

SECTION 10.22 ROD REDEVELOPMENT OVERLAY DISTRICT ZONE:

- A. **PURPOSES:** The Redevelopment Overlay District (ROD) Zone is designed to foster the development of four (4) strategically located redevelopment areas in Highland Heights. These four redevelopment areas are designed on the Comprehensive Plan, Land Use Plan Map (figure 11) as gateway East and gateway West, and Park Plaza East and Park Plaza West. The intended purpose of the Redevelopment Overlay District is to effect the redevelopment of each of the four areas individually in a manner consistent with the land use development policies of the Comprehensive Plan.
- B. **GENERAL:** The rezoning of a development area shall be predicted upon the approval of a unified Site Development Plan for that area. Because of the degree of difficulty and complexity in redeveloping these four areas, the City of Highland Heights may wish to assist in the development process to the extent necessary and feasible in order to foster the implementation of its land use and community development objectives. The implementation steps that may be required in carrying out the economic development of these four proposed redevelopment areas are outlined in the Comprehensive Plan.
- C. **PROCESS AND PROCEDURES FOR ZONE CHANGE:** Application for zoning amendment to ROD Zone shall be processed in two stages in accordance with Section 10.13 C, of this ordinance.
1. The Redevelopment Overlay District (ROD) Zone is applicable only to the four redevelopment areas depicted on the Comprehensive Plan, Land Use Plan Map (figure 11)
 2. The rezoning of a development site shall be contingent upon the following requirements:
 - a. That a Stage I Unified Site Development Plan for the redevelopment area has been formulated by the applicant and submitted for approval
 - b. That in accordance with Section 9.30 of this ordinance, notification shall be given to owners of property that abut a proposed ROD zone for which a Stage I Unified Site Development Plan & Rezoning application has been submitted to the Planning & Zoning Commission for consideration
 - c. The Stage I Unified Development Plan is of sufficient detail to satisfy the requirements of Section 10.13 D & E of this ordinance
 - d. The proposed uses depicted on the Unified Site Development Plan are appropriate for the site and consistent with the land use development guidelines outlined in the Comprehensive Plan
 - e. The proposed Unified Site Development Plan has to the extent possible, been formulated by an interdisciplinary design team comprising such discipline as architecture and landscape design, engineering design, and urban planning

- f. The proposed Stage I Unified Site Development Plan has adequately addressed the development issues raised in the Comprehensive Plan in a manner that will enhance the image of Highland Heights
3. The applicants' Stage I Unified Site Development Plan shall be first referred to the City Planner, the City Engineer and the City Zoning Administrator and other relevant departments for review. The reviewers shall submit written reports to the Planning and Zoning Commission within fifteen (15) working days of the applicants' submittal. Such reports shall be made available to the applicant, and to adjoining property owners upon request
4. The Stage I Unified Site Development Plan shall be considered for approval by the Planning and Zoning Commission pursuant to Section 10.13 C and D of this Ordinance
5. The Stage I Unified Site Development Plan shall establish how the redevelopment site shall be developed, indicating the type of uses, specifying the types of building, and design features including layout, architecture, signage, drainage, and placement of utilities; provided that all utilities, for which the developer is responsible, are placed underground
6. The Stage I Unified Site Development Plan shall include a schedule indicating when various site improvements are anticipated to be started and completed over the life of the development project. If the development is to be carried out in phases, then the development scheduled shall include a performance schedule for each phase
7. Rezoning of a redevelopment site to a ROD zone shall be carried out in accordance with Section 16 of this ordinance
8. Changes may not be made to an approved Site Development Plan except for minor changes as determined by the Zoning Administrator without resubmitting a revised Site Development Plan to the Planning and Zoning Commission pursuant to Section 9.30 and Section 10.13 C & D of this ordinance
9. Following approval of a Stage I Unified Site Development Plan, the applicant shall:
 - a. Submit a Stage II Site Development Plan(s) in accordance with Section 10.13 E of this ordinance within six months following Stage I Site Development Plan approval
 - b. And shall commence construction within nine months following Stage II Site Development Plan approval
10. Should the applicant fail to meet the specified time deadline(s) the Site Development Plan shall become null and void and the zoning on site shall revert back to its original classification. The Planning and Zoning Commission may grant the applicant one, nine-month time extension provided the applicant can show good cause for an extension

- D. **PERMITTED USES:** The following permitted uses in a Redevelopment Overlay District Zone shall be as approved on the Stage I Site Development Plan, provided that such uses are consistent with the purpose and intent of the Comprehensive Plan for the area in question. Uses permitted in the Redevelopment Overlay District Zone may include mixed uses including:
1. Uses permitted in Section 10.16 General Commercial Zone
 2. Uses permitted in Section 10.17 Professional Office Building Zone
 3. Uses permitted in Section 10.11 Residential Three Zone
- E. **ACCESSORY USES:** Customary accessory buildings and uses shall be as approved on the Stage I Site Development Plan.
- F. **LAND COVERAGE, DENSITY AND INTENSITY OF USE:** The placement of buildings, land coverage and land use intensity shall be as approved on the Stage I Site Development Plan, provided that the development plan is consistent with the purpose and intent of the Comprehensive Plan relative to the redevelopment plan is consistent with the purpose and intent of the Comprehensive Plan relative to the redevelopment area in question.
1. The placement of buildings and other features of the built environment shall be as approved on the Stage I Site Development Plan
 2. Building height and setback requirements shall be as approved on the Stage I Site Development Plan
- G. **OFF-STREET PARKING AND LOADING:** Off-Street parking and loading requirements shall be as approved on the Stage I Site Development Plan, in accordance with Articles XII & XIII of this ordinance.
- H. **OPENSOURCE AND LANDSCAPE FEATURES:** Open space and landscape features are important and integral elements of the site, and shall be as approved on the Site Development Plan.
- I. **EROSION & SEDIMENTATION CONTROLS:** Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.7 of this ordinance.
- J. **AREA REQUIREMENTS:** No redevelopment Overlay District Zone shall be established for only a portion of a redevelopment site that is smaller than three (3) acres in size. It is the intent that each redevelopment area is developed in accordance with a unified development plan for the entire development area. Piecemeal and disjointed development of such areas are not to be permitted.