

CHAPTER IX: FUTURE LAND USE PLAN

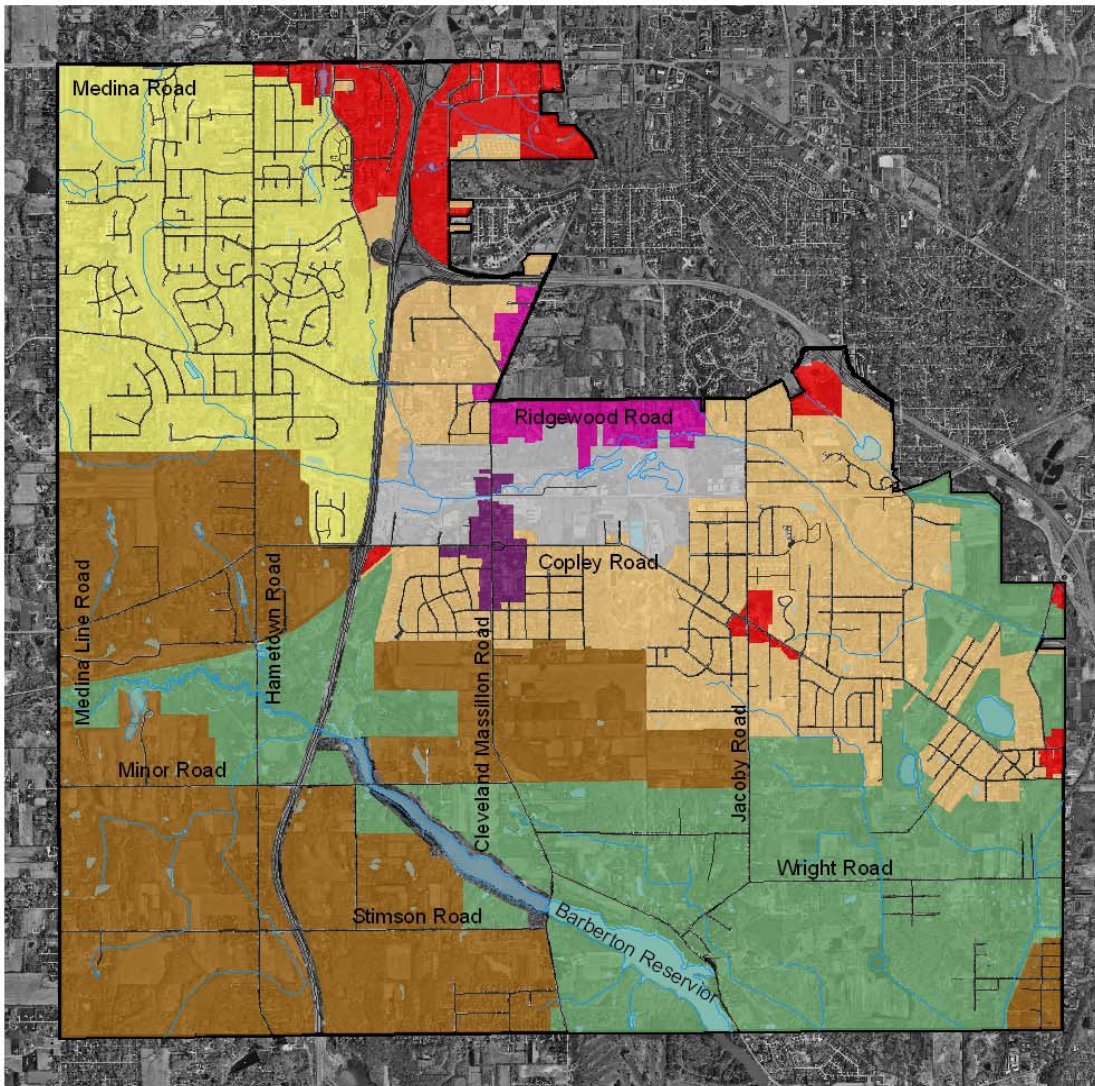
The following map shows the recommended future land use in Copley Township based on the concepts and goals identified in this document. In order to implement this Plan, Copley Township will need to update its Zoning Resolution to reflect the concepts and goals.

This effort might require consideration of the following:

- Rezoning of individual parcels throughout the Township;
- Combining residential districts;
- Review of permitted and conditional uses in each zoning district;
- Creation of overlay and floating districts; and
- Rezoning to place a limitation on density.

The map on page 182 shows the Future Land Use Plan (Map 9.1).

Map 9.1: Future Land Use



Future Land Use

Source: Copley Township Zoning
Projection: State Plane Ohio North NAD83

- Commercial
- Conservation Area
- Mixed Use/Historical District
- Industrial
- Low Density Residential
- Medium Density Residential
- Professional Office
- Rural Residential



Selected Parcels in the Planned Development District Area of Route 18 and Heritage Woods Drive.

WEST OF HAMETOWN & MEDINA RD/18				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1700013		R-3A	VACANT LAND	RESIDENTIAL
1700025	4700 MEDINA RD	R-3A	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
EAST OF HAMETOWN & WEST OF SCENIC VIEW				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1700288	4672 MEDINA RD	C-2/Non Conforming	<i>TWO FAMILY RESIDENTIAL</i>	OFFICE
1702051	4666 MEDINA RD	C-2/Non Conforming	SINGLE FAMILY RESIDENTIAL	OFFICE
1700159		C-2/Non Conforming	VACANT LAND	OFFICE
1700158	4640 MEDINA RD	C-2/Non Conforming	GAS/SERVICE STATION	OFFICE
1700135	4608 MEDINA RD	R-2/Non Conforming	<i>TWO FAMILY RESIDENTIAL</i>	OFFICE
1700134	22 SCENIC VIEW DR	R-2/Non Conforming	<i>TWO FAMILY RESIDENTIAL</i>	OFFICE
FIRE STATION 2 & PRESTIGE PROPERTY				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1700283	4570 MEDINA RD	R-2/ Conditional	COPLEY/BATH FIRE STATION 2	R-2/CONDITIONAL
1700344	4520 MEDINA RD	PDD-Business/Office	SINGLE FAMILY RESIDENTIAL	PDD-BUSINESS/OFFICE
1700344	4520 MEDINA RD	PDD/L	VACANT LAND	PDD/L
HERITAGE WOODS HOME OWNERS ASSOCIATION				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1700493	25 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700494	27 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700495	29 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700496	31 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700497	33 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700498	35 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700499	41 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700500	43 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700501	45 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700502	47 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700503	49 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700504	51 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700505	57 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700506	59 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700507	61 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700508	63 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700509	65 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700510	67 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700511	73 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700512	75 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700513	77 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700514	79 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700515	81 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700516	83 LETHBRIDGE LANE	PDD/L	ATTACHED SINGLE FAMILY RESIDENTIAL	NO CHANGE
1700468		PDD/L	VACANT LAND	NO CHANGE
1504366	MEDINA RD	PDD/L	UTILITY USE	NO CHANGE

10 Refer to pages 123 through 125 for further explanation of the planned Development District.

EAST OF HERITAGE WOODS & NORTH OF WESTVIEW				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1702048	MEDINA RD	SEE END OF DOCUMENT	VACANT LAND	PDD-BUSINESS OFFICE
1702044	MEDINA RD		VACANT LAND	PDD-BUSINESS OFFICE
1702045	HERITAGE CENTER DR		VACANT LAND	PDD-BUSINESS OFFICE
1702046	HERITAGE CENTER DR		VACANT LAND	PDD-BUSINESS OFFICE
1700492	137 HERITAGE WOODS DRIVE		BROADCASTING TECHNOLOGY	PDD-BUSINESS OFFICE
1702043	137 HERITAGE WOODS DRIVE		AT&T	PDD-BUSINESS OFFICE
1702073	137 HERITAGE WOODS DRIVE		NEXTEL	PDD-BUSINESS OFFICE
WEST SIDE OF MONTROSE WEST AVE				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1700458	110 MONTROSE WEST AVE	PDD- HIGHWAY SERV	OUTBACK STEAKHOUSE	NO CHANGE
1700459	120 MONTROSE WEST AVE	PDD- HIGHWAY SERV	RESIDENCE INN	NO CHANGE
1700632	120 MONTROSE WEST AVE	PDD- HIGHWAY SERV	RESIDENCE INN	NO CHANGE
1702023	130 MONTROSE WEST AVE	PDD- HIGHWAY SERV	COMFORST INN	NO CHANGE
1700889	150 MONTROSE WEST AVE	PDD- HIGHWAY SERV	WASABI JAPANESE STEAK HOUSE	NO CHANGE
1702010	160 MONTROSE WEST AVE	PDD- HIGHWAY SERV	BEST WESTERN INN & SUITES	NO CHANGE
1702009	170 MONTROSE WEST AVE	PDD- HIGHWAY SERV	STUDIO PLUS HOTEL	NO CHANGE
1504879	190 MONTROSE WEST AVE	PDD-BUSINESS OFFICE	COMMERCIAL OFFICES	NO CHANGE
1505034	202 MONTROSE WEST AVE	PDD-BUSINESS OFFICE	COMMERCIAL OFFICES	NO CHANGE
EAST SIDE OF MONTROSE WEST AVE				
PARCEL	ADDRESS	CURRENT ZONING	CURRENT USE	PROPOSED FUTURE ZONING
1505035	200 MONTROSE WEST AVE	PDD-HIGHWAY SERV	RADISON INN	NO CHANGE
1504913	185 MONTROSE WEST AVE	PDD-HIGHWAY SERV	EXTENDED STAY INN	NO CHANGE
1504914	MONTROSE WEST AVE	PDD-BUSINESS OFFICE	VACANT LAND	NO CHANGE
1700463	175 MONTROSE WEST AVE	PDD-BUSINESS OFFICE	COMMERCIAL OFFICES	NO CHANGE
1700462	155 MONTROSE WEST AVE	PDD-BUSINESS OFFICE	COMMERCIAL OFFICES	NO CHANGE
1700461	145 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700460	125 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700832	115 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700867	MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700913	85 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1702014	65 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700791	45 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700453	45 MONTROSE WEST AVE	PDD-HIGHWAY SERV		NO CHANGE
1700452	35 MONTROSE WEST AVE	PDD-HIGHWAY SERV	NATIONAL CITY BANK	NO CHANGE
LEGEND DESCRIPTION				
L = LOW DENSITY	ANY REZONING WOULD GO THROUGH LEGAL PROCESS		BUSINESS OFFICE COMMUNITY REGIONAL RETAIL CONVENIENCE RETAIL PERSONAL SERVICES	