

CHAPTER 19

THE PERIPHERAL INDUSTRIAL
AREA PLAN

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SECTION 1

SUMMARY OF CURRENT CONDITIONS WITHIN THE PERIPHERAL INDUSTRIAL AREA

The Peripheral Industrial Area (PIA) encompasses all industrial zoned land that is located outside of the Industrial Core and the Central Retail District and consists of approximately 108 total acres of contiguous land located in the extreme northwest corner of the City.

The PIA is generally bounded on the north by Miles road and the Village of Orange; on the west by the City of Bedford Heights, on the south by Cannon Road, and on the east by single family residential development fronting on Brainard Road.

Most of the properties within the PIA front on Naiman Parkway, a cul-de-sac industrial service road, however, a small segment of Industrial zoned land also fronts on, and is exclusively accessed by, Richmond Road (see "Map 19-A", below). Industrial traffic primarily accesses this area via SR480 and SR271, which are located approximately 1 mile to the west and are accessed via exits to Miles Road. The existing uses within the Naiman Parkway vicinity consist primarily of office, warehouse, and light assembly uses.

"MAP 19-1-A"- THE PERIPHERAL INDUSTRIAL AREA



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

The majority of properties within the "PIA" are currently zoned "I-1" (Warehousing and Assembling), a low intensity industrial zoning. However, a limited area of "O-1" (General Office) also exists on the southern periphery of the area, fronting on the north side of Cannon Road. These properties abut single family used land to the south and east of the PIA, industrial/office used land to the west in the City of Bedford Heights, and Industrial/office used land to the north in Orange Village.

"MAP 19-1-B"- EXISTING ZONING WITHIN THE PIA



Source: City of Solon Department of Planning and Community Development

The PIA was established in the late 1960's, with the majority of buildings within the area subsequently being constructed in the 1970's. The majority of buildings in the area are used for warehousing and/or offices. However, the voters approved a zone change in 2011 that allows for light manufacturing uses involving assembling, subject to certain performance standards.

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

Approximately 20 acres of vacant land currently exists within the PIA, on three (3) separate properties located along the southern portion of the area. However, the majority of this land is not developable for reasons of inaccessibility, topography, and/or wetlands and floodplain issues. Therefore, for only limited new development should be expected in the future.

"MAP 19-1-C" - EXISTING LAND USE WITHIN THE PIA



Source: City of Solon Department of Planning and Community Development

SECTION 2

SUMMARY OF RECOMMENDATIONS FOR THE PERIPHERAL INDUSTRIAL AREA

As noted above, opportunities for future development within the PIA are limited due to the challenging nature of the remaining vacant land. However, should new development occur, it is essential that substantial buffers be provided in order to screen the development from the adjacent residential areas that are located to the south and east. In addition, it is recommended that the approximately thirteen (13) acre, vacant, City of Solon owned land that is currently zoned "G-1" (Green Space), and which serves as a buffer between the PIA and the residents on the west side of Brainard Road, be maintained.

1. FUTURE ZONING PLAN

It is recommended that the boundaries of the PIA remain as currently configured and that the existing "I-1" (Warehousing and Assembling) zoning and uses be maintained (See "Map 19-2-A", below).

"MAP 19-2-A" - FUTURE ZONING PLAN FOR THE PIA



Source: City of Solon Department of Planning and Community Development

2. FUTURE LAND USE PLAN -

It is recommended that the land uses within the PIA remain as currently configured and as illustrated in "Map 19-2-B", below.

MAP 19-2-B - FUTURE LAND USE MAP FOR THE PIA



Source: City of Solon Department of Planning and Community Development

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