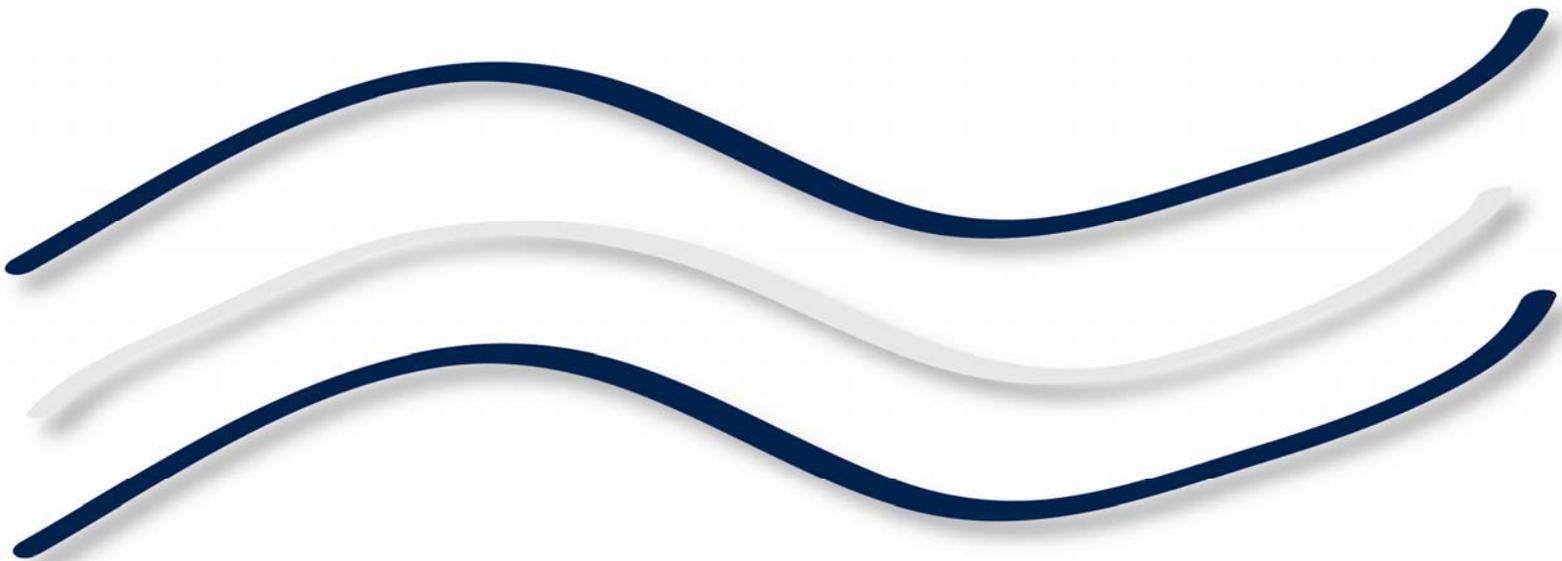


# City of Silverton, Ohio 2008 Comprehensive Plan



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# 1

## INTRODUCTION



## Overview of a Comprehensive Plan

The Silverton Comprehensive Plan is:

- An official public document adopted and amended by formal resolution of the City Council.
- A long-range policy statement meant to guide decision making, not contain the decisions themselves.
- Comprehensive, as it encompasses the entire City jurisdictional area.
- Primarily concerned with physical development and those City actions which can be reasonably expected to influence development.
- Long-range, as it looks beyond current issues to the possibilities and problems anticipate for the next 10 years.
- A major component of the planning process for the City.

### The Plan Plays Five Primary Roles to Help Silverton Achieve Its Goals:

1. **Negotiation Agent.** Land use and development decisions often require finding solutions between conflicting or competing interests, for example, the needs of an individual property owner versus the desires of the surrounding residents, or the aspirations of one jurisdiction or department over another. Through its direction, the Plan will create a path to reaching negotiated decisions.

2. **Policy Recommendation.** Local elected officials are frequently called upon to make land use and development decisions. In its guidance role, the Plan will aid in the setting of public policy by providing support, assistance, recommendations and counsel to decision makers.

3. **Information Management.** As our society becomes increasingly more complex, both the demand for and the supply of data have grown exponentially. Demographic, social, economic and land use trends and statistics are crucial to reaching informed, objective choices. Through the Plan and the support of the City staff administering it, the collection and management of information can be effectively handled, making this key resource to decision making more accessible, useful and meaningful.

4. **Change Agent.** The Plan can aid Silverton in anticipating change and preparing for the future. Whether in the identification of trends that may have an adverse effect on area quality of life or in spotting opportunities to increase Silverton's economic growth, the Plan can be used as a catalyst to support leaders as they seek to spur action.

5. **Program Management.** The healthy, sustainable physical development of the community often necessitates significant investment of public dollars or the development of collaborative public-private sector projects. The Plan serves as a tool to guarantee that public dollars are spent wisely and that the programs engendered are effectively organized and executed to meet community goals and needs.

## The Planning Process

In 2006, Silverton City Council determined that growth pressures were beginning to arise with increasing frequency primarily due to high development activity in neighboring communities resulting from a robust commercial and office market in Greater Cincinnati. This Comprehensive Plan is the first such document in the history of Silverton. The City has been relying primarily on its zoning ordinance for guidance on land use based issues. City Council decided to hire a community planning consultant to assist in the drafting of its first comprehensive plan. A comprehensive plan steering committee representing a cross-section of the community was appointed by City Council. The steering committee members were comprised of citizens, local business owners and other civic organization leaders. The committee met on a monthly basis to forge the plan and its many elements. A public open house and subsequent public hearings were conducted for the solicitation of public comment and review.

### *Discovering the Vision of Tomorrow's Silverton*

Identifying the vision for tomorrow's Silverton was the initial task of the Steering Committee. Visioning exercises utilizing SWOT analysis and other interactive methods were performed to extract both the opportunities and challenges facing the City of Silverton in the future. Emphasis was placed on seeking the vision of development related issues whether they be redevelopment efforts, public facility expansion or transportation master planning. Visioning is aimed at gaining input and direction on broad level issues and planning goals. The SWOT analysis summaries are located in Appendix 1.

### *Determining Plan Goals & Objectives*

Following the visioning sessions, the Steering Committee was charged with the task of determining for detailed sets of goals that should be explored and analyzed within the Comprehensive Plan. Goals and objectives denote a more specific policy direction and help organize planning issues. Planning issues contain strategies, which are detailed actions necessary to initiate or complete an goal or objective – such as a program or project. Within the Plan, there should be multiple objectives for each goal and multiple strategies for each objective. Using the broad level visioning statements, the Committee further narrowed the focus of the Comprehensive Plan elements and framed these elements with goal and objectives to be sought through this planning process. The identified Plan goals and objectives are listed on the following pages and grouped by plan element category.

### *Special Area Plans*

These plans focus on specific sites or issues that have been analyzed in greater detail by the Steering Committee. Each Special Area Plan provides a detailed orthographic photo of the subject study area. These plans first examine the current conditions followed by detailed recommendations for the site or planning issue.

### *Policy Recommendations*

Policy recommendations are provided for each element of the Comprehensive Plan. The policy recommendations contain detailed suggestions for implementing policies, programs and other action plans relating to the analysis of the particular Comprehensive Plan element. It should be noted that these policy recommendations typically require other formal adoption procedures whether through zoning ordinance amendments or adopted pieces of legislation.

## ***Goals & Objectives*** **Land Use and Development**

- **Promote development consistent with the Future Land Use Plan.**
- **Maximize the growth potential of sites located in and around the Silverton City Central.**
- **Provide for a comprehensive land use plan for the overall Montgomery Road and Plainfield Road corridor study area.**
- **Encourage private sector investment in future infrastructure projects.**
- **Promote land uses consistent with creating long term tax base and job growth for the surrounding community.**
- **Attract business uses to address currently underserved services and amenities for the surrounding community.**
- **Promote the development and redevelopment of sites located in designated business districts in and around the City Central and the Montgomery Road and Plainfield Road corridor areas.**
- **Promote existing city assets and neighborhood qualities.**
- **Encourage the redevelopment and rehabilitation of existing structures where appropriate.**
- **Minimize disturbance to the surrounding neighborhoods.**

## ***Goals & Objectives***

### **City Character and Community Aesthetics**

- Establish design guidelines and development standards for the corridor areas and the City Central district.
- Promote quality development consistent with the existing historical structures.
- Encourage buffering and screening guidelines to protect residential developments from adjacent business land uses.
- Identify gateway areas for the entire City Central area and for specific commercial pockets.
- Establish sign guidelines to maximize aesthetic qualities and promote safe vehicle site distances.
- Promote a common theme and pedestrian friendly character for the City Central.

## ***Goals & Objectives***

### **Transportation, Public Facilities, Parks & Recreation**

- Identify new sites for future parks and recreation facilities.
- Formulate strategies to increase utilization of Silverton's existing park facilities.
- Examine beautification improvements along the city's major traffic corridors.
- Explore new intergovernmental coordination efforts with the City of Deer Park.
- Provide preliminary planning for a Silverton Light Rail Station.
- Provide for increased pedestrian and bikeway strategies.
- Study the feasibility of relocating the City administrative facility.