

# Perrysburg Land Use Plan - 2020

STEERING COMMITTEE MEETING 3 – DECEMBER 17TH



**PERRYSBURG  
TOMORROW**

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# Agenda

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- ▶ 1. Project Overview (Scope and Schedule)
- ▶ 2. Public Engagement Review
  - ▶ - Stakeholder interviews
  - ▶ - Online Survey
  - ▶ - Statistically Valid Survey
  - ▶ - Community Meetings 1 and 2
- ▶ 3. Develop Preliminary Planning Principles
- ▶ 4. Identify and Confirm Land Use Focus Areas
- ▶ 5. Next Steps

# **Project Scope and Schedule**

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# Approach

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## 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

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- ▶ 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

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~~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

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~~Task 2.1 – Existing Condition Analysis~~

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

**Community Outreach (Steering Committee Meeting 2)**

# Phase 3

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~~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

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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

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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

# MEETING SCHEDULE - DRAFT

PERRYSBURG LAND USE PLAN UPDATE - UPDATED 11/24/2020



# DRAFT SCHEDULE

**PERRYSBURG  
TOMORROW**

## Phase 1 Client Kick-Off Meeting

Project kick-off with the client to orient the team to the process and establish the project schedule.

**Tuesday, May 26th, 2020**  
11am - Zoom Call

## Phase 2 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 28th - 30th, 2020**  
Noon and 5pm - Virtual Zoom Meetings

## Phase 3 Public Meeting 1

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

**Thursday, December 3rd, 2020**  
5:30pm - Virtual Zoom Meeting

## 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, December 17th, 2020**  
10am - Virtual (unless decided otherwise)

## 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, February 4th, 2021**  
10am - Virtual (unless decided otherwise)

## 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.

**February 25th & March 18th, 2021**  
Time TBD - Virtual (unless decided otherwise)

## 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, April 1st 2021**  
Time TBD - Virtual (unless decided otherwise)

## Steering Committee Meeting 5

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

**Thursday, April 22nd, 2021**  
10am - Virtual (unless decided otherwise)



# 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](http://perrysburgtomorrow.weebly.com)

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  - ▶ - Online Survey
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- ▶ 5. Next Steps

# Public Engagement Review

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# By the numbers



# By the numbers

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- 2 Community Meetings...+/- 50 participants
- 5 Stakeholder meeting...+/- 30 participants
- 2 community surveys...+/- 700 participants

*1,000s of ideas, comments, and visions for the future*





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# Community Meetings

Zoom Meeting

You are viewing Aaron Domini's screen

# Perrysburg Land Use Plan - 2020

VIRTUAL PUBLIC MEETING 1 - NOVEMBER 11TH



**PERRYSBURG TOMORROW**

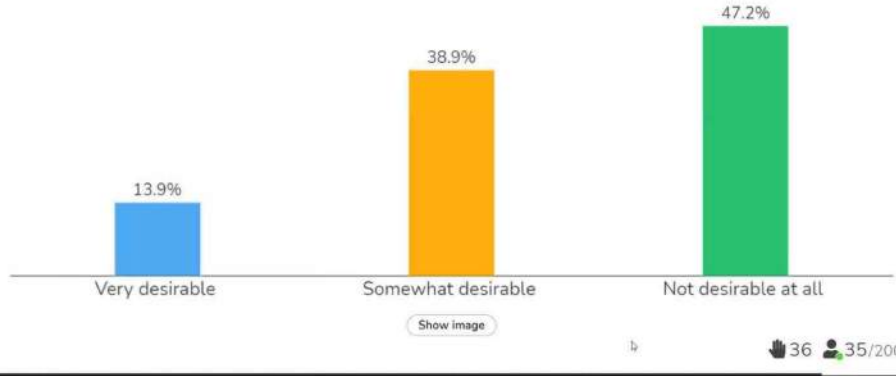
Participants: Raman Fischer, Arthur Schmidt, Aaron Domini, Tim Bookbrad..., JMcDonough, Brody W...

Zoom Meeting

You are viewing Raman Fischer's screen

To join, go to: [ahaslides.com/PERRYSBURG](https://ahaslides.com/PERRYSBURG)

## Generally, how desirable is MISSING MIDDLE development in Perrysburg?



Desirability Level	Percentage
Very desirable	13.9%
Somewhat desirable	38.9%
Not desirable at all	47.2%

36 participants, 35/200 viewers

Participants: 58

Zoom Meeting

You are viewing Aaron Domini's screen

## Tapestry Segments

(ESRI Business Analyst, a robust geospatial analysis tool)

Segment	Households	Percentage of Households	Description
5B In Style	4,256	45.9%	Professional couples or single households <b>without children</b> . Slightly older and <b>already planning for their retirement</b> .
1C Boomburbs	1,364	14.7%	<b>Young professionals with families</b> that have opted to trade up to the newest housing in the suburbs. <b>Well-educated</b> professionals with a running start on prosperity.
9E Retirement Communities	948	10.2%	<b>Small household size</b> , mostly renter occupied, and typically live in multiunit structures. <b>Fiscally responsible</b> and keep a close eye on their finances.



**PERRYSBURG TOMORROW**

Participants: 51



# PERRYSBURG TOMORROW



# Community Meetings

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- 2 public meetings conducted before and after thanksgiving
- Over 50 participants over the two sessions
- Participated in live polling exercises
- Conducted an issues, opportunities, and future growth desires of participants



# Community Meeting - Issues

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- ▶ **underutilizing downtown** - some higher and better uses? Losing its character?
- ▶ **not enough space for events and entertainment**
- ▶ **gaps in green space, parks, trails, etc.** - not enough river access
- ▶ **Taxes and cost of living are high**
- ▶ **lack of transit** - no commuting options
- ▶ **"perfectsburg"**
- ▶ **housing market limits diversity**
- ▶ Rapid growth of the **population and the effects on the schools**
- ▶ **Old infrastructure** - aging & need to be replaced/addressed

# Community Meeting - Opportunities

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- ▶ **natural assets** - river, wildlife, trails, parks, open space, etc.
- ▶ **small town charm** with a great downtown, **wonderful schools**
- ▶ **growing commercial/industrial base** to offset tax revenue
- ▶ **Route 25 Corridor** growth for income generating uses
- ▶ **Intersection of I475 & River Road** could be developed
- ▶ **opportunity around Route 20** - different business opportunity.

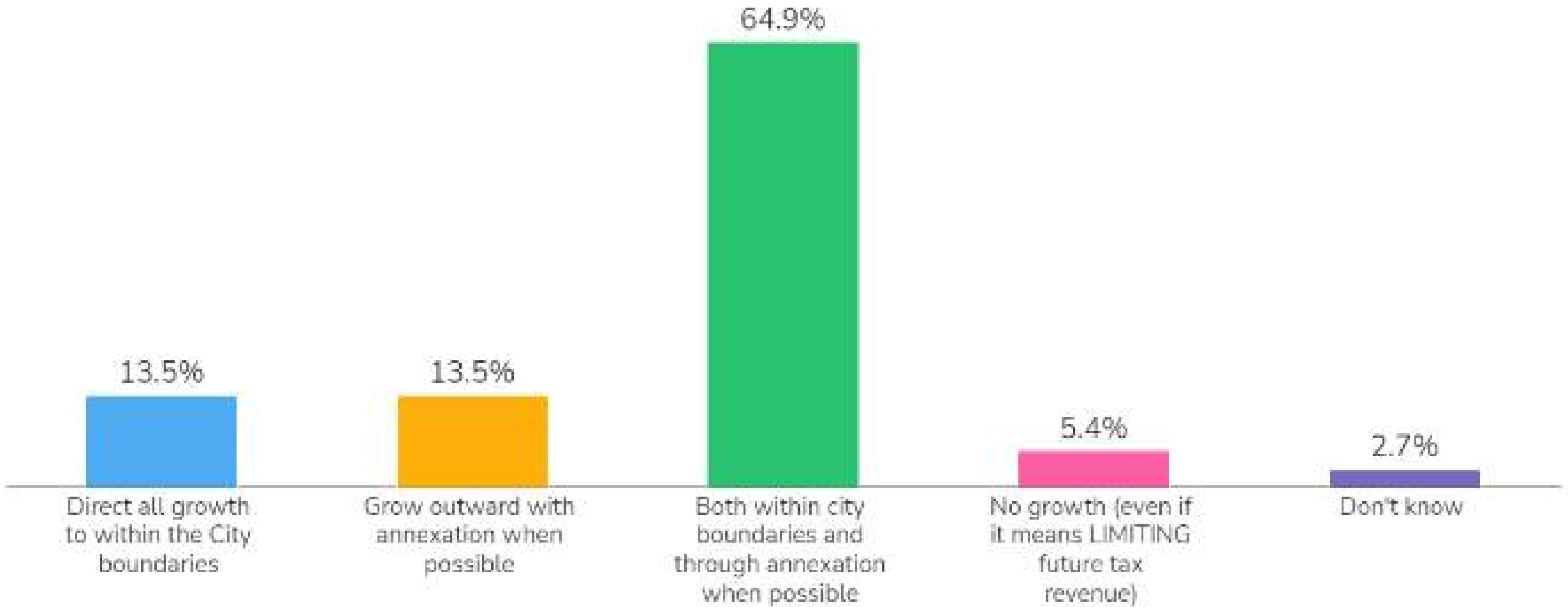


# Community Meeting – Ideas for Growth

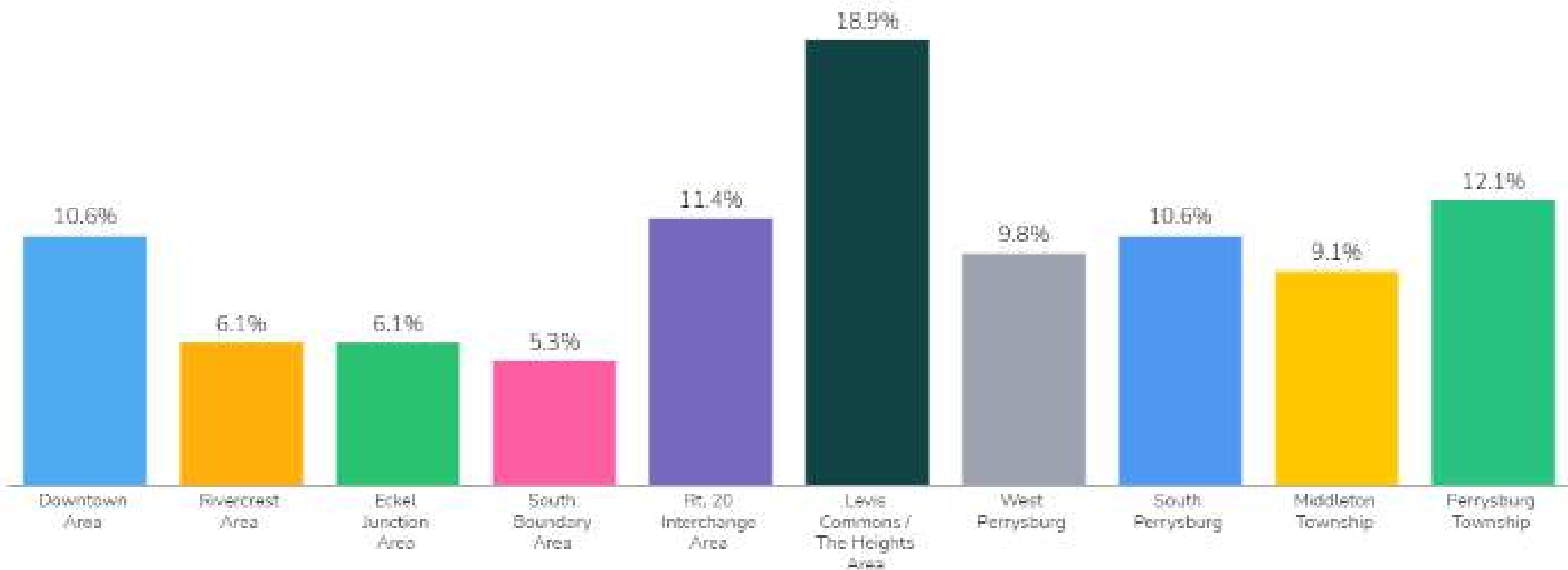
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- ▶ **growing up** - perhaps some resistance to that, but need to compete
- ▶ **be mindful of character** - educate public on what the character could be
- ▶ **recreation!** - trails and parks
- ▶ **more affordable housing** - young families, downsizing, missing middle?
- ▶ new **development should be connected** - more community oriented "centers"
- ▶ offer more **diverse housing choices**
- ▶ growth, with **conservation and community amenities**
- ▶ increase density in an appropriate scale - **grow inward and up**
- ▶ **maintains history of town, but grow into the future**

# Looking ahead to the next ten years, how do you think the City should grow?



# Select which areas in which you think development and future growth should be accommodated.



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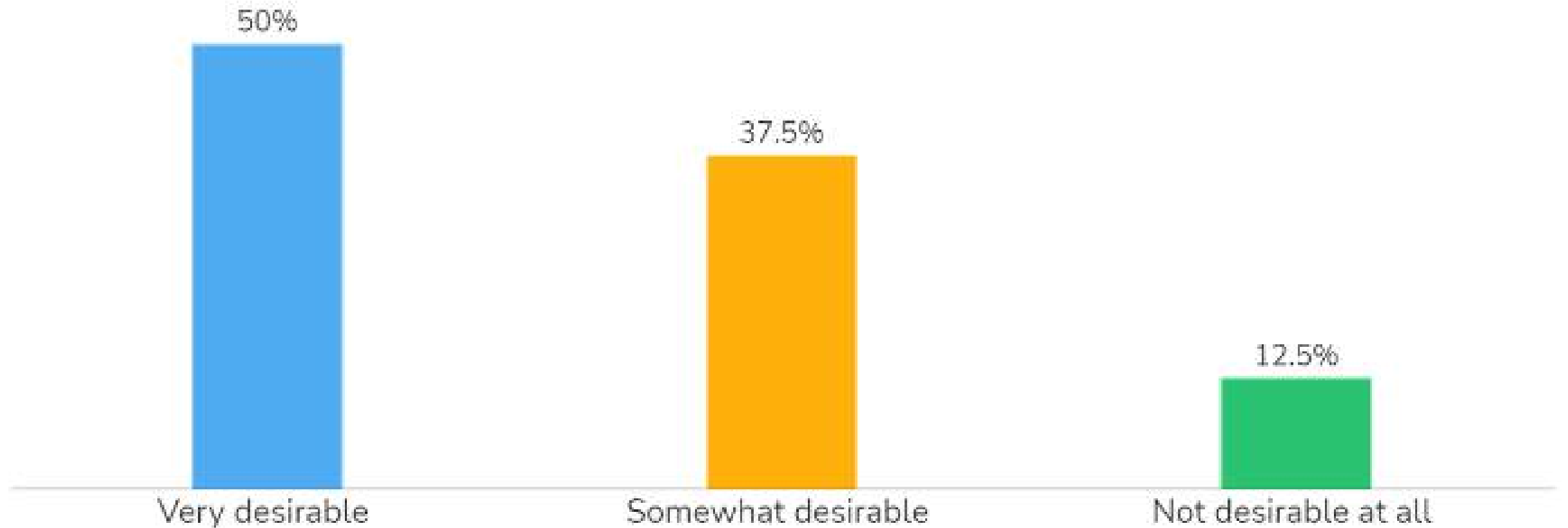


# Character Impressions

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- ▶ A live polling exercise was conducted during the Community meeting where participants could rank if a development type was...
  - ▶ Very desirable
  - ▶ Somewhat desirable
  - ▶ Not desirable at all
- ▶ The development types were...
  - ▶ Mixed use development
  - ▶ Multi family – urban infill
  - ▶ Multi family – greenfield
  - ▶ Traditional Neighborhood Development (TND)
  - ▶ Missing middle housing
  - ▶ Low-Density Single-family housing

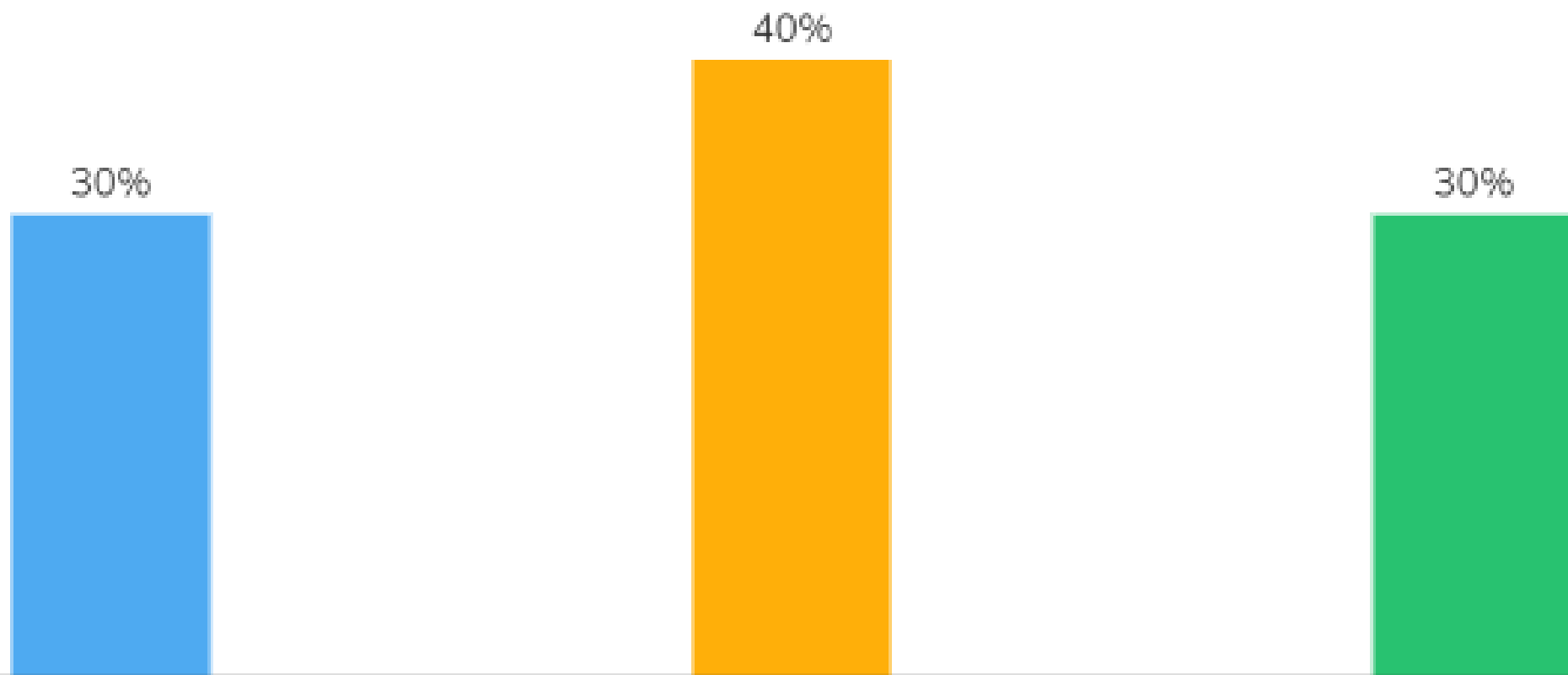
# Generally, how desirable is MIXED USE development in Perrysburg?



Show image

👏 40 👤 0/200

# Generally, how desirable is MULTI FAMILY (URBAN INFILL) development in Perrysburg?



Very desirable

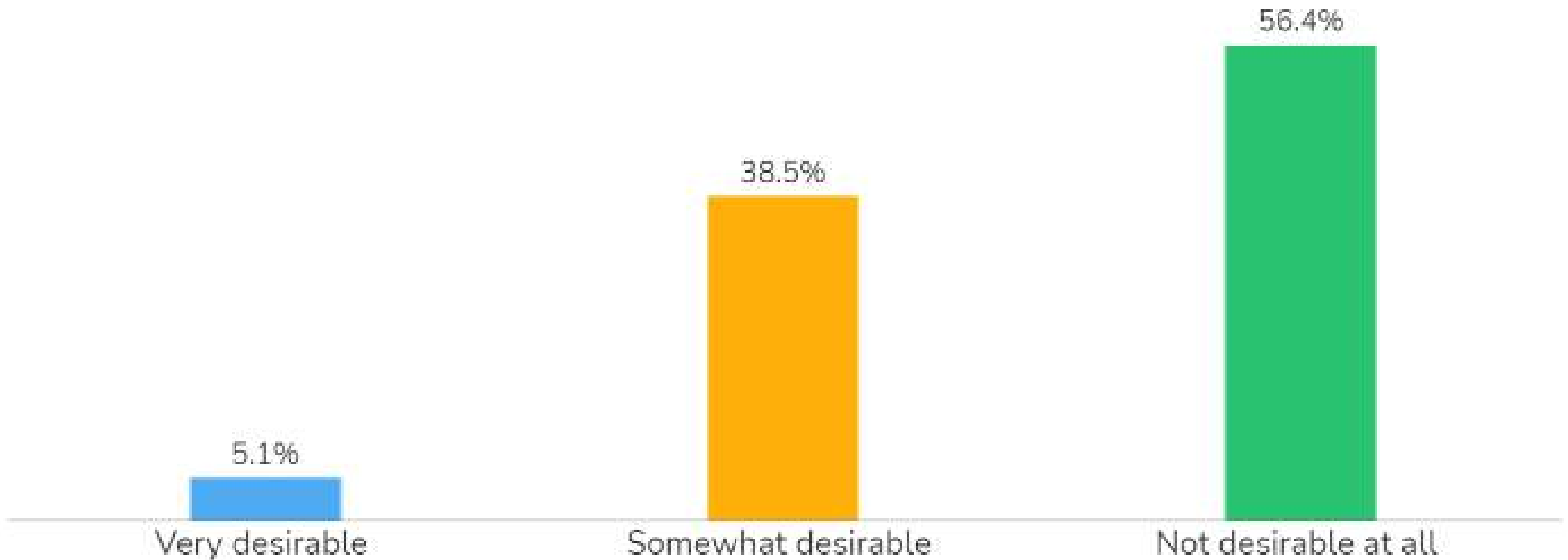
Somewhat desirable

Not desirable at all

Show image

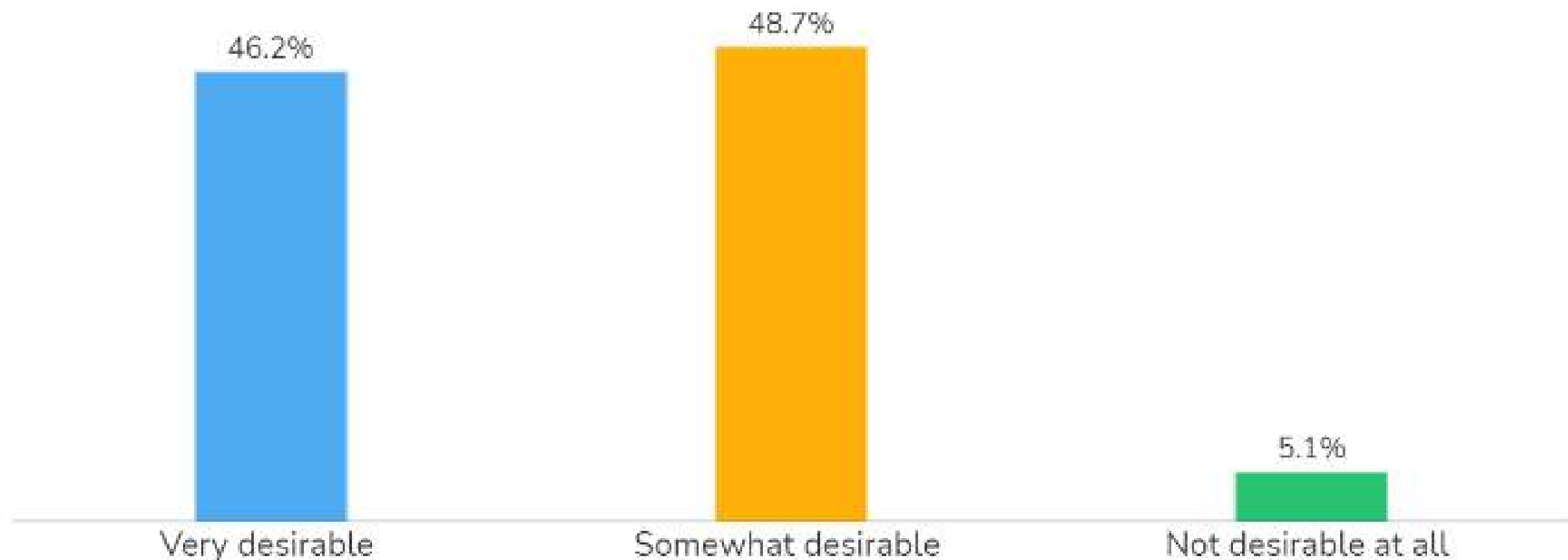
40 0/200

# Generally, how desirable is MULTI FAMILY (GREENFIELD) development in Perrysburg?



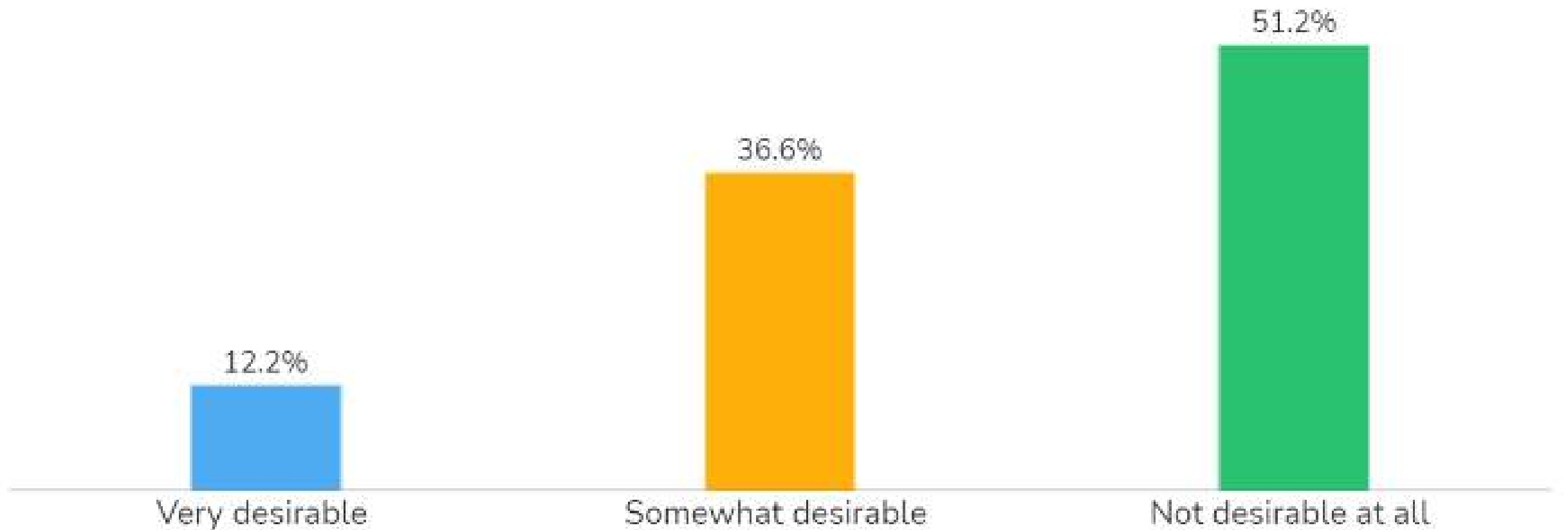
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# Generally, how desirable is TRADITIONAL NEIGHBORHOOD development in Perrysburg?



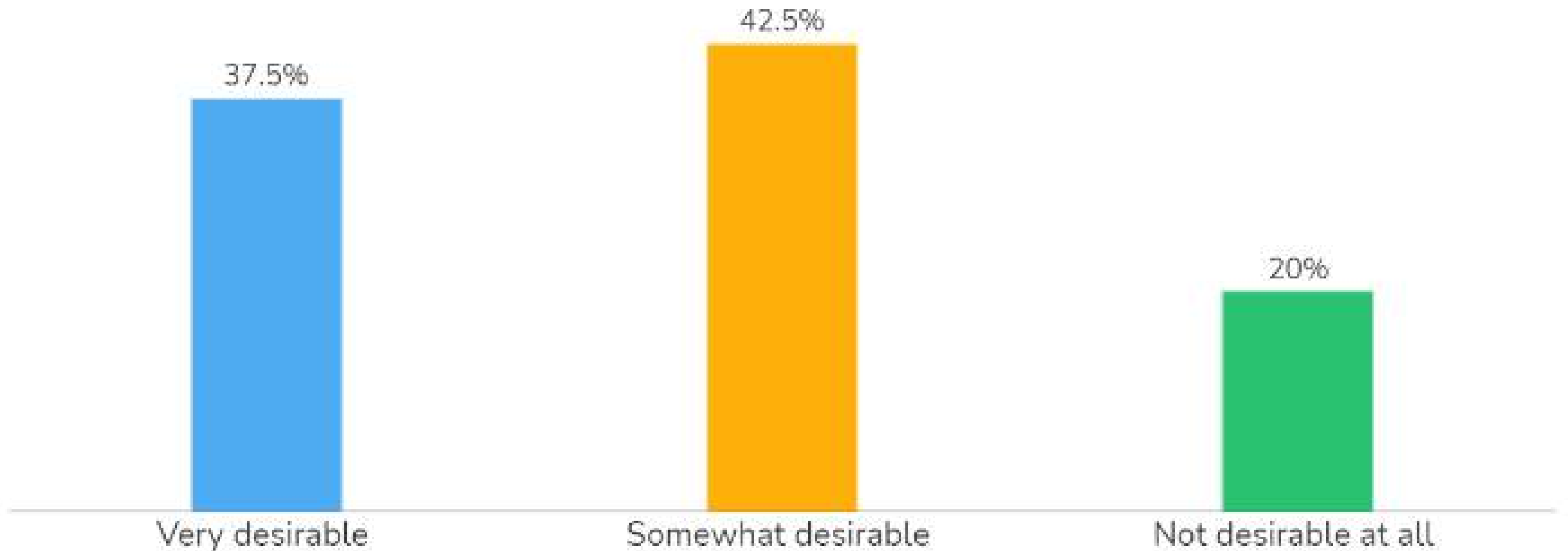
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# Generally, how desirable is MISSING MIDDLE development in Perrysburg?



Show image

# Generally, how desirable is LOW DENSITY SINGLE FAMILY development in Perrysburg?



Show image



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# Stakeholder Interviews





# Stakeholder Interviews

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- 5 meetings across 3 days that reached close to 40 key stakeholders in your community
- Performed a similar activity to the steering committee to get an understanding of the issues, opportunities, and future growth desires of participants



# Stakeholder - Issues

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- ▶ **maintaining infrastructure** and traffic as we grow
- ▶ **high cost of living** - taxes
- ▶ perception is that Perrysburg is a '**no growth**' **community**, that growth is out of control today, and as a whole, is **resistant to change**
- ▶ **having space for students** as growth continues - a need for new community school(s)
- ▶ zoning and approval process needs to be updated
- ▶ **need to be more developer friendly/easier to do business**
- ▶ need to take **competitive approach to compete with neighboring communities**
- ▶ **lack of recreation** - open space, events space, parks, trails and non-motorized network



# Stakeholder - Opportunities

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- ▶ great schools and small-town feel - great place to raise a family!
- ▶ create more jobs - **businesses want to move here!**
- ▶ opportunity to **grow vertical**
- ▶ **regional partnerships** with townships
- ▶ **rt 25 has potential** to grow economic sector
- ▶ **invest in waterfront!** - public space
- ▶ sports complex and other **recreational and events facilities**
- ▶ **3 freeway interchanges** in town, a lot of developable land



# Stakeholder – Ideas for Growth

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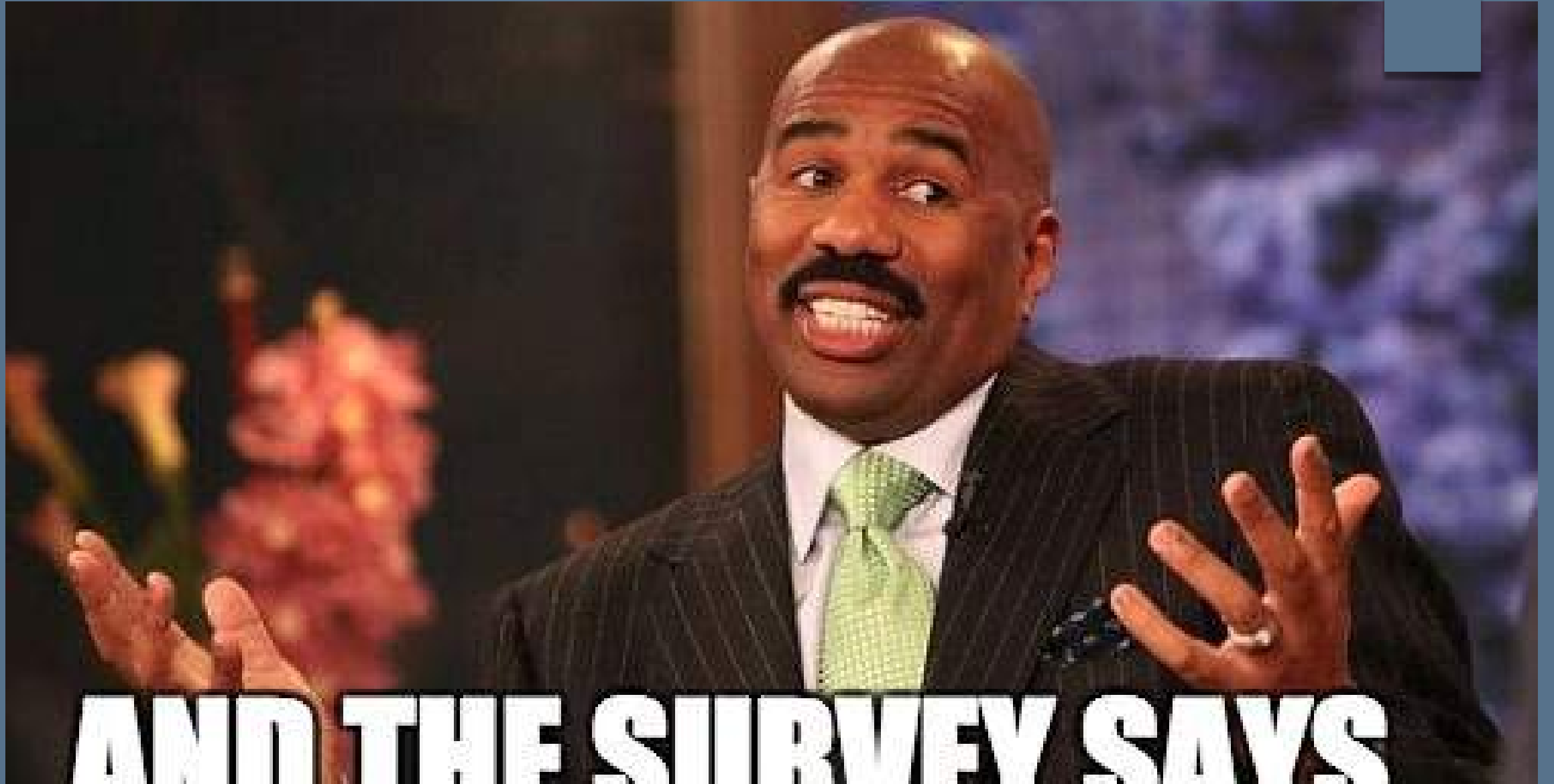
- ▶ **thoughtful growth at current rate** - sustainable, green, quality of life
- ▶ **growth needs to include neighborhood amenities** such as schools, trails, parks, open space, etc.
- ▶ **inward growth and upward** - incentivize commercial growth and diverse housing options, adaptive reuse?
- ▶ promote and grow **arts, culture, athletics, and events**
- ▶ attract younger generations with **diverse housing options** that also give elderly residents ability to age in place
- ▶ need to **compete with neighboring communities, but maintain the small-town feel** that makes us special and unique



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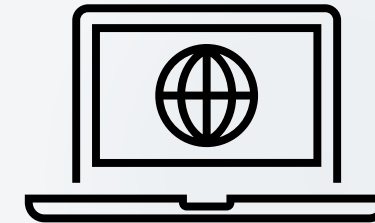
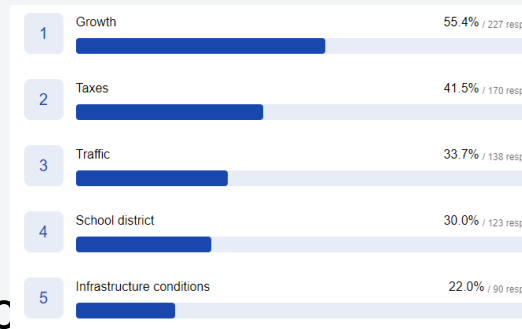
# Surveys

online / statistically valid



**AND THE SURVEY SAYS**

# Research Approach



**290**

Phone interviews with 290 City of Perrysburg residents who are NOT an elected official or employed by radio/TV station or newspaper/magazine publisher

**410**

Interviewed 11/5/20 – 11/16/20

Online survey developed by OHM, and administered by Typform. Housed on project website and distributed by the City of Perrysburg

# Research Approach

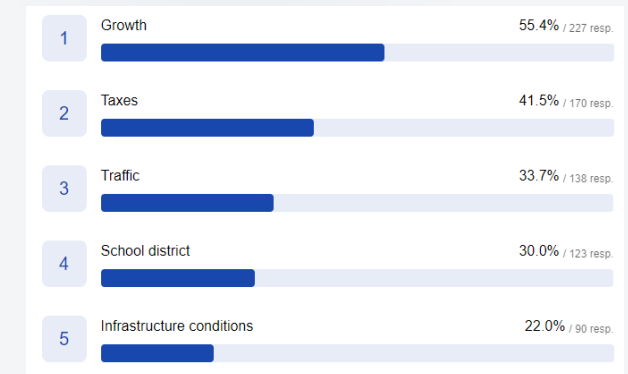
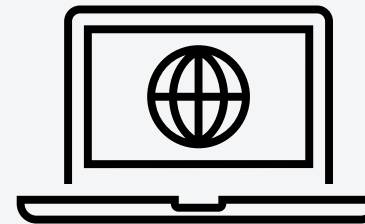
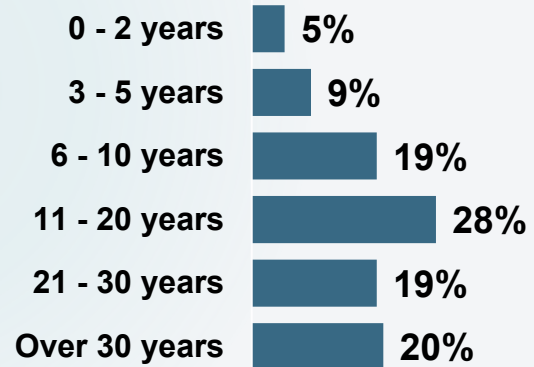


Statistically Valid Survey Graphs Look Like This

Online Survey Graphs Look Like This



## Years lived in Perrysburg

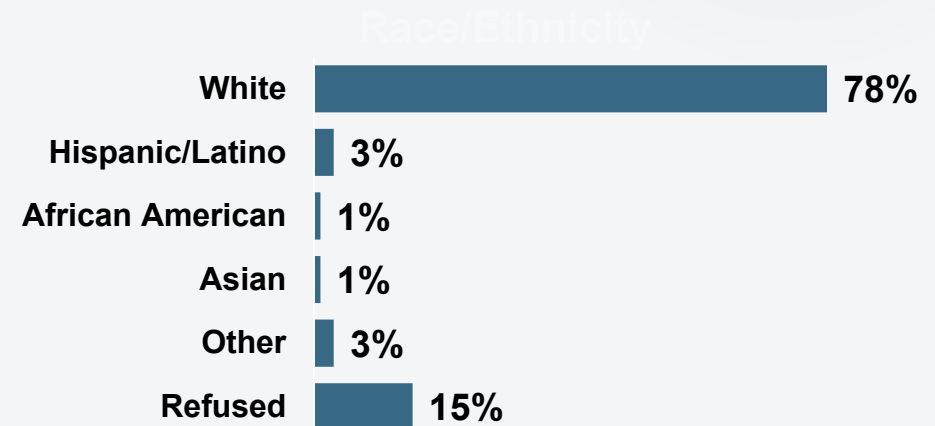
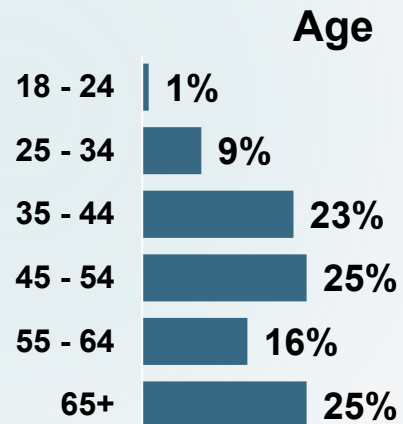
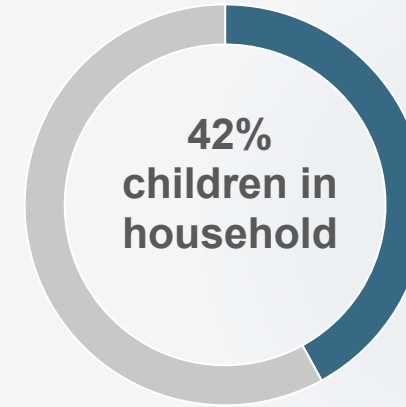
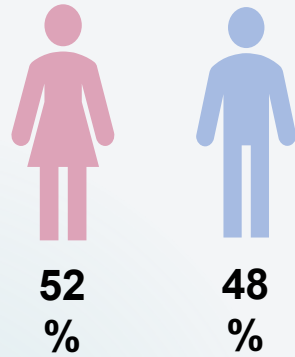


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**TOMORROW**





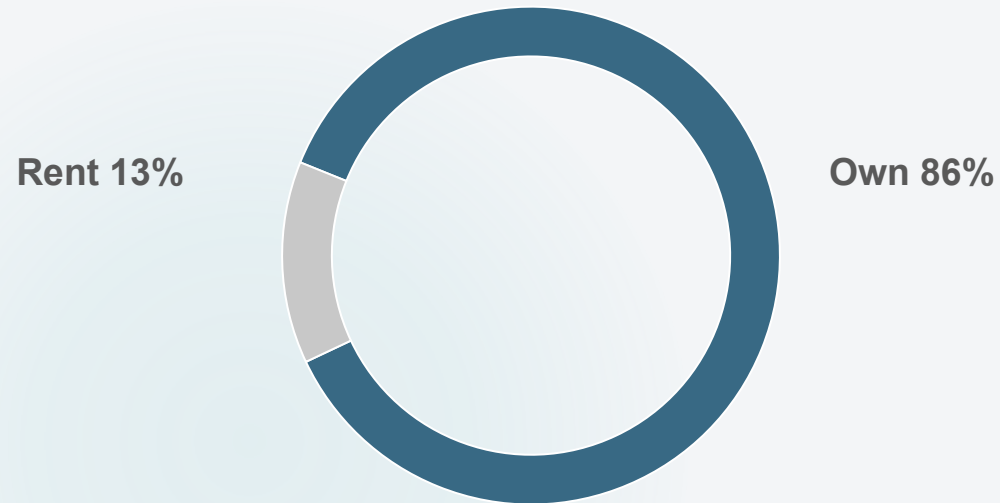
# Respondent Profile



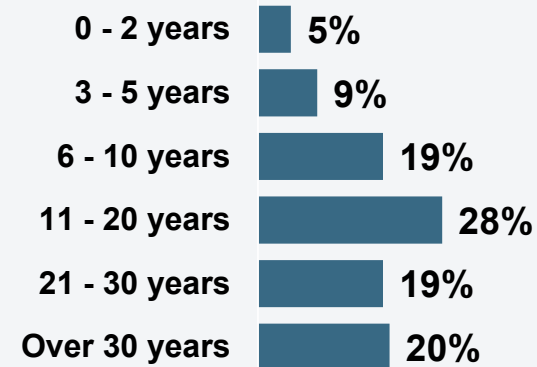
Source: Total respondents (n=290)



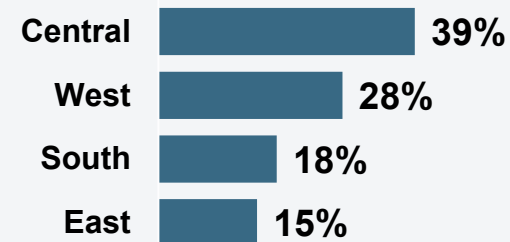
# Respondent Profile (continued)



## Years lived in Perrysburg



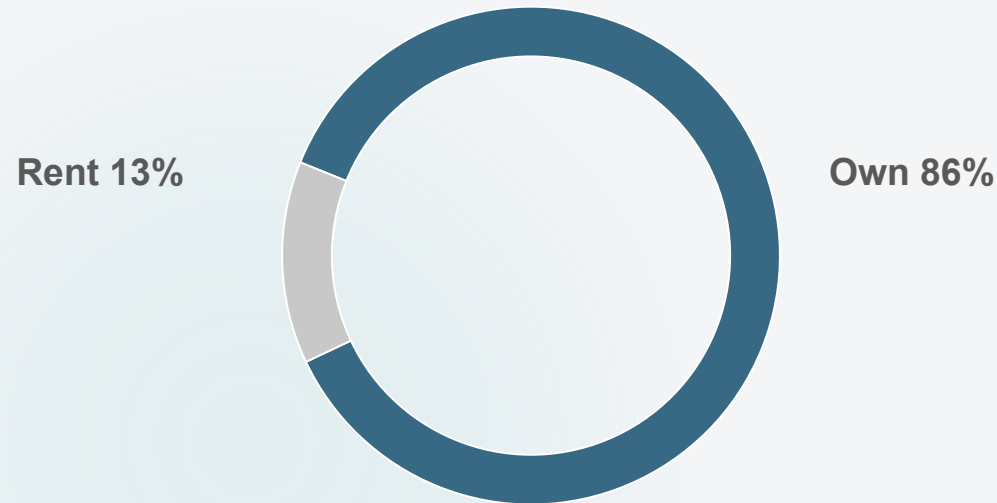
## Where reside in Perrysburg



Source: Total respondents (n=290)

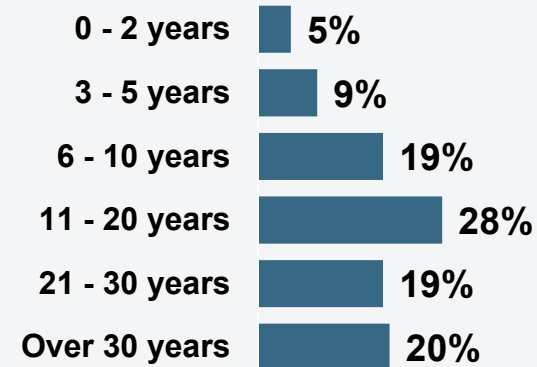


# Respondent Profile (continued)

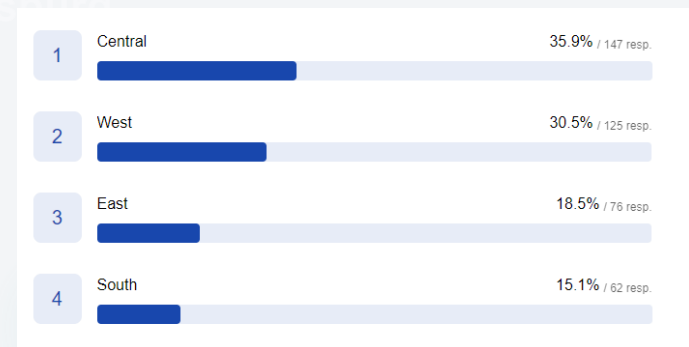
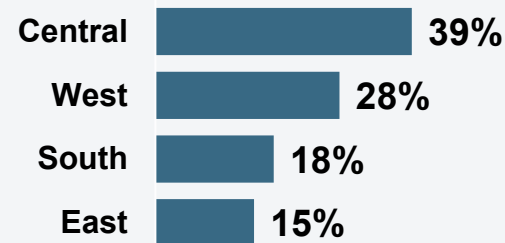


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## Years lived in Perrysburg



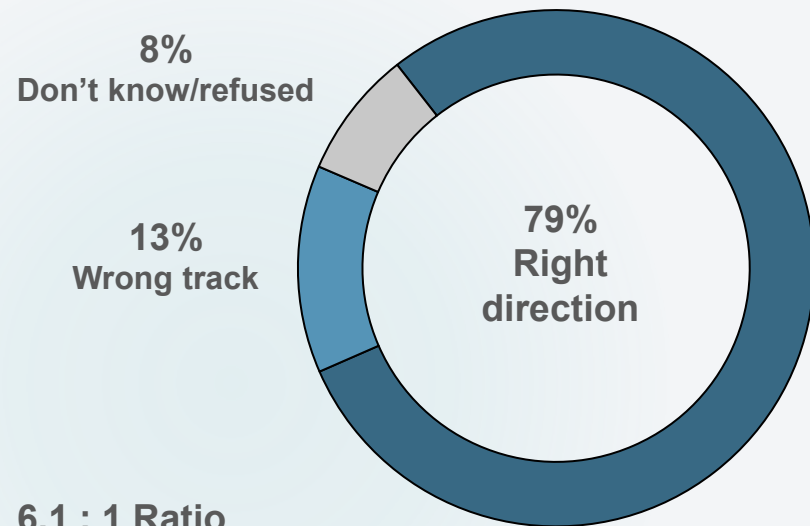
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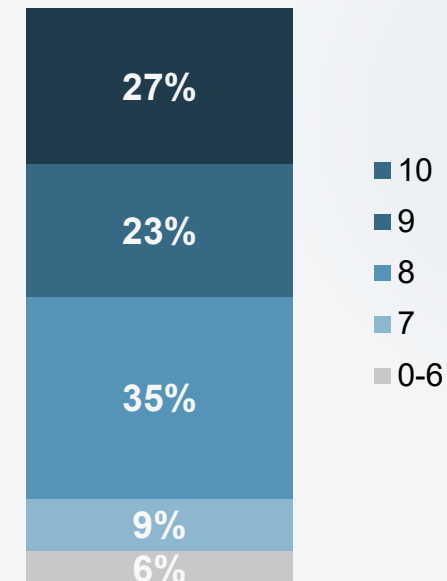


Most see Perrysburg as going in the right direction and rate quality of life high.

### Perrysburg direction



### Quality of life in Perrysburg



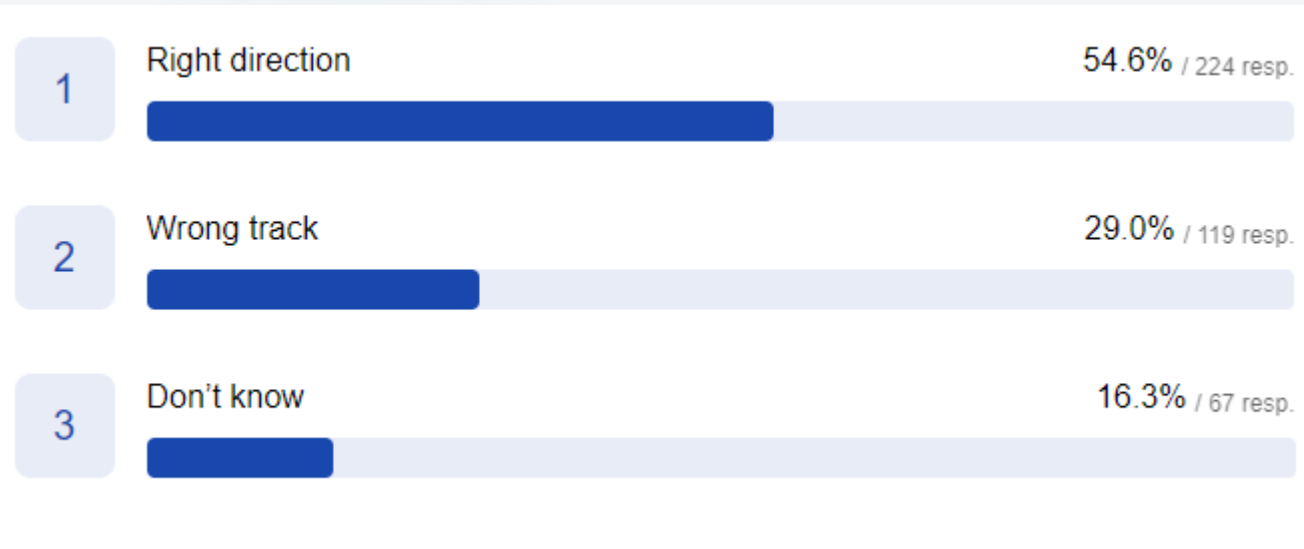
Source: Total respondents (n=290)

Generally speaking, would you say that things here in Perrysburg are going in the right direction, or have they gotten off on the wrong track?  
On a scale of 0-10 where 0 is "extremely low quality" and 10 is "extremely high quality," how would you rate the quality of life in Perrysburg?

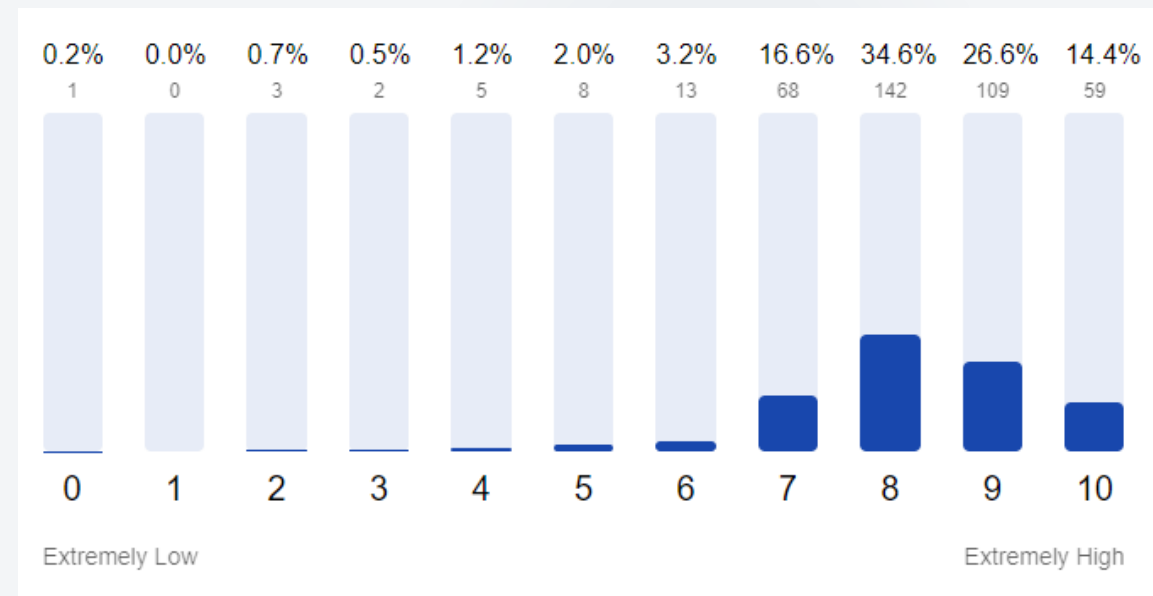


Most see Perrysburg as going in the right direction and rate quality of life high.

### Perrysburg direction



### Quality of life in Perrysburg



Source: Total respondents (n=290)

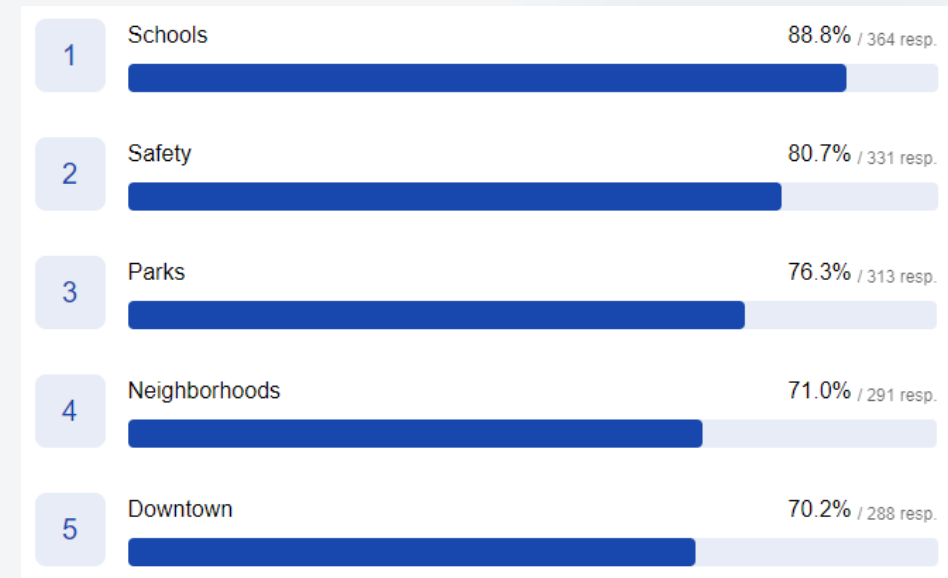
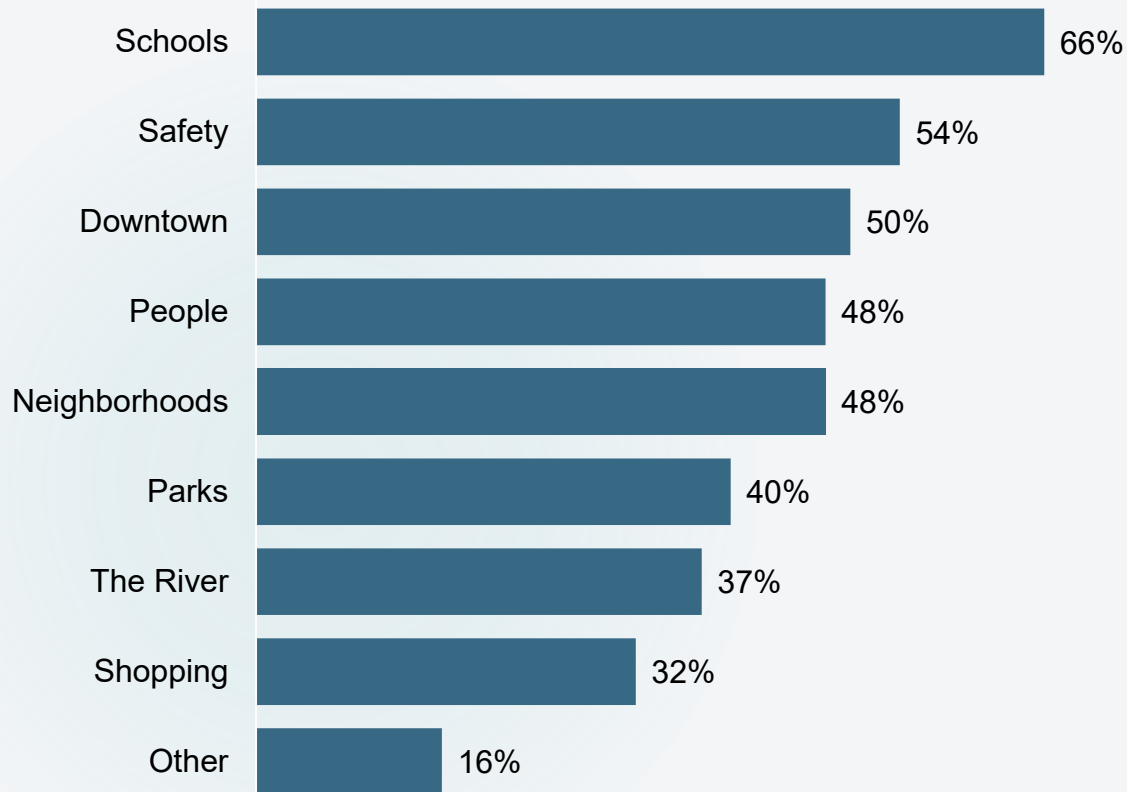
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**PERRYSBURG**  
**TOMORROW**

Schools are the top element that shapes the quality of life in Perrysburg followed by safety, downtown, people, and neighborhoods.



### Elements that shape quality of life in Perrysburg

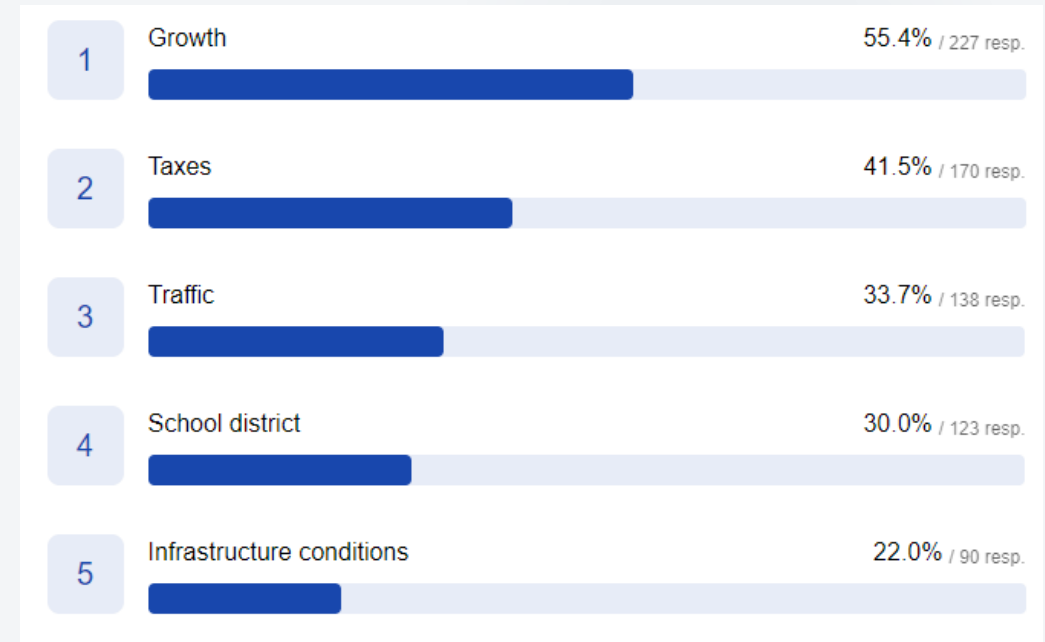
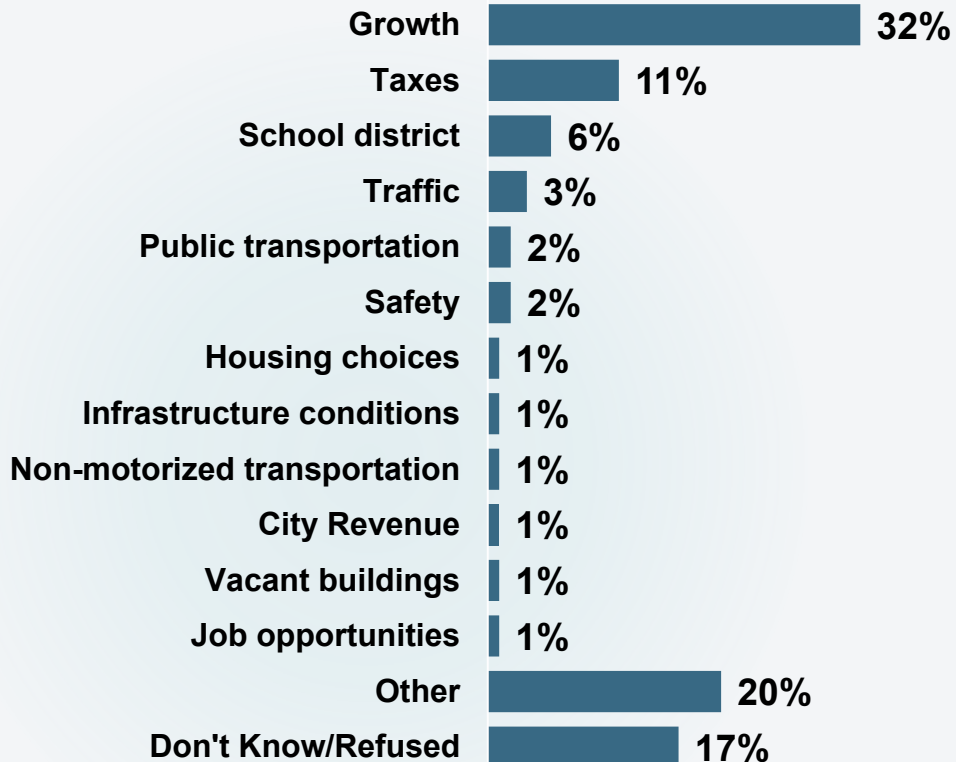


Source: Total respondents (n=290)  
What elements in the community do you believe shape the quality of life in Perrysburg?

# Growth is the biggest challenge facing Perrysburg.



## Most significant challenge facing City of Perrysburg

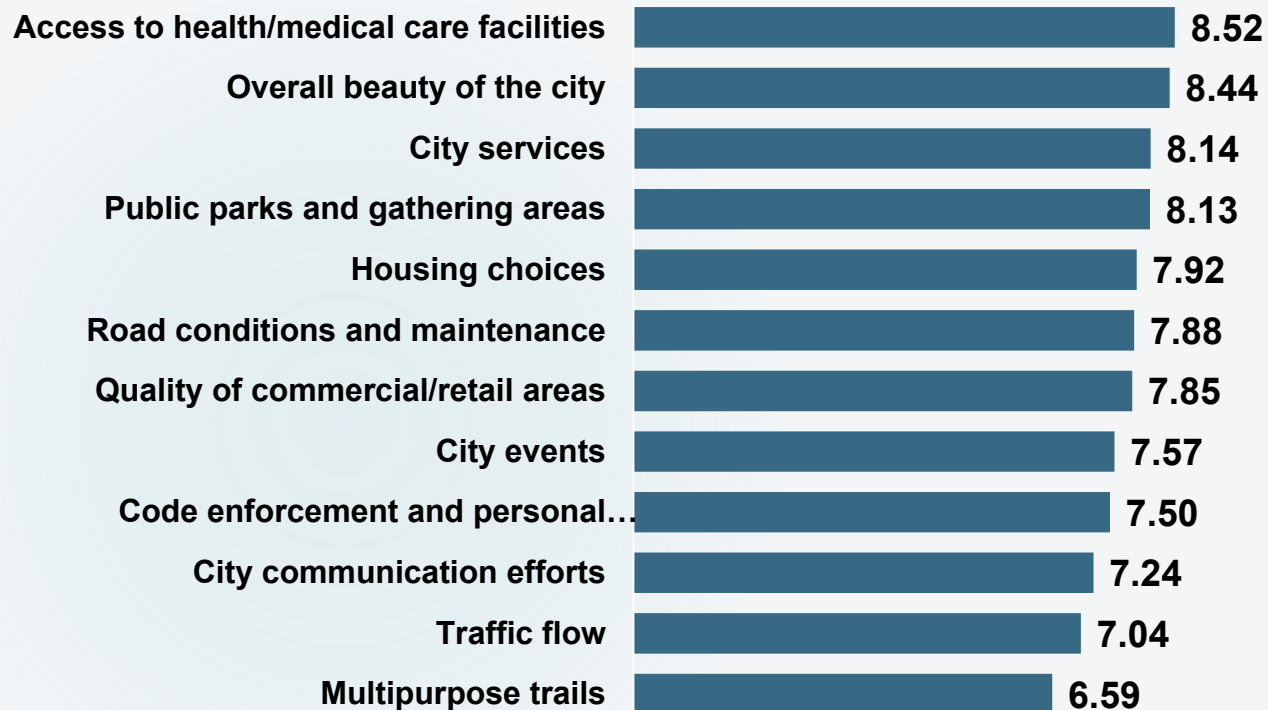


Source: Total respondents (n=290)  
What is the most significant challenge facing the City of Perrysburg?

Residents are most satisfied with access to healthcare facilities and the beauty of the city but are less satisfied with city communication, traffic flow, and multi-purpose trails.



### Satisfaction with services & characteristics (averages on 0-10 scale)



Online results generally mirror phone survey!

Source: Total respondents (n=290)

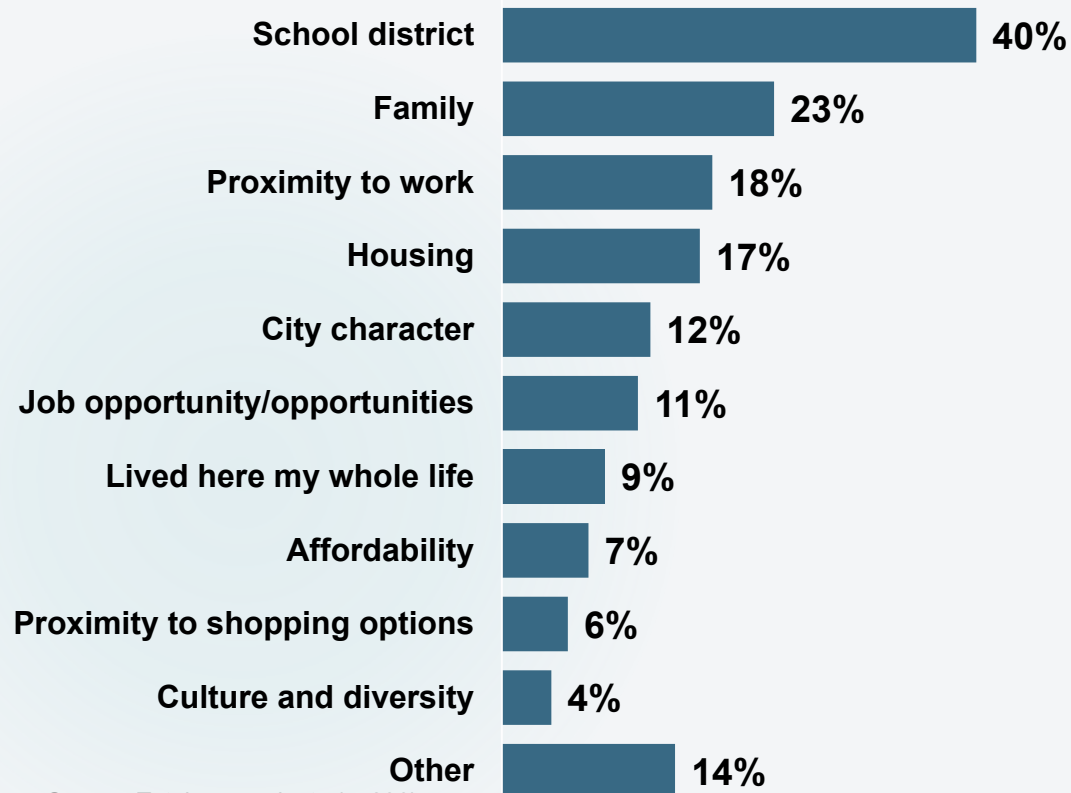
On a scale of 0 – 10, with 0 being "not at all satisfied" and 10 being "extremely satisfied," how satisfied are you currently with the following services and characteristics?



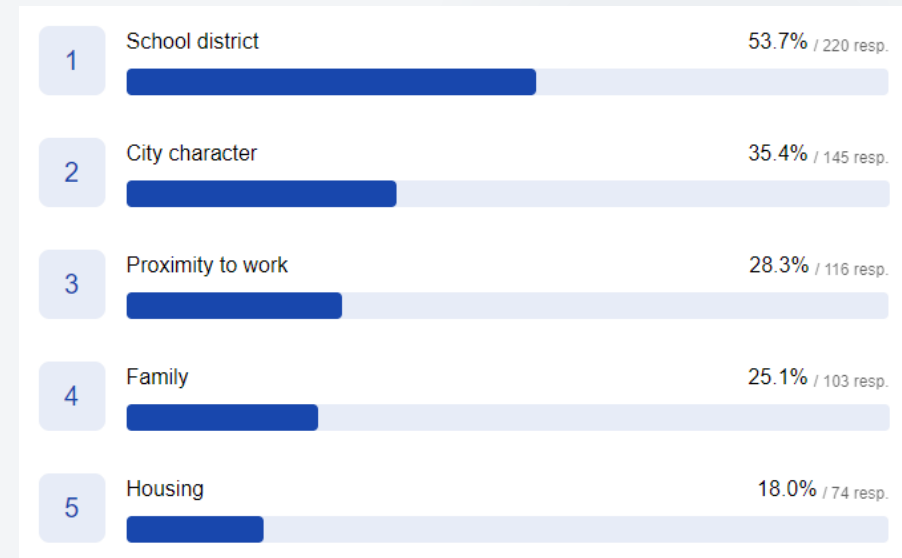
# The school district is a strong draw for many new residents.



## Why initially came to Perrysburg



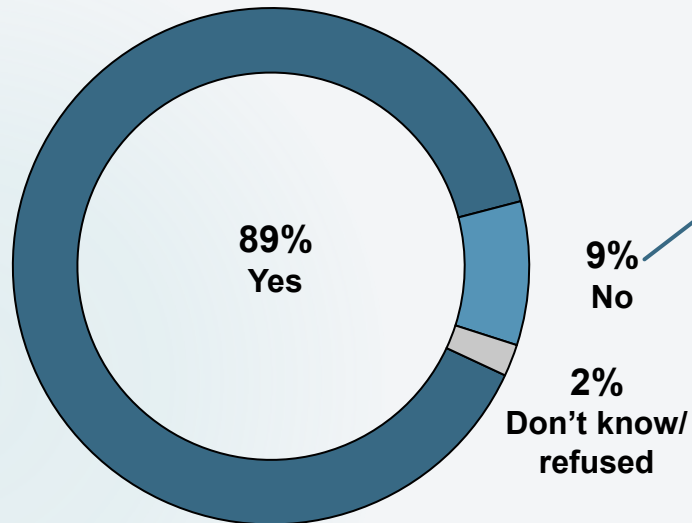
Source: Total respondents (n=290)  
What initially brought you to Perrysburg?



Most expect to continue living in Perrysburg. Taxes and cost of living are a key reason for the few who don't expect to continue living in Perrysburg.



### Live in Perrysburg in next 5 years



### Why won't be living in Perrysburg in next five years

- Taxes (10)
- Personal reasons for moving (6)
- Cost of living (5)
- Lack of diversity/culture (4)
- Family (2)
- Too much growth (2)
- Job opportunities (1)
- Entertainment (1)
- Other (4)
- Don't know/refused (2)

Online results generally mirror phone survey!

Source: Total respondents (n=290)

Do you see yourself living in Perrysburg in the next 5 years?

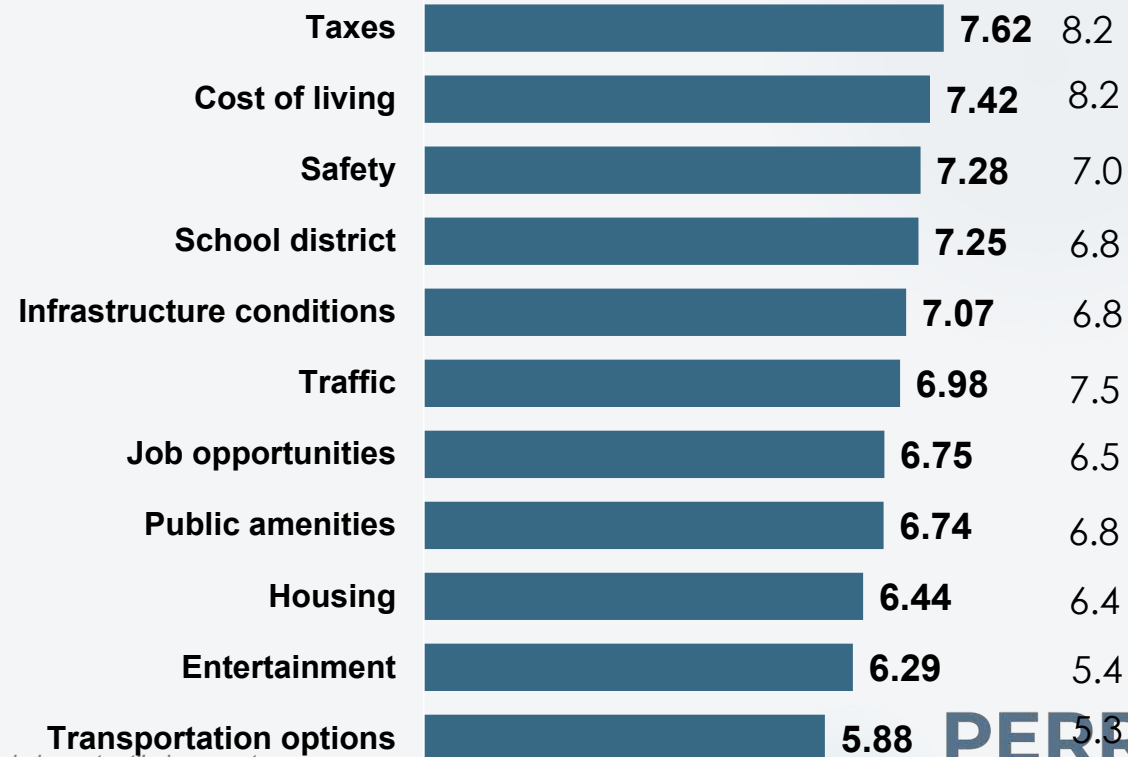
Why do you not see yourself living in Perrysburg in 5 years?

Factors that impact residents' pocketbooks are at the top of the list as the most important factors to improve in the next ten years.



**Factors to improve in next ten years  
(averages on 0-10 scale)**

Online Results



**PERRYSBURG  
TOMORROW**

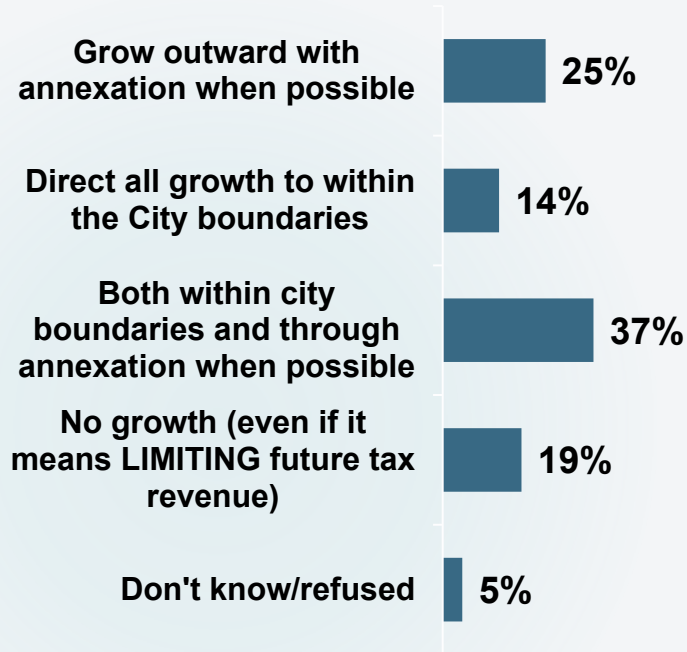


Source: Total respondents (n=290)  
Using a scale of 0 – 10, with 0 being "not at all important" and 10 being "extremely important" please rate how important it is to improve the following factors in the next ten years.

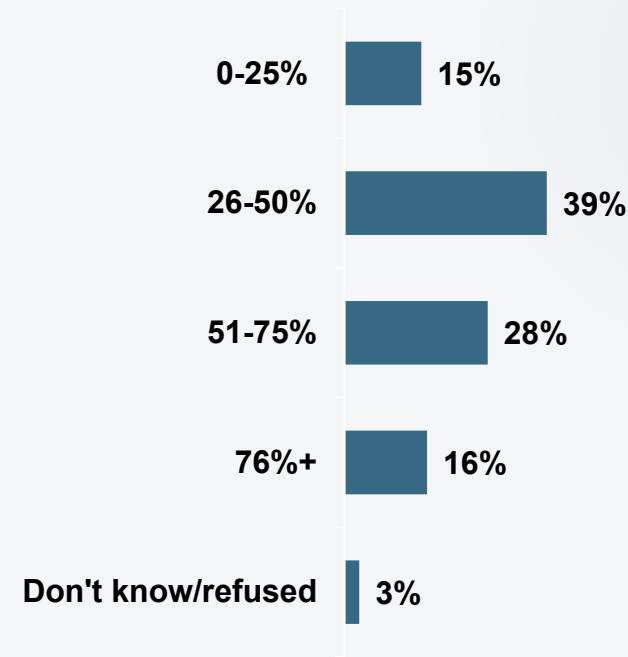
There are a variety of opinions on how Perrysburg should grow. Most believe at least some of the water/sewer land should be conserved.



### How should Perrysburg grow in next 10 years



### Percent of water/sewer land that should be conserved



Source: Total respondents (n=290)

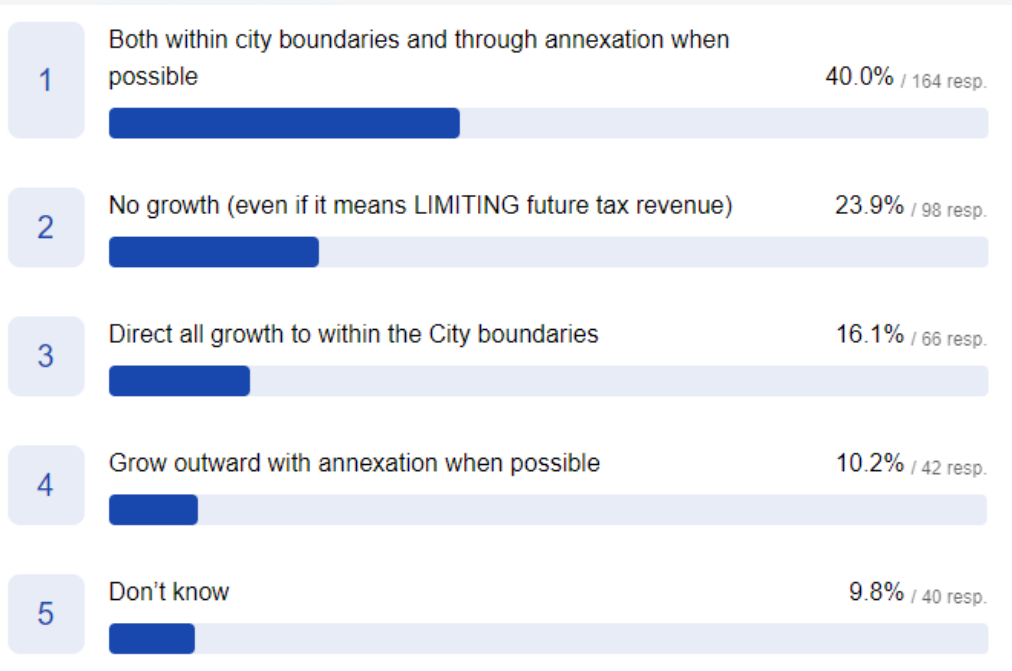
Perrysburg has been growing over the last ten years. On average about 200 new residents have called Perrysburg home each year. Looking ahead to the next ten years, how do you think the City should grow?

There are approximately 3,270 acres of undeveloped land in the Perrysburg Water and Sewer Service District, all of this land can be developed in some capacity based on existing zoning. If and when developed, what percentage of this undeveloped land should be conserved or protected for park space, agricultural use, open space and/or active recreation?

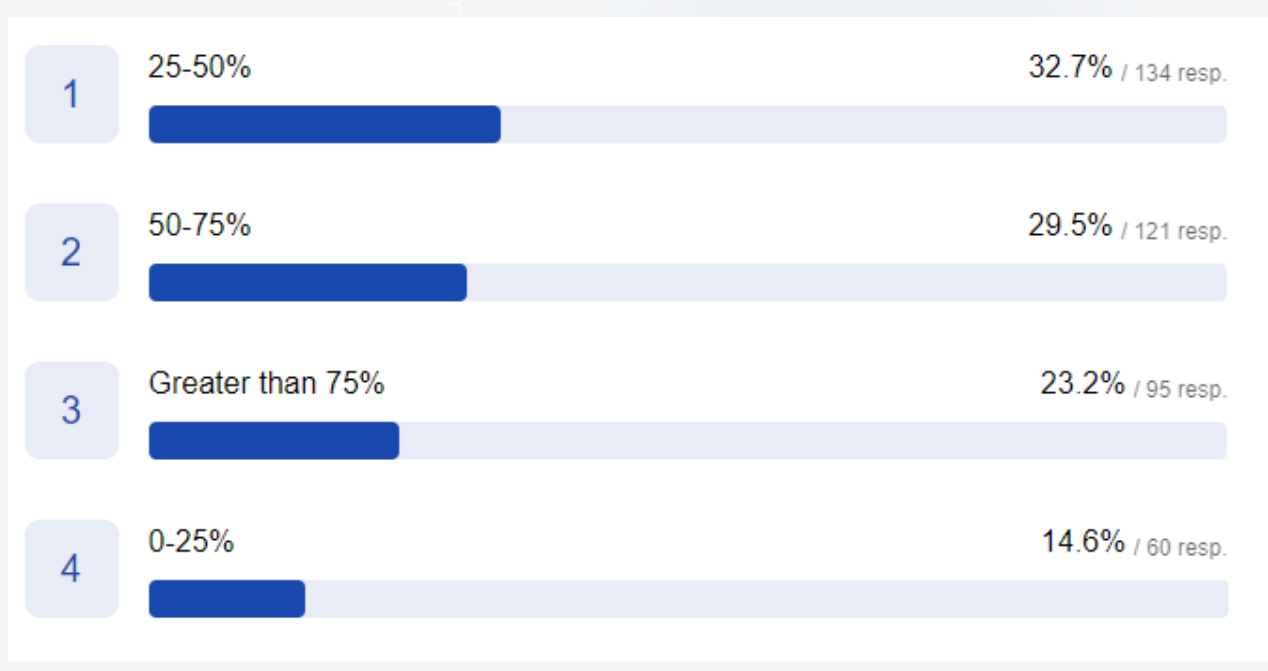
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### How should Perrysburg grow in next 10 years



### Percent of water/sewer land that should be conserved



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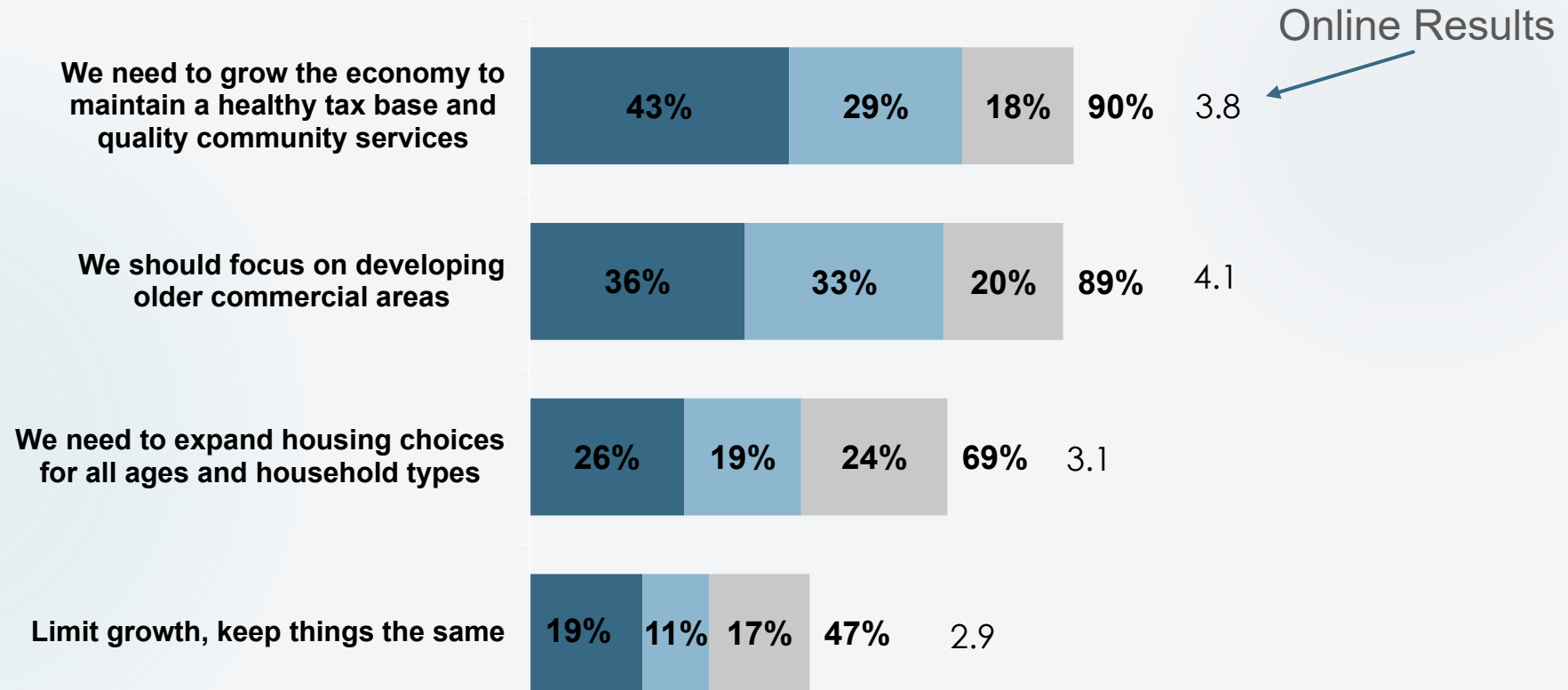
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Most residents feel there is a need to grow the economy and focus on developing older commercial areas. Fewer see a need to expand housing choices.



### Desired future growth and development



Source: Total respondents (n=290)

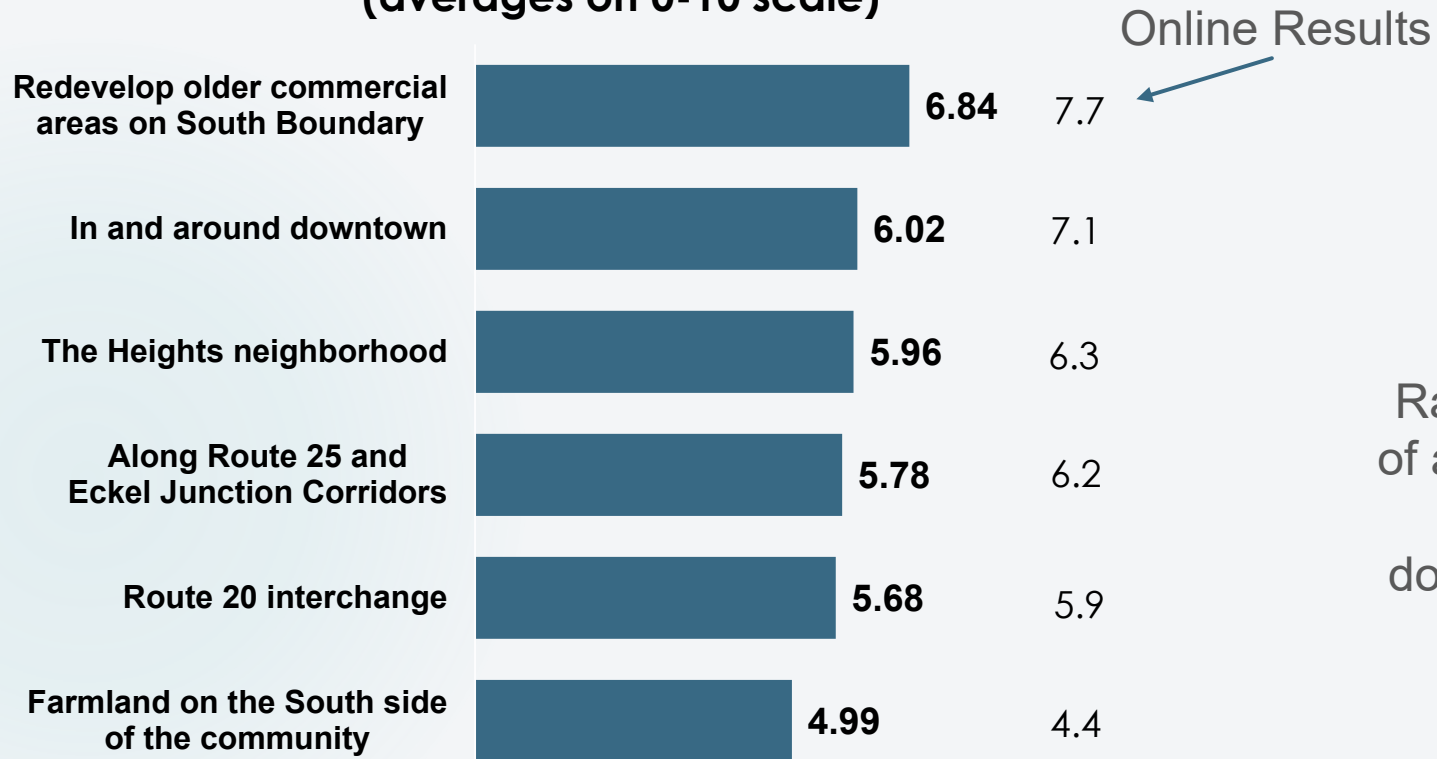
Thinking a little about future growth and development on a scale of 1-5 with 1 "being strongly disagree" and 5 being "strongly agree" how would you rate the following statements?

■ 5 - Strongly Agree ■ 4 ■ 3

Again developing commercial areas rises to the top while developing farmland is at the bottom. Nearly half believe new development in the downtown area should be accommodated.



### Appropriateness of locations for development (averages on 0-10 scale)



**46%**

Rate appropriateness of accommodating new development in downtown a 8, 9 or 10

Source: Total respondents (n=290)

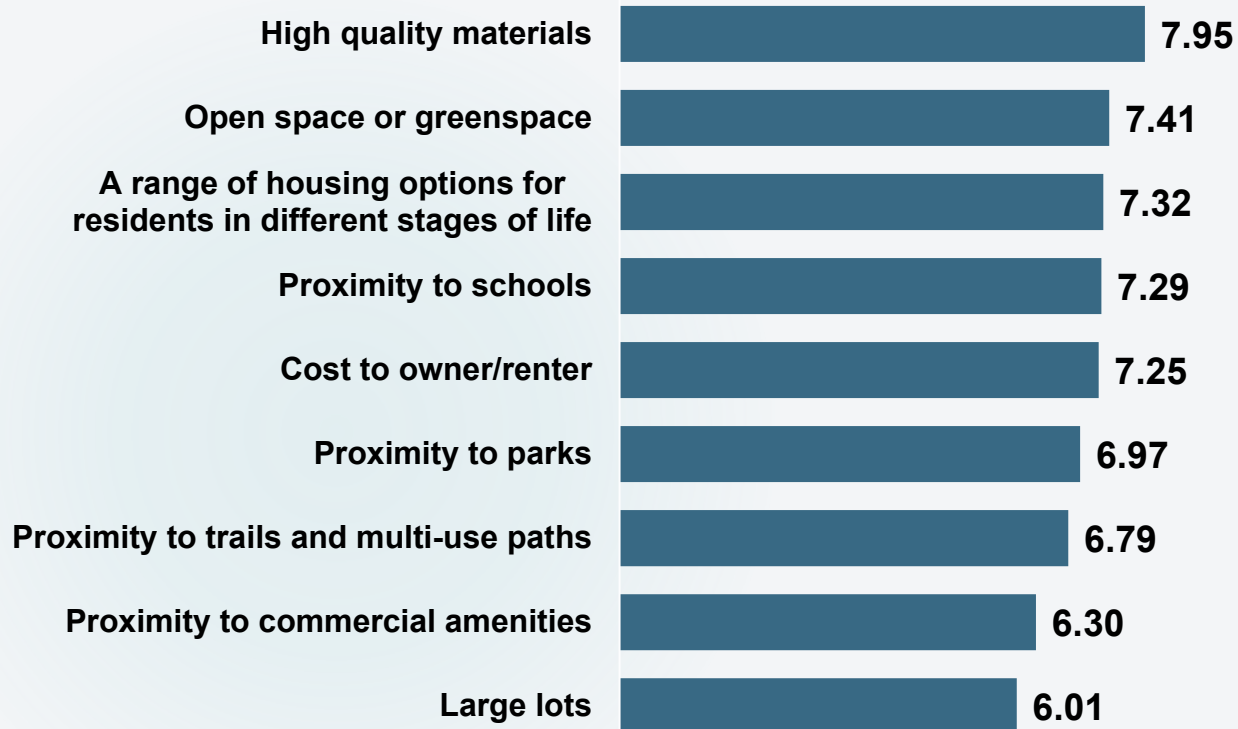
Using a scale of 0 – 10, with 0 being "not appropriate at all" and 10 being "very appropriate," how appropriate are each of the following locations for development in the future.

On a scale of 0-10 where 0 is "not appropriate at all" and 10 is "very appropriate," how appropriate is it for the city to accommodate new development DOWNTOWN?

The most important housing characteristic is high quality materials. Although large lots aren't as popular, residents do want open space and parks.



### Importance of housing characteristics (averages on 0-10 scale)



Online results generally mirror phone survey!

Source: Total respondents (n=290)  
On a scale of 0-10 with 0 being "extremely unimportant" and 10 being "extremely important," please rate how important each of the following housing characteristics are when thinking about future residential growth.



Families with children are the most often mentioned group that might potentially need more housing in the next ten years.



**Young Adults**  
14%



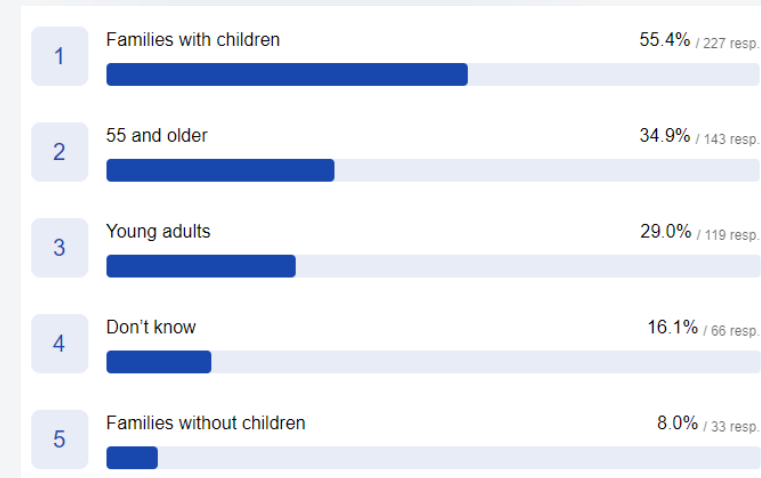
**Families with Children**  
46%



**Families without Children**  
4%



**55 and older**  
29%

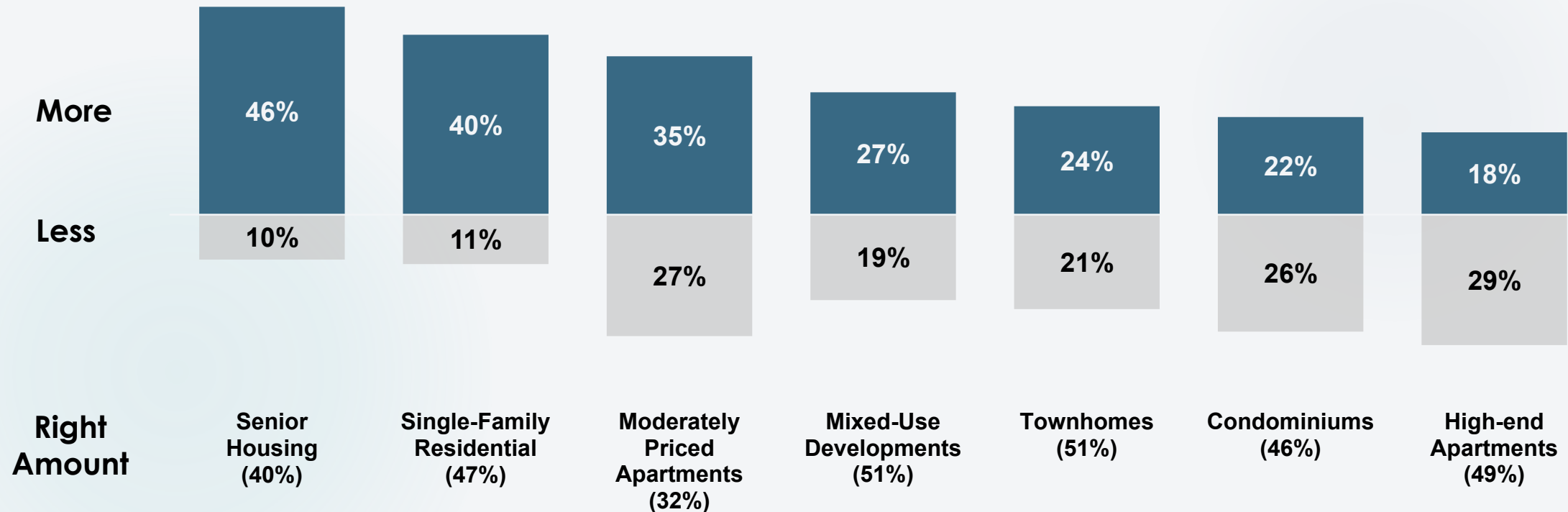


Source: Total respondents (n=290)  
 What group of people might need more housing within Perrysburg over the next ten years?  
 7% said don't know/refused

However, when asked about specific kinds of housing senior housing is slightly higher than single family residential.



**Amount of housing needed**



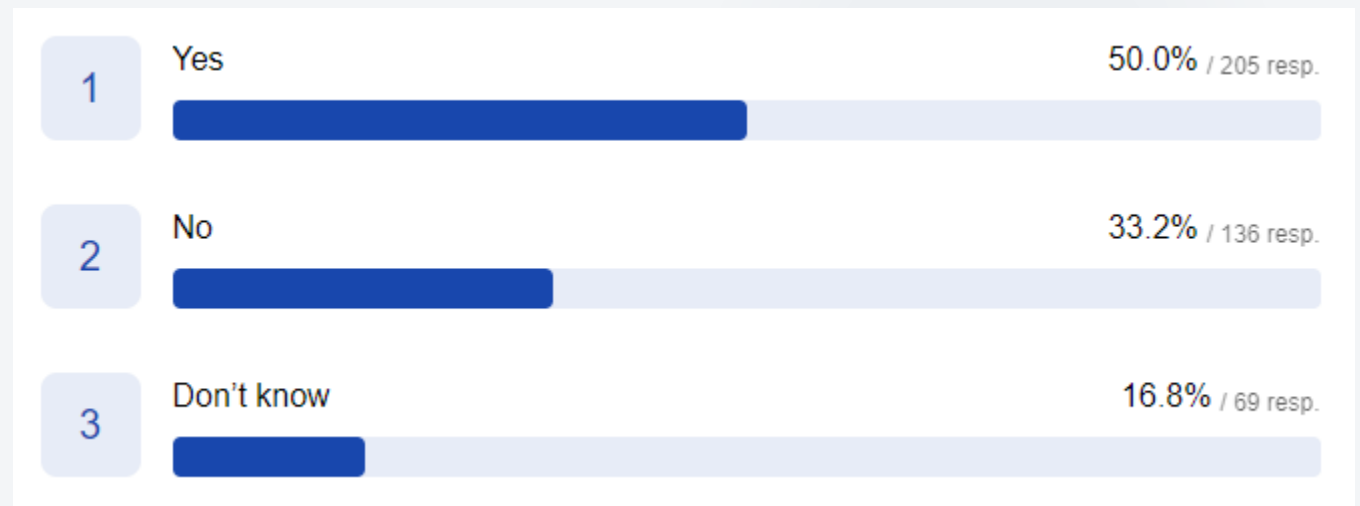
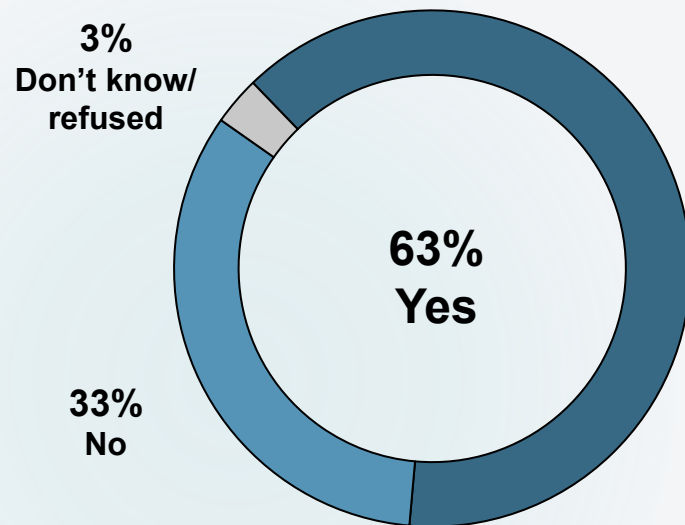
Online results generally mirror phone survey!

Source: Total respondents (n=290)  
Does Perrysburg need more, less, or have the right amount of each of the following?

Nearly two-thirds are supportive of expanding boundaries in order to generate new income uses. Redevelopment tops the list.



### Perrysburg should expand boundaries for new income uses



Source: Total respondents (n=290)

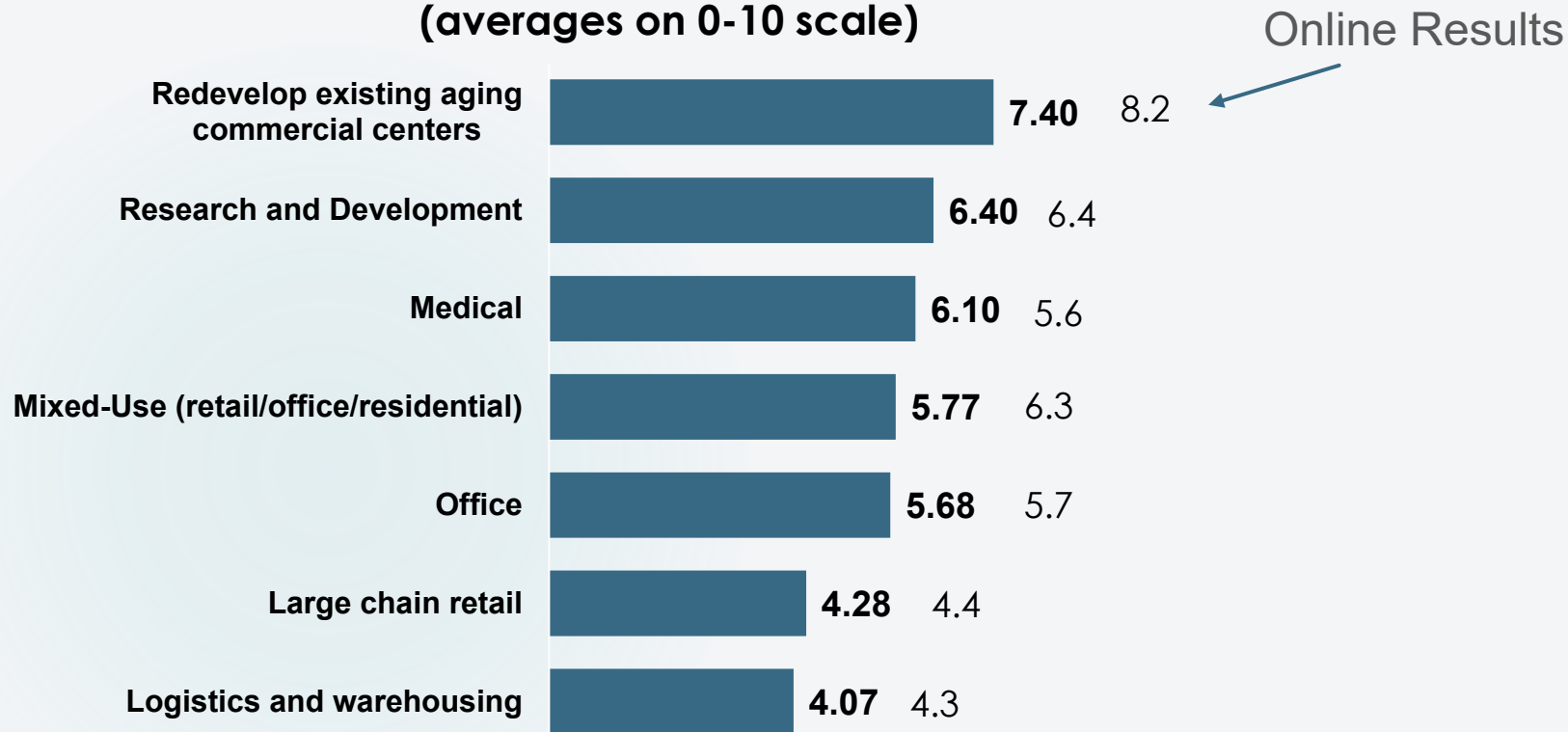
Do you believe Perrysburg should expand its boundaries to accommodate new income generating uses (i.e., office and light industrial)?

Using a scale of 0 – 10, with 0 being "would not like at all" and 10 being "would like a great deal," please rate the type of economic growth you would like in Perrysburg.

Nearly two-thirds are supportive of expanding boundaries in order to generate new income uses. Redevelopment tops the list.



### Type of economic growth like in Perrysburg (averages on 0-10 scale)



Source: Total respondents (n=290)

Do you believe Perrysburg should expand its boundaries to accommodate new income generating uses (i.e., office and light industrial)?

Using a scale of 0 – 10, with 0 being "would not like at all" and 10 being "would like a great deal," please rate the type of economic growth you would like in Perrysburg.

# Stakeholder Interviews

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- XXXXX



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# Public Input

## Key Findings

# Key Findings

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1. The school district continues to be a strong community factor, and the predominant reason residents initially came to Perrysburg
2. Schools are the top element that shapes the quality of life in Perrysburg followed by safety, downtown, people, and neighborhoods.
3. Growth and taxes are the biggest challenges facing Perrysburg.
4. There is a strong desire among residents to improve the non-motorized connectivity in the city
5. Factors that impact residents' pocketbooks are at the top of the list as the most important factors to improve in the next ten years.
6. Residents have a balanced opinion of growth, and believe some should be directed within the City limits, and some through annexation

# Key Findings

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1. Residents strongly support conserving land and open space as development continues
2. Residents are favorable toward redeveloping older commercial areas and areas in and around downtown
3. A range of housing that is high-quality, integrates open space and neighborhood characteristics is important
4. There is a deferring of opinion in growth being a top concern, and its impacts on schools, with residents still having a high preference for housing that serves families with children
5. Residents feel there is a need for more senior housing options
6. Growth that generates new tax revenue for the City is a high priority



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The background features three large, inverted triangles pointing downwards, arranged horizontally. The leftmost triangle is light gray, the middle one is medium gray, and the rightmost one is dark gray. A solid horizontal line in a medium blue color spans the width of the page, positioned below the text.

# **Plan Framework**

**Develop Preliminary Planning Principles**



# Plan Framework

## Public Input

Surveys

Stakeholder Meetings

Public Meeting

Public Open House



## Existing Conditions

People, Place, and Land



## Best Practices

Local and National

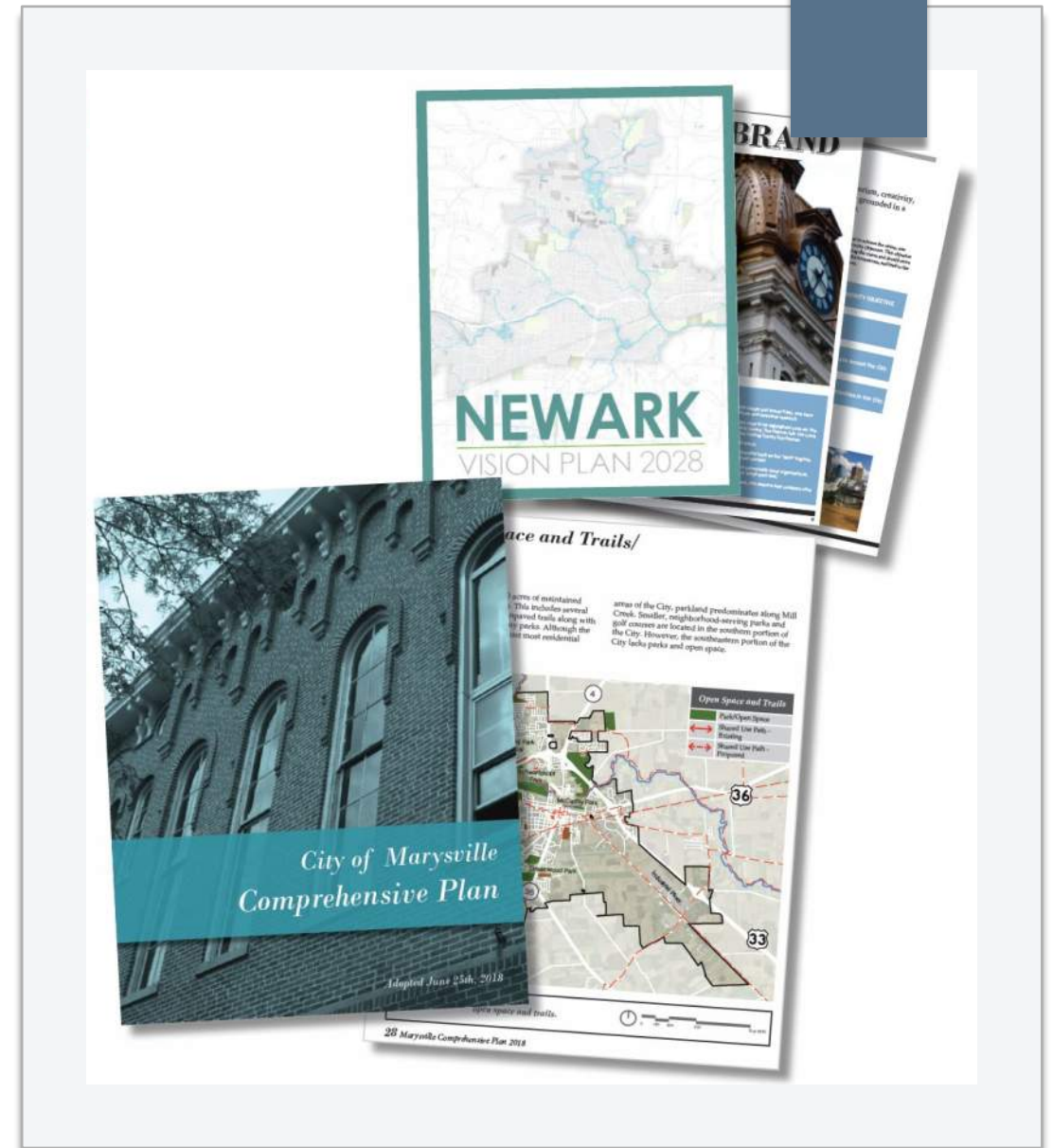


**THE  
PLAN**

**PERRYSBURG  
TOMORROW**

# DRAFT Plan Sections

- ▶ Community Profile and Public Engagement
- ▶ Image and Brand
- ▶ Housing, Economy, and Land Use
- ▶ Mobility and Infrastructure
- ▶ Parks & Open Space
- ▶ Downtown
- ▶ Implementation



# Plan Framework

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## LAND USE PRINCIPLES

The desired outcome expressed in simple terms.

## GOALS + OBJECTIVES

Statements of purpose.

## ACTIONS

Programs, policies, or projects to support the strategies.



# Plan Framework

- ▶ Overview
- ▶ Existing Conditions
- ▶ Public Input
- ▶ Future Land Use Plan
  - ▶ FLU Principles
  - ▶ FLU Map
  - ▶ Land Use Matrix
    - ▶ Description
    - ▶ Densities
    - ▶ Character

- Goals & Objectives

- Land Use
- Housing
- Mobility
- Quality of Life
- Image & Brand

- Focus Areas

- Land Use
- Character
- Connectivity
- Quality of Life

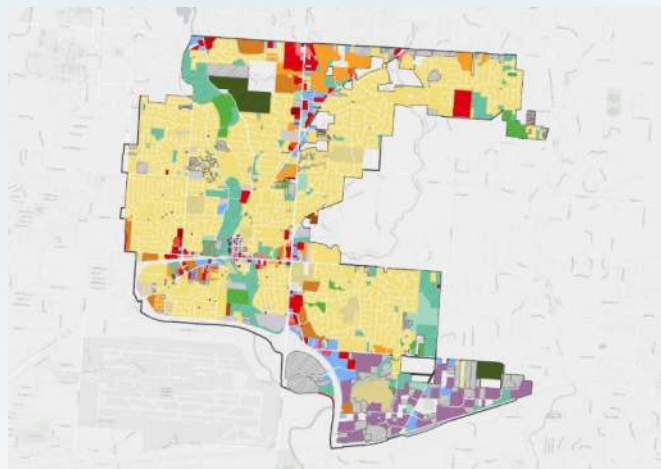
**Create  
Development  
Principles for  
each Focus Area**

**PERRYSBURG  
TOMORROW**



# Our Work

- ❑ Plan Framework: Development Principles & Goals
- ❑ Draft Future Land Use Options
- ❑ Land Use Character Matrix



2015 zoning	B-1
gross density	8,000 - 12,000 sf / acre
building coverage	30%-40% (min / max)
front setback	20 ft.
max. height	35 ft.
parking	Placed to the rear or side of the building.
Permitted uses	Retail Commercial Service Office





# Our Work – Creating Draft Principles



As a group we will be sharing the draft principles



The principles will be recorded and reviewed



OHM with the client will review and refine



The principles will inform the development of the Future Land Use Map (presented at SC 4)



# Our Work

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- ▶ Take 5 min and write down statements that describe how you would like to see future growth in Perrysburg.
- ▶ *Example: A community that is connected through a network of trails and pathways and places that promote social gathering and interaction*
- ▶ *Example: A community that values and protects open spaces and valuable natural resources.*

# Focus Areas

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# Focus Areas

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An area that has been identified as an important parcel or collection of parcels that are appropriate for redevelopment or infill, and can dramatically shape the quality of life and economic success of the community in the future.



# What Do Focus Areas Do?

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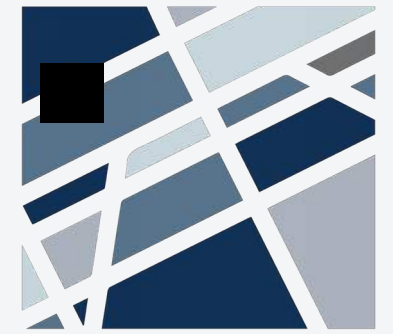
- Identify areas that will **advance the goals and objectives** of the plan.
- Create opportunities for development that will be a **catalyst** for the development of the district, neighborhood or community
- Provide a direction for how **public dollars and projects** could be used to advance private sector investment in these areas.
- Identify the types of **public projects** that will support private sector investment in the focus area.
- Identify areas to **'preserve'** with the greatest development opportunity . . . foregoing efforts to preserve the best development sites can result in a lost opportunity!



# Focus Area Criteria

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- Contiguous parcels with similar land ownership (Ease of Acquisition & encumbrances)
- Areas that do not conform/advance the community's plans
- Remediation of blighted areas that impair growth or impedes progress, or is not at the highest and best use
- Areas identified by the public as areas that should be enhanced preserved or transformed



# What Do They Not Do?

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- Rezone property
- Take property
- Provide a silver bullet to promote development



# What Might They Look Like?



Botsford Focus Area







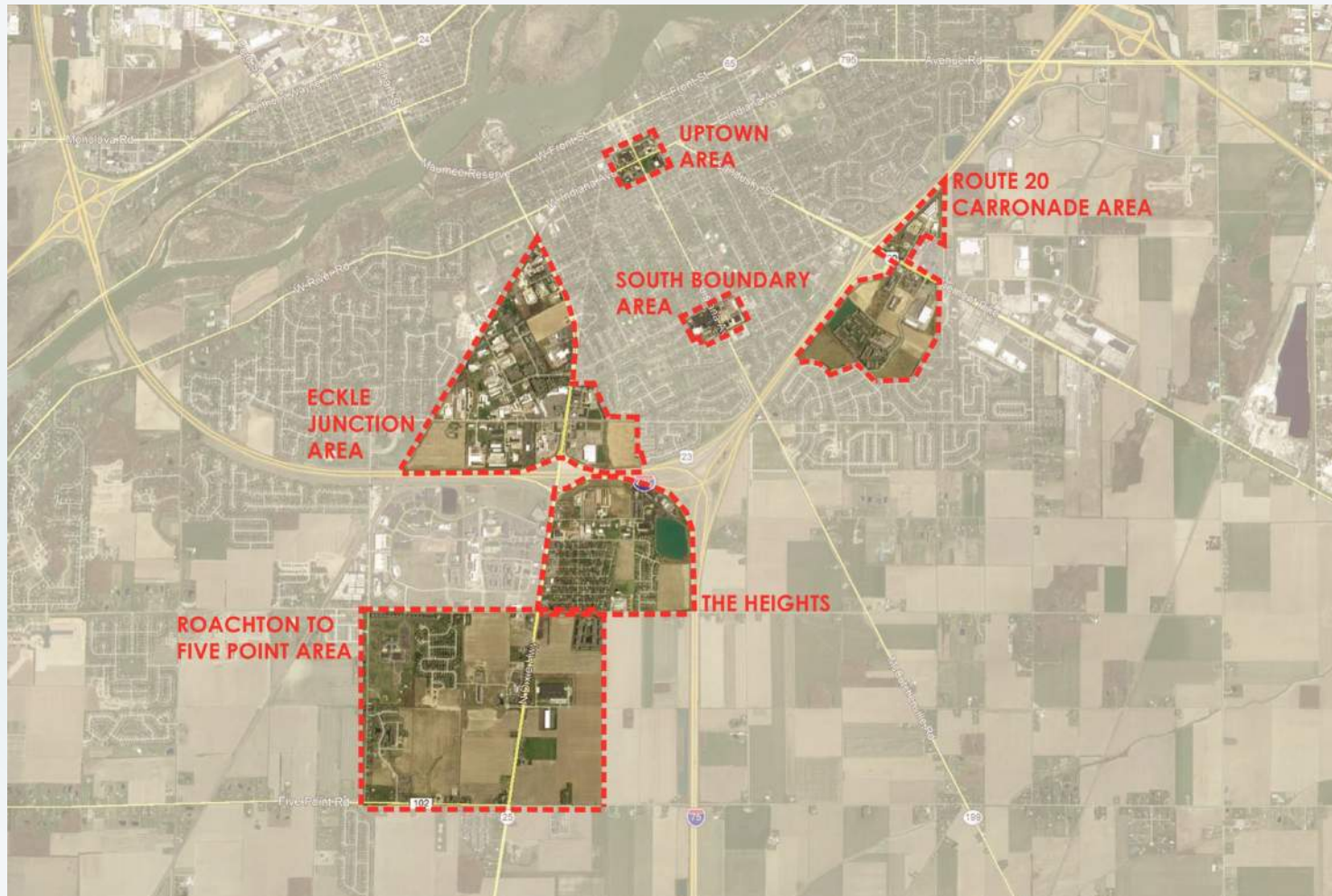
# What Might They Look Like?



Grand River North Focus Area



# Draft Focus Areas



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**Next Steps**

# MEETING SCHEDULE - DRAFT

PERRYSBURG LAND USE PLAN UPDATE - UPDATED 11/24/2020



# DRAFT SCHEDULE

Thursday, February 4th, 2021  
10am - Virtual (unless decided otherwise)

**PERRYSBURG  
TOMORROW**

Phase 1

## Client Kick-Off Meeting

Project kick-off with the client to orient the team to the process and establish the project schedule.

Tuesday, May 26th, 2020  
11am - Zoom Call

Phase 2

## 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 3

## 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

## Small Group Meetings

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

October 28th - 30th, 2020  
Noon and 5pm - Virtual Zoom Meetings

## Public Meeting 1

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

Thursday, December 3rd, 2020  
5:30pm - Virtual Zoom Meeting

## 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.

implementation of the Plan and priority projects.

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.

February 25th & March 18th, 2021  
Time TBD - Virtual (unless decided otherwise)

## 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, April 1st 2021  
Time TBD - Virtual (unless decided otherwise)

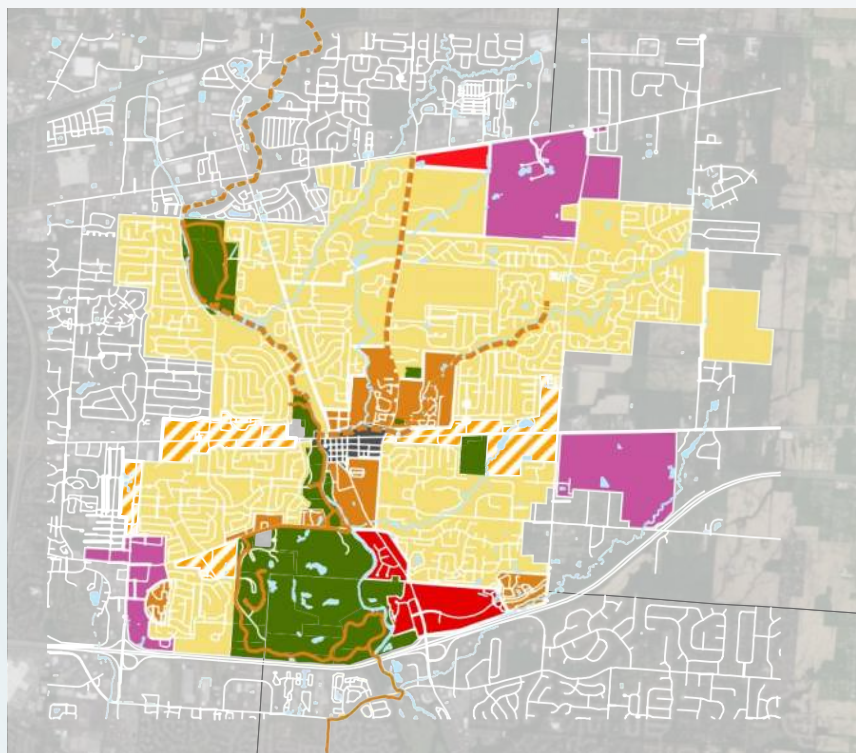
## Steering Committee Meeting 5

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

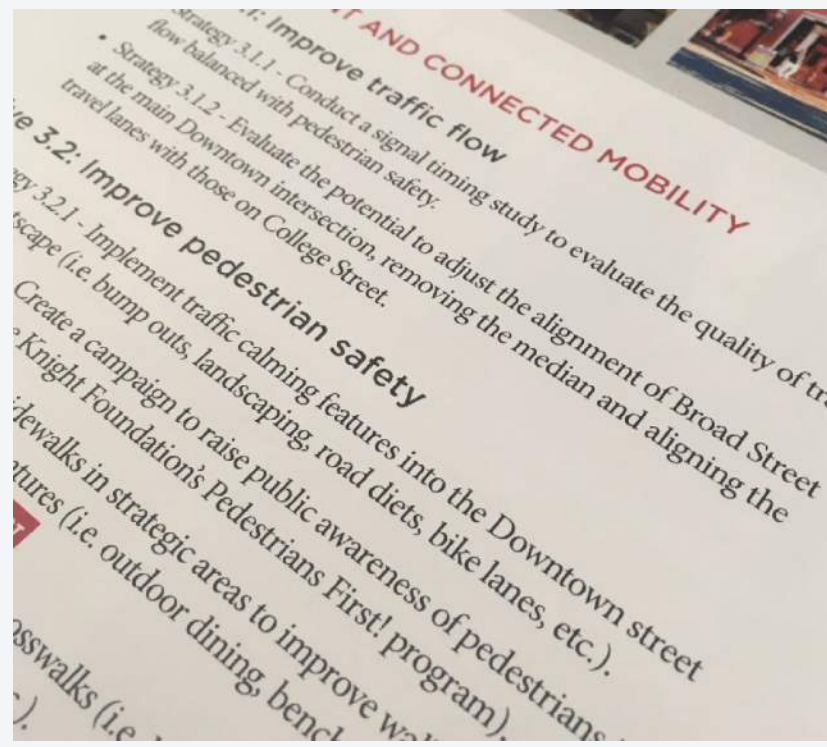
Thursday, April 22nd, 2021  
10am - Virtual (unless decided otherwise)



# Next Steps



**Land Use Chapter:  
Future Land Use Map**



**Draft Principles, Goals  
and Objectives**