



ONTARIO COMPREHENSIVE COMMUNITY ACTION PLAN

NOVEMBER 20, 2024



AGENDA

- 1) Ontario Comprehensive Community Plan Review and Planning Process
- 2) Plan Adoption Process
- 3) Next Steps: Plan Implementation



ONTARIO COMPREHENSIVE COMMUNITY PLAN

The Planning Process



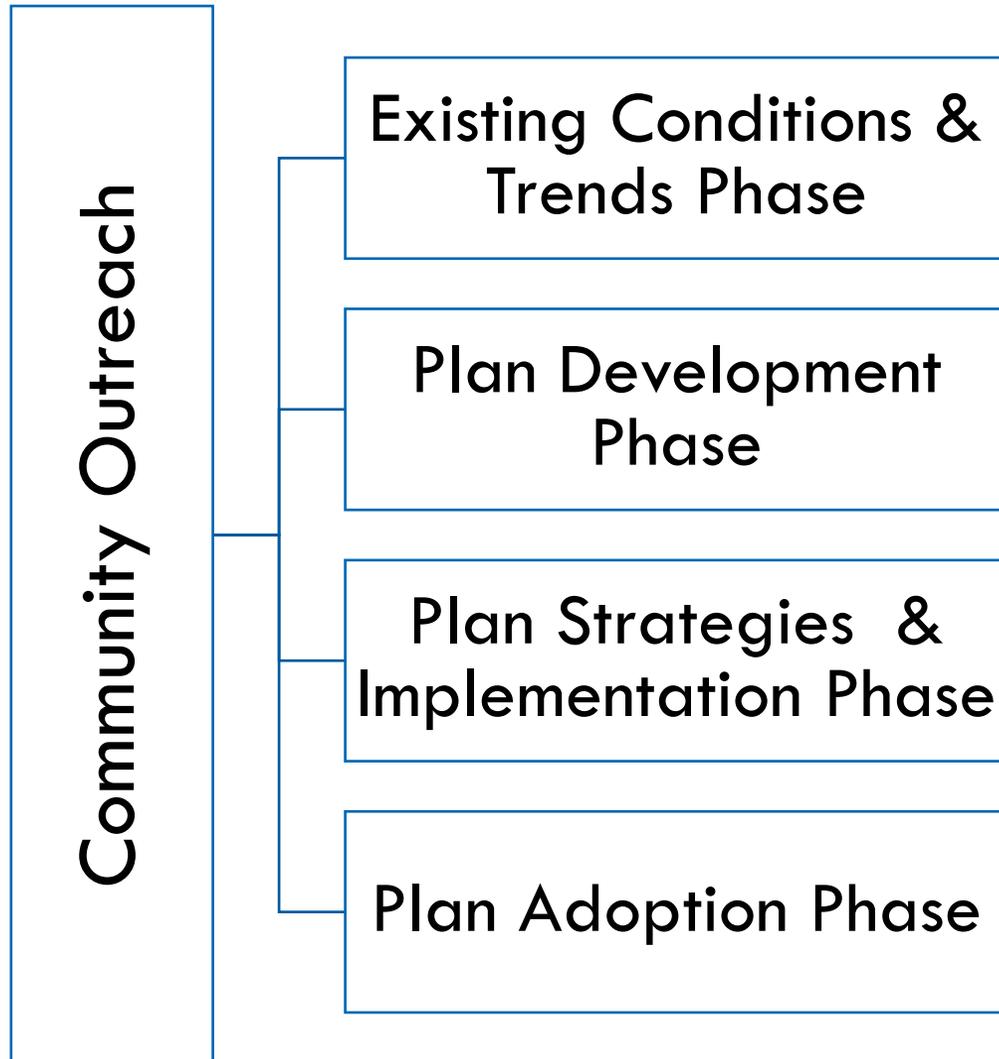
ONTARIO COMPREHENSIVE PLAN STEERING COMMITTEE

| | | |
|----|--|--------------------------------|
| 1 | Ontario Mayor | Randy Hutchinson, Kris Knapp |
| 2 | Ontario Council / ED Committee Rep. | Josh Bradley |
| 3 | Ontario Safety Service Director | Kris Knapp, Adam Gongwer |
| 4 | Ontario Planning Commission / Zoning Rep. | Michael Morton, Benji Hall |
| 5 | Public Safety Representative | Captain Griefenstine |
| 6 | City Engineer / Utilities | Mark Rufener |
| 7 | Ontario Local Schools | Superintendent Keith Strickler |
| 8 | Richland Community Dev. Group Rep. | Barrett Thomas |
| 9 | Ontario Recreation Rep. | Kenn Spencer |
| 10 | Springfield Township Rep. / Sewer Dept. Rep. | Paul Gleisinger |
| 11 | High School Student | Jaslyn Lopez |
| 12 | Jr. High School Student | Elise Lehew |
| 13 | Community / Business Rep. | Kristen Arnold |

WHAT CAN THE PLAN DO?

- A Comprehensive Plan CAN:
- Define what kind of development is considered desirable and appropriate.
- Develop general guidelines and recommendations in areas like transportation, community facilities, the environment, housing, historic resources, and economic development, to name a few.
- Set the tone for better days and highlight resources and programs available to get there.
- The Comprehensive Plan CANNOT:
- Implement itself. A comprehensive plan is not a zoning ordinance or a subdivision ordinance. However, ordinances are tools for implementing a comprehensive plan.
- Enforce specific development standards. These can only be prescribed in the zoning ordinance, subdivision regulations, and through other enforceable methods enabled under Ohio Revised Code.

PLANNING PROCESS



- Project Stakeholders Meeting: Refine Project Approach (Aug 23)
- 7 Committee Meetings
- Community Survey
- Planning Conditions Worksheets
- Student Survey
- Community Preferences Survey
- Existing Plans and Studies Review
- Stakeholder and Department Interviews
- Old Ontario Planning Area Focus Group Session
- City Council Review / Approval

PUBLIC PARTICIPATION PROCESS

Community Survey Results

- 545 responses (Sep '23 – Mar '24)

Student Survey Results

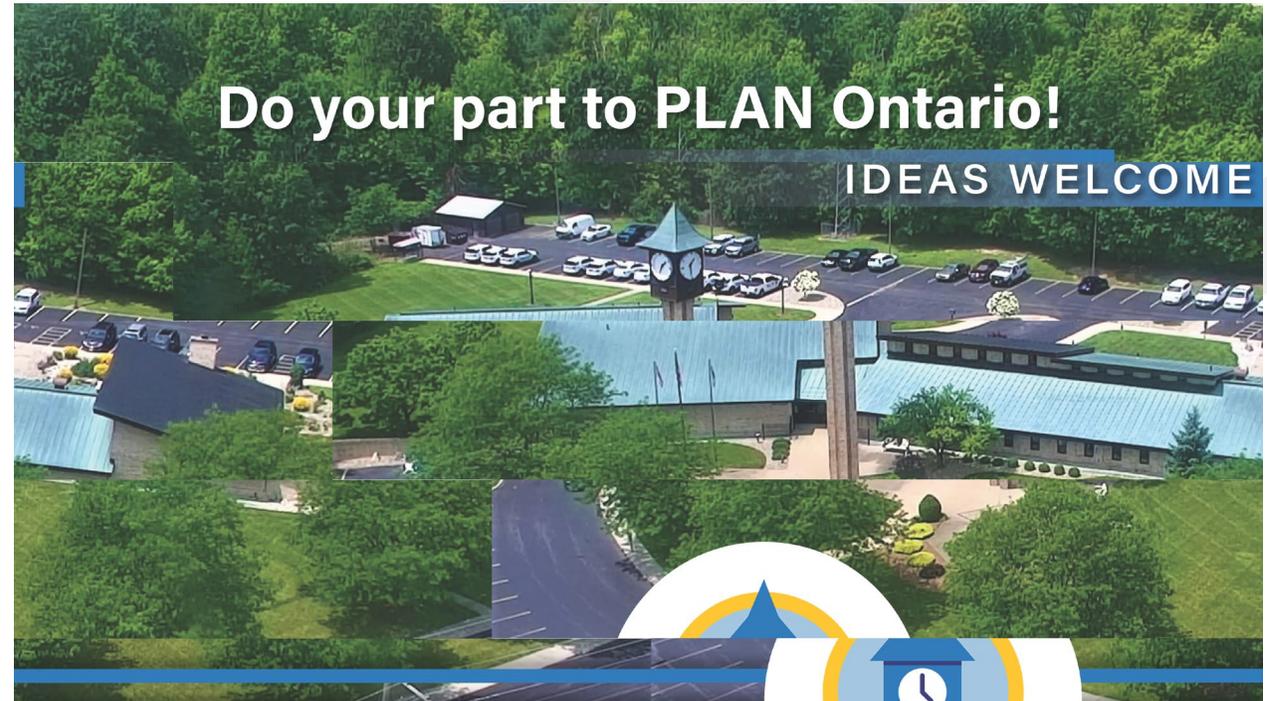
- 623 responses (Oct-Nov '23)

Community Preferences Survey

- 244 responses (March 24-to date)

Old Ontario Planning Session

- July 2nd at Ontario Middle School
- Approx. 25 attendees. Session identified opportunities for growth and redevelopment, pedestrian connectivity, & Other amenities



Please take the survey by using the following QR



code or going to:

<https://www.surveymonkey.com/r/PlanOntario>



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Ontario
OHIO



Ontario
OHIO

PUBLIC PARTICIPATION PROCESS

richland
SOURCE

COMMUNITY DEVELOPMENT

Ontario residents & workers invited to participate in comprehensive plan

by Grace McCormick
October 2, 2023



Please take the survey by using the following QR code or going to:
<https://www.surveymonkey.com/r/PlanOntario>

City planning consultant Reville invites all residents and visitors of Ontario to contribute to a community survey for a 20-year comprehensive plan.

richland
SOURCE

COMMUNITY DEVELOPMENT

Ontario Comprehensive Plan surveys still open

by Grace McCormick
November 18, 2023



The Ontario Municipal Building is located at 555 Stumbo Road. Ontario residents can pick up paper copies of a community survey here, or take one online at any time.

ONTARIO — The city of Ontario is still accepting comprehensive plan surveys to help contribute to its 20-year community plan.

Residents Urged to help PLAN 'Old Ontario' at July 2 event

Reville Planning Group

3–4 minutes



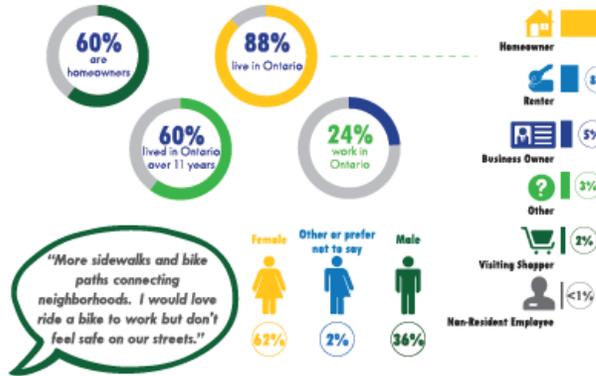
The intersection at Shelby-Ontario Road and Park Avenue West is part of the "Old Ontario" neighborhood. Reville Planning Group is hosting a planning session for the neighborhood on July 2 at 3 p.m.



PUBLIC PARTICIPATION PROCESS UPDATE: COMMUNITY SURVEY

Ontario Comprehensive Community Plan Survey Results

532 participants



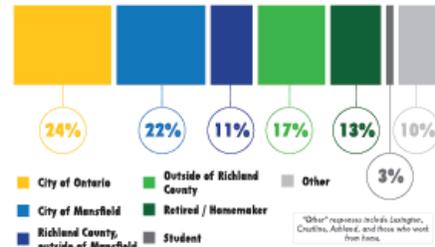
Top 5 improvements residents would make to the community include:

- Improved infrastructure and amenities**
This includes requests for sidewalks, better roads, a community pool, a community center, and a "Town Center". Residents also mentioned the need for improved water quality and infrastructure, as well as better traffic flow and management.
- More recreational opportunities**
Residents expressed a desire for more things to do for all ages, such as a community pool, indoor sports facilities, walking/biking trails, and parks. They also mentioned a need for more activities for teenagers and young adults.
- Economic development and job growth**
Residents are concerned about the lack of good paying jobs in the community and want to see the city attract new businesses and industries. They also mentioned the desire to keep heavy industrial zoning in the GM area.
- Affordable housing and cost of living**
Residents are concerned about the rising cost of living, including property taxes, water bills, and the cost of everyday goods and services. They want to see the city offer more affordable housing options and keep taxes under control.
- Safety and security**
Residents want to see the city invest in its police force and community programs to help reduce crime. They also mentioned concerns about speeding traffic and noise pollution.

Residents would love to see:

- A community pool
- More sidewalks
- A community center
- More things for kids to do
- Better walking and biking paths

Place of employment:



Top 3 business residents wish to see:

- Restaurants**
A wide variety of restaurants were mentioned, including Chick-fil-A, Raising Cane's, ethnic restaurants, local restaurants, healthy restaurants, and higher-end restaurants.
- Retail stores**
More clothing stores, home goods stores, and locally-owned shops were commonly desired.
- Entertainment options**
There is a demand for more entertainment options, including bowling alleys, ice skating rinks, roller skating rinks, arcades, and family-friendly activities.

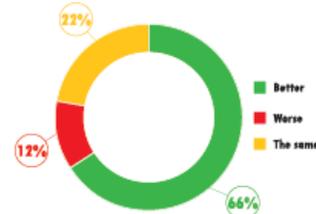
Residents support the following activities:

- Revitalize vacant and under-utilized commercial properties
- Pedestrian connectivity and/or walkability improvements
- Improved park and recreational opportunities
- Street maintenance and improvements
- Neighborhood improvements and revitalization (lighting, curbs, etc.)

Residents want or do not want the following land uses expanded:

- Parks and recreation
- Community public spaces
- Residential, single family
- Commercial
- Industrial
- Residential, condos / townhomes
- Office
- Residential, apartments

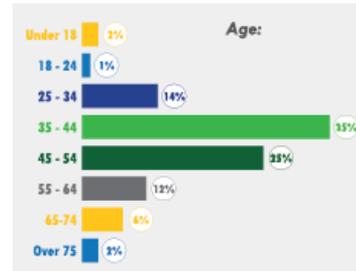
By 2040, Ontario will be:



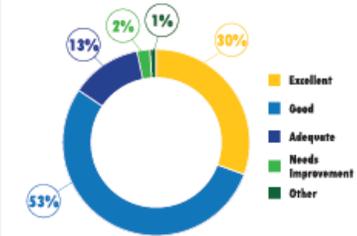
"I would like to see the overpasses on US-30 cleaned up. Maybe some trees and an "Ontario" sign. I also would like to see "Welcome To Ontario" signs at key intersections."

"I love Ontario, but I feel it's becoming so commercial that it's losing its community identity. We need a place to call "downtown".

"The neighborhoods around the school should all have sidewalks and even bike paths that are safe for the kids to walk and ride to school and to Marshall Park."



Rate your "Quality of Life" in Ontario.

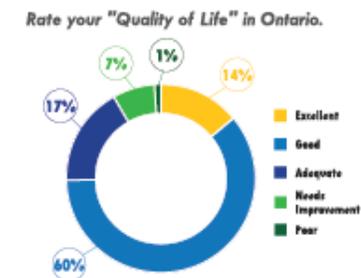
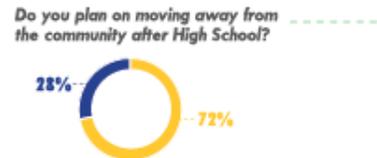
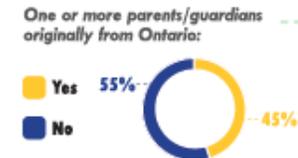
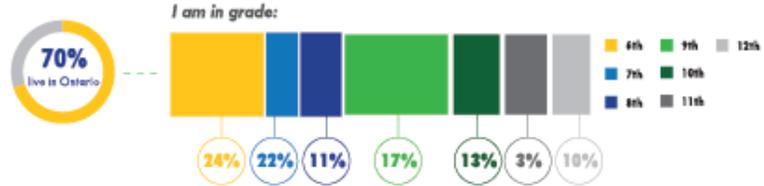


PUBLIC PARTICIPATION PROCESS: STUDENT SURVEY

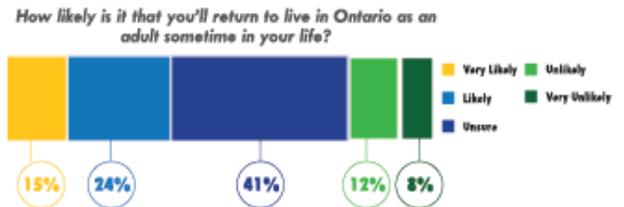
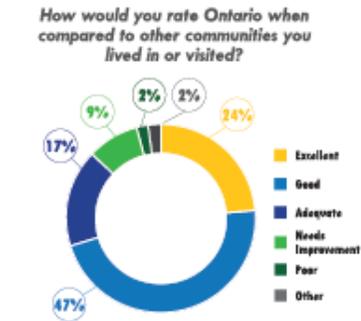
Ontario Student Survey Results



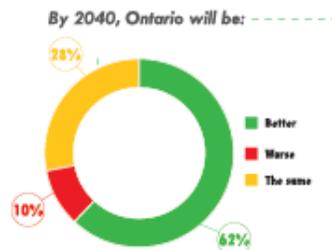
620 participants



- If you plan on moving away, why?**
- 58% Attend College
 - <1% Trade School
 - 3% Military Service
 - 11% Job
 - 17% N/A
 - 10% Pursue other opportunities

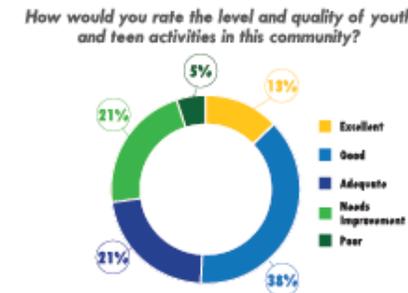


- Top 5 additional things students would like to see more of in the community**
- 1 Food Options
 - 2 Activities
 - 3 Entertainment
 - 4 Community Gathering Places
 - 5 Kindness and Respect



- If you were in charge of Ontario, what one improvement would you make?**
- 1 **Public Places**
This includes things like pools, community centers, skating rinks, and dog parks. Students mentioned these places 38 times in their responses.
 - 2 **Roads and Transportation**
This includes improving existing roads, adding sidewalks, and better public transportation options. Students mentioned these improvements 32 times.
 - 3 **Shopping and Entertainment**
This includes improving the mall, adding more stores and restaurants, and creating places to hang out. Students mentioned these improvements 31 times.
 - 4 **Activities**
This includes adding more after-school activities, creating places for teens to hang out, and improving existing facilities like tennis courts. Students mentioned these improvements 29 times.
 - 5 **Schools**
This includes improving the quality of education, making schools safer, and changing school rules. Students mentioned these improvements 18 times.

"I came from Mansfield City, and I feel that Ontario is much better. The school system here is better too and so are the students in the school. I really like Marshall Park near the school and think adding more stuff to it will be better. I do think that Lex-Springmill strip malls can be improved."



"It is a very safe and nice place to live in. With better places to eat, and some fixing of roads, it will become better very soon."

"I think the Ontario community is great and just could use some more curb appeal and more popular businesses."

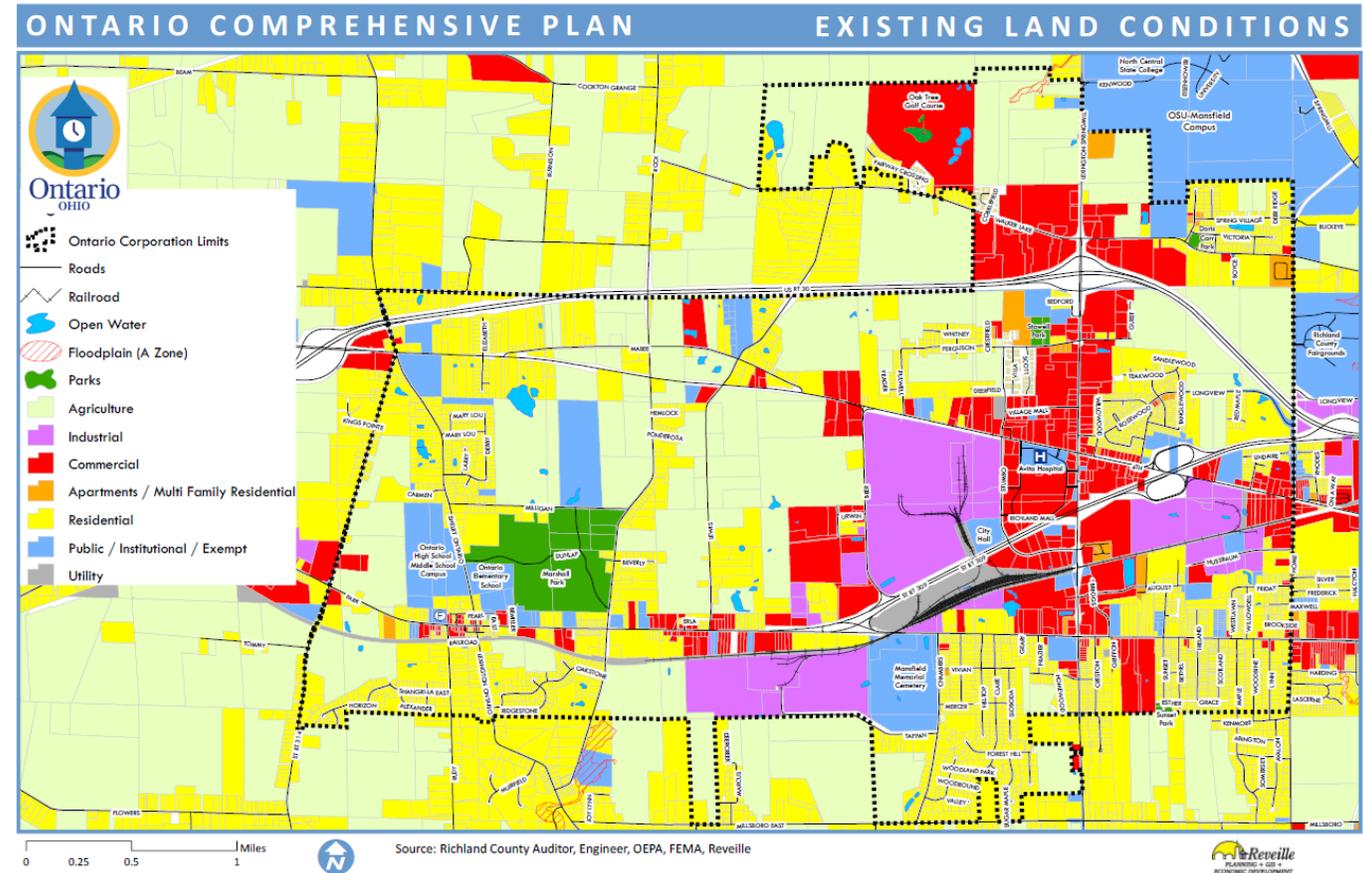
"I feel we should have a public pool. It would help get us active and more physically outside. Also a rollerskating rink. It would get us more socially connected and would help with physical activity."

- Top 3 connectivity improvements**
- 1 Sidewalks
 - 2 Bike Paths
 - 3 Crosswalks



PLAN DEVELOPMENT PROCESS

- Review of Existing Conditions, Regulations, Plans & Community “Drama”
- Understanding of Regional Setting
- Population and Demographics
- Community Services and Facilities
- Neighborhoods & Housing
- Economic Development
- Infrastructure
- Transportation and Connectivity
- Land Use, Community Design, and Sustainability
- Place Ontario into 7 Planning Areas



PARK EAST PLANNING AREA

OVERVIEW

The Park East planning area covers 818 acres across much of the southeastern portion of the city, from Mansfield Memorial Park on Park Avenue West in the west to Home Road in the east. The planning area has a mix of older and newer residential developments located on streets north and south of Park Avenue West, as well as several businesses, churches, and non-profit organizations.



EXISTING LAND USES AND ZONING

- » Existing land uses are primarily residential, with several commercial and public/institutional uses.
- » Parcels along Park Avenue West are zoned OS - Office Service District but most are single-family residential (R-1). Some parcels contain residential properties that have been converted into businesses.



PREFERRED LAND USES

- » Residential
- » Neighborhood Commercial
- » Public and Institutional



UTILITY CONSIDERATIONS

- » Planned and phased replacement of aging waterlines
- » Aging sewers prone to excessive I/I contributing to water-in-basement events
- » Older dead-end water mains within Contract "A" area just west of Home Road and need to "loop" the water system
- » Limited storm drainage with uncurbed streets and shallow swales



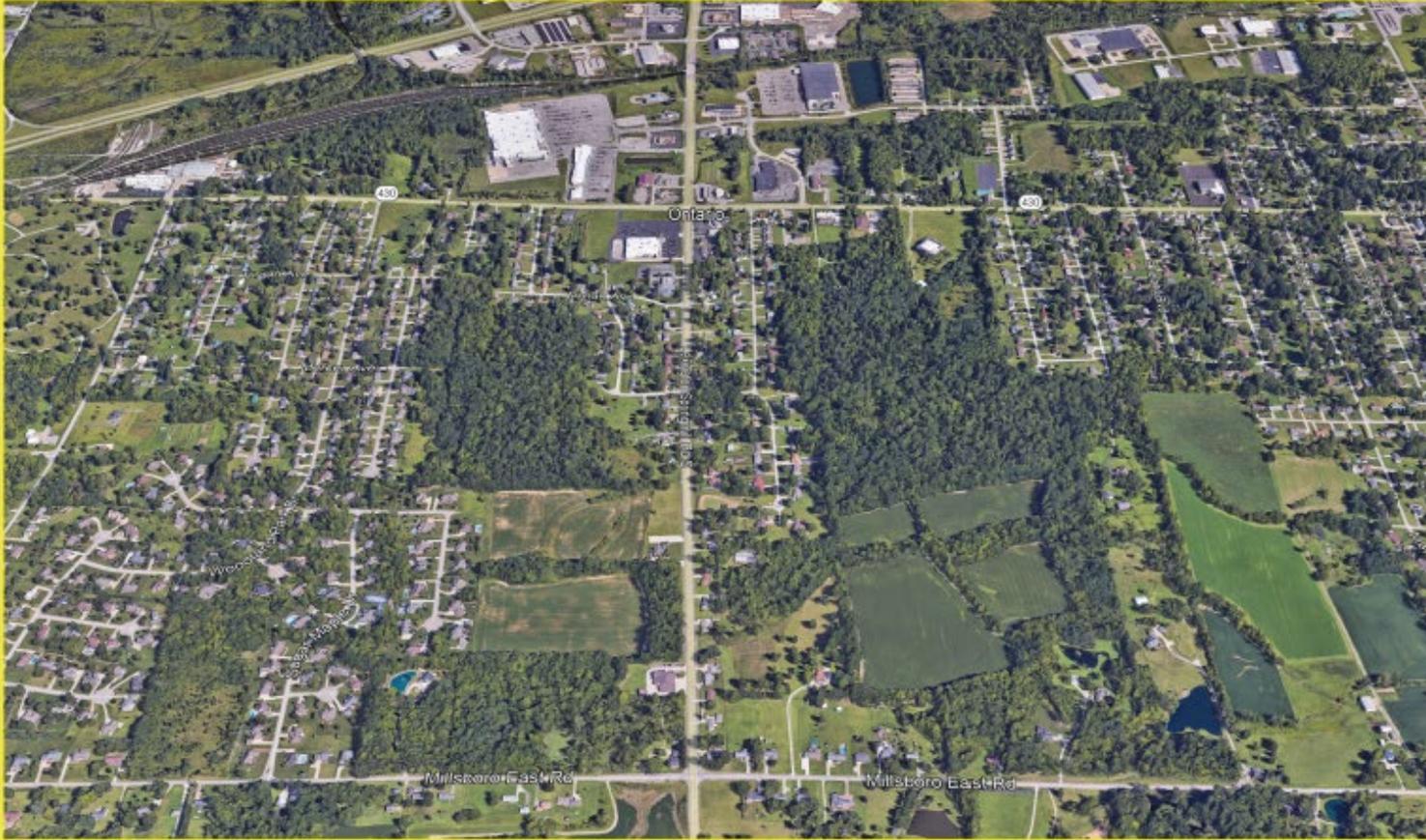
FUTURE CAPITAL IMPROVEMENTS

- » Water line replacements along Maple Lane and Willowdell Drive
- » Sewer lining and replacements and manhole rehabilitation for I/I reduction
- » Pavement upgrades, including storm drainage enhancement and water main replacement and looping, where feasible



ENVIRONMENTAL CONSIDERATIONS

- » Portions of the planning area are in a Source Water Protection Area and additional regulations are in place to minimize groundwater contamination.
- » Touby Run traverses the planning area west from the Walmart supercenter on Lexington-Springmill Road and travels under Briggs Drive, Sunset Lane North, and Friday Lane before entering the City of Mansfield just north of Park Avenue West on Home Road.
- » Pockets of mature trees and forested areas separate existing residential neighborhoods.



PLANNING AREAS

PUBLIC PARTICIPATION PROCESS: COMMUNITY PREF. SURVEY



COMMUNITY DEVELOPMENT

Residents urged to help PLAN Ontario through Community Preferences survey

by City of Ontario
March 20, 2024



This is the second and final survey in the process of developing the Ontario Comprehensive Community Plan. Please take survey by scanning the QR code or going to: <https://www.surveymonkey.com/r/OntarioPreferencesSurvey>



PUBLIC PARTICIPATION PROCESS: COMMUNITY PREF. SURVEY

Ontario Community Preferences Survey Results



244 participants

"Develop a plan for Old Ontario that makes it a destination for community and local business development vs. all the chains that exist in the mall area. People want to meet. Put in paths and trails that would connect neighborhoods to a new 'Old Ontario' with shops, entertainment, and a community center."

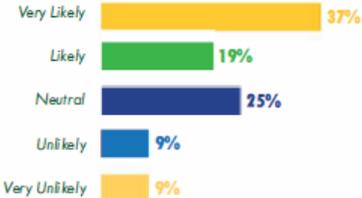
Should more tools be developed that protect neighborhoods from nuisances and issues from property maintenance and vacancy?



I am familiar with programs and incentives that Ontario has to promote residential, commercial and industrial development and housing renovation.



The development of a community pool appears to be something desirous of residents and students. How likely would you be to fund an initiative like this?



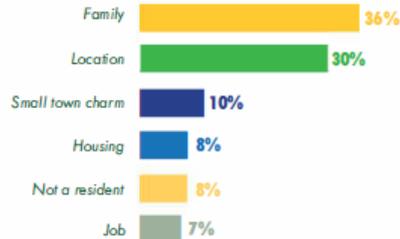
Residents completing the community survey noted a need to address failing infrastructure, public health, and water quality/capacity. What mechanisms would you support to enable the City to repair local infrastructure?



- Yes
- No
- More Information

"We don't have a real downtown area to promote. We have restaurants, a nice park, etc. but there isn't a cohesive feel to the area since things are spread out and disconnected. I think the park does a great job with community events but we need a downtown-type area."

Why do you live in Ontario?



Residents noted a desire for improved and safe pedestrian mobility and connectivity choices. How would you like to see this happen? Select the option you prefer best.



"In the last 20 years there have been several water and sewer breaks up and down my street. I heard someone say 'infrastructure is something almost out of sight, out of mind and they're right. We need to make sure we invest in our infrastructure so we can maintain and grow.'"

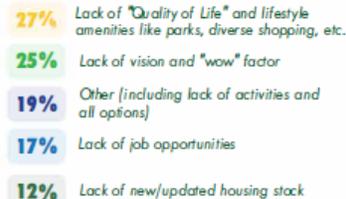
According to the 2023 Richland County Housing Study, the county will need a substantial number of new housing units to accommodate existing and new residents. What methods should Ontario utilize to encourage new housing development?



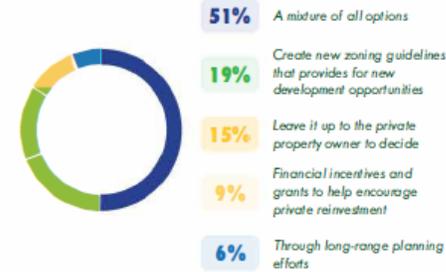
Which statement do you identify with most?



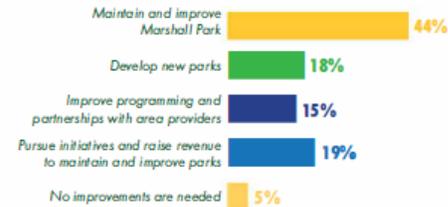
What's the biggest impediment to the marketability of this community?



A majority of survey respondents believe that Richland Mall is currently under-utilized. What's the best way to reactivate this area?



Residents noted a desire for enhanced park and recreational opportunities. How would you like to see this happen?



If you had ten dollars to invest in one community area, where would you invest it?



*** Responses may not total 100 due to rounding



PLAN THEMES

3 Plan Themes emerged from the planning process with 42 individual strategies:



COMMUNITY GROWTH AND REVITALIZATION



CONNECTED COMMUNITY



UTILITIES AND INFRASTRUCTURE



OLD ONTARIO FOCUS GROUP SESSION

Residents Urged to help PLAN 'Old Ontario' at July 2 event

Reveille Planning Group

3-4minutes

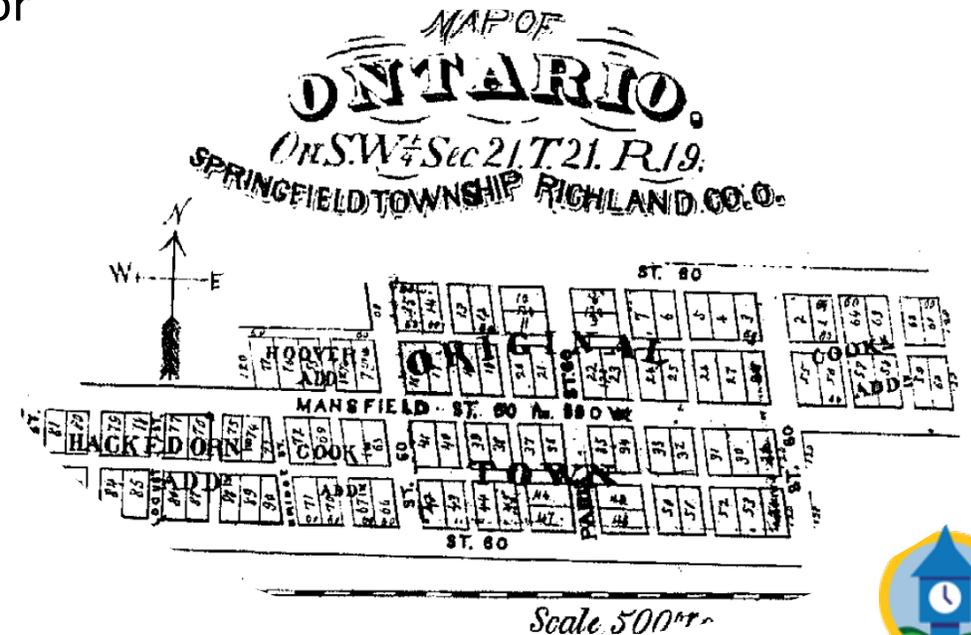


The intersection at Shelby-Ontario Road and Park Avenue West is part of the "Old Ontario" neighborhood. Reveille Planning Group is hosting a planning session for the neighborhood on July 2 at 3 p.m.

Focus Area Planning Session on July 2 at Ontario Middle School

- Session covered:
 - Existing Conditions
 - Identify Opportunities for Growth and Redevelopment
 - Pedestrian Connectivity
 - Other amenities

"I love Ontario, but I feel it's becoming so commercial that it's losing its community identity. We need a place to call "downtown".

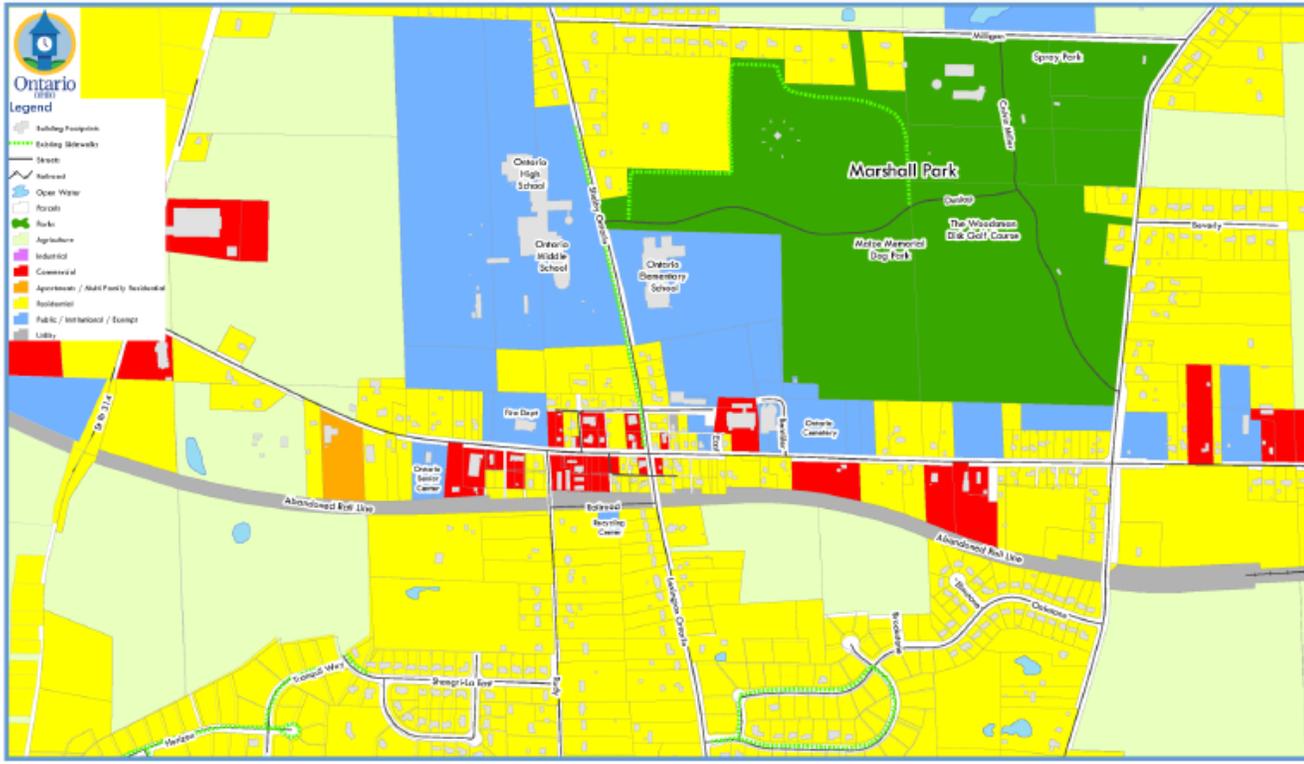


OLD ONTARIO FOCUS GROUP SESSION



OLD ONTARIO FOCUS AREA

OLD ONTARIO FOCUS AREA EXISTING CONDITIONS



Boundaries

Participants identified the boundaries of Old Ontario as:

- North: Milligan Road or further north to West Fourth Street
- South: Railroad Street and the former rail line or further south to Millsboro Road
- East: Rock Road
- West: Ontario Local Schools property line down to include the Springfield Township Fire Department and the Senior Center on

Preferred Land Uses & Activities

Participants identified the following types of land uses they would like to see in Old Ontario:

- Single-Family Residential
- Condominiums/Townhomes (with residential amenities such as gyms and pools)
- Commercial (with a focus on local shops similar to existing businesses such as the Warrior and the Cove). Ideas included a book shop, pastry shop, restaurants, pet store, and ice cream shop).
- Public / Institutional (such as a farmer's market)

Participants identified the following types of activities they would like to see in Old Ontario:

- An event center that could be rented for weddings and other events
- A venue for small concerts or other entertainment

Preferred Connectivity/Transportation Improvements

Participants identified the following areas they would like to see better connected by sidewalks and/or crosswalks:

- Sidewalks along Milligan Rd, Cal Miller Ln, and along Shelby-Ontario Rd to connect to residential neighborhoods north of the schools (Carmen Dr, Zimmerman Ln, Mary Lou Ln)
- Sidewalks along Rock Rd to connect residential neighborhoods east/northeast of Marshall Park to the park and schools (Hemlock Pl, Ponderosa Ave, Beverly Ln)
- Sidewalks along Rudy Rd to connect to southern neighborhoods (Shangri-La Ave)
- Crosswalks at the PAW (SR 309) and Shelby-Ontario Road intersection

Participants identified the following types of transportation/roadway improvements they would like to see:

- 3-way stop sign at Oakstone Dr and Rock Rd
- Roundabout or left turn lanes and signals at PAW (SR 309)/Shelby-Ontario Rd intersection and PAW (SR 309)/Rock Rd intersection
- Developing the former rail line as a shared use path (SUP)

Preferred Development Types

Participants identified the following types of developments they would like to see in Old Ontario:

- Lifestyle Center (walkable commercial area w/o housing options)
- Mixed-Use District (walkable commercial area w/ housing options)
- Design & landscape elements that unify the area (wayfinding and signage and lamp posts)

Additional Comments

Participants several landscaping and design elements they thought would help to connect and beautify Old Ontario. These included a "town center" with a clock and grassy gathering spaces, lamp posts and a community pool.

Participants identified several communities they saw as models for redeveloping Old Ontario. These were:

- Dublin, OH; Hilliard, OH; Charlevoix, MI; and Rosemary Beach, FL



Before

OLD ONTARIO DOWNTOWN PLACEMAKING OPPORTUNITY





After

OLD ONTARIO DOWNTOWN PLACEMAKING OPPORTUNITY



PLAN STRATEGIES

Plan Strategies in the Ontario Comprehensive Community Plan are based on:

- ❖ Project Stakeholder Meetings
- ❖ Plan Conditions Surveys (Steering Committee)
- ❖ Community Survey
- ❖ High School Student Survey
- ❖ Community Preferences Survey
- ❖ Department and Stakeholder Interviews
- ❖ Old Ontario Focus Group Session
- ❖ Best Practices
- ❖ Community Support, Resources and Staffing

PLAN STRATEGIES TABLE

| Element No. | Strategy | Collaborating Entity or Organization | | | | | | Time Frame | Percent Complete |
|---------------|---|--------------------------------------|---------------------|-------------------------------|-----------------------|---|--|------------|------------------|
| | | City Council | Planning Commission | City Departments | Ontario Local Schools | County Organizations | Local / Other Organizations | | |
| CGR-1 | Update the Zoning Ordinance | ✓ | ✓ | Zoning | | | Business and Property Owners | S | |
| CGR-2 | Develop Overlay Zoning Districts | ✓ | ✓ | Zoning | | Richland Plan Commission, Soil/Water Conservation District | Property Owners, Avita Health | S-M | |
| CGR-3 | Increase Code Enforcement | ✓ | ✓ | Mayor, Law, Fire Dept, Zoning | | Richland County Plan Commission, Health Department | Business and Property Owners, Private Sector Contractors | O | |
| CGR-4 | Adopt a Rental Registration Ordinance | ✓ | | Mayor, Law, Fire Dept, Zoning | | | Neighborhood Organizations, property owners | S | |
| CGR-5 | Adopting a Vacant Property Registration Resolution (VPRO) | ✓ | | Mayor, Law, Zoning | | County Auditor | Neighborhood Organizations, property owners | S | |
| CGR-6 | Update Nuisance and Property Maintenance Standards | ✓ | ✓ | Mayor, Law, Zoning | | | Neighborhood Organizations, property owners | S | |
| CGR-7 | Pursue the Development of Community Improvement Corporation (CIC) | ✓ | | Mayor, Law, Zoning | ✓ | County Land Bank, Richland Area Chamber, Richland County Growth Corporation | Neighborhood Organizations | M | |
| CGR-8 | Update the Community Reinvestment Area Program | | ✓ | Mayor, Law, Zoning | ✓ | County Auditor | ODOD | S | |
| CGR-9 | Formalize the Jobs Grant Program | ✓ | | Mayor | | Richland Area Chamber | | S | |
| CGR-10 | Develop a Plan to Activate the "Old Ontario" Area | ✓ | ✓ | Administration | ✓ | | Property Owners, Developers, Stakeholders | S-M | |
| CGR-11 | Pursue the Feasibility of Creating a Community Development Department | ✓ | | Mayor, Zoning | | | | M | |
| CGR-12 | Encourage Balanced Growth | ✓ | ✓ | Administration | ✓ | Richland County Regional Planning Commission; Richland Area Chamber | Property Owners, Neighborhood Groups | O | |
| CGR-13 | Leverage Incentives and Grant Resources | ✓ | | Mayor, Zoning | ✓ | County Land Bank; Richland County Regional Planning Commission; Richland Area Chamber | ODOD, ODNR, EDA, Property Owners, Neighborhood Groups | O | |

S = Short (less than 2 years), M = Medium (3-5 years), L = Long (6-10 years), O = Ongoing

NEXT STEPS

- Adopt the Comprehensive Community Plan
- Begin Plan Implementation in key areas like Zoning, Connectivity, Economic Development, Parks and Placemaking, Infrastructure
- Annually monitor Plan progress, reprioritize Plan Recommendations (if necessary) and discuss “Lessons-Learned”



OPEN DISCUSSION & QUESTIONS

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