



Sheffield Village Comprehensive Land Use Plan

ADOPTED – October 23, 2023

Sheffield Village Goals and Objectives

The purpose of a comprehensive land use plan is to help guide the community's future development over the next 10-20 years. Central to that guidance are the goals and objectives, which form the foundation of a long-term vision for Sheffield Village. The following are general definitions for goals and objectives:

- A **GOAL** is a desired end state or target that will contribute to attaining the community vision if pursued over the long term.
- An **OBJECTIVE** is a more specific (and often measurable) desired short-term outcome or benchmark that, in conjunction with other objectives, can cause the achievement of the goal.

The goals and objectives are broad statements of policy that will transcend leadership changes. They are what the village can aim for during implementation efforts.

These goals and objectives should be read with an understanding that many of the statements are interrelated. For example, improving the overall transportation system or creating a community identity can contribute to the quality of life in the village. In cases where the village may find a conflict between certain goals (e.g., where a specific transportation project may conflict with the protection of natural resources), the village should not use this plan to choose one goal over another but rather should use it to find the best balance among the goals to help achieve the shared vision of the community.

While this plan focuses on land use recommendations, the following goals and objectives can serve as the broader decision-making principles for various actions in the village, including future considerations for capital investments or other projects.

Goal: *The village will have an expanded, diverse tax base that balances the need to attract and maintain businesses while creating high-quality activity centers within the community. The village will work to:*

1. Focus on retaining existing businesses while attracting new businesses (commercial, office, and industrial) to the village.
2. Concentrate nonresidential economic development in designated areas along major roads and highways where suitable infrastructure is available or is expected to be available at the time of development.
3. Identify potential sites for new businesses and encourage the redevelopment of underutilized sites based on village and regional planning efforts.
4. Find methods of marketing the village that can help expand the tax base and promote the village's identity.

Goal: *The village will be a community of well-maintained neighborhoods. The village will work to:*

1. Develop tools and programs to encourage and/or require the maintenance and upkeep of housing as the housing stock ages.
2. Continue to plan for parks or greenspace in and around major residential neighborhoods to allow for easy access by residents.
3. Continue to work cooperatively with village property owners to resolve issues related to zoning violations.
4. Protect those areas and resources that contribute to the character of the village, including, but not limited to, wetlands, wooded areas, riparian corridors, and other natural resources.
5. Support the development of conservation subdivisions that protect the valued resources where appropriate infrastructure is available while establishing setback requirements to make the housing less visible from roads and adjacent development.
6. Focus on maintaining an average density of three units per acre across most residential areas while allowing for more intense residential densities within the existing multi-family residential areas of the village where public infrastructure is readily available.

Goal: *The village will be a key partner in providing necessary services to residents and businesses. The village will work to:*

1. Locate any new or enhanced public facilities in locations that best serve the population through accessibility and ease of services. As such, the village should identify areas that require sanitary sewer and/or improvements due to increased growth, maintenance issues, or necessity.
2. Meet or exceed minimum standards for police, fire, and emergency medical services in staffing and response times.
3. Coordinate with appropriate agencies to identify solutions and planning efforts necessary to improve stormwater runoff control and minimize damage from flooding.
4. Promote the continued development of state-of-the-art telecommunications systems and other technologies.
5. Collaborate with surrounding local governments on infrastructure improvements to address economies of scale, resource management, and infrastructure utilization for mandated and other services provided to citizens.

Goal: *The village will have adequate parks and open spaces to provide recreation opportunities to the residents and maintain open spaces to enhance the quality of life. The village will work to:*

1. Develop a plan or general approach to parks, recreation, and open space that will evaluate the current facilities and make strategic recommendations about expanding and diversifying the programming and facilities parks within Sheffield Village.
2. Consider long-term approaches to permanent, public open spaces and parks, such as a green space or parks levy to raise funds to purchase open space. Such approaches could be explored as part of an overall park, recreation, and open space plan.
3. Allow for conservation subdivisions that will protect valuable natural resources as permanent open spaces in the village.

Goal: *The village transportation system will be a model for other communities, addressing both vehicular and nonvehicular modes of transportation. The village will work to:*

1. Develop partnerships with the county, state, and any regional agencies and task forces to address the village's transportation needs.
2. Develop methods and incentives to encourage people to utilize alternative modes of transportation.
3. Maintain a high level of maintenance of the local roads to minimize the need for costly repairs.
4. Encourage the connection of new or existing roadways to improve the community's interconnectivity.
5. Ensure that there is adequate access to all properties for emergency vehicles.
6. Look for avenues to expand sidewalk and bike trail connectivity.
7. Support the engineering and construction of county and regional bike trails and multi-use paths.

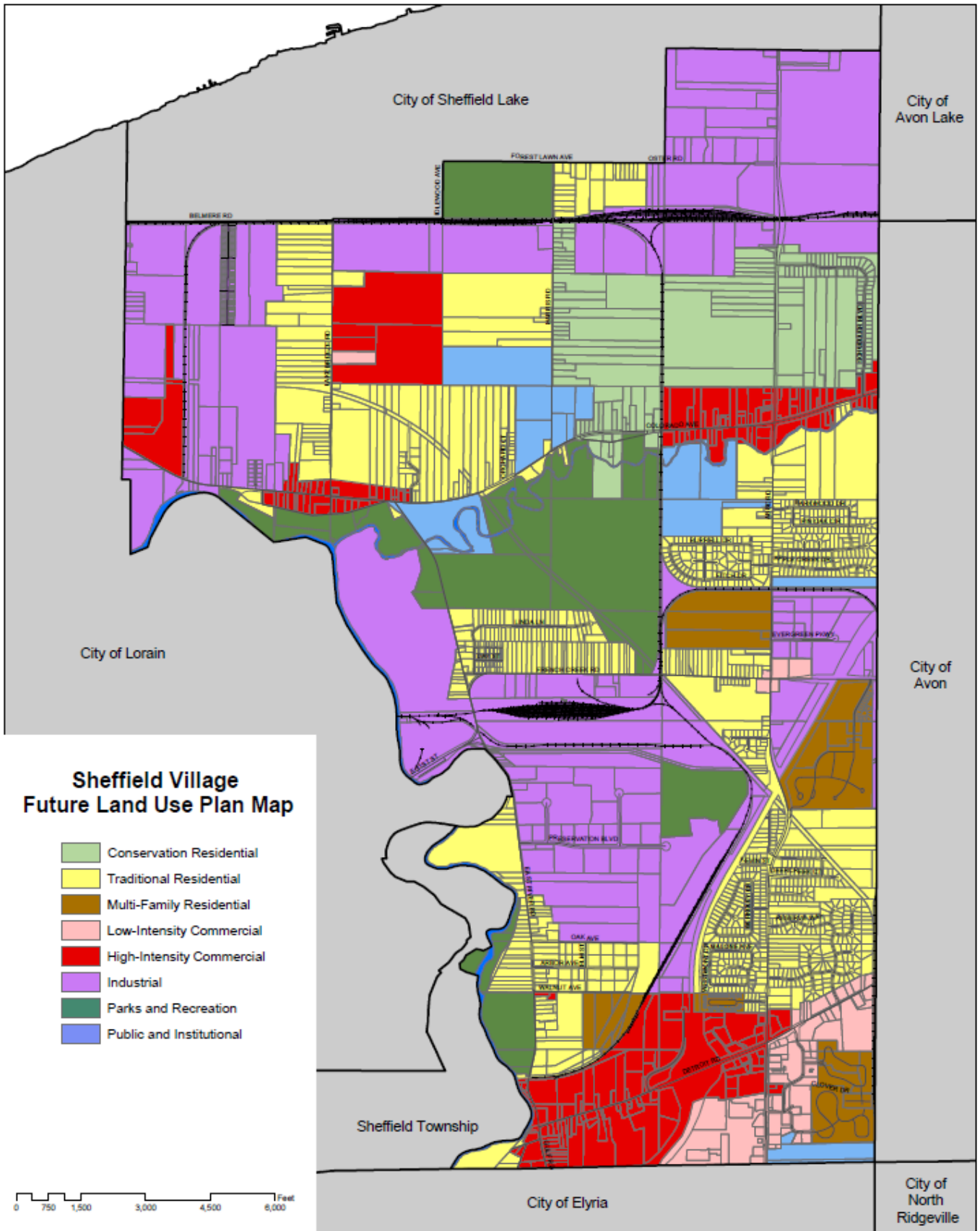
Sheffield Village Future Land Use Plan

The future land use element aims to promote the community's values and further the goals and objectives. The land use element is the basis for physical planning in the village. The future land use categories and accompanying map are the basic building blocks for this land use plan. They provide the geographic representation of the kind of growth and development that is appropriate in various locations, as well as defining the preferred intensity for development.

The future land use categories and the Future Land Use Plan Map are the village's principal tools in making zoning decisions; however, the land use plan should not be interpreted to be the same as zoning. The following are some general land use guidelines to be considered as part of any decision-making process, followed by the Future Land Use Plan Map and a description of the land use categories shown on the map.

General Land Use Guidelines

- The future land use plan map is not intended to provide parcel-specific land use recommendations.
- The future land use plan map is intended to serve as a broad guide for continued development and redevelopment within the boundaries of Sheffield Village. The map is not a zoning map. It only serves as a general basis for the decision-making bodies of the Village. Adopting this comprehensive land use plan does not change any zoning in the Village unless the Village Council, Planning Commission, or a private property owner initiates a zone change that requires a separate and distinct hearing process with specific public notice requirements.
- In making any decisions around the edges of recommended land uses, the Village should consider existing land uses in the area, the use and character of surrounding properties, the proposed development, and the general goals of this plan as it relates to the land use categories shown on the map to determine the best land use for a particular site.
- Public and institutional uses (e.g., schools, places of worship, and community buildings), as well as parks, recreational facilities, and open spaces, are appropriate in all residential neighborhoods. However, those uses should be sited to avoid excessive traffic on local streets by focusing on providing vehicular access from collector or arterial streets with a higher capacity for traffic and safe connections to nearby sidewalks and trails for pedestrians and bicyclists.
- This plan is not designed or intended to prevent anyone from reasonably developing their private property unless local, county, state, or federal laws prohibit development (e.g., no development allowed in the floodways).



Single-Family Residential Categories

Traditional Single-Family Residential

Traditional single-family residential represents most of the older residential development found in Sheffield Village, south of French Creek, and east of the north/south railroad lines that split the village in half. These areas are largely developed at approximately three units per acre or slightly higher densities in certain developments. Common characteristics of this land use designation are moderate-sized lots (12,000 to 15,000 square-foot lots) with detached single-family homes and limited access to public open space beyond local parks. This land use category is maintained to define areas of the older, traditional single-family subdivisions as compared to other areas of the village where there is potential for more subdivision and a desire to conserve single-family residential uses.

Conservation Single-Family Residential

Based on the engagement of the general public and village officials, the village wants to maintain single-family residential densities reflective of the existing minimum lot sizes of 15,000 square feet (approximately three units per acre). However, much of the areas of the village that could potentially see new residential development are not currently served by sewer and, therefore, unlikely to be developed at such densities. For these reasons, the future land use plan recommends that the remaining areas of the village, where single-family residential is the desired land use, should be designated for conservation single-family residential uses. In these areas, the minimum lot size should remain 15,000 square feet. For development in areas with no sewer and where on-site septic systems are required, lot sizes shall be larger, as determined by the health department, to accommodate on-site septic systems. For areas with sewer, land can be developed for standard subdivisions with 15,000 square-foot lots or for conservation subdivisions under the planned unit development process. Conservation subdivisions should be considered with the following principles:

- The maximum gross density of the conservation subdivisions should be three units per acre, similar to what is achieved with traditional subdivisions. However, the maximum lot sizes of individual lots may be reduced to 8,000 square feet (60-foot lot width) to accommodate clustered lots resulting in large open space areas and, potentially, public parks.
- The maximum gross density shall only be based on the total acreage of currently buildable land (floodway and wetland acreage cannot be used for density calculations).
- The subdivisions should be designed to cluster the housing away from existing developments and streets while also using existing natural resources (e.g., tree stands and topography) to “hide” development and maintain a feel of openness in this area of the village.
- Open spaces should be designed to protect the most vulnerable natural resources as a priority, including, but not limited to, floodways, floodplains, riparian corridors, wetlands, and large trees or tree stands.
- Development on private lots shall be limited to detached, single-family residential uses, parks, recreation, or public and institutional uses where approved by the village.

Multi-Family Residential

This use category includes moderate-density detached or attached housing that provides common facilities (e.g., recreational areas, clubhouses, and open space). For Sheffield Village, these uses may include rowhouses, townhomes, and attached patio homes where the units may share common walls, but each unit has a separate exterior entrance. The areas for multi-family residential uses on the future land use plan map are limited to areas of existing development because the focus of future residential development will be on conservation single-family residential development or potentially senior housing that can be incorporated into areas designated for commercial land uses.

Commercial Categories

High-Intensity Commercial

The high-intensity commercial area is the area of high-intensity commercial activities located around the interchange of Detroit Road and Interstate 90, extending between the western municipal boundary of Sheffield Village and Abbe Road. These areas are also located in areas along or near Colorado Avenue. These areas will continue accommodating large-scale buildings and intense commercial uses intended to serve local and regional residents and businesses. This is also an area where the development will have a lot of vehicular access (cars and trucks) and should be designed to minimize conflict between vehicular traffic and pedestrian traffic.

Low-Intensity Commercial

For the remainder of the village, the focus of newer commercial uses falls under the “low-intensity commercial” category. In these areas, the focus is on a smaller-scale commercial and office mix already located within these areas. These areas also included a limited amount of multi-family uses with the commercial mix and may include senior housing options in the future. These areas should continue to include a broad range of retail commercial, service uses, and office space and should incorporate the following design principles:

- Buffering or screening of more intensive uses from less intensive ones shall be required when a commercial building, office building, or higher-density senior housing option is proposed to be adjacent to single-family residential uses. Trees, landscaping, benches, and other site amenities should be incorporated into the design.
- Extension of sidewalks (or alternative pedestrian routes or bikeways) shall be mandatory for all developments along this corridor to ensure that there are opportunities for people to walk to the businesses in addition to driving.
- Curb cuts should be shared or at least kept to a minimum to enhance access management and minimize traffic congestion. Therefore, the development of frontage roads, shared parking, and loading areas shall be encouraged.

Industrial

The industrial use category includes areas where there are establishments for light manufacturing and production of goods or services. The uses in these areas may have some accessory commercial or office uses. Future industrial development should focus on clean industries operating within fully enclosed structures. Some limited general industrial uses or other uses with outdoor storage and activities may occur with appropriate buffers from adjacent properties and careful consideration of any potential impacts on adjacent properties.

Parks and Recreation

The parks and recreation category identifies land used for public and/or private recreational purposes, including parks, playgrounds, open spaces, walking trails, golf courses, and similar uses. New developments, in all other land use categories, are encouraged to incorporate parks and recreational components within the design of the developments, especially for residential construction. For this reason, parks and recreational uses are allowed in all other future land use categories.

Public and Institutional

The public and institutional uses are existing areas of development that include a broad range of uses such as government buildings, schools, places of worship, and other public or semi-public buildings and uses. This category may include buildings or activities related to providing utilities such as gas, electricity, water, sewer, cable television, or other similar infrastructure. While the future land use map only designates existing large public and institutional uses, public and institutional uses may be appropriate in other areas of the village, regardless of the future land use designation. When considering the siting of a public or institutional use, the village should consider the impact the buildings or use will have on the surrounding area and apply appropriate conditions to help mitigate those impacts, such as buffering or access management.