

# **CHAPTER 1**

## **INTRODUCTION**

### **Purpose**

The purpose of this plan is to provide a foundation for the zoning regulations of Newbury Township. The plan represents a framework within which township officials may guide the future growth of the community in a balanced and orderly fashion.

Information contained in the plan was drawn from a variety of sources. For example, demographic material was obtained from the 1970, 1980, 1990, and 2000 Census reports. Opinions regarding land use and related matters were determined from the results of a township land use and zoning survey. Environmental data were gathered from The Soil Survey of Geauga County, Ohio (Ohio Department of Natural Resources and the United States Department of Agriculture, Soil Conservation Service, 1982). The Balanced Growth Program (BGP) and Town Center components were prepared in conjunction with the Chagrin River Watershed Partners, Inc. (CRWP) and the Kent State University (KSU) Urban Design Center (UDC). The Cobalt Group completed a market assessment for the Town Center as well.

### **A New Approach To Planning**

Land use planning in many communities primarily consists of providing the necessary service infrastructure for the appropriate development of real property. Short- and long-range planning analyses are sometimes directed toward determining the level of services and capital improvements required in order to accommodate present and expected future growth. However, existing environmental restrictions on development activity are often given a low priority or are entirely disregarded.

In urbanized areas, the concept of planning for the most cost-effective delivery of services and capital improvements may be valid. However, in more semi-rural communities, such as Newbury Township, the existing and potential impact of development on the environment is a significant planning issue. More specifically, the protection of environmental quality is particularly warranted where on-site septic systems and water wells are utilized. The possible adverse impacts of development on the environment may be minimized if the ability of the land to support it is carefully considered. In addition, the functions of these natural features in providing stormwater management and flood control services are often not considered as a part of comprehensive planning.

A recognized method for determining the possible impact of development on the environment is through a land capability analysis. A land capability analysis is the detailed assessment of the environment in terms of its ability to support various types and intensities of land use. Certain segments of a planning area may be more compatible with specific types of land uses than others. A basic element of this approach is to guide new growth into the areas where it can be

most reasonably supported. The Newbury Land Use Plan includes a land capability analysis of the township. A thorough examination of such items as soil types, slope, ground water availability, and environmentally sensitive areas has been made. Various types of land uses have been rated with respect to their potential impact.

### **Plan Content**

Chapter 2 represents an overview of background characteristics. Chapter 3 contains a thorough examination of the demographics for Newbury Township. Chapter 4 consists of a land capability analysis of the community. Chapter 5 is the township survey results. Chapter 6 includes recommendations on land use related topics, the Balanced Growth Program (BGP), and the Town Center concept plan.