

REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT
ARTICLE 16
TREE PRESERVATION STANDARDS

The Copley Township Architectural Review Board is proposing changes to Article 16 of the Zoning Resolution.

Rationale #1: The proposed text amendment is compatible and in line with the following goals and initiatives of the updated Comprehensive Land Use Plan.

1. Protect and enhance the environmental integrity of the Township
2. Balance Community Design with Open Space Conservation
3. Balance Commercial/Retail Development within areas where adequate infrastructure is in place while protecting natural resources and maintain rural character
4. Enhance the historic, cultural and visual qualities of the Township
5. Keep rural character in the undeveloped areas of the Township
6. Reduce impacts of development on the community in regards to: impact of government services, schools and the environment



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Rationale #2: Current development standards do not apply equitable development standards across use. The update will improve standards as follows:

1. Simplify the process (inventory & identification)
2. Create options which yield smart development
3. Create options which promote land preservation
4. Create options which yield sustainable benefits for existing and future canopy.
5. Support the goal and objective of the Township to ensure that development is fair and predictable



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Rationale #3: Set standards which maintain a tree canopy which enhances the quality of life for residents and stakeholders of the Township.

1994 Canopy 54%

Estimated 2019 Canopy 20%

Goal for Copley Township 50%-New Development

In 1994, the ODNR listed Copley Township as having a 54% canopy cover. EnviroScience, Inc., a company engaged by the Township to update the Comprehensive Land Use Plan in 2009, estimated that Copley had a 22% canopy cover in 2009. Based on additional development occurring in the Township since 2009, it is estimated that the current canopy is less than 20%.



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Rationale #4: Offer development options for tree preservation and restoration which are based on industry standards and modeled after existing standards.


Reforestation-Option which currently exists in the Zoning Resolution. Reforest trees on site.

Variance-Option which currently exists in the Zoning Resolution. Relief from the standards per the Board of Zoning Appeals.

Fee in Lieu Of: Fair Market Value Approach-Modeled after the Summit County Planning Commission fee in lieu of for open space requirements.

Fee in Lieu Of: Cost to Restore Approach-Modeled after the Ohio Dept. of Transportation fee in lieu of for tree removal in the right-of-way



SECTION	CURRENT	PROPOSED
16.02 A-Definitions	“Woodlands”	Trees
	Mature Woodlands Young Woodlands	Woodlands
	12” DBH	All reviewed at 6” DBH
16.02	B. Residential Use Standards C. Non-Residential Use Standards	Combine Residential & Non-Residential using current Residential Standards for both
16.03	Reforestation Variance Relief	Tree Restoration & Relief- ADD: Fee In Lieu 1. Fair Market Value, 2. Cost to Restore
16.04 NEW		Quality Development Characteristics- Photo Examples
16.05	Permit Required 	Additional details regarding the components of the Tree Preservation Plan-Tree Health Classification, Tree & Root Protection, Critical Root Zone
16.06 NEW		Monitoring/Enforcement-Tree Damage, Replacement Trees, Administrative Departures