

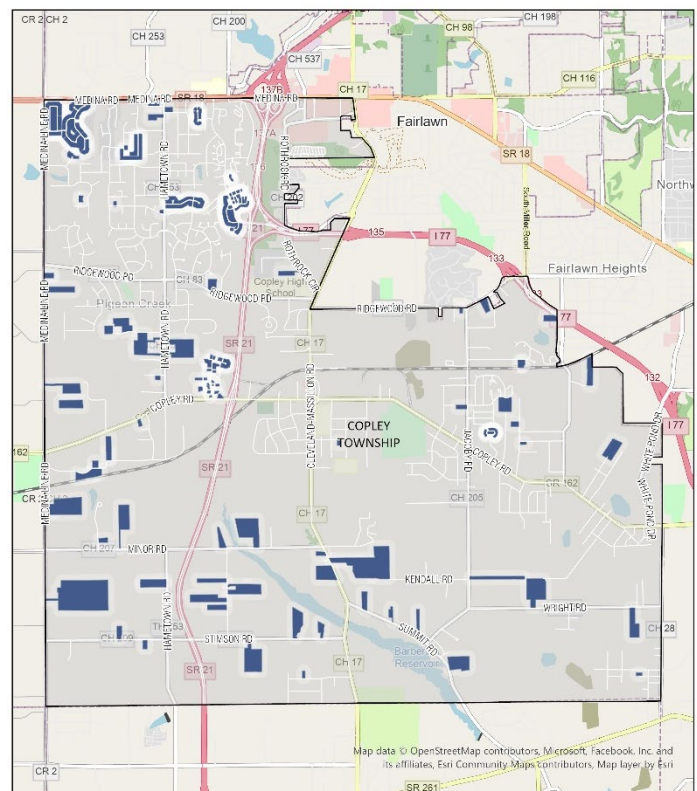
## Summary

The 2009 Build Out Map has been updated with current GIS layers (steep slopes, FEMA floodplains, Wetlands, and Riparian Setback) and the current zoning code to determine the number of residential parcels available for development. Additionally, residential properties developed since the 2009 have been removed.

## Residential Properties Built from 2009 to 2023

The Kimley-Horn team downloaded the Summit County Tax Parcel Shapefile (dated 12/19/2023) from the Summit County GIS Data download website: [County of Summit GIS: Open Data \(arcgis.com\)](https://www.summitcountygis.com/).

The GIS tabular information from this shapefile was queried based on Land Use Classification as Residential (classcd) and



## Residential Homes Built 2009-23

607 Homes Constructed Between 2009 to 2023

Figure 1: Residential Homes Built from 2009 to 2023 in Copley Township

the year attribute of the building construction (resyrblt) from 2009 to 2023. Based on these queries, there have been 607 residential properties developed in Copley Township between 2009- 2023. This information is shown on Figure 1.

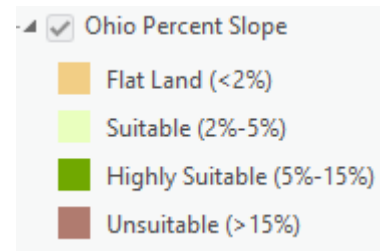
## Environmentally Sensitive Areas

The Kimley-Horn team utilized publicly available GIS information listed below and merged into a singular shapefile (Copley-EnvironSensitive). The area in Copley Township that is Environmentally Sensitive is approximately 2,971 acres of the 13,292 acres in Copley (22%).

### GIS Files Utilized

**Wetlands:** National Wetland Inventory (NWI) data layer authored by the US Fish & Wildlife dated 08/03/2022 was obtained via ARCGIS Online portal. The layer was queried to show the swamps, marshes, bogs, and Prairies.

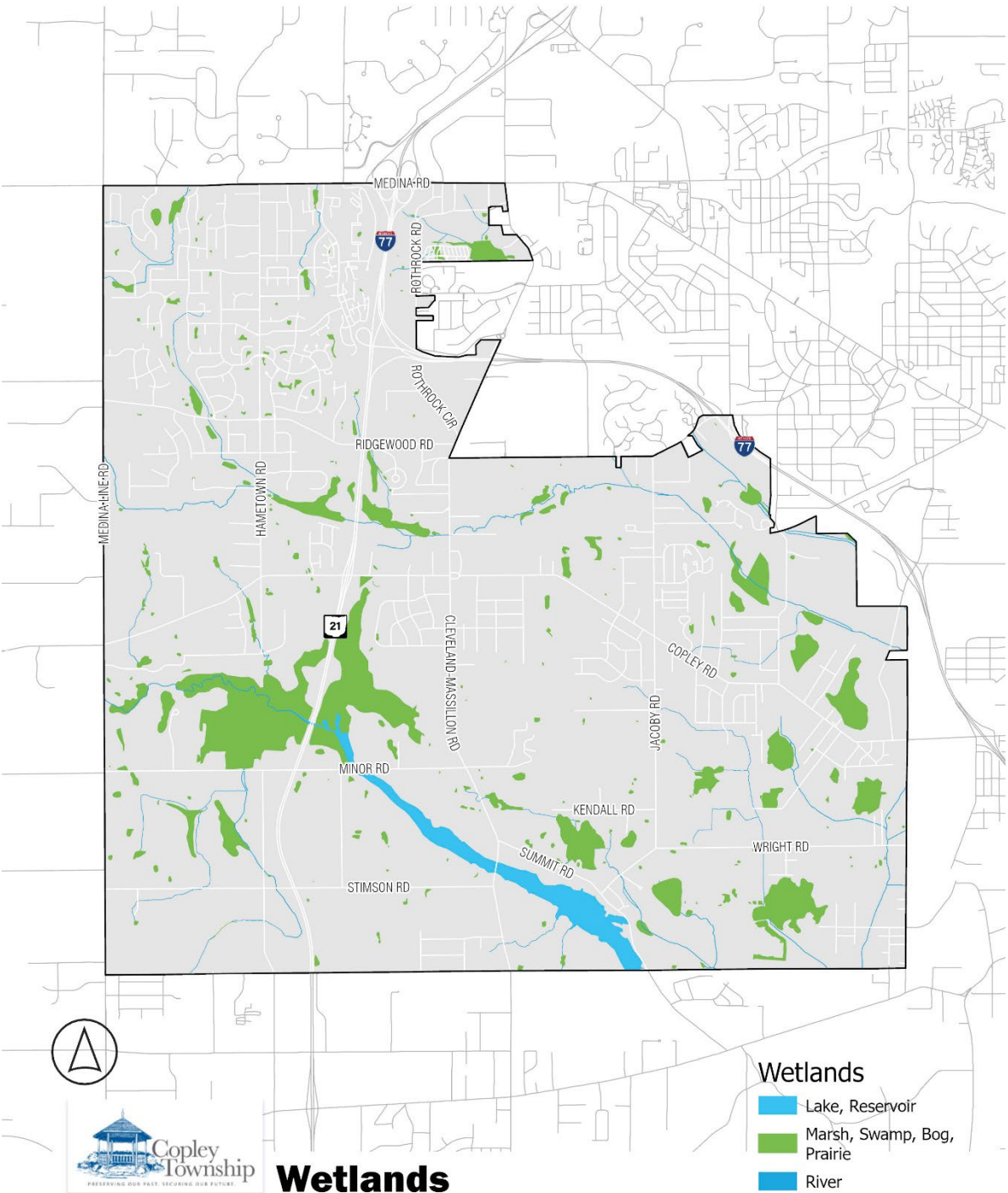
**Steep Slopes:** Slopes data raster layer was obtained via ARCGIS Online portal authored by the USGS (United States Geological Survey) dated 03/21/2023. The raster layer was exported to a polygon layer based on the raster color and queried for slopes > 15% (gridcode 158 to 192).



**Riparian Setbacks:** Riparian Setbacks data layer was obtained via ARCGIS Online portal authored by the Summit County GIS Department dated 04/02/2020.

**Flood Plains:** National Flood Hazard Layer (NFHL) Inventory data layer authored by FEMA dated 06/17/2024 was obtained via the ARCGIS Online portal. The layer was queried to identify the different zones of hazard (A & AE) within the township.

**Source Water Protection:** The Drinking Water Source Water Protection data layer authored by Ohio EPA was obtained via ARCGIS Online portal. This was not included in the 2021 mapping but is recommended to be included in this update.

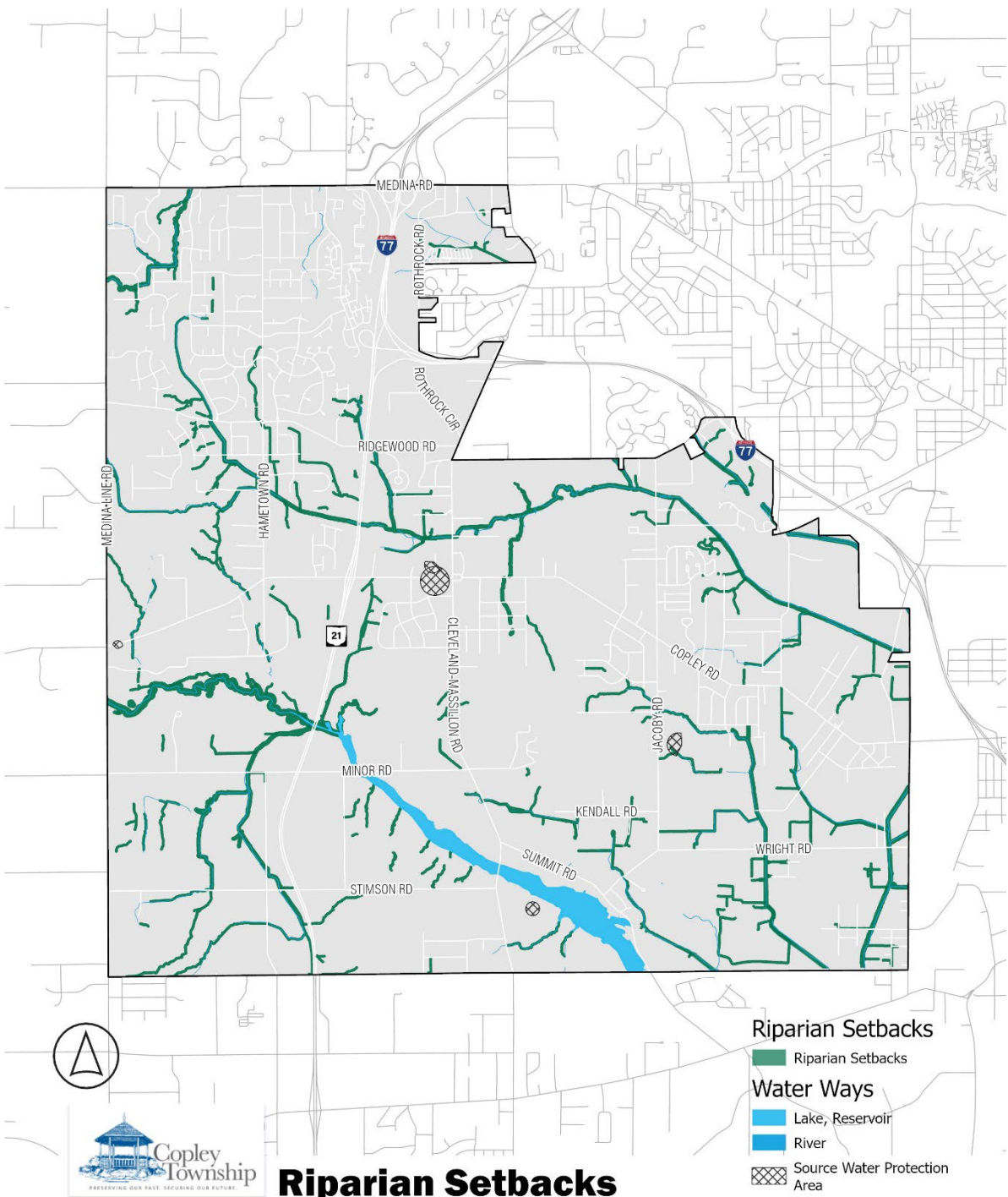


Wetlands Within Copley Township





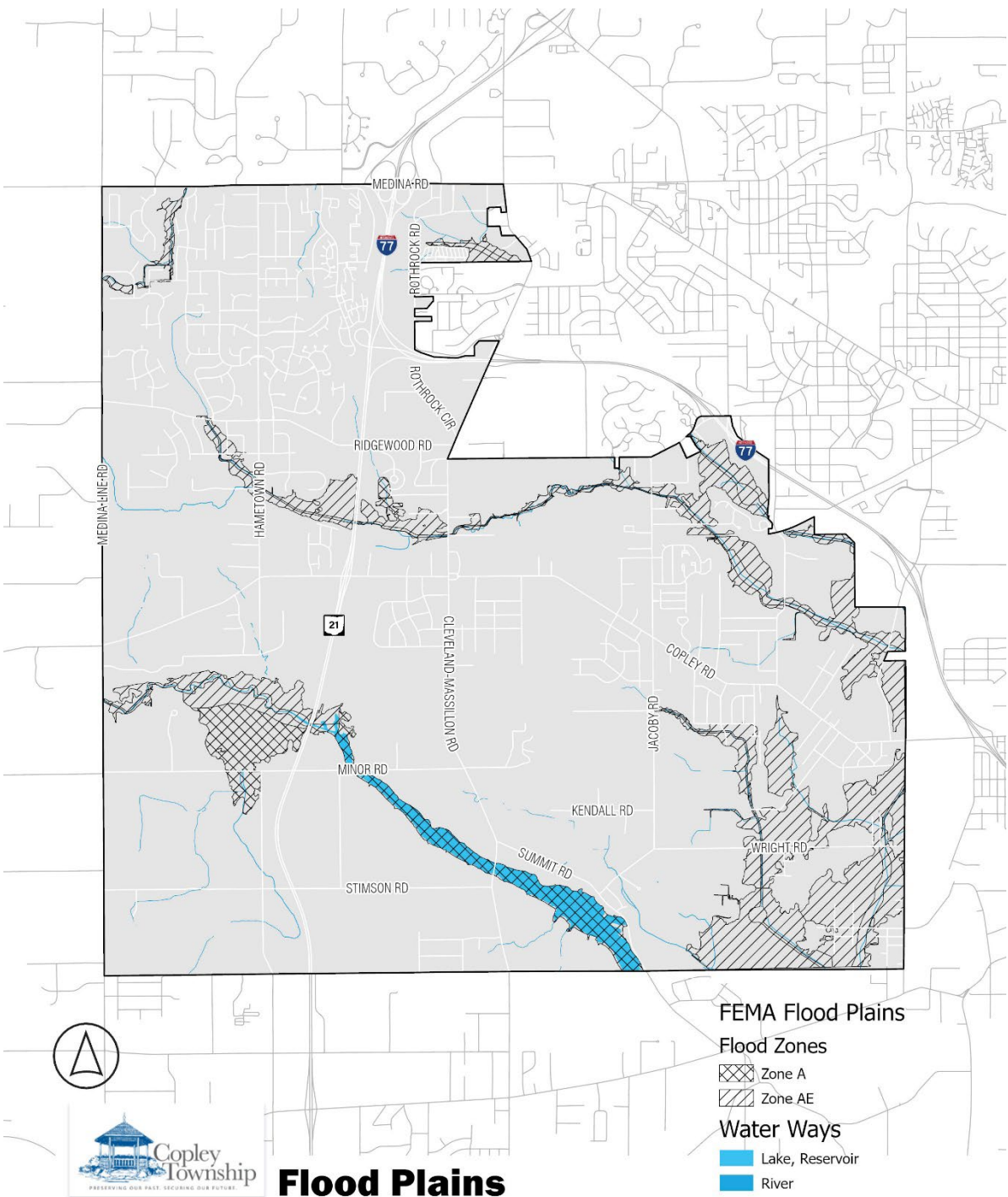
Slope Study of Copley Township



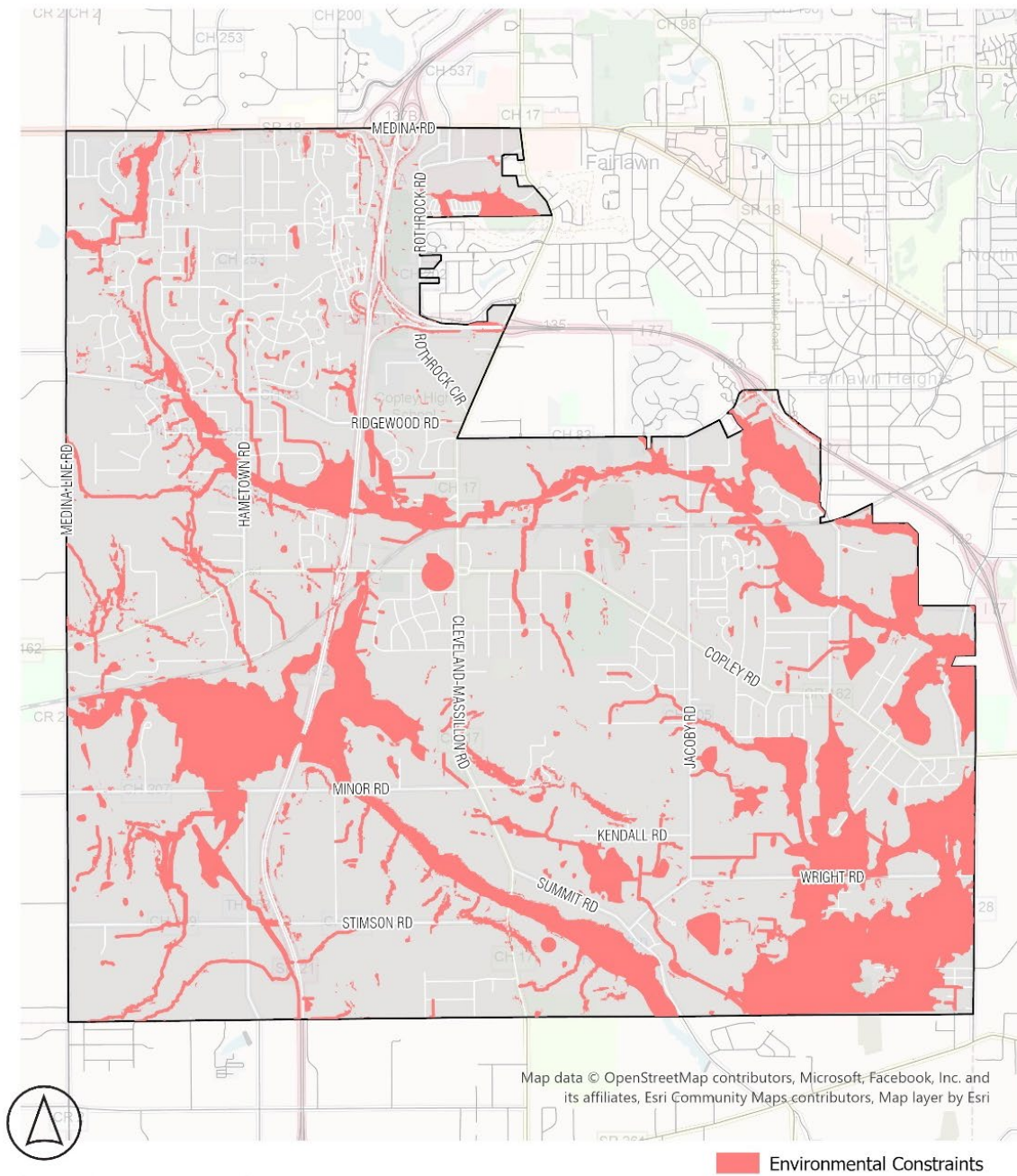
## Riparian Setbacks

Riparian Setbacks of Copley Township





FEMA Flood Plains of Copley Township

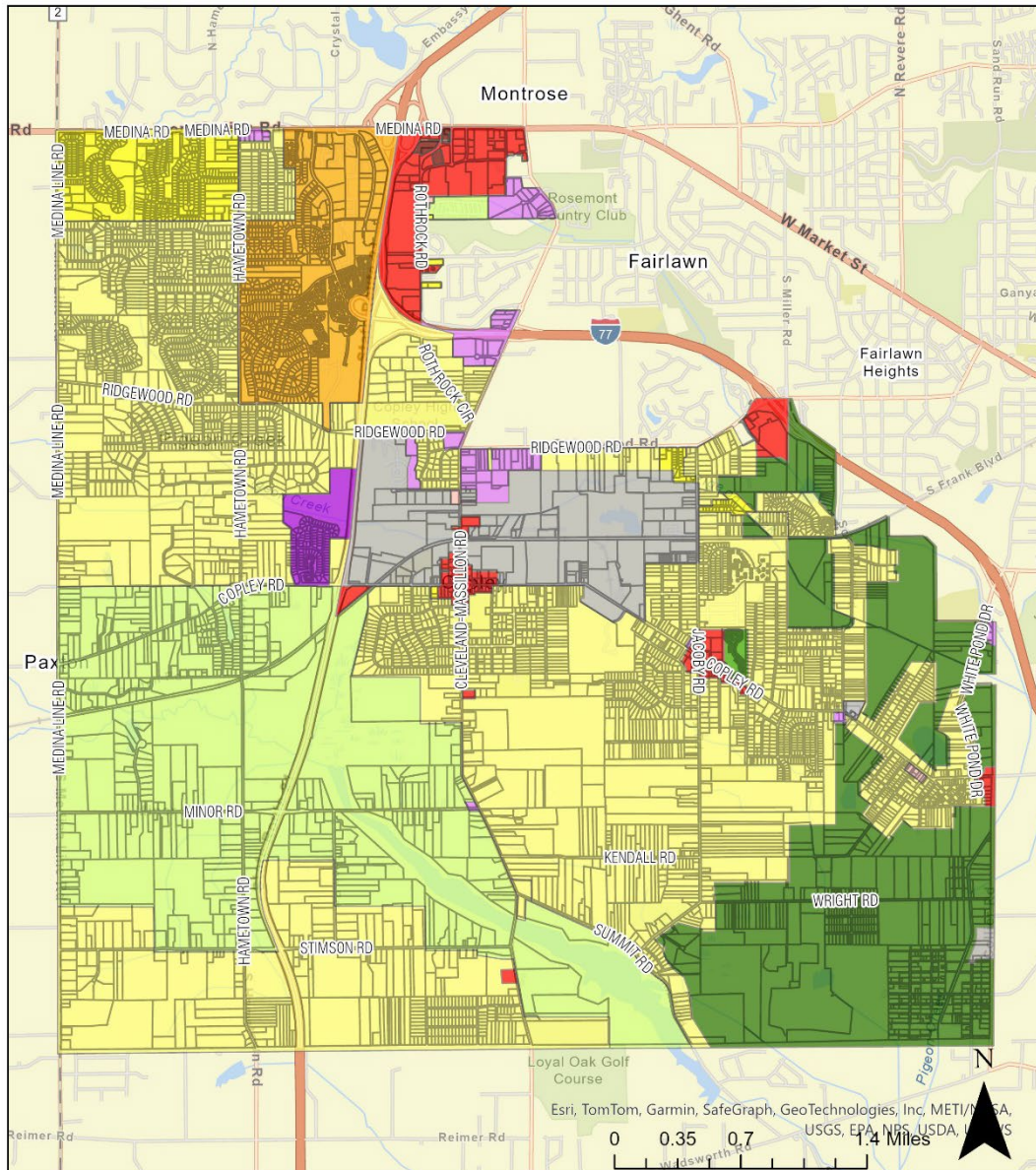


## Environmental Constraints

Riparian Setbacks, Wetlands, Steep Slopes (>15%), Floodplain, Drinking Water Source Protection Areas



Our team then digitized the 2018 Copley Zoning map to create a Shapefile (Copley-Zoning).



## Zoning (2018)

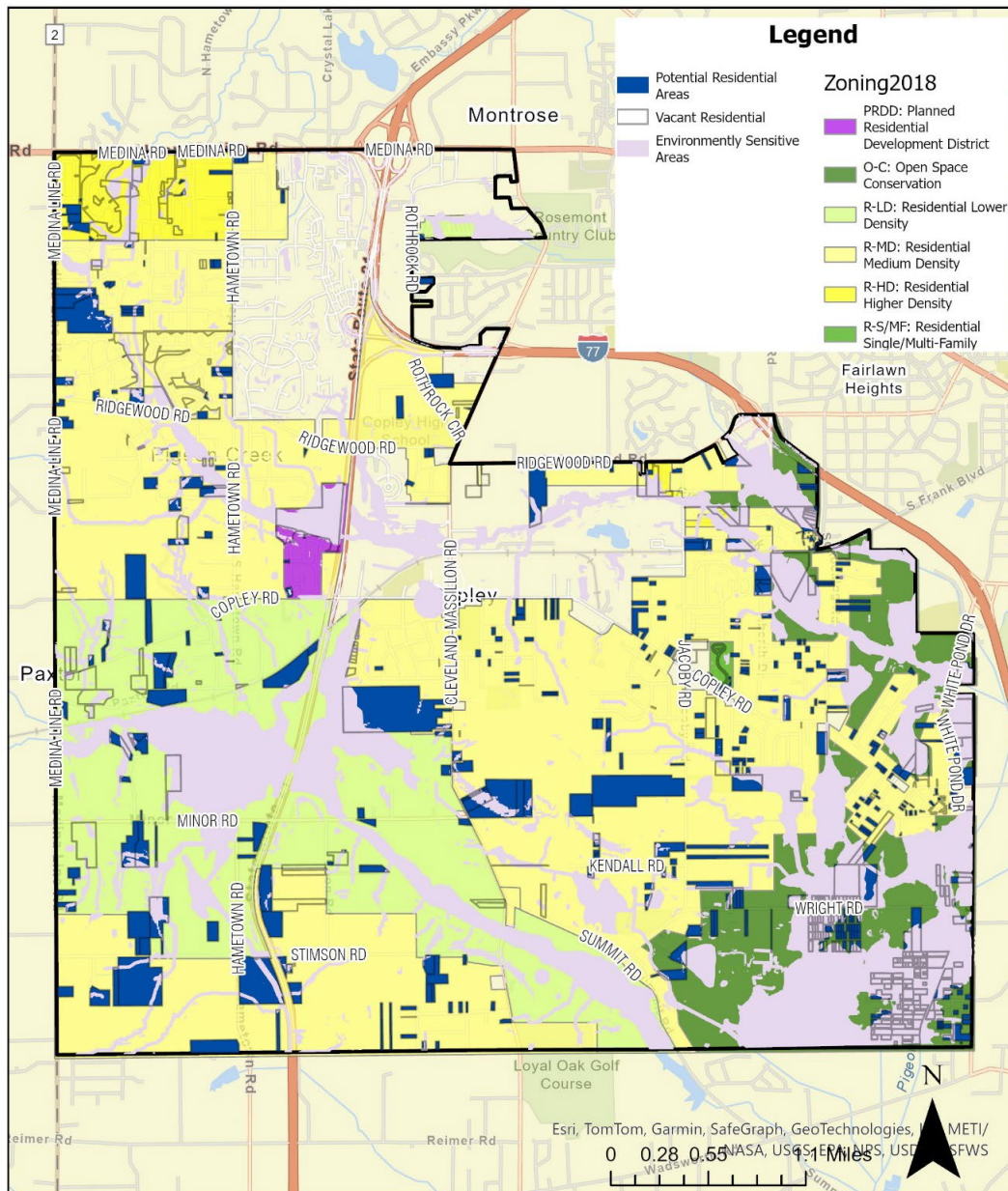


Zoning code that allows for residential development without variance are shown in the below table, including the density allowed without variance.

Zoning Code	Zoning	Res (Y/N)	Minimum Lot Area	Vacant Acres	# of pot. houses
OD	Overlay District	n			
C-OR	Commercial Office Retail	n			
C-OR-R	Commercial Office Rezonings	n			
C-OR-C	Commercial Office Retail Cond.	n			
C-GR	Commercial Genrl Retail	n			
C-GR-R	Commercial Genrl Retail Rezon	n			
C-HS	Commercial Highway Services	n			
C-NR	Commercial Ngh Retail	n			
I	Industrial	n			
O-C	Open Space Conservation	y	5 acres	Excluding Sensitive Acreage 89 (114 parcels)	17
				Including Sensitive Acreage 267 (232 parcels)	53
PDD	Planned Development District	n			
PRDD	Planned Residential Development District	y	50 acres minimum. 2 dwellings /acre gross	Excluding Sensitive Acreage 0.97 (2 parcels)	1
				Including Sensitive Acreage 1.39 (2 parcels)	2
R-LD	Residential Lower Density	y	1.5 acres	Excluding Sensitive Acreage 356 (97 parcels)	237
				Including Sensitive Acreage 430 (99 parcels)	286
R-MD	Residential Medium Density	y	0.5 acres for areas with water/ sewer or 1.5 acres without	Excluding Sensitive Acreage 623 (306 parcels)	1,246 - 415
				Including Sensitive Acreage 749 (314 parcels)	1,498 - 499
R-HD	Residential Higher Density	y	5 acres min.; 0.21 (9,000 sf) for areas with water/ sewer or 1.5 without	Excluding Sensitive Acreage 18 (14 parcels)	85 - 12
				Including Sensitive Acreage 19 (14 parcels)	90 - 12
R-S/MF	Residential Single/Multi-Family	y	0.5 acres for areas with water/ sewer or 1.5 acres without	Excluding Sensitive Acreage 2 (4 parcels)	4-1
				Including Sensitive Acreage 2 (4 parcels)	4-1



The Kimley-Horn team utilized the downloaded the Summit County Tax Parcel Shapefile (dated 12/19/2023) from the Summit County to perform a tabular query for vacant parcels based on Land Use Classification as Vacant (100, 110, 300, 400, 500). Our team then overlaid the vacant land parcels with the residentially zoned areas and the environmentally sensitive areas to understand the location and number of potential future residential structures that can be constructed.



## Potential Future Residential

