

CHAPTER 4

PLANNING STUDY AREAS

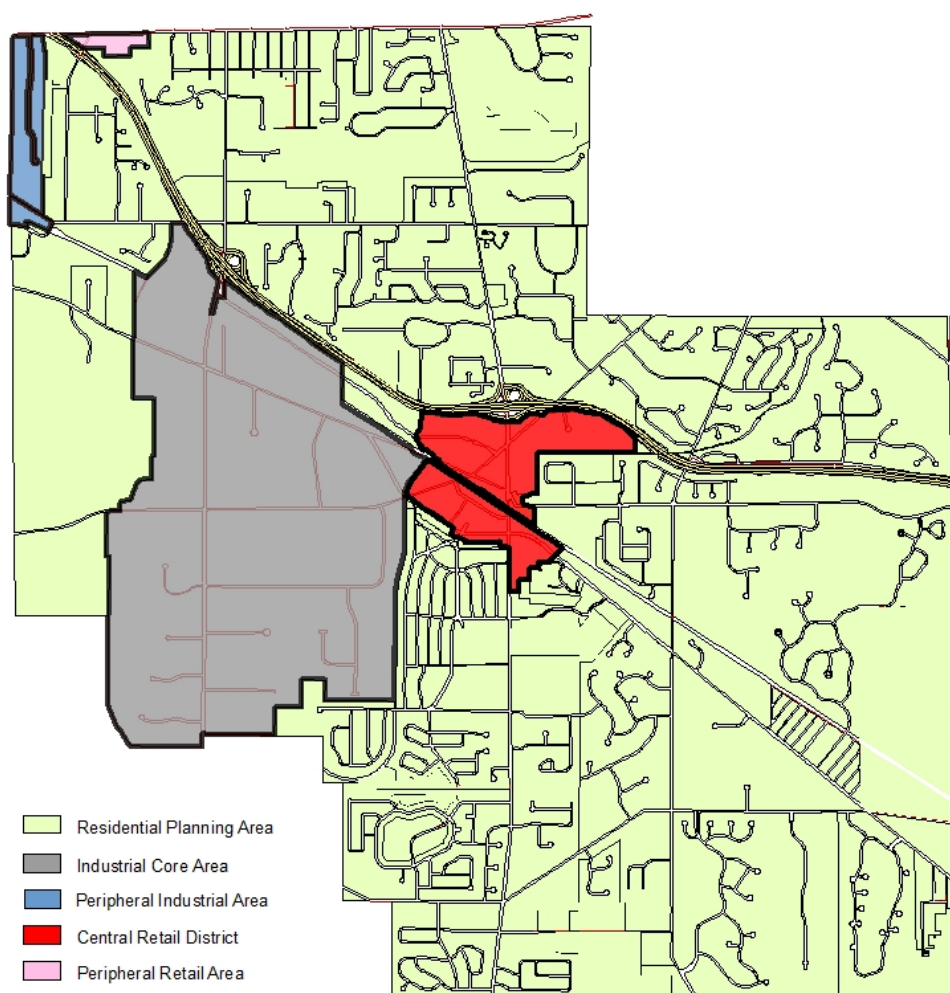
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SECTION 1

SUMMARY OF PLANNING STUDY AREAS

For the purpose of organization and convenience, the Master Plan divides the City into five (5) general geographic Planning Study Areas. Each of these areas share common characteristics and common planning challenges. The areas are briefly described below, and are illustrated in "Map 4-1-A".

"MAP 4-1-A" - PLANNING STUDY AREAS



Source: City of Solon Department of Planning and Community Development

C i t y o f S o l o n M a s t e r P l a n

1. THE RESIDENTIAL PLANNING AREA - This planning area, consisting of approximately 9,355 acres of contiguous land, includes most areas of the City that are currently zoned and used for single family, two family, or multi-family residential purposes. However, specific residential properties that abut one of the other Planning Study Areas listed below, may instead be addressed within that particular section of the plan, if warranted.
2. THE CENTRAL RETAIL DISTRICT - This planning area consists of the principal retail commercial center of the city and includes approximately 340 acres of contiguous land.
3. THE INDUSTRIAL CORE AREA- This planning area consists of the principal office, manufacturing, and warehousing center of the City, and includes approximately 2,045 acres of contiguous land.
4. THE PERIPHERAL RETAIL AREA- This planning area includes all existing retail areas located outside of the Central Retail District and the Industrial Core, and consists of a total of approximately 24 acres of land.
5. THE PERIPHERAL INDUSTRIAL AREA - This planning area includes all existing industrial areas located outside of the Industrial Core and the Central Retail District, and consists of a total of approximately 109 acres of land.

Each of the individual Planning Study areas are examined in turn within the Master Plan document, and relevant recommendations are provided. However, where particular aspects of the Master Plan overlap more than one planning study area, or are of sufficient significance to warrant more detailed examination, it may only be noted within the Planning Study Area section, and addressed in greater detail within a separate section of the document.