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# Welcome

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## Public Meeting #2

June 25, 2013



# **Welcome & Introductions**

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**Ron Williams**

**Brown Township Trustees**

**Working Committee Members**

**Scott Ulrich**

**Franklin County Planning**

# Tonight's meeting

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Purpose: We need your feedback!

Agenda:

- Planning Process Overview
- What You've Told Us
- Draft Policy Recommendations
- Next Steps

# Ground Rules

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- Be respectful
- One person speaks at a time
- Everyone is entitled to an opinion
- The Golden Rule

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# Planning Process Overview

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# What is a plan?

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- Guide for the future
- Vision + Action
- Community-based
- Shapes future development
- Confidence in your investment

**Planning is being proactive.**

# Past Plans

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**1992 – 1998 – 2005**

- Public dialogue
- Land use controls
- Resource conservation
  
- Preserve rural character
- Guide limited development

# Past Plans

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## **Big Darby Accord Watershed Plan (2006)**

- Regional in scope
- Balances conservation & development

## **Big Darby Town Center Plan (2011)**

- Focus development in limited area
- Preserve rural character elsewhere

# Expectations

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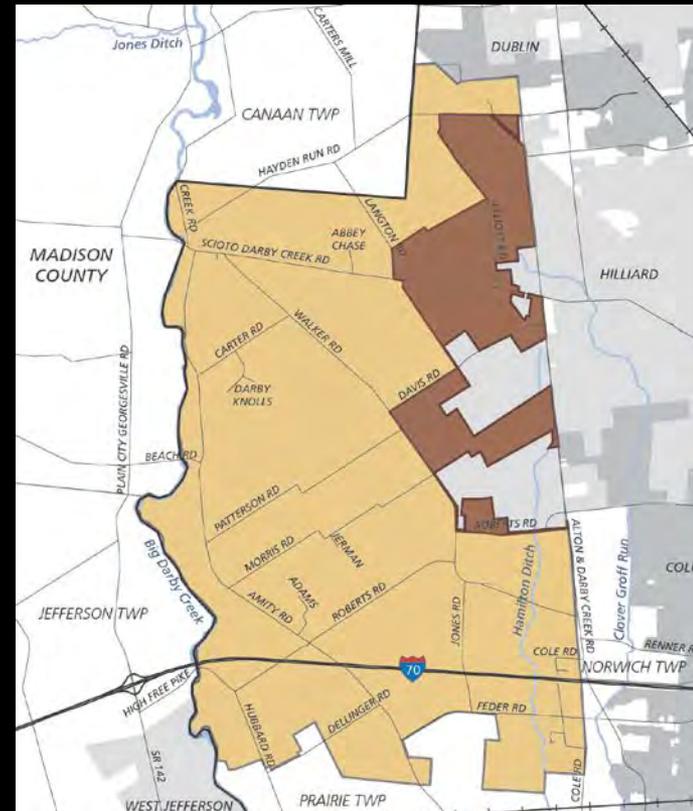
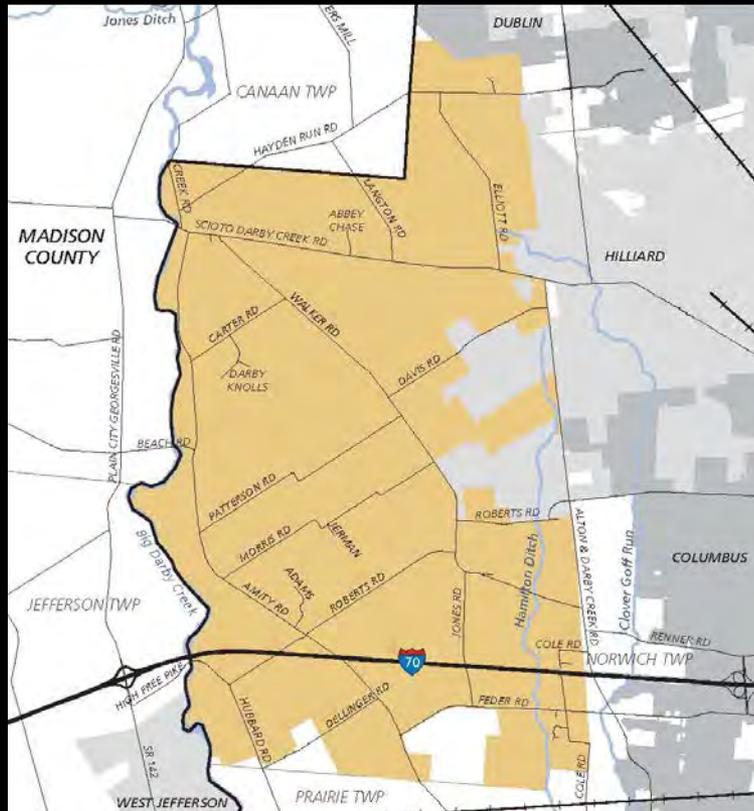
## What we CAN'T do:

- Prevent development

## What we CAN do:

- Determine WHERE and HOW development occurs

# Where does it cover?



# Planning Process Overview

## Brown Township Trustees

Initiated project

Appointed Working Committee

Reviews all plan materials

## Franklin County Planning

Manages project

Coordinates Working Committee

Produces all plan materials

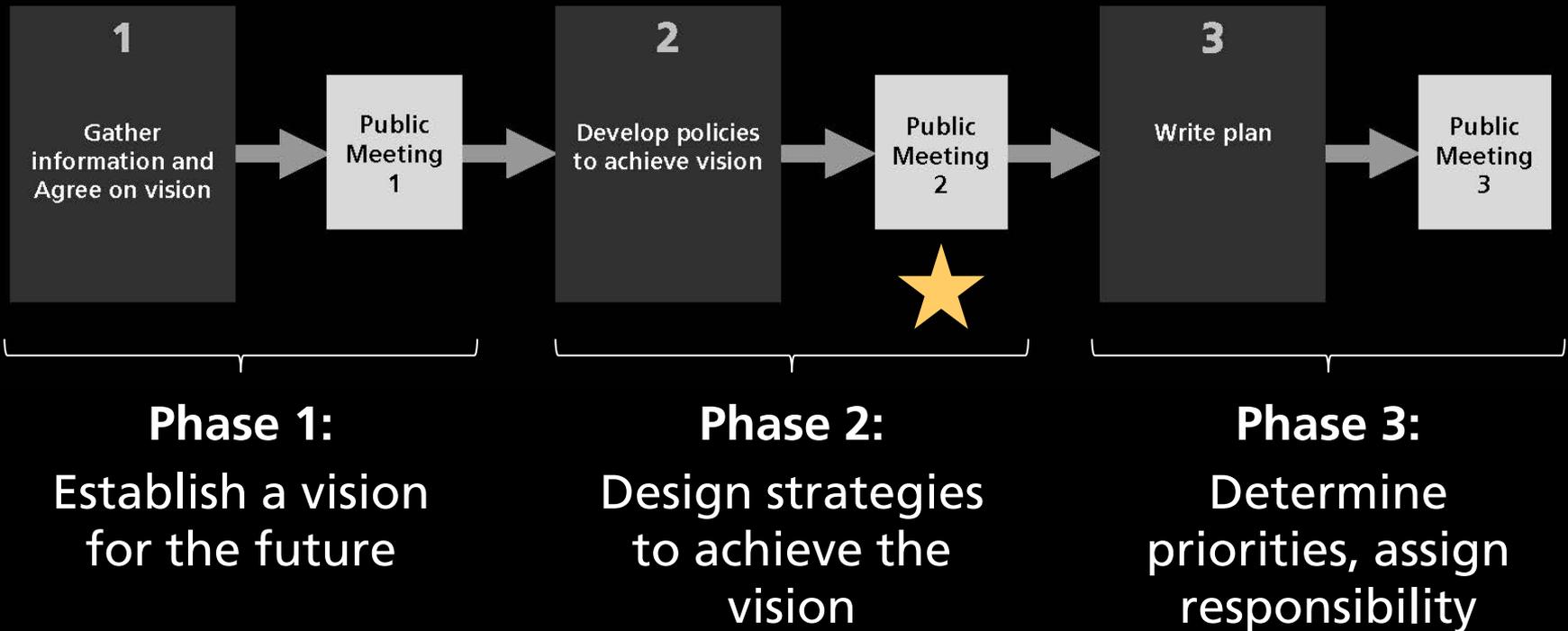
## Working Committee

Represents public

Promotes public meetings

Reviews all plan materials

# Planning Process Overview



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# Questions about the Planning Process?

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# What You've Told Us

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# What You've Told Us

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**Public Meeting #1:**

December 11, 2012

100+ attendees

Survey: mailed and online

**224 total responses**

# What You've Told Us

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## What we heard

- Top priorities:
  - Preserving rural character
  - Protecting health of Big Darby Creek
  
- What does "rural" mean:
  - Mostly agricultural, with some residential

# What You've Told Us

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## Land Use

- Any new development should:
  - Reflect surrounding character
  - Preserve scenic elements
  - Protect environmentally sensitive land
- Limit commercial: location, size, types

# What You've Told Us

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## Community

- Proud of the distinct identity
- Deeply rooted, want to stay
- Satisfied with current park space
- Supportive of local foods

# What You've Told Us

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## Transportation

- Narrow, winding roads are "rural"
- Concerned by traffic speed/volume
- Roads not safe for pedestrians/bicyclists
- Mixed opinion over bikeway network

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# Questions about What You've Told Us?

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# **Draft Policy Recommendations**

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# Draft Policy Recommendations

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- Based on public input
- “Draft” = Not Final
- We need your feedback!
- Please hold questions until the end

# Draft Policy Recommendations

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- Three Themes:
  - Land Use
  - Community
  - Transportation
- Three Components:
  - **Vision statements** describe the future
  - **Goals** address the community's vision
  - **Actions** achieve each goal

# Draft Policy Recommendations

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- Tonight:
  - Goals
  - Key Actions

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# Goals

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# Goals

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## LAND USE

- A. Preserve farmland
- B. Maintain rural residential character
- C. Ensure commercial development preserves rural character
- D. Protect the natural environment

# Goals

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## COMMUNITY

- A. Promote the township's unique characteristics
- B. Support a viable local food system
- C. Encourage cooperative and complementary development in the Hilliard Growth Area

# Goals

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## TRANSPORTATION

- A. Improve the safety of the road network
- B. Ensure that roadways reinforce the rural character of the township
- C. Create a roadway network that allows for orderly development and traffic management
- D. Improve bicycle and pedestrian safety and accessibility

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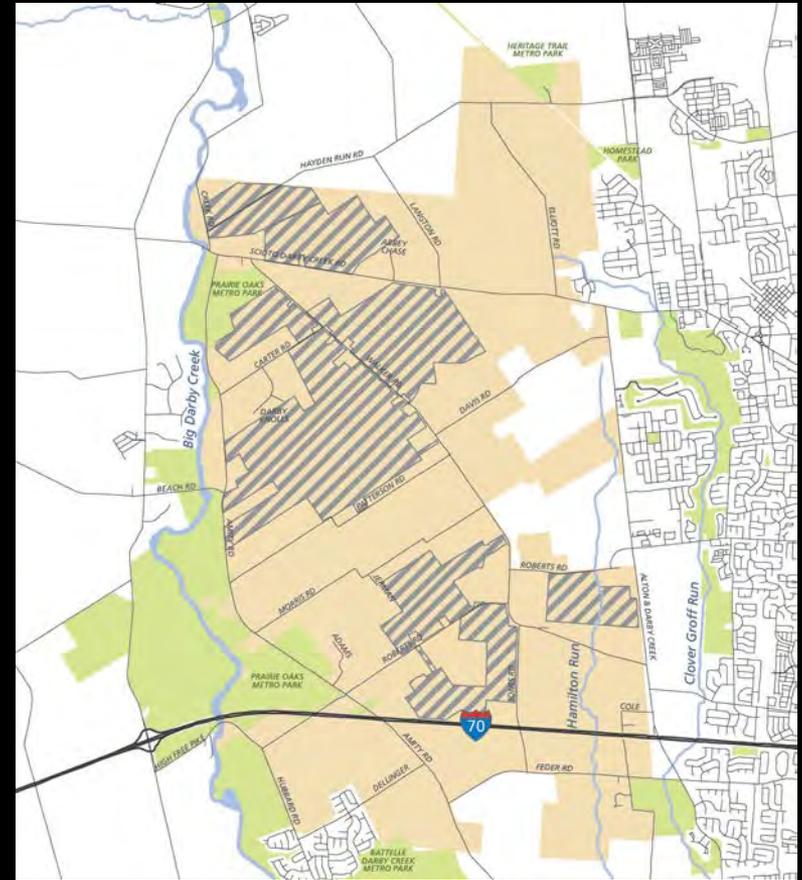
# Key Actions

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# Farmland Preservation Overlay

## How it was created:

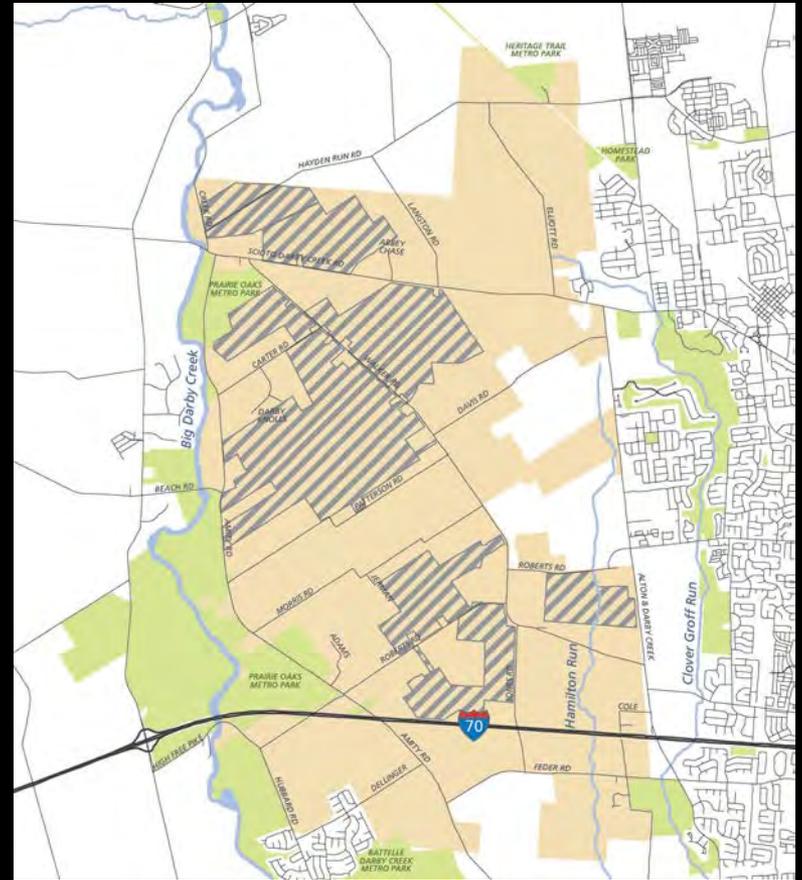
- Most productive soils
- CAUV program enrollment
- At least 50 acres
- Outside potential growth areas
- Contiguous to others



# Farmland Preservation Overlay

How it would be used:

- 20 acre minimum
- Transfer of development rights
- Ag support businesses



# Conservation Development

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# Conservation Development

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# Commercial Design Guidelines

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## Buildings:

1-2 stories

Small-scale

Ag/residential style

Around court

Oriented to road

## Other:

40% open space

Monument signs

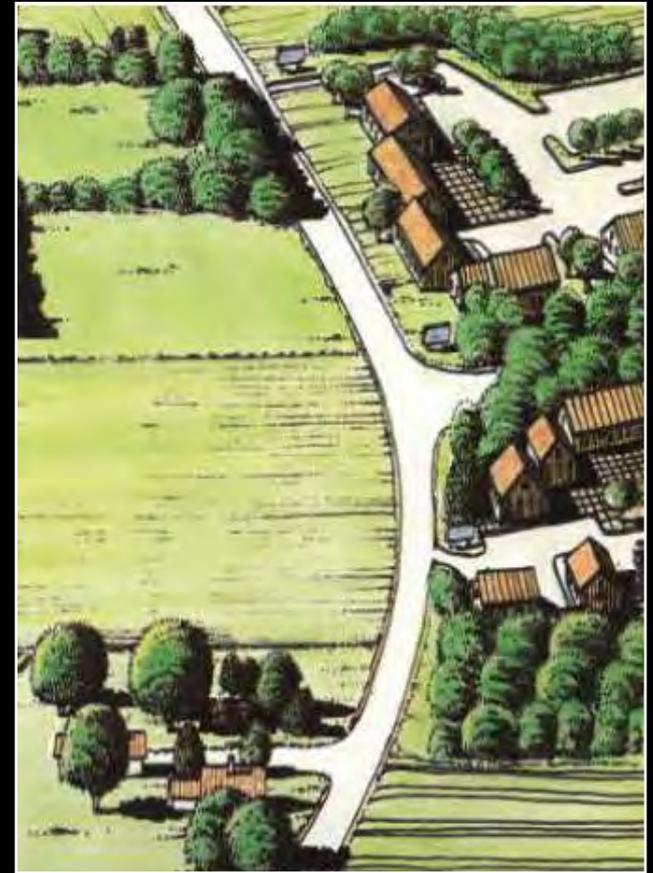
Split-rail fencing

## Parking:

Behind or beside

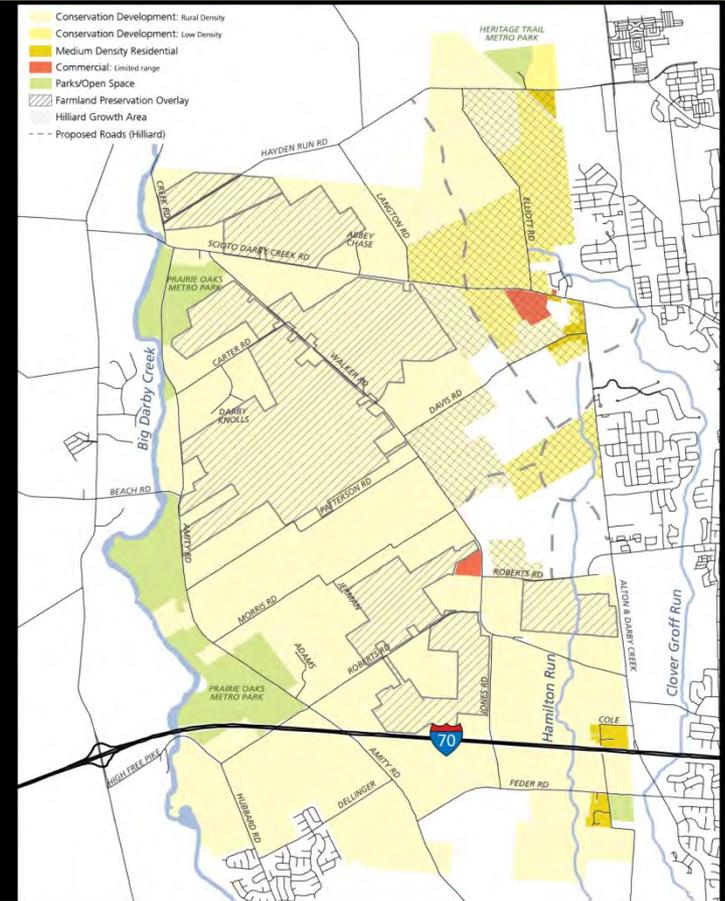
Screened

Reduced in area



# Future Land Use Map

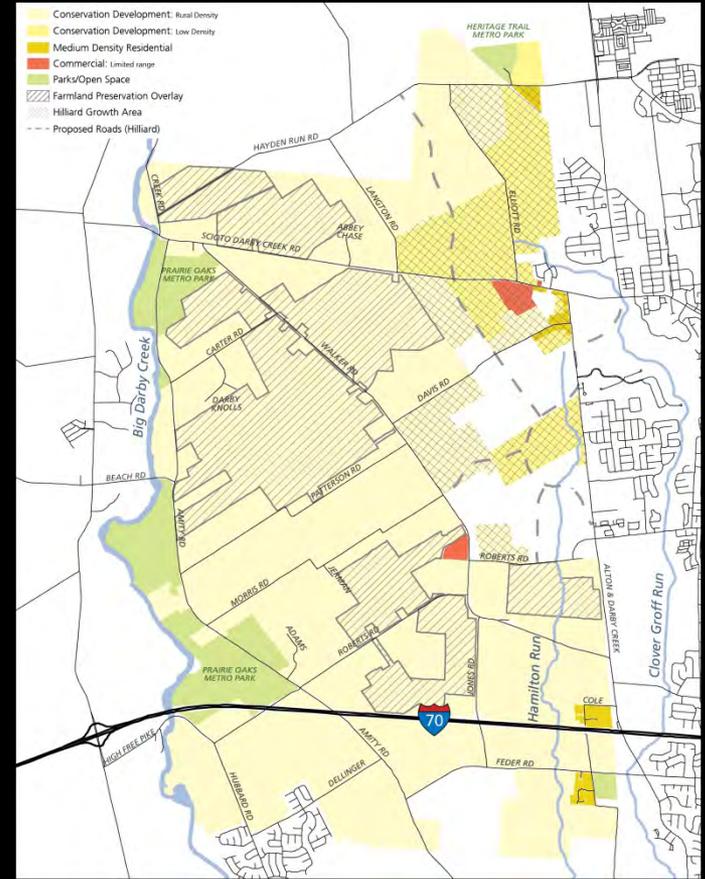
- Used as decision-making guide
- Addresses **WHERE** and **HOW** development can occur
- Does not change zoning





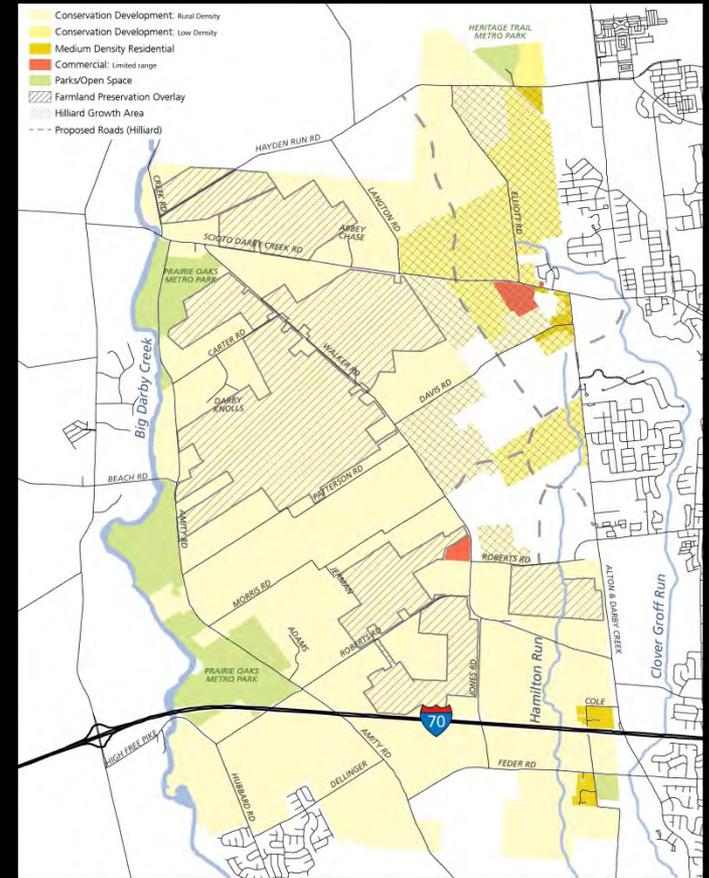
# Future Land Use Map

 Conservation Development: Low Density  
Allowed land uses: Single-family homes  
Density: Maximum of 1 unit per acre



# Future Land Use Map

 **Medium Density Residential**  
Allowed land uses: Single-family homes  
Density: Maximum of 2 units per acre

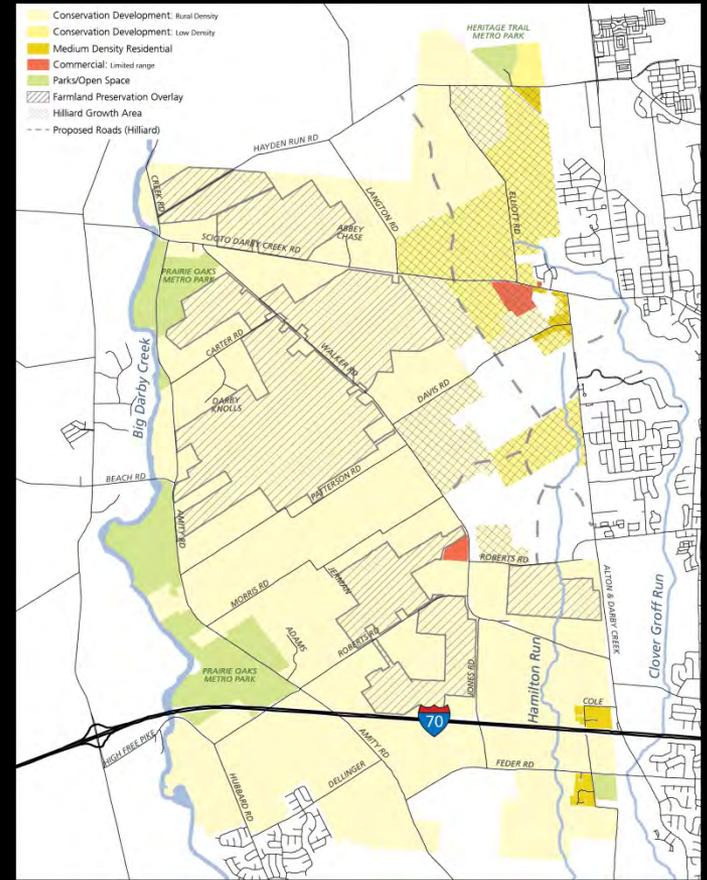


# Future Land Use Map



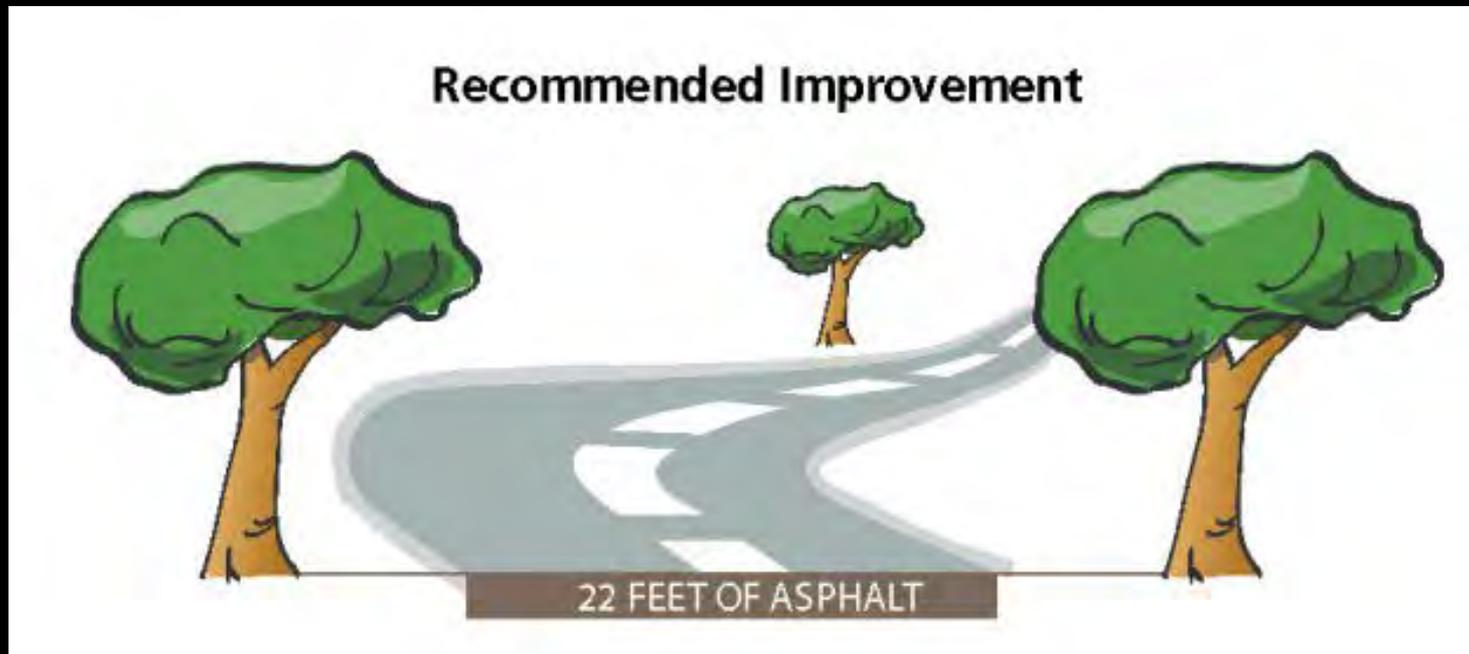
**Commercial: Limited range**

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, and offices.



# Rural Road Design Guidelines

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# Next Steps

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# Next Steps

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- Review feedback
- Continue to coordinate Working Committee
- Revise Policy Recommendations
- Draft Comprehensive Plan
- Future public meeting: November 2013
- Make final changes & Adopt plan

# Feedback Forms

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- We need your feedback!
  - Indicate level of support/agreement
  - Add qualifying comments or concerns

# Goals – please rate your support

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## LAND USE

- A. Preserve farmland
- B. Maintain rural residential character
- C. Ensure commercial development preserves rural character
- D. Protect the natural environment

# Goals – please rate your support

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## COMMUNITY

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# Goals – please rate your support

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# Questions about Goals?

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# Key Actions

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# Farmland Preservation Overlay

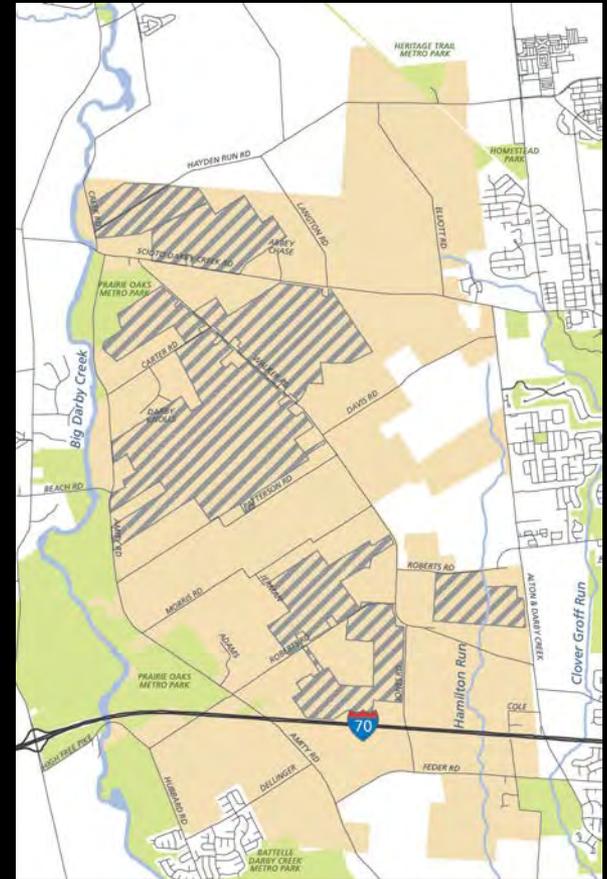
Do you agree with the criteria?

Do you support 20-acre minimum lot sizes?

Do you support TDR?

Would you support 20-acre lots without TDR?

What kinds of agricultural support businesses are appropriate?



# Conservation Development

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Which do you prefer? Questions?



# Conservation Development

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Which do you prefer?



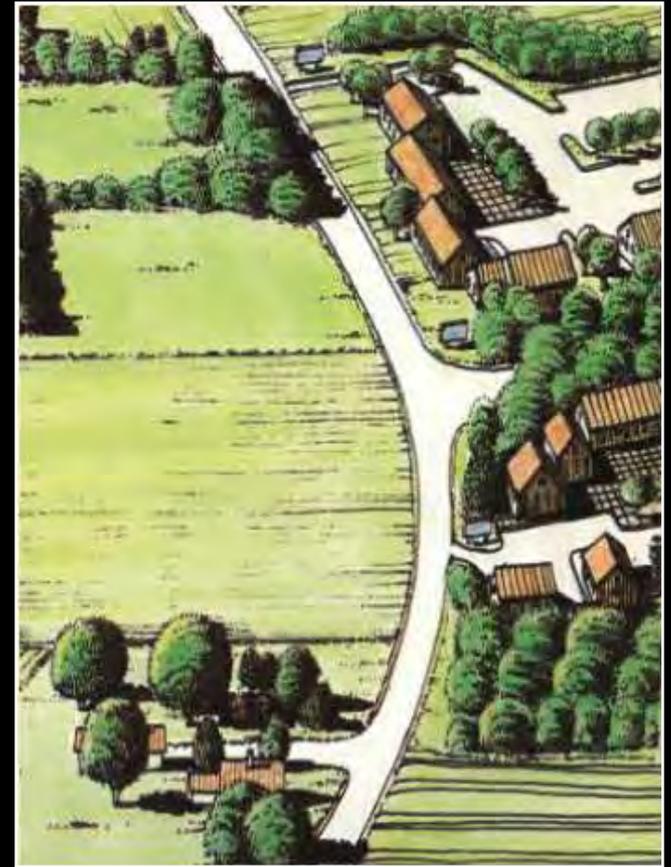
# Commercial Design Guidelines

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Rate your level of support for these guidelines.

What kinds of businesses are appropriate?

Questions?

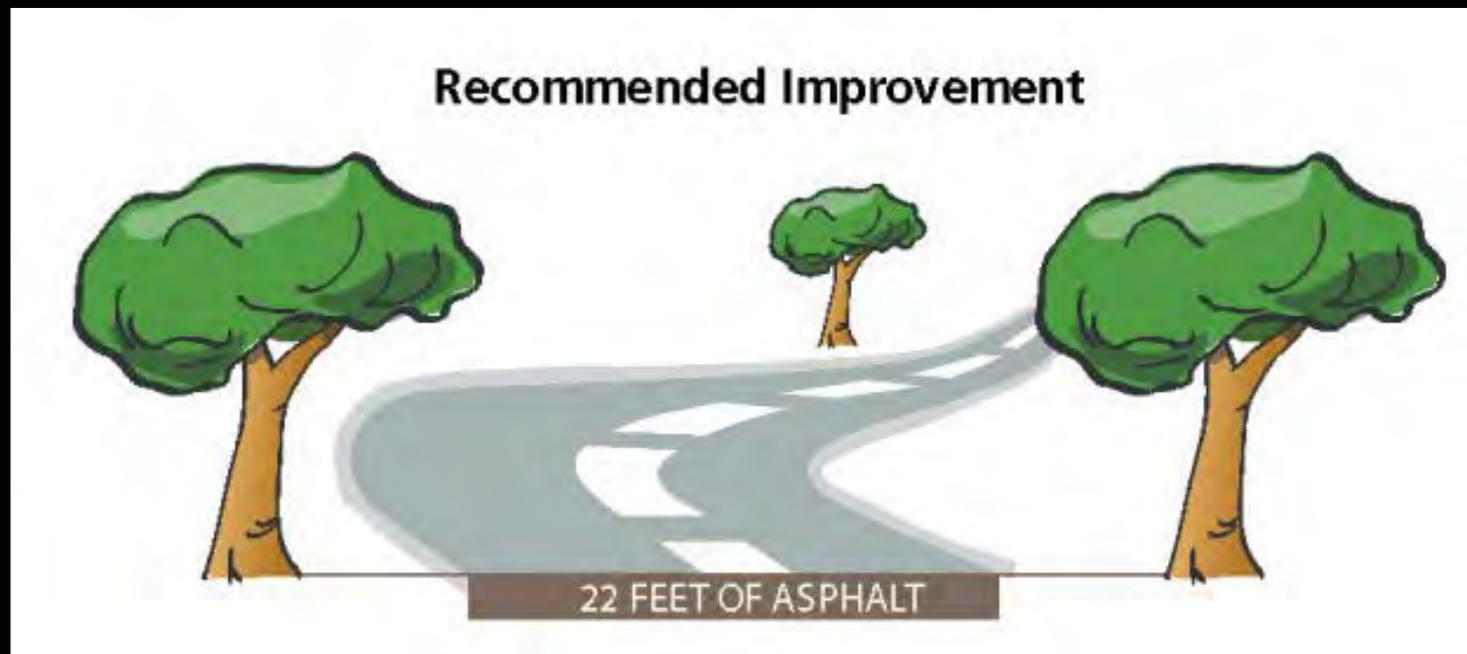




# Rural Road Design Guidelines

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Do you agree with these guidelines?



# **Tell us how we're doing**

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**Please answer some questions that will help us improve the planning process.**

# **THANK YOU FOR COMING!**

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**Feel free to review the posters and have your questions answered by staff.**

**Please hand your feedback form to a staff person before you leave.**

**Online Survey & Progress Updates at:**  
[www.tinyurl.com/browntownshipplan](http://www.tinyurl.com/browntownshipplan)



**BROWNTOWNSHIP**  
COMPREHENSIVE PLAN