

## **Amberley Green Zoning Text – Video Script 1**

**KHYRON: WHY DO WE NEED ZONING CHANGES FOR AMBERLEY GREEN?**

Why do we need zoning text changes for Amberley Green? The short answer is to make any improvements on Amberley Green, even if the Village wanted to install a playground, zoning text changes are necessary.

Hi! I'm Scot Lahrmer, Village Manager. Thanks for joining us for the first in a series of short videos regarding proposed zoning text changes for Amberley Green.

The purpose of this series is to inform, educate and encourage dialogue with you. In this video, we'll address the basics of zoning to assist in better understanding the need for these changes.

So, what is zoning? Zoning is the method local governments use control the type of uses for which a property may be utilized and the physical development of land. Zoning typically specifies the areas in which residential, industrial, or commercial activities may take place. For example, Residence A in our Village specifies a residential zone with a minimum lot of 1 acre. Other areas of the Village may have industrial zoning specifically to allow manufacturing or business use.

Zoning is also used to maintain the unique characteristic of a community, to protect and conserve the value of assets, and to prevent

new development from meddling with the existing uses. So zoning protects all of us because it controls land use.

Since Amberley Green was first acquired by the Village in 2008, it has been zoned Residence A. This means 1-acre, single family houses could only be built on the site. Village Council does not believe that is the best use of the property, nor is it what residents want.

Resident feedback has indicated those who live in the Village want green space, development opportunities to maximize the property's economic benefit to the Village and aesthetically pleasing land use that balances current objectives and potential future use of the property. Residents want Amberley Green to be an asset within our community that bolsters our property values. Village Council has worked with various planning professionals to protect the value and enjoyment of Amberley Green, given its location and surrounding uses.

To meet these objectives, zoning text changes were drafted to reflect resident feedback gathered in a series of Open Houses last year around this time. As with any public issue, we heard a wide range of preferences. People felt strongly about preserving green space, developing relevant community uses on the property, and maintaining Village ownership of the land.

We worked with zoning expert Bryan Snyder of the Hamilton County Development Services Department to ensure we considered all

possibilities while drafting language to create the Amberley Green Zoning District.

Under the direction of Mr. Snyder, Village officials were encouraged to consider every possible future use the Village might want to pursue. It's important to understand that this doesn't mean Amberley Village plans to allow all the listed usages, but these are concepts we are open to. The purpose of the proposed zoning text is to anticipate possible usages in the future.

**KHYRON: Bryan Snyder, Hamilton County Planning + Development**

As Development Services Administrator for Hamilton County Planning + Development, it's my job to support municipalities when they're drafting code. Planning and development best practices are to ensure that zoning language leaves as many options open as possible, while protecting the interests of the municipality. This has certainly been the case with Amberley Green.

To reiterate this point, if the zoning code doesn't say you can do it, you can't. So, when you read of various uses included in the proposed zoning text, land cannot be used for any use other than those specifically permitted in the zoning.

The principal use section of the zoning text outlines a wide array of possibilities, reflective of public input. The second video in our series will review examples of the types of uses included in the proposed zoning text, and the rationale behind them.

Amberley Village elected officials and staff are committed to transparency throughout this process. In this spirit, please plan to join us for the public hearing scheduled for July 8 at our Planning Commission meeting at 7 p.m.

Details will be available on our website calendar at [amberleyvillage.org](http://amberleyvillage.org), or call 531-8675 for more information or to sign up to speak. Details regarding a second public hearing will be released once a date is set. You are also encouraged to sign up for meeting notifications on our website.

Thanks for tuning in!