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VISNAPUU & GAEDE ARCHITECTS AND PLANNERS

BACKGROUND

History

Geauga County includes sixteen townships, each approximately five miles square. One of these is Chester, which lies on the western edge of the County. The rolling land of high altitude was claimed by the Connecticut Land Company under a charter of 1662. This land along with the whole of northeastern Ohio became known as the Connecticut Reserve and subsequently as the Western Reserve. In 1805 Geauga County was incorporated as a county in the State of Ohio. "Gauga" is taken from the Algonquin Indian word "sheauga", meaning raccoon.

In 1810 Geauga County had about three thousand inhabitants. By 1890 the number had reached 13,489. This population remained stable until the 1930's. It reached 19,400 in 1940. Between 1950 and 1960 Geauga County increased from 26,600 to 47,600, or 79 percent. During this same period Chester increased from 2100 to 6600, or 213 percent. Today Chester is one of the fastest-growing communities in Ohio.

Located near the Chagrin River, Chester is among the best watered and drained townships in Geauga County. The soil is generally a strong clay which, combined with sufficient fertilizer, is adequate for most crops. At one time grazing and dairy farming were chief uses of the land.

Cheesemaking was an important industry in Chester up to 1900. The first cheese factory was built on Mayfield Road in 1866.

Three more followed shortly. Cheesemaking was out of business by 1900, however, because of competition from Cleveland. The Moss Dairy Farm established in 1924, and several other dairies continued to serve Geauga County and eastern Cuyahoga County.

Andrew LaMoreaux, Chester's first blacksmith, began his business in 1858. The oldest store dates from 1843. The first post office was at the intersection of Mayfield and Chillicothe Roads and mail was addressed simply "Chester X Roads". The first rural delivery was established in 1902. Chester's present post office was recently built on Chillicothe Road.

The Chesterland Light and Power Company was organized in 1920, under the auspices of the Chesterland Community Club. It was dissolved in 1925 when the franchise was sold to the Cleveland Electric Illuminating Company. In that same year fire protection equipment was secured by the community. It was not until 1943, however, that the Chester Township Fire Department was incorporated. Today 25 volunteers operate five pieces of modern fire-fighting equipment.

Churches developed with the settlement of Chester. A Presbyterian-Congregational Church was organized in 1819 with seven charter members. A Disciple Church followed in 1842. In that same year a meeting of clergymen held in Huntsbury voted to incorporate a seminary in Chester. Among the alumni of this institution was James A. Garfield, who was later elected President of the United States. Due to a lack of clergymen, the community's

churches were often united for worship. In 1920, the Congregational Church became federated with the Disciple Church and in 1931 they were merged into the Community Church of Chesterland.

The first one-room school was established in 1810 on Mayfield Road west of Fullertown which became known as the "Old Settlement". At that time older students were sent to the Geauga Seminary. Today Chester is part of the West Geauga School District which operates six schools including West Geauga High School in Chester. Current enrollment is 4140 pupils.

Regional Framework

Geauga County's *General Land Use Plan* includes a comprehensive statement of regional development affecting Chester. The plan divides the community into two distinct areas. The majority of Chester is shown at a density already determined by past development. The eastern portion of the community, however, is shown at a density equivalent to minimum five-acre residential lots.

Chester's development pattern, recommended in the County's *General Land Use Plan*, is linked to the overall development of the region. This regional framework is valuable in establishing a definitive approach to future development in the community. There is no dominant regional feature which might prohibit Chester from establishing its own approach to future development. This approach, however, must be related to a regional framework.

THE COMPREHENSIVE PLAN OF
CHESTER, OHIO

January, 1968

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THE COMPREHENSIVE PLAN OF
CHESTER, OHIO

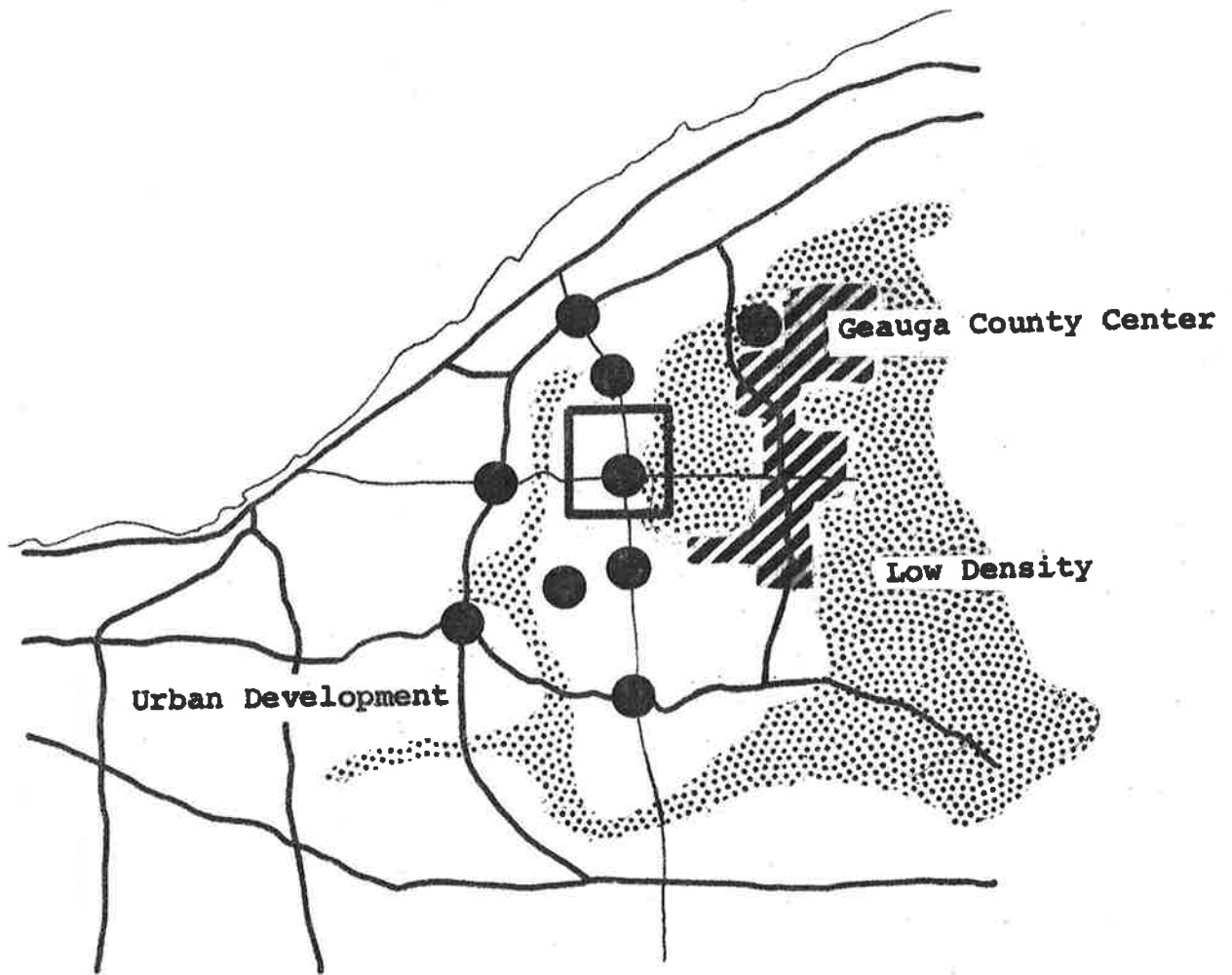
PREAMBLE

This Plan indicates how Chester proposed that land subject to its jurisdiction be used and developed. It provides the private market with a guide to likely public action respecting the development of public and private land. Local officials will use the Comprehensive Plan as a basis for acquiring and developing land for public uses. The courts and other agencies can use the Plan as a reference in reaching decisions related to development in the community.

The Comprehensive Plan is not intended to be a rigid document which will never change. Like any policy statement, changes must be made if the assumptions upon which it is based change. For this reason an annual restatement of planning issues facing Chester and major alternate policies available to resolve these issues will be prepared by the Zoning Commission. Each restatement, like the Plan, will be submitted to the Township Trustees for adoption. Thus, the Plan is the beginning of a process rather than a single document.

The success of Chester's planning process rests on the assumption that within the limits of its geographic and economic structure, local officials and citizens can shape the community into the pattern they wish if they will but decide on policies,

adopt a plan developed to achieve these policies, and work together over the years to carry it out. It is believed that the Plan which follows represents the nearest approach at this time to general agreement on the policies for the future development of Chester.



Land Use

The total land area of Chester is about 14,990 acres, or 23.4 square miles. Of this total, 3,650 acres, or 24.4 percent are developed for urban purposes. Some 11,340 acres, or 75.6 percent are undeveloped. Thus, one of the community's major assets is its relatively large amount of undeveloped land.

The extent and nature of existing development in Chester must be identified before meaningful alternate approaches to future development can be explored. Table I indicates how the community's land is presently being used.

TABLE I
EXISTING LAND USE
CHESTER, OHIO

<u>Land Use</u>	<u>Acres</u>	<u>Percent Of Developed Land</u>	<u>Total Area</u>	<u>Acres per 100 Persons</u>
Residential	2,676	73.3%	17.8%	32.6
Commercial	106	2.9	0.7	1.3
Industrial	148	4.1	1.0	1.8
Public & Semi-Public:				
Utilities	68	1.9	.5	.8
Institutional	86	2.4	.6	1.1
Recreation	131	3.6	.9	1.6
Right-of-Way	<u>435</u>	<u>11.8</u>	<u>2.9</u>	<u>5.3</u>
DEVELOPED LAND	3,650	100.0%	24.4	44.5
Undeveloped	<u>11,340</u>	--	<u>75.6</u>	<u>138.5</u>
TOTAL AREA	14,990	--	100.0%	183.0

Source: Cleveland-Seven County Land Use-Transportation Study

Approximately three-fourths of Chester's land is presently undeveloped. About 9100 acres, 80 percent of this land, can be considered appropriate for development. This large amount of land represents one of the community's most important assets. Some 3650 acres of land in Chester have already been developed. This development is compared with typical development in 70 suburban communities on Table II.

TABLE II
COMPARISON OF DEVELOPMENT
CHESTER, OHIO

<u>Land Use</u>	<u>Percent of Developed Land</u>		<u>Acres per 100 Persons</u>	
	<u>Chester</u>	<u>Typical</u>	<u>Chester</u>	<u>Typical</u>
Residential	73.3%	41.0%	32.6	8.0
Commercial	2.9	3.0	1.3	.3
Industrial	4.1	7.0	1.8	1.4
Public & Semi-Public	7.9	16.0	3.5	4.6
Right-of-Way	<u>11.8</u>	<u>33.0</u>	<u>5.3</u>	<u>7.1</u>
TOTAL	100.0%	100.0%	44.5	21.4

Source: Cleveland-Seven County Land Use-Transportation Study
and Mahoning County Planning Commission

The variation between development in Chester and typical suburban communities shown on Table II represents a good basis for two alternate approaches to future development in Chester:

ALTERNATE A: The community should establish policies which will assure that it continues to develop as in the past.

ALTERNATE B: The community should adjust its present policies to provide for more typical suburban development.

Table III summarizes the ultimate development which would result from these two alternates.

TABLE III
ULTIMATE DEVELOPMENT
CHESTER, OHIO

<u>Item</u>	<u>Alternate A</u>	<u>Acres</u>	<u>Alternate B</u>
Future Development:			
Residential	6,660		3,740
Commercial	260		270
Industrial	370		640
Public and Semi-Public	720		1,450
Right-of-Way	<u>1,090</u>		<u>3,000</u>
Subtotal	<u>9,100</u>		<u>9,100</u>
Undeveloped	2,240		2,240
Existing Development	<u>3,650</u>		<u>3,650</u>
 TOTAL DEVELOPMENT	 14,990		 14,990
 TOTAL POPULATION	 28,400		 55,600

Source: Visnapuu & Gaede

Should Chester continue to develop as it has in the past, (Alternate A) it will ultimately represent a considerable deviation from the typical characteristics of suburban communities. This is particularly true in terms of land used for residential and related public and semi-public uses and right-of-way.

Even though more land would be allocated to residential development if Chester continues to develop as it has in the past, the ultimate population will be about half as large as the population resulting from more typical suburban development (Alternate B). Moreover, while the amount of commercial land will be about the same in both cases, Alternate A will result in only about half as much industrial development as Alternate B.

Economic Consequences

The two alternate approaches to future development described above must be analyzed before one approach can be selected. The following analysis identifies the economic consequences of each alternate.

Chester is part of the Cleveland Metropolitan Area. The trust of development in this region clearly implies that outer suburbs like Chester will grow rapidly. Table IV shows the population growth which can be expected if no policies are adopted to the contrary.

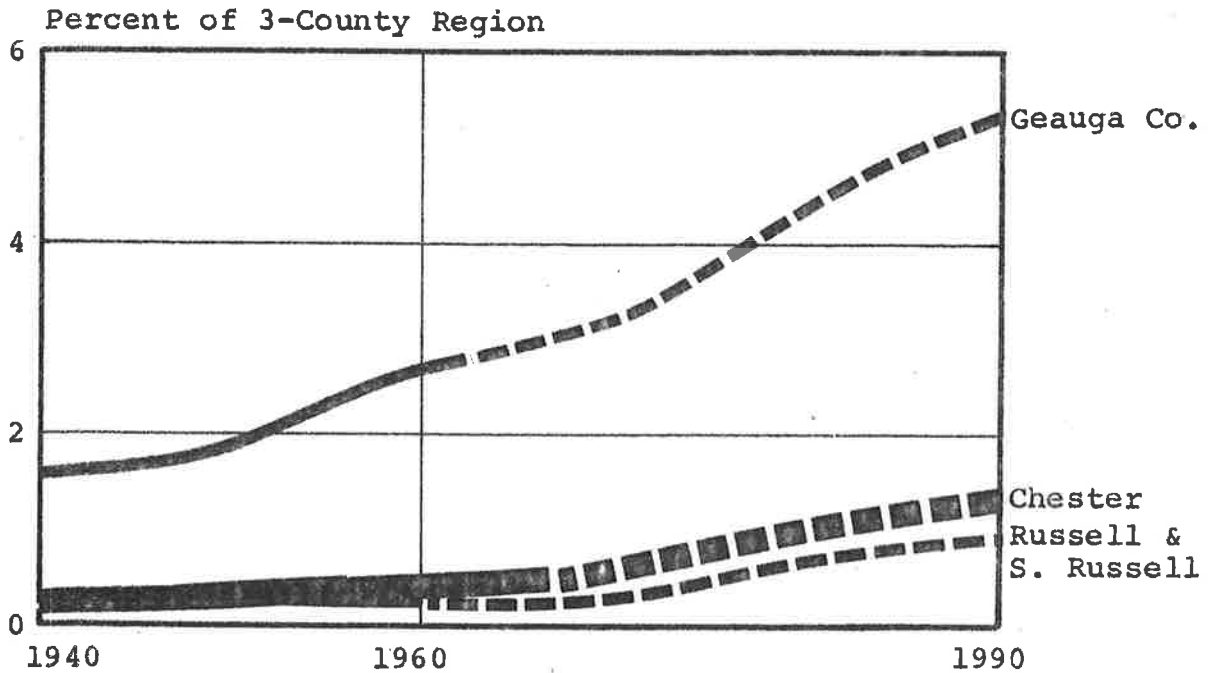


TABLE IV
COMPARATIVE POPULATION GROWTH
CHESTER, OHIO

<u>Item</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
3-County Region (Cuyahoga, Geauga & Lake)	1,843,200	2,179,900	2,529,500
Geauga County	47,600	69,200	111,500
Russell & South Russell	4,600	8,600	15,600
CHESTER	6,600	12,000	23,400
<u>Percent of 3-County Region</u>			
Geauga County	2.58	3.18	4.40
Russell & South Russell	.25	.40	.62
CHESTER	.36	.55	.93

Source: Cleveland-Seven County Transportation-Land Use Study

Chester has increased at an average rate of some 450 persons per year since 1950. This rate is expected to increase to 640 by 1970 and 1140 by 1980. Such accelerated growth will occur almost entirely because of the movement of people into the community. Table V shows what would happen without this expected in-migration. First, there would be virtually no increase in the population. Second, there would be a substantial increase in persons over 44 years old and decline in children between 5 and 14.

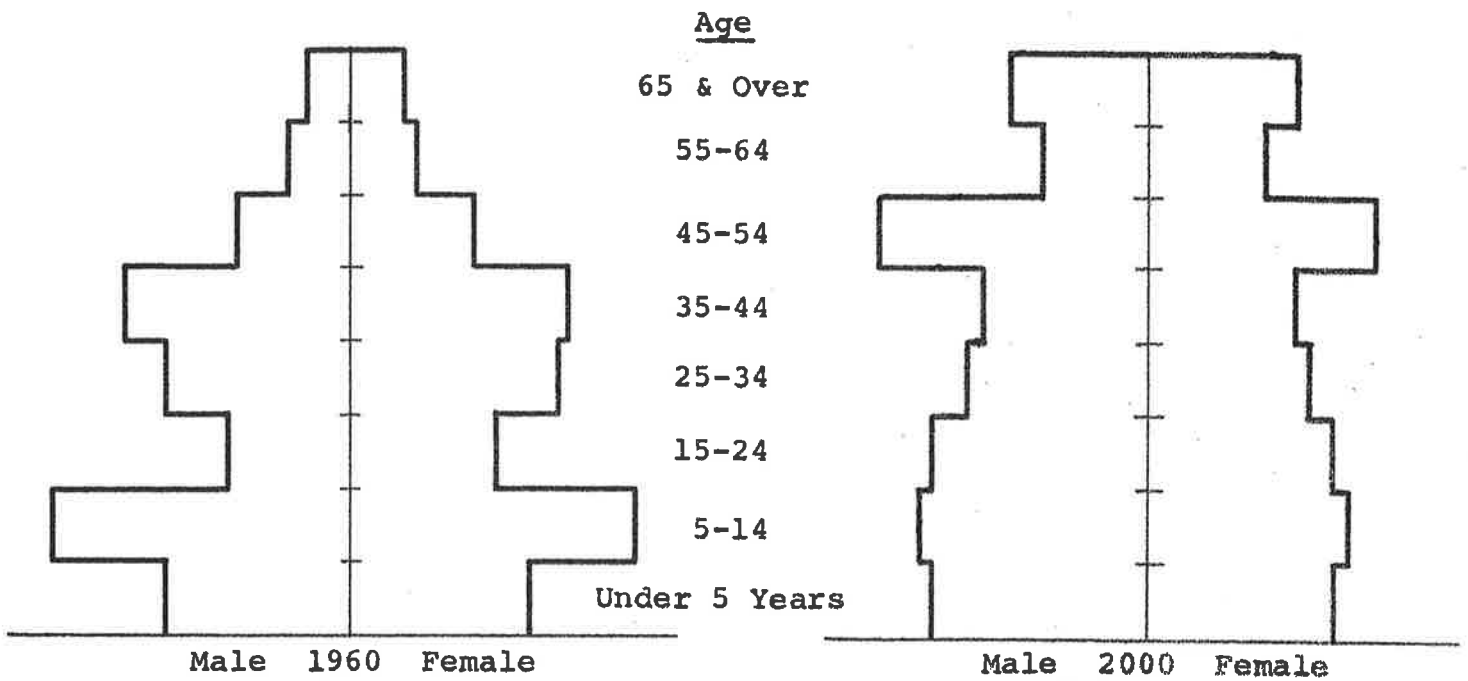


TABLE V
PROJECTED AGE COMPOSITION
WITHOUT IN-MIGRATION
 CHESTER, OHIO

<u>Age Group</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
Under 5 Years	1000	800	900
5-14	1500	900	900
15-44	2800	3100	3000
45-64	1000	1600	1800
65 & over	300	300	500
TOTAL POPULATION	6600	6700	7100
MEDIAN AGE	26.1	27.3	31.0

Source: Visnapuu & Gaede

The projection based on no in-migration was developed to show the results of one extreme approach to future development. While unlikely, it is conceivable that policies could be established which would minimize in-migration. The most probable approach would be to establish policies which would assure that the community continues to develop as in the past (Alternate A).

The pursuit of development resulting from natural regional growth could be achieved by adopting policies to provide for more typical suburban development (Alternate B). Population projections shown on Table IV are likely if this approach is taken.

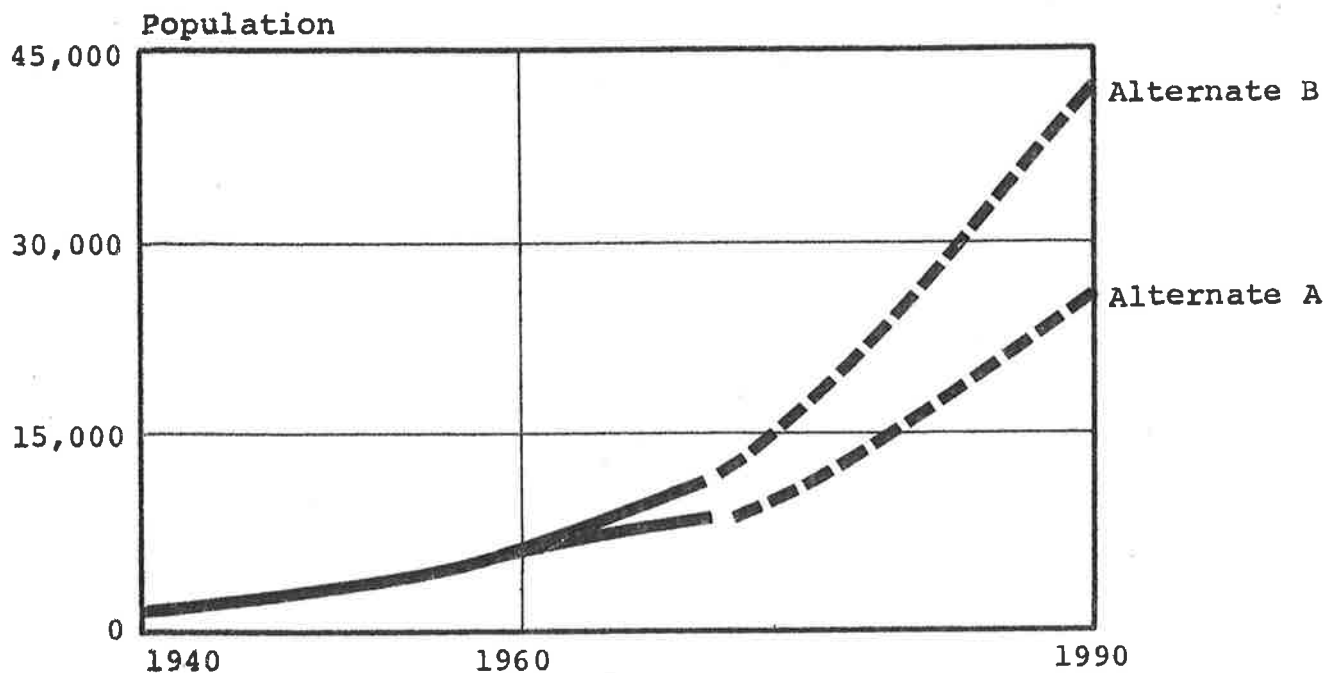


Table VI itemizes the basic costs and benefits of the two alternate approaches.

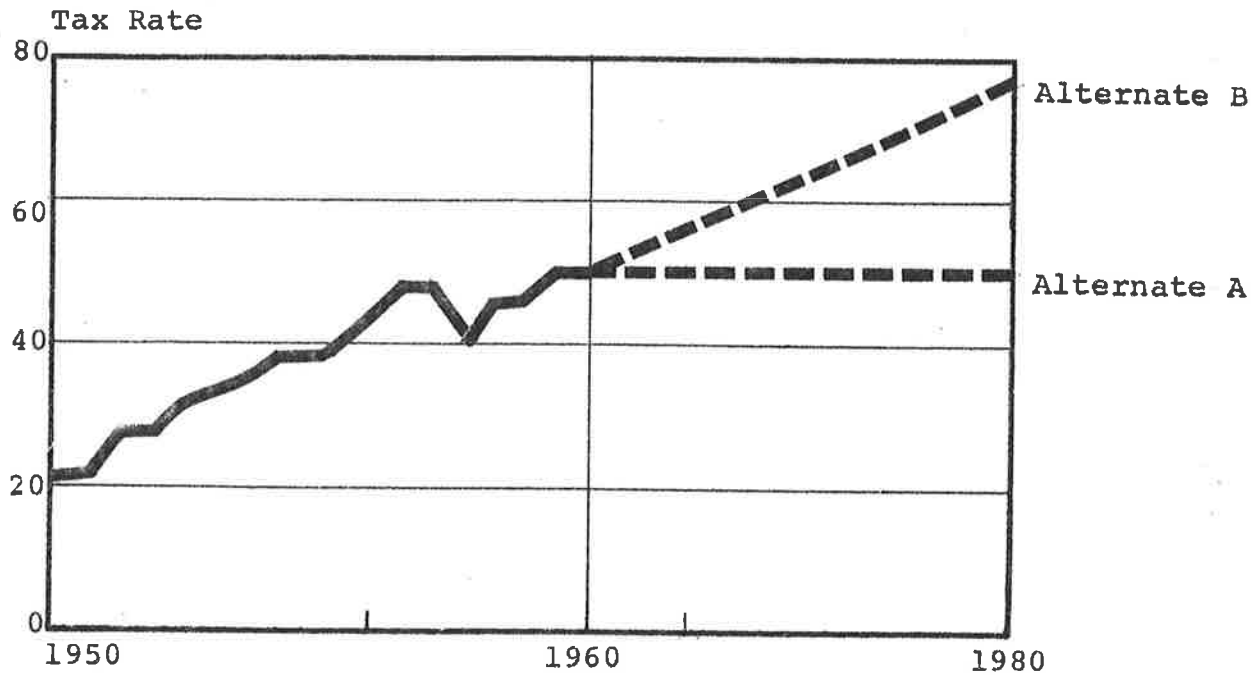
TABLE VI
COSTS-BENEFITS OF ALTERNATE DEVELOPMENT
 CHESTER, OHIO

<u>Item</u>	<u>Alternate A</u>		<u>Alternate B</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
Families	2800	4000	3200	6200
Water Consumption (mgd)	1.1	1.5	1.2	2.3
New School Classrooms	30	105	50	245
Parks & Recreation (Acres)	105	155	120	235
Right-of-Way (Acres)	530	680	865	1575
<u>Financial (Million \$):</u>				
Tax Base	31.8	46.4	33.2	46.9
Public Expenditures	1.6	2.4	2.0	3.7
Tax Rate (mills)	50	55	60	70

Source: Visnapuu & Gaede

Table VI reflects the basic difference between levels of urbanization. Alternate A is the less costly approach but will not result in the level of services produced by Alternate B.

Even with the somewhat larger tax base, Alternate B will result in an increasing tax rate. The reason for this is that a relative decline in per capita residential property value can be expected if Chester adopts policies leading to typical suburban development. Because of the services required, this decline cannot be expected to be offset by increased commercial and industrial value.



Retail Business

A shopping center study by the Cleveland-Seven County Land Use Transportation Study indicates that there will be considerable potential for the expansion of West Geauga Plaza or the development of a new 150,000 square foot center in Chester by 1980. Clearly, this potential should not be lost. The optimum location for future shopping center development is in close proximity to the intersection of Mayfield and Chillicothe Roads, hereafter referred to as "Chester Center".

Careful planning of Chester Center will assure the community of sound shopping center development. This planning should include the coordination of existing development with compatible future land use and building arrangements. Such planning will lead to a strong central focal point which

presently does not exist. There are numerous social, economic and aesthetic advantages in gradually creating such a center. In terms of retail business, regional studies show that shopping convenience and thereby retail sales will be optimized by concentrating future shopping center development in Chester Center. Scattered development at several locations would deplete this potential.

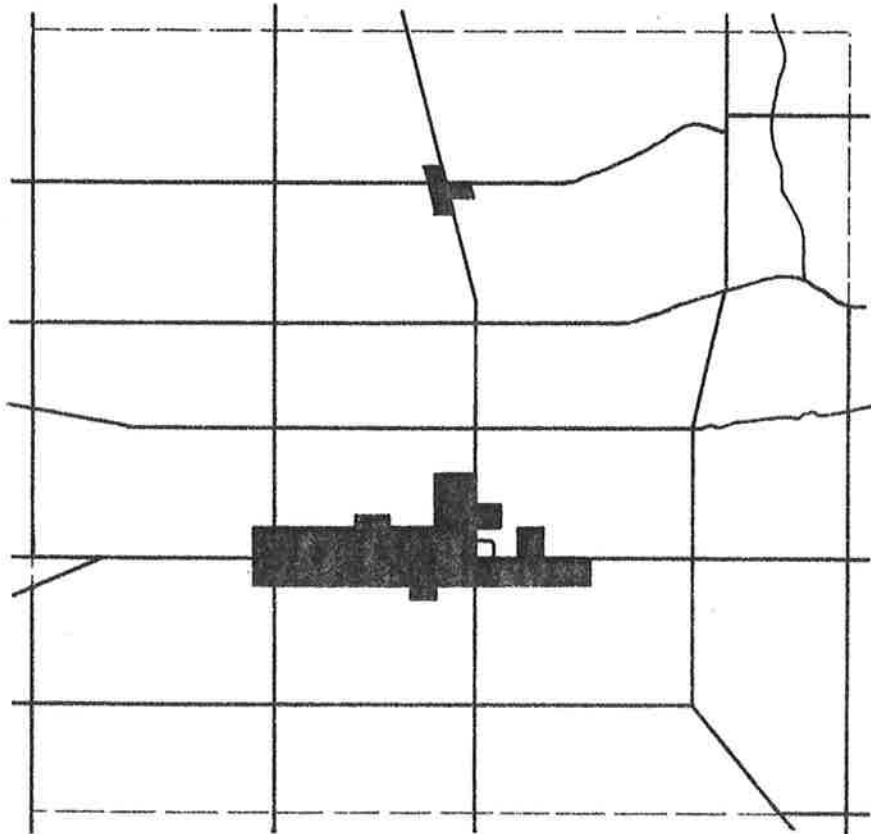
Not all retail business can, or should, locate in shopping centers. There are certain businesses which should be encouraged on an individual store basis. Thus, in addition to Chester Center, more limited business areas should be an integral part of the future development of the community.

Limited business areas should include small groups of stores such as dairy stores, drug stores and laundromats whose primary purpose is to provide increased convenience to the surrounding neighborhood. In addition, business such as automobile sales outlets and offices, which do not necessarily serve the immediate neighborhood but seek locations other than at shopping centers should be anticipated.

The amount of business development which will occur outside of Chester Center can be determined by multiplying the number of families residing in Chester by 25 square feet of floor area per family. Based on a minimum projection of 4000 families by 1980 (Alternate A), approximately 100,000 square feet of floor area will be developed by that date. This potential floor area will

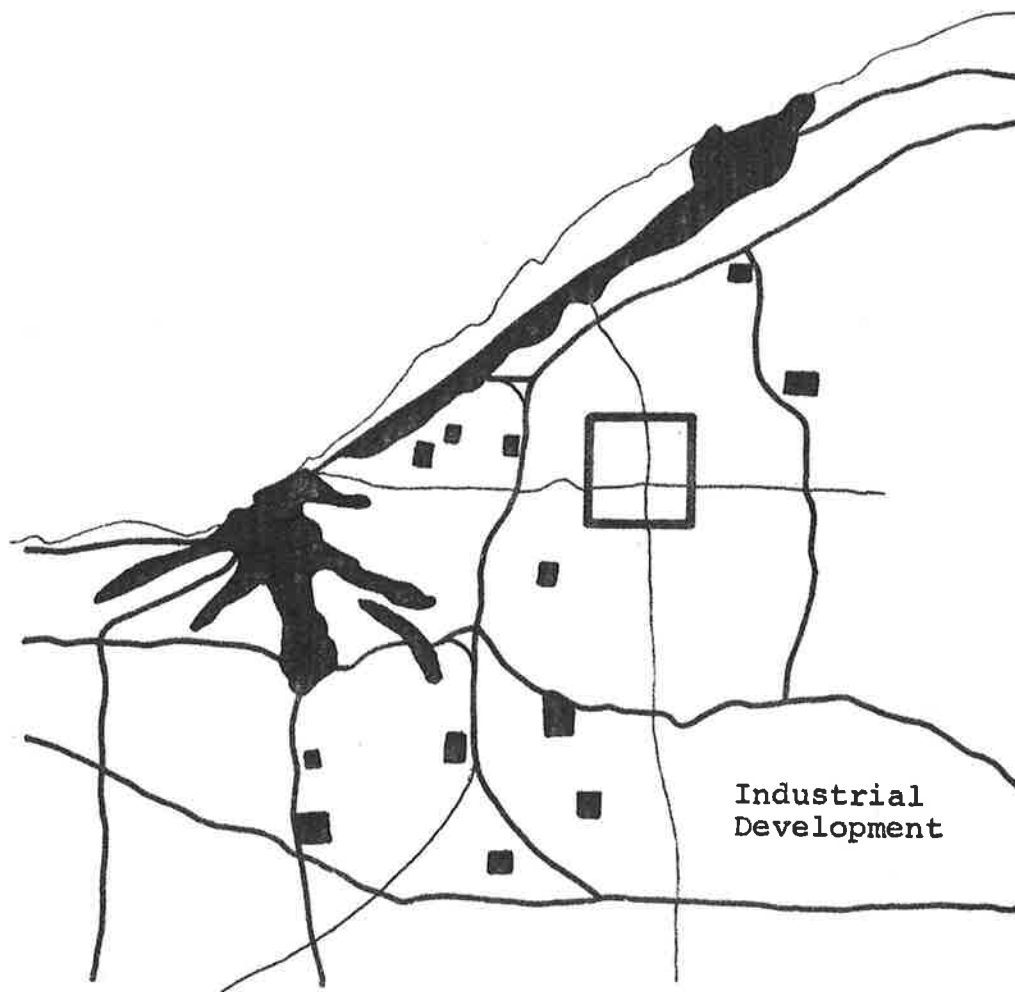
require about 20 acres of land. In addition to 60 acres of zoned business land in Chester Center, some 210 acres are zoned for commercial development along Mayfield Road and at Chillicothe and Mulberry Roads. A total of 106 acres of developed commercial land already exist.

An excess of available zoned land to provide for freedom of site selection and market competition is advisable. The amount of zoned commercial land in Chester is reasonable in relation to anticipated future demand. It is well situated to capture this demand. Thus, no major change in the amount or location of presently zoned land is necessary. Existing business district boundaries, however, should be more closely related to anticipated future development.



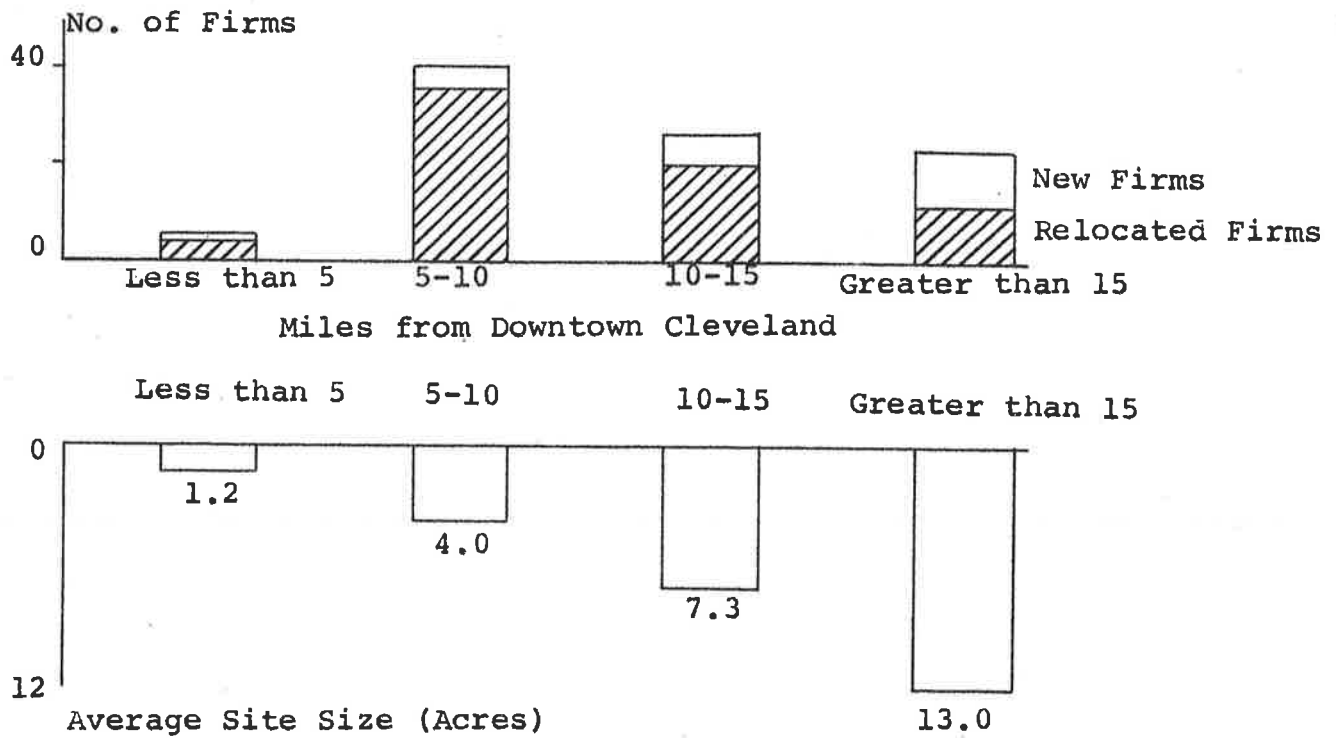
Industrial Development

The production and distribution of goods and services is one of the most important components of a region. Prior to 1940 most industrial development was concentrated along railroad corridors in central cities. Limited available land, free-ways and a demand for larger sites, however, has caused a more recent dispersal of industrial development. It is probable that this dispersal will continue and that future development will be closely related to the region's freeway system. Such a pattern is already emerging in the Cleveland Metropolitan Area.



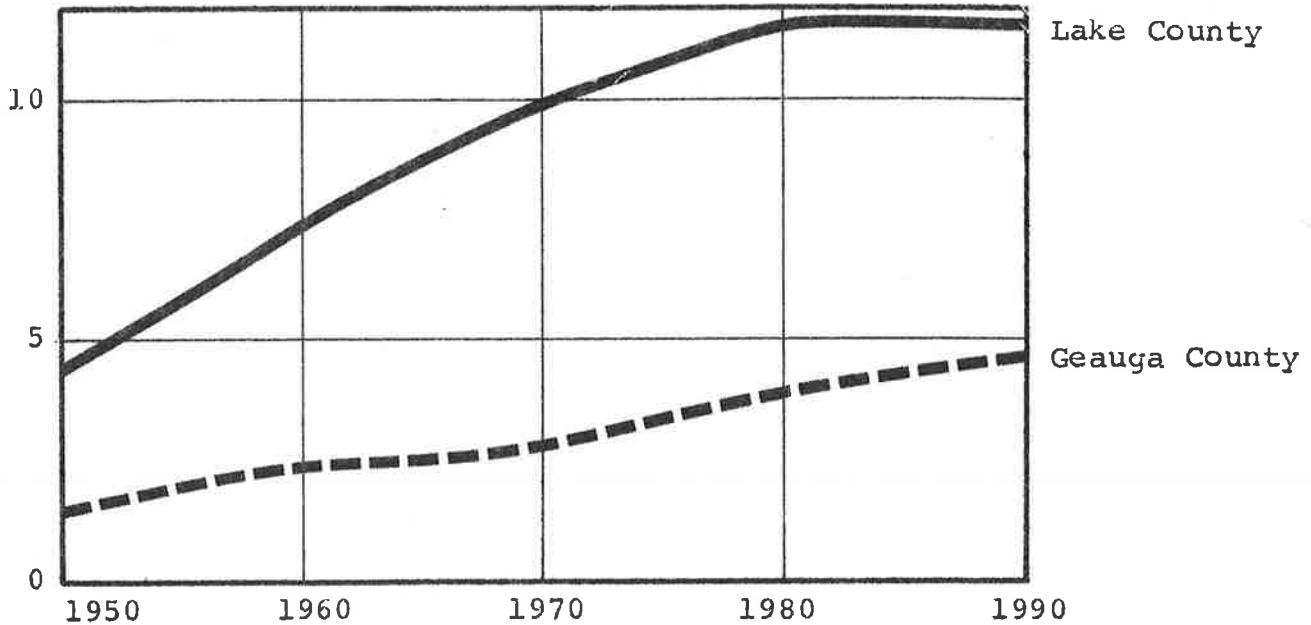
Studies by the Cleveland Regional Planning Commission show that between 1948 and 1959 industrial development increased from 3960 to 4770 acres, or 21 percent, in the "inner urban ring" of Cuyahoga County. Development in the outer suburbs increased from 700 to 2320 acres, or 213 percent. The fact that industrial development has been encouraged to disperse is reflected in the fact that over 8000 acres of zoned industrial land have been made available in the outer suburbs. Solon, for example, has zoned some 2000 acres for industry. Nearly 500 acres have already been developed.

The dispersal of industry in the Cleveland Metropolitan Area has effected both the amount of land used and size of individual sites provided. Studies by the Cleveland Electric Illuminating Company indicate that over one acre per 100 population is presently being used for industry throughout Cuyahoga County compared to only .6 acres in 1948. The average individual site within five miles of Downtown Cleveland is about one acre, compared to over seven acres between 10 and 15 miles from downtown.



The Cleveland Regional Planning Commission has estimated that 35,000 acres of industrial land will be needed in Cuyahoga County. The existing land use pattern, however, makes this projected demand excessive for Cuyahoga County alone. Like other kinds of development, there will be an increasing demand for industrial land throughout the region. Projected employment by the Cleveland-Seven County Land Use -Transportation Study shows that the relative demand for industrial land will be greater in Geauga and Lake Counties than in Cuyahoga County.

Percent of 3-County Region

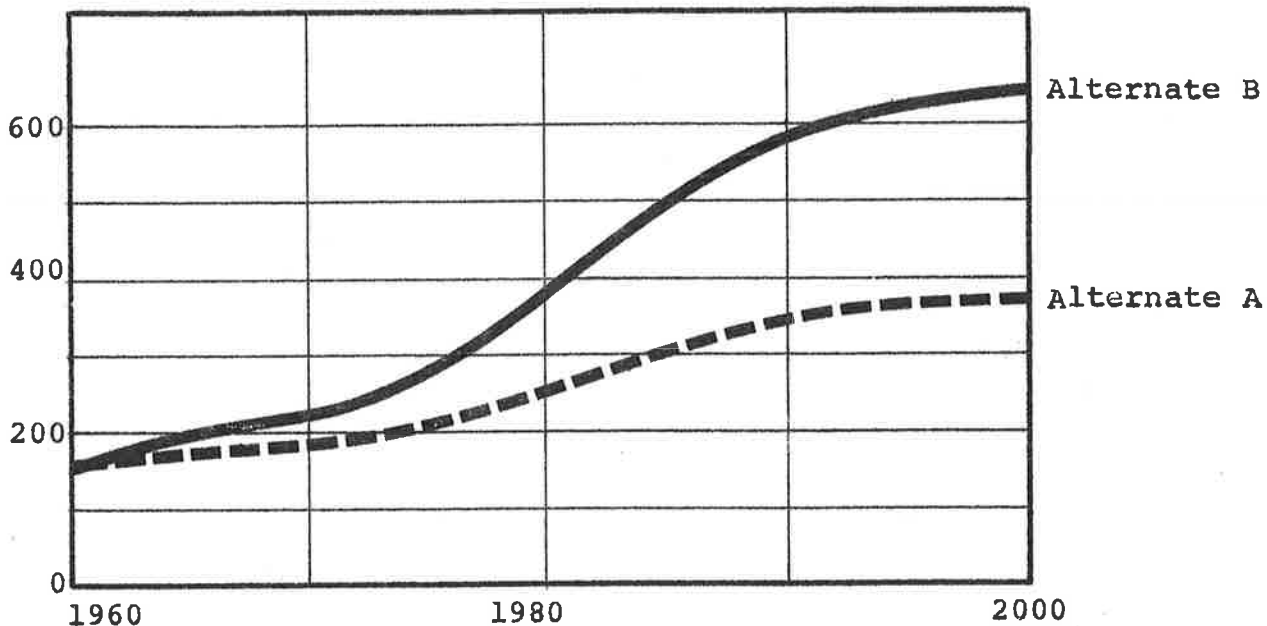


Using employment projections for Geauga County and an existing rate of about one acre of industrial land per 100 employed persons, a total of 4000 acres of industrial land will be developed in the County by 1980, compared to 1700 today. The 148 acres of existing industrial land in Chester represents about nine percent of the County total.

If industrial development in Chester continues at the same rate as Geauga County, it will exceed 370 acres by 1980. Note that 370 acres represents the probable amount of ultimate industrial land which will exist if Chester establishes policies which will assure that it continues to develop as in the past (Alternate A). By the year 2000, 640 acres of

industrial land will exist in Chester if industrial development continues to occur at the same rate as the County and policies are adjusted to provide for development which is more typical in other similar communities (Alternate B).

Industrial Acres



While regional studies imply that industrial development in Chester will be limited, the community clearly has an ultimate potential for up to 640 acres, or seven percent of its total land area. Thus, Chester must determine within probable potential limits the extent of industrial development it desires.

The two most important factors in determining the extent of industrial development are its beneficial effect on the tax base and possible adverse effects on surrounding residential development. Table VII summarizes the probable beneficial effect on Chester's tax base.

TABLE VII
INDUSTRIAL DEVELOPMENT
 CHESTER, OHIO

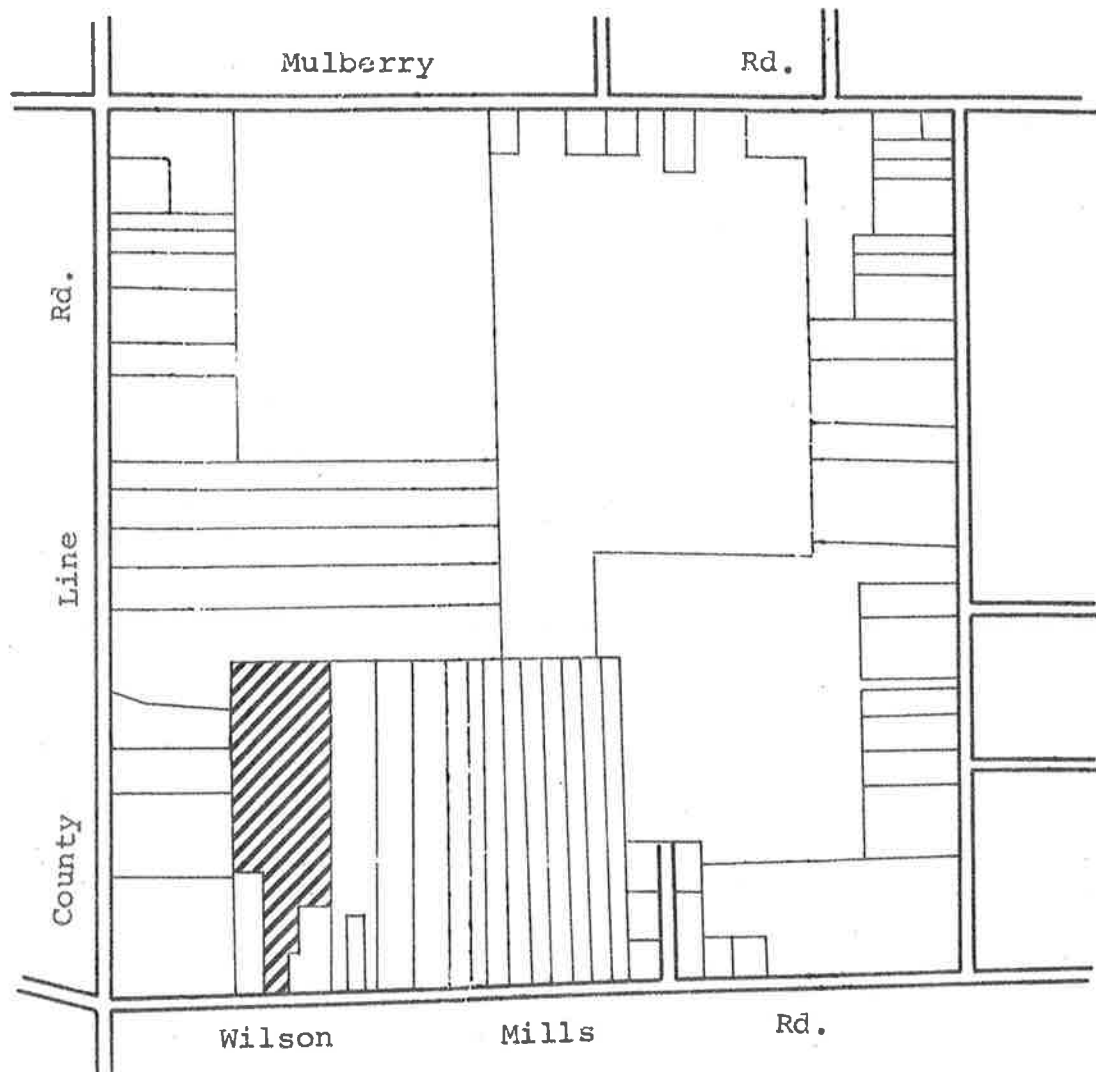
<u>Item</u>	<u>Alternate A</u>	<u>Alternate B</u>
<u>Developed Acres:</u>		
Industrial	370	640
Residential Balance	270	--
<u>Tax Base (Million \$):</u>		
Industrial	\$6.0	\$11.2
Residential Balance	1.9	--
TOTAL	<u>\$7.9</u>	<u>\$11.2</u>
<u>Revenue (Thousand \$):</u>		
State and County	\$37.8	\$53.6
Township	54.9	78.0
Schools	325.8	462.3
TOTAL	<u>\$418.5</u>	<u>\$593.9</u>
<u>Expenditures (Thousand \$):</u>		
State and County	\$12.2	\$21.2
Township	19.2	33.3
Schools	81.5	--
TOTAL	<u>\$112.9</u>	<u>\$54.5</u>
NET REVENUE	\$305.6	\$539.4

Source: Visnapuu & Gaede

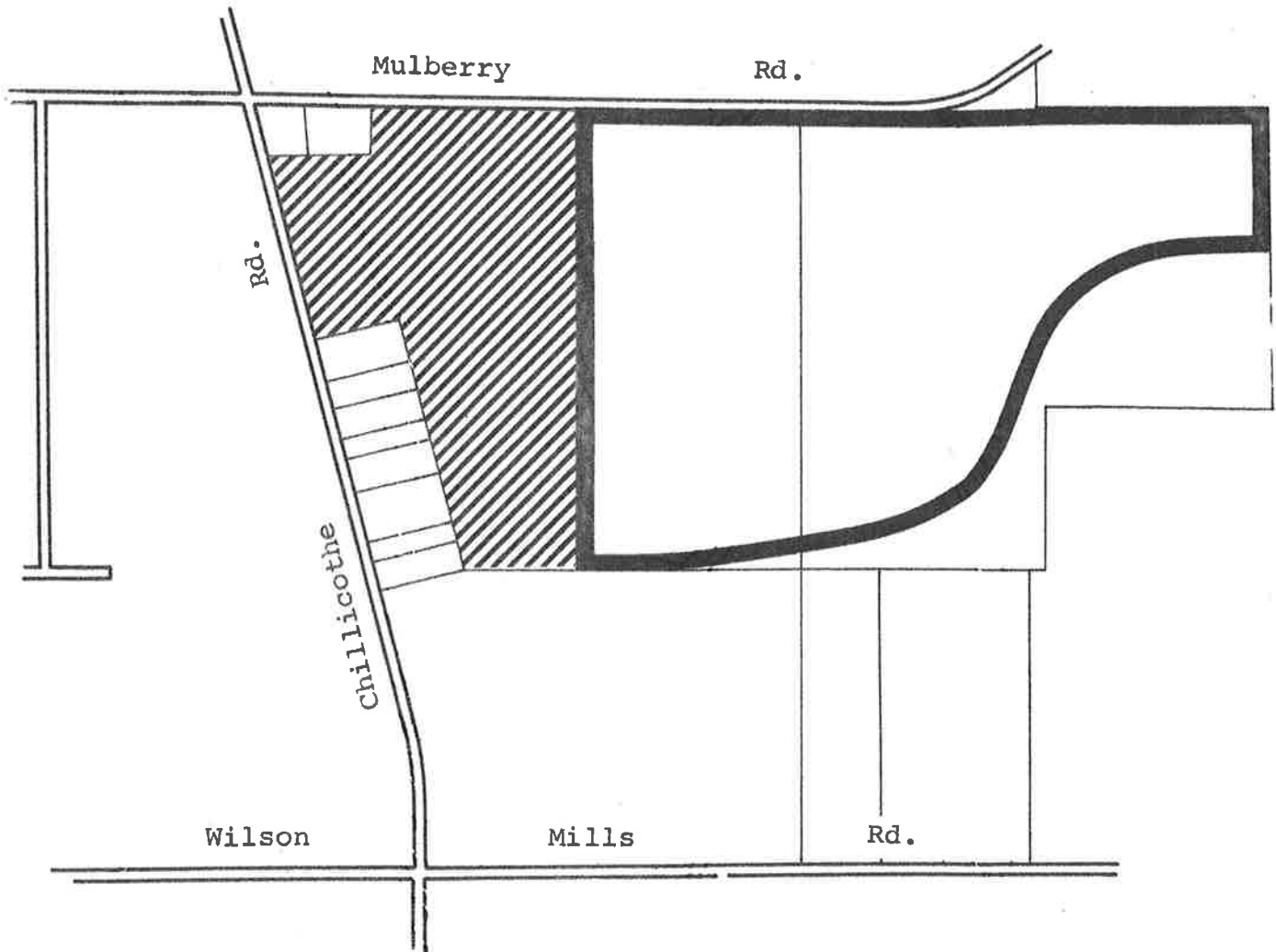
Table VII shows that Alternate B would clearly be more beneficial in terms of strengthening Chester's tax base. No indication of possible adverse effects, however, is shown. Such effects are not as closely related to the amount of industrial land provided as the location and quality of development which occurs. Thus, regardless of the amount of land set aside for industry, Chester must carefully plan for and control industrial development.

Some 110 acres of zoned industrial land have been provided in Chester at three locations. Of the 148 acres of used industrial land, however, only 50 acres are located at these sites. The balance is located at small scattered sites which are not zoned for industrial uses, particularly along Mayfield Road. A brief description of Chester's three industrial sites follows.

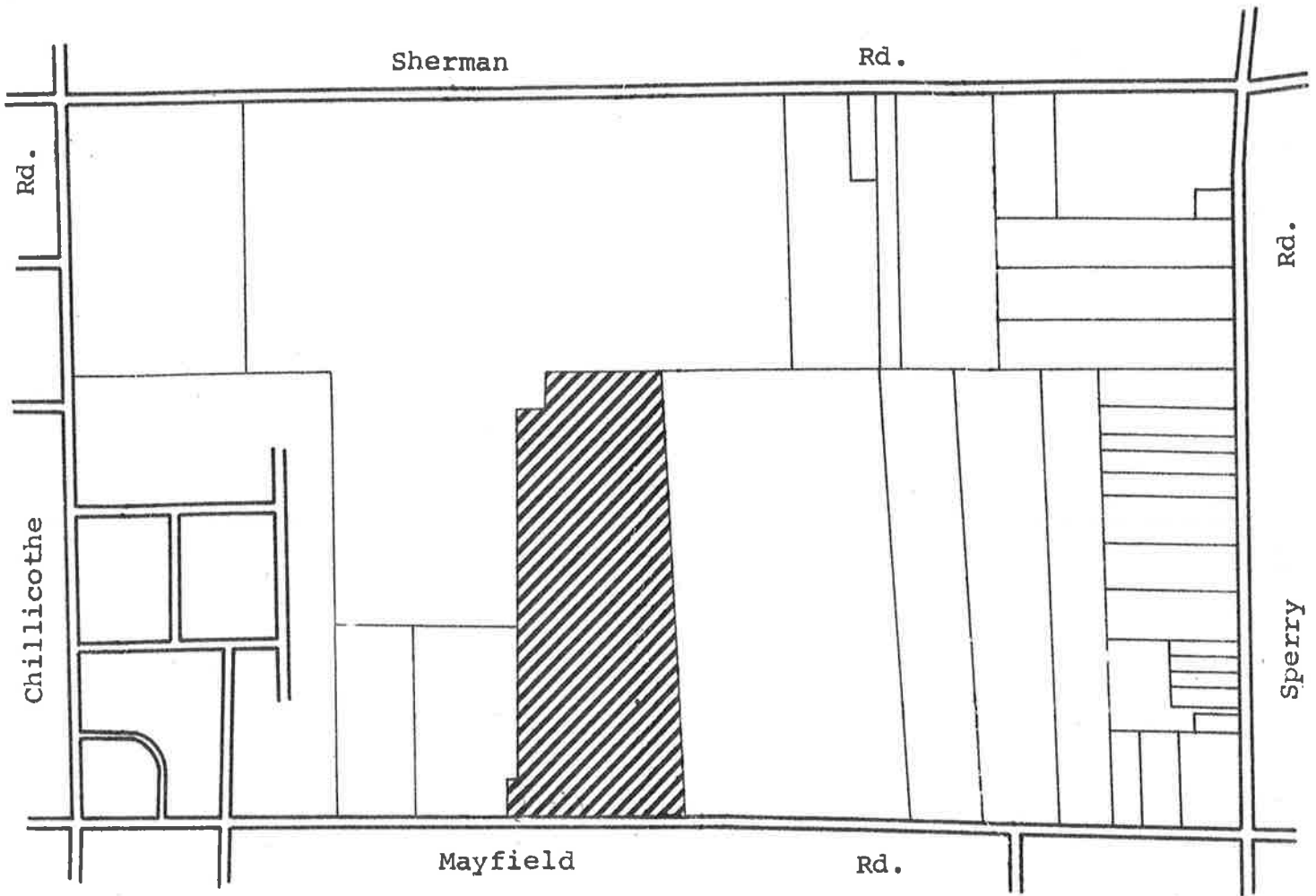
Wilson Mills API Site: This 15-acre site is fully utilized by the API Instruments Company. Because of adjacent residential development expansion of the site is limited. The only possibility would be to assemble 13 individually owned, vacant parcels to the rear of the existing site which would thereby expand the site to 170 acres. This approach, however, is not recommended because of the extent of existing residential development unit the site and lack of adequate accessibility to surrounding thoroughfares.



Mulberry API Site: Of the 70 acres of land presently zoned at this site approximately 35 acres are used by the API Instruments Company and Master Builders Inc. While possible expansion to the west and south is limited, the eastern expansion of the site to include a total of 210 acres of buildable land would be possible. The ultimate development of this area as a carefully controlled industrial park offers Chester with its most appropriate industrial development potential.



Mayfield Road Site: This 25-acre site has been recently rezoned for use by the General Bookbinding Company. The western limits of the site are defined by a Cleveland Electric Illuminating Company transmission line and substation. The programmed relocation of this line is an important factor in the detailed planning of the site. Expansion of the site to a total of 200 acres would be possible if seven individually owned, vacant parcels to the rear of the existing site were assembled. This approach, however, is not recommended for the same reasons given for not expanding the Wilson Mills site.



The Mulberry Road site is reasonably well located in terms of transportation accessibility, soil conditions, topography, drainage, and public utilities. Properly controlled industrial development on this site will not adversely affect surrounding development. While even its expansion will be limited by the availability of land, there is a reasonable amount of land for expansion without jeopardizing the quality of existing and future residential development.

Many communities have relied on industrial development to stabilize their tax base. Beneficial industrial develop-

ment, however, does not occur accidentally. First, the community must have locational factors which will attract industry. Regional studies show that Chester has locational factors which will create a demand for future industrial development. Since Chester is not unusually gifted, however, it must actively seek out industrial potential. Essentially, industrial development occurs in communities that can and want to attract such development.

A recent study by Ohio State University shows that almost a third of all industrial firms which have located in Ohio since the Second World War noted that the local community itself was a major factor in determining where they located. Because of Chester's residential characteristics it presently stands at a critical crossroads. An approach toward future industrial development should be established now. The community is in the enviable position of still being able to plan for and control the industrial development which it desires.

Transportation

A community's streets are a framework which provide the circulation system that permits the various parts to exist and flourish. There is a direct relationship between the physical character, size and density of community development and the kinds of streets needed to serve it. Thus, the street system must be studied and developed as an integral part of the Comprehensive Plan. This plan, in turn, must be related to regional transportation and land use considerations.

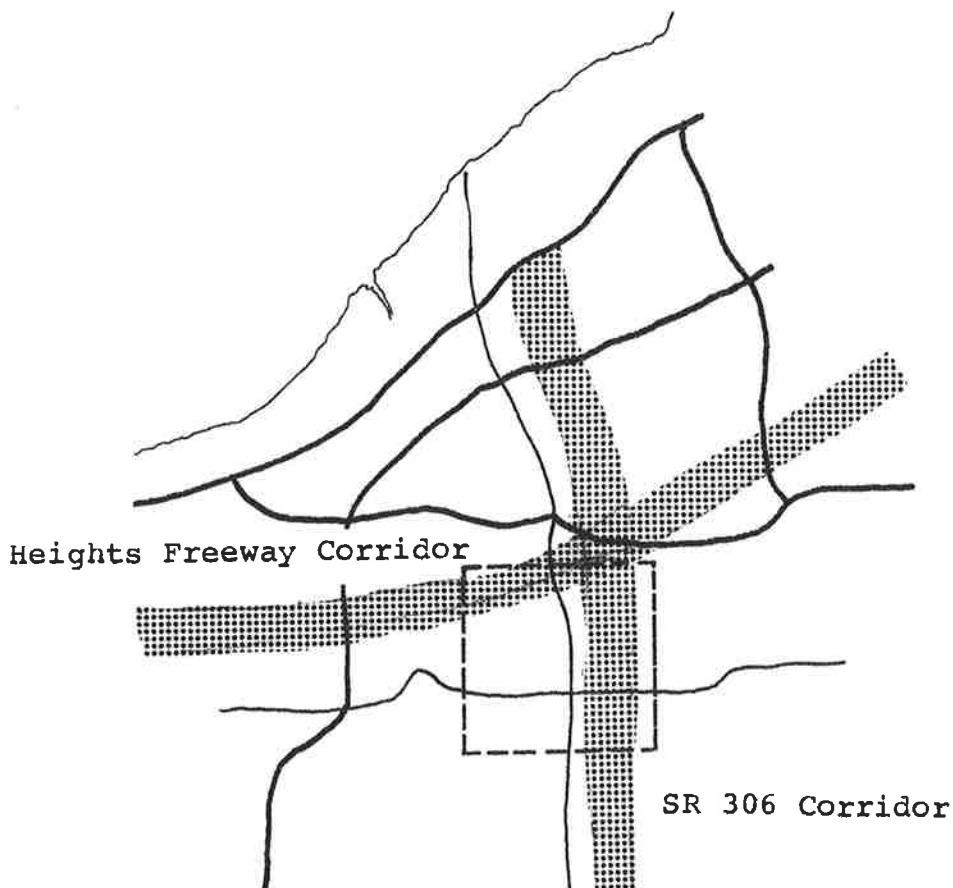
Land development not only generates traffic which affects the type of streets needed, but also determines the appearance of streets. On the other hand, streets can unify or divide related activities and thus create or destroy land values. Streets should help to preserve residential neighborhoods as well as serve business and industrial districts. They should define rather than bisect neighborhoods. To achieve this, land and street planning must be coordinated.

Chester's transportation facilities include four interrelated systems. Each system provides the community with a distinct kind of service, but this service can be no better than the service provided by the other three systems.

Freeway System: A freeway is a divided highway with the sole function of moving traffic. Access to abutting properties is prohibited and grade separations are provided at all intersections. An interchange is a system of connecting roadways, or ramps, at the junction of a freeway and "feeder road" which provides for the interchange of traffic without grade crossings on the freeway. A "feeder road" can be either an arterial or collector street.

Chester is presently indirectly served by the Outer Belt East (IR 271) to the west which is connected to the Lakeland Freeway (SR 2) and IR 90 to the north. It is probable that SR 44 to the east and US 422 to the south will be upgraded to freeways in the next ten years. Thus, Chester will be surrounded by a freeway

system which can be reached by traveling 10 miles in any direction.



Recent studies by the Cleveland-Seven County Land Use-Transportation Study have concluded that two freeway corridors which are directly related to Chester should be analyzed in detail. The first corridor generally parallels Chillicothe Road (SR 306). The proposed relocation of SR 306 included in Lake County's *Comprehensive Plan* will be tested as part of the analysis of this corridor.

The second corridor which will be analyzed includes the Heights Freeway which has already been generally established in Cuyahoga County. The possible extension of the Heights Freeway across the Chagrin River into Chester will be evaluated as part of the analysis of this corridor.

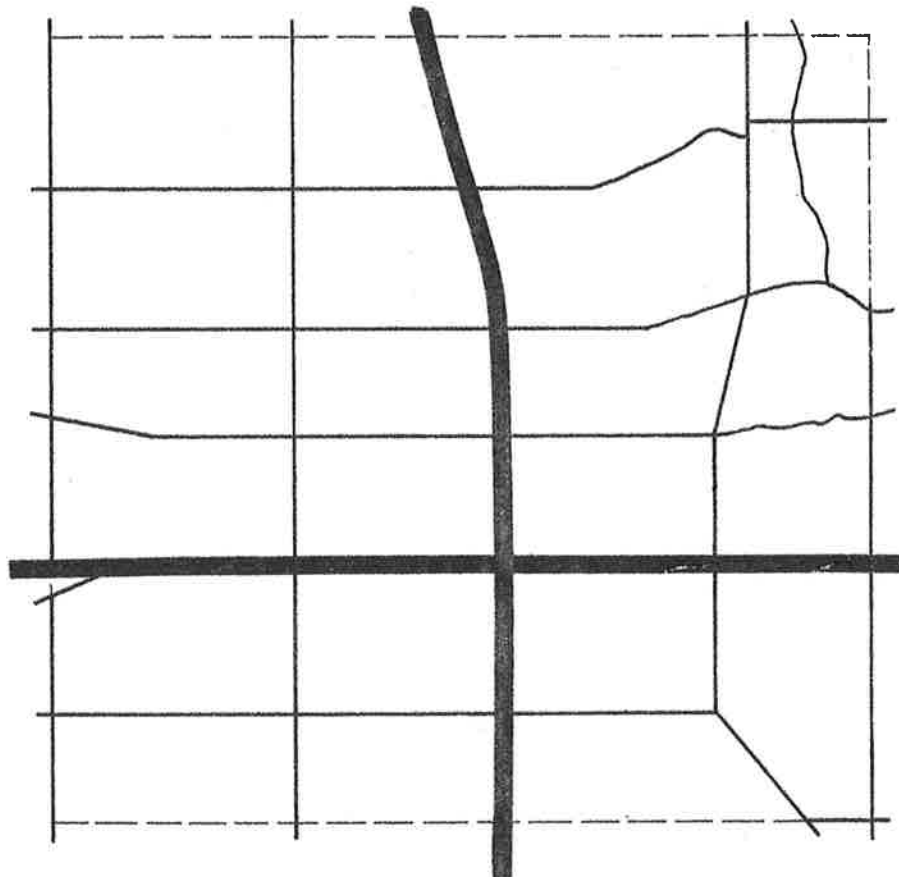
Clearly, no final determination of possible future freeways directly affecting Chester can be made until analyses of the aforementioned corridors have been completed. Thus, a final consideration of future freeways and their effect on development in Chester must wait until the feasibility of relocating SR 306 and extending the Heights Freeway into Geauga County has been established.

Arterial Street System: An arterial street is a highway whose primary function is to move fast or heavy traffic between large or intensively developed areas. Access is normally not prohibited, but on-street parking and loading are usually restricted. Cross-sections of arterial streets may vary from two traffic lanes with a 60-foot right-of-way to six lanes with a median strip and service drives requiring a 125-foot right-of-way.

Chester's arterial street system includes Mayfield Road (US 322) and Chillicothe Road (SR 306). These two highways intersect approximately at the center of the community. They are well located to serve as "feeder roads" to the freeway system. Widening of US 322 to four lanes from Chester's western limits to SR 306 has been programmed for construction in 1972. Except for the improvement of the Wilson Mills intersection on SR 306, which is pro-

grammed for construction in 1970, no major improvement to SR 306 is presently programmed.

Chester's existing arterial street system has evolved through regional usage and is well established. Thus, the general alignment of US 322 and SR 306 can adequately meet future traffic demands. Their widening and improvement, however, will be necessary.



Collector Street System: A collector street is intended to serve abutting property as well as the local street system. Its primary function is to distribute traffic to and from local streets and traffic generators such as schools, shopping centers and industrial development. Rights-of-way vary between 60 and 80 feet with two or four traffic lanes, plus additional parking lanes. Any collector street with an average daily traffic volume exceeding 8000 vehicles probably is carrying through traffic and should be classified as an arterial street. A fully developed community normally should have a network of collector streets spaced at intervals of between one-half and one mile.

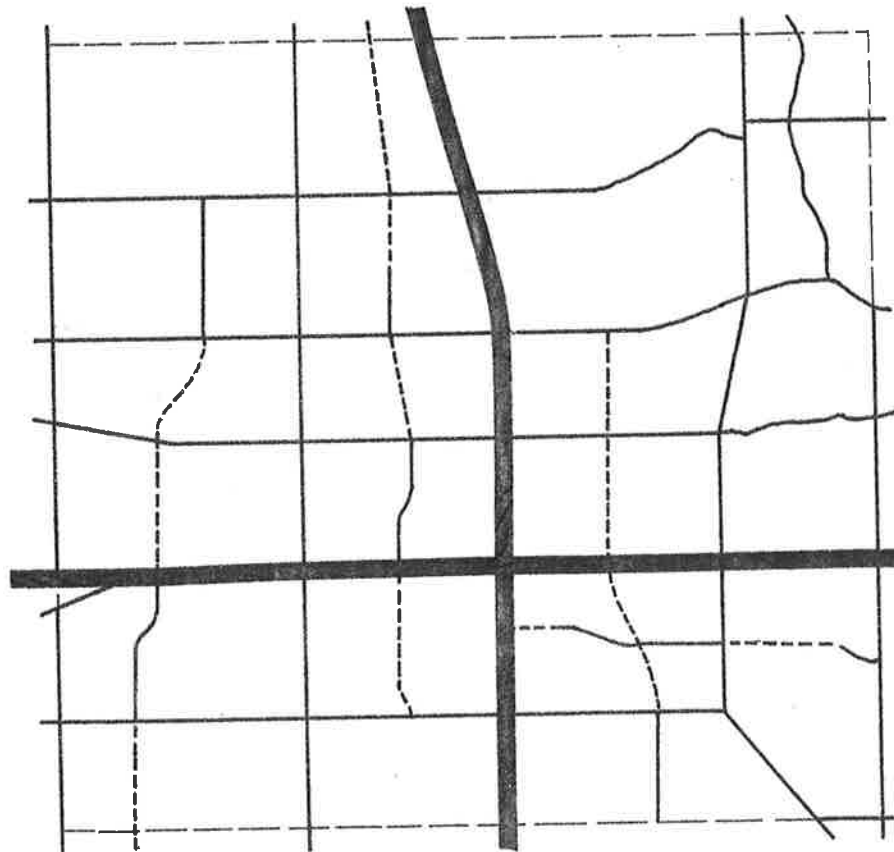
Like Chester's arterial street system, its collector street system is already well established. The improvement of existing collector streets and the construction of new ones, however, will be necessary to accommodate future traffic demands and open-up land for development.

Based on standards recommended by the National Committee on Urban Transportation, all of Chester's existing collector streets should eventually be widened to at least 24 feet and their intersections with arterial streets improved.

The same standard should be applied to new collector streets in residential areas, assuming on-street parking is prohibited. If parking is permitted an additional 10 feet should be added to the paving width. A paving width of 32 feet with on-street parking prohibited should be provided on collector streets which will

serve business or industrial areas.

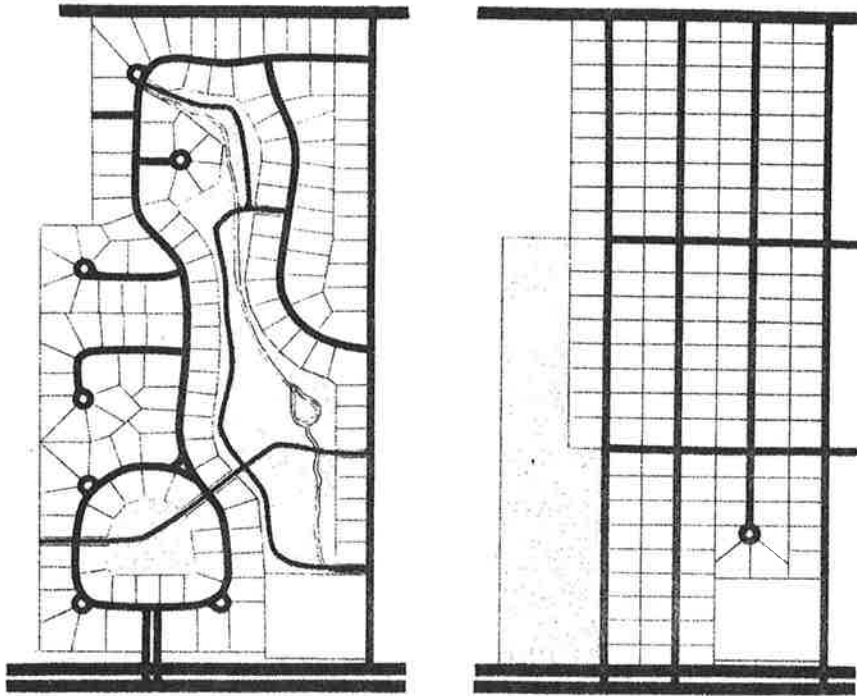
Improvement and development of Chester's collector street system is the responsibility of the community in upgrading existing Township Roads and reviewing proposed subdivisions in relation to planned future development. Geauga County has a similar responsibility in improving existing County Roads (Mulberry, Wilson Mills which is programmed for widening to 20 feet in 1968 and Sperry Roads) and administering subdivision regulations through the County Planning Commission.



Local Street System: Local streets have the principal function of providing access to abutting property and serving as an easement for all types of utilities. If a local street carries more than 2000 vehicles per day, it normally should be classified as a collector street.

Local streets are provided as new subdivisions are laid out. Since major development in Chester is yet to come, a complete local street system has not yet emerged. Like the collector street system, the efficiency and proper relationship between land use and the local street system will be determined by the evaluation of proposed subdivisions by Chester's Zoning Commission and the Geauga County Planning Commission.

Because of Chester's existing scattered pattern of relatively small subdivisions, special emphasis should be placed on planning for the coordination of these subdivisions and the gradual development of a local street system which provides for internal traffic circulation in residential neighborhoods without the intrusion of through traffic. One method of creating a coordinated local street system is to encourage "planned unit development".



Planned Unit Development Conventional Subdivision

Essential, planned unit development provides a far more economic and attractive arrangement of buildings, open-space and streets than can be provided with a conventional subdivision. Although the overall density of a given subdivision will be the same, the relationship between these elements is articulated in a planned unit development to complement the physical features of the site. Planned unit development has been adopted in numerous communities to assure that their local street system and residential neighborhoods will be both efficient and beautiful.

Community Facilities

Community facilities include public buildings and land other than streets and public utilities used by Chester. Schools, parks and public buildings are important components of every community because they provide a framework for overall development. If properly located, each facility will play an important role in assuring that sound neighborhoods are created.

There are several types of community facilities in addition to education and recreation that provide various public services to the residents of a community. Among these are cultural facilities such as libraries, museums, churches and theaters, and facilities needed to provide police and fire protection. Generally, these facilities should be centrally located to serve the entire community. If this orientation can be achieved, a strong social, business and service "center" can be created. Such a center is a highly desirable feature in today's rather monotonous suburban pattern which often lacks central focus or individual identity.

Schools: Chester is part of the rapidly growing West Geauga School District which also includes Russell Township and a portion of Munson Township. The School District presently operates 70 classrooms at four elementary schools and 71 more classrooms at one junior high and one high school. The only two schools not located in Chester are Russell and Westwood Elementaries. Current enrollment is 4140 compared to 2570 in 1960 and only 620 in 1950.

West Geauga School District's projected enrollment and future classroom needs are summarized on Table VIII.

TABLE VIII
PROJECTED SCHOOL ENROLLMENT
AND CLASSROOM NEEDS
 WEST GEAUGA SCHOOL DISTRICT, OHIO

<u>Item</u>	<u>Alternate A</u>		<u>Alternate B</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
<u>School Enrollment:</u>				
Elementary	2800	4000	3100	6200
Secondary	2200	3200	2500	5000
<u>New Classrooms:</u>				
Elementary	15	50	25	120
Secondary	15	55	25	125
TOTAL	<u>30</u>	<u>105</u>	<u>50</u>	<u>245</u>

Source: Visnapuu & Gaede

Classroom needs shown on Table VIII are based on current ratios of 33 and 26 pupils per elementary and secondary classroom, respectively. The ratio of 33 is somewhat higher than is normally desired. This fact is reflected in the relocation of four kindergarten classes from elementary schools to West Geauga Junior High this year. Thus, the classroom needs shown on Table VIII are minimum requirements.

A reasonable standard for elementary school construction is an initial 10 to 15-classroom school which can be expanded to 25 classrooms. Based on this standard, the expansion of Northview Elementary (12 existing classrooms) and Russell Elementary (14 existing classrooms) can adequately meet the community's elementary school needs up to about 1975. A single new elementary

school should be provided for projected 1980 needs if Chester establishes policies which will assure that the community continues to develop as in the past (Alternate A).

Should Chester alter its present policies to provide for more typical suburban development (Alternate B), four new elementary schools should be provided by 1980. Regardless of Chester's approach to future development, at least this number of new elementary school sites should be planned for in anticipation of ultimate needs. Each site should contain at least 10 acres of buildable land and be located to minimize the distance between all school sites in relation to residential development.

Secondary classroom needs shown on Table VIII indicate that the need for extensive additional junior and high school facilities will not be required until 1980 even if typical suburban development occurs (Alternate B). If appropriately developed, the existing West Geauga High School site on Chillicothe Road which includes some 100 acres can adequately meet the ultimate secondary school needs of the School District.

Parks and Recreation: With the advent of modern technology, resulting in a shorter work week and higher standards of living, the average family has found more time for sports and other forms of recreation. These activities are important not only to occupy leisure time, but to develop character and moral judgment and to serve as a balancing element in the lives of both young and old. Thus, recreation is essential to the life of every

community and should rank substantially in the same order of importance as education.

Park and recreation facilities should be directly related to existing and proposed public school facilities. For example, elementary schools function as the social centers of neighborhood activity and, therefore, should form the foundation of the community's playground system. By maximizing the use of these facilities, extra expense and duplication can be avoided.

In determining Chester's future park and recreation needs it is necessary to first adopt standards and criteria. Revised National Recreation Association Standards for community parks, recreation fields and playgrounds and more general standards for special recreation and open-space areas were used for this purpose. A description of these standards and criteria follow.

- . . . Community Park: In addition to recreation facilities that serve a neighborhood or group of neighborhoods, there are several types of public open-space that are used by a large segment of a community's population. These include the community park and reservation.

Parks should afford the opportunity to enjoy natural scenery and provide a pleasant environment in which to engage in passive recreation activities. Whenever possible, various types of woodland, open lawn, meadow, stream valley and other water areas should comprise a considerable part of the community park. Facilities for swimming, picnicking, hiking, field sports and tobogganing are commonly provided. A secluded section may be set aside for a day camp; and a zoological garden, botanical garden, nature museum and arboretum are appropriate features. Paths for hiking and roads providing access to centers of greatest use are needed, but roads should be kept at a minimum. Parking areas, comfort stations and shelters should be provided where people congregate in large numbers.

The ability to incorporate outstanding natural features in park design is far more significant in site selection than the element of distance or area served. Thus, the community park is far less subject to standardization than are the recreation field or playground. The National Recreation Association has long suggested, however, that at least one area of this type be provided for each 20,000 population with a desirable size of at least 100 acres. A minimum standard of seven acres per 1000 population has been adopted more recently.

- . . . Recreation Field: This facility makes possible valuable and popular forms of recreation for young people and active adults that require more space than is usually available at a playground. A recreation field should be centrally located to serve clusters of three to five residential neighborhoods, making a location at a secondary school site highly desirable.

Recreation fields should provide a wide range of facilities which include court areas for tennis, badminton, volleyball, basketball and shuffleboard; playfields for football, field hockey, soccer, softball and baseball; a field house containing dressing rooms with showers (normally provided in a school building) and parking and seating for spectators.

In the past, it was considered desirable to limit a recreation field service area to a mile around the site. Today, however, the greater mobility of those using this type of facility decreases the importance of distance and there is considerable agreement that a recreation field should be provided for no more than 20,000 population. The National Recreation Association recommends that $1\frac{1}{2}$ acres should be provided per 1000 population. At least 15 acres should be available for use at each recreation field.

- . . . Playground: This facility should be designed to primarily serve children between pre-school and 15 years old. Playgrounds should provide a pre-school area with apparatus, sand box, spray pool, benches, turf and shaded areas; apparatus area; court area for volleyball, basketball and tennis; playfield for touch football and softball; and a shelter with toilets, drinking fountains and space for handicraft, dramatics and music. (If applicable, such facilities could be provided within an adjacent elementary school.)

Ideally, a playground should be included on each elementary school site in the community. If such a unit is possible, it normally should be designed to serve residential areas ranging in size from 3000 to 8000 population, within approximately one-half mile walking distance of the school-playground site. Because of the varying size of residential areas which are defined by features such as the established major street system, railroads and rivers, however, it is not always possible to meet the ideal situation of location of a playground within one-half mile of all residential areas; but, in all cases playgrounds should be within reasonable walking distance of all residential areas.

Since combined school-playground units can provide for both social and recreation uses, they should be considered as functional neighborhood centers. As such, they require a somewhat larger site than was generally considered necessary for an elementary school in the past. A school site of about 10 acres can in most instances provide an adequate playground area.

Although a standard for playgrounds of 1½ acres per 1000 population has been recommended by the National Recreation Association, the size of each playground should vary in direct proportion to the population served. The following playground density, or ratio of playground area to unit of population served, can be applied to residential areas of varying size to determine playground space requirements.

TABLE IX
PLAYGROUND STANDARDS
 CHESTER, OHIO

<u>Neighborhood Population to Be Served</u>	<u>Playground Acres</u>	<u>Persons per Acre</u>
1000	2	500
2000	3	670
3000	4	750
4000	5	800
5000	6	830
6000	7	860
7000	8	880

Source: Visnapuu & Gaede

- . . . Swimming Pool: The National Recreation Association recommends that swimming facilities should be provided to accommodate at least three percent of the population at one time, the size of the water area being based on at least 15 square feet per bather. Generally, at least one 60' x 120' pool should be provided per 15,000 population. An ideal location is at a community park or recreation field.

- . . . Indoor Recreation Center: An indoor recreation center is used to supplement the recreation field for additional and varied types of service. It is used for indoor games as well as community meetings. The building should provide for a wide range of activities which include basketball, dancing, arts and craft classes, swimming, table tennis, billiards and other games. Normally, most of the facilities associated with a community recreation center can be located within a junior or senior high school since they are social as well as educational centers. In smaller communities other public buildings might also be used.

- . . . Special Recreation and Open-Space Areas: These areas provide permanent open-space and include areas with excessive slopes, cemeteries, and sites used by public or semi-public institutions. While such areas are normally not available for public recreation, they are often an important visual asset of the community.

Chester's only existing park and recreation facilities are three, 5-acre playgrounds at Northview, Chester and Westwood Elementary Schools, a 15-acre recreation field at West Geauga High School on Chillicothe Road and a small 5-acre park at Mayfield and Chillicothe Roads. Table X, which is based on the preceding standards and Chester's projected population, indicates the amount of park and recreation land which should be provided.

TABLE X
PARK AND RECREATION NEEDS
CHESTER, OHIO

<u>Facility</u>	<u>Acres</u>		<u>Acres</u>	
	<u>Alternate A</u> <u>1970</u>	<u>1980</u>	<u>Alternate B</u> <u>1970</u>	<u>1980</u>
Community Park	75	110	85	170
Recreation Fields	15	20	15	30
Playgrounds	15	25	20	35
TOTAL	<u>105</u>	<u>155</u>	<u>120</u>	<u>235</u>

Table X shows that there is an evident need for a community park in Chester today. At least one single 150-acre park should be provided to meet the needs of the community when it is fully developed. The amount of land needed for recreation fields and playgrounds coupled with Chester's large geographic area indicate that, in addition to the existing facilities, one additional recreation field and five playgrounds should be provided. Ideally, these facilities should be located at new school sites. Additional facilities should be located to minimize the distance between all park and recreation facilities in relation to residential density.

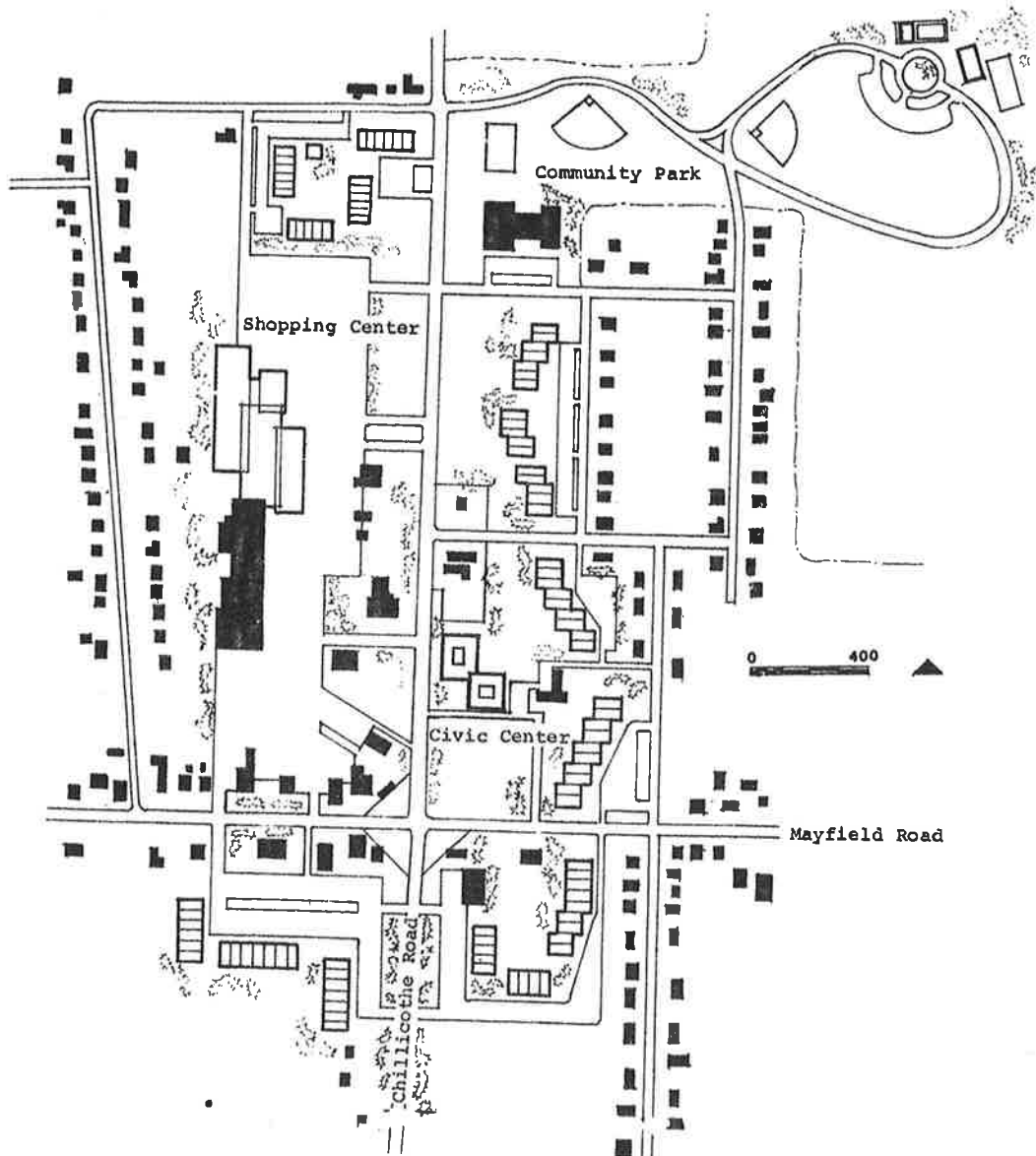
Based on Chester's projected population, a swimming pool will be needed by 1980. The need for such a facility will increase as Chester develops. The ideal location for a swimming pool would be in conjunction with a community park. The community's need for an indoor recreation center should be related to the development of the West Geauga High School site.

Appropriate open-space in conjunction with all forms of development including business and industrial development should be provided through planning controls such as zoning and subdivision regulations and detailed planning procedures. This is particularly important in the Chester Center. Here the emphasis should be placed on coordinating open-space with a plan for the development and redevelopment of business, cultural and public buildings.

Public Buildings: There is perhaps no better outward indication of a community's concern for the public health, safety and general welfare than its public buildings. Well located and attractive public buildings also contribute to active citizen participation and pride. Chester's existing public buildings include the Township Hall located on Chillicothe Road about a mile north of Mayfield Road, a 3800 square foot fire station, and 3400 square foot maintenance garage adjacent to the Township Park in Chester Center.

Chester's future development will clearly require the expansion of its existing public buildings. Additional facilities such as a library and meeting facilities are needed now. Thus, it is of critical importance to prepare a plan for all of the community's public buildings. While such a plan is beyond the scope of the Comprehensive Plan, the general location of Chester's public buildings should be in Chester Center because this area is centrally located.

Development of a strong focal point in Chester will occur if the community's public buildings along with business and cultural facilities are concentrated in Chester Center. Such a concentration can be realized by preparing a detailed plan for the overall development and redevelopment of Chester Center. The gradual development of a civic center within this area should be an integral part of such a plan.



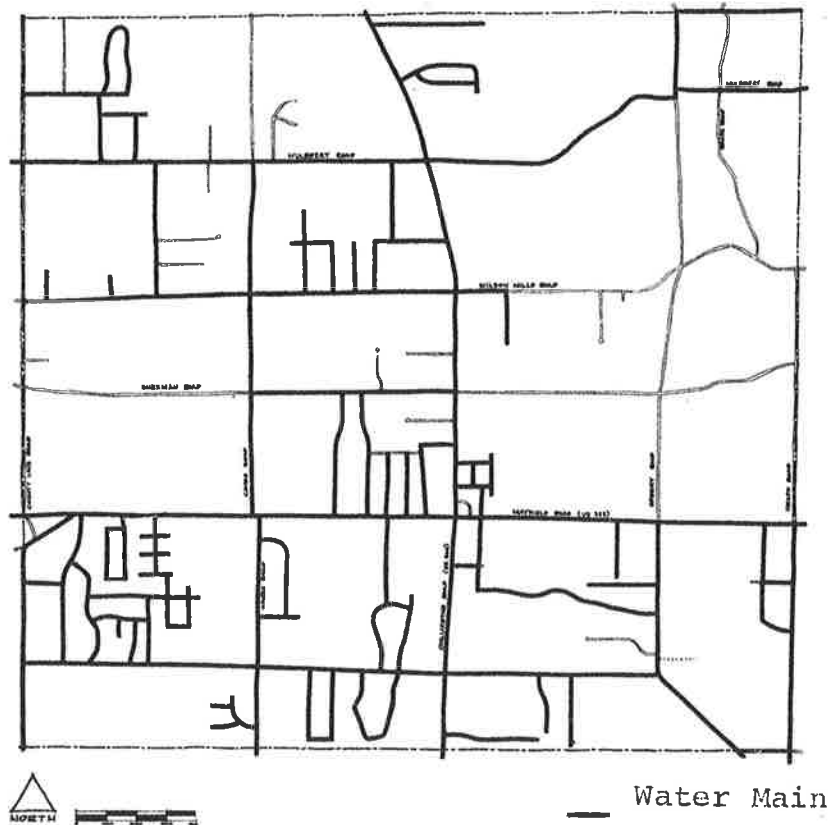
Public Utilities

In 1956 the Lake Erie Watershed Conservation Foundation completed a water study in an eight-county region which included Geauga County. This study predicted that existing water sources would be insufficient to support the region in the year 2000 and that Lake Erie should be used more extensively.

A more definitive statement of Chester's water supply was included in a 1963 Ohio Division of Water report to the Geauga County Planning Commission which agreed that there did not appear to be enough ground-water in the County to support an "urban" population. The report noted, however, that in general a minimum lot size of one acre per housing unit could be supplied by individual wells, assuming the provision of central sewage disposal systems. Central water systems should be provided for residential lots under one acre and areas of intensive non-residential uses.

To assure Chester of an adequate future water supply, the location and intensity of development should be coordinated with areas of the community which can be economically served by central water systems. This long-ranged approach to future development should be re-evaluated as conclusions are drawn from a Comprehensive Water and Sewer Plan which will be undertaken by Geauga County. Areas in Chester which can be economically served by central water systems have already been tentatively defined. These areas, however, must be carefully coordinated with the other components of Chester's Comprehensive Plan.

ULTIMATE WATER FACILITIES



Source: Geauga County Planning Commission

Like Chester's water supply, areas which can be economically served by central sewage disposal systems should be coordinated with the location and intensity of future development. In the case of sewer facilities, a Geauga County Health Department policy of disapproving any subdivision which includes lots smaller than five acres unless a central disposal system is provided should be used as one of the standards in such a planning approach.

The second basis for coordinated sewer and land use planning should be the Tri-Area Sanitary Sewerage Plan prepared by Rackoff Associates in 1965. This plan defines ultimate sewer facilities in four sewer districts in Chester. Major

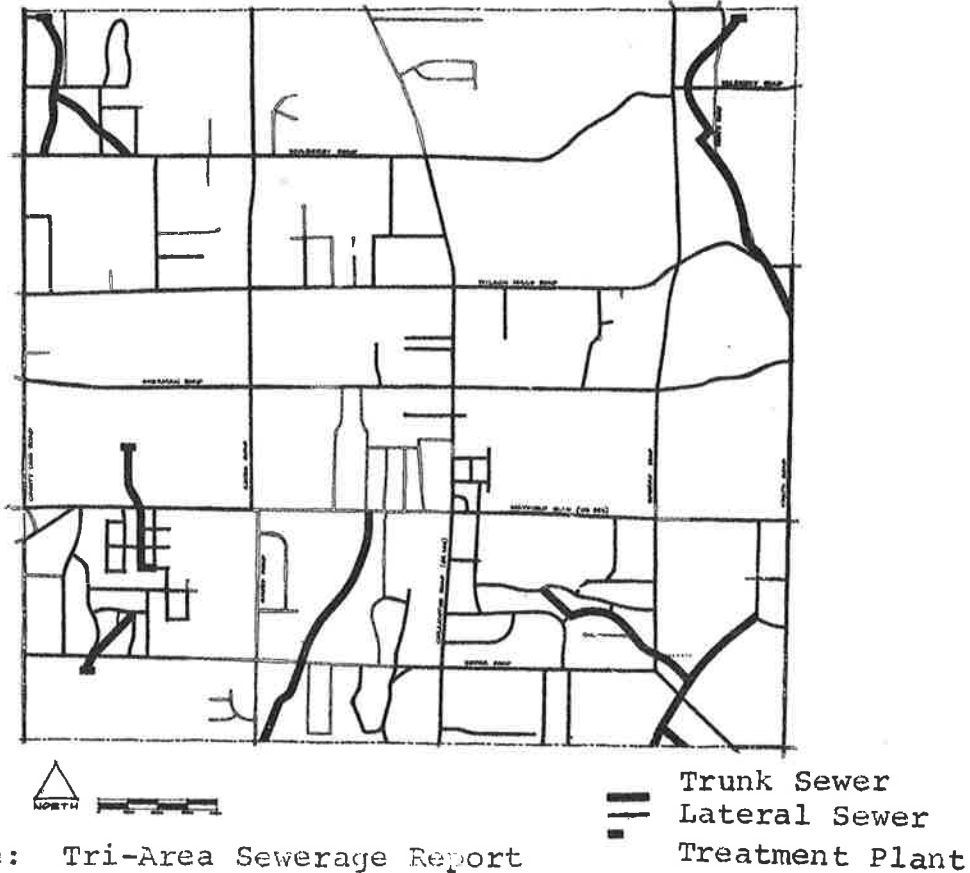
emphasis is placed on coordinating proposed facilities with those existing or contemplated in relation to Geauga County's policy requiring central sewerage systems in new subdivisions. A summary of the proposed facilities and estimated costs is given on Table XI.

TABLE XI
ULTIMATE SEWER FACILITIES
CHESTER TOWNSHIP, OHIO

<u>Sewer District</u>	<u>Estimated Total Annual Cost</u>	<u>Assessment per Lin. Ft.</u>	<u>Annual Service Chg. per Res.</u>
<u>Griswold Creek Northern S.D.</u>	\$75,600	\$7.55	\$61.50
<u>Chagrin River Chesterland & Fullerton S.D.</u>	92,180	7.30	86.00
<u>East Branch</u>	138,300	6.65	105.00
<u>Main Branch Mulberry, Mayfield & Cedar Road S.D.'s</u>	86,355	6.90-7.20	67.50-109.50

Source: Tri-Area Sanitary Sewerage Plan

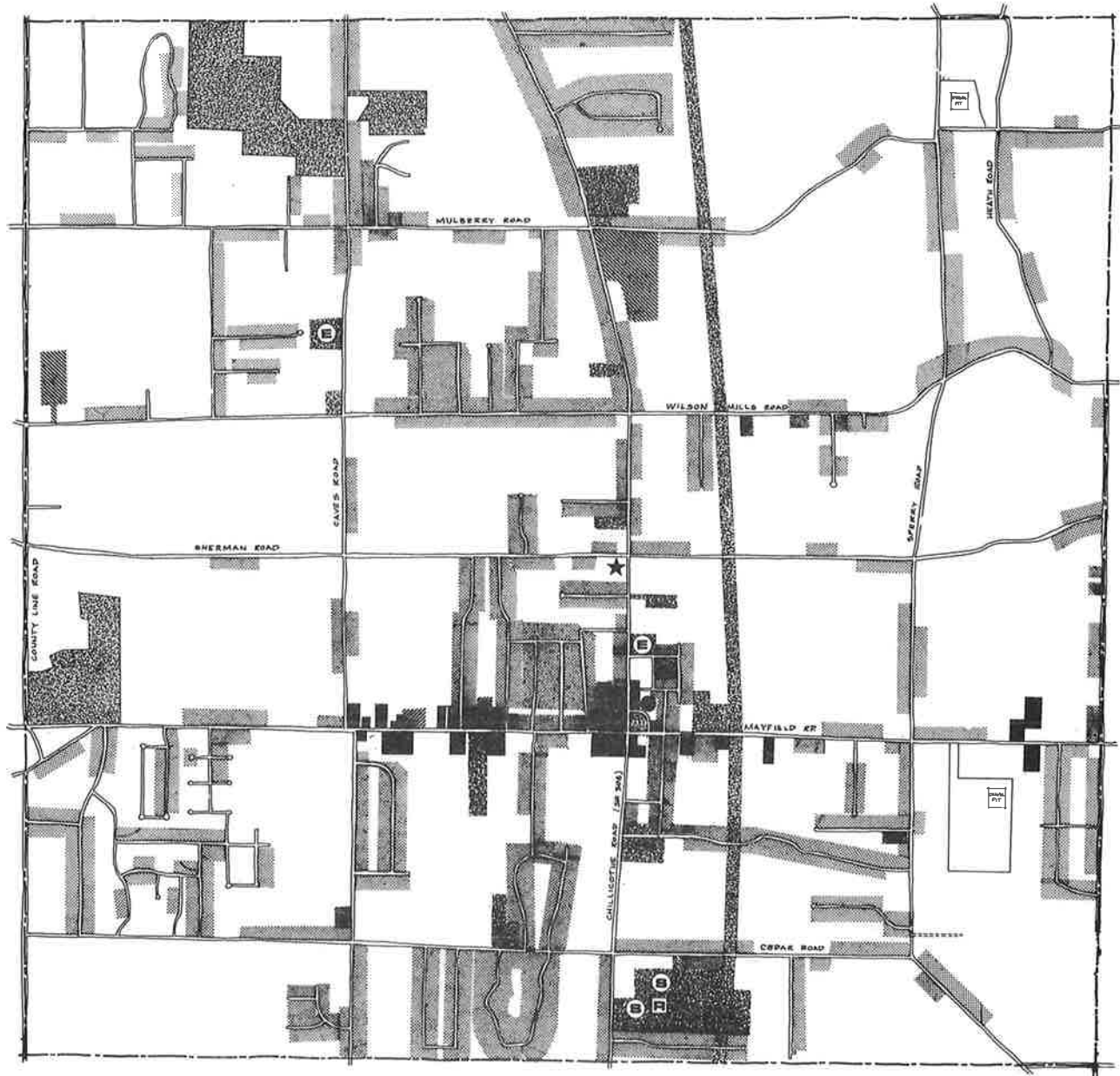
ULTIMATE SEWER FACILITIES



Source: Tri-Area Sewerage Report

Table XI shows the financial program for providing sewer facilities throughout Chester. The total cost of some 7.3 million dollars is distributed over 20 years with assessment bonds and 40 years with revenue bonds. Generally, a unit cost of between \$800 and \$1200 per housing unit was used as an index of the capital cost of the facilities assuming a gross density of two persons per acre when the community is fully developed.

The above financial program shows that with appropriate planning, Chester can be served by sewer facilities. The location and intensity of future development, however, must be coordinated with those areas of the community which



CHESTER TOWNSHIP
 GEauga COUNTY , OHIO



- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC





- ⊙ PUBLIC SCHOOLS
- ⊙ ELEMENTARY
- ⊙ SECONDARY
- ⊙ RECREATION FACILITIES
- ⊙ PLAYGROUND
- ⊙ RECREATION FIELD
- ⊙ TOWNSHIP FACILITIES
- ★ TOWN HALL
- FIRE STATION & GARAGE



CHESTER TOWNSHIP
 GEauga COUNTY , OHIO

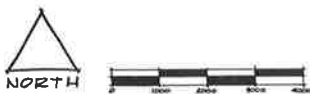


RESIDENTIAL LOT SIZE




	1.0 ACRE OR LESS
	1.1 - 1.5
	1.6 - 5.0
	5.1 OR MORE



CHESTER TOWNSHIP
 GEauga COUNTY, OHIO



PHYSICAL FEATURES

-  WELL YIELDS 25 OR MORE G.P.M.
-  WELL YIELDS UNDER 25 G.P.M.
-  SLOPES OVER 10%

can be economically served by sewer facilities. The Tri-Area Sanitary Sewerage Plan can provide a sound basis for such planning only if it is related to the other components of Chester's Comprehensive Plan.

PLAN OBJECTIVES

Chester's Comprehensive Plan is based on development goals and policies. Goals are the framework upon which policies are built. Essentially, policies are the means by which Chester intends to accomplish the things it wants and avoid the things it does not want.

Development Goals

During the preparation of Chester's Comprehensive Plan, a number of development goals evolved. The following goals represent the basic framework upon which policies were built.

To preserve and enhance Chester's unique character by recognizing and maintaining established physical, economic and social values.

To establish a pattern of land development which will promote the highest degree of health, safety, efficiency and beauty throughout the community.

To insure Chester's solvency by encouraging economic growth through the reservation of adequate space for commercial and industrial development.

To develop a transportation system which will provide for the safe and efficient movement of people and goods within the community and region and result in sound residential and non-residential neighborhoods.

To develop community facilities and services which are appropriate to meet the needs of the community.

Policies

If Chester's development goals are to be achieved, future development must be given direction. This direction is defined by means of policies. Each policy is related to a specific type of development. Policies are not legal instruments such as those found in zoning and subdivision regulations. They have been adopted by the Zoning Commission, however, and will be used as a reference in future planning decisions.

Residential Development: Because of the large amount of land which could be developed, Chester is especially vulnerable to scattered and unrelated residential development. Such development would result in a wasteful consumption of land. It would also create serious problems in adequately providing schools, parks, utilities and other public facilities and services. For these reasons a concentration of residential development at various densities should be encouraged.

Appropriate location and density of residential development can be most effectively encouraged by means of zoning and lot size control. Areas which are located in close proximity to existing

or probable future public facilities and services should be developed first. Conversely, services and facilities can be most economically provided in those areas which are most highly developed in terms of concentrated location and density. Thus, single-family areas (minimum lot size of 1½ acres) and medium density, townhouse and apartment developments (maximum density 8-10 units per acre) will be encouraged in the western and southern portions of the community and Chester Center. The balance of Chester should accommodate only low densities (minimum lot size of 5 acres).

Recognizing that most of the community's residential development in the immediate future will occur along existing roads and in isolated subdivisions, Geauga County's *Subdivision Regulations* will be used to insure that the proportion of depth to width of individual lots will not jeopardize future development behind these lots. In addition, development along existing roads must be arranged so that appropriate local streets can be provided for future residential subdivisions.

The protection of residential property should also be recognized. Residential areas which are located adjacent to commercial or industrial areas will be appropriately protected from possible injurious effects from these uses. This protection will be provided by means of zoning requirements for commercial and industrial uses adjacent to residential areas.

Open-Space: Chester is located well within the expected growth of the rapidly expanding Cleveland Metropolitan Area. As growth pressure increases, large existing landholdings will become subject to pressure for development purposes. Land best suited to remain relatively open will be driven onto the market. The encouragement of development at low densities, by means of large lot size zoning alone, can do no more than delay the ultimate subdivision and consequential depletion of Chester's major asset which is the land.

The natural beauty of Chester should be preserved. Land which is most valuable for watershed purposes must be protected, while adequate parks and recreational areas should be available for future use. There is a considerable amount of such land which is located beyond the limits of substantial development pressure. The continued agricultural use of this land should be encouraged. Land located in areas susceptible to periodic flooding, poor surface drainage or serious soil erosion should not be developed because of the danger to public health and safety. Instead, such land should remain as open land which can ultimately be used for park and recreational purposes.

In addition to the above mentioned potential park and recreational areas, adequate provision should be made for playgrounds, school sites, parks and other outdoor recreational facilities in relation to future residential development. Park and recreational areas which are deemed necessary should be dedicated to

public use prior to acceptance of development proposals.

Commercial Development: Chester's retail potential provides the opportunity for a single shopping center which can be expanded as the community develops. In order to stimulate the future economic health of such a shopping center and prevent serious traffic hazards and congestion, commercial development should be concentrated in Chester Center. Once established, the extension of this commercial area should be prevented.

While the development of a shopping center and commercial concentration in Chester Center will satisfy most of the community's retail and service needs, additional commercial development will be encouraged if its location complies with the following criteria:

- . . . The location must be determined by the need for local shopping facilities which will serve adjacent residential areas. The need should be evident by increasing population and buying power.
- . . . No commercial development should be located within approximately one mile of any other such development, including Chester Center.
- . . . The area to be developed should be compact with limited frontage on any abutting street. So-called "strip" or "spot" commercial development will not be approved.
- . . . Abutting public rights-of-way must be sufficiently wide to insure adequate traffic circulation in the future.

Based on the above criteria, limited commercial development along Mayfield and Chillicothe Roads will be encouraged. Such commercial areas should be compact and carefully planned in relation to surrounding residential development.

Industrial Development: Because of the lack of existing sewer and water services, Chester is not likely to be in a position to attract substantial industrial development as an aid to its tax base in the immediate future. Despite this existing situation, the opportunity for future industrial development can be anticipated because of the community's close proximity to major markets and direct traffic routes to these markets. Thus, land adjacent to existing industrial development at Chillicothe and Mulberry Roads should be preserved for the development of a 220 acre industrial park.

Thoroughfares: An adequate system of thoroughfares is vital to the economic and orderly growth of Chester. Thus, policies for the provision of new thoroughfares and continued improvement of existing ones must be established. These policies are based on plans for the location and timing of a thoroughfare system which is coordinated with the development goals and policies of Chester's Comprehensive Plan.

Chester's existing arterial street system has already evolved through usage and should be utilized and improved. Possible exceptions to this policy include the relocation of Chillicothe Road (SR 306) and the extension of the Heights Freeway across the Chagrin River into Chester. At the present time detailed traffic studies are being made by the Cleveland-Seven County Land Use-Transportation Study to determine the need for these facilities. Thus, a major policy is to incorporate these studies into the Comprehensive Plan when conclusions have been reached.

Like Chester's arterial streets, its collector and local streets have already been partially developed through usage.

Thus, the future extension and improvement of existing streets and the provision of new ones will be based on the encouragement of subdivisions which conform to the goals and policies of the Comprehensive Plan. Such planning will fully utilize zoning and subdivision regulations. Generally, the objective will be to gradually provide an overall street pattern which can economically and efficiently serve the community. Specific policies include:

- . . . the provision of an interior circulation pattern for each neighborhood which discourages through traffic;
- . . . coordination of isolated subdivisions with planned streets in surrounding undeveloped areas; and
- . . . development of a street pattern for parcels of land which are too small to subdivide unless assembled.

One of the methods which will be used to create a coordinated street system will be to encourage "Planned Unit Development". Although an increase in the overall density of a given subdivision will not be permitted, flexibility in its street layout and open-space will be reviewed in relation to the goals and policies of the Comprehensive Plan.

Community Facilities: Obtaining land for community facilities such as schools, parks and public buildings is critical because appropriate sites must be found in advance of actual residential, commercial or industrial development. Thus, policies for the provision of future community facilities must be established. These policies are based on plans for the location

and timing of community facilities which are coordinated with other development goals and policies of the Comprehensive Plan.

- . . . Schools: Four additional elementary schools should be planned for in anticipation of ultimate needs.
- . . . Parks and Recreation: A 150-acre community park which would include a swimming pool and facilities for all the people should be provided to meet Chester's future needs. In addition to this park and existing park and recreation facilities, one recreation field and five playgrounds should be provided. Ideally these facilities should be located at school sites.
- . . . Public Buildings: The expansion of existing public buildings and the provision of a library and additional meeting facilities should be coordinated with an overall development plan for Chester Center.

Chester's Comprehensive Plan includes a general development plan for Chester Center. This plan should be used as guide in the detailed planning of all facilities in the Center. A major policy of the Comprehensive Plan is to encourage appropriate development and redevelopment in Chester Center. In addition to zoning and subdivision regulations, the urban renewal program will be explored as a possible "tool" which can be used to rejuvenate Chester Center and coordinate future development.

Public Utilities: Public utilities must be coordinated with the planning objectives and other components of Chester's Comprehensive Plan. Engineering studies on water and sewerage disposal, therefore, will be reviewed in relation to the Comprehensive Plan. In particular, standards already recommended by the Ohio Division of Water that central water systems should

be provided for residential lots under one acre and areas of intensive non-residential uses, and a Geauga County Health Department policy of disapproving any subdivision which includes lots smaller than five acres unless a central sewage disposal system is provided, will be used in relation to detailed engineering studies and the Comprehensive Plan.

COMPREHENSIVE PLAN

Chester's Comprehensive Plan is illustrated on the following page. The Plan includes three interrelated components:

- . . . Land Use
- . . . Transportation
- . . . Community Facilities

These components along with public utilities studies represent a basic guide for subsequent development in the community. The Comprehensive Plan functions as one planning tool. For this reason, other tools and programs, however, must be utilized to implement the proposals of the Plan. A description of these tools and their relationship to the Comprehensive Plan follows.

Financing

The Capital Improvements Program is one of the most effective means of implementing the public improvements outlined in the Comprehensive Plan. The program applies sound business procedures to public financing whereby cost estimates and priorities are established for the various improvements and are financed within the fiscal capacity of the community. The initial budget period should cover six years and each year, prior to the preparation of Chester's annual budget, the program is revised, updated and advanced an additional year by the **Zoning Commission**, thereby providing a continuous six-year program. It is recommended that this program be initiated at an early date in order to make full use of the Comprehensive Plan.

Legal Provisions

Representing the legal provisions of the Comprehensive Plan are Chester's Zoning Resolution and Map and Geauga County's Subdivision Regulations. The Zoning Resolution and Map provide the means of implementing not only the use of land but also the height, bulk, floor area, yard requirements in addition to other developmental controls. Proposed amendments to the Resolution and Map reflect the Comprehensive Plan's goals and objectives in order to achieve overall continuity of development. The second legal provision of the Plan is Subdivision Regulations which assist in establishing the quality of development. The platting procedures, outlined by these regulations, provide the County Planning Commission and Chester's Zoning Commission with the ability to coordinate the proper installation of streets and thoroughfares, lighting, public utilities and open spaces in accordance with the Comprehensive Plan.

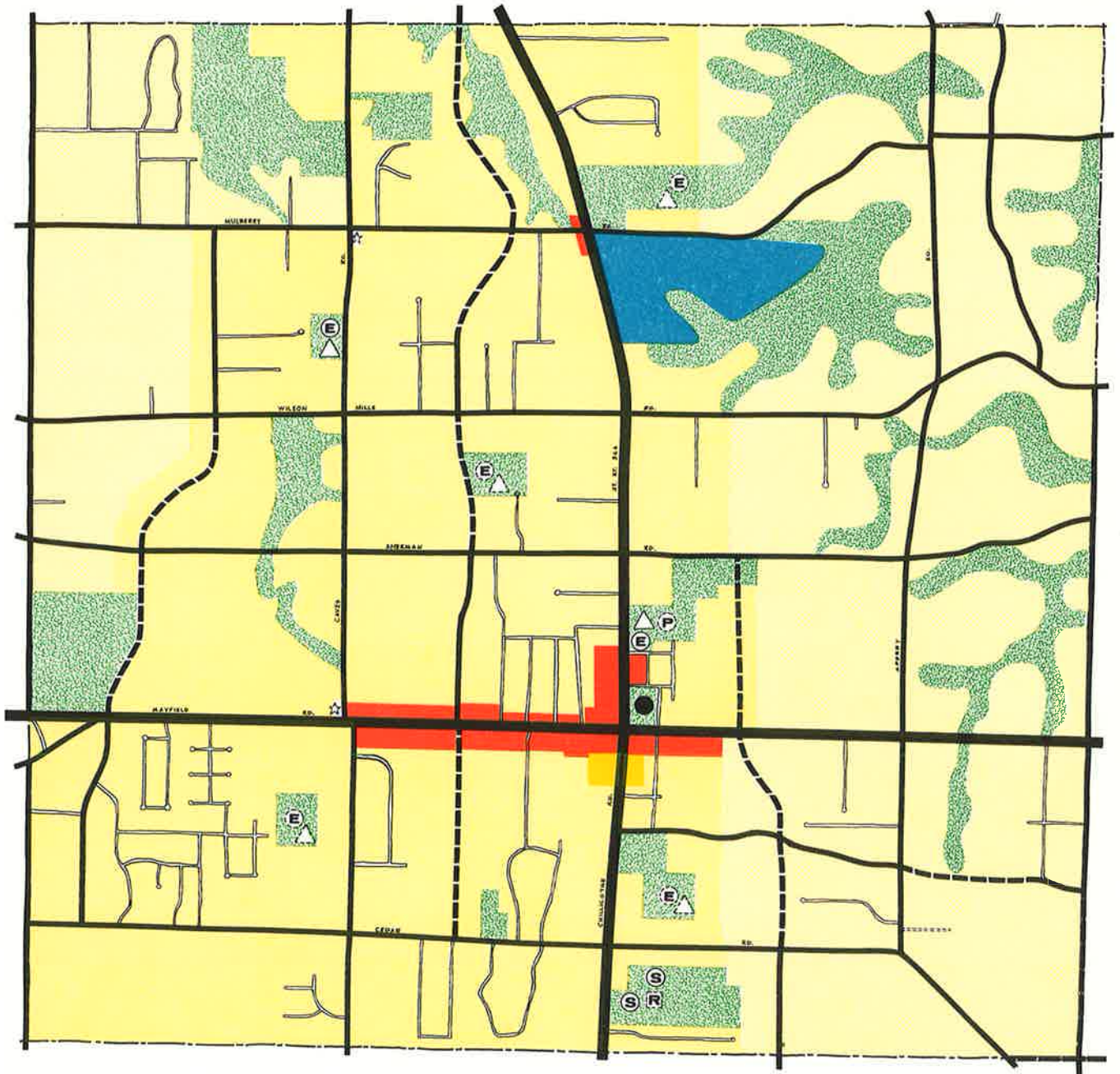
Continuing Process

The completion of the present planning program, summarized within this report, represents a significant step in a continuing planning process. In order to keep the program dynamic, the Comprehensive Plan will be updated again when circumstances or trends in development indicate the need.

In addition to the preparation of the Capital Improvements Program, previously discussed, several other special studies and programs will be explored. Due to existing conditions in Chester Center, it appears that this area is eligible for federally assisted urban renewal programs. It is recommended that a more intensive study be made to determine more accurately the causes and extent of blight and to determine the type and priorities of treatment.

The process which has been initiated by this Plan will not be discontinued. Indeed a detailed, two-year work program has already been outlined. Chester's assets are many. With planning, these assets will remain, thereby assuring the future residents of Chester that theirs is a community to be proud of.

COMPREHENSIVE PLAN



CHESTER TOWNSHIP GEAUGA COUNTY, OHIO



VISNAPUU & GAEDF ARCHITECTS AND PLANNERS

LAND USE

- LOW DENSITY: ONE FAMILY
- MEDIUM DENSITY: ONE FAMILY
- MEDIUM DENSITY: MULTI-FAMILY
- OPEN SPACE
- COMMERCIAL AREAS
- INDUSTRIAL AREAS

THOROUGHFARES

- EXISTING
- PROPOSED

COMMUNITY FACILITIES

- E ELEMENTARY SCHOOL
- S SECONDARY SCHOOL
- P COMMUNITY PARK
- R RECREATION FIELD
- △ PLAYGROUND
- CIVIC CENTER
- △□ PROPOSED FACILITIES
- ☆ FIRE STATION