CHAPTER 17

THE PERIPHERAL RETAIL AREA PLAN
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The Peripheral Retail Area (PRA) comprises all retail zoned areas that are located outside of the Central Retail District (See Chapter 16) and the Industrial Core (See Chapter 18). This area consists of approximately 24 contiguous acres of commercially zoned land located on the south side of Miles Road, in the vicinity of the Brainard Road intersection. The "PRA" is bounded on the north by Orange Village; on the south and east by residentially zoned and/or used land; and on the west by the US 422 right of way line (See "Map 17-1-A", below).

Regional access to the "PRA" is provided by Miles Road, a two lane arterial street. Secondary access is also provided by Brainard Road.
All properties located within the "PRA" are currently zoned "C-3" (Commercial) along the entirety of their frontage. The commercial zoning general extends to a depth of 410 ft. - 640 ft from the Miles Road Right of way line, with many properties in this area being zoned for single family residential use along the rear portion of the lot, providing a buffer for adjacent residential areas to the south (See Maps 17-1-B and 17-1-C, below).

"R-1-D" (1 Acre Single Family Residential) zoned and land directly abuts the "PRA" to the east, west, and south. The property to the north of the area is located in the Village of Orange, and is zoned a combination of residential and commercial.

Commercial development was initiated within the "PRA" in the 1960's. This area currently consists of a mixture of new and older retail development, as well as one (1) single family home located in the southwest periphery of the area.

Source: City of Solon Department of Planning and Community Development
"MAP 17-1-C" - EXISTING LAND USE WITHIN THE PERIPHERAL RETAIL AREA

The "PRA" is anchored by the 12.7 acre Shoppes of Solon North retail development (See "Figure 17-1-A, below) and to a lesser degree by Miles Farmers Market.

Miles Farmers Market is a produce oriented store that serves a regional market and was originally constructed in the 1960's.

The Shoppes of Solon North is a relatively new retail development that commenced construction in 2005. This shopping center is oriented towards the neighborhood market, and primarily services northwest Solon and the immediately adjacent communities to the north and west of the city. The project involved the demolition of several existing commercial buildings in the area and the construction of approximately 107,850 sq ft of total new building space. At present (December 2014) three (3) new buildings containing approximately 47,000 sq ft of space have been constructed, and two buildings (60,850 sq ft) are planned but not yet constructed.
"FIGURE 17-1-A" - THE SHOPPES OF SOLON NORTH

Source: Department of Planning and Community Development
SECTION 2
SUMMARY OF RECOMMENDATIONS FOR THE PERIPHERAL RETAIL AREA

1. ANCHOR SHOPPING AREAS

Due to the relatively recent construction of the Shoppes of Solon North development, it is not expected that major redevelopment will be necessary within the time span of this master plan, and only ongoing maintenance will be required.

While a specific architectural design concept is not proposed for this area, it is recommended that any new development utilize quality materials and design themes that are both in accordance with the City zoning code and in harmony with the quality and character of the Shoppes of Solon North project.

2. FUTURE ZONING PLAN

It is recommended that land both within and adjacent to the "PRA" remain as currently zoned, except that a minor extension of commercial zoning is recommended to encompass the existing boundaries of the Miles Farmers Market parking lot, a portion of which is currently located on residentially zoned land (See "Map 17-2-A", below).

"MAP 17-2-A" - MILES FARMERS MARKET SITE ZONE CHANGE

Source: City of Solon Department of Planning and Community Development
The commercial zoned areas within the PRA should remain under the current "C-3" (Commercial) zoning. However, should the city determine to implement the "Future Commercial Zoning Plan" that is recommended within "The Central Retail District Plan" section of this Master Plan, then it is recommended that all "C-3" zoned areas within the PRA be rezoned to the proposed "CS-3" (Commercial/Service) zoning.

It is recommended that the existing "R-1-D" (Single Family Residential) zoned areas that are located along the rear portions of the properties within the PRA be maintained at current dimensions and depths, except as specifically noted above. The maintenance of these residential zoned areas are intended to provide logical, transitional buffers, to the existing residential neighborhoods located adjacent to the PRA.

"MAP 17-2-B" - FUTURE ZONING MAP

3. FUTURE LAND USE PLAN

It is recommended that the land uses in this area remain as currently configured, except as noted above and as illustrated in "Map 17-2-C", below.
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