

What is a Master Plan?

A Master Plan is a long-range plan intended to guide growth and development of a community or region. It includes analysis and recommendations for the community in many categories like population, housing, infrastructure such as roads and utilities, community facilities, economic development and downtown revitalization, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions. The last time your community prepared a plan of this nature was in 2008.

What is the purpose of a Master Plan & why is it important?

The purpose of the plan is to create a shared vision for Napoleon to preserve and build on its heritage while giving direction for desirable growth and development. This Plan presents an opportunity to demonstrate that residents, businesses and elected officials are committed to working together for the best possible future for our community.

Reveille, a firm that specializes in planning, economic development and community design solutions, will be assisting city officials and staff in developing the plan.

The benefits for having a plan include:

1. Decision-making consistency - The Master Plan will provide decision makers with a steady point of reference for taking future action.
2. More informed decisions - The Plan will be framed around well-researched information and facts on existing conditions and trends, enabling decision makers to better understand the impact of their decisions.
3. Promoting predictability - The plan describes where and what type of development the community desires. This information allows for the zoning, purchase and use of land consistent with community goals.
4. Targeting of resources - The Master Plan will include information from different departments and sources. This information can be used in deciding and prioritizing which projects to undertake (such as promoting brownfield redevelopments, or applying for grants, etc.) It also can be used to direct the location of utility extensions and road improvements.
5. Promoting community character - The Master Plan will outline the community's vision for the future and establish its existing and intended growth. It permits the community to identify what is important and how it should be protected.
6. Encouraging economic development - Planning for a community helps existing residents and businesses to better predict the future development of an area. This prediction creates a comfort zone of knowing what to expect on neighboring properties. It also encourages new businesses and residential developments because they will also know what to expect. In addition, the planning process allows a community to consider workforce, education, and local infrastructure capacity, among other factors, so that appropriate economic development strategies can be developed.

What can the Master Plan do?

The Master Plan CAN:

- Define what kind of development – single-family residential, commercial, multi-family residential, industrial, etc. – 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.
- Highlight various resources available to promote programs and policies.

The Master Plan CANNOT:

- Implement itself. A comprehensive master 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.

What will the components of the Plan be?

The Master Plan will provide the residents and decision makers with guidance in the following areas:

- Public Participation (which include the results of all public interaction and the community survey)
- Community Services and Facilities
- Demographics and Housing
- Economic Development and Downtown Revitalization
- Existing and Future Land Use
- Infrastructure (water/sewer capacity, and other utilities)
- Parks, Recreation and Open Space
- Transportation and Connectivity (streets, parking, bicycle and pedestrian mobility)
- Plan Implementation

How does the process work? Does it give everybody the chance to participate?

The planning process will be very public oriented, as public participation plays an important role in the process. An interactive public process has been developed to help the community frame priorities and strategies of the Master Plan. The entire community is encouraged to participate in decisions about the areas the plan will focus on, such as land use, downtown revitalization, pedestrian connectivity, parks and recreation, neighborhoods, and infrastructure.

Public meetings will be held that will offer you opportunities to discuss one or more of these elements of interest. You can start doing your part by completing the community survey that can be found online or in printed form at the city building.

How long will the process take?

The entire process will take approximately one year and be ready for adoption by June 2019.

How will the Master Plan be finalized? Can it be changed after it's approved?

Once completed, the City Council will hold a public hearing to accept the Master Plan as the community's primary reference guide to promote growth, development and preservation.

To remain viable, the Plan should be flexible and dynamic, not static. It must be able to respond to change as well as guide it. It should be updated periodically to be the most effective.

How can I participate?

There are several ways you can participate.

1. Talk to your community officials about what's important to you in the community and the items that you'd like to change, improve or revitalize.
2. Attend a meeting: Make your voice heard by attending one of our planning forums! Check back soon for the dates of these meetings.
3. Send an email: Email the point of contact for the Planning Team by sending an email to clulfs@napoleonohio.com. The Public Works Director, Chad Lulfs, PE, PS., can be reached by calling (419) 592-4010.
4. Comments may also be mailed or dropped off at City Hall:

Master Plan Project
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