 2030

1025

NEW HOUSEHOLDS BY 2030

By 2040:

5,000

ADDITIONAL PEOPLE BY 2040

2050

NEW HOUSEHOLDS BY 2040

High Growth Scenario
(+/- 400 per year)

By 2030:

4,000

ADDITIONAL PEOPLE BY 2030

1,600

NEW HOUSEHOLDS BY 2030

By 2040:

8,000

ADDITIONAL PEOPLE BY 2040

3,200

NEW HOUSEHOLDS BY 2040

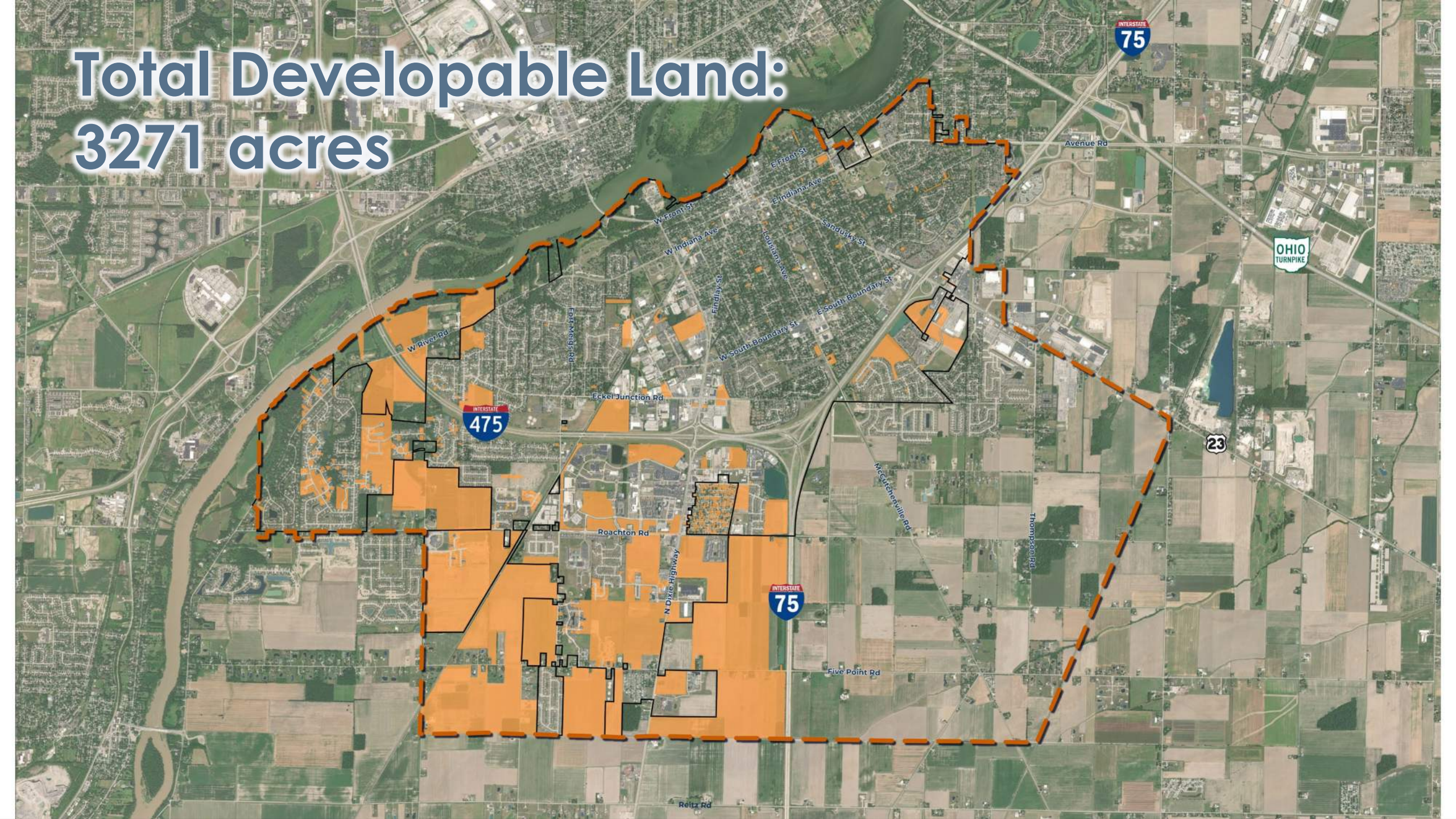


Group

Conversation:

What do we want our assumption on population projection to be moving forward?

Total Developable Land: 3271 acres



	DISTRICT	SYMBOL	DU/AC	DEVELOPABLE LAND (AC)	ADDITIONAL UNITS (MAX)	ADDITIONAL RESIDENTS
Townships	Middleton Township Agricultural District	A1*	1	750	750	1830
	Perrysburg Township Agricultural District	A1	1	476	476	1161
	Perrysburg Township Suburban Residential - High Density	R4A	10	28	280	683
City	Agricultural	A1	1.4	.6	.8	2
	Single Family Residential Suburban	R1	1.9	93	177	432
	Single Family Residential Low Density	R2	2.6	7	18	44
	Single Family Residential Medium Density	R3	3.7	65	240	585
	Single Family Residential Moderate Density	R4	4.6	145	667	1627
	Two Family Residential	R5	4.3	36	155	378
	Multiple Family Residential	RM	50	7	350	854
TOTALS BASED ON PERMITTED RESIDENTIAL USES				1,607 acres	3,114 units	7,596 residents

	DISTRICT	ADDITIONAL RESIDENTS
Townships	Middleton Township Agricultural District	1830
	Perrysburg Township Agricultural District	1161
	Perrysburg Township Suburban Residential - High Density	683
City	Agricultural	2
	Single Family Residential Suburban	432
	Single Family Residential Low Density	44
	Single Family Residential Medium Density	585
	Single Family Residential Moderate Density	1627
	Two Family Residential	378
	Multiple Family Residential	854
	TOTALS BASED ON PERMITTED RESIDENTIAL USES	7,596 residents

Full build-out of developable, residentially zoned land would accommodate up to **7,596 residents** (3,114 housing units).

Potential vs. Projection

Full build-out of developable, residentially zoned land would accommodate up to **7,596 residents** (3,114 housing units).

By 2040:

High Growth Scenario
(+/- 400 per year)

8,000

ADDITIONAL PEOPLE BY 2040

3,200

NEW HOUSEHOLDS BY 2040

Moderate Growth Scenario
(+/- 250 per year)

5,000

ADDITIONAL PEOPLE BY 2040

2050

NEW HOUSEHOLDS BY 2040



Group

Conversation:

What are your reactions to development protentional vs. population projections?



Group

Conversation:

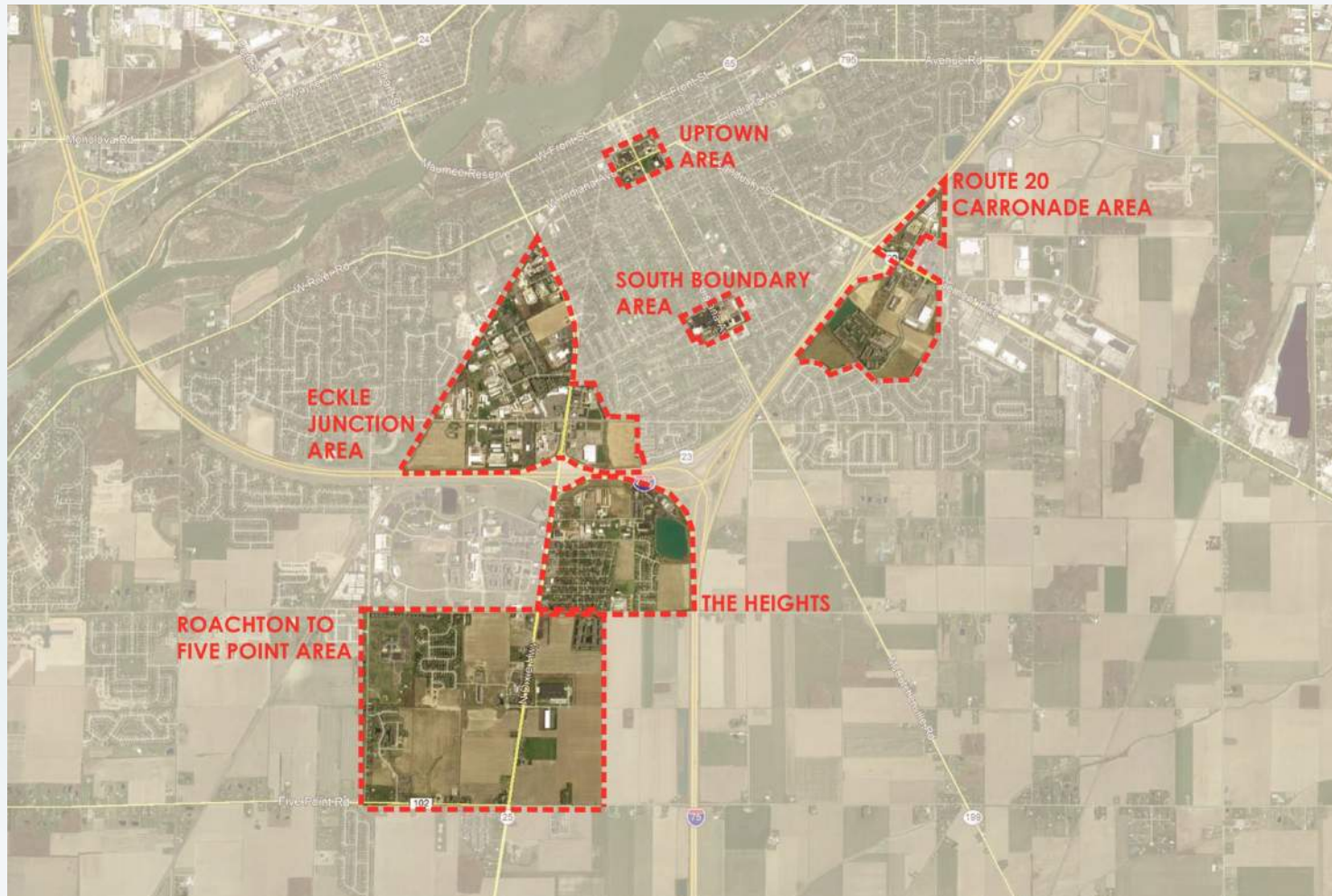
WHERE do we want to grow?

&

HOW do we want to grow?



Draft Focus Areas



Focus Area – Uptown Area



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TOMORROW

Focus Area — Uptown Area



**PERRYSBURG
TOMORROW**

Focus Area – South Boundary Area



PERRYSBURG
TOMORROW

Focus Area – South Boundary Area



**PERRYSBURG
TOMORROW**



Focus Area - State Route 20/Carronade Area



PERRYSBURG
TOMORROW



Focus Area - State Route 20/Carronade Area



**PERRYSBURG
TOMORROW**

Focus Area – Eckle Junction Area



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TOMORROW



Focus Area – Eckle Junction Area



**PERRYSBURG
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Focus Area - The Heights



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Focus Area – The Heights



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TOMORROW**



Focus Area - Roachton to Five Point Area



**PERRYSBURG
TOMORROW**



Group

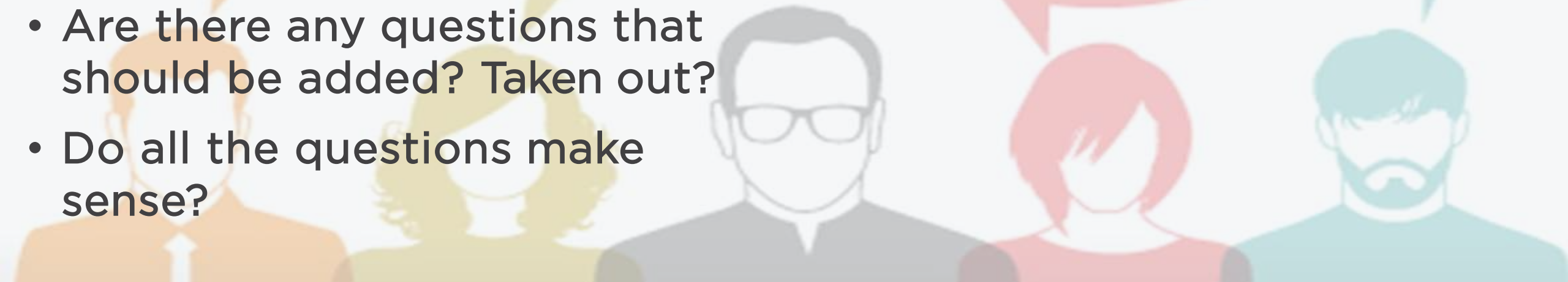
Conversation:

Reactions to potential focus areas and
what the character could be?

Review Draft Community Survey



- Review the draft survey
- Are there any questions that should be added? Taken out?
- Do all the questions make sense?



Next Steps

Coming up...



- ▶ Small Group Meetings
 - ▶ We'll conduct an idea generation and mapping exercise with the stakeholders to initiate dialogue to help us plan going forward
- ▶ Public Meeting 1
- ▶ Online engagement
- ▶ Statistically valid phone survey
- ▶ Preparing for SC 3 Meeting in the coming weeks
 - ▶ Start to create the draft plan, objectives, and priority areas based off community feedback