

Existing Land Use

Long Range Plan Update Existing Land Use Policies

- Modify Chapter 1321 Flood Control to reference the 2016 FEMA Flood Plain mapping.
- Consider the creation of riparian setback regulations to be included in the Zoning Ordinance
- Adopt Steep Slope Setbacks in the Zoning Ordinance to achieve this Long Range Plan Update's goals of conservation and protection. Appropriate zoning regulations should be drafted to implement this recommendation.

Development of the Village has included single family residential development, some small concentrated commercial and office development near the Village's two major intersections, a limited industrial area, and scattered public and institutional buildings and facilities. Much - although not all - of the remaining undeveloped land has been acquired by the Federal government for park purposes, as part of land assembly for Cuyahoga Valley National Park. The Village is also traversed by a rail line that has been converted from commercial to recreational use. Several large areas - some vacant and some already in use - offer the potential (or the threat, as the case may be) for development or redevelopment. How those areas will develop or redevelop may depend on decisions made by the Village and other regulatory entities regarding possible provision of public water and sanitary sewer service and which parcels will benefit from such central services.

Existing Village land uses were surveyed in 2002, updated in 2018, and grouped into categories. While many parcels fall into the Agricultural/Vacant category, identification of those parcels with the highest likelihood of future change is discussed further under Land Ownership.

The "downtown" area of the Village could itself be considered as a mature community, and several factors have contributed to the perception among some residents that things could not likely change in any great amount in the Village in the future.

This perception has resulted from a combination of factors, a changing housing demand, the lack of availability of public water and sanitary sewer services, and land acquisition by the Federal government.

Today, these factors are all changing simultaneously, as nearby communities approach buildout, the possibility of public water and/or sanitary sewer services emerges and the Federal government has completed the bulk of its land acquisition activities within the Village boundaries. What has not changed are the extreme topography and natural features - including

the Cuyahoga River - that help define Peninsula's unique character and nearly complete isolation from other communities.

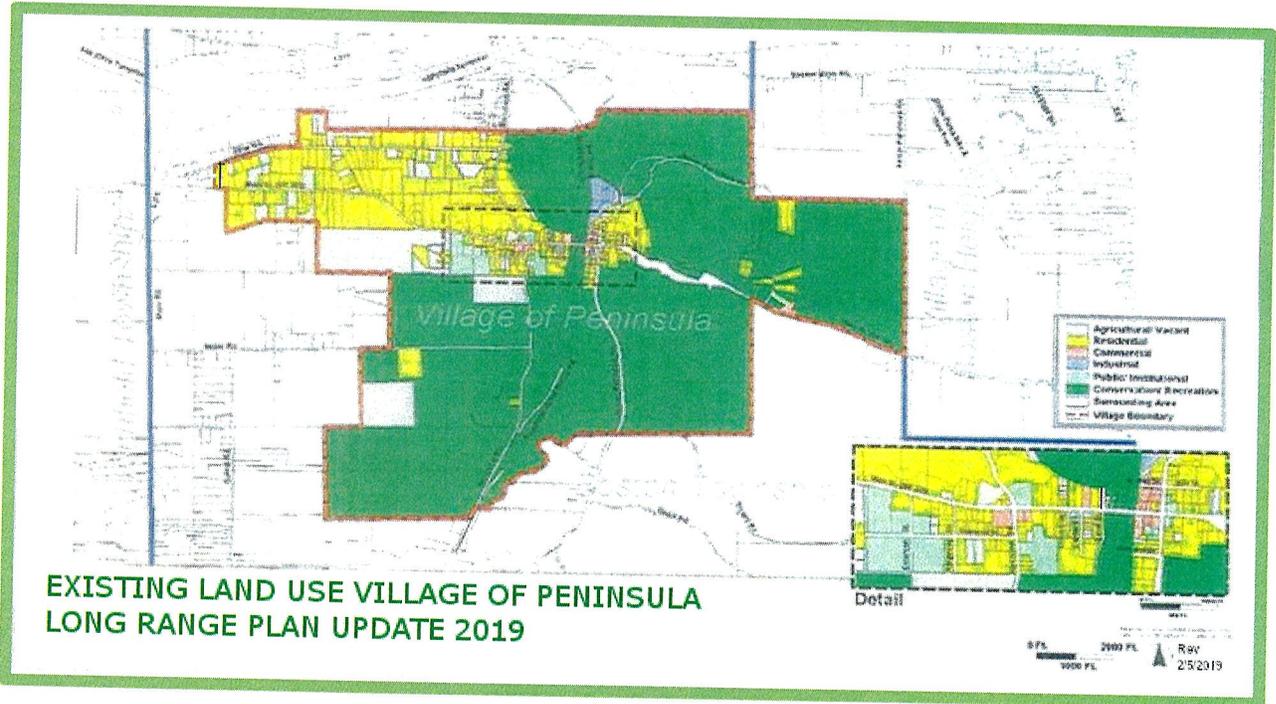
Several maps were prepared, utilizing available data, to identify various Village natural features for the 2003 Long Range Plan. Where appropriate, the maps were revised for the Long Range Plan Update. The information shown on these maps should be viewed in the context of both the date of preparation of the data and the limits of intended levels of accuracy. All information represents general conditions and is not intended to reflect parcel-specific features. Specific natural features can only be identified on a site-by-site basis, with field verification by trained professionals in the various fields of environmental science and analysis. The information on many of the maps from the 2003 plan has not changed, and therefore they are included as they were in the 2003 plan in this update. For maps that have been updated, a specific notation will be included in this section.

Existing Land Use Categories. Despite documented natural features limitations, the generally increasing price of land combined with the continuing demand for new development in surrounding communities, may impact remaining undeveloped property in the Village. The Existing Land Use Map has been updated to show existing Village land uses in 2018. A description of each of the six existing land use categories follows:

1. Agriculture/Vacant. Land in this category includes large agricultural and undeveloped parcels along Main Street, Riverview Road, and Stine Road, and small parcels along Main Street, Riverview Road, and Stine Road.
2. Residential. Land in this category includes homes located on land along nearly all roadways throughout the Village, including allotments and Village plats within the "downtown" portion of the Village, as well as un-platted parcels along many of the Village's major roads.
3. Commercial. Land in this category includes those parcels clustered around Main Street's intersection with Akron-Peninsula and Riverview Roads, as well as a few scattered parcels between and beyond.
4. Industrial. Land in this category includes those uses near the north ends of Locust and West Mill Streets, which comprise the Village's industrial area.
5. Public/Institutional. Land in this category includes the municipal; civic, and other public buildings, as well as the Village's two churches.
6. Conservation/Recreation. Land in this category includes the park property (Federal and County), the Brandywine Golf Club, the Girl Scout and Boy Scout Camp properties, as well as the Scenic Railroad right-of-way.

The revised and updated existing land use map is found below.

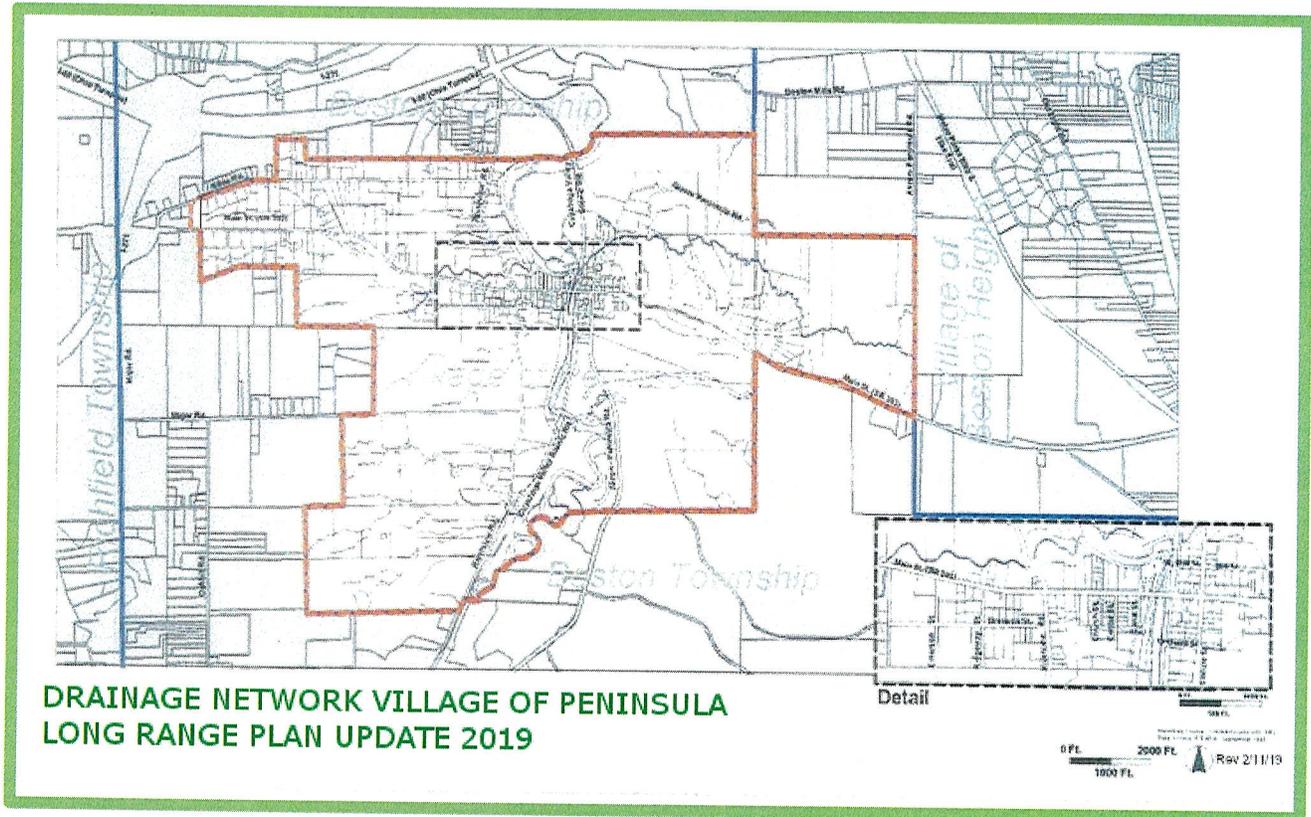
The only significant change from the 2003 land use map is the partial development of the Bender property (Conger Farm LLC) south of Stine and west of Riverview Roads. The farm has been subdivided into 8 building lots, most of which have been developed.



Drainage Network The *Drainage Network* map on the next page shows how the Cuyahoga River traverses and bisects the Village, with corresponding topography and natural features following suit. This map is unchanged from the 2003 Long Range Plan.

Communities have often supported preservation of their drainage networks through the establishment of Riparian Setbacks. Riparian setback regulations are designed to establish distances from water resources where building and other soil disturbing activities are prohibited unless the applicant obtains a variance from the local community. The specific purpose and intent of riparian setbacks is to regulate uses and developments within riparian setback areas that would or could impair the ability of riparian areas to reduce flooding and pollutants, stabilize streambanks, prevent streambank erosion, and provide habitat and community character. Riparian setback regulations are recommended as part of a community's storm water management program for flood control, erosion control, and water quality protection. Summit County has established a riparian setback program for all unincorporated areas of the County. Such programs are often problematic in developed

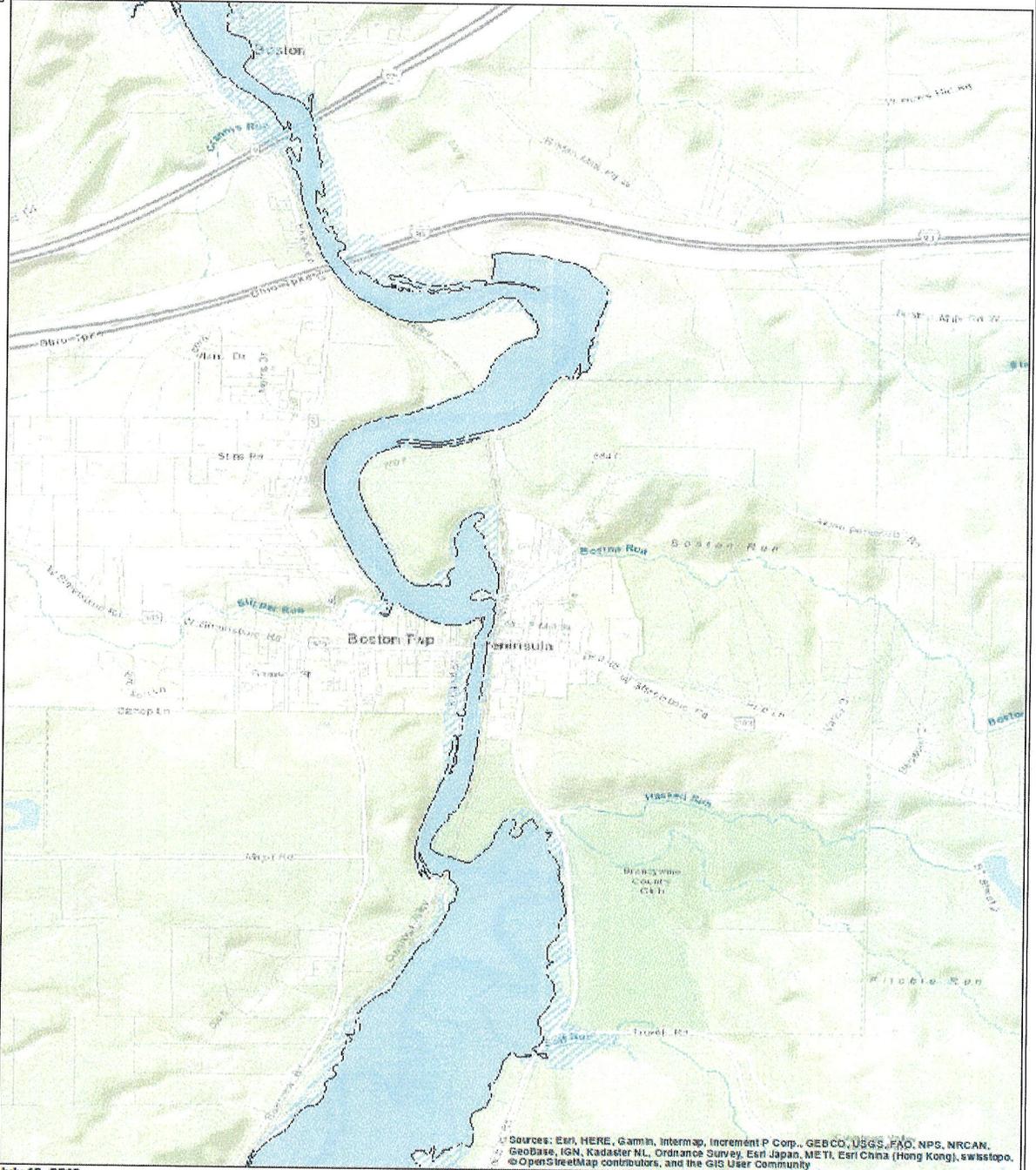
communities where buildings and structures already exist within the setback areas. If a program is established, great care must be taken to evaluate the appropriate depth of the setback to minimize the impacts on existing development while still protecting the water quality of area streams.



Flood Hazard Areas. The map on the following page delineates the flood hazard areas within the Village. The flood plain maps were updated in 2009 and 2016 by the Federal Emergency Management Agency (FEMA). The 2016 map indicates that the area adjacent to the Cuyahoga River is a Special Flood Hazard area of high risk. It is designated Zone A. Zone A is the area inundated by a 1% chance of flooding for which no Base Flood Elevation (BFE) has been determined. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. Properties in this area are subject to floodplain management regulations and require flood insurance purchase. Zone C is a flood insurance rate zone that corresponds to areas

VILLAGE OF PENINSULA: LONG RANGE PLAN UPDATE

County of Summit GIS



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, ©OpenStreetMap contributors, and the GIS User Community

- July 18, 2018
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - AE
 - A
 - AE
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - Parcels

0 0.125 0.25 0.5 mi
1:18,200

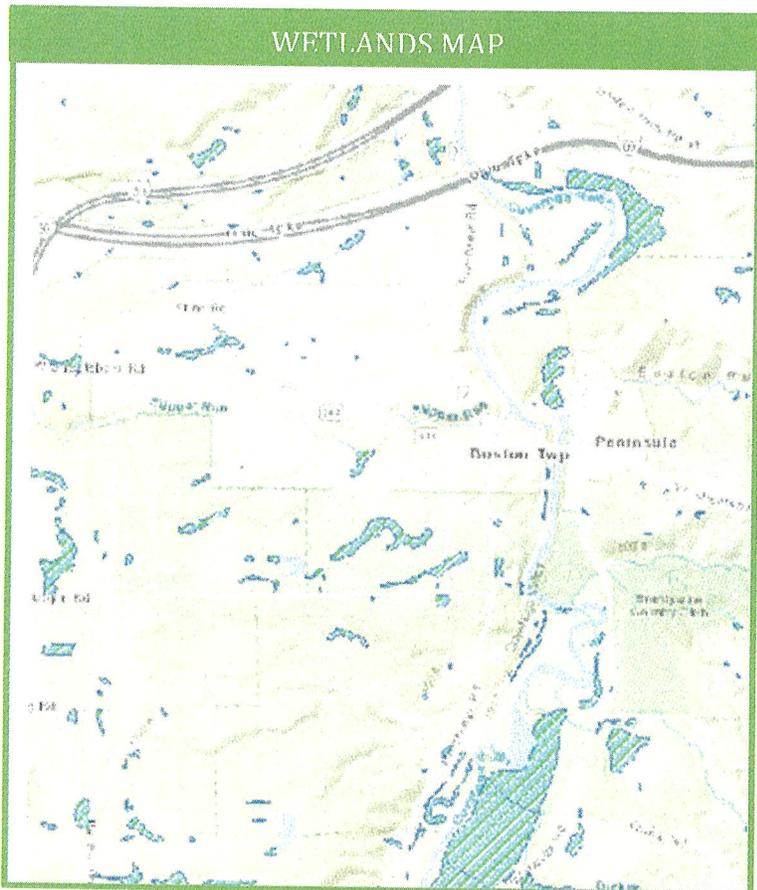
Disclaimer:
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff have made every effort to ensure the accuracy of the map and the data provided. However, we make no guarantee or warranty of the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional (e.g. legal, medical, surveying, engineering, etc.) advice. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility for claims from the misuse or misinterpretations of the data. Use the map at your own risk.

outside the 100-year floodplains. Mandatory flood insurance purchase requirements do not apply in these areas. Zone C covers the remainder of the Village.

Interestingly, the area covered by the Zone A designation reduced slightly between 2009 and 2016. The areas west of the Cuyahoga River south of Main Street (SR 303) and east of Center Street, a small area west of the Cuyahoga Scenic Railroad north of Main Street and an area west of Akron Peninsula Rd. near the Brandywine Golf Club are no longer located in Zone A.

In 2009, the Village adopted Chapter 1321 Flood Control to “... *promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas...*”. The regulations reference the 2009 FEMA maps and should be updated to include the most recently adopted 2016 mapping.

Wetland Areas. The Wetland Areas map shows the various categories of resources that - alone and together - comprise the Village's wetland resources, including the six categories of open water, woods on hydric soil, shrub/scrub areas, shallow marsh areas, wet meadows, and farmed wetland areas, further defined as follows:



- ❖ Open water is self-explanatory, but includes only isolated areas of open water qualifying as wetlands, i.e., not including rivers and watercourses or other waters of the State.
- ❖ Woods on hydric soil, include mature forested areas situated on areas of hydric soils.
- ❖ Shrub/scrub areas have characteristics including emergent woody vegetation in water three feet or less in depth.
- ❖ Shallow marsh areas have characteristics including emergent vegetation in water three feet or less in depth.

- ❖ Wet meadows have characteristics including wet grass areas in water less than six inches in depth on hydric soils.
- ❖ Farmed wetland areas have characteristics including wet meadows in agriculture areas on hydric soils.

Wetlands are highly regulated by the Ohio EPA, U.S. EPA and the Army Corp of Engineers. The Village should support its regulations and require evidence of compliance in all developments.

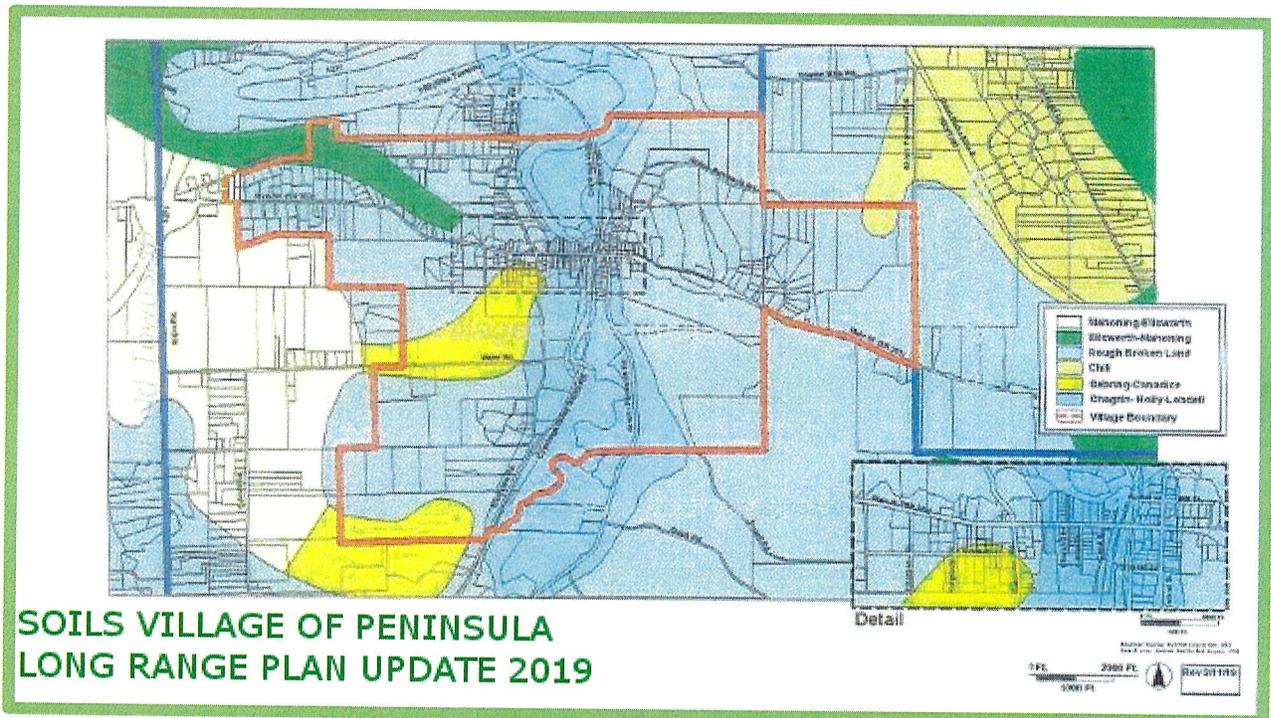
This map, on the previous page, is the most recent map available from the Summit County Engineer.

Soil Associations. Soil Associations depicts the soil types present in the Village, including six of the 10 primary soil types present in Summit County as summarized by the Summit County Soils Map, as follows:

- ❖ Mahoning-Ellsworth, which are nearly level to gently sloping, somewhat poorly drained and moderately well drained soils formed in moderately fine textured glacial till. Only areas outside the Village are included in this category.
- ❖ Ellsworth-Mahoning, which are gently sloping to steep, moderately well drained and somewhat poorly drained soils formed in moderately fine textured glacial till. Some land along Stine Road, as well as some land north of Main Street west of Riverview Road, falls into this category.
- ❖ Rough Broken Land, which are very steep land types and soils. The majority of the land area within the Village falls into this category.
- ❖ Chili, which are nearly level to steep, well-drained soils formed in sandy and gravelly glacial outwash. Only a small portion of the Girl Scout Camp property in the Village falls into this category.
- ❖ Sebring-Canadice, which are nearly level, poorly drained soils formed in silty and clayey lacustrine material. The eastern portion of the Haramis property, as well as the eastern half of the Bronson Allotment, falls into this category.
- ❖ Chagrin-Holly-Lobdell, which are nearly level, well drained, poorly drained, and moderately well drained formed in medium-textured alluvium. Most of the areas adjacent to and surrounding the Cuyahoga River, including the "downtown" portion of the Village, fall into this category.

Adoption of Steep Slope Setbacks as part of the Village Zoning Ordinance would help to protect such areas from construction and development in the future. Important to note is that such zoning provisions would include a requirement for identification of topography and slopes on a parcel-specific basis. Such zoning provisions would also be applicable to areas identified on such

parcel-specific basis, rather than to the general soil association areas shown on Map 6 - Soil Associations. The Soils map has not changed since the 2003 Long Range Plan.



Summary: Existing Land Use Policies.

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