



VILLAGE OF SEVILLE COMPREHENSIVE DEVELOPMENT PLAN: 2019 UPDATE

VILLAGE OF SEVILLE, OHIO



ACKNOWLEDGMENTS

The Comprehensive Development Plan document was prepared under the guidance and review of the Village of Seville Comprehensive Development Plan Steering Committee. The members of the Steering Committee dedicated hours of volunteer time to review planning material developed during this process, as well as hours to meetings and discussion of goals and strategies for the future of the Village. Throughout the process, they provided diverse perspectives that resulted in a comprehensive understanding of issues, and foresight that was vital in formulating this vision for the Village of Seville. The following Seville citizens served on the Steering Committee and deserve much appreciation of the community for developing the Plan that will guide the Village:

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The following Seville citizens served on the 2019 Update Committee. They committed their time, expertise, and local knowledge for the continued betterment of their community.

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INTRODUCTION

A. PURPOSE OF THE PLAN

The Comprehensive Plan is a dynamic planning tool that provides a structure for land use while concurrently allowing for continuous revision based upon changes in the market and growth trends. The purpose of the planning process is threefold: to provide spatial design specifications for the village, to provide a technical database for legal support in the use of the land, and to provide the framework for implementation of the Comprehensive Plan. A Comprehensive Plan provides a community with the opportunity to guide physical development and redevelopment through the identification of key policies, and goals of the residents with respect to public health, safety and general welfare.

This plan can be utilized for further refinement and revisions to the village zoning code that will encourage growth and development of the village in accordance with its goals and objectives. It is intended that this plan be used not only as a guide for land use decisions, but also as an extensive reference on the village, and a blueprint for community programs, public and private sector initiatives and investment in facilities and infrastructure.

B. COMPREHENSIVE PLANNING PROCESS

The Village of Seville adopted its first comprehensive plan in 1996. Since that time the Village has relied on the plan to provide direction for change. The focus of the 1996 Plan was the preservation of small-town atmosphere while providing for commercial and industrial development to diversify the tax base. The 1996 Plan suggested commercial development along the west side of Route 3 north of Greenwich Road, along the north side of Greenwich Road west of Route 3, and along the north and south sides of Greenwich Road east of Route 3. Industrial development was encouraged west of Route 3 and south of I-76.

In 2002 the Village realized that their Zoning Ordinance needed to be updated and contacted the Medina County Department of Planning Services for assistance. After initial review of the changes that were anticipated, it was decided that a revised Comprehensive Plan would be a useful tool for support for the zoning ordinance changes. Also, the Village had annexed almost 400 acres since the earlier Comprehensive Plan and much of the development pressure was occurring in these newly annexed areas.

That spring, the Village of Seville established a Comprehensive Plan Steering Committee to work with the Medina County Department of Planning Services (DPS). The Committee, consisting of 22 interested residents including the

current and prior Mayors, one Councilperson, the Chairman of the Planning and Zoning Commission, and a member of the Board of Adjustments, met on a monthly basis with the Planning Services Department. During these meetings DPS presented data and progress updates and provided an opportunity for discussion of key issues. Guest speakers on issues such as conservation development, riparian corridors and economic development were often a part of the meeting discussions. The meetings were open to the public and were often attended by other residents of the Village.

A survey was conducted in the fall of 2003 by a subcommittee of the Comprehensive Plan Steering Committee. The project was done in collaboration with the Medina County Department of Planning Services and the Village of Seville Planning and Zoning Commission. A total of 237 people returned the survey, which had been mailed to all the households in the Village (a total of 2000, 2 to each 1000 households). See Appendices C and D for the survey and results.

A Town Meeting was held in July of 2004. Over 120 people turned out to review preliminary findings and provide input on the preliminary goals and objectives produced by the Steering Committee. A second Town Meeting was held in October of 2005 to present the Comprehensive Development Plan in draft form. The Plan was also available online and at various locations in the Village to allow as many residents as possible an opportunity to comment.

After integrating input from the second Town Meeting, which took place on October 27, 2005, the final draft of the Comprehensive Development Plan was heard at a public hearing before the Planning and Zoning Commission on _____. The Commission then made a recommendation to the Village Council for approval and adoption with amendments. A public hearing was convened before Village Council on _____ for final discussion and action on the Plan. The Final Comprehensive Development Plan was adopted with amendments by Village Council at the conclusion of the hearing on _____.

2019 Update

A committee was formed by the Zoning & Planning Commission in the Spring of 2019 to review and update this plan. The following major revisions, updates, and re-writes are as summarized:

Chapter 1: "Seville's Railroads and Interurban Electric Railway History" was added. "Residential Development" statistics were made current with the latest available data.

Chapter 2: "Population Characteristics" data was made current with the latest available data, and information on national home-buyers trends was added to the

section. "Public Facilities, Services, and Utilities" was updated with current information.

Chapter 3: "Economic Development" and "Existing Zoning" were updated with current information. "Balanced Growth" was added.

Chapter 4: The content of chapter 4 was reviewed.

Chapter 5: The implementation strategies of the 2006 plan were reviewed. Many of the recommendations were completed since its adoption. The completed recommendations were recorded in "Appendix E: Completed Implementation Recommendations", which was added for this update. Some recommendations that remained unapplied and that the Update Committee believed to be no longer fitting were also moved to Appendix E. Recommendations that are ongoing from the 2006 plan were retained in Chapter 5. Some recommendations were added with consideration to current conditions, trends, and issues, as well as the goals, objectives, and policies stated in Chapter 4.

Chapter 6 (of 2006 plan): The committee considered Chapter 6 "Economic Development" of the 2006 plan to be redundant to information in Chapter 3. The content of this Chapter 6 was updated and integrated into the "Economic Development" section of Chapter 3. This 2019 update does not have a sixth chapter.

Map 1: Updated with later available aerial imagery.

Map 2: Updated to show more current development. Original land cover data was retained.

Map 3: Updated to show more current development.

Map 4: Updated with the most current FEMA Flood Zones and to show later development.

Map 5: Updated to show more current development. Original soil data was retained.

Map 6: Updated to show more current development and land uses.

Map 7: Original map, based on *208 Water Quality Management Plan for Northeast Ohio, Northeast Ohio Areawide Coordinating Agency, November 9, 2019*, was retained. Later data has not yet been adopted by that source.

Map 8: Updated to show additions to parks and later development. Conceptual trail link through private properties between Hubbard Valley and downtown Seville was unlikely feasible and omitted from the map.

Map 9: Retained. No new annexations have occurred.

Map 10: Updated to show more current development and zoning district.

Map 11: Unchanged

Map 12: Updated to show current zoning districts, undeveloped, and agricultural land.

Study Area 1: Unchanged

Study Area 1A: Unchanged

Study Area 2: Unchanged

Study Area 2A: Unchanged

CHAPTER I: BACKGROUND

The Village of Seville is advantageously located along the Ohio State Route 3 corridor, approximately 8 miles south of the City of Medina in Medina County. The intersection of I-76 and Route 3 is within the Village boundary and the I-76/I-71 interchange is only 1 mile south of the Village. The Route 3 corridor has experienced significant growth in recent years. The accessibility of the Village to two major interstate systems has made it a desirable distribution center and logistics hub. It is expected that the Village, as well as the surrounding communities of Medina, Westfield Center, and Montville Township, will continue to be desirable locations for development. An aerial view of the Village can be seen on *Map 1: Seville and Vicinity Aerial*.

This chapter analyzes a number of existing conditions, including comparisons of Seville to the above adjacent communities and to Medina County as a whole. This analysis is necessary in order to understand the development potential of areas within the Village. It also provides the foundation on which goals and objectives are formulated and policies and strategies established.

A. REGIONAL CONTEXT

The Village of Seville is located in Northeastern Ohio, in the south-central quadrant of Medina County. The community is approximately 40 miles from Cleveland and 20 miles from Akron, as shown on *Map 1A: Communities within 30 Miles of the Village of Seville*. Interstate 71 and Interstate 76 provide convenient access. State Route 3 is a major north-south arterial that links Seville north to the City of Medina and Cleveland, and south to Wooster and beyond. Much of the development attraction within the Village of Seville can be attributed to the area's accessibility to many of the region's employment centers, cultural facilities and major retail businesses. In addition, the Village has a scenic landscape that combines scenic farmland with a quaint small town.

B. HISTORICAL BACKGROUND

The story of Seville begins with the formation of the Connecticut Western Reserve at the close of the American Revolution. Land in the Reserve was sold to investors who in turn sold off parts of their holdings. In 1816 Henry Hosmer walked from Connecticut to the present site of the town of Seville in eighteen days. Finding it to his liking, he returned home to bring back his brother Chester and sister Mary along with four other companions. They returned to the Reserve in February of 1817. The first real estate negotiated in the town occurred when the men bought a lodge from some Delaware Indians encamped on the future town site.

The community of Guilford Township grew slowly. In 1820 a road was planned from Wooster to Cleveland. This Wooster Pike Road followed the present course of S.R. 3. The following year saw the opening of the first store in the community, which failed due to lack of business. That year saw the beginning of a far more successful and ongoing enterprise for the fledgling town with the opening of the first schoolhouse.

With the Wooster Pike Plan proceeding, more and more people began to move in, and more businesses started up. Like all ventures, some were successful, and some were not. No matter what the situation, people were settling into the sedentary life of a prosperous town. More conveniences would be forthcoming.

In 1824, "Mound Hill Cemetery" was surveyed, with the first burial in June of that year. The name comes from the ancient Indian mound located in its center. In 1825 regular mail service began to pass through "Hosmer's Opening" with William Hosmer, Henry and Chester's father becoming the first postmaster. He died in 1839, at the age of 99, and was buried in Mound Hill Cemetery, one of six Revolutionary War veterans resting there.

The "Burgh" had grown and in 1828 Henry Hosmer hired county surveyor Nathaniel Bell to lay out the first village west of Chippewa Creek. This town would have a traditional village square in the center, now called Stanhope Park. The original town square or park has become a triangle with Route 3 abutting it to the south. "Apparently, early traffic on Route 3 refused to follow the square corners around Seville's first park and cut diagonally through it until today's right-of-way was established by both law and usage."¹

Until it was surveyed, the current Village of Seville was called "Hosmer's Opening" and then the "Burgh". The name Seville was adopted at the time it was surveyed. Legend has it that Washington Irving suggested the name after spending an evening here, claiming it reminded him of the Spanish town of that name. Daniel Webster is also reported to have spent a night in the Village of Seville.

As demand grew for more goods and markets, the stage line proved to be an inadequate form of transportation. Canals were all the rage and a company was formed to build a canal to connect with a canal through Summit County. The Chippewa Canal Company came into existence in 1837 but disbanded in 1838. Less than twenty years later Seville's first attempt to promote a railroad through town also failed. Efforts were renewed until 1871 when a line finally did come through. The Baltimore and Ohio eventually took over complete operation.

While Seville's railroad endeavor was finally proving successful, an event took place in London, England that would bring the town of Seville international prominence. The event was the marriage of the "World's Tallest Couple".

¹ Lee Cavin, 1816-1966, A Book About Seville, Ohio, written for the Sesquicentennial Committee, p.18

Captain Martin Van Buren Bates, standing 7'9", and his bride Anna Swan, 7'11" were joined in matrimony.

P.T. Barnum at his American Museum in New York had formerly employed Anna, but both were working for Judge H.P. Ingalls on a grand tour of Europe when they were married. They were presented to Queen Victoria by Royal Command. Their first child, a girl weighing eighteen pounds, was born stillborn in England. Upon their return to America, doctors advised Anna to settle near an inland lake for health purposes. The couple bought property to the east of town and proceeded to build a house to fit their proportions. Their second child, a boy, was born here in 1879 and is the largest birth on record weighing almost 24 pounds. The child would survive only eleven hours and is buried at Mound Hill. Anna would die in 1889 and is buried next to her child. The Captain continued to live in town until his death in 1919 and he was buried in the family plot with his wife and child.

Seville's Railroads and Interurban Electric Railway History

The railroad built in the late 1840's was called the Cleveland, Medina & Tuscarawas Railroad. It would run from Cleveland right through Seville to Wheeling. With a little financing secured, construction was started in 1854 but additional funding through bond sales failed and in 1856, with most of the grading completed from Grafton to Sterling construction was stopped and this first attempt to build a railroad through Seville ended.

In 1863, the Atlantic & Great Western railroad was building through our area and while efforts were made to have it come through or near Seville, the efforts failed, and the line came through two and a half miles south of our village. Where the tracks crossed the "Pike" (Rt. 3) in what is now Creston an offer of land to build a station was made and accepted by the railroad. The station went by the name "Seville Station" for many years and was the nearest approach to Seville by rail.

In 1871, the Lake Shore & Tuscarawas Valley Railroad Co. offered to build a line from Grafton to Uhrichsville provided the roadbed and right of way from the failed Cleveland, Medina & Tuscarawas Railroad was donated along with stock subscriptions by the towns along the route. Funds were raised and construction from Grafton to Seville was completed the same year. Seville operated as the line's southern terminus for about a year before the road was opened to Massillon, then to Uhrichsville and eventually, through connecting lines, extended north to Lorain and south to Bridgeport on the Ohio River.² Over the years, through foreclosures and consolidations it became the Cleveland, Lorain & Wheeling and eventually became part of the Baltimore & Ohio.

A large, brick, depot was built just south of Main Street in 1874 to serve the freight and passenger business. During the First World War, the flour mill near

² Author Unknown, Seville 1816-1916 The Evolution of a Rural Community

the depot ran day and night to fill and ship government orders. A foundry and factories moved into Seville and shipped by rail. The tracks also brought passengers and supplies, and the village boomed; but by the 1930's the Great Depression had taken its toll and the trains no longer stopped. Fifty years passed while the depot sat unused. Various attempts to save it failed and the depot was torn down in 1993.³

The B&O was taken over by the Chesapeake & Ohio in the early 1960's then became part of the Chessie System family in 1972. In 1987 it all disappeared into the CSX Transportation system. The tracks that run through Seville are a branch line that begins in Sterling and goes north to Lester where other branches extend to Lorain and Cleveland. For many years this was the principle route for hauling West Virginia coal to Cleveland and the Great Lakes. Today, CSX has determined the track is redundant or unprofitable and has placed the branch in its rail banking system... not abandoned, but not in use.

As valuable as the railroad was to our village, there was another rail system that played a big part in Seville's history. The Cleveland, Southwestern & Columbus Railway Company. The CS&C was an electric railway and when it came to Seville in 1903 the company built an electric substation to power its cars... and that brought electricity to the Village of Seville.

In the late 1800's electric interurban cars were servicing the Cleveland area and tracks ran south as far as Berea. In 1897 the Cleveland, Medina & Southern Railway was formed to extend tracks to Medina and that same year plans were made to extend the line to Wooster via Chippewa Lake, Seville and Creston. The line was completed in 1903 and the company merged all its holdings creating The Cleveland & Southwestern Traction Company. A depot was built in Seville for the new freight and passenger service, and not long after arriving the line built a branch west to Leroy, Lodi, West Salem, Ashland and ending in Mansfield. Other southern routes were acquired and in 1907 all holdings were again consolidated to form the Cleveland, Southwestern & Columbus Railway. While the CS&C never had a direct line as far as Columbus (you could get there but only by transferring to connecting lines) it was built into a 225-mile system covering the north central part of the state. The cars were clean, comfortable and since all were painted green with gold leaf it became known as the "Green Line". In the days when there were few paved roads this line provided excellent, quick transportation and the freight service opened new markets to the area farmers and other businesses.⁴

As the years passed paved roads, automobiles, trucks and busses eliminated much of the business for the Interurban lines. By 1922 the CS&C was in receivership. Lines were abandoned to survive, and for a few years' profits

³ Seville Historical Society. July 20 2018. <https://www.facebook.com/pg/sevillehistoricalsociety/posts>. Retrieved July 5 2019.

⁴ Max E. Wilcox, The Cleveland Southwestern & Columbus Railway Story

returned, but by 1929 the line was again in receivership. Its final run was made on 28 February 1931. It only ran for twenty-eight years but the CS&C's contribution to Seville's history cannot be ignored.

The CS&R tracks no longer run through Seville, but traces can still be found. From the north, the line ran parallel to the existing CSX track, crossed the Chippewa Creek and came into town near its substation in the area of what is now Electric Street. Some of the original track right-of-way can still be seen north of town where Buffham Road crosses the CSX tracks. The Northern Ohio Railway Museum is located there and now owns two miles of the original right-of-way that ran from Chippewa Lake south to Seville. The museum is home to a large collection of Interurban cars and is dedicated to safe keeping the history of the Interurban Railways.

As Seville has recently celebrated its bicentennial its citizens can look back with pride on their accomplishments. Not all of their endeavors proved successful, but they endured and grew. Although "big city" status was never obtained, the people achieved a feeling of "community" with their neighbors that only a town of Seville's stature can obtain.

C. NATURAL FEATURES

Seville Village is comprised of approximately 1642 acres. Moderately rolling hills characterize the community with average slopes ranging up to 12 percent throughout the area. The majority of the land has deciduous vegetation with scattered areas of woodlands adjacent to the streams. Most of the newly annexed land and the undeveloped land within the Village had previously been farmed, leaving it open and relatively flat. *Maps 2: Forests and Wetlands, 5: Hydric and Flood Prone Soils and 4: FEMA Flood Zones* illustrate many of the significant natural features existing in the Village.

There are two major streams and their tributaries that traverse the Village, as well as numerous small ponds. Chippewa Creek and its unnamed tributary are located west of S.R.-3., and Hubbard Creek is east of S.R.-3 and winds northeast to southwest along the south-central portion of the Village.

Much of the low-lying area along Chippewa Creek and its unnamed tributary is in the flood plain according to the Federal Emergency Management Agency's Flood Insurance Maps, effective August 19, 2013. There are also several areas with hydric soils within the Village and to the immediate south. Hydric soils can be an indicator of wetlands since they usually are impervious soils, which do not drain well, therefore causing water to stand for long periods of time. One of the major areas of hydric soils is in the southeast corner of the Village. Other concentrations of wetlands are found along Hubbard Creek and in the northwest section of the Village, west of the railroad tracks. In total there are approximately 176 acres (11% of the land area of the Village) within the Village that are considered wetlands or floodplains. Many of these acres are located within

undeveloped areas and are also prime locations with significant development potential.

D. RESIDENTIAL DEVELOPMENT TRENDS

Since 1980 the number of dwelling units has steadily increased within the Village: by 11.7% between 1980 and 1990 and 30% between 1990 and 2000 (See Table 1) Seville’s growth rate for dwelling units between 2000 and 2010 increased by 15.5% and between 2010 and 2017 the growth is estimated to have slowed to 1.2%. It’s important to note that the 2017 numbers are the U.S. Census Bureau’s American Community Survey 5-year estimates and actual numbers may vary.

**Table 1: Dwelling Units in Seville Village
1980 - 2017**

	1980	1990	2000	2010	2017*
Number	582	650	847	978	990 ⁵
% Increase	n/a	11.7	30.3	15.5	1.2

Source: U.S. Census Bureau DP-1 Population & Housing
* Source: U.S. Census Bureau, 2013-2017 ACS 5-year Estimate

Table 2: Housing Unit Comparisons 1990-2017

	Year 1990				Year 2000			
	Units	Occupied	Renter	Owner	Units	Occupied	Renter	Owner
Medina County	43,330	41,792	8,663	33,129	56,793	54,542	10,226	44,316
Montville Twp.	1,103	1,073	73	1,000	1,958	1,873	272	1,601
Seville	650	633	155	478	847	808	142	666
Westfield Center	298	289	38	251	431	401	37	364
Westfield Twp.	1,262	1,164	128	1,036	1,585	1,492	157	1,335

	Year 2010				Year 2017 *			
	Units	Occupied	Renter	Owner	Units	Occupied	Renter	Owner
Medina County	69,181	65,143	12,607	52,536	71,310	67,192	13,483	53,709
Montville Twp.	4,094	3,906	633	3,273	4,293	4,130	735	3,395
Seville	978	917	199	718	990	942	185	757
Westfield Center	473	450	39	411	523	485	47	438
Westfield Twp.	962	919	72	847	1,034	1,000	64	936

Source: U.S. Census Bureau DP-1 General Population & Housing Characteristics
* Source: U.S. Census Bureau DP04, 2013-2017 American Community Survey 5-year Estimate

⁵ While the American Community Survey estimated 990 dwelling units, the Seville Board of Public Affairs billed 1058 residential sewer bills in April of 2019.

Table 3: Number of Housing Units Change 1990 - 2017

	Number	Percent
Medina County	27,980	64.6%
Montville Twp.	3,190	289.2%
Seville	340	52.3%
Westfield Center	225	75.5%
Westfield Twp.	-228	-18.1%

Source: U.S. Census Bureau, General Population & Housing Characteristics & S.U.S. Census Bureau, 2013-2017 American Survey 5-year Estimates

Table 4: Number of Housing Units Change 1990-2017* (Owner / Renter Occupied)

	Owner Occupied				Renter Occupied			
	1990 % Owner Occupied	2000 % Owner Occupied	2010 % Owner Occupied	2017* % Owner Occupied	1990 % Renter Occupied	2000 % Renter Occupied	2010 % Renter Occupied	2017* % Renter Occupied
Medina County	79.3%	81.3%	80.7%	79.9%	20.7%	18.7%	19.4%	20.1%
Seville	75.5%	82.4%	78.3%	80.4%	24.5%	17.6%	21.7%	19.6%
Montville Twp.	93.2%	87.2%	83.8%	82.2%	6.8%	12.8%	16.2%	17.8%
Westfield Center	86.9%	90.8%	91.3%	90.3%	13.1%	9.2%	8.7%	9.7%
Westfield Twp.	89.0%	89.5%	92.2%	93.6%	11.0%	10.5%	7.8%	6.4%

Source: U.S. Census Bureau DP-1 General Population and Housing Characteristics
 * Source: U.S. Census Bureau 2013-2017 American Community Survey 5-year Estimate

Housing Units – Occupied by Owners and Renters

It’s estimated that there are 990 housing units in Seville in 2017 and 942 are occupied. Owners occupy 757 (80.4%), and 185 (19.6%) are rented.

Seville’s housing stock increased in the seventeen years from 2000 to 2017 by 143 units or 16.9%, and occupied units increased by 134 units, or 16.6%. In the same time frame, owner occupied units increased by 91 units, or 13.7%, and renter occupied increased by 43 units, or 30.3%.

Since 2000 there has been residential development within the Village for traditional single-family homes and cluster housing but no new apartment buildings or rental housing. There has been natural attrition in older housing stock replaced with the conversion of older homes to apartments or to a rental unit.

Rental housing, both in the form of single-family homes and apartment buildings adds to the diversity of housing for the community. The community wants to add commercial, office and industrial development to the Village. The availability of housing for potential employees at all levels is a selling point. Also, rental housing provides an opportunity for both young adults right out of school and older adults who no longer wish to care for a home and yard to be able to stay within the Village.

Cluster Housing/Single-Family Attached

Cluster housing, single-family attached units, and other alternatives to the traditional single-family home on an individual lot, fill a housing need and also can be used to preserve natural amenities, protect sensitive environmental conditions and protect historic buildings and sites.

CHAPTER 2: EVALUATION OF EXISTING CONDITIONS & TRENDS

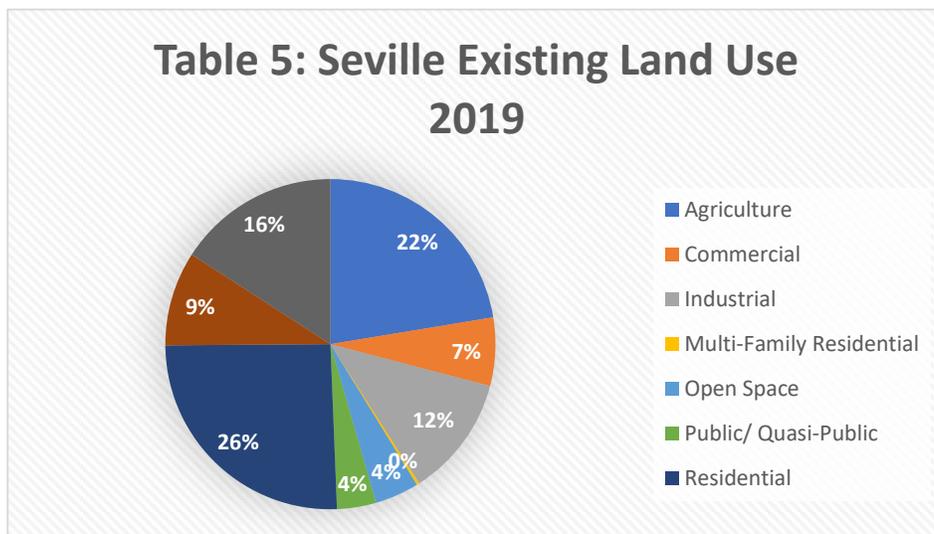
A. EXISTING LAND USE

Method of Analysis

Existing land use for the 2019 update was determined with current parcel data from the Medina County Auditor's Office as well as parcel map data from the Medina County Tax Maps Office. The data sets were joined by a common field with Geographic Information System (GIS) software. The assigned land uses were derived from tax class codes assigned by the Auditor's Office. With GIS, the map data was categorized by the assigned land uses, and the sum of area of each category was determined calculated.

The land uses derived from the tax class codes were reconciled to the local knowledge of the 2019 planning committee members for misassignments and parcels with no tax class codes assigned. Some variation between the 2004 and the 2019 data is because of this improvement with the 2019 data. The actual area of the Village did not change.

Public and Quasi Public categories were combined for the 2019 review in consistency with available data.



Residential

In 2019 Approximately 25.52% (419.2 acres) is one or two-family dwellings, and 0.27% (4.4 acres) are multi-family dwellings. In 2004, approximately 21.98% of the Village was residential development. This indicates a 3.81% increase in residential development since 2004.

Commercial

The 2019 analysis shows land used for commercial development comprises 6.68 % (109.8 acres) versus 2.24% (35.62 acres) in the 2004 analysis. The commercial land use is concentrated north of I-76 and west of S.R. 3, at the intersection of Greenwich Road and S.R.3 and in the downtown area.

Industrial

In 2004, industrial land development accounted for approximately for 13% (207.77 acres) and the 2019 analysis showed 11.88% (195.1 acres). Industrially developed land is concentrated in the northwest quadrant of the Village, along the railroad track and immediately south of the downtown (Seville Brass Co.).

Park/ Open Space

Open Space or parkland within the Village consists of five parks: Cy Hewit Park, Leohr Park; Memorial Park, Stanhope Park and Freeman Park. These five parks represent 4.32% of the Village's land area (70.9 acres), which is 20.1 acres more than indicated in the 2004 plan.

Public and Quasi-public

Public uses such as the Village Hall, the fire station, the library, and government owned land, as well as quasi-public uses such as churches make up 3.82% (or 62.84 acres) of the Village's total land area. Some variances in this category since 2004 may reflect corrections in categorization and not development changes.

Right-of-Way

Over 151.9 acres of land within the Village are used for right-of way for roads, the railroad and utilities. This represents 9.25% of the total land area of the Village, and this is only a slight difference since 2004.

Agriculture & Undeveloped

Approximately 22.4% (368 acres) of land within the Village is devoted to agricultural use. Most agricultural land that has been annexed into the Village in recent times did so for potential development. An additional 15.87% (260.7 acres) of land is categorized as undeveloped.

The combination of agricultural and undeveloped land is 38.27% of the Village or 628.7 acres. 149.4 acres that were categorized as undeveloped or agricultural in 2004 have been developed between 2004 and 2019.

Table 6: Seville Land Use Summary

LAND USE	2004		2019	
	AREA (ac)	% TOTAL AREA	AREA (ac)	% TOTAL AREA
Agriculture	429.2	27.01%	368.0	22.40%
Commercial	35.6	2.24%	109.8	6.68%
Industrial	207.8	13.08%	195.1	11.88%
Multi-Family Residential	15.0	0.95%	4.4 ⁶	0.27%
Park (Open Space)	50.8	3.20%	70.9	4.32%
Public (2004)	9.8	0.62%	-	-
Quasi-Public (2004)	14.4	0.91%	-	-
Public/ Quasi-Public (2019)	-	-	62.84	3.82%
Residential	333.4	20.98%	419.2	25.52%
Undeveloped	348.9	21.96%	260.7	15.87%
ROW	144.1	9.07%	151.9	9.25%
Total	1,589.0	100.00%	1642.8	100.00%

Map 6: Existing Land Use illustrates the locations within the Village of Seville for the above referenced land uses.

B. POPULATION CHARACTERISTICS

Table 7 shows the changes in population that have taken place over time in the Village of Seville and surrounding communities. Comparisons are also made to the county. During the 10-year period from 1980 to 1990, the Village of Seville saw a strong growth rate of 15.4% and from 1990 to 2000 growth continued

⁶ Some parcels were recategorized from Multi-Family Residential to Residential in 2019.

strong at 19.3%. From 2000 to 2010 (recession years for the housing industry) growth slowed to 6.3%, then rebounded to 10.5% from 2010 to 2017. From 2000 to 2017 Seville's growth is a strong 17.5%. During the same seventeen-year period, the neighboring village of Westfield Center had a growth rate of 9.7%, and Medina County's rate was 16.7%.

In actual numbers, Seville's population growth rate of 17.5% from 2000 to 2017 translates to 378 persons, while neighboring Westfield Center's 9.7% rate represents 102 persons.

Table 7: Population Trends - Seville & Surrounding Areas

Area	1980	1990	2000	2010	2017*
Seville	1,568	1,810	2,160	2,296	2,538
Westfield Center	791	784	1,054	1,115	1,156
Medina	15,268	19,231	25,139	26,678	26,348
Medina County	113,085	122,354	151,095	172,332	176,362

Area	Population Change							
	1980 - 1990		1990 - 2000		2000 - 2010		2010 - 2017*	
	Difference	Percent	Difference	Percent	Difference	Percent	Difference	Percent
Seville	242	15.4%	350	19.3%	136	6.3%	242	10.5%
Westfield Center	-7	-0.9%	270	34.4%	61	5.8%	41	3.7%
Medina	3,963	25.9%	2,719	17.3%	1,539	6.1%	-330	-1.2%
Medina County	9,269	8.2%	28,741	23.5%	21,237	14.1%	4,030	2.3%

Source: U.S. Census Bureau DP-1 General Population and Housing Characteristics

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimate

Population by Age

Table 8 shows the Village of Seville's population breakdown by age for the years 1990 thru 2017. Figures 3 and 4 show population by sex. Looking at the changes from 2010 to 2017, the largest segment of Seville's population (21.2%) remains the 5 – 19 age group.

The 20 -29-year-old age group increased by 4.1% (11 persons); but, the largest adult segment of our population is those aged 40 – 49 (17.9%), with cohorts aged 50 – 59 only slightly behind with 15.6%.

Between 2010 and 2017, the Village saw its largest adult population gain in the 40 – 49 segments gaining 98 persons for a 27.5% increase. The combined group of those 30 – 49 increased by 2.8% (18 persons) according to the U.S. Census Bureau ACS estimates.

U.S. Census Bureau figures for the 50 – 69 age group for the years 2000 to 2010 showed an increase of 214 persons, or a 55.9% increase over the prior decade. For the years from 2010 to 2017, the Bureau's ACS estimates a decrease for this age group of 6 persons (1%). Even if the estimate is correct, this age group still represents 591 persons, or 23.3% of our population making it the largest cohort segment.

The village has experienced increases in all those people aged 70 and over. The total percentage increase for this population was 19.2% from 2010 to 2017, an increase in actual numbers of 50 persons.

Nationally, buyers 36 years and younger (Millennials/Gen Yers) comprise the largest share of home buyers at 34%, with 66% of those being first-time home buyers. Eighty-three percent of these buyers typically purchase detached single-family homes, with 49% of them having children under the age of 18 in their home. Married couples make up 66% of this group, with 13% unmarried couples. Only 11% of these buyers bought new homes. Buyers in this age group typically purchase homes at a median of 1,800 square feet.

Twenty-eight percent of recent home buyers are 37 to 51-year-olds (Gen Xers) and are the most racially and ethnically diverse population of home buyers, with 21% identifying they are a race other than White/Caucasian. This group is in their peak earning years and are likely to be married and have children under the age of 18 in their homes. They purchased the highest median priced homes of all buyers and buy the largest homes in median square footage and bedrooms, with 87% of them purchasing detached single-family homes. These buyers typically buy larger homes at 2,100 square feet.

Buyers 52 to 61 years of age (Younger Baby Boomers) consist of 16% of home buyers. One in five buyers in this age group are more likely to buy a multi-generational to accommodate both children under 18 living at home and aging parents. This group projects the length of time they will live in their home at the longest of any age group: 20 years.

Buyers 62 to 70 (Older Baby Boomers) constitute 14% of buyers and are often moving due to retirement, desire to be closer to friends and family, and desire for a smaller home.

Buyers 71 to 91 (The Silent Generation) represent the smallest share of buyers at 8%. These are most likely to have retired and have the lowest median household incomes. They are the least likely group to purchase a detached single-family home, with 24% of them purchasing in senior-related housing. They tend to purchase the newest homes, though only 65% of this age group is likely to purchase detached single-family homes. Buyers in this age group typically purchase homes at a median of 1,800 square feet.

Senior-related housing is the choice of 14% of buyers over the age of 50, with 7% in the 52-61 age range and 24% for those over 71 years. Homes for all buyers, across generations, typically have 3 bedrooms and 2 bathrooms.⁷

In Ohio, sixty-nine percent of all housing units are single-family detached homes, with 14% multi-family properties with 5 or more units. Four percent are mobile homes.

Single family detached homes account for 90% of homeowners, a third of renters and a little over half of the vacant housing stock in Ohio. More than 1 in 3 renter householders (36.2%) is under age 35, while 28.9% of those 55 and older rent.

Only 10.9% of owner householders are young adults, while over half of those 55 or older own their homes. Nationwide, 42% of renter households and 24% of owner households are individuals living alone. Households with 4 or more members are more common among owners (22%) than among renters (17%).⁸

Table 8: Seville Population by Age: 1990 thru 2017

Age Cohort	1990		2000		2010		2017*		2010 - 2017*	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number Change	Change Percent
0 - 5	130	7.2%	160	7.4%	111	4.8%	162	6.4%	51	45.9%
5 - 19	401	22.2%	426	19.7%	420	18.3%	538	21.2%	118	28.1%
20 - 29	240	13.3%	234	10.8%	269	11.7%	280	11.0%	11	4.1%
30 - 39	320	17.7%	369	17.1%	283	12.3%	203	8.0%	-80	-28.3%
40 - 49	215	11.9%	348	16.1%	356	15.5%	454	17.9%	98	27.5%
50 - 59	124	6.9%	237	11.0%	349	15.2%	397	15.6%	48	13.8%
60 - 69	155	8.6%	146	6.8%	248	10.8%	194	7.6%	-54	-21.8%
70 - 85+	225	12.4%	240	11.1%	260	11.3%	310	12.2%	50	19.2%
TOTAL	1810	100.0%	2,160	100.0%	2,296	100.0%	2,538	100.0%	242	10.5%

Source: U.S. Census Bureau DP-1 General Population and Housing Characteristics
 * Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimate

⁷ The data in the 6 paragraphs above was obtained from National Association of Realtors 2017 Home Buyers and Sellers Generational Trends Report

⁸ The above 3 paragraphs are from Ohio Housing Needs Assessment July 1, 2018-June 30, 2019 Technical Supplement to the Fiscal Year 2019 Annual Plan Office of Housing Policy

Table 9:

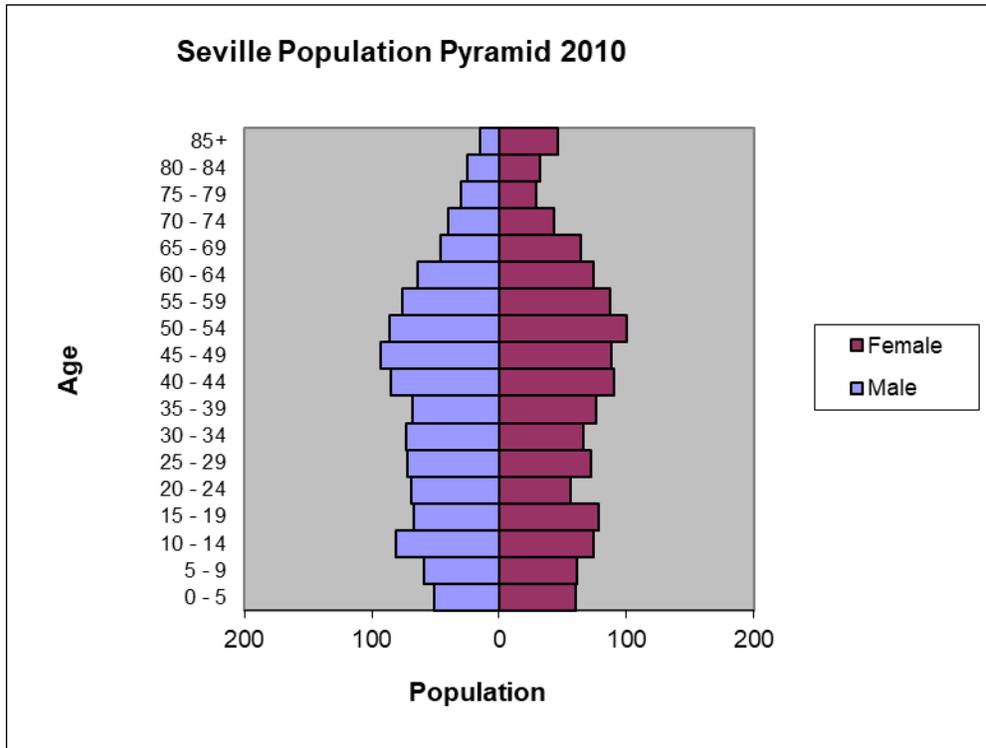
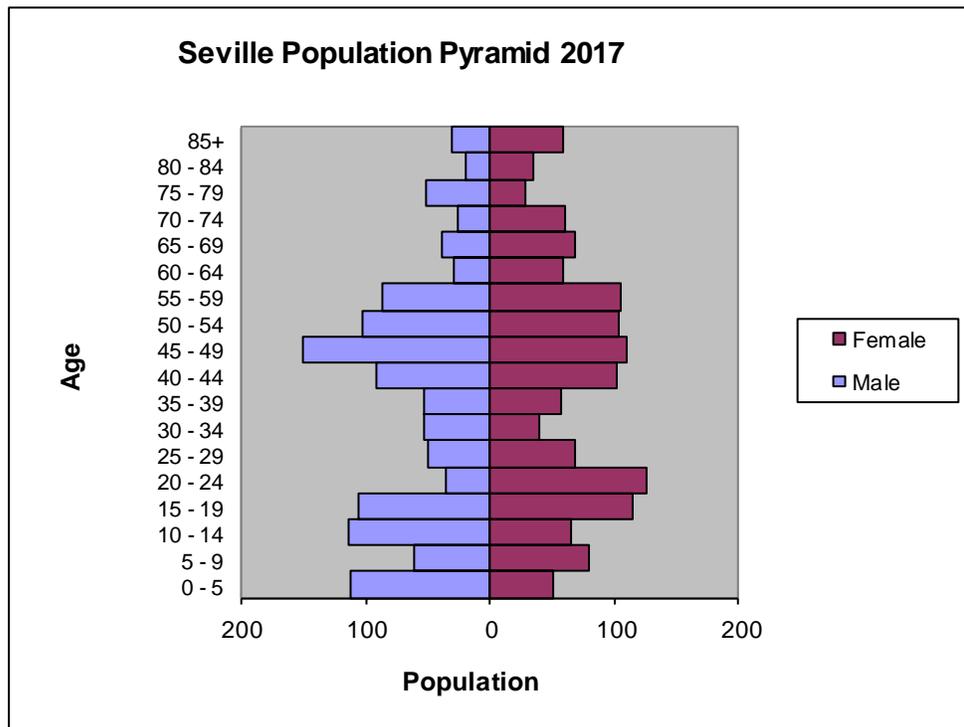


Table 10:



C. POPULATION GROWTH

As the table indicates, Seville Village’s population has steadily increased over the last 67 years.

Table 11: Population Growth - Village of Seville & Medina County Comparison

YEAR	VILLAGE OF SEVILLE		MEDINA COUNTY		SEVILLE'S % OF COUNTY POPULATION
	SEVILLE POPULATION	ANNUAL % INCREASE	COUNTY POPULATION	ANNUAL % INCREASE	
1950	965	n/a	16,814	n/a	5.74%
1960	1,190	2.33%	36,047	11.43%	3.30%
1970	1,402	1.78%	46,445	2.88%	3.09%
1980	1,568	1.18%	65,976	4.21%	2.40%
1990	1,810	1.54%	122,354	8.55%	1.50%
2000	2,160	1.93%	151,095	2.35%	1.40%
2010	2,296	0.63%	172,332	1.41%	1.33%
2017*	2538*	1.50%	176362*	0.33%	1.44%

Source: U.S. Census Bureau DP-1, General Population and Housing Characteristics

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimate

Under the current zoning, and without any additional annexation, the Village of Seville has the potential to grow to a population of over 5,529. This includes the current current population of 2,538 plus the potential population as indicated by Table 12.

Table 12: Potential Population Build Out for Currently Undeveloped Land

ZONING DISTRICT	AREA (sq. ft)	AREA (ac)	UNITS/ac	BUILD OUT (dwelling units)	EST. ADDED POPULATION*	EST. TOTAL POPULATION AFTER BUILD OUT
Hwy	456,073.20	10.47	n/a	n/a	n/a	-
I	7,683,548.40	176.39	n/a	n/a	n/a	-
LC	1,197,900.00	27.5	n/a	n/a	n/a	-
R-1	10,443,510.00	239.75	2	479.5	1,237.11	-
R-2	3,484.80	0.08	3	0.24	0.6192	-
R-3	7,354,234.80	168.83	4	675.32	1,742.33	-
R-4	23,958.00	0.55	8	4.4	11.352	-
Total	27,162,709.20	776.18			2,991.41	5,529

*Estimate based on an average household size for the Village of Seville of 2.58 (Source: 2000 U.S. Census Bureau)

**Based on U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estate total population on 2,538 plus 2,991

D. EMPLOYMENT & LABOR FORCE ANALYSIS

As shown in Table 13, the Village of Seville enjoys a very low unemployment rate of less than 3%. The Village also benefits from a diverse workforce as shown in Table 14; both are indications of a healthy local economy.

Table 13: Employment, Village of Seville 2000 - 2017

EMPLOYMENT STATUS:				% Change
	2000*	2010**	2017***	2000 - 2017
Population 16 years and over	1,729	1,734	1,975	14.2%
In labor force	1,192	1,260	1,326	11.2%
Civilian Labor Force	1,188	1,260	1,326	11.6%
Employed	1,157	1,105	1,282	10.8%
Unemployed	31	155	44	41.9%
Armed Forces	4	0	0	-100.0%
Unemployment Rate	1.8%	8.9%	2.2%	22.2%
Not in labor force	537	474	649	20.9%

* Source: U.S. Census Bureau DP-3, Census 2000 Summary File 4, Profile of Selected Economic Characteristics

** Source: U.S. Census Bureau DP03, 2006-2010 American Community Survey 5-year Estimates

*** Source: U.S. Census Bureau S2401, 2013-2017 American Community Survey 5-year Estimates

Table 14: Employment & Occupations, Village of Seville 2010 - 2017

	2010*		2017**		% Change 2010 - 2017*
	Total	Percent	Total	Percent	
TOTAL POPULATION	2,296		2,538		10.5%
EMPLOYMENT STATUS:					
Population 16 years and over	1,734	75.5%	1,975	77.8%	13.9%
In labor force	1,260	72.7%	1,326	67.1%	5.2%
Civilian labor force	1,260	72.7%	1,326	67.1%	5.2%
Employed	1,105	63.7%	1,282	64.9%	16.0%
Unemployed	155	8.9%	44	2.2%	-71.6%
Armed Forces	0	0.0%	0	0.0%	0.0%
Not in labor force	474	27.3%	649	32.9%	36.9%
CLASS OF WORKER:					
Private wage and salary workers	930	84.2%	1,057	82.4%	13.7%
Government workers	113	10.2%	156	12.2%	38.1%
Self-employed in own not incorporated business	62	5.6%	69	5.4%	11.3%
Occupation Groups:					
Management, Business, Science & Arts	306	27.7%	448	34.9%	46.4%
Service Occupations	246	22.3%	315	24.6%	28.0%
Sales and Office Occupations	303	27.4%	280	21.8%	-7.6%
Natural resources, Construction & Maintenance	58	5.2%	79	6.2%	36.2%
Production, Transportation, Material Moving	192	17.4%	160	12.5%	-16.7%
Occupation Classification:					
White Collar	609	55.1%	728	56.8%	19.5%
Blue Collar	496	44.9%	554	43.2%	11.7%

* Source: U.S. Census Bureau DP03 , 2006-2010 American Community Survey

** Source: U.S. Census Bureau S2401, 2013-2017 American Community Survey 5-year Estimates

E. NATURAL RESOURCES ANALYSIS

Introduction

Protection of natural resources was a reoccurring theme both in the Survey of Village Residents that was distributed in the fall of 2003 and at the July 2004 Village Open House. The scenic beauty of the natural amenities of the area are valued by the residents as adding to the small-town atmosphere and the quality of life in Seville.

Topography & Slopes

Topography data was collected from the Geographic Information Systems of Medina County. Approximately 2 percent of the land within the Village consists of land with slopes of twelve percent (12%) or greater (between 12 and 18%). These steep slopes, located generally along streambeds, are shown on *Map 3: Topography*.

Construction on or near slopes has caused increased runoff and erosion. To prevent such erosion and runoff, it is recommended that steep slopes along streambeds be maintained with vegetative cover to prevent soil loss. Existing patterns of vegetation should be retained on all slopes over 12 percent.

Preservation of steep slopes should be a consideration for site plan review.

Woodlands

Significant wooded areas within the Village of Seville are concentrated along Hubbard Creek and Chippewa Creek, as shown on *Map 2: Forests and Wetlands*. These wooded areas represent only about 10% of the land area of the Village, but they add to the small-town character and natural amenities of the community.

The benefits of wooded areas, or canopy cover as it is often termed, include the ability to:

- Reduce air pollution by ingesting carbon monoxide and producing oxygen
- Reduce noise pollution by providing natural buffers
- Provide wildlife habitat
- Reduce water run-off and soil erosion
- Enhance aesthetic and visual qualities of the community
- Reduce energy consumption by providing shade.

Forested corridors between developments can provide connected open space areas and buffers in addition to providing ecological benefits to the area.

Preservation of significant wooded areas can be effectively implemented at the site plan review.

Watersheds

Watersheds were digitized and mapped from the United States Geological Survey topographic maps. There are two main watersheds within the Village boundary, the Chippewa Creek watershed and the Hubbard Creek watershed.

Seville Village enjoys flood protection on both the Chippewa Creek and Hubbard Creek as a result of work done by the Chippewa Sub-district of the Muskingum Watershed Conservancy District. The village is located on the flood plain of both streams. In the early 1960s, the Chippewa Sub-district was formed at the request of local officials concerned with reducing the annual flood damages occurring in both Medina and Wayne counties. Once formed, the sub-district set about its task of creating a flood-control system that would significantly reduce flooding on the streams in the Chippewa Watershed.

The sub-district began work on a two-prong approach to the watershed issues. A series of eight dams were created at critical points in the watershed. One of these dams (Hubbard Valley) is located just north of the village. In addition, thirty-three miles of channel improvements were made within the watershed, which improve the ability of the streams to disperse heavy flows. The system has proven very effective in reducing damages from seasonal flooding. The improvements are maintained by the Chippewa Sub-district through the collection of an assessment from all property owners in the watershed

Riparian Corridors

The preservation of riparian buffer zones provides significant protection of surface water quality and increases the ability of the stream bank to resist erosive forces of the stream.

Riparian buffer zones provide a number of benefits including:

- Reduction of flood impacts by absorbing peak flows, slowing the velocity of floodwaters and regulating base flow.
- Assisting in stabilizing the banks of watercourses to reduce bank erosion and the downstream transport of sediments eroded from watercourse banks.
- Providing watercourse habitats with shade and food.
- Providing habitat to a wide array of aquatic organisms and wildlife, many of which are on Ohio's Endangered and/or Threatened Species listings, by maintaining diverse and connected riparian and wetland vegetation.
- Protection of associated wetlands.
- Preventing disturbance to steep slopes.

- Protection of water quality by filtering pollutants that enter the streams from overland runoff.
- Benefiting the Village economically by minimizing the need for costly engineering solutions to protect structures, and reduce property damage and threats to the safety of the residents; and by contributing to the scenic beauty and environment of the Village, and thereby preserving the character of the Village, the quality of life of the residents of the Village and corresponding property values.

In keeping with the goal of the residents to protect and maintain the natural amenities of the area, the 2019 review committee recommends that a minimum riparian setback of 25' be established throughout the Village set forth by a revision to the Village of Seville Zoning Ordinance. This setback area may be increased in accordance with the standards detailed in Appendix A.

Wetlands

Wetlands hold significant environment value and deserve protection. Wetlands are those areas inundated or saturated by surface water or groundwater, at a frequency and duration sufficient to support (and that under normal circumstances do support) a prevalence of vegetation typically adapted for life in saturated soil conditions. Swamps, marshes, bogs, fens, potholes and vernal pools often characterize wetland areas. The U.S. Army Corps of Engineers identifies wetlands based on three conditions: the presence of water, the presence of soils that form under flooded or saturated conditions (hydric soils), and the presence of plants adapted to hydric soils. Wetlands are beneficial, serving as natural water filtration systems that reduce pollutants from surface water; controlling flooding and recharging aquifers, providing crucial habitat for many plant and animal species and providing recreational opportunities such as bird watching, hunting and fishing.

Map 5: Hydric and Flood Prone Soils shows the locations of the most prominent wetland type soils in the Village identified through the National Wetland Inventory (NWI) prepared by the US Fish and Wildlife Service. A total of 177.5 acres of hydric soils cover the Village of Seville. This accounts for 10.8 percent of the Village area. Wetlands account for approximately .8 percent of Seville's land cover.

Floodplains

Floodplains comprising of 8.87% of the land were mapped from the Federal Emergency Management Agency (FEMA) 100 and 500- year data and are shown on *Map 4: FEMA Flood Zones*⁹

⁹ Several Letters of Map Changes removing properties or structures from the Special Flood Hazard Area have been issued by FEMA including, but not limited to, certain properties in the Autumn Meadows Subdivisions, Water Street and Hazel-Wood Allotments, Villas of Seville, and along Grace Lane.

F. PUBLIC FACILITIES, SERVICES AND UTILITIES

Utilities

The Village of Seville is in the desirable position of controlling its own utilities under the direction of its Board of Public Affairs (BOPA).

BOPA provides electric, water and sewer services to the residents of the Village of Seville and a portion of Guilford Township.

Water

Currently, Seville supplies water to 1265 customers. Seville's water supply is provided by two wells located on Eby Road, south of the Village near the Wayne/Medina County line. The well field is capable of pumping 750,000 gallon per day and the current average usage is less than 400,000 gallons a day.

Sewer

The Board of Public Affairs Wastewater Treatment Plant is a sequencing batch reactor plant. Built in 1989, the treatment plant has a capacity of 500,000 gallons per day. There are 1190 sewer customers as of 2018, and the current usage average is near the capacity. The daily average varies with the amount of rainfall, and the sanitary sewer system is known to infiltrate water from the outside.

Current and future service areas according to *208 Water Quality Management Plan for Northeast Ohio, November 9, 2000, Northeast Ohio Areawide Coordinating Agency* shown on *Map 7: Sewer Service*.

Customers are charged a flat rate of \$5.00 per month for storm sewers. This fee is used to maintain and rebuild the Village storm sewer system, as it is needed.

Electric

Seville is one of Ohio's eighty-five Public Power Systems. Governed by the Seville Board of Public Affairs (BOPA), the utility provides electric to the residents and businesses of the Village of Seville and a portion of Guilford and Westfield Townships. Currently serving 1913 electric customers, Seville also provides electricity for all Village street lights, Village buildings, the Water Plant, the Wastewater Treatment Plant, and ball-field lighting. BOPA is a not-for-profit entity, allowing Seville's citizens a direct voice in utility decisions and policymaking. Customers of a public power utility find the service to be highly reliable and – provided there are no major adverse events – public power customers are likely to be without power for just 59 minutes a year, compared

to customers of private utilities that may lose power for 133 minutes a year.¹⁰ According to the Board of Public Affairs, in 2018, 92,616,128 kWh were purchased and 90,450,312 kWh were sold.

Infrastructure

The Village of Seville has its own street department responsible for street maintenance including repair, snow plowing and salting. Garbage collection from a commercial vendor is coordinated by the Village.

Schools

Students from the Village of Seville attend schools within the Cloverleaf School District. The District has one high school, one middle school and one elementary school. Ohio School Report Card data for Cloverleaf School District can be obtained at <http://education.ohio.gov>.

Cloverleaf School District encompasses most of Lafayette, Westfield, Chatham, and Harrisville Township and almost 3/4 Guildford Township and has approximately 2747 students.

Village Facilities & Services

Fire & EMS

The Seville Guilford Fire Department provides fire and EMS services to Guilford Township and the Village of Seville. SGFD provides mutual aid to surrounding communities also. In addition to emergency services, fire safety inspections for businesses and public education such as fire prevention, CPR and first aid are taught on a regular basis.

The fire station is located at 100 West Greenwich Rd. The department is staffed with a full time chief and a combination of full time and part time crossed trained firefighters. The station is staffed 6:00 AM to 11:00 PM with a minimum of two cross trained firefighters. A third crossed trained firefighter is staffed during peak call times in addition to the chief who typically works normal business hours.

Sleeping quarters are provided for firefighters to stay overnight. During 11:00 PM to 6:00 AM firefighters who chose to sleep at the station and firefighters who live in town respond to emergency calls ensuring a quick response.

¹⁰ Statistics regarding public power utility's reliability are from American Public Power Association's website 2019.

Police

The Police Department is located at 120 Royalcrest Drive. Royalcrest Drive is located on the north side of Greenwich Road just east of SR 3. The Police Department provides service 24/7 with 8 full-time officers and one part-time secretary. With the current population of approximately 2400, this represents 1 officer/300 residents.

Library

The Seville Community Library, at the northwest corner S.R. 3 (Center Road) and Main Street is part of the Medina County District Library system. It is a full-service library and one of six community libraries of the Medina County District Library. Additionally, the Wadsworth Public Library is nearby in Wadsworth.

Government Facilities

The Village Hall, located on Royal Crest Drive, was completed in January of 2006. In addition to housing the Mayor's office and the Council Chambers, this facility accommodates the Board of Public Affairs office and the Police Station.

Parks & Recreation

The Village of Seville Department of Parks and Recreation maintains five parks totaling approximately 50.7 acres within the Village: Cy Hewitt, Freeman, Loehr, Memorial and Stanhope, and Hubbard Valley Park, a county park located just north and west of the Village. *Map 8: Recreation Trails & Parks* identifies these parks and also indicates the existing and proposed trail and bikeway system that will eventually link the village and county parks.

Hazard Mitigation

The Village of Seville Council adopted the *Medina County All-Hazard and Mitigation Plan 2019* on July 10, 2019. Hazard mitigation is actions that reduce or eliminate risks to life and property caused by natural or human-caused disasters. With increased development, it is critical that hazard mitigation be included in our land-use decisions. Likewise, as our existing buildings and infrastructure are restored from damage, we must not replicate pre-disaster conditions in a repetitive cycle of loss and reconstruction. Specific mitigation goals and actions included in the *Medina County All-Hazard and Mitigation Plan 2019* for the Village of Seville can be found in Appendix B.

Area Health Facilities

Although there are no hospitals within the Village, there are several hospitals or health facilities within 10-20 miles of Seville.

- Cleveland Clinic Medina Hospital - approximately 9 miles; Medina, Ohio
- Cleveland Clinic - Akron General Lodi Hospital - approximately 11 miles; Lodi, Ohio
- Summa Health Wadsworth-Rittman Medical Center - approximately 8 miles; Wadsworth, Ohio
- Wooster Community Hospital - approximately 16 miles; Wooster, Ohio
- Aultman Orrville Hospital - approximately 18 miles; Orrville, Ohio
- Summa Health Medina Medical Center - approximately 13 miles; Medina, Ohio
- Cleveland Clinic Brunswick Emergency Department - approximately 19 miles; Brunswick, Ohio

CHAPTER 3: DEVELOPMENT ISSUES

The following is a review of the development issues in the Village. These are the result of detailed evaluation and discussion by the Comprehensive Plan Steering Committee of the existing conditions and trends summarized in Chapter 2, and the results of the survey (See Appendix C), and Town Meeting. *Map 11: Land Use Proposals* illustrates the location and scope of these issues.

A. ECONOMIC DEVELOPMENT

The amount of land currently zoned for commercial and industrial uses presents some opportunities for economic growth. Consideration should be given to permit light industrial zoning in select areas of the village. Growth of commercial and industrial development may be slowed by capacity issues related to sewer service.

Some of the land currently zoned industrial has significant constraints to development including wetlands, floodplains, and high potential for ground water contamination. A review of these areas should be conducted, and proper restrictions and/or development requirements should be enacted to protect sensitive areas. Additional land in more appropriate areas could be zoned to permit industrial development, especially within the vicinity of the route 3/interstate 76 intersection.

Efforts should be made to redevelop any declining commercial zones within the village. Continued development of commercial zones along the Route 3 corridor on the north end of the village should be encouraged. Zoning requirements should be considered to make this area compliment the small-town atmosphere of the village. Proper enforcement of zoning requirements relating to the appearance of commercial developments should be enforced more closely. The addition of a zoning inspector without other duties could be considered.

Buffer zones should be established between competing zoning areas. Within the village, there are currently areas where residential development touches industrial or commercial zoning. There should be a requirement for some type of barrier between the competing uses such as mounding, vegetative screening, fencing, sound barriers, etc.

Zoning requirements for new development in the village in all areas should be reviewed to assure the requirements are comparable between uses. Enforcement of zoning standards should be consistent. Where landscaping requirements are in place, enforcement should include maintenance of such areas to keep the village an attractive place for residents and visitors.

Economic Development Incentives

Seville is actively attempting to keep economic activity balanced and viable through the following tools that are available on a discretionary basis for the Village to use to encourage new business and to expand and/or upgrade existing operations: The Village is an active member of the Medina County Economic Development Corporation which supports attracting, retaining and expanding businesses throughout Medina County. They also partner with schools, companies and workforce partners to solve the workforce challenges of tomorrow while addressing those of today.

Community Reinvestment Areas

(CRA) are currently available to the Village for commercial and industrial uses. This tool reduces taxes on new investment in property for a negotiated period of time. Currently, the Village has 11 active CRA Tax Abatement Agreements with a total of 562 new and retained jobs reported by the recipients of said agreements, with new payroll totaling \$18,154,261 and real property investment of \$35,913,979.

Job Creation Grant Program

This program offers incentives to businesses expanding in the Village of Seville who are creating new jobs. Companies who meet agreement requirements receive a grant during a 3 to 9-year period based on a percentage of new annual payroll taxes.

B. RESIDENTIAL DEVELOPMENT

Residential development has the potential to change the character of the Village. In recent years several subdivisions have been proposed and/or built that, by their scale and location, will change the complexion of the Village. The 2017 census figures (estimated) indicate there were 990 housing units in Seville, an increase of 340 since the 1990 census. 80.4% are owner occupied and 19.6% renter occupied.

Currently, one subdivision (Autumn Meadows) is actively building in our Village. Recent street extensions have been completed that will add 42 new owner-occupied homes to our village and the development has the potential to add 36 more homes before build-out is complete.

C. EXISTING DEVELOPMENT PATTERNS

Approximately 38% of Seville is undeveloped or Agricultural. *Map 12: Undeveloped and Agricultural Land* points out the undeveloped and agricultural land areas by zoning district.

There have been five significant annexations since 2000. These five areas added approximately 372 acres to the Village land area. Since the 2006 Comprehensive Plan, there have been no additional land annexations. The following is a review and update on the last five annexations to our village. Map 12 includes labels for these areas.

Area #1 (Approximately 73 acres)

This property is located at the north end of the Village. North of I-76 and west of SR 3. It has approximately 490 feet of frontage on SR 3, and access to Park Avenue West was added in 2018. It is currently zoned MU (Mixed Use Overlay District) with the underlying zoning classification of I (Industrial).

Area #2 (Approximately 116 acres)

This property is in the northeast portion of the Village, east of SR 3 and south of Interstate Highway 76. The land is zoned MU (Mixed Use Overlay District) with the underlying zoning classification of R-1 (Low Density Residential). Two parcels of land totaling approx. 24 acres that lie within the eastern edge of the MU zone, and 4.1 acres that front on SR 3 within the southern edge of the MU zone changed ownership since annexation but still remain undeveloped. There is approximately 2285 feet of frontage on SR 3 and Royal Crest Drive stubs into this property from the south.

Area #3 (Approximately 75 acres)

This property is located at the west end of the south-central portion of the Village, north of Seville Road and southwest of High Street. Ownership of at least half of the property has changed since annexation and a few acres have been parceled off reducing the available development land from its original approximately 79 acres to approximately 75 acres as of this writing. The property is currently zoned R-1 (Low Density Residential). Access to the site is from 400 feet of frontage on High Street and access frontage on Seville Road.

Area #4 (Approximately 63 acres)

This property is located east of the south-central portion of the Village, north of Seville Road and west of Hubbard Valley Road and is currently zoned R-1 (Low Density Residential). This site has frontage on Hubbard Valley Road and possible access to SR 3 via Red Oak Drive and/or Pleasant View Drive. Since annexation approximately 6.5 acres have been parceled off leaving approximately 56.5 acres available for development. A constraint to development on this property is that the portion east of Hubbard Creek cannot have sewer service at this time.

Area #5 (Approximately 44 acres)

This property has changed ownership since annexation. The land is triangle shaped and bordered by Interstate Highways I-71 and I-76, and a CSX Railroad right-of-way that lies between the property and Ryan Road. It's currently zoned I (Industrial). This property was affected by the new I-71/I-76 interchange built by ODOT. The State of Ohio now owns approximately 20 acres of the land which leaves approximately 24 acres still zoned I (Industrial). While this site has approximately 550 feet of land that parallels Ryan Road, the CSX Railroad limits access from Ryan Road to a single easement over the railroads right-of-way. Because of this constraint, the land is currently being used for agricultural purposes.

Most of these annexation properties have development potential and should be zoned for development that would be in the best interests of the Village provided plans do not overload our Villages infrastructure and services.

Connecting the area north of I-76 presents a challenge because I-76 is a barrier. The current residential development in that area is isolated amidst highway commercial development along Park Avenue West and industrial development along Ryan Road. There is no pedestrian access along Route 3 and the Ryan Road connection is under the highway and industrial in nature.

D. EXISTING ZONING

The existing zoning districts listed in this section were revised in the 2019 update to match the current zoning districts in the Village of Seville Zoning Ordinance.

Currently, there are eleven (11) zoning districts within the Village of Seville. There are four residential districts: R-1, R-2, R-3 and R-4; two commercial districts: LC and HC; two industrial districts: I and IPD; two mixed use overlay districts: MU and DMU; and, a flood damage prevention overlay district.

R-1 Low Density Residential District

This district is established to provide for one-family dwellings on residential lots with largest size and setback requirements provided by ordinance and to accommodate residential development in areas that cannot be reasonably serviced by central water and sewer systems. The overall density permitted in an R-1 district shall not exceed two (2) dwelling units per net acre for areas serviced by central water and sewer, nor exceed one (1) dwelling unit per net acre for areas without central water and sewer.

R-2 Suburban Residential District

This district is established to provide for single-family residential use at a density not to exceed three (3) dwelling units per acre. This density is intended to prevent a) excessive demands on sewerage and water systems; b) congestion of traffic on street and highways; and c) overloading the capacity of schools and other community facilities.

R-3 Medium Density Residential District

This district is established for one family dwellings, and two-family dwellings, for the purpose of providing suburban type residential development in those areas of Seville which have central sewer and central water systems available. The overall density permitted in an R-3 district shall not exceed 4.0 dwelling units per (net) acre.

R-4 Multi-Family Residential District

The purpose of this district is to promote residential development at densities up to eight (8) dwelling units per acre.

LC Local Commercial District

The purpose of this district is to provide for a variety of retail, service and administrative establishments in unified groupings to serve the needs of the residents of the Village of Seville. The "LC" District Regulations are designed to provide for limited commercial development that can be located in relatively close proximity to residential uses.

HC Highway Service Commercial District

The purpose of the Highway Service Commercial District is to provide locations for establishments offering accommodations and services primarily to through automobile and truck traffic on US 224/I-76, and I-71. The location of these uses shall be limited to sites offering convenient access to and from these major highways such that adjacent zoning districts will not be disturbed with the external effects of these uses. Central water and sewer services are required.

I Industrial

The purpose of this district is to provide in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities and the distribution of goods. Permitted uses shall have no detectable effects or cause electro-magnetic interference outside the "I" District. Central water and sewer facilities are required.

IPD Industrial Park District

The Industrial Park District (IPD) is established to: a) provide in appropriate and convenient locations, sufficient areas for light industrial and manufacturing activities and the distribution of goods; b) provide for and accommodate a growing number of businesses and industries seeking to develop separate facilities for management headquarters, training areas, research and development operations and offices; c) facilities are encouraged to be grouped together in order to provide common amenities, such as adequate and convenient parking, utilities and a park-like atmosphere.

MU MIXED USE OVERLAY DISTRICT

The purpose of this district is to encourage a mix of industrial, retail, service, office, high density housing, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to a community. Mixed Use Overlay Districts can serve both local and regional industrial and commercial needs, while reflecting the scale and character of the Village of Seville in a manner that protects adjacent areas from any adverse effects.

DMU Downtown / Historic Mixed-Use Overlay District

The purpose of this district is to encourage a mix of retail, service, office, housing and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to a community. Downtown/Historic Mixed-Use Overlay Districts can serve both local and regional commercial needs, while reflecting the scale and character of the Village of Seville in a manner that protects adjacent areas from any adverse effects.

Flood Damage Protection Overlay District

This ordinance applies to all areas of special flood hazard within the jurisdiction of the Village of Seville, as identified by the Federal Emergency Management Agency (FEMA) or the U.S. Department of Housing and Urban Development (HUD), including any additional areas of special flood hazard annexed by the Village of Seville.

E. REVENUES VERSUS EXPENSES

For the Village to evaluate the desirability of different kinds of land uses, it is necessary to understand the various fiscal impacts for each type of use.

Summarized below are a few key points concerning the four major categories of land use:

- Office development generates more real estate tax revenue per acre than retail or industrial development because offices have more floor area per acre than either industrial or retail uses.
- Retail development typically generates the second highest amount of real estate tax revenue per acre.
- As a category, residential development generates the lowest real estate tax revenue. Village income tax revenue generated from higher paying office and industrial jobs would make these uses the two highest tax revenue generators. In addition to real estate taxes and income tax, commercial and industrial uses pay personal property tax on machinery and equipment, tools, supplies and inventory.¹¹

F. BALANCED GROWTH

Development in a community contributes to financial stability and sustainability provided such growth is balanced between residential, commercial and industrial uses. Seville provides services to the various sectors of the community. Each category of development demands its own set of services from the community.

For example, residential development requires more services than industrial or commercial development. Residential developments require snow plowing, emergency services, street maintenance, schools, etc. Industrial/commercial development does not require the same level of services.

Cost of benefits studies have been completed in various communities in Ohio to determine how much tax revenue is consumed by different land use compared to how much tax revenue is generated. Some examples are as follows.

Table 15: Cost of Services

	Residential	Commercial & Industrial	Agricultural & Open Land
Butler County			
Clark County	\$1 : \$1.12	\$1 : \$0.45	\$1 : \$0.49
Maddison Village, Lake County	\$1 : \$1.11	\$1 : \$0.36	\$1 : \$0.30
Maddison Township, Lake County	\$1 : \$1.16	\$1 : \$0.32	\$1 : \$0.37

The median results in Ohio show that for each dollar of tax revenue generated from residential development, the community spends \$1.16 for services provided. For commercial/industrial development the community spends \$0.30 and for

¹¹ Content in sections 3 and 4 above was provided by Medina County Economic Development Corporation on April 17, 2019.

agricultural and open land the community spends \$0.37. This demonstrates the need for Seville to strive for a balance between the various types of development for the financial well-being of the community.

As currently zoned, Seville may become a city in the future based on population estimates from the areas currently zoned residential. If the community is to remain as a village, no further annexation of residential land should be undertaken and the preservation of natural-resource rich land through various grant opportunities could be considered.

CHAPTER 4: STATEMENT OF GOALS, OBJECTIVES & POLICIES

The Seville Village Comprehensive Development Plan is intended to serve as a guide for decisions affecting the Village over the next two decades and particularly, the development proposals for the Village. In order to be effective, the plan needs to reflect the vision of those whom it is intended to benefit – the residents of Seville, those who live and work in Seville today and those who will make Seville their home in the future. Accordingly, the process used to prepare this plan included a wide variety of community involvement opportunities.

A Steering Committee was formed in the spring of 2003 made up of 22 interested citizens from the Village. The Comprehensive Plan Steering Committee, their official title, worked diligently for over a year evaluating the natural and man-made environment that is Seville and the resident vision for a future Seville. Their evaluation included conducting a community survey that was distributed to all residents and property owners of Seville. Through their efforts, a draft set of goals and objectives were presented to the community at an Open House on July 28, 2004. The Open House was well attended with over 120 participants. The participants were given the opportunity to provide input into the draft goals and objectives and to analyze the strengths, weaknesses and opportunities for the Village.

Throughout the planning process, the following prevailing themes emerged and became the basis for the more general goals and specific policies that followed:

- Preservation of the “small-town atmosphere” of Seville Village, including the historic downtown area and surrounding neighborhoods.
- New development, as much as possible, should be compatible both in physical design and density with the existing Village and respect the natural capabilities and limitations of the land.
- Recognizing that commercial and industrial development is needed to reduce the tax burden on residential property owners, such development should be well designed, landscaped and accessed.
- Protection and preservation of natural amenities within the Village.

The following set of Goals, Objectives and Policies were drafted using the information from the survey, committee evaluations and the public meeting.

For the 2019 update of this plan, this section remains mostly unchanged. Many of the implementation actions of the 2006 plan, which were developed from the following goals and objectives, were addressed in the subsequent rewrite of the

Village Zoning Ordinance. However, these goals and objectives are valid in 2019 and should serve as a guide for future development changes within our Village.

1. Maintain the Village's Small-Town Atmosphere:

Downtown

- Encourage architectural designs and development styles that are in harmony with the existing character of the Village.
- Promote protection of architecturally and historically significant sites and buildings in the Village.
- Continue streetscape and roadway improvements to further enhance the aesthetics and pedestrian-oriented character of the downtown area.
- Promote and enhance existing cultural resources, including the library, Historic Society, etc.
- Provide visual and/or pedestrian connections with surrounding natural amenities such as Hubbard Creek.
- Provide adequate, safe parking in and around the downtown area.

Landscaping/open space

- Maintain and promote the use of landscaping throughout the Village to improve and protect the small-town atmosphere.
- Maintain, protect and enhance existing street trees and roadside foliage.
- Encourage the preservation of significant areas of open space along roadsides and promote scenic corridors to enhance property values and maintain the small-town character of the Village.

Design/development:

- Ensure that new development and/or redevelopment is compatible with existing development within the Village in terms of style and scale and is integrated into the surrounding area to promote community interaction.
- Manage growth to ensure development occurs at an appropriate scale, and in locations suitable for the type of development.
- Develop annexation criteria to assure orderly, self-sufficient and paced development.

2. Properly manage future growth and development:

Development:

- Encourage increased collaboration between the Village and the surrounding townships to better plan for and coordinate future growth and development.
- Effectively buffer residential uses from the impacts of commercial and industrial development.
- Promote alternative development techniques to manage the impacts of higher density residential development.
- Properly plan development to preserve areas identified as important open space, stream corridors, wildlife habitat and corridors.
- Adopt within the Comprehensive Development Plan the goals and objectives of the Medina County All-Hazard Mitigation Plan as they pertain to the Village of Seville (Appendix B).

Infrastructure:

- Limit burden on existing Village development by requiring new development to provide any additional infrastructure required.
- Plan for and foster a balance and diversity of uses in the Village to control the cost of and need for public services and upgrades.
- Maintain efficient and responsive fire and emergency services.
- Allow for the provision of adequate infrastructure that addresses public needs.

3. Promote Economic Development:

- Designate sufficient areas to allow for an appropriate amount of commercial and industrial growth, to promote a balanced tax base for the community.
- Ensure that new commercial or retail development is compatible with existing adjacent uses.
- Focus new commercial and industrial growth on lands already set aside for these uses before designating new areas.
- Promote a diverse economy that offers opportunities to workers of all skills levels.
- Promote and market the Village downtown area to enhance its vitality.
- Promote the re-use of existing, vacant facilities for new and expanding, commercial and industrial establishments.
- Foster a balance and diversity of land uses in the Village to control the cost of and need for public services and upgrades.

4. Protect and preserve water resources:

- Promote the use of comprehensive storm water management best management practices on a watershed scale to address

the quantity and quality of storm water runoff, thereby reducing the degradation of stream resources and the impacts of non-point source pollutants on surface water resources.

- Promote the use of best management practices and conservation measures to protect the quality and quantity of groundwater resources.

5. Provide and improve recreational opportunities and parks

- Preserve and enhance existing parks and recreation facilities that serve the Village.
- Preserve natural habitats and open space corridors for wildlife preservation.
- Investigate opportunities for expanding existing facilities, and where appropriate, acquire additional parkland or facilities.
- Promote connections between recreational facilities and/or trails in the region and the Village to enhance and increase opportunities for recreation.
- Improve public access to regional creek corridors.
- Encourage cooperation and coordination of recreational facilities and programming among the townships, villages, park districts and school districts in the region.

6. Maintain and enhance the existing transportation system

- Continue to promote a pedestrian friendly Village.
- Promote safe roads for automobile travel with pathways to effectively accommodate bicycles, pedestrians and other modes of transportation.
- Ensure proper roadway maintenance.
- Properly plan development to reduce automobile dependency.
- Properly manage development to reduce and control roadway congestion.

7. Ensure an appropriate and quality housing stock

- Promote and maintain the high quality of the existing and future housing stock.
- Encourage the provision of a greater variety of housing styles and types to accommodate a wider range of housing preferences, income levels and household types (singles, seniors, and empty nesters).
- Encourage housing development to occur in a manner that enables residents to use existing infrastructure and services efficiently.

- Consider the provision of recreational space in new residential development.
- Protect architecturally and historically significant sites and buildings in the Village.

CHAPTER 5: IMPLEMENTATION STRATEGIES

This portion of the Comprehensive Plan identifies specific recommendations to implement the Goals and Objectives contained in Chapter Four. These implementation measures fall into the following categories:

- Zoning Text Amendments,
- Zoning Map Amendments,
- Future studies, and
- Administrative Measures.

A. ZONING TEXT AMENDMENTS

Zoning is the Village's fundamental tool to be used to bring about many of the land use policies stated in this Plan. The following text amendments should be included in the update of the Village's Zoning Ordinance.

- 1) Modify the existing downtown / historic mixed-use overlay district (DMU) regulations.**
 - a) Allow required parking to be provided off-site or waive or reduce parking requirements for redevelopment of existing buildings at the discretion of the Zoning Committee.
 - b) Require parking lots with more than 50 contiguous feet of parking exposed to the street to have screening between the street and the parking lot.
 - c) Require parking for residential tenants and a business' employees to be located behind the building.
 - d) Revise front setback requirements for the DMU to reflect that new builds should be aligned with established structures in the District to maintain consistent appearance
- 2) Expand the scope of the existing site plan review procedures.**
 - a) Create a comprehensive checklist to be used for all site plan reviews to include specific review of the following and to require that the developer / owner / builder provide any studies / analysis / data at their expense, when appropriate:
 - i) analysis of whether sufficient utilities are available (water, wastewater treatment, water distribution, sewer, electric, trash), including capacity studies, if necessary

- ii) provision of a transportation analysis to determine whether surrounding streets and neighborhoods can accommodate additional traffic volume or whether any infrastructure improvements, traffic control devices or signs, crosswalks, etc., are needed
- iii) analysis of whether there is sufficient fire, EMS, and law enforcement coverage for the additional residences and/or business(es)
- iv) determination of whether any special studies should be considered for the proposed development, such as wetlands mitigation, flood hazards, coal mines, soil sedimentation and pollution control, etc.
- v) Provide detailed requirements for implementation of grading and buffers to minimize impact to surrounding properties, including but not limited to the following;
 - (1) adequate storm sewers, storm laterals, culverts, drainage ways and detention systems
 - (2) construction of streets to be such that direction of storm water flow is diverted and disposed of properly
 - (3) adequate grading, including street and sidewalk grades, floor elevations of buildings, and lot grades established in proper relation to each other, and to existing topography and natural features within and adjacent to the subdivision and including 100-year overflow swales
 - (4) adequate and attractive buffers between the development and neighboring properties during the initial phase of development; buffers need not be limited to greenery and should be of sufficient height and depth at the time of installation (without waiting for things to grow); buffers that ARE greenery should be those that remain green year-round
 - (5) repair be made to any portion of neighboring properties damaged during excavation, tree removal or other construction activities, as soon as reasonably possible, and that no portion of a neighboring property be used as a staging area for construction without permission of that property owner
- 3) Incorporate trails into any project developed along the proposed trail system.
- 4) Better define the various mixed use overlay districts, so as to differentiate between the purpose of each, allowable and recommended development in each, etc., including but not limited to including a recommended minimum

percentage of industrial, retail, service, office, high density housing and public activities in those designated districts.

- 5) The intention of creating a mixed-use zoning for the village of Seville is and was intended to permit flexibility in the development of large tracts of lands as yet undeveloped. The vision of this type of zoning area is to create a community of uses that overlap. These uses, commercial, light industrial, and residential should complement each other, but not make a major change to the underlying zoning.

For example, along the east side of the Route 3 corridor north of Greenwich Road, the development of retail and offices could be complemented by high density residential apartment/condominium living over the retail and office areas. Industrial could be developed further to the east. Each component compliments the other while not relying heavily on a single use.

The zoning code should be revised to further clarify the intended use of this type of zoning in the village.

B. ZONING MAP AMENDMENTS

The following zoning map amendments are recommended as changes that could be made in the short term to implement the goals and objectives established in Chapter Four. *Map 11: Land Use Proposals*, identifies the areas that are affected by the proceeding policies.

- 1) Residential structures along S.R. 3 (Center Rd.) between Spring Street and Washington currently zoned LC Local Commercial.
 - a) Retain residential look
 - b) Guidelines for commercial uses in the residential structures
 - c) Consider rezoning/applying to the mixed-use overlay district.
 - d) Signage – pedestrian scale
 - i) Maximum of 4' in height.
 - ii) Maximum area 9 square feet.
 - iii) Lighting – no backlighting, only by spotlights.
- 2) Study Area 1: Property at the southeast corner of I-76 and Center Road currently zoned R-4. (See *STUDY AREA 1 and 1A Maps*)

- a) Following the 2006 Comprehensive Development Plan, this property, which is zoned R-1 and has portions adjacent to State Route 3 zoned Local Commercial, received an additional Mixed Use Overlay district designation.
 - b) This area is believed to have high development potential
 - c) Direct access to S.R. 3 should be limited. Access should align with Enterprise Parkway utilizing internal roadways, public and/or private.
 - d) A development plan for the entire area is encouraged.
 - i) Industrial Park along Interstate 76 and center of the site
 - (1) Good visibility and accessibility
 - (2) Industrial park district zoning could be applied to this area
 - ii) Residential development as an extension of the cluster development to the south.
 - iii) Retain as much of the woodlands as possible:
 - (1) In exchange for increased density
 - iv) Development plans should include trail links to integrate pedestrian access to SR 3 and future trails
 - v) Commercial/office along SR 3 designed as an integral part of the industrial park.
 - vi) Require additional landscaping along SR 3 with screening of parking areas.
 - e) "Village scale" commercial development at the northeast corner of Greenwich Road and SR 3 with an emphasis on pedestrian access.
 - f) Higher density residential between commercial node at the northeast corner of Greenwich Road and SR 3, and residential development on Royal Crest Drive.
 - g) Ensure substantial buffer zones exist between residential districts and commercial/ industrial districts.
- 3) Study Area 2: North Property, area west of SR3 and north of I-76 (See STUDY AREA 2 and 2A Maps)

- a) Following the 2006 Comprehensive Development Plan, this property, which is zoned I - Industrial, received an additional Mixed Use Overlay district designation.
 - i) This property could serve as a transitional area between the rural residential development to the north within Gilford Township and the highway commercial development that exists to the south along Park Avenue West, and from condominium development on the west to more commercial development along SR3 to the east.
 - ii) Access to this property could be from Park Avenue West and SR3.
- b) Substantial wetland areas, streams and natural ravines exist on this property which, if not developed properly, could have adverse impact on this and surrounding properties.
 - i) Studies for wetland mitigation, stream alterations, and other environmental concerns should be part of the approval process of any development proposal in this area or any other areas in the village.
- c) The natural ravine area could be possible parkland with trail link.

C. FUTURE STUDIES

Review of the goals, objectives, constraints, opportunities and development pressures affecting the Village of Seville brings to light several areas that will require further study. These areas, along with the constraints and opportunities, are illustrated on *Map 11: Land Use Proposals*.

1) SR 3 Corridor

- a) The State Route 3 corridor is the gateway to the community. Delineation of entering Seville need improvements. I-76 creates a barrier across the northern part of the Village. For development, close consideration should be given to landscaping, design guidelines, and access management. Trail links should be planned with development along and near the State Route 3 corridor. There are presently no know road widening projects, but the potential for road winding should also be considered.
- b) The Village should research and pursue a grant funded study for access solutions across I-76.

2) Village Entrances

- a) A volunteer committee should be assembled to review and plan the aesthetics of the road entrances into the Village to promote our heritage

and diverse cultural values. Road entrances to include Wooster Pike (State Route #3), Center Street, Greenwich Road, Seville Road and Pleasant Street. Funding would be from personal donations, grants, or public fund raising. The committee would envision, plan, consider landscaping modifications and make recommendations to the Village Council on a five 5 year planning cycle. Planning considerations should include a welcoming environment, an uncluttered approach, visibility of who we are, promotion of local businesses.

D. ADMINISTRATIVE MEASURES

Some of the policies summarized in the Chapter 5 and the original recommendations summarized in Appendix E cannot be addressed solely through zoning. Therefore, in addition to the various zoning text and map amendments recommended in Sections A and B, the following administrative measures should be pursued to further implement the policies included in this Plan.

1. Implement a regular review and maintenance schedule for the Comprehensive Plan.
2. Examine the need for continued enforcement of zoning regulations and plan requirements beyond the completion of development and recognize that the additional workload for such enforcement may create a need for additional staffing.
3. Enact and enforce property maintenance regulations related to vacant structures to prevent disrepair resulting from neglect.
4. Provide appropriate oversight and enforceable penalties for post-completion violations of conditions and requirements imposed as part of site review and approval, including landscaping, grading, and buffer requirements
5. Coordinate zoning use designations on maps used in discussion and on any materials distributed to Village Officials and/or the public to reflect the exact same 'districts or zones' as listed in Section 501 of the current Zoning Ordinance Code Book for consistency in language and ease in application of regulations. Any mapped areas carrying such designations should be clearly defined. Currently, the Zoning Ordinance Code Book only lists the following:

- FPD Flood Damage Prevention Overlay District

- R-1 Low Density Residential District
- R-2 Suburban Residential District
- R-3 Medium Density Residential
- R-4 Multi-Family Urban Residential District
- LC Local Commercial District
- HC Highway Service Commercial District
- DMU Downtown / Historic Mixed Use Overlay District
- I Industrial District
- IPD Industrial Park District
- MU Mixed Use Overly District

6. Consider developing design guidelines for private business owners and residential development along the S.R.3 corridor. The guidelines should identify the preferred types of landscaping (i.e. indigenous trees and shrubs that are known to flourish in that type of microclimate), street furniture, lighting, building design criteria, signage, etc.
7. Work with Guilford and Westfield Townships to create a general development plan for the Greenwich Road area.
8. Contact various commercial and industrial developers who have experience in the Medina County area to review with them the likelihood of and obstacles to development within the Village.
9. Consider becoming a Charter Village to attain greater “home-rule” control of development, etc.
10. Although there is ample area for development expansion within the current village boundary, requests for annexation may be submitted and/or there may be instances where annexation would be beneficial to the Village. Criteria for evaluating potential annexations should be developed. Such criteria may include the following:
 - Property contiguous to Village Boundary

- Within Village Growth Boundaries as established by the Comprehensive Plan
 - a. Logical growth pattern
 - a. Encourages orderly growth
- Adequate level of services and infrastructure is available
 - a. Utilities
 - b. Roadway system
- Sufficient planning and engineering data has been supplied, and all necessary studies and reviews completed such that there are no unresolved issues.
- Discourage islands and enclaves of unincorporated territory
- Other issues that may affect the timeliness and/or wisdom of any particular annexation petition:
 - a. Compatible with village characteristics
 - b. Protects natural resources
 - c. Fiscal impacts

APPENDIX A: CONSIDERATIONS FOR DEVELOPING RIPARIAN SETBACKS

REASONS TO ESTABLISH RIPARIAN SETBACKS:

- A. Flooding is a significant threat to public health and safety as well as to property. Riparian areas lessen flood damage by holding runoff and releasing it slowly over time.
- B. Streambank erosion is a significant threat to public health and safety as well as to property. Riparian areas control runoff reduce its erosive force, and keep structures out of harm's way.
- C. Misuse of riparian areas can result in significant damage to receiving water resources, reducing the quality of the aquatic habitat.
- D. The Community has an obligation as a part of a watershed to reduce flooding and erosion and to protect water quality by controlling runoff within its borders.
- E. Setbacks provide homebuilders, developers, and landowners with standards for storm water management.

PURPOSE OF RIPARIAN SETBACKS:

- A. Protect the receiving stream's physical, chemical, and biological characteristics and to maintain stream functions.
- B. Establish standards to achieve a level of storm water quantity and quality control that will minimize damage to property and degradation of water resources, and will promote and maintain the health, safety, and welfare of the residents of the Community.
- C. Preserve to natural drainage characteristics and minimize the need to construct, repair, and replace enclosed storm drain systems.
- D. Preserve natural infiltration and ground water recharge, and maintain subsurface flow that replenishes water resources, wetlands, and wells.
- E. Prevent unnecessary stripping of vegetation and loss of soil, especially adjacent to water resources and wetlands.

- F. Reduce the need for costly maintenance and repairs to infrastructure that result from inadequate storm water control due to the loss of riparian areas and wetlands.
- G. Reduce the long-term expense of remedial projects needed to address problems caused by inadequate storm water control.

BENEFITS PROVIDED BY RIPARIAN AREAS:

- A. Reduce flood impacts by absorbing peak flows, slowing the velocity of floodwaters, and regulating base flow.
- B. Assist in stabilizing the banks of watercourses to reduce bank erosion and the downstream transport of sediments eroded from watercourse banks.
- C. Reduce pollutants in watercourses during periods of high flows by filtering, settling, and transforming pollutants already present in watercourses.
- D. Reduce pollutants in watercourses by filtering, settling, transforming and absorbing pollutants in runoff before they enter watercourses.
- E. Provide watercourse habitats with shade and food.
- F. Provide habitat to a wide array of aquatic organisms, wildlife, many of which are on Ohio's Endangered and/or Threatened Species listings, by maintaining diverse and connected riparian and wetland vegetation.
- G. Benefit the Community economically by minimizing the need for costly engineering solutions to protect structures and reduce property damage and threats to the safety of residents; and by contributing to the scenic beauty and environment of the Community, and thereby preserving the character of the Community, the quality of life of the residents of the Community, and corresponding property values.

USES THAT MAY BE ALLOWED IN RIPARIAN SETBACKS:

- 1. Without A Permit:
 - A. Passive recreational uses such as hiking, fishing, hunting, picnicking, and similar uses.
 - B. Removal of damaged or diseased trees.
 - C. Revegetation and/or reforestation with non-invasive plant species.

- D. Lawns, gardens and landscaping that existed at the time the ordinance is passed may be maintained as long as they are not increased in size.
- 2. With A Permit:
 - A. Selective harvesting of timber.
 - B. Streambank stabilization and erosion control measures may be allowed provided that such measures are ecologically compatible and substantially utilize natural materials and native plant species where practical.
 - C. Crossing sewer and/or water lines, public and private utility transmission lines, and easements to access areas outside of the setback.

USES THAT MAY BE PROHIBITED IN RIPARIAN SETBACKS:

- A. Construction.
- B. Dredging or Dumping.
- C. Roads or Driveways.
- D. Motorized Vehicles.
- E. Disturbance of Natural Vegetation (such as mowing).
- F. Parking Lots (or other human-made impervious cover).
- G. Sewage Disposal or Treatment Areas.

ESTABLISHMENT OF DESIGNATED WATERCOURSES AND RIPARIAN SETBACKS:

Stream setback widths are based on stream processes that cause streams to adjust to their meander pattern and maintain dynamic stability (erosion = deposition). It best estimates the corridor in which stream meander migration is likely to occur over time and it provides a minimum level of protection for each stream bank.

There are two methods for establishing setback widths. Both methods use the size of a stream's drainage area to establish the dimensions of the setback. In the first method, fixed widths are assigned based on a drainage area range, while in the second method; an empirically derived equation is employed to calculate the setback area.

FIXED METHOD

Two ordinances employing the fixed width method have been developed in Northeast Ohio, one by the Chagrin River Watershed Partners, Inc. and the other by Summit County. Either would be an excellent model to consider.

The Chagrin River Watershed Partners, Inc. Model:

1. Designated watercourses shall include those watercourses meeting any one of the following criteria:
 - A. All watercourses draining an area greater than $\frac{1}{2}$ square mile, or
 - B. All watercourses draining an area less than $\frac{1}{2}$ square mile and having a defined bed and bank.
2. Riparian setbacks on designated watercourses are established as follows:
 - A. A minimum of 300 feet on both sides of all watercourses draining an area greater than 300 square miles.
 - B. A minimum of 120 feet on both sides of all watercourses draining an area greater than 20 square miles and up to and including 300 square miles.
 - C. A minimum of 75 feet on both sides of all watercourses draining an area greater than one half square mile and up to and including 20 square miles.
 - D. A minimum of 25 feet on both sides of all watercourses draining an area less than one half square mile and having a defined bed and bank as determined above.
3. The following conditions should apply in riparian setbacks:
 - A. Riparian setbacks should be preserved in their natural state and should be established and marked in the field prior to any soil disturbing or land clearing activities.
 - B. Where the 100-year floodplain is wider than a riparian setback, the riparian setback should be extended to the outer edge of the 100-year floodplain.

- C. Where wetlands are identified within a riparian setback, the minimum riparian setback width should be extended to the outer boundary of the wetland.
- D. Wetlands should be delineated by a site survey using delineation protocols accepted by the U.S. Army Corps of Engineers and the Ohio EPA.

Summit County Model

1. An affected stream is defined as a surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodical flowing water in such a way that terrestrial vegetation cannot establish roots within the channel.
2. Widths of setbacks are measured as horizontal map distance outward from the ordinary high water mark on each side of a stream and are established as follows:
 - A. A minimum of 300 feet on each side of all streams draining an area greater than 300 square miles.
 - B. A minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles.
 - C. A minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile (320 acres) and up to 20 square miles.
 - D. A minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile (32 acres) and up to 0.5 square mile (320 acres).
 - E. A minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile (32 acres).
3. Where the 100-year floodplain is wider than the Riparian Setback on either or both sides of the stream, the Riparian Setback should be extended to the outer edge of the 100-year floodplain.
4. Because the gradient of the riparian corridor significantly influences impacts on the stream, the following adjustment for steep slopes will be integrated into the Riparian Setback formulae for width determination:

Average Percent Slope Width of Setback

15% - 20%	Add 25 feet
21% - 25%	Add 50 feet
> 25%	Add 100 feet

CALCULATED METHOD

The setback area width is a total width, which crosses the channel and is calculated according to the drainage area (miles²) of the stream using the following equation:

$$\text{Setback Area Width} = 129 \text{ Drainage Area}^{0.43}$$

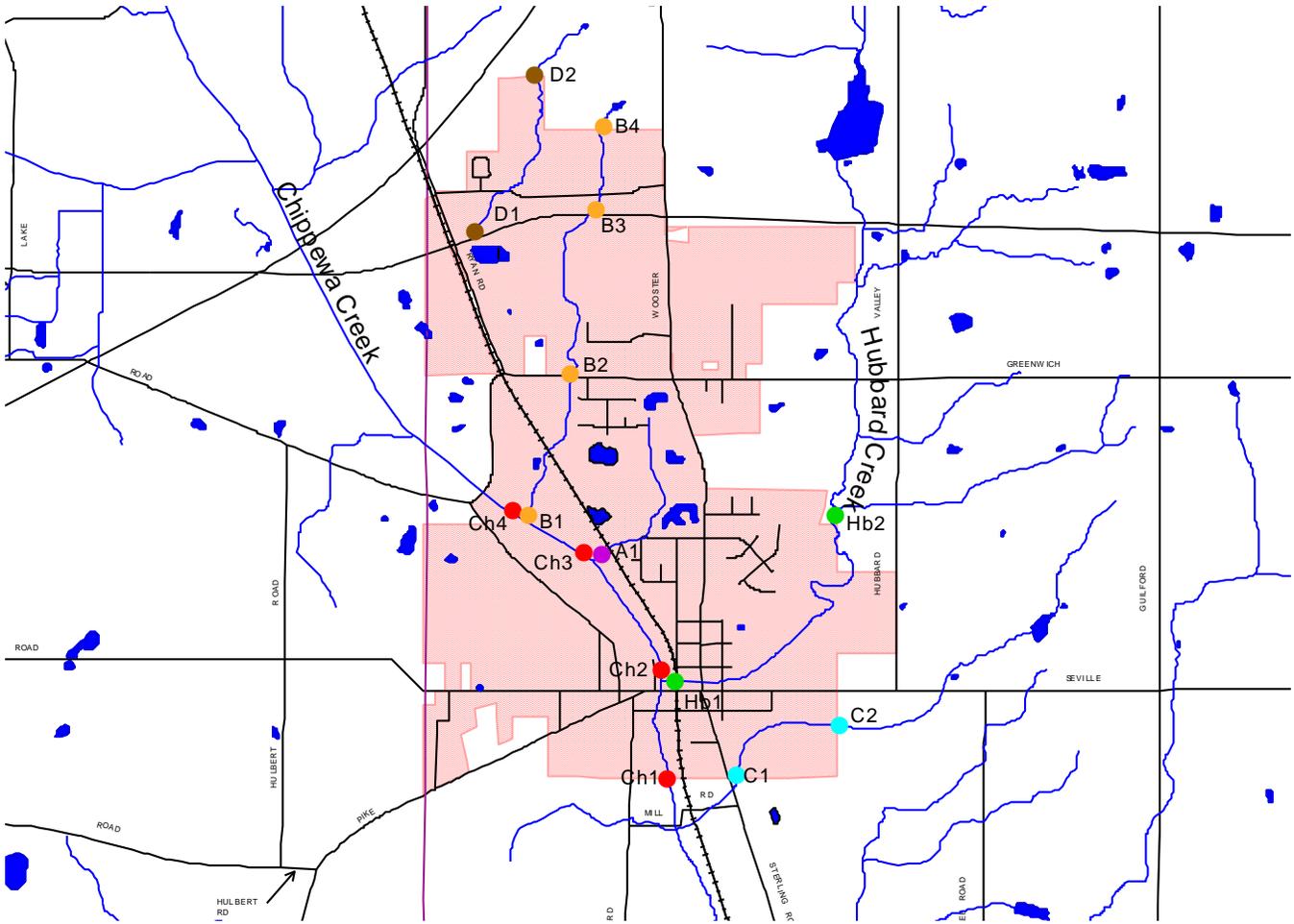
1. When calculating the setback width:
 - A. A **minimum** total width of **50 feet** should be applied to all streams with a defined bed and bank in which flow occurs.
 - B. As tributaries enter a stream, the additional drainage areas will need to be added to calculate the setback area width at those locations. This method will produce a setback area that gets appropriately larger as you proceed downstream.
2. If there are wetlands or floodplains on the site, the setback area should ideally be expanded from the minimum width calculated to include these and associated buffer areas, since they provide hydrologic and other benefits.
3. Locate the setback area by placing the centerline of the area over the centerline of the watercourse. Move the area based on the site topography and changes in stream and valley direction.

APPLYING THE SETBACK MODELS

The map on the following page shows the main streams running through Seville:

Chippewa Creek (Ch), Hubbard Creek (Hb), and 4 unnamed streams that will be referred to as streams A, B, C and D.

The drainage areas of these streams have been calculated up to each of the labeled dots. Table "1" compares of the setback widths determined by each of the 3 models.



Stream Point	Drainage Area (sq mi)	Setback Width in Feet		
		Chagrin Model	Summit Model	Calculated
		on both sides of watercourse	from high water mark on each side	<i>total</i> width across channel
Chippewa 1	45.7	120	100	667
Chippewa 2	36.9	120	100	609
Chippewa 3	36.4	120	100	605
Chippewa 4	35.7	120	100	600
Hubbard 1	8.4	75	75	322
Hubbard 2	8.2	75	75	319
A	0.23	25	50	69
B1	0.64	75	75	106
B2	0.45	25	50	92
B3	0.26	25	50	72
B4	0.12	25	50	52
C1	0.86	75	75	121
C2	0.73	75	75	113
D1	0.23	25	50	69
D2	0.11	25	50	50

APPENDIX B: ALL HAZARD MITIGATION GOALS

The following table excerpted from the *2019 Medina County All-Hazards & Flood Mitigation Plan* shows the hazard mitigation goal and measures identified for the Village of Seville. The Village of Seville contributed to the development of and adopted the *2019 Medina County All-Hazards & Flood Mitigation Plan*.

Hazard	Goal	Measure	Status
All Hazards	To reduce loss of life and personal injury from natural hazards	Update the existing early warning system which utilizes cable television and weather alert radios in public buildings and places of assembly by adding sirens and lightning protection for parks. Develop a partnership with Guilford Township for outdoor early warning. The addition of sirens and lightning protection for parks will remain, and the Village will continue to pursue a partnership with Guilford Twp. for outdoor early warning equipment maintenance and use.	Ongoing from previous plan. Additional sirens should be considered due to increased building.
Flooding	To reduce damages to existing development from natural hazards	Utilize current engineering standards to alleviate existing flooding problems in the village by improvement of drainage capabilities. The adoption of the Medina County Engineer's Highway Engineering Standards will occur after the completion of the Local Community Comprehensive Development Plan.	Ongoing from previous plan. The Comprehensive Plan was adopted in 2006, and the village has been actively upgrading it as issues arise. Higher floodplain standards have also been adopted.
All Hazards	To reduce damages to future development from natural hazards.	Utilization and development of local zoning and engineering standards for new development that would make it less vulnerable to natural hazards.	Ongoing from previous plan. The Comprehensive Development Plan was completed in March 2006, and local zoning development will be ongoing.
Flooding	To reduce damages to present and future development financed by public funds	Public roads and infrastructure will be located outside the floodplain, above the floodplain, or designed to reduce the effects of flooding on the infrastructure.	Ongoing from previous plan. The village is aware of these locations. They are monitored when excess rain occurs. The village is looking into mitigation actions.
Flooding	To reduce public expense for emergency and recovery services following disasters	Development within the flood-prone areas will be discouraged through use of appropriate planning and land use zoning to reduce or eliminate emergency response and recovery expenses assumed by the community. Phase II Storm Water requirements mandated by Federal EPA will reduce the potential for development in flood-prone areas.	Ongoing from previous plan.
Flooding	To protect and advance the long-term economic prosperity	Involvement of the private sector and public in the hazard mitigation planning process to protect short and long-term economic interests.	Ongoing from previous plan. Involvement of the private sector in our hazard plan is ongoing.
Flooding	To protect the natural environment as a	Provide protection for existing streams, natural wetlands, and riparian corridors through use of land use planning and local zoning techniques.	Ongoing from previous plan. Work has been completed for this.

	mitigation measure		
	To reduce vulnerability of existing development	Encourage utilization of NFIP, enforcement of local zoning, and seek federal and state/local grants to buy out those high repetitive loss properties.	Ongoing from previous plan. No longer pursued.
Flooding	Reduce vulnerability of new development	Preventing and regulating the construction in flood-prone areas and enforcement of building code regulations.	Ongoing from previous plan. This is ongoing through zoning and comprehensive planning
All Hazards	Update the village's Disaster Organization Plan	Work with Guilford Township, emergency and safety departments, residents, and elected officials to update plan.	New

APPENDIX C: VILLAGE OF SEVILLE 2003 COMMUNITY SURVEY

VILLAGE OF SEVILLE, OHIO 2003 COMPREHENSIVE DEVELOPMENT PLAN COMMUNITY SURVEY

In cooperation with the Medina County Planning Commission and the Village of Seville Zoning and Planning Commission, the Seville 2003 Comprehensive Plan Steering Committee has prepared this survey for you, the residents and property/business owners of Seville to voice your opinions on how to plan for Seville's future development. Every Seville resident and property/business owner eighteen years of age and older should complete this survey. This survey and your anticipated responses to it are of the utmost importance in formulating the Comprehensive Development Plan.

Please take a few minutes to answer the questions and add comments where necessary so that we may include your views as we work towards completion of the Plan. You may also write comments on a separate sheet of paper if necessary.

Deadline for returning completed surveys to the following locations is September 27th, 2003.

Municipal Building, 6 Spring Street
Seville Library, 45 Center Street
Seville Board of Public Affairs Building, 44 West Main Street

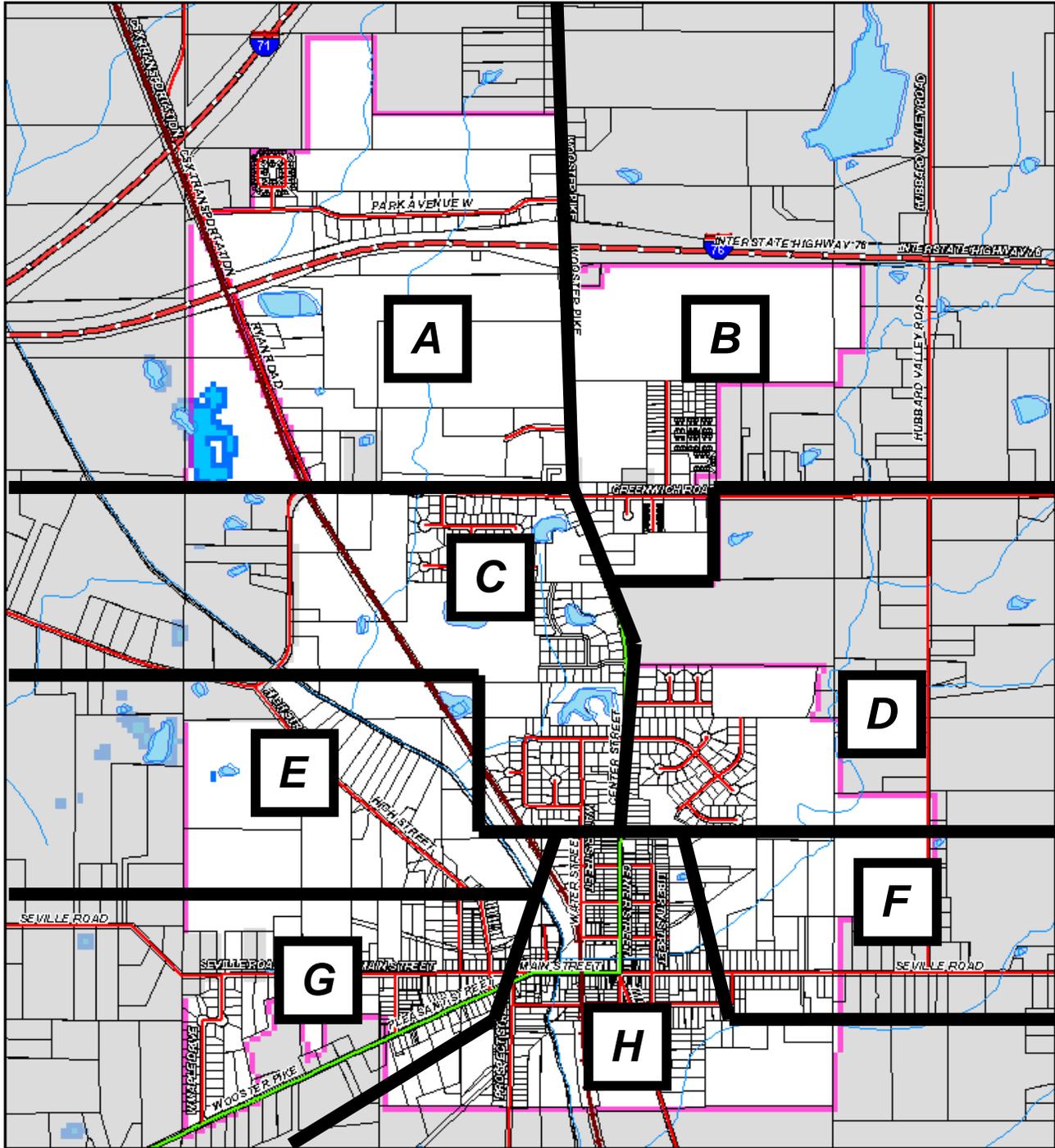
Additional copies of the survey are available at these same locations. Please do not use the drive through depository box at the Board of Public Affairs Office when returning your survey. If you mail it, please mail to the Municipal Building at the above address.

Thank you very much for your assistance in this crucial phase of the Comprehensive Development Plan.

Peter L. Fontana, Chairman
330-769-5500
(e-mail) pf4seville@aol.com

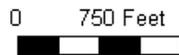
Conrad Sarnowski, Mayor
330-769-4146
(e-mail) sevillemayor@neo.rr.com

APPENDIX A:



Seville Village

— Road Centerline
 Parcel



Created by: Stacie Duberstein, GIS Analyst Date: 8/25/03

Please circle the letter on the map that most closely represents where you live in Seville.

1) What is your age? 18-25___ 26-40___ 41-55___ 56-70___ 71+___
 Are you a resident of Seville? Yes___ No___
 Are you a property owner in Seville? Yes___ No___
 Are you a business owner in Seville? Yes___ No___
 Where do you work? In Seville___ In Medina County___ Elsewhere___
 Are you retired? Yes___ No___

2) How long have you lived or owned property or a business in Seville?
 ___Years, ___Months
 ___Not a resident or property/business owner.

3) How many adults live in your household? _____
 How many children under 18 yrs. _____

4) What do you think about the rate of growth of our village in the past few years? (Check appropriate line under each heading)

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Parks/Recreational</u>
Satisfactory	_____	_____	_____	_____
Too Slow	_____	_____	_____	_____
Too Fast	_____	_____	_____	_____
No Opinion	_____	_____	_____	_____

5) How much emphasis should the Seville Zoning and Planning Commission give to the development of the following areas? (Check the appropriate line under each heading)

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Same	_____	_____	_____
Less	_____	_____	_____
More	_____	_____	_____
No Opinion	_____	_____	_____

6) Do you feel that there are adequate parking provisions in the downtown area?

Yes _____ No _____ No opinion _____

7) Do you believe that the housing needs of younger residents and first-time homebuyers are adequately served in Seville?

Yes _____ No _____ No opinion _____

8) Should Seville encourage residential facilities for retired and/or elderly residents?

Yes _____ No _____ No opinion _____

9) Should Seville encourage more dwellings such as apartments, cluster homes, or multi-family condos?

Yes _____ No _____ No opinion _____

10) List two aspects of a small-town atmosphere that you consider to be most important. These can be existing features or ones you'd like to see.

a) _____

b) _____

11) Are there any aspects of the Village's infrastructure (roads, water, sewers, storm sewers, etc., not traffic) that need attention? (Write your comments in the space below)

12) Are there any traffic concerns that exist now or that you may perceive in the future? (Write your comments in the space below)

13) How do you rate the following services available in Seville?

	Superior	Adequate	Needs Improvement
Utilities	_____	_____	_____
Police	_____	_____	_____
Fire	_____	_____	_____
EMS (ambulance)	_____	_____	_____
Road Maintenance	_____	_____	_____
Snow Removal	_____	_____	_____
Parks/Recreation	_____	_____	_____
Schools (Cloverleaf)	_____	_____	_____
Libraries	_____	_____	_____
Town Hall	_____	_____	_____

14) Would you support a tax increase to improve the services listed in 13?

Yes _____ No _____ No opinion _____

If you answered yes, which services would you be willing to pay more taxes for?

15) What is your opinion on forming a building department? This would include creating the position of Building Inspector.

Strongly favor _____ Somewhat favor _____

No opinion _____

Strongly oppose _____ Somewhat oppose _____

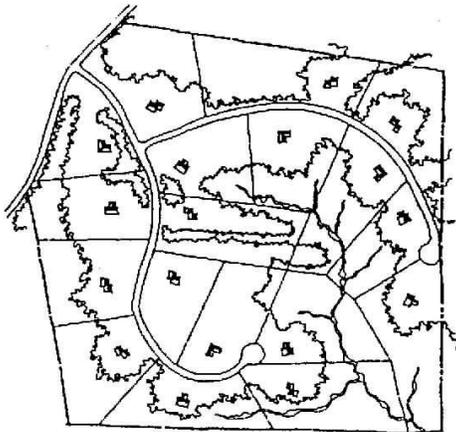
16) Do you think there are enough parks in Seville?

Yes _____ No _____

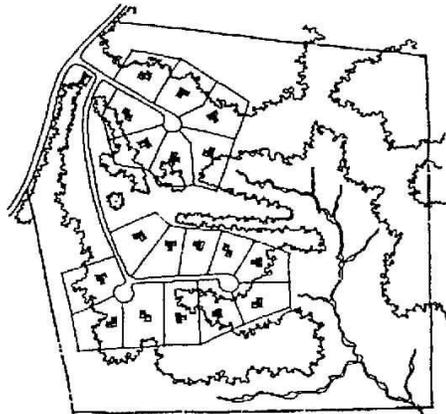
17) Do you think there is enough open space in Seville?

Yes _____ No _____

18) Which of the two types of subdivision development (examples shown below) do you prefer?



Standard Subdivision
18 two-acre lots



Conservation Subdivision
18 one-acre lots & 50% open space

19) What is your opinion on creating conservation and open space requirements in all zones?

Strongly favor _____ Somewhat favor _____

No opinion _____

Strongly oppose _____ Somewhat oppose _____

20) What is your opinion on the Village forming an architectural review board? This would allow the Village to have a say in the design and appearance of new and refurbished structures.

Strongly favor _____ Somewhat favor _____

No opinion _____

Strongly oppose _____ Somewhat oppose _____

21) What other concerns do you have that you feel should be addressed by either the Comprehensive Plan Steering Committee or the Zoning and Planning Commission?

OPTIONAL INFORMATION. You are not required to provide personal information to participate in this survey. Fill out the following only if you choose to do so, or, if you would like to be contacted by a Comprehensive Plan Committee member. Please print.

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Do you wish to be contacted by a Committee member? Yes _____ No _____

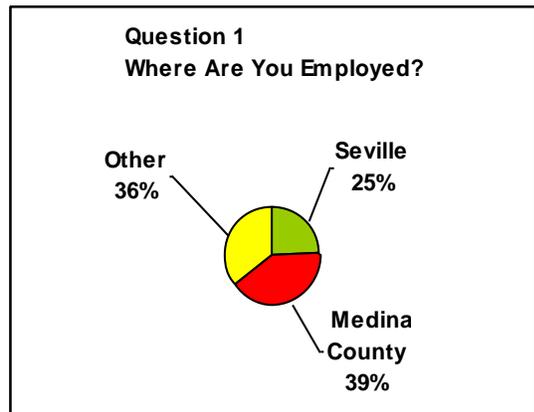
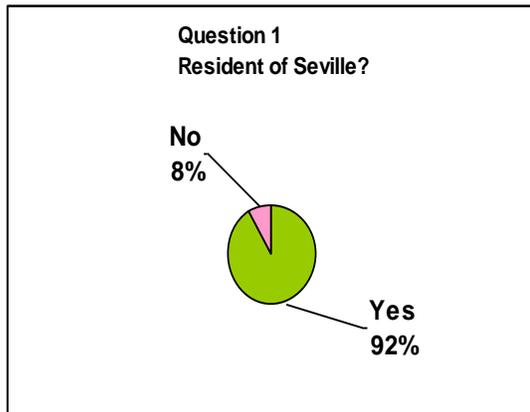
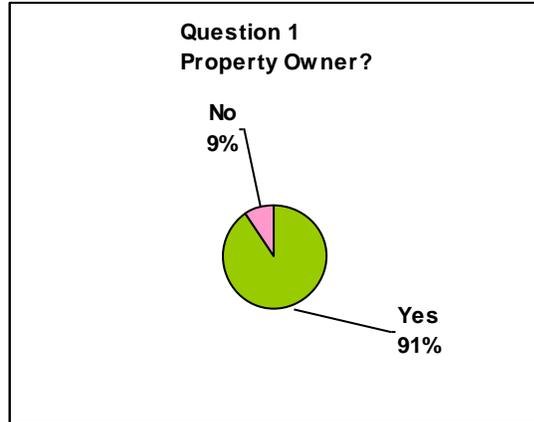
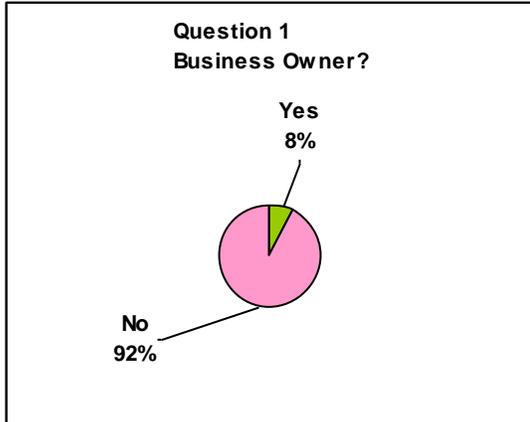
By phone or e-mail? Phone _____ E-mail _____

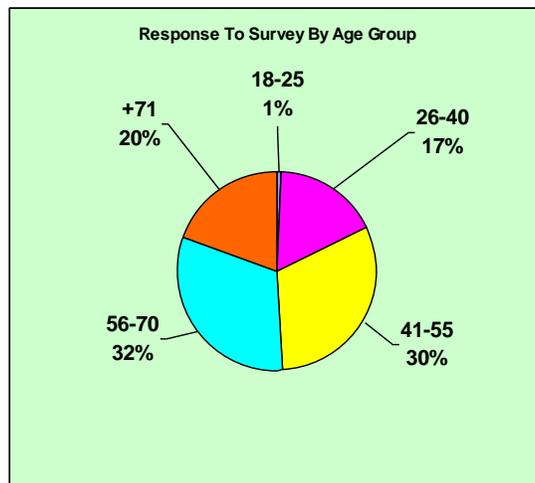
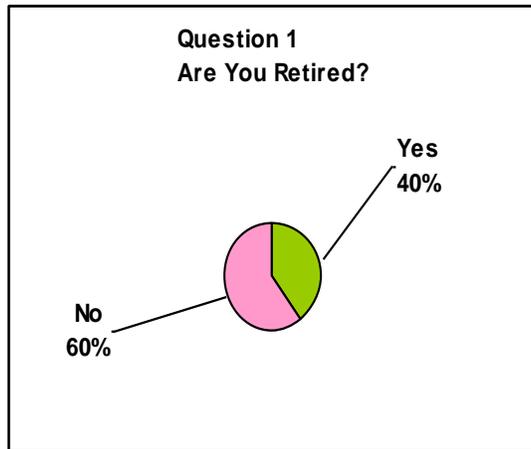
Comprehensive Development Plan Meetings (as well as all Village committee meetings) are open to the public. The times and locations of meetings are published in The Gazette two days prior to the scheduled meetings. You are both entitled and, most welcome to attend!

THANK YOU!

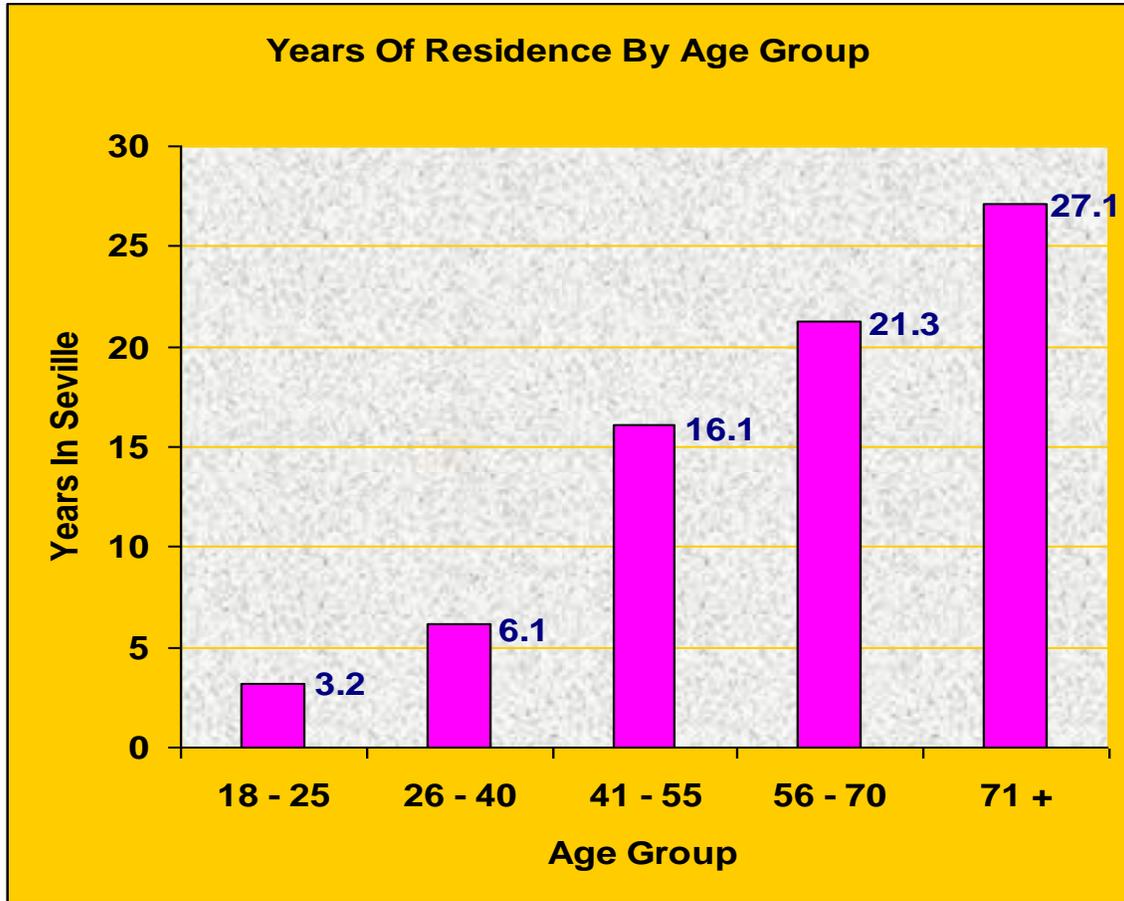
APPENDIX D: VILLAGE OF SEVILLE SURVEY RESULTS

Graphs and Summary

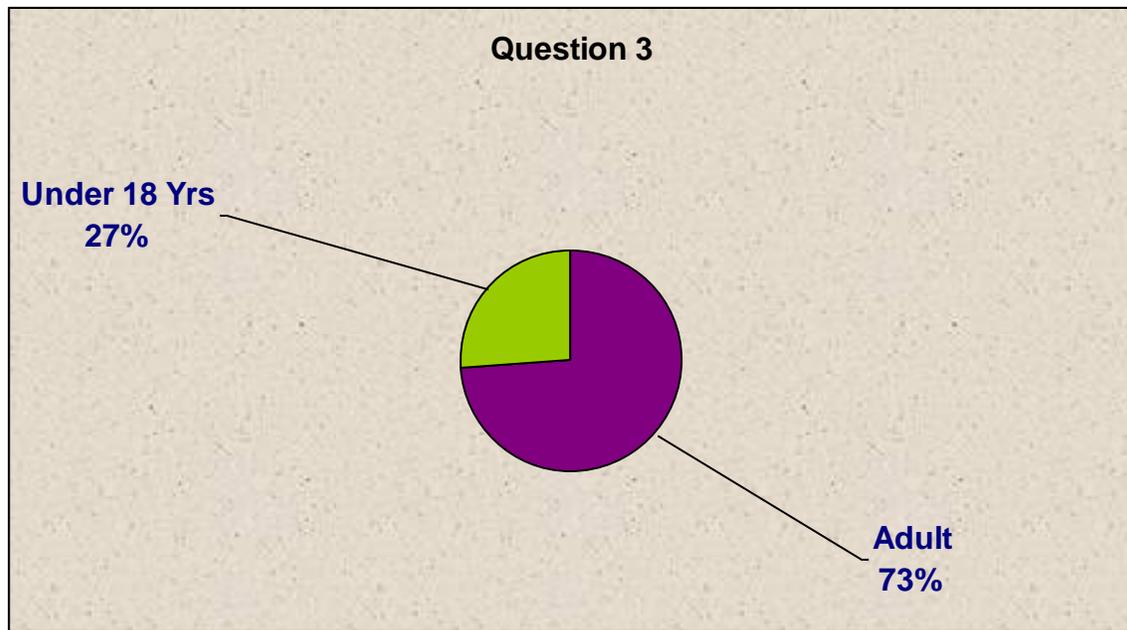




These charts show basic demographic information regarding the respondents to the survey. Property and business ownership is included here to illustrate that not only property and business owners who are residents, but property and business owners that are not residents of Seville have a stake in Seville's future. Seville residents are slightly inclined to work outside of Seville but the percentage of those working in Seville and Medina County is substantial. The percentage of retirees indicates an ongoing need for senior-oriented programs and services. Response to the survey by age group is generally equal but severely lacking in the 18-25 year age group.



As would be expected, the older age brackets represent longer residency in the Village. Particularly sharp focus regarding development should be aimed at the 18-25 and 26-40 year age groups to ensure that they have every opportunity to remain residents of the Village. This would include attracting businesses that provide good paying jobs, affordable housing on not only the entry level but the “move-up” levels as well, and services geared towards making life in Seville convenient.



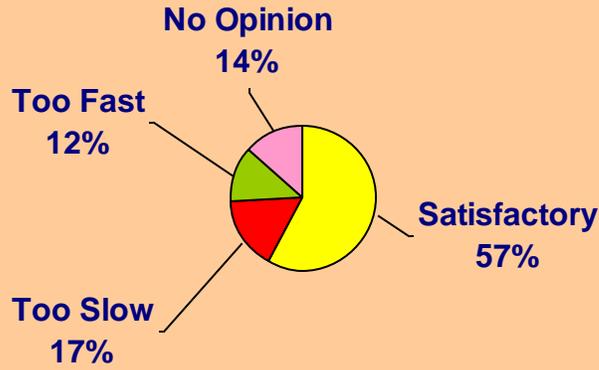
This graph illustrates the basic Adult/Child ratio of the survey respondents. Based on this data, there are approximately 2.7 adults to every child in Seville County, state, and national census data will show different ratios but the numbers shown here can be considered accurately representative of the present situation in Seville. 27% of the population being under 18 years of age is an indicator that such amenities as youth services, parks and playgrounds, age-specific sports/leisure activities, and other youth-oriented functions must be considered when planning the Village's future.

The following charts are the results of the residents, property owners', and business owners' responses to the 2003 Survey. They reflect the opinions of only those who responded to the survey.

Question 4:

What do you think about the rate of growth of our village in the past few years?

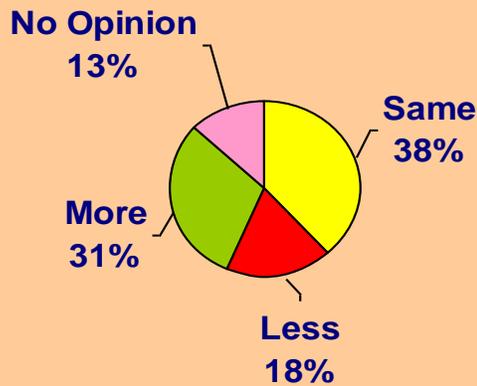
-ALL ZONES COMBINED



Question 5:

How much emphasis should the Seville Zoning and Planning Commission give to the development of the following areas?

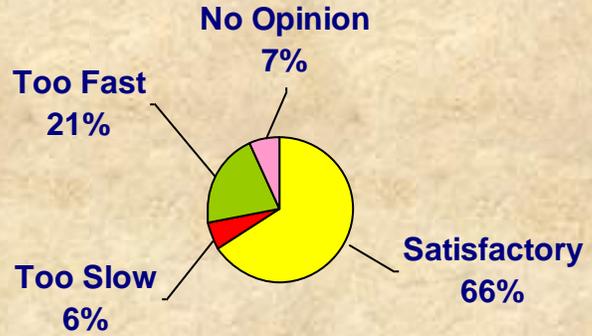
-ALL ZONES COMBINED



Question 4:

What do you think about the rate of growth of our village in the past few years?

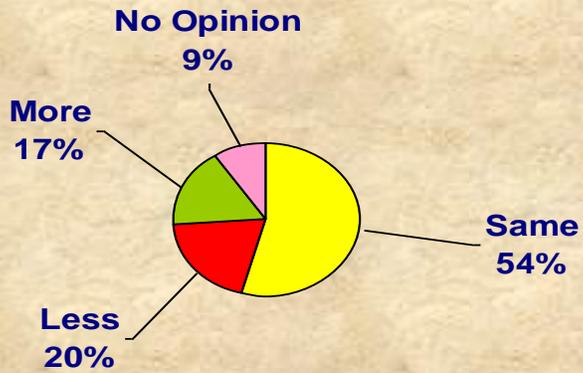
-RESIDENTIAL



Question 5:

How much emphasis should the Seville Zoning and Planning Commission give to the development of the following areas?

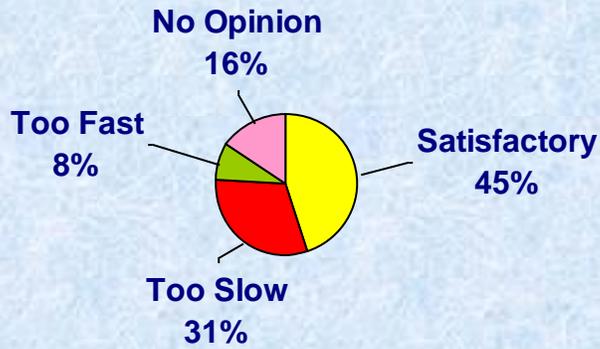
-RESIDENTIAL ZONES



Question 4

What do you think about the rate of growth of our village in the past few years?

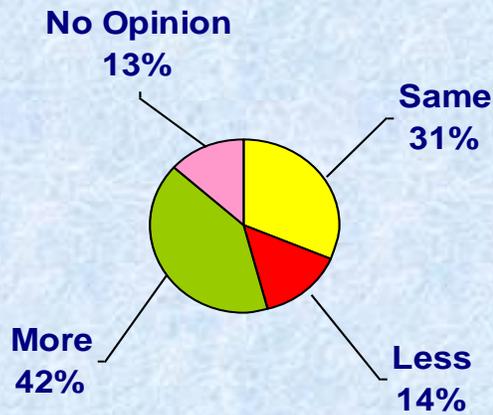
-COMMERCIAL



Question 5:

How much emphasis should the Seville Zoning and Planning Commission give to the development of the following areas?

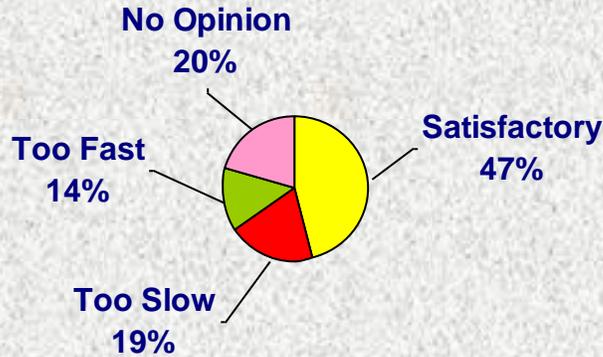
-COMMERCIAL ZONES



Question 4

What do you think about the rate of growth of our village in the past few years?

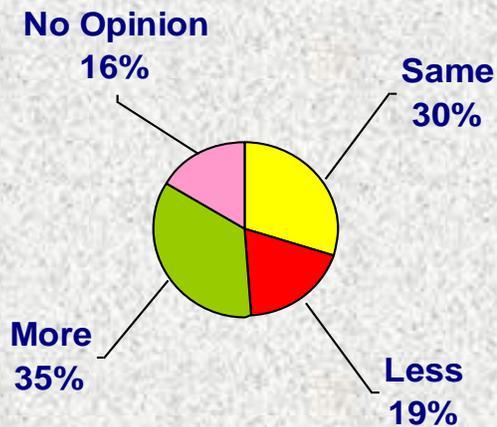
-INDUSTRIAL



Question 5:

How much emphasis should the Seville Zoning and Planning Commission give to the development of the following areas?

-INDUSTRIAL ZONES

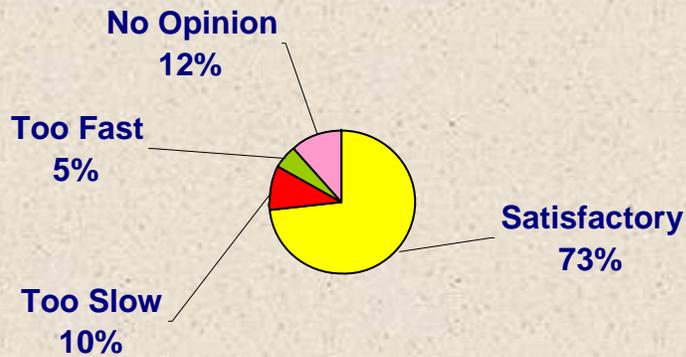


The large percentage of those who think the growth rate has been satisfactory must be viewed from the standpoint that all growth in Seville from approximately 1996 until this survey was distributed in 2003 was relatively slow. As new development projects are presented, the Zoning and Planning Commission encourages all residents to provide their opinions on growth as things progress.

Question 4

What do you think about the rate of growth of our village in the past few years?

-PARKS / RECREATION

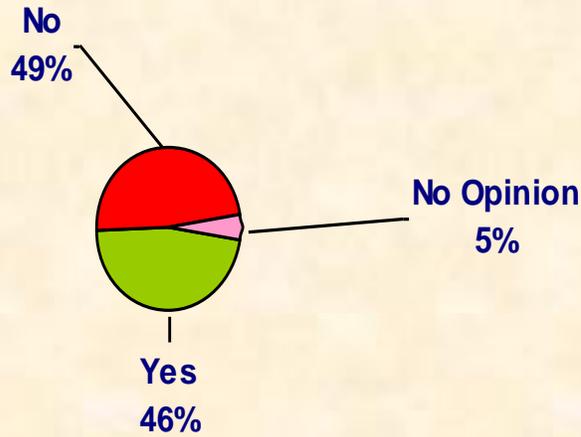


Parks and recreational areas can be among the most valuable assets that any municipality can have. They provide areas for relaxation and meditation as well as a place to picnic or enjoy physical activity. Most importantly, they are the safe havens of nature in an increasingly artificial environment. The survey respondents reinforce the need for parks and recreational facilities by a convincing 73% with 10% asking that we further increase the development of parks and recreational facilities. The Parks Department and the Village Council along with the Parks Committee have already established one of the most envied park systems in Medina County. The residents have mandated that the development and improvement of the park system should continue unabated.

Generally speaking, these graphs show what the respondents think of the “big picture” as well as the individual zoned areas regarding the present growth of Seville. Again, since the rate of growth in all zones between 1996 and 2003 was relatively slow, the residents of the Village must make any changes in opinion known to the Zoning and Planning Commission, the Mayor’s Office, or Village Council if they are to continue their role in the growth of the Village.

Question 6

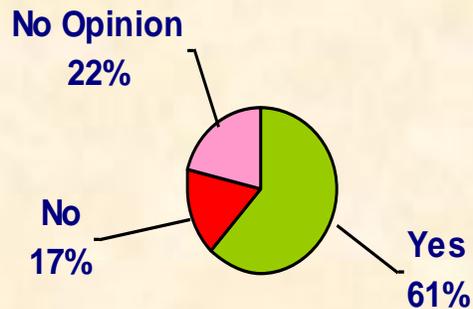
Do you feel that there are adequate parking provisions in the downtown area?



The fact is that regardless of the survey results and responses, there is a need for more parking in the downtown area of Seville. The CDP Committee concluded that the 46% of the respondents who think that parking is adequate are those who can fully take advantage of Seville's small physical size and walk from their homes to the downtown area. Walking should be encouraged as it is a good way to meet and talk to friends and neighbors, get some exercise, and add an element of friendliness to our surroundings. The parking situation must be optimized for those who drive to our Village from other areas as well as those in the Village who depend on their automobiles for transportation. Looking to a middle ground, it would be prudent to investigate the addition (by the village) of a safe, secure bicycle parking facility or, the encouragement of local businesses to provide facilities for cyclists near their buildings if at all possible.

Question 7

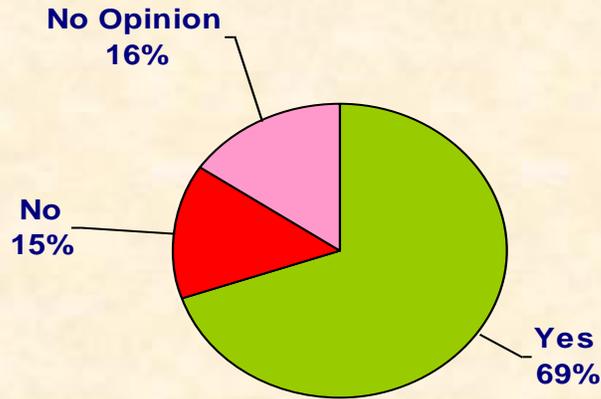
Do you believe that the housing needs of younger residents and first-time homebuyers are adequately served in Seville?



If you refer back to the last graph in Question 1 you'll see that the percentages of 18-25 and 25-40 year old residents who responded to the survey are about the same as those in this graph who indicate that the housing needs of those age groups need to be increased.

Question 8

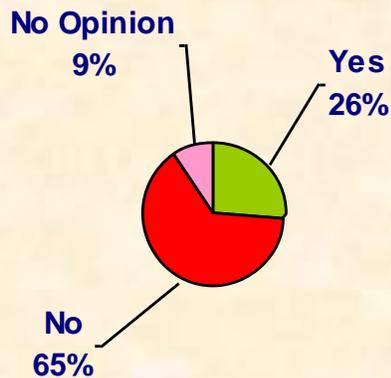
Should Seville encourage residential facilities for retired and/or elderly residents?



Given that our population of seniors and those approaching their senior years is the largest group of all surveyed, appropriate housing facilities must be given a high priority by the Zoning and Planning Commission.

Question 9

Should Seville encourage more dwellings such as apartments, cluster homes, or multi-family condos?



Feedback from the residents at the July 2004 Town Meeting indicated that cluster homes should be separated out from this graph and dealt with as their own category. Seville has an adequate amount of apartments and condos. Support for more of these types of housing is low.

Question 10

List two aspects of a small town atmosphere that you consider to be most important. These can be existing features or ones you'd like to see.

	AGE GROUP					TOTALS
	18 - 25	26 - 40	41 - 55	56 - 70	71+	
Safety / Police / Fire / EMS		17	14	53	5	89
No Answer		21	17	18	20	76
Sense of Community		7	7	47	5	66
Small Size of Village		0	0	47	0	47
Downtown Improvements		2	21	1	0	24
Green Space / Trees / Parks		4	10	7	2	23
Friendly People		8	9	1	4	22
Less Traffic		5	10	4	2	21
Chain / Grocery / Drug Stores		2	1	12	4	19
Close Walking Distances		6	7	2	1	16
Small Town Character		2	10	0	0	12
Peaceful / Quiet		5	2	0	4	11
Local Services / Utilities		1	2	1	7	11
Youth / Teen Activities		4	1	2	1	8
Maintained Properties		2	0	3	3	8
Controlled Growth		0	4	2	1	7
No Opinion		4	0	0	2	6
Community Events / Activities		5	1	0	0	6
Small Population		0	5	0	0	5
Limited Development		1	0	2	2	5
Large Residential Lots		0	5	0	0	5
Good Schools		4	0	0	1	5
Control of Government / Zoning		0	3	1	1	5
More Downtown Parking		1	1	1	1	4
Involvement / Volunteers		3	0	0	1	4
No Large Stores / Restaurants		2	1	0	0	3
Less Pollution		2	0	0	1	3
Keep Small Businesses		3	0	0	0	3
Churches		0	2	1	0	3
More Housing		0	1	1	0	2
Limited Population		0	0	1	1	2
Library		0	1	0	1	2
Less Residential Growth		0	1	1	0	2
Less Industrial Growth		0	1	1	0	2
Larger Post Office		1	0	1	0	2
Highway Access		0	2	0	0	2
Family Friendly		2	0	0	0	2
Small Downtown Area		0	0	1	0	1
Services Nearby		1	0	0	0	1
Senior Center		0	0	0	1	1
No More Truck Depots		0	1	0	0	1
No Changes		0	0	0	1	1

Input From Residents	0	0	1	0	1
Historic Aspects of Village	0	0	1	0	1
Downtown Village Offices	0	1	0	0	1
Agricultural Zoning District	0	1	0	0	1
Sign Regulations	1	0	0	0	1
TOTAL RESPONSES	116	142	213	72	543

Most responses to this question showed that the residents value aspects of our village that are typically small-town attributes. Keeping Seville a small town or at least keeping the appearance of a small town is a desire of virtually everyone in the village at this time.

Question 11

Are there any aspects of the Village's infrastructure (roads, water, sewers, storm sewers, etc., not traffic) that need attention?

	AGE GROUP					TOTALS
	18 - 25	26 - 40	41 - 55	56 - 70	71+	
No Answer	2	15	25	30	27	99
Satisfied With All	0	10	22	21	10	63
Storm Sewer	0	3	11	5	1	20
Roads	0	3	6	9	0	18
Water	0	6	2	9	1	18
Sidewalks	0	3	2	2	1	8
No Opinion	0	7	0	0	0	7
Sanitary Sewer	0	1	3	1	1	6
Electric	0	0	4	1	0	5
Loose Manhole Covers	0	0	0	1	1	2
Parking	0	0	1	0	1	2
Refuse Pickup	0	0	0	1	1	2
Above Ground Downspouts	0	0	0	0	1	1
Grading at Leohr Park	0	0	0	0	1	1
Landscaping	0	1	0	0	0	1
Leaf Collection	0	0	0	0	1	1
Open Ditches	0	0	0	0	1	1
Retention Basins	0	0	0	1	0	1
Street Sweeping	0	0	0	1	0	1
Natural Gas	0	0	1	0	0	1

This list shows some of the ongoing concerns of residents that, if planned well, reinforces the ease and sense of security of living in a small town. Each item in this list is presently being monitored by the appropriate Village Department while other items are being considered by Village Council, the Zoning and Planning Commission, or both.

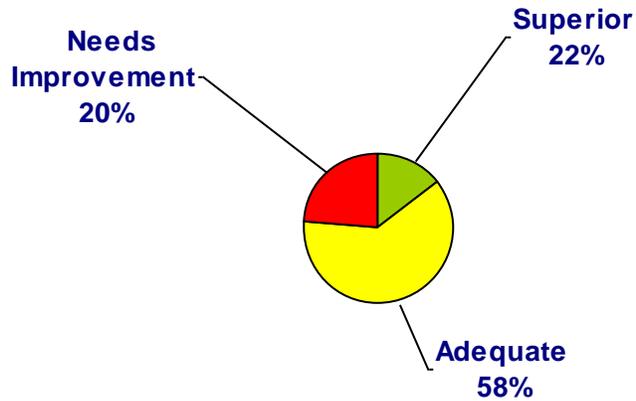
Question 12

Are there any traffic concerns that exist now or that you may perceive in the future?

	AGE GROUP					TOTALS
	18 - 25	26 - 40	41 - 55	56 - 70	71+	
No Answer	2	15	30	32	24	103
I-76 and Rte 3 Area	0	6	0	23	2	31
Truck Traffic	0	6	13	4	3	26
No Concerns	0	7	8	0	8	23
Speeding	0	4	11	4	1	20
Traffic In General	0	2	14	0	4	20
Train Crossings	0	3	4	1	1	9
Additional Traffic Lights	0	1	5	1	0	7
Downtown Traffic	0	1	0	0	4	5
Parking - All Areas	0	1	1	3	0	5
Single Access To Subdivisions	0	0	0	5	0	5
No Rt Turn - Rt 3 and Greenwich	0	2	0	2	0	4
Bypass Around Rte 3	0	0	0	3	0	3
Existing Traffic Lights	0	0	0	2	1	3
Driver/Pedestrian Issues	0	1	0	0	1	2
Left Turn Lane Downtown	0	0	0	2	0	2
School Traffic	0	1	1	0	0	2
Left Turn Markings	0	0	0	1	0	1
Loud Car Radios	0	0	0	0	1	1
Noise	0	1	0	0	0	1
Powered Vehicles On Sidewalks	0	0	0	0	1	1
Widen Rte 3 Downtown	0	0	0	1	0	1

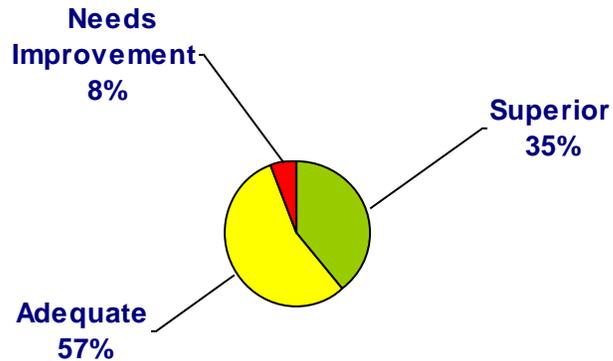
Residents listed their concerns regarding traffic issues. The appropriate village departments, primarily the Police and Streets Departments, are constantly monitoring these issues since most of them relate to public safety.

Town Hall

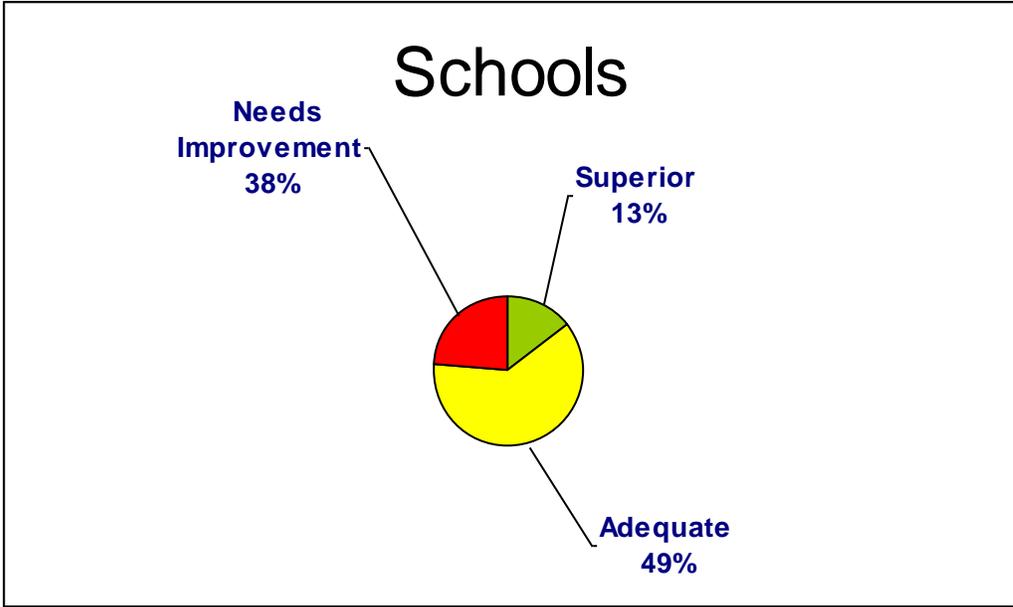


Construction of the new Village Hall continues. Once completed, it will offer remedy to the many drawbacks of the present Spring Street accommodations.

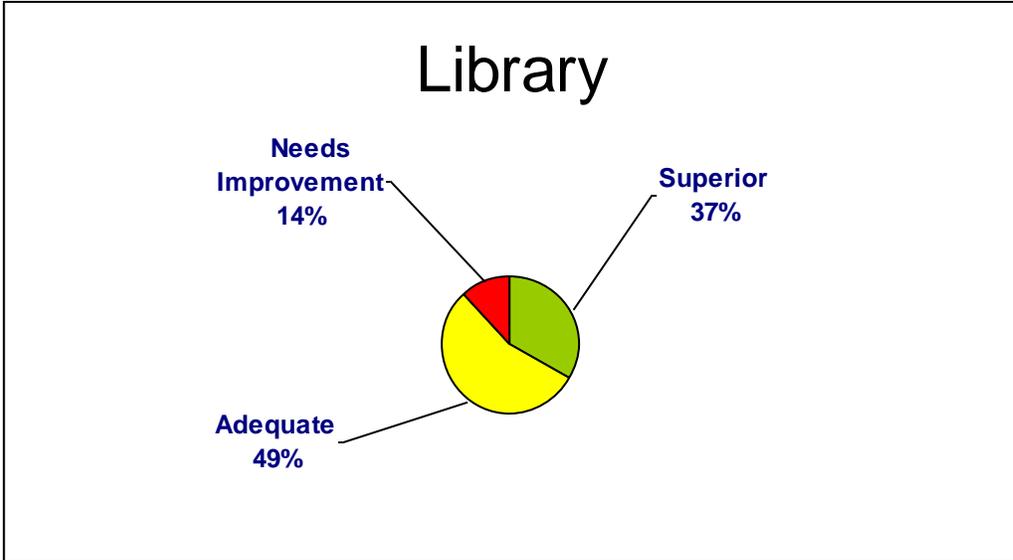
Parks and Recreation



The residents again resoundingly endorse their approval of our park system and encourage ongoing development and maintenance of the high quality of the existing parks.

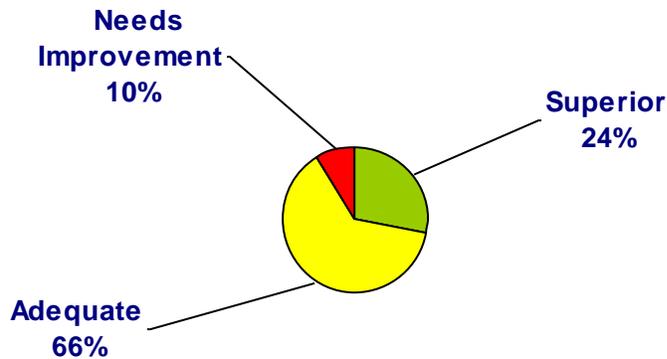


The Village continues to work cooperatively with the Cloverleaf Local School District to assure that our children receive a quality education at the best possible facilities and in an atmosphere that promotes learning and safety. Despite recent financial difficulties, Cloverleaf remains, academically, one of the top ranked schools in the state of Ohio.



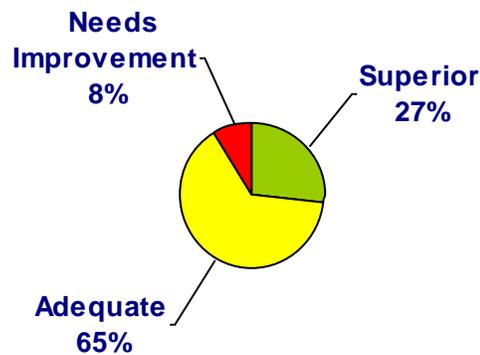
Although small, our library serves our residents well. Improvements tend to be based on funding as well as need and Seville's library has a record of being proactive to necessary changes to improve the facility.

Snow Removal



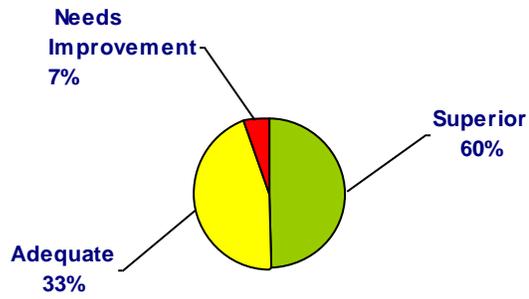
Our Streets Department has shown, by the numbers in the graph that they are doing better than adequate in keeping the snow removal timely and efficient. As in all unpredictable events such as larger than average snowfall, any service department can be in a situation where there can be room for significant improvement. Our Streets Department has shown adequate to better than average ability to cope with those conditions.

Roads

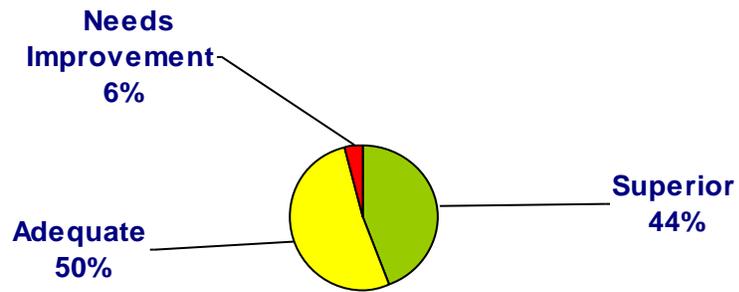


Road repair and maintenance is an ongoing project in any city, village, or township. The residents show, in this survey, that they are generally satisfied with the level of attention that our Streets Department gives to the quality of our roadways.

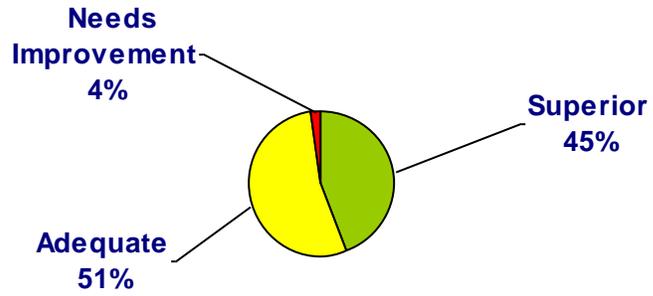
Utilities



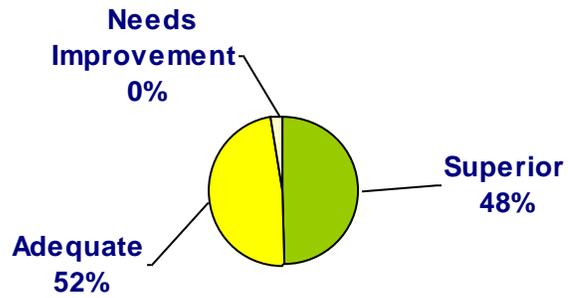
Police



Fire



EMS



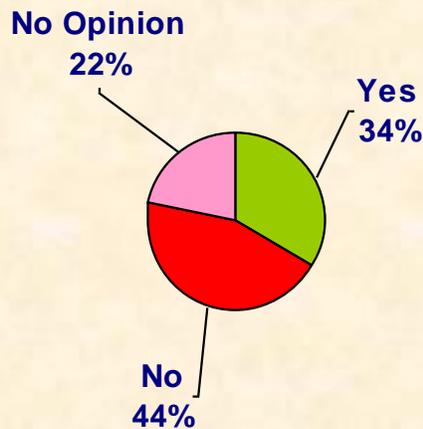
Question 14

Would you support a tax increase to improve the services listed in question 13?

	AGE GROUP					TOTALS
	18 - 25	26 - 40	41 - 55	56 - 70	71+	
Yes		27	34	21	11	93
No		11	29	35	27	102
No Opinion		1	17	21	13	52
Utilities		8	8	8	2	26
Police		7	16	10	2	35
Fire		8	14	8	5	35
EMS (Ambulance)		8	14	12	4	38
Road Maintenance		6	11	0	2	19
Snow Removal		6	9	5	2	22
Parks / Recreation		8	15	8	3	34
Schools (Cloverleaf)		12	18	11	9	50
Libraries		6	16	0	3	25
Town Hall		7	9	0	4	20
						551

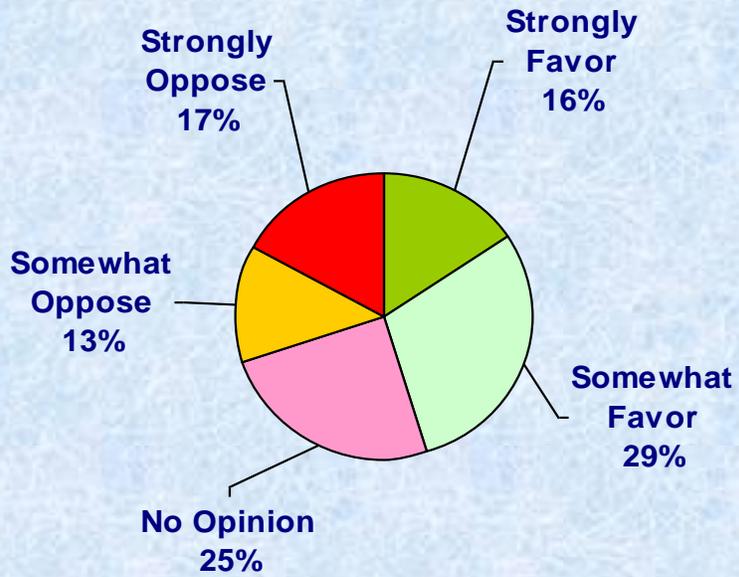
Question 14

Would you support a tax increase to improve the services listed in 13?



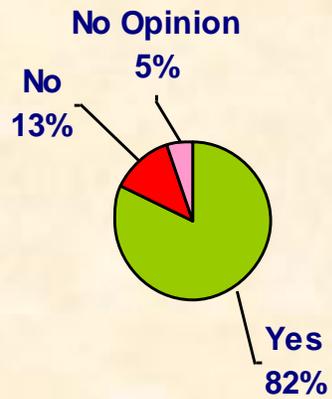
Question 15

What is your opinion of forming a Building Department? This would include creating the position of Building Inspector.



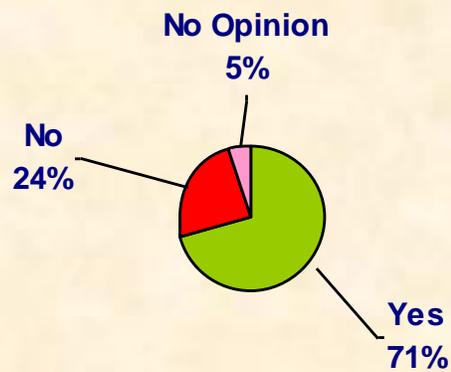
Question 16

Do you think there are enough parks in Seville?



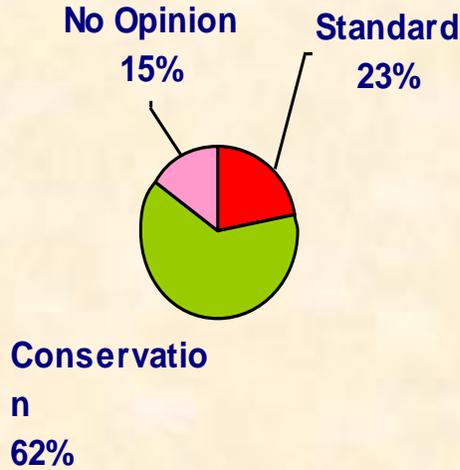
Question 17

Do you think there is enough open space in Seville?



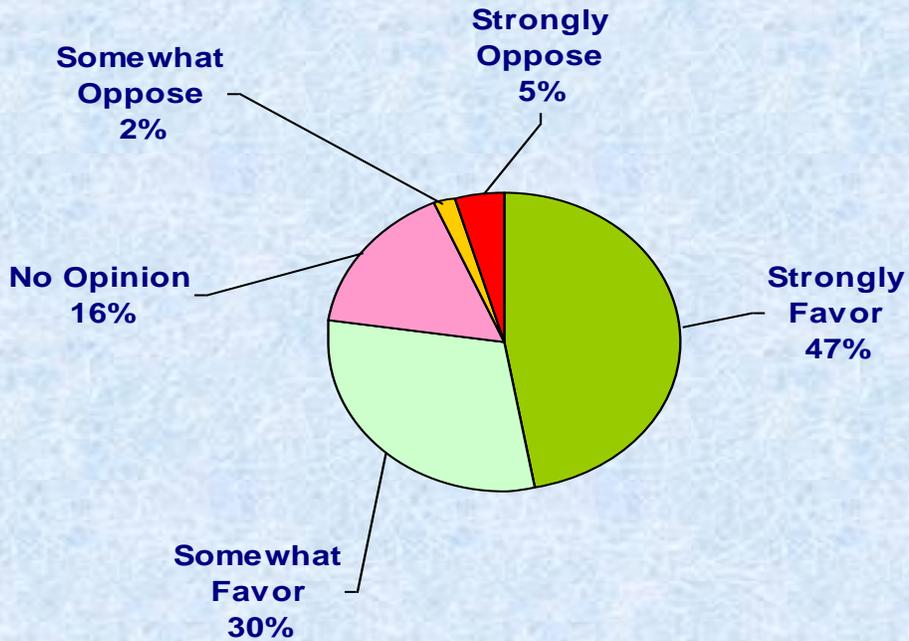
Question 18

Which type of subdivision development do you prefer, Standard or Conservation?



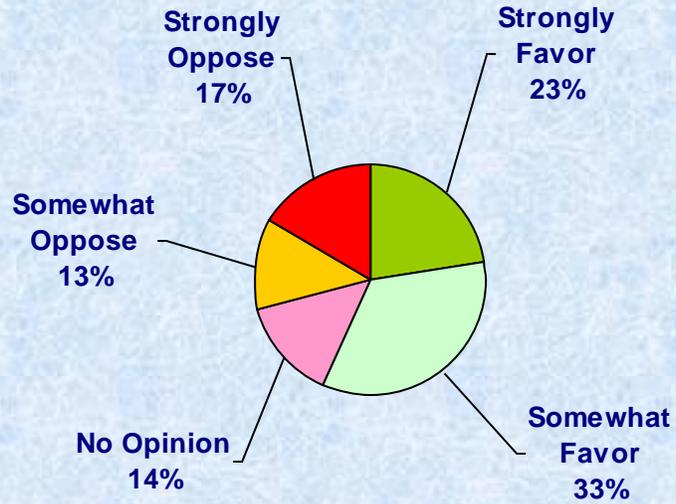
Question 19

What is your opinion on creating conservation and open space requirements in all zones?



Question 20

What is your opinion on the Village forming an Architectural Review Board? This would allow the Village to have a say in the design and appearance of new and refurbished structures.



Question 21

What other concerns do you have that you feel should be addressed by either the Comprehensive Plan Steering Committee or the Zoning and Planning Commission?

	AGE GROUP					TOTALS
	18 - 25	26 - 40	41 - 55	56 - 70	71+	
No Answer		24	45	56	30	155
Property Upkeep		5	12	6	3	26
Stronger Zoning Code		0	0	16	0	16
Zoning/Planning Issues		3	2	0	1	6
Downtown Growth		3	2	0	0	5
Keep Small Town Atmosphere		3	1	0	1	5
Limit Yard Sales		0	1	0	4	5
Monitor Growth of Medina		0	5	0	0	5
No Cluster or Multi-Family Homes		3	0	1	0	4
None		4	0	0	0	4
Open Space		3	0	1	0	4
Post Office Issues		3	0	0	1	4
BOPA Issues		3	0	0	0	3
Parks Issues		1	2	0	0	3
Tax Abatements		2	1	0	0	3
Better Developing Practices		1	0	0	1	2
Enforce Zoning Code		0	1	1	0	2
More Downtown Parking		0	0	2	0	2
Need Senior Activities		1	0	0	1	2
New Construction Inspection		1	0	0	1	2
Stay Out Of Our Lives		1	1	0	0	2
Subdivision Issues		2	0	0	0	2
Substandard Housing		0	0	0	2	2
Youth Activities		0	2	0	0	2
No More Annexaton		0	2	0	0	2
Flood Plain Issues		0	2	0	0	2
Better Communications		0	0	1	0	1
Charter		0	1	0	0	1
Keep Commercial/Industrial North		0	1	0	0	1
More Industry		1	0	0	0	1
Mosquito Control		1	0	0	0	1
Need More Stores		0	0	0	1	1
No More Industry		1	0	0	0	1
No More Residential		1	0	0	0	1
Residents' Input		0	0	0	1	1
School Tax Levies		1	0	0	0	1
Streets Issues		0	1	0	0	1
Village Not Ready For Growth		0	1	0	0	1
No Toxic Industry		0	1	0	0	1

Truck/Trailer/RV In Residential	0	1	0	0	1
Sidewalks	0	1	0	0	1
Police Issues	0	1	0	0	1
Single Refuse Hauler	0	1	0	0	1

APPENDIX E: COMPLETED IMPLEMENTATION RECOMMENDATIONS

Zoning is the Village's fundamental tool to be used to bring about many of the land use policies stated in this Plan.

The past Village Administrations, including the Mayor, Council, and the Planning and Zoning Commission have been diligent in updating the Village of Seville Zoning Ordinance, as updated August 21, 2017 per the needs specified in Chapter Five of the 2006 Comprehensive Plan.

The following list shows Implementation Recommendations from the 2006 Comprehensive Plan that were adopted to the current zoning ordinance. The item number as listed in Chapter Five of the 2006 Plan is listed in parenthesis.

CURRENT ORDINANCE SECTION

- | | |
|---------------------|---|
| 606 | Modify the existing LC district regulations: (1) |
| 606.02 A.1f | Explicitly add offices to the list of permitted uses. (1a) |
| 606.03. C | Establish a building setback of 100 feet from S.R. 3. (1b) |
| 606.03 C
from 15 | Increase the landscaped areas adjacent to existing streets
feet to 25 feet. (1c) |
| 606.03 G1, 2 | Require specific landscaping within the existing 25' side and
50' rear yard setback (buffer strip) required when
development is adjacent to residential property. (1g) |
| 607 | Revise the HC Commercial District Regulations. (2) |
| 607.03 E | Increase the parking setback from the street right of way
from 20 feet to 30 feet. (2a) |
| 608 | Create a Historic Overlay District that includes the downtown area and the
surrounding residential areas. (These regulations would be in addition to
the underlying LC and R1 Districts.) Map 11: Land Use Proposals
illustrates the area where the Historic Overlay District regulations are
intended to apply. (3, 4) |

CURRENT ORDINANCE SECTION

- 608.02 A, B & 608.06 A.1
Restrict first floor space to retail and offices and second floor space to offices and residential units. (3a)
- 608.06 A4-6
Require buildings to have a minimum of 50% percent of the façade devoted to windows and other architectural features to prevent "blank" retail walls. (3c)
- 608.05,6
Provide architectural review standards for new construction and alterations to existing buildings that preserve the historic structures in the downtown area and the "village" character of the surrounding residential areas. (4a)
- 608.06 A.2
Provide standards for infill development. (4b)
- 610
Create an Industrial /Office Park Zoning District: (5)
610.02
Light industrial and office use. (5a)
610.01 C
Park-like development with design guidelines. (5b)
- 806 C.1
Require a minimum of 5% of the interior of parking lots to be planted within landscaped islands. Each island must have:
(1f)
806 C.1 a
A minimum of 10 feet for each dimension. (1f1)
806 C.1.b
At least one major shade tree. (1f2)
- 806 C.2
Establish specific landscaping requirements to screen parking lots from the street. Screening must effectively screen a minimum of 50% of the parking lot area. This should be accomplished using vegetation, trees, or walls with a minimum height of 3 feet. This shall apply to any lot with 5 or more parking spaces when the lot is located in a front yard or side yard. (2b)
- 806 C
Landscaping and screened parking. (5c)
- 905 A.8
Add regulations that require minimum stacking space for drive-through facilities. (2c)

CURRENT ORDINANCE SECTION

- 905 E Revise standards for cluster development permitted as a conditional in the R1, R2 and R3 districts. Retain current densities and allow flexibility in the placement of buildings to preserve natural amenities of the site and open space. (6)
- 905 E3 Require a minimum project size of 25 acres. (6a)
- 905 E4a, b The gross density permitted would remain as currently permitted within the zoning district with a required minimum of 30% open space (based on the total area of the development). (6b)
- 905 E6c Allow for the flexible arrangement of units within the project site while ensuring that a minimum setback of 85 feet is maintained along existing streets and the perimeter of the project in order to create an adequate buffer. (6c)
- 905 F5 Require the establishment of a homeowner's association or similar entity to be responsible for the maintenance of the open space. (6d)
- 1001 Expand the scope of the existing site plan review procedures. (7)
- 1002, 3 Add design review guidelines that would include a broad range of criteria to regulate the overall appearance of buildings in specific areas.
- 1) Within the proposed overlay districts. (7a1)
- 2) All uses along the S.R.3 Corridor to ensure cohesive and compatible development and provide an attractive gateway into the Village. (7a2)
- 1003 B4 Elevations including building façade materials to be part of the submittal. (7e)
- 1003 B8 Detailed Landscape Plan to be part of the submittal. (7c)
- 1003 B.9 Screening of parking lots and as buffers between conflicting land uses. (8b)
- 1004, 5 Provide detailed procedural steps for site plan review
- 1) Application form
- 2) Comments from Engineer and other agencies

CURRENT ORDINANCE SECTION

3) Use of outside consultants, if necessary, (paid by the applicant).

4) Require additional studies, if necessary, (paid by the applicant).

1005.02 A5	Signage – detail and location on Site Plan or Landscape Plan. (7d)
1005.02 a.8	Provide for riparian corridors along Hubbard Creek and Chippewa Creek. (9)
1006	Strengthen landscaping requirements. (8)
1006.04 C.1	Within the above landscaped areas adjacent to public streets require a minimum of 5 major shade trees and 20 shrubs for every 100 feet of lot frontage
1006.04 C.1E	Reinstate requirement for street trees in residential developments. (8a)

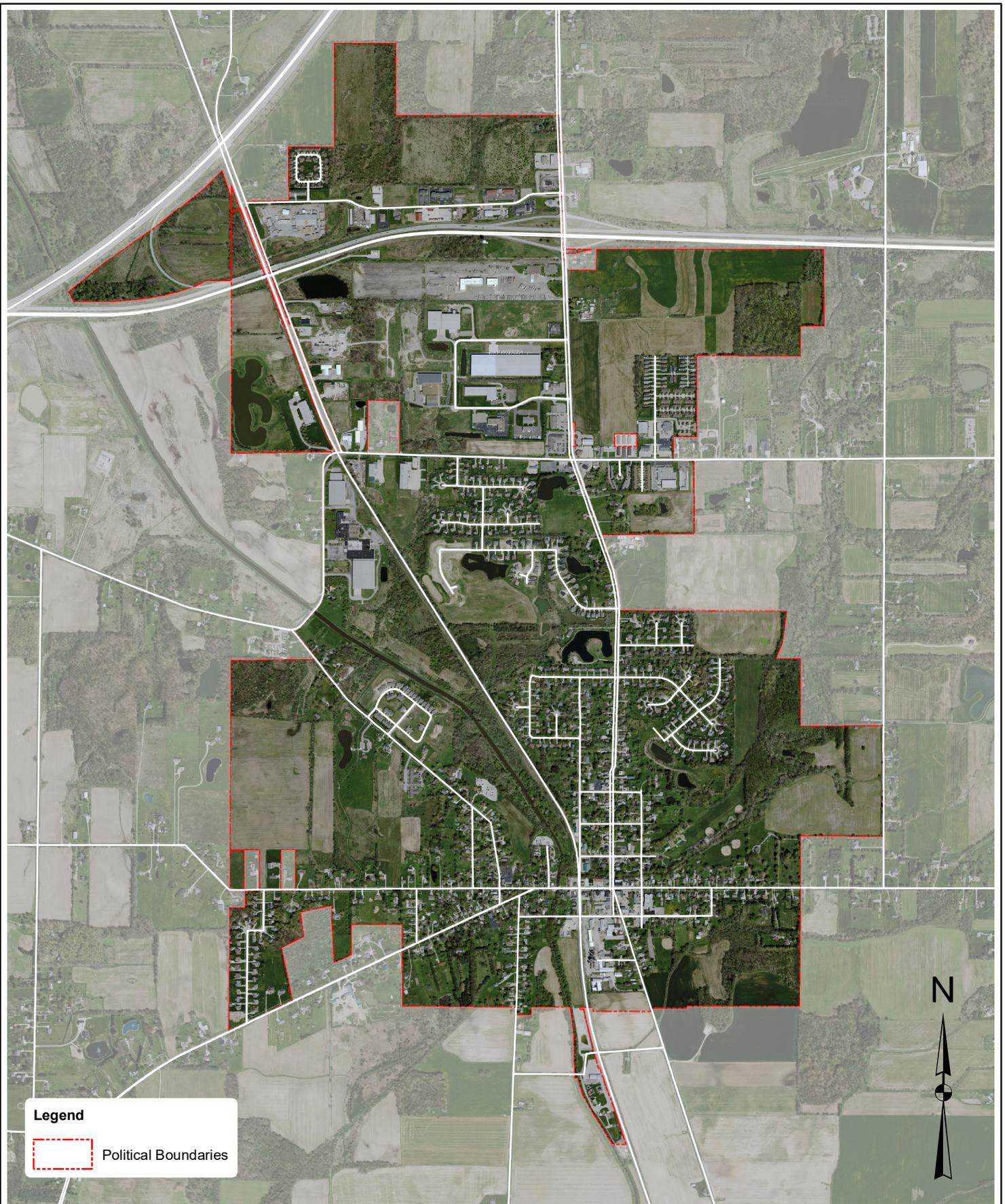
The following items of the 2006 plan were NOT specifically addressed or “Not found” in the Code and may be impractical to regulate and enforce.

Zoning Text Amendments

- Establish a 20-foot landscaped area adjacent to any proposed internal public streets. (1d)
- Major shade trees or evergreen trees planted sufficiently to screen the view of buildings from adjacent residential lots. (1g2)
- Establish setback requirements to encourage new buildings to be located in line with existing buildings. (3b)
- Require parking to be located behind the minimum building setback. (3d)
- Require parking for any non-residential use to be located behind the building. (4c)

Future Studies

- Integration of Chippewa and Hubbard Creeks into downtown design plan (and subsequent details). *The committee considered this recommendation, in the context in which it was described, to be impractical.*
- The content related to Study Areas 1 and 2 was update to reflect changes to the zoning ordinance and districts, as well as current conditions.



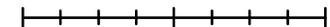
Legend

 Political Boundaries

Map 1: Seville And Vicinity Aerial
Comprehensive Development Plan - Village of Seville

Prepared by: Village of Seville Comprehensive Plan Review Committee, Dec. 2019

0 0.125 0.25 0.5 Miles



1:20,000

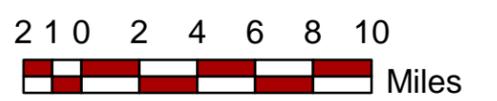
Map 1A: Communities Within 30 Miles of the Village of Seville

Comprehensive Development Plan Village of Seville - 2005

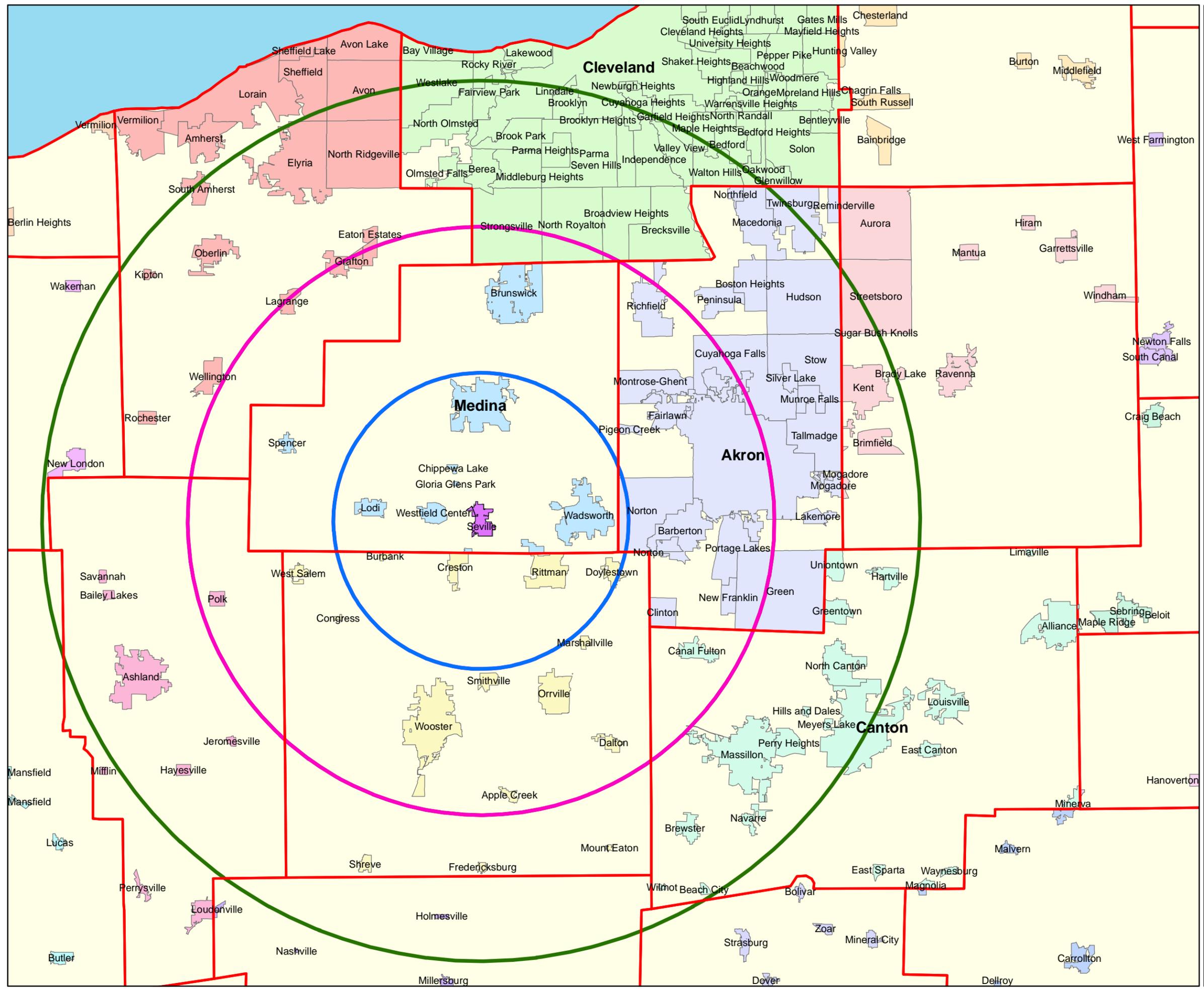
Map Created: January 2006 by MCDPS Staff



Scale: 1:12,000



-  Seville
-  County Boundaries
- Distance From Seville**
-  0 - 10 miles
-  10 - 20 miles
-  20 - 30 miles

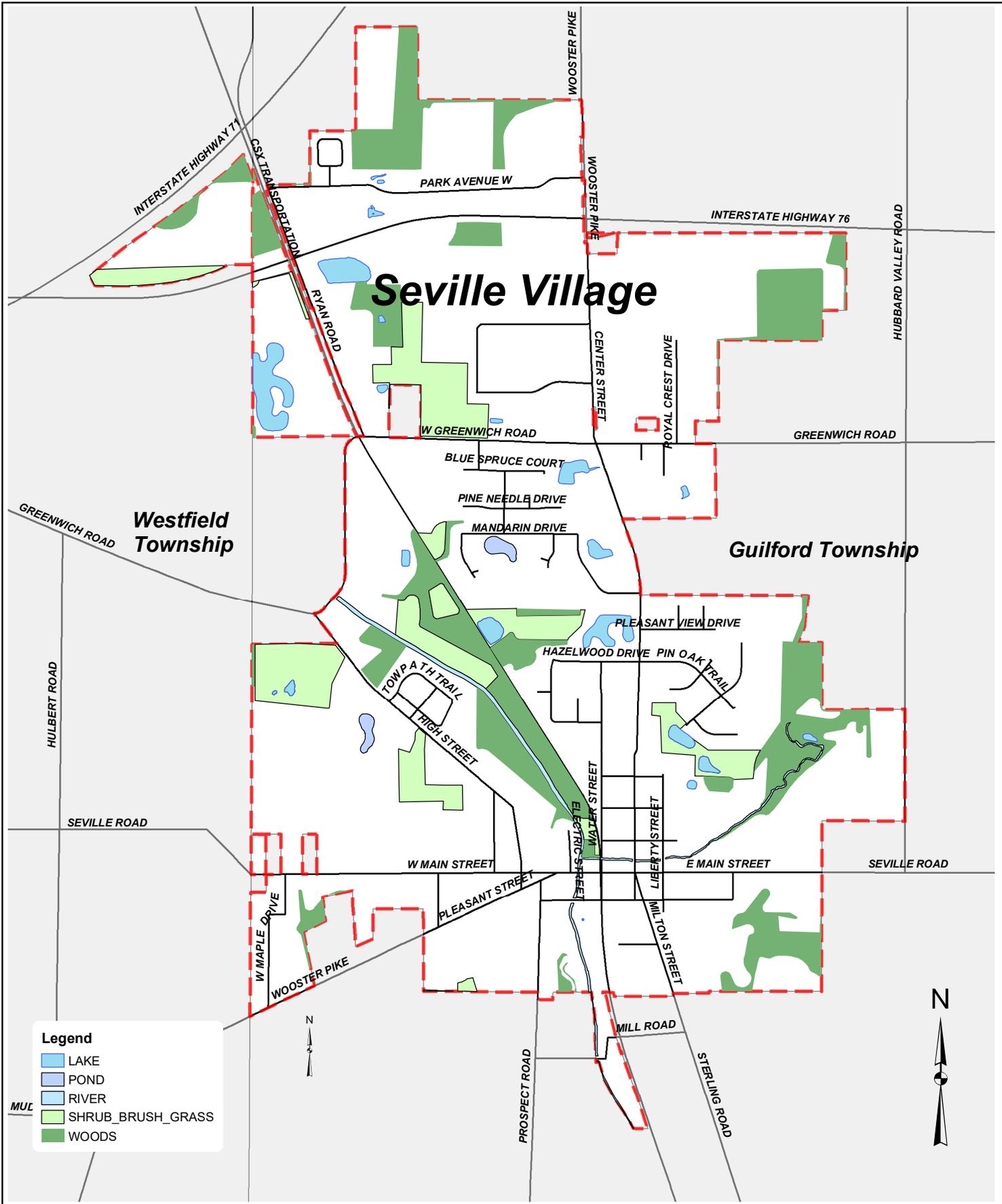


Prepared by:



**Department of
Planning Services**

124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

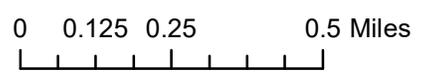


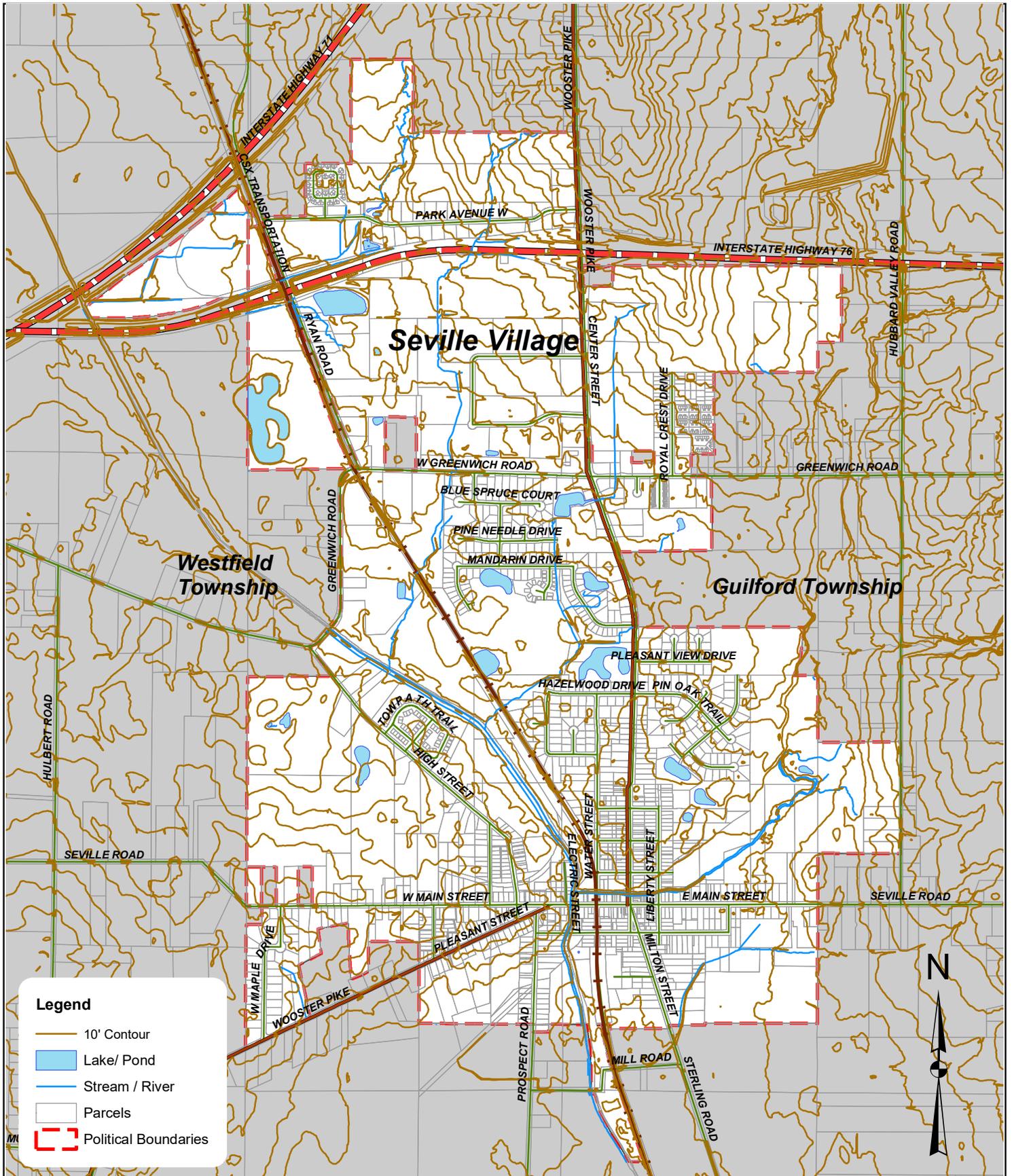
Map 2: Forests And Wetlands

Comprehensive Development Plan - Village of Seville

Developed by: Village of Seville Comprehensive Plan Review Committee, Dec. 2019

1:20,000



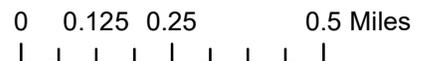


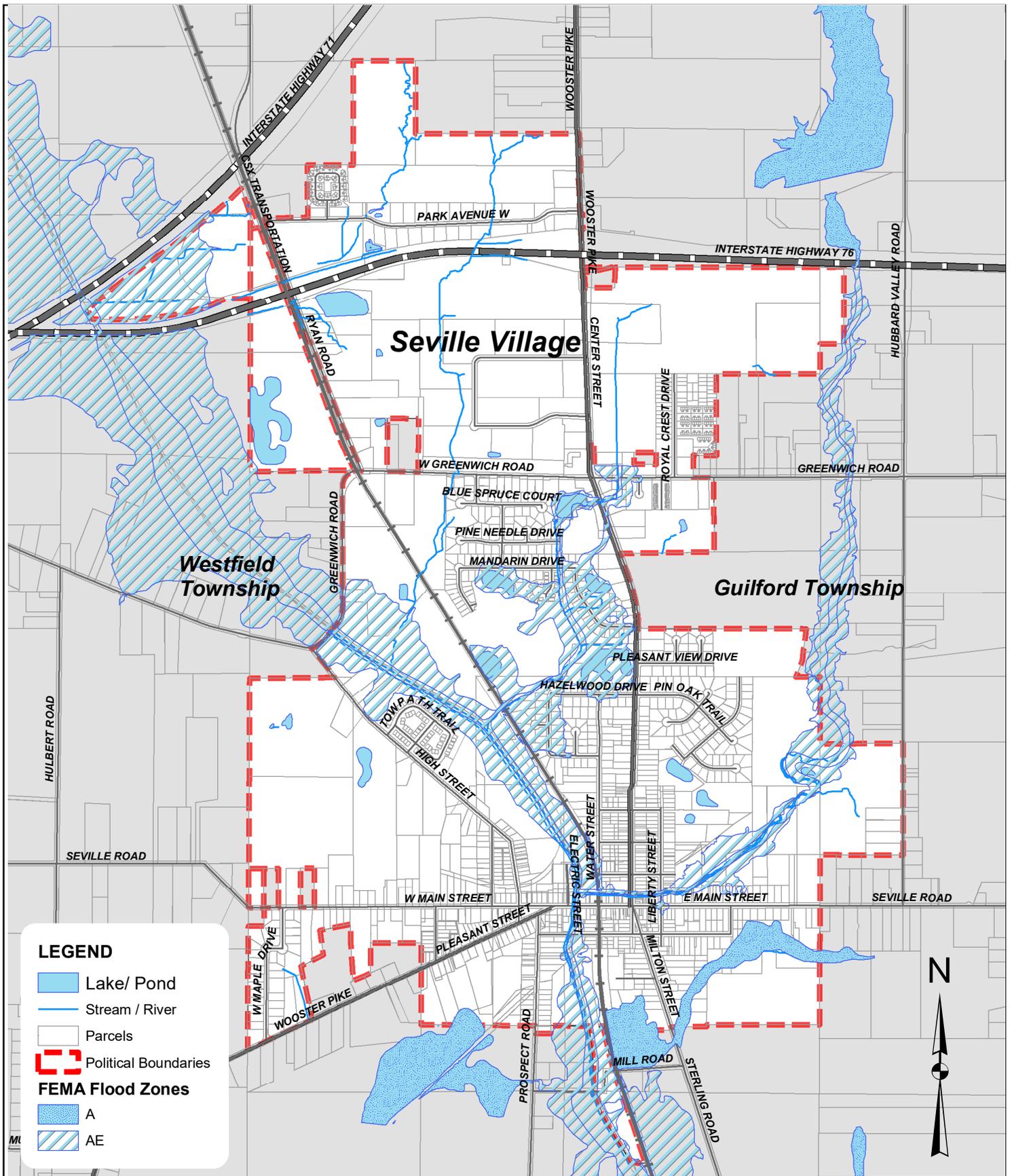
Map 3: Topography (10ft Contours)

Comprehensive Development Plan - Village of Seville

Developed by: Village of Seville Comprehensive Plan Review Committee, Dec. 2019

1:20,000





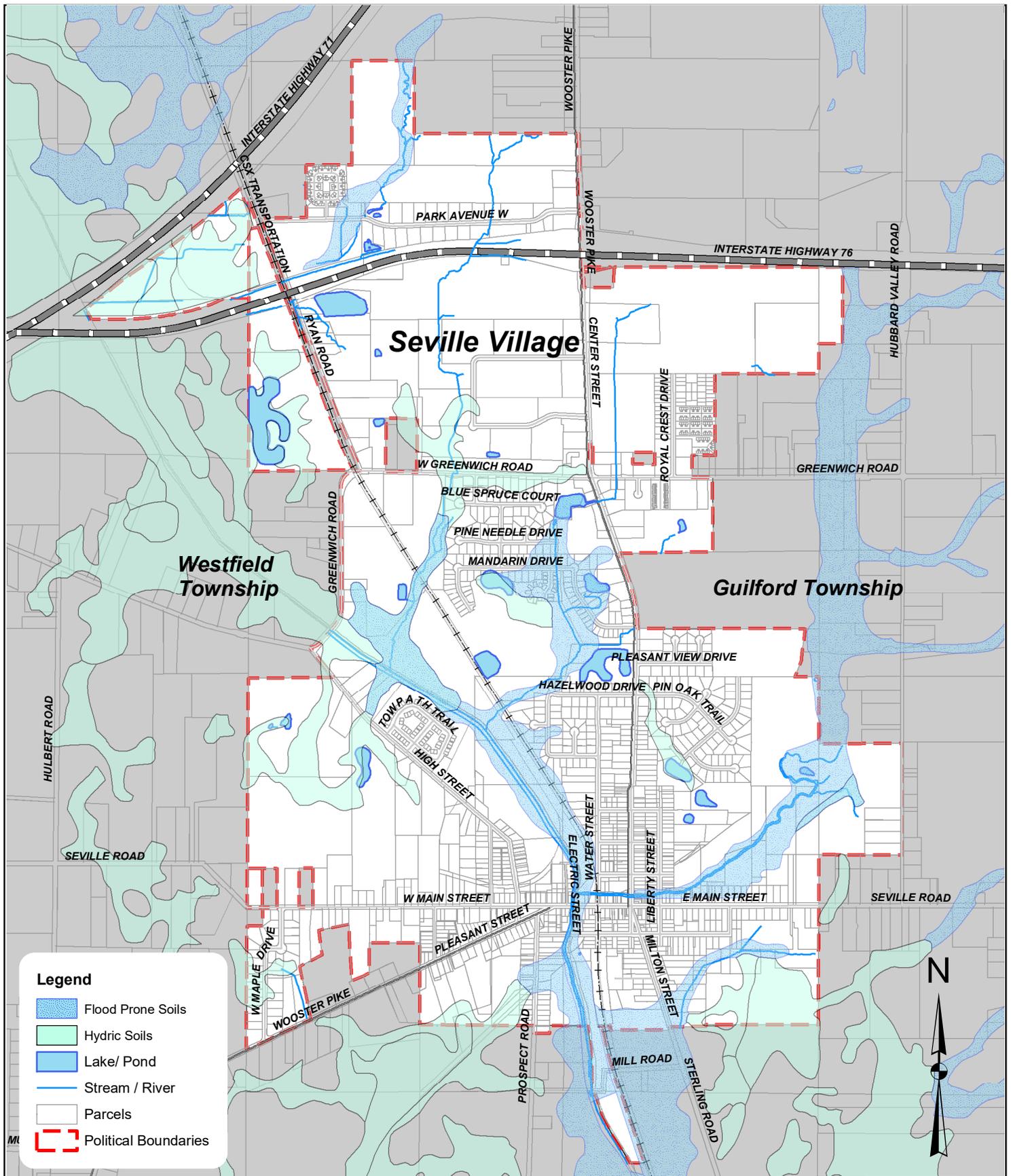
Map 4: FEMA Flood Zones

Comprehensive Development Plan - Village of Seville

Developed by: Village of Seville Comprehensive Plan Review Committee, Dec. 2019

1:20,000

Flood Zone Overlay Source: FEMA 8/19/2013 - Letters of Map Amendments are not shown.

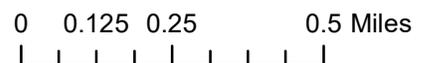


Map 5: Hydric & Flood Prone Soils

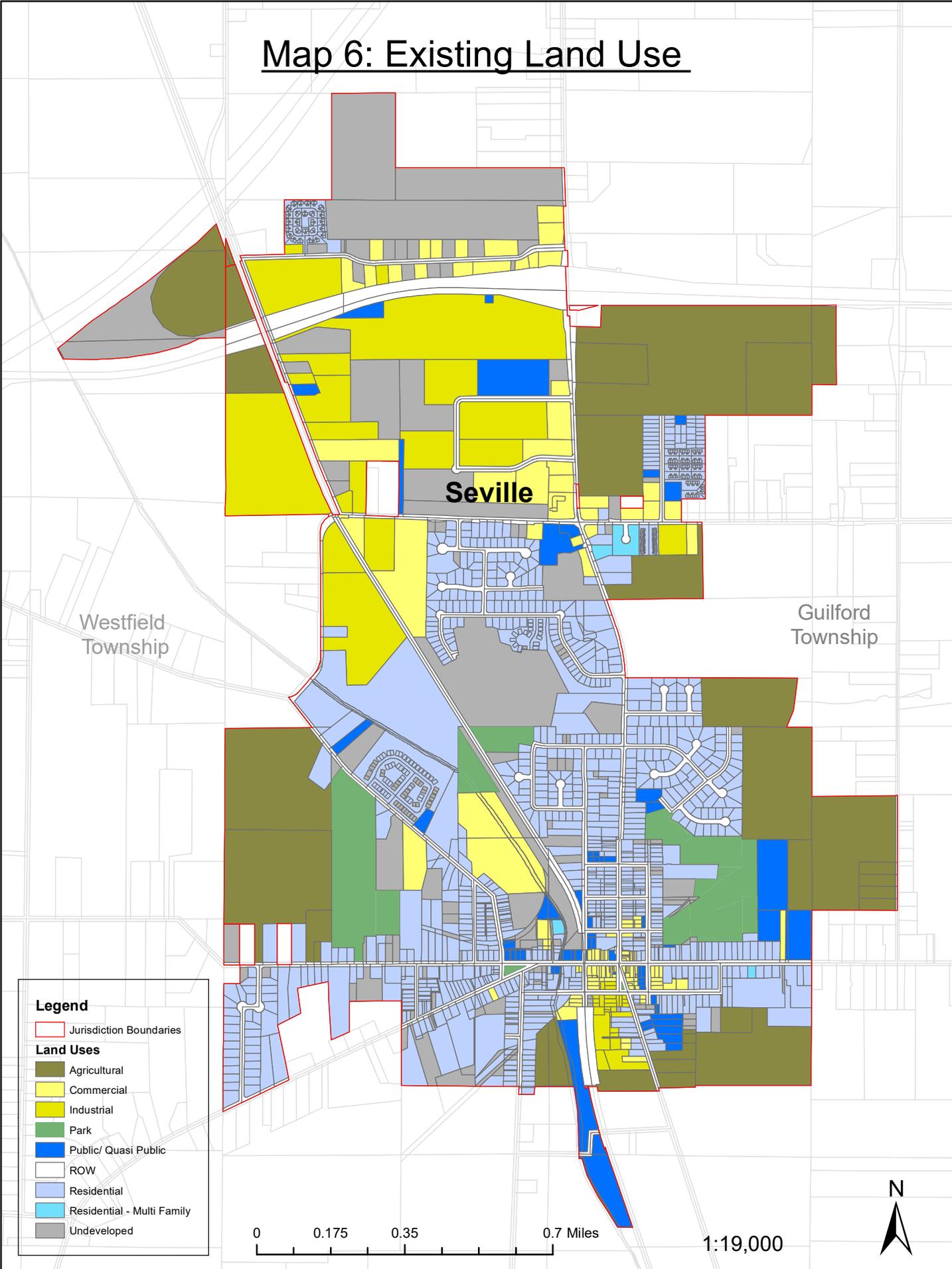
Comprehensive Development Plan - Village of Seville

Developed by: Village of Seville Comprehensive Plan Review Committee, Dec. 2019

1:20,000



Map 6: Existing Land Use



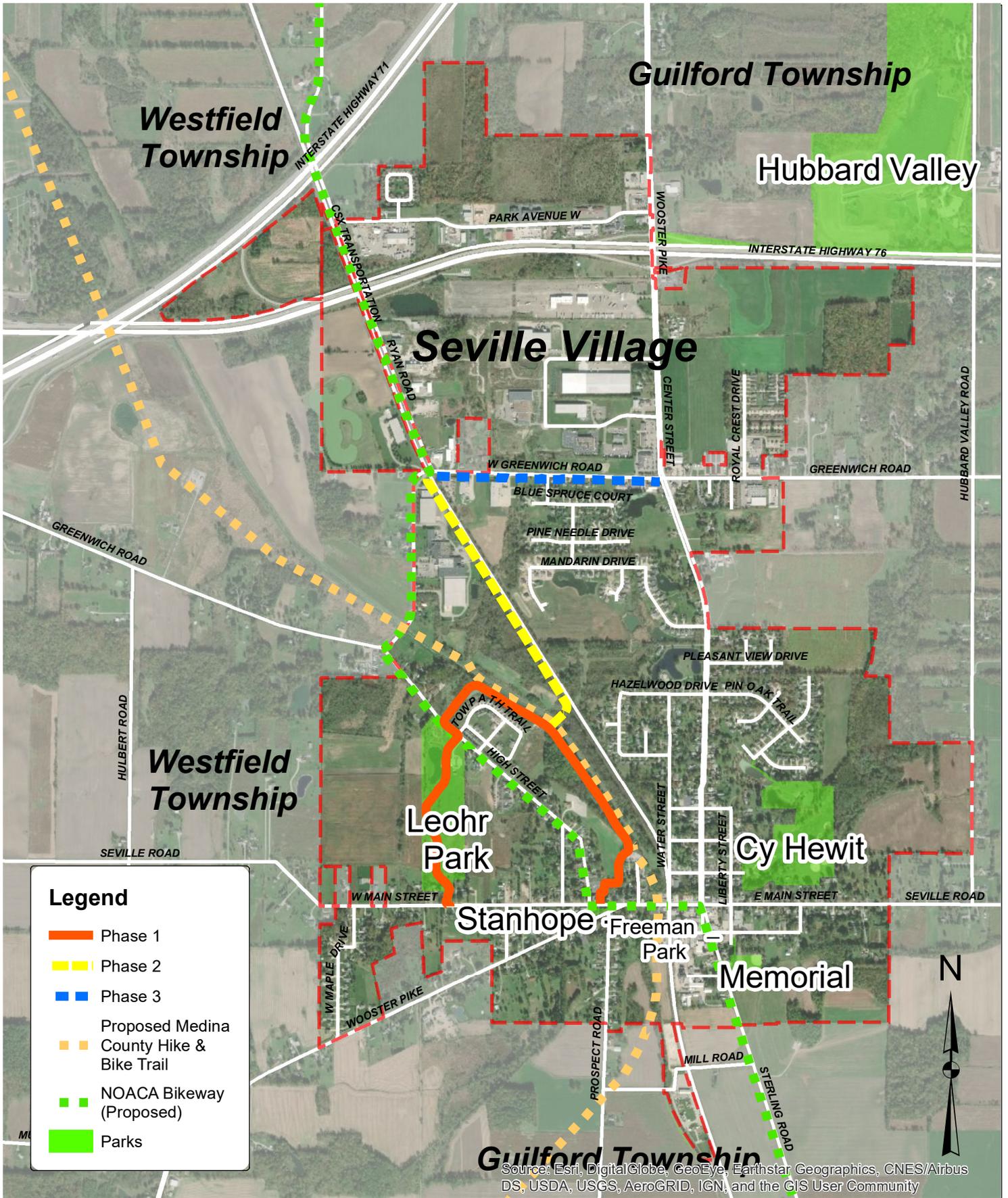
Legend

- Jurisdiction Boundaries
- Land Uses**
- Agricultural
- Commercial
- Industrial
- Park
- Public/ Quasi Public
- ROW
- Residential
- Residential - Multi Family
- Undeveloped

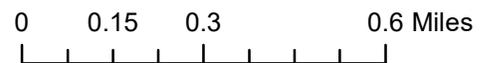
0 0.175 0.35 0.7 Miles

1:19,000





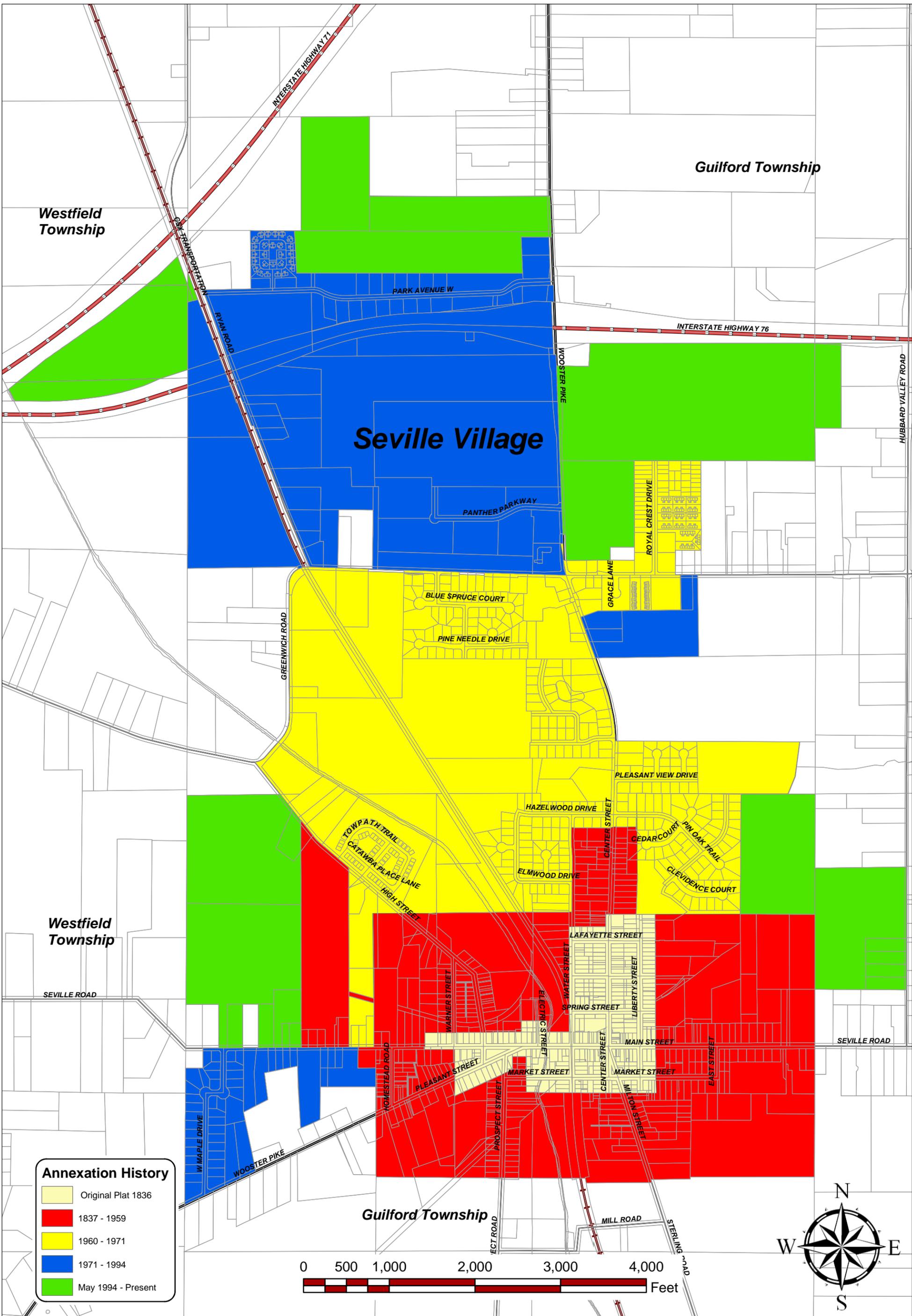
Map 8: Parks And Trails



Comprehensive Development Plan - Village of Seville

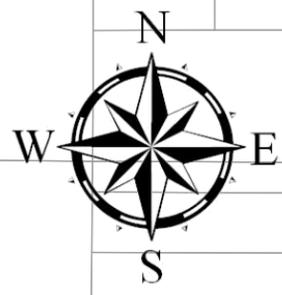
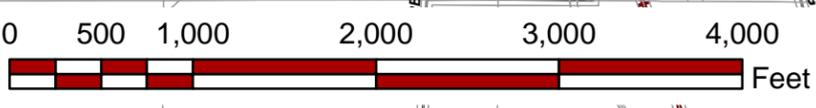
Developed by: Village of Seville Comprehensive Plan Review Committee, Jan 2020

1:20,000



Annexation History

Original Plat 1836	1837 - 1959	1960 - 1971	1971 - 1994	May 1994 - Present
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Map 9: Annexation History

Comprehensive Development Plan - 2005 Village of Seville

Map Created: October 2005 by MCDPS Staff

Scale: 1:12,000

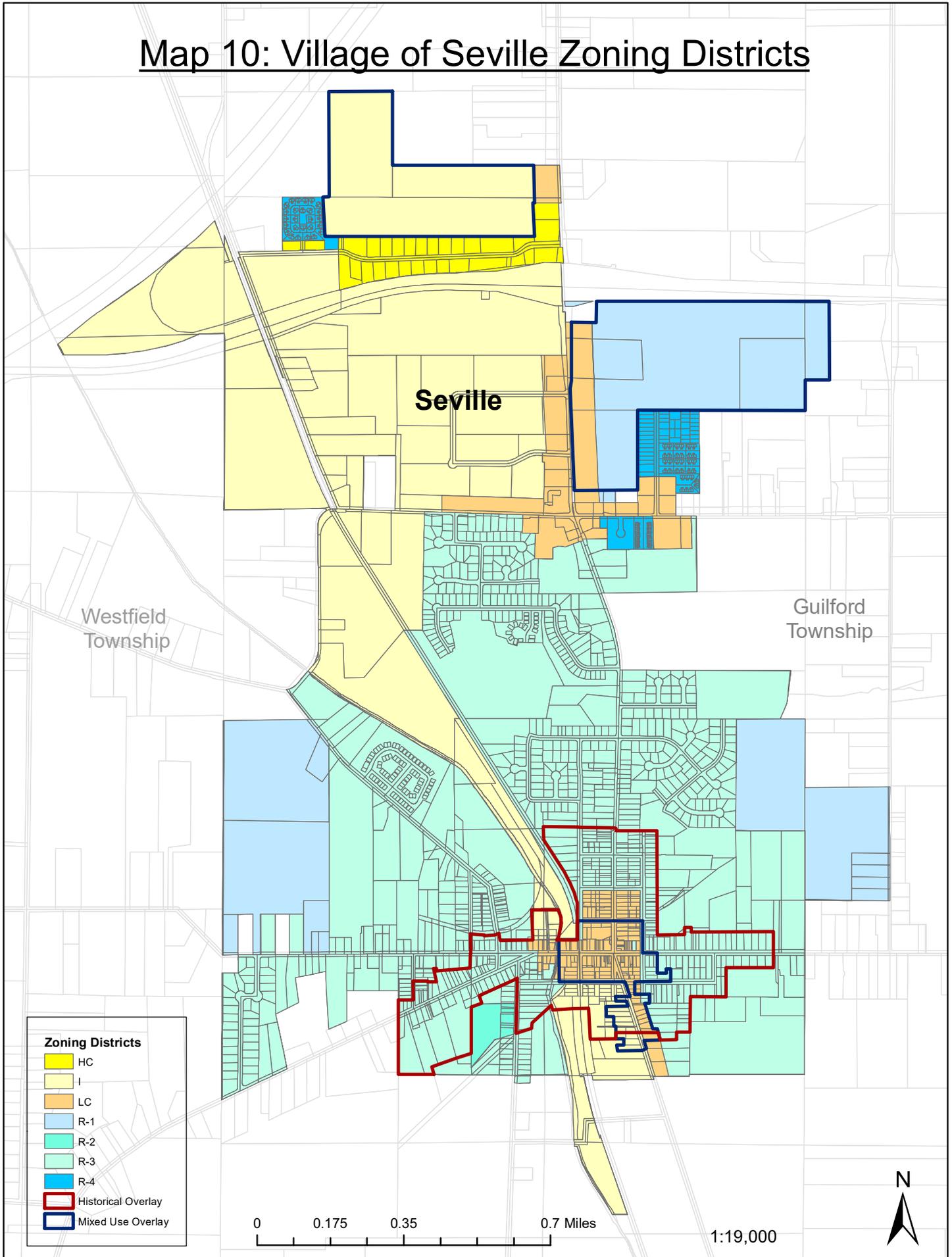
Prepared by:

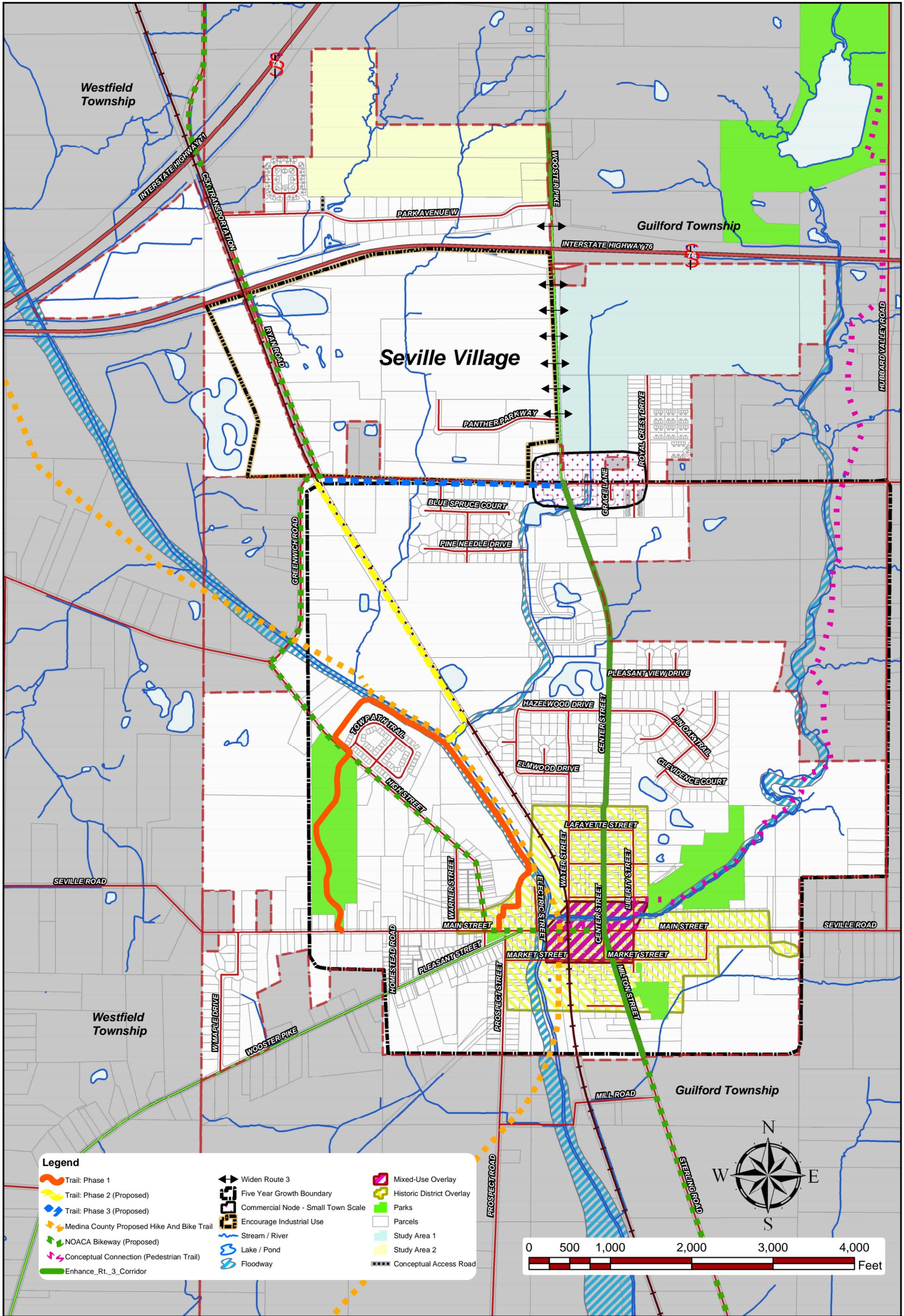


Department of Planning Services

124 W. Washington St., Suite B-4, Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8156

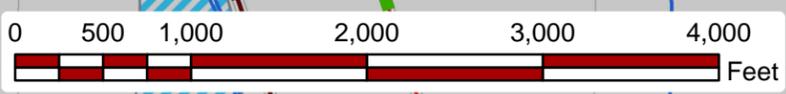
Map 10: Village of Seville Zoning Districts





Legend

Trail: Phase 1	Widen Route 3	Mixed-Use Overlay
Trail: Phase 2 (Proposed)	Five Year Growth Boundary	Historic District Overlay
Trail: Phase 3 (Proposed)	Commercial Node - Small Town Scale	Parks
Medina County Proposed Hike And Bike Trail	Encourage Industrial Use	Parcels
NOACA Bikeway (Proposed)	Stream / River	Study Area 1
Conceptual Connection (Pedestrian Trail)	Lake / Pond	Study Area 2
Enhance_Rt_3_Corridor	Floodway	Conceptual Access Road



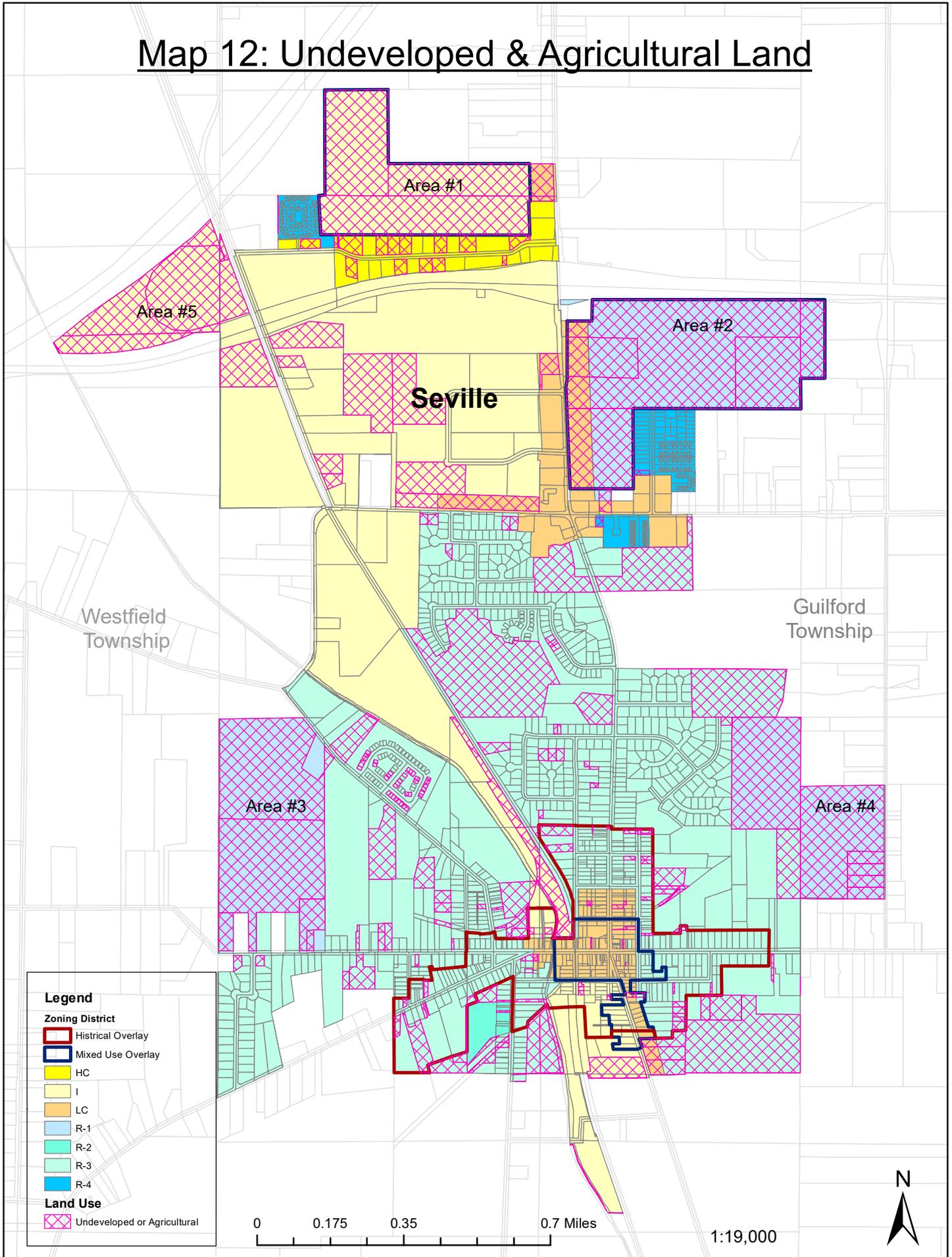
Map 11: Land Use Proposals
Comprehensive Development Plan - Village of Seville - 2005

Scale: 1:12,500

Map Created: October 2005 by MCDPS Staff

Prepared by:
Department of Planning Services
 124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

Map 12: Undeveloped & Agricultural Land



Study Area 1

INTERSTATE/HIGHWAY 76



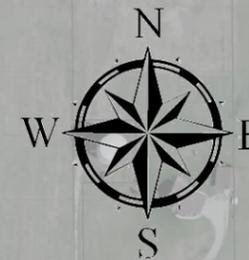
Seville Village

Guilford Township

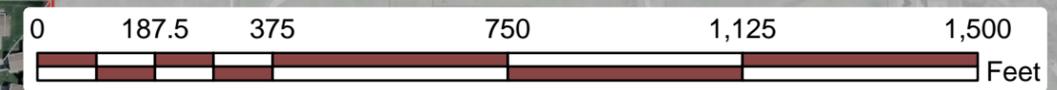
WOOSTER PIKE

PANTHER PARKWAY

ROYAL CREST DRIVE



-  Study Area 1
-  Parcels
-  Interstate Highway
-  State Route

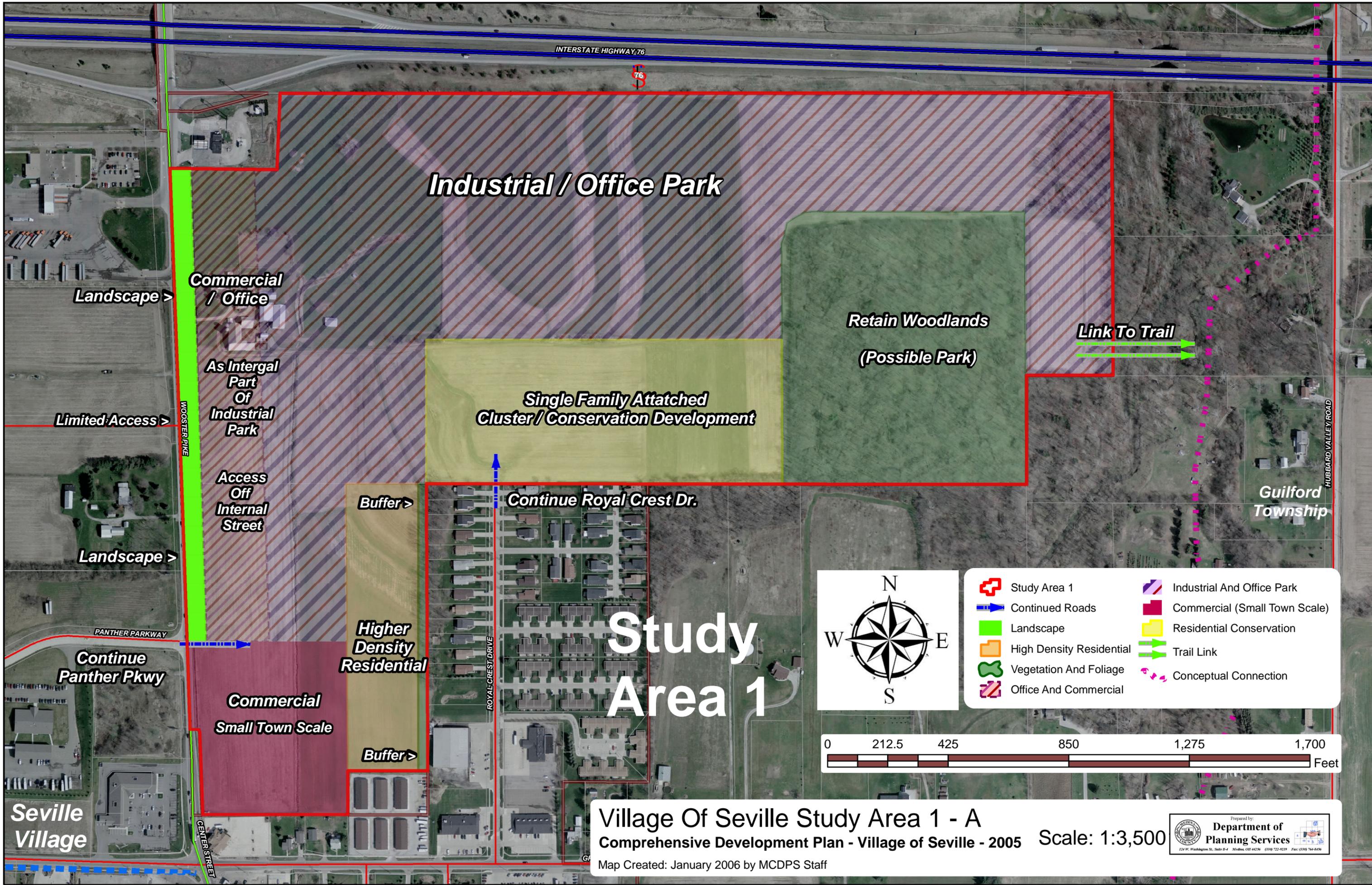


Village Of Seville Study Area 1

Comprehensive Development Plan - Village of Seville - 2005 Scale: 1:3,500

Map Created: December 2005 by MCDPS Staff





Industrial / Office Park

Commercial / Office

**Retain Woodlands
(Possible Park)**

**Single Family Attached
Cluster / Conservation Development**

Link To Trail

**As Intergal
Part Of
Industrial
Park**

Continue Royal Crest Dr.

Study Area 1

**Higher
Density
Residential**

**Commercial
Small Town Scale**

Buffer >

**Seville
Village**

Village Of Seville Study Area 1 - A

Comprehensive Development Plan - Village of Seville - 2005

Scale: 1:3,500

Map Created: January 2006 by MCDPS Staff



Study Area 2

Seville Comprehensive Development Plan

Guilford Township

Seville

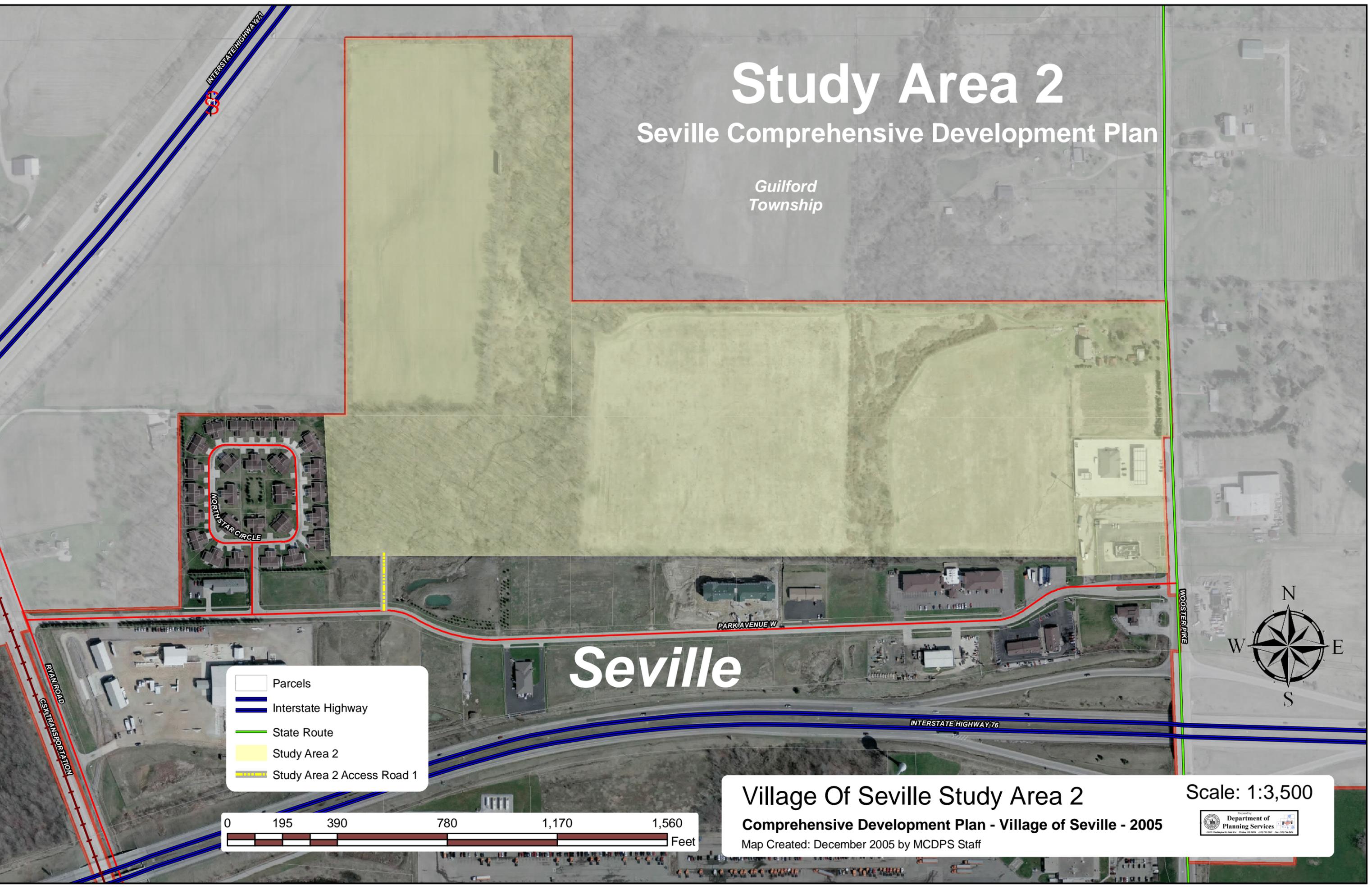
- Parcels
- Interstate Highway
- State Route
- Study Area 2
- Study Area 2 Access Road 1



Village Of Seville Study Area 2
Comprehensive Development Plan - Village of Seville - 2005
Map Created: December 2005 by MCDPS Staff

Scale: 1:3,500

Department of Planning Services
City of Seville, Ohio



Study Area 2

Seville Comprehensive Development Plan

Guilford Township

Residential
Similar Density
To Northstar Circle

Transition To Rural Residential

◀ Buffer:
Mounds of
Evergreens

Landscaping ▶

Mixed Use Development
Light Industrial & Office / Residential

S.R. 3 Access

◀ Buffer:
Retain
Trees

Ravine
Retained
In Natural
Condition
(Park?)

Office/
Commercial

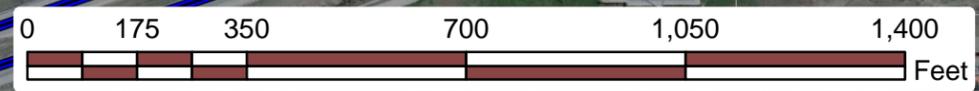
Park Avenue
Access

PARK AVENUE W

INTERSTATE HIGHWAY 76

WOOSTER PIKE

-  Park Avenue Access
-  Route 3 Access
-  Study Area 2
-  Vegetation & Foliage
-  Office / Commercial
-  Residential
-  Mixed Use Development Zone
-  Landscaping
-  Parcels



Village Of Seville Study Area 2-A

Scale: 1:3,500

Comprehensive Development Plan - Village of Seville - 2005

Map Created: January 2006 by MCDPS Staff

