



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, October 10, 2012
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the September 12, 2012 meeting
5. Old Business:

A. ZON-12-11 – Scott Ulrich

Applicant:	Teresa Tyus
Owner:	World Conquerors Through Jesus Christ Church
Township:	Franklin Township
Site:	1659 Ransburg Avenue (PID #140-000600)
Acreage:	1.674-acres
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

6. New Business:

A. 641-V & 641-PP – Matt Brown

Applicant:	Rockford Homes Inc.
Owner:	Rockford Homes Inc. and William A. McCoy, Jr.
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Morrison Farms East
Site:	8211 Havens Corners Road (PID #170-000673) 8265 Havens Corners Road (PID #170-001336) 3134 Waggoner Road (PID #171-000587) 5284 Taylor Road (PID #171-000007)
Acreage:	93.3-acres
Request:	Requesting a Variance from Sections 502.13(B)(10) and 502.13(D)(3) of the Franklin County Subdivision Regulations requiring street connections to existing stub streets and a Variance from Section 402.01(B) that prohibits basements in poorly drained soils. Requesting preliminary plan approval of a 229 lot single-family subdivision with 33-acres of open space.

B. JACK-12-19 – Anthony Hray

Applicant:	The Jones Fuel Company
Owner:	R. L. Jackson Pike, LLC
Township:	Jackson Township
Site:	3730 & 3760 Jackson Pike (PID# 160-000141, 000158, 000194 & 000198)
Acreage:	6.09-acres
Request:	Requesting to rezone from the Rural Residential (R) District to the Community Service (CS) District.

C. JEFF-12-20 – Anthony Hray

Applicant:	Scott Schmidt w/ Gahanna-Jefferson Board of Education
Owner:	Gahanna-Jefferson Board of Education
Township:	Jefferson Township
Site:	1875 & 1881 Reynoldsburg-New Albany Road (PID# 170-0001283 & 000296)
Acreage:	4.88-acres
Request:	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

D. PLAIN-12-21 – Matt Brown

Applicant:	Plain Township Zoning Commission
Township:	Plain Township
Request:	Requesting approval of the Plain Township 2012 Land Use Plan Update

E. ZON-12-12 – Scott Ulrich

Applicant:	Franklin County Rural Zoning Commission
Township:	Blendon Township
Request:	Year 2 Results Report: Blendon Community Plan

F. ZON-12-13 – Scott Ulrich

Applicant:	Franklin County Rural Zoning Committee
Township:	Franklin Township
Request:	Year 3 Results Report: Southwest Area Plan

G. ZON-12-14 – Scott Ulrich

Applicant:	Franklin County Rural Zoning Commission
Township:	Clinton & Mifflin Townships
Request:	Year 3 Results Report: Clinton-Mifflin Land Use Plan

7. Adjournment of Meeting to November 7, 2012



Commissioner Paula Brooks • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, September 12, 2012

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, September 12, 2012.

Present were

Vince Papsidero, Vice Chairperson
Gary Collins
Sharon Keels
Roxyanne Burrus
Tim Guyton
Stephen Salay
Kevin Wheeler
Nicole Schlosser

Franklin County Economic Development and Planning Department
Lee Brown, Planning Administrator
Matt Brown, Planner/Floodplain Manager
Anthony Hray, Planner
Scott Ulrich, Planner

Vice Chairperson Papsidero opened the hearing.

The first order of business being approval of the minutes of the August 8, 2012, meeting. Mr. Wheeler made two corrections to the minutes. First, that he was present - reflected as having been absent. And on page 3, I'm referred to as Vice Chairman, which I'm not.

Mr. Collins made a motion to approve the minutes. It was seconded by Ms. Schlosser. The motion passed by a vote of four yeases with four abstentions by Ms. Burrus, Mr. Guyton, Mr. Salay and Ms. Schlosser.

NEW BUSINESS:

The next order of business being Case No. 662-V. The applicant is Daryl J. and Teresa A. Vesner. The township is Blendon Township. The location is 4739 East Walnut Street. It is 51.81 acres. The request is for a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow for the creation of a lot having side lot lines more than degrees from perpendicular to the street centerline.

Mr. Ulrich read and presented the case to the Franklin County Planning Commission. Mr. Collins made a motion to approve Case 662-V with Staff's recommendations:

1. The applicant must apply for and receive an approved lot split from the Franklin County Economic Development and Planning Department. The proposed lot split configuration must reflect the configuration approved as part of this variance application. Minor modifications may be administratively approved.
2. The applicant must work with the Franklin County Engineer's Office to dedicate additional right-of-way up to, but not to exceed, 40 feet from the centerline of Walnut Street.
3. The applicant or future owner is required to file a Residential Zoning Compliance Application and Building Permit with the Franklin County Economic Development and Planning Department when new construction is proposed.

It was seconded by Mr. Guyton. The motion was approved by an eight-to-zero vote.

The next order of business being Case No. JEFF-12-17. The applicant is DSM Holdings. The township is Jefferson Township. The location is 7664 Clark State Road. It is 76.25 acres. The request is for a development plan for the creation of an 86-lot, single-family home subdivision with 29 acres of open space in the Planned Suburban Residential District.

Mr. Lee Brown read and presented the case to the Franklin County Planning Commission. Ms. Schlosser made a motion to approve Case JEFF-12-17 with Staff's recommendations:

1. The wooded area and wetlands must be permanently protected and undisturbed in the open space in accordance with the proposed development plan.
2. Right-of-way dedication of forty (40) feet from the centerline of Clark State Road along the property's frontage.
3. Traffic Impact Study
 - a. Possible left turn lanes
 - b. Possible offsite improvements
4. The two existing access drives to the site will need to be permanently closed in coordination with the County Engineer's Office.
5. The islands in the proposed boulevard entrance will be required to be in a reserve and will be required to be maintained by the homeowners association.
6. The stormwater infrastructure for the site will need to go through the ditch petition process and become enrolled in the Franklin County ditch maintenance program.
7. A landscaping plan should be provided with a list of acceptable trees for the street trees and other landscaping proposed throughout the development.
 - a. Native species are strongly recommended for all landscaping requirements.
8. Prior to any activity on the site, the applicant must install construction fencing around all areas to be preserved and protected; this includes all open space areas and tree preservation zones.
 - a. All efforts should be taken to protect the proposed treed lots throughout construction.
9. Split-rail fencing must be used along the property line of all lots adjacent to the open space and the no build/no disturb zone and include signage at the midpoint of each rear lot line indicating that the area is a no disturb natural area.
10. Incorporate the 25 foot no build/no disturb zone along the eastern lots backing up to the Woods at Swisher Creek into the open space.
11. Trail/sidewalk connection between the proposed development and the existing Jefferson Community Park to the west and the Woods at Swisher Creek to the east.
12. Additional landscaping should be installed to the side and rear of the lots that are visible from Clark State Road.

13. Meet all requirements of the Franklin County Subdivision Regulations unless a variance is granted by the Franklin County Planning Commission.

It was seconded by Mr. Collins. The motion was approved by an eight-to-zero vote.

The next order of business being Case No. JEFF-12-18. The applicant is Grand Communities, Ltd., Fisher Homes. The township is Jefferson Township. The location is 1459 Waggoner Road. It is 16.5 acres. The request is for development plan approval for the creation of an 81-lot, single-family home subdivision located in the Suburban Periphery Residential District.

Mr. Matt Brown read and presented the cases to the Franklin County Planning Commission. Mr. Collins made a motion to approve Case No. JEFF-12-18 with Staff's recommendations:

1. Any deviation of the development plan from the requirements of the Franklin County Subdivision Regulations must be remedied with a variance.
2. A preliminary plan must be applied for and received for the proposed development.
3. Public open space must be delineated from adjacent lots consistent with delineation methods used in the remainder of the Royal Elm subdivision.

It was seconded by Ms. Schlosser. The motion was approved by an eight-to-zero vote.

The next item on the agenda being Case No. ZON-12-11. The applicant is Teresa Tyus. The owner is World Conquerors Through Jesus Christ Church. The request is to table until the October 10, 2012, meeting. Mr. Guyton made a motion to table the case until the October meeting. It was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Vice Chairman Papsidero adjourned the hearing at 2:27 p.m.

Minutes of the September 12, 2012, Franklin County Planning Commission hearing were approved this 10th day of October, 2012.

Signature



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O’Grady
 President

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Planning Commission
 October 10, 2012

Case ZON-12-11

Prepared by: Scott Ulrich

Applicant	Teresa Tyus
Owner:	World Conquerors Through Jesus Christ Church
Township:	Franklin Township
Utilities:	Central water and sewer
Location:	1659 Ransburg Avenue (PID #140-000600)
Acreage:	1.674-acres
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

Summary

The applicant is requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) in order to operate a child day care and legitimize an existing church. The proposal will not be detrimental to the surrounding area but may conflict with the recommendations of the Southwest Area Plan. Staff recommends **approval** with conditions.

Request

The subject site is located on the south side of Ransburg Avenue, approximately 400 feet east of Harrisburg Pike in Franklin Township. The site currently contains a 6,400-square-foot church building, as well as paved and gravel-surfaced areas for parking, a small concrete basketball court, and a grass lawn with landscaping and trees. The site is surrounded on all sides by single-family residential properties in the Rural District. The Rural District currently allows churches on lots of at least three (3) acres and in-home child day care for six (6) or fewer children. The Select Commercial Planned District was recommended by staff in order to preserve the existing character of the residential neighborhood by limiting the permitted uses to those that are appropriate for the site.

Surrounding Land Use/Zoning

Direction	Zoning	Land-Use
North	Rural	Single-Family Residential
East	Rural	Single-Family Residential
South	Rural	Single-Family Residential
West	Rural	Single-Family Residential

Comprehensive Plans

The Southwest Area Plan, adopted by Franklin County in 2009, recommends this area for Low Density Residential Uses at approximately 3-6 units per acre. While the proposed rezoning is not residential in nature, it will simply legitimize an existing institutional use and allow the operation of a related use which will provide a vital service to the surrounding neighborhood.

Staff Analysis

Select Commercial Planned District

The Select Commercial Planned District (SCPD) is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. It is intended to limit non-residential development to a specified type, character and mix, and to provide the controls necessary to ensure compatibility between the select commercial area and the surrounding environment. The rezoning of an area to the SCPD requires a development plan showing buildings, parking, landscaping, lighting, and signage. Any change or modification to an approved development plan must go through the amendment process.

Proposed Uses

The applicant is proposing that the district allow select uses listed in **322.022 Suburban Office and Institutional District Regulations** of the Franklin County Zoning Resolution, limited to the following:

- Religious Organizations (OMB SIC Code 8661)
- Child Day Care Services (OMB SIC Code 8351)

Vegetation and Soils

Existing vegetation on the site includes grass, various shrubs, decorative flower beds, and a large tree. Soil types found on the site are limited to Crosby (CsB) – Urban Land Complex, 2 to 6 percent slopes.

Access & Traffic

Access to the site is currently provided from Ransburg Avenue on the north side of the property via two 26-foot wide access drives approximately 90-feet apart. An unimproved access point at the northwest corner of the property will be abandoned and replanted with grass. Ransburg Avenue has a right-of-way width of 50 feet. The Franklin County Engineer's Office has no concerns with the access proposal or current right-of-way.

Parking and Circulation

The existing un-striped parking area on the east and west sides of the church structure provides enough area for 22 parking spaces, which is the required number of spaces for the church use. An additional gravel-surfaced area in the northwestern portion of the site is currently used for parking, but is proposed to be replanted as grass. The day care use requires 12 parking spaces. However, the church and day care uses are mutually exclusive in their times and days of operation. The applicant is proposing to immediately stripe the existing parking area and to expand the paved area to the west of the building "at a later date" in order to create 12 additional spaces for both church and day care use.

Storm Water/Drainage

The existing stormwater drainage on the site has proven to be adequate. The Franklin County Drainage Engineer and the Franklin Soil and Water Conservation District have no concerns with the existing stormwater design.

Sewage Disposal and Water Supply

The property currently receives municipal water and sewer services from the City of Columbus.

Architectural Design

The existing brick-clad church structure is 35 feet in height. The applicant is requesting a waiver from the SCPD District architectural rendering submittal requirement and the SCPD development standard limiting the height of buildings to 25 feet.

Outside Storage

A commercial dumpster is currently stored on a gravel- and grass-covered portion of the site near the eastern property boundary and is serviced from the parking lot area. The applicant is proposing to replant the un-maintained eastern portion of the site and add a concrete pad for the dumpster, which will be screened by a fence and centered by parking blocks in accordance with Section 505 – Dumpsters of the Franklin County Zoning Resolution.

Utilities and Facilities

All existing utilities are underground. No underground storage facilities exist at this present time.

Pollution

There is no smoke, odor, or noise emitted from the subject property.

Graphics and Signage

The previous church signage was destroyed during storms in the summer of 2012. The sign has been replaced with a 32-square-foot internally illuminated sign using the existing brick base, in compliance with an approved sign permit. Should a new sign be required in the future, application shall be submitted in compliance with SCPD guidelines. No additional outside graphics are requested at this time.

Lighting

There are nine (9) existing lights on the property, of various types, which are used to illuminate the parking areas, driveways, dumpster storage area, concrete pad (basketball court), and side entry door. None of the lights are configured in such a way as to illuminate public streets or adjacent residential areas.

Screening & Landscaping Plan

The applicant is proposing to remove existing gravel areas and replant them as grass. Additional screening is proposed where the subject property abuts residential areas and four (4) additional trees are to be planted around the parking areas, all in accordance with SCPD standards.

Southwest Area Commission Recommendation

On July 18, 2012, the Southwest Area Commission recommended ***approval*** of the proposed rezoning with the condition that the use be limited to a church and day care. The applicant was in agreement.

Staff Recommendation

Staff recommends ***approval*** of the proposed rezoning with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to operating the day care or beginning any site work to be completed.
2. The applicant must receive a license from the Ohio Department of Job and Family Services for operating a day care business.
3. Replanting of the gravel areas must occur immediately following Certificate of Zoning Compliance approval.
4. If the expansion of the parking area does not occur within one (1) year of the initial Certificate of Zoning Compliance approval, the applicant must apply for and receive an additional Certificate of Zoning Compliance at which time such paving is proposed to be completed.

APPLICATION FOR REZONING TO FACILITATE CHANGE OF USE AT 1659

RANSBURG AVE. COLUMBUS, OHIO 43223

- APPLICANT:** World Conquerors Through Jesus Christ Ministries
- LOCATION:** 1659 Ransburg Ave. sits east of Harrisburg Pike and west of Brown Road
- TRACT SIZE:** 1.69 -acres
- EXISTING USE:** Church only- Rural District
- REQUESTING ZONING:** Day Care Center within the church-Change to rezoning to the Select Commercial Planned District.

Traffic

Traffic within the area should be a minimal increase with the number of children that is expected with the Day Care Center enrollment.

Parking

The parking lot can accommodate approximately fifteen cars on the east side of the building, which is paved. This is where the wheel chair accessible ramp will be located. There is a total space for 22 parking spaces which will accommodate the Day Care Center. The hours of operation for the Day Care Center will be from 6 a.m. to 6 p.m. The church services and Day Care Center hours will be mutually exclusive and not in use at the same time. Striping will be proposed for the 22 parking spaces which will accommodate the Day Care Center, which is an all ready existing paved parking area. For now I would propose for the 22 spaces to suffice for the opening of the Day Care Center and at a later date we propose to pave the complete parking area.

Sewage Disposal & Water Supply

The present water treatment system for the present site is provided by the Columbus City Water Department and is in compliance with all said requirements.

Architecture Design

The height of the existing structure is 35'.
Request a waiver for the architectural renderings.

Outside Storage

There is a commercial dumpster that is located on the southeast side of the site. We pay a monthly fee to Republic Waste to remove the trash on a monthly basis. The dumpster will be placed on a concrete pad. There will be a wood fence built around the dumpster. It will be the height of the dumpster, but will not exceed 8' feet tall. It will have 100% opaqueness. It will be centered in the screened area by curbs.

Utilities & Facilities

All existing utilities are underground. No underground storage facilities exist at this present time.

Pollution

No smoke from industrial or commercial process, odor or noise emitted from the structure.

Graphics-(See Attachment)

An outdoor sign with the identification of the church name has been ordered as of August 13, 2012. The sign shall be in compliance with your guidelines. No other outside graphics have been requested at this time. The sign will be installed mid to late September, 2012. A permit has been requested and obtained for the installation of the sign. The sign will be installed through Danite Signs. ANDY VON DERAU is our representative. *Please note an attachment of size, shape and details of the sign are attached. The size of the sign is 8'-0", 16". 6", 4'-0". It is a decorative white aluminum cap and cross aluminum cabinet, returns & retainer with white faces & 3630-49 burgundy vinyl back ground and white copy with full color digital print vinyl graphic. Black vinyl copy for service times, 4 pieces of clear track to accommodate 3 lines of 4" black zip change copy.

Lighting (See Attachment)

Lights are provided on the survey. **Light #1** is located on the east side of the property near the existing dumpster. This light is mounted on a utility pole 35' high. The light is a typical street lamp which, floods the area directly underneath it. **Light #2** is located on the NE corner of the existing building, under the roof soffit, which is 20' high. This light shines north illuminating the driveway in front of the building. **Light #3** is located on the NW corner of the existing building, under the roof soffit, which is 20' high. This light shines north illuminating the driveway in front of the building. **Light #4** is located on the northern edge of the property near Ransburg Ave. This light is mounted on a utility pole 35' high. The light is a typical street lamp which, floods the entry drive to the west of the existing building. **Light #5** is located on the NW corner of the property near Ransburg Ave. This light is mounted on a utility pole 35' high and shines in a general SE direction illuminating the NW corner of the lot. **Light #6** is located on the SW corner of the existing asphalt parking area to the west of the building. This light is mounted on a utility pole 30' high and shines in a general NE direction illuminating the parking area below it. **Light #7** is located on the SW corner of the existing building, under the roof soffit, which is 20' high. This light shines in a general NW direction illuminating the parking area to the west of the building. **Light #8** is located on the SW corner of the existing building,

under the roof soffit, which is 20' high. This "Can-Light" floods the doorway directly underneath it. **Light # 9** is located on the SE quadrant of the property. This light is mounted on a utility pole 35' high and shines directly down illuminating an existing concrete pad underneath it.

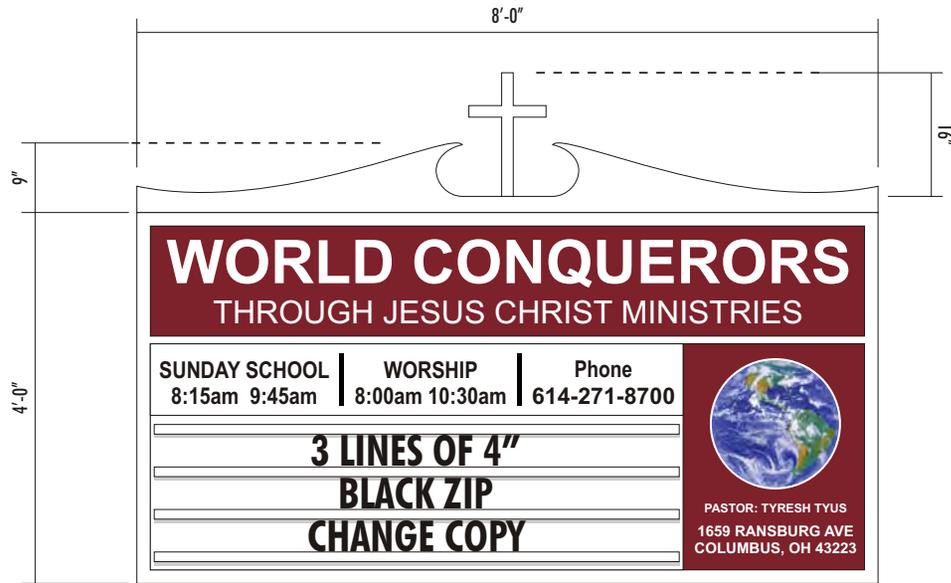
Screening and Landscaping Plan

Screening will be provided around the entire property that will be at least 6 feet high, but not more than 8 feet high, within the allotted time frame of the total growth process, which is a five year standard growth period. The screening will be in the form of a shrubby plant. This will have at least 60% opaqueness. I'm proposing that this be completed within one year of approval.

There are flower beds on the east and west sides of the front door (primary door) that is facing north. A large shrub bush facing the primary door and shrubbery on the east and west corners of the driveways. There is a shrub bush on the north east corner of the parking lot.

I trust that all of your concerns have been addressed. The World Conqueror Ministries requests that you would consider this zoning request. If this request is approved, it would allow us to provide quality child care services for low income and other families and provide the opportunity for the parents and guardians to better their economic situations.

Thanking you in advance for your consideration in this matter.



D/F INT. H.O. FLORESCENT ILLUMINATED MONUMENT SIGN 3/4" = 1'-0"



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DECORATIVE WHITE ALUMINUM CAP & CROSS
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 WHITE FACES & 3630-49 BURGUNDY VINYL BACK-
 GROUND & WHITE COPY W/ FULL-COLOR DIGITAL
 PRINT VINYL GRAPHIC.
 BLACK VINYL COPY FOR SERVICE TIMES
 4 PCS OF CLEAR TRACK TO ACCOMMODATE 3 LINES
 OF 4" BLACK ZIP CHANGE COPY.

MOUNT ON EXISTING SUPPORT & BRICK BASE.

APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME	WORLD CONQUERORS CHURCH #21071
STREET	1659 RANSBURG AVE.
CITY, STATE	COLUMBUS, OH
LOCATION	MONUMENT
SKETCH #	12-539
DATE	7/23/12
FILE NAME	WORLD CONQUERORS.CDR
DIRECTORY	KEITH > 2012 > W

SCALE 3/4" = 1'-0" SALE AV DESIGNER KS

This project is an original unpublished design concept protected by copyright laws of the United States of America. Prior to sale or paid design fees, all visual materials, specifications, names and revisions remain the exclusive property of DaNite Sign Company. The sale of any part herein to nonmembers, net or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.



World Conquerors Through Jesus Christ

Site Lighting Description

Light #1



Description: Light is located on the east side of the property near the existing dumpster. This light is mounted on a utility pole 35' high. The light is a typical street lamp which, floods the area directly underneath it.

Light #2



Description: Light is located on the NE corner of the existing building, under the roof soffit, which is 20' high. This light shines north illuminating the driveway in front of the building.

Light #3



Description: Light is located on the NW corner of the existing building, under the roof soffit, which is 20' high. This light shines north illuminating the driveway in front of the building.

Light #4



Description: Light is located on the northern edge of the property near Ransburg Ave. This light is mounted on a utility pole 35' high. The light is a typical street lamp which, floods the entry drive to the west of the existing building.

Light #5



Description: Light is located on the NW corner of the property near Ransburg Ave. This light is mounted on a utility pole 35' high and shines in a general SE direction illuminating the NW corner of the lot.

Light #6



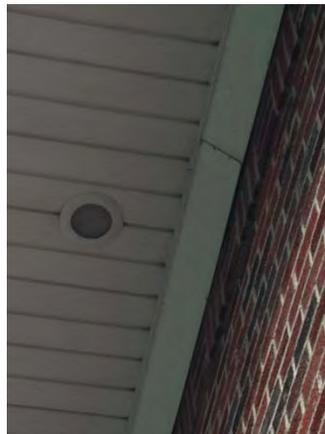
Description: Light is located on the SW corner of the existing asphalt parking area to the west of the building. This light is mounted on a utility pole 30' high and shines in a general NE direction illuminating the parking area below it.

Light #7



Description: Light is located on the SW corner of the existing building, under the roof soffit, which is 20' high. This light shines in a general NW direction illuminating the parking area to the west of the building.

Light #8

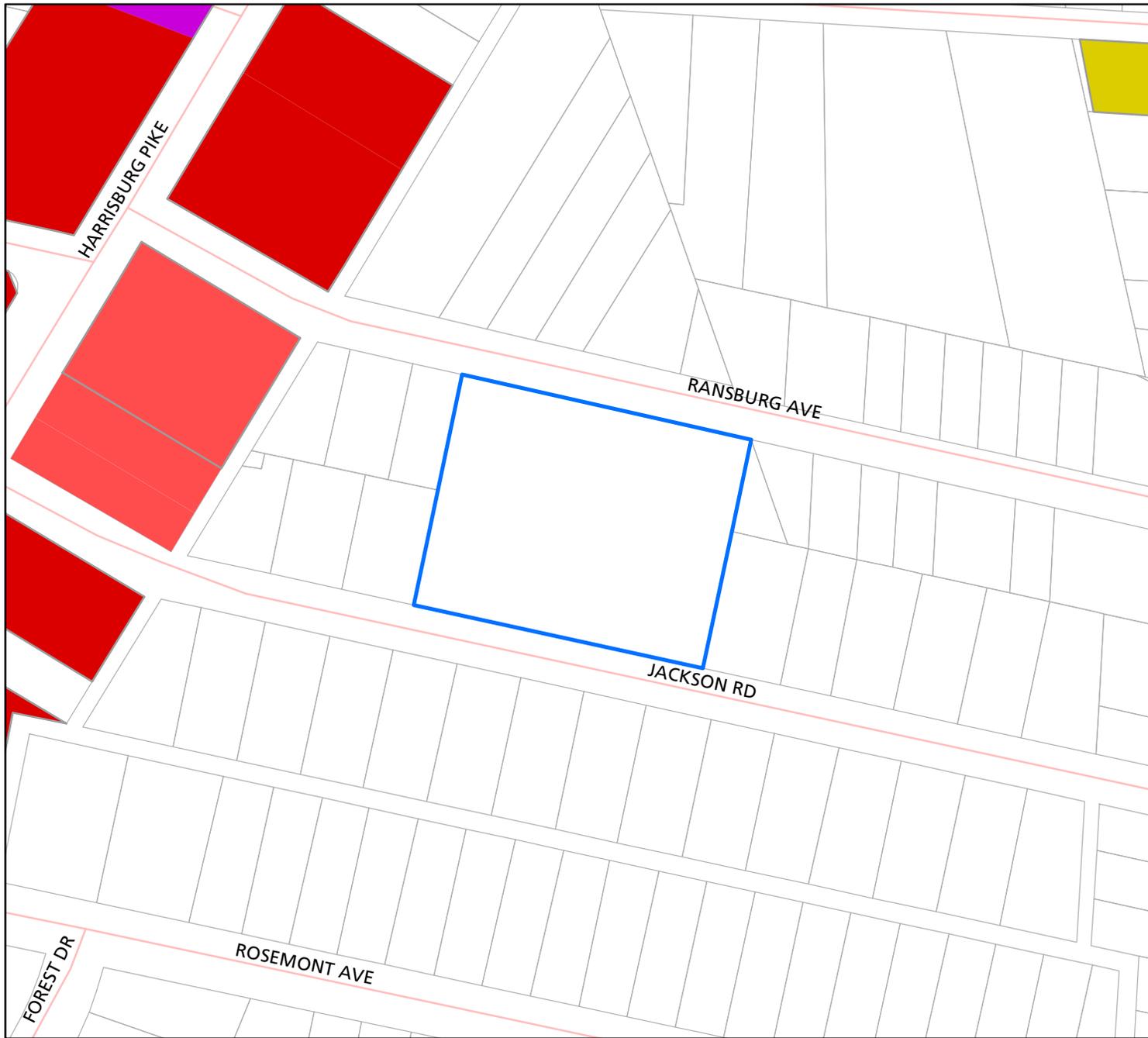


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Light #9



Description: Light is located on the SE quadrant of the property. This light is mounted on a utility pole 35' high and shines directly down illuminating an existing concrete pad underneath it.

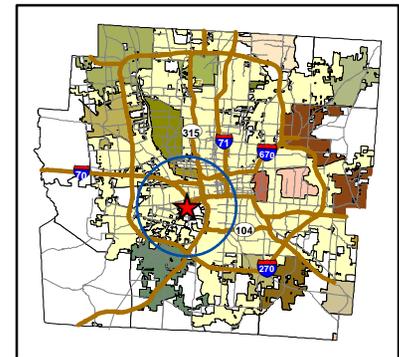


ZON-12-11

Requesting to rezone from the Rural district to the Suburban Office (SO) District.

1.674-acres
Franklin Township

- 1659 Ransberg Avenue
- Parcels
- Streets
- County Zoning**
- Rural
- Urban Res.
- Community Com.
- Community Service
- Limited Industrial



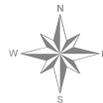
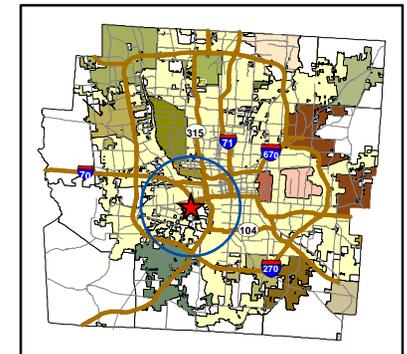


ZON-12-11

Requesting to rezone from the Rural district to the Suburban Office (SO) District.

1.674-acres
Franklin Township

-  1659 Ransberg Avenue
-  Parcels
-  Streets



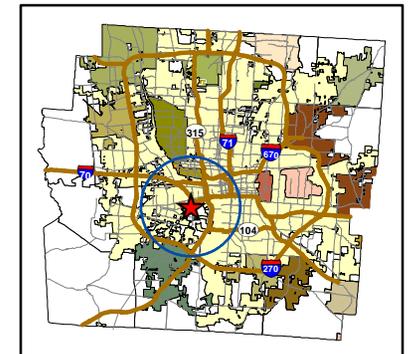


ZON-12-11

Requesting to rezone from the Rural district to the Suburban Office (SO) District.

1.674-acres
Franklin Township

-  1659 Ransberg Avenue
-  Parcels
-  Streets



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 10, 2012

Case 641-V & 641-PP

Prepared by: Matt Brown

Applicant:	Rockford Homes Inc.
Owner:	Rockford Homes Inc. and William A. McCoy, Jr.
Agent:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Morrison Farms East
Site:	8211 Havens Corners Road (PID #170-000673) 8265 Havens Corners Road (PID #170-001336) 3134 Waggoner Road (PID #171-000587) 5284 Taylor Road (PID #171-000007)
Acreage:	93.3-acres
Request:	Requesting a Variance from Sections 502.13(B)(10) and 502.13(D)(3) of the Franklin County Subdivision Regulations requiring street connections to existing stub streets and a Variance from Section 402.01(B) that prohibits basements in poorly drained soils. Requesting preliminary plan approval of a 229 lot single-family subdivision with 33-acres of open space.

Background Information

The applicant has a total acreage of 93.3 acres that was rezoned to a Planned Suburban Residential (PSR) District in 2003 for the purpose of developing a new 231 lot single-family subdivision. The project received Preliminary Plan approval in 2006 for 231 lots which has expired.

The current submittal must comply with the new Subdivision Regulations. The new preliminary plan application is for 229 single-family lots on 93.3 acres. The project will have an overall density of 2.45 units per acre and a total of 33 acres of open space. The subdivision will be developed in six phases with the main access from Havens Corners Road.

Overview and Analysis

Water and Wastewater Treatment-

Water and wastewater treatment will be provided to the site by the Jefferson Water and Sewer District.

School District-

The majority of the site falls within the Licking Heights School District, approximately sixteen (16) lots fall within the Gahanna School District. The Licking Heights West Elementary School is located immediately to the southwest of the proposed subdivision.

Emergency Services-

Jefferson Fire Department provides emergency services to this site.

Stormwater Management-

The applicant has addressed all stormwater related concerns of both the Franklin County Drainage Engineer's office and the Franklin Soil and Water Conservation District. The site will use curbs and gutters to direct stormwater to a system of retention/detention basins located within reserves to manage stormwater. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

The preliminary plans show a retention/detention basin on an adjacent property owned by the Jefferson Township Board of Trustees. No inlets or outlets are shown with this basin. If it is the applicant's intent to use this basin as part of the subdivision's stormwater infrastructure it must comply with the Stormwater Drainage Manual and the property must be included as part of the final plat. If this is not the applicant's intent then the basin should not be shown on construction plans or the final plat.

Traffic and Access Management –

Comments from the Franklin County Engineer's Office:

1. Sixty (60) feet of right-of-way from the centerline along the property frontage on Havens Corner must be dedicated to the Board of County Commissioners; this has been shown on the preliminary plan.
2. The applicant must prepare a traffic impact study to determine if any off-site improvements are necessary. This study must be approved by the Franklin County Engineer's office.
3. The applicant will be responsible for any off-site improvements that may be needed.

The streets within the subdivision will have a pavement width of 25 feet. The width at the entrance from Havens Corners Road will be 36 feet wide. The subdivision will include sidewalks 4 feet wide throughout and an easement 20 feet wide is shown for a possible future bike path. The subdivision will have one (1) new access point to Havens Corners Road. There is an existing stub street, Narrow Leaf Drive, in Morrison Farms, Section 4 that will connect to the proposed development. There is also an existing stub street in Jefferson Run that will connect with the southern portion of the proposed development.

A stub street is proposed to connect with the, currently undeveloped, parcel to the south. Lot #1 of the development has an existing single-family home on the lot; this lot will continue to have direct access to Havens Corners Road.

Lot #2 of the development has an existing farm house with several accessory structures located on the lot. This lot has access to Taylor Road (City of Pataskala) through an existing parcel that is located within the City of Pataskala. Reserve D has been identified as a possible future vehicular access to this site. This would allow lot #2 to have direct access to the proposed development if needed.

The Brookside subdivision, located immediately to the east in Pataskala, provided a stub street to allow connection to any future development on the subject parcels. The preliminary plan does not show a connection to this stub street as required by the Franklin County Subdivision Regulations. The applicant has requested a variance from this requirement.

Open Space & Conservation Efforts-

The proposed development site includes two streams and four wetlands. The applicant has provided the required stream and wetland buffers to protect these natural features. At the request of staff the applicant has indicated an easement 20 feet wide for a bike path that in some locations enters the buffer area. The proposed easement alignment is as far from these natural features as possible and staff believes that a future bike path through these buffer areas will not reduce the buffer area's ability to perform its natural functions. To help protect the buffer areas they are completely contained within reserves, not

encroaching on any individual lots. The buffer areas must remain undisturbed with the exception of any future bike path construction within the bike path easement area.

In accordance with the Townships efforts to create and link open space, this proposal provides an additional 33.0-acres of open space. With the exception of Reserve D, all reserves will be owned by Jefferson Township and maintained by the Morrison Farms East Homeowner's Association.

Zoning and Comprehensive Plan-

The proposed subdivision is located in the Planned Suburban Residential (PSR) district which allows a housing density of 2.5 units per acre and requires 35% open space. The proposed subdivision complies with these requirements having a housing density of 2.45 units per acre and 35.4% open space.

The Jefferson Township Future Land Use map recommends the subject area for high density residential uses with 2.5 units per acre. The proposal is in compliance with the Future Land Use map.

Staff Recommendation

Variance requests:

The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.

Staff recommends ***denial*** of the proposed variance from Sections 502.13(B)(10) and 502.13(D)(3) of the Franklin County Subdivision Regulations that requires street connections to existing stub streets. The reason for recommending denial is that the variance fails to meet the requirements listed above for approving a variance.

Staff recommends ***conditional approval*** of the proposed variance from Section 402.01(B) to allow the construction of homes with basements in soils identified as being poorly drained.

The condition of approval is that the owners of lots identified in Note G must use basement construction techniques that ensure the structural integrity of the buildings and prevent ground water from leaking into basements.

Preliminary Plan request:

Staff recommends *conditional approval* of the preliminary plan to allow the construction of a 229 lot single-family subdivision with 33.0-acres of open space.

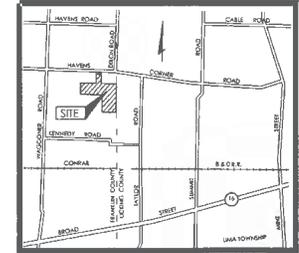
The conditions of approval are as follows:

1. The property to the south owned by the Township Board of Trustees must be included in the final plat if the retention/detention basin will be used as part of the subdivisions stormwater infrastructure. If the basin is part of the stormwater infrastructure it must comply with the Stormwater Drainage Manual and an easement must be provided for the basin.
2. The stream buffer zone label along Rameys Run Creek must be revised on the final plat to be a stream buffer zone/drainage easement.
3. The applicant must complete a Traffic Impact Study for the proposed development.
4. The applicant must pay for any necessary off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
5. Sixty (60) feet of right-of-way from the centerline along the property frontage on Havens Corner must be dedicated to the Board of County Commissioners.
6. The final plat must include a street connection to Marcrest Drive.
7. Sidewalks must be 5 feet in width.
8. The open space/reserves must be delineated in accordance with the township's zoning approval which requires a minimum of 2-split rails.



NOTES

- NOTE "A":** All of Morrison Farms East is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 37049C02219C, effective date June 17, 2003.
- NOTE "B":** Reserves "A" through "C" & "E" through "J" shall be owned by Jefferson Township and maintained by the Morrison Farms East Homeowner's Association as Passive Park / Open Space and Detention/Retention. Reserve "D" shall be owned by and maintained by Lot 2 for possible vehicular access.
- Reserves "C", "I" and "J" will be maintained in their natural state subject any necessary stormwater facilities. A grass strip five feet in width will be maintained within the reserves along the rear of the lots.
- NOTE "C":** All contours shown hereon are set in two foot intervals.
- NOTE "D":** Lots 1 through 10 and 223 through 229 are located in Colonna School District. Lots 2 and 11 through 222 are located in the Licking Heights School District.
- NOTE "E":** Pavement widths as shown hereon are from edge of pavement to edge of pavement. It does not include the curb & gutter.
- NOTE "F":** Sub streets are intended to be extended in the future for access to adjacent properties. No extension of the sub street will be allowed without plat or deed. A "No Outlet" sign shall be placed at the entrance to the sub street and a barricade placed at the end of the sub street. A temporary turnaround will be provided in accordance with the regulations of the office of the County Engineer.
- NOTE "G":** Prior to construction of the footing/foundation for the residential building to be constructed on each of the lots 28-53, 76-79, 88-89, 94-105, 108-109, 112-114, 198-200 and 202-209, the builder of such building shall contact with the Franklin County Development Department for the purpose of determining if special foundation and/or basement construction techniques greater materials are to be employed on such lot.
- As a part of the basement construction for the homes within the above mentioned lots, the developer will install inside and outside foundation drain tiles as well as a back up sump pump.
- NOTE "H":** The developer shall obtain all required environmental permits.
- NOTE "I":** STREAM BUFFER ZONE: The "Stream Buffer Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Buffer Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.
- Additional restrictions include:
1. No dumping or burning of refuse.
 2. No hunting or trapping.
 3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
 4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, rotting, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
 5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.
- All Stream Buffer Zones and wetland setbacks shall be completely within the open spaces and not a part of the lots.
- NOTE "J":** All roadway improvements along Havens Corner Road, associated with this development shall be performed at the time the connection is made.
- NOTE "K":** The subject site for Morrison Farms East is owned by Rockford Homes Inc. Parcel Number 171-000567-03 and 171-000007-00.
- NOTE "L":** Four foot sidewalks will be constructed within the road right-of-ways throughout the development on both sides of the street.
- NOTE "M":** Morrison Farms East is located within the Pollution Potential Index Range from 100-119 in the following Hydrogeological Settings: T209 113, T300 103 and 7A FB 116 as shown in the ODR Division of Soil & Water Resources Franklin County, Ohio.
- NOTE "N":** All existing underground drain lines within the development shall be connected to the proposed storm sewer system.
- NOTE "O":** All stormwater facilities BMP's shall be a part of the Franklin County Ditch Maintenance Program and will be maintained by the Franklin County Engineers Office. Appropriate flood routing and drainage easements will be provided on the final plat.



SITE MAP
Not to scale

SITE STATISTICS

Total Acreage:	93.3 Acres
Number of Lots:	229
Gross Density:	2.43 lot/Acre
Zoning Classification:	Planned Suburban Residential
Open Space:	33.0 Acres
Reserve "A":	1.44 Acres
Reserve "B":	6.34 Acres
Reserve "C":	3.14 Acres
Reserve "D":	2.44 Acres
Reserve "E":	1.24 Acres
Reserve "F":	0.34 Acres
Reserve "G":	1.54 Acres
Reserve "H":	0.34 Acres
Reserve "I":	7.14 Acres
Reserve "J":	10.84 Acres

DESIGN STANDARDS

BUILDING LINE:	25'
SIDE SETBACK:	5' min (10' total)
REAR SETBACK:	20% of Lot Depth
MINIMUM LOT AREA:	7200 SQ. FT.

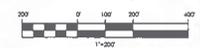
TABLE OF CONTENTS

INDEX & NOTES	1
PRELIMINARY PLAT	2-3
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EROSION & SEDIMENT CONTROL PLAN	6-7
EROSION & SEDIMENT DETAILS	8

RECEIVED

SEP 26 2012

Franklin County Planning Department
Franklin County, Ohio



DATE	DESCRIPTION
07-15-12	REVISED FOR FRANKLIN COUNTY COMMENTS
07-24-12	REVISED FOR TECHNICAL REVIEW MEETING COMMENTS

PREPARED BY:

EMHT
Engineers • Surveyors • Planners • Scientists
1000 New Albany Road, Columbus, OH 43264
Phone: 614.775.4300 Fax: 614.775.7348
emht.com

PREPARED FOR:

Rockford Homes
Quality Crafted for Better Living

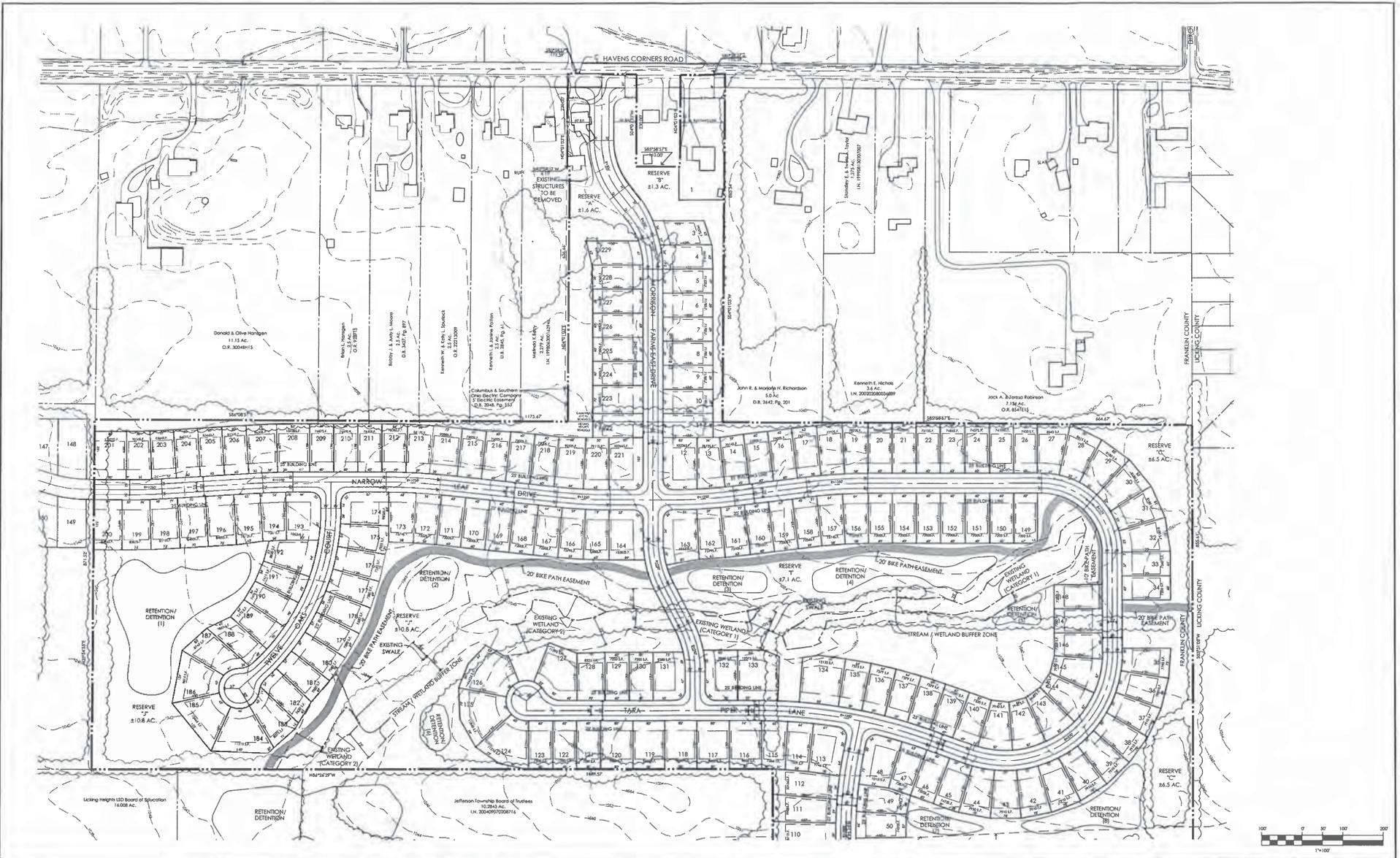
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

PRELIMINARY PLAN FOR

MORRISON FARMS EAST

INDEX

LOCATED IN:	
QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16	
UNITED STATES MILITARY LANDS	
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO	
Date	Job No.
SEPTEMBER 18, 2012	2012-0905
Scale	Sheet
1" = 200'	1/8



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REVISIONS	
DATE	DESCRIPTION
09-18-12	REVISED FOR FRANKLIN COUNTY COMMENTS
09-26-12	REVISED FOR TECHNICAL REVIEW MEETING COMMENTS

PREPARED BY:

EMHT
 ENGINEERS • SURVEYORS • PLANNERS • EROSION CONTROL SPECIALISTS
 100 West Liberty Road, Columbus, OH 43204
 Phone: 614.275.4500 Fax: 614.275.3448
 www.emht.com

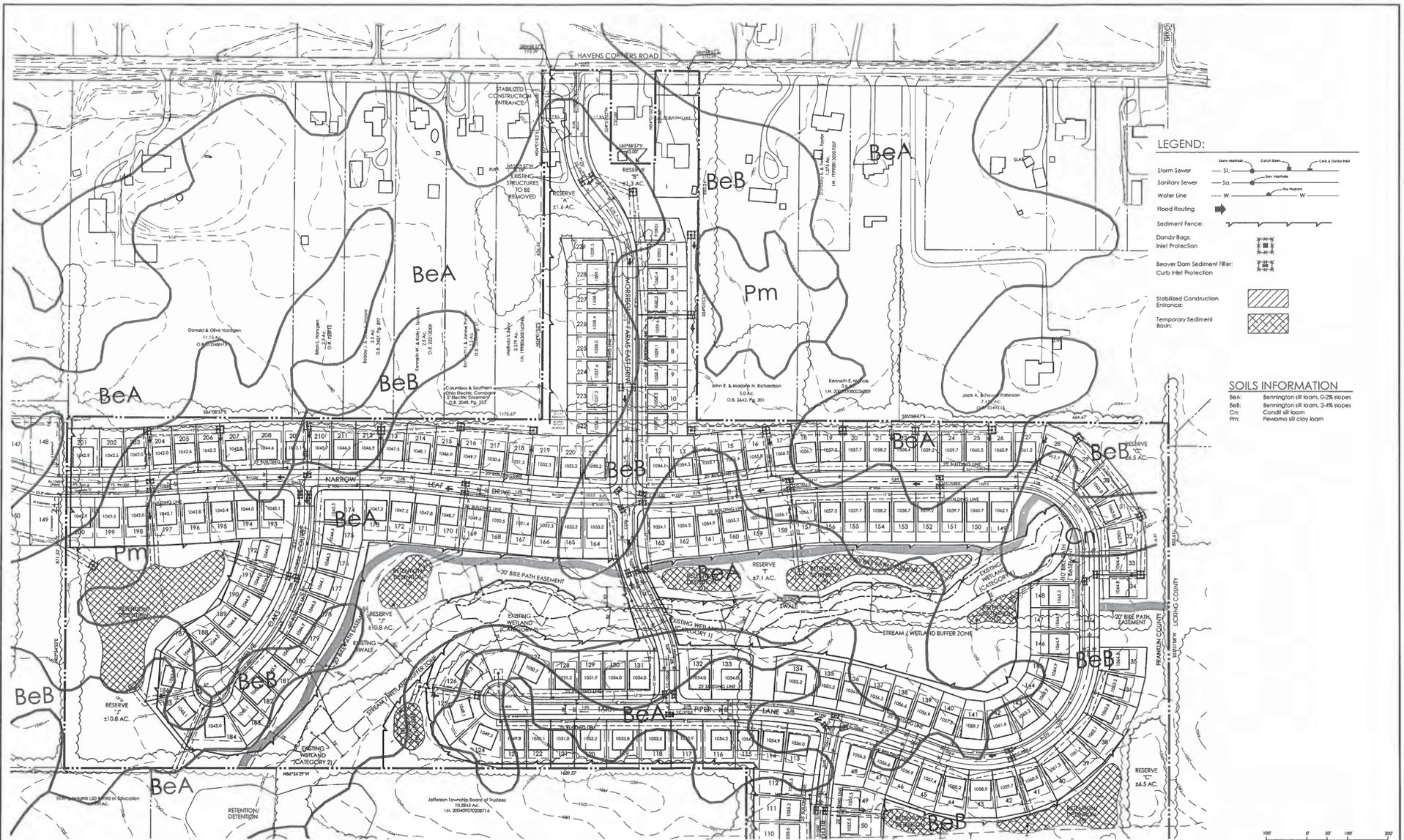
PREPARED FOR:

Rockford Homes
 Quality Crafted for Better Living

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
MORRISON FARMS EAST
 PRELIMINARY PLAN

LOCATED IN:
 QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	Job No.
SEPTEMBER 18, 2012	2012-0905
Scale	Sheet
1" = 100'	2/8

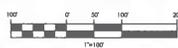


LEGEND:

- Storm Sewer: S1
- Sanitary Sewer: S2
- Water Line: W
- Flood Routing: (Arrow symbol)
- Sediment Fence: (T-shaped symbol)
- Dandy Flap: (Symbol)
- Inlet Protection: (Symbol)
- Beaver Dam Sediment Filter: (Symbol)
- Curb Inlet Protection: (Symbol)
- Stabilized Construction Entrance: (Hatched box)
- Temporary Sediment Basin: (Cross-hatched box)

SOILS INFORMATION

- BeA: Berntington silt loam, 0-2% slopes
- BeB: Berntington silt loam, 2-4% slopes
- Cx: Condit silt loam
- Pm: Piquemaw silt clay loam



REVISIONS	
01-15-13	DISCUSSION
01-28-13	REVISED FOR FRANKLIN COUNTY COMMISSIONS
01-30-13	REVISED FOR TECHNICAL REVIEW MEETING COMMENTS

PREPARED BY:

EMHT
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 1000 New Albany Road, Columbus, OH 43244
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 www.emht.com

PREPARED FOR:

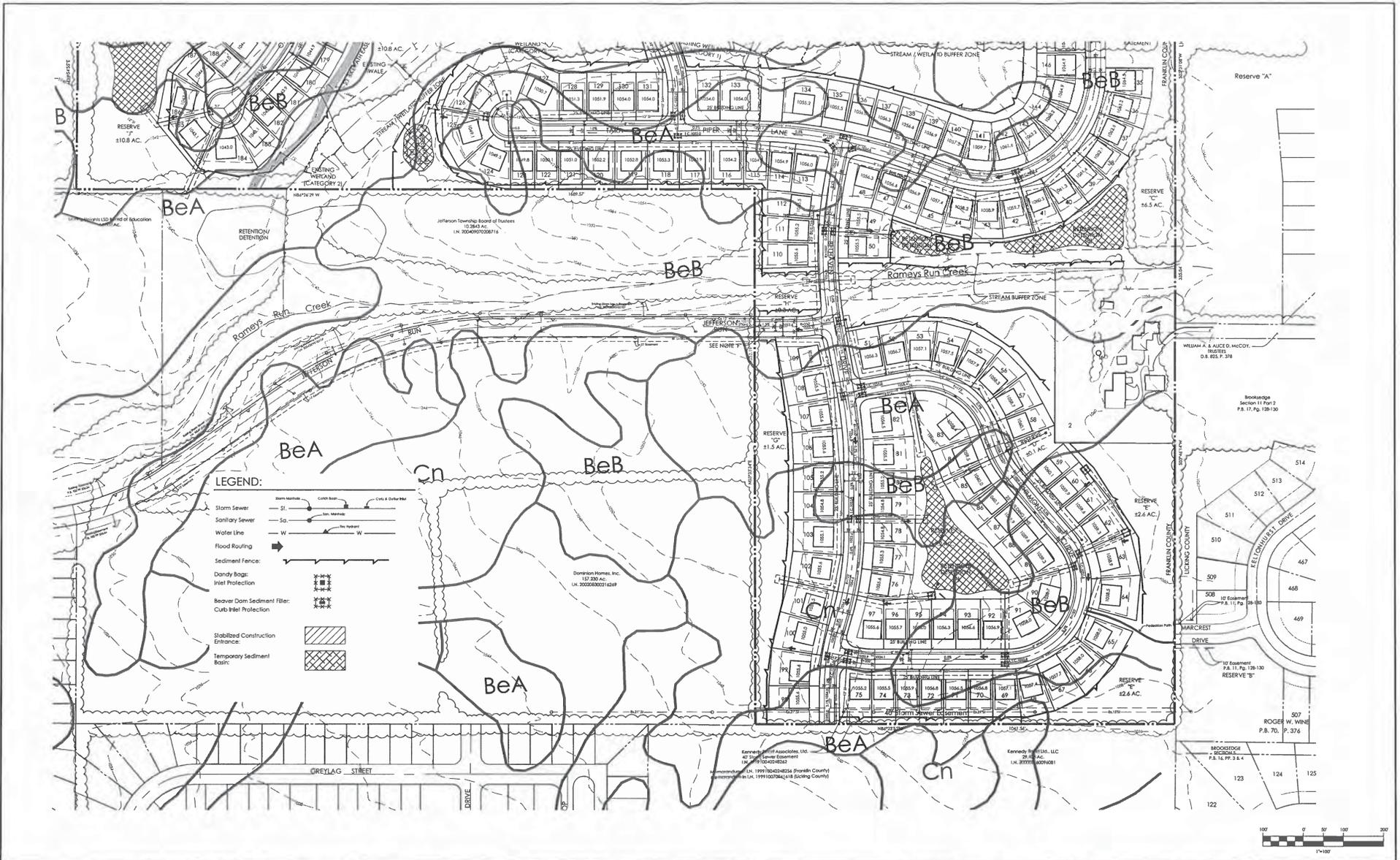
Rockford Homes
 Quality Crafted for Better Living

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
MORRISON FARMS EAST
 EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
 QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16
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 TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	Job No.
SEPTEMBER 18, 2012	2012-0905
Scale	Sheet
1" = 100'	6/8

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 7/27/2011 8:50 AM

REVISIONS	
DATE	DESCRIPTION
07-26-11	REVISED FOR FRANKLIN COUNTY COMMENTS
07-26-11	REVISED FOR TECHNICAL REVIEW MEETING COMMENTS

PREPARED BY:

 EMHT
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 www.emht.com

PREPARED FOR:

 Rockford Homes
 Quality Crafted for Better Living

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAN FOR
MORRISON FARMS EAST
 EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:
 QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date	Job No.
SEPTEMBER 18, 2012	2012-0905
Scale	Sheet
1" = 100'	7/8

SITE NARRATIVE

PLAN DESIGNER: EMH&T, Inc.
5500 New Albany Road
Columbus, OH 43224
Phone: 614-775-4500
Fax: 614-775-4500

OWNER: Housley Homes, Inc.
899 Polaris Parkway
Columbus, OH 43260
Phone: 614-785-0010
Fax: 614-785-9181

DEVELOPER: Same

DESCRIPTION: The site consists of approximately 53 acres of open field and wooded area. Activities will include the construction of single-family units, street, storm sewer, sanitary sewer and water lines. 70% of the site will be disturbed.

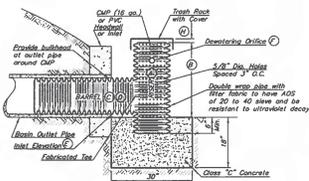
EXISTING SITE CONDITIONS: The site area drains south to an unnamed tributary and towards Ramsey's Run.

REGULATORY AGENCIES: Ramsey's Run

ADJACENT AREAS: The overall development is bordered to the north by Housley Corner Road to the south by Ramsey Road, to the west by the Franklin/Licking County line and to the west by Morrison Farms Section 4.

SOils: The soil on the site consists of:
Bss - Bennington silt loam, 0 to 2% slopes
Bss - Bennington silt loam, 2 to 18% slopes
CN - Canfield silt loam

NOTE: All erosion and sedimentation control practices are subject to field modifications at the discretion of the City of Columbus and/or the Ohio EPA.



TEMPORARY SEDIMENT BASIN STRUCTURE
No Scale

Location	Tributary Acreage	Required Basin Volume		Proposed Basin Volume		Control Structure								
		ft ³	ft ³	ft ³	ft ³	Flow (cfs)	Height (ft)	Length (ft)	Width (ft)	Grate Size (ft)	Grate Spacing (ft)			
1	18.2 AC	1,229 C.Y.	1,229 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1037.0	2.5'	21'	2"
2	2.4 AC	162 C.Y.	162 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1040.0	2.5'	21'	2"
3	9.2 AC	621 C.Y.	621 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1054.0	2.5'	21'	2"
4	10.1 AC	682 C.Y.	682 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1053.0	2.5'	21'	2"
5	4.3 AC	304 C.Y.	304 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1052.0	2.5'	21'	2"
6	0.4 AC	27 C.Y.	27 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1044.0	2.5'	21'	2"
7	4.3 AC	291 C.Y.	291 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1047.0	2.5'	21'	2"
8	2.8 AC	198 C.Y.	198 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1048.0	2.5'	21'	2"
9	15.4 AC	1,040 C.Y.	1,040 C.Y.	15'	60"	15'	60"	15'	10'	0.50%	1045.0	2.5'	21'	2"

- GENERAL NOTES:**
- Sediment basins shall be constructed and operational before upside load disturbance begins.
 - INLET PIPE BASE: The inlet pipe shall be set at a minimum of 6 in. in the concrete base.
 - TRASH RACKS: The top of the trash rack shall be fitted with trash racks firmly fastened to the inlet pipe.
 - SEDIMENT CLEANOUT: Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to a height equal to the height of the riser. Sediment removed from the basin shall be placed on a site that will not erode and stabilized similar to other site material placed on the site.
 - FINAL REMOVAL: The sediment control structure shall be removed only after the upstream drainage area is stabilized. Dewatering and removal shall not cause sediment to be discharged.

TEMPORARY AND PERMANENT SEEDING

The sites of eroding and eroding are to be seeded with the best seed available. Seeding has been assumed to be 5'-0" outside the work limits or the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas outlined within the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING: Any area which will be left dormant (unplanted) for more than 45 days shall be seeded within 7 days of termination of work. Disturbed areas within 50 feet of a stream, foot curb or slope shall be stabilized with 2 days of seedlings. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if time is necessary.

Forster 12-12-12	12 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Total	300.0/1000 sq. ft.

PERMANENT SEEDING: Any area that is left dormant shall be seeded within 7 days of termination of work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if time is necessary. Seed conditions for permanent seeding is March 1-May 31 and August 1-September 30.

TEMPORARY SEEDING

SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Nov. 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

NOTE: Other approved seed species may be substituted.

PERMANENT SEEDING

SEED MIX	SEEDING RATE		NOTES
	lb/acre	lb/1000 sq. ft.	
GENERAL USE			
Crowfoot Red Fescue	20-40	1/2-1	
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	10-20	1/4-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
STEEP BANKS or CUT SLOPES			
Tall Fescue	40	1	Do not seed later than
Orchard Grass	20	1/2	August
Dwarf Fescue	20	1/2	August
ROAD DITCHES and STABLES			
Tall Fescue	40	1	
Dwarf Fescue	20	1/2	
Kentucky Bluegrass	60	1 1/2	
Parthenoc Bluegrass	60	1 1/2	
Kentucky Bluegrass	60	1 1/2	For shaded areas
Crowfoot Red Fescue	60	1 1/2	

NOTE: Other approved seed species may be substituted.

SEDIMENT AND EROSION CONTROL NOTES

MAINTENANCE: It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris which has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the contractor shall repair or replace at no additional cost to the owner.

INSPECTIONS: The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once per every seven calendar days or within 24 hours of a 5" storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

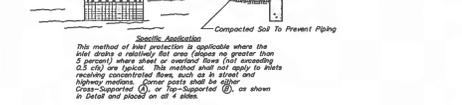
CONTRACTOR'S RESPONSIBILITIES: Details have been provided on the plans in an effort to have the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.B.R. Manual "Sedimentation and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continuous protection of the site throughout the earth moving activities.

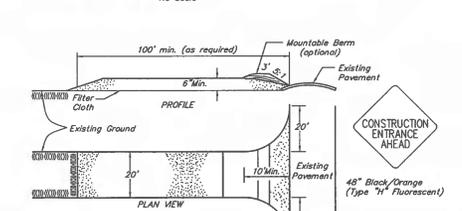
Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer and the Ohio EPA.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam. If it may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any immediate weather. The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site loading of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up only. The Contractor shall be responsible to ensure that no soil or liquid wastes are discharged into storm water. Unleaded sediment-laden runoff shall not flow off of site without being diverted through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or along-side rivers, streams, or creeks or into natural or man-made channels or existing loading facilities. Concrete wash water and surplus concrete shall be contained in approved areas after loading; these waste materials shall be removed from the site.



SEDIMENT FENCE DROP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS:

- These signs - Use 3" letters or red/white or red/reflective or recycled concrete equivalent.
- Length - As required.
- Thickness - Not less than six (6) inches.
- Signs - Fifteen (15) feet minimum, but not less than the full width of public right-of-way or express occurs.
- Signs - Signs shall be placed in advance of the entrance.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If pipes are required, it must be installed with 6" diameter pipe.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way or express occurs with additional signs and conditions changed and replaced or cleaned of any measure used to trap all sediment applied, dropped, washed or tracked onto public right-of-way or express occurs.
- Warning - Signs shall be placed to warn sediment prior to entrance onto public right-of-way. When warning is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

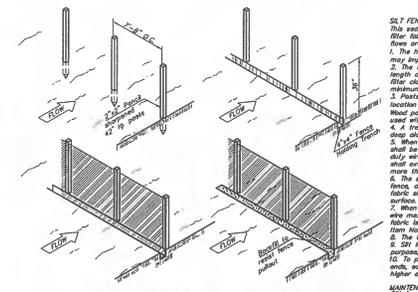
(See Inlet, Sheet 3)
No Scale

GRADING REQUIREMENTS: The site will be stripped of unstable material and will require fill over the site to bring grade up to sub-base level of the site will be graded to drain back onto the site. All utility areas will be conducted through the site and storm system with excess above panning volume being discharged through emergency overflow.

EROSION AND SEDIMENT MEASURES: Erosion and sediment will be controlled by the use of inlet protection at proposed inlets. The contractor shall stabilize with control structures, and filter fabric fence will be constructed as per plan.

PERMANENT STABILIZATION MAINTENANCE: The site will be stabilized by the use of seeding or sodding in overcut areas. All erosion control devices are to be inspected by the construction superintendent daily and other significant criteria. Any damaged facilities are to be repaired/replaced immediately as may be necessary.

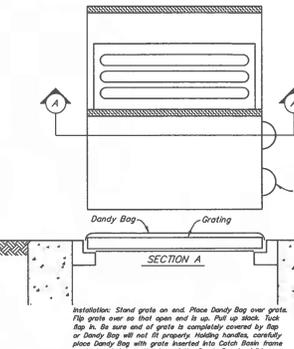
CONSTRUCTION SEQUENCE: The contractor shall construct the stabilized construction entrance as shown on this sheet and sheet 5 prior to commencement of construction activities. Erosion control devices will be installed after site grading, construction of temporary sediment control basins and structures as early as possible in the construction sequence. Storm sewer will be installed with inlet protection provided at all structures. Only other areas have been paved and seeded/faceted may the erosion control devices be removed and storm sewer pipe and inlets cleaned of all sediment incurred during construction.



SILT FENCE: This sediment barrier utilizes standard strength or extra strength synthetic filter fabric. It is designed for situations in which only short or contained flows are expected. Maximum Properties are listed in the provided fabric. The height of a silt fence shall not exceed 30-inches (higher fences may require use of extra strength fabric to assure stability of the structure). The filter fabric shall be purchased in a continuous roll out to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of 6" of each overlap, and securely sealed.

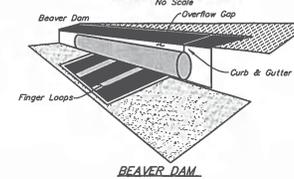
- Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven entirely into the ground (minimum of 12-inches). Wood posts will be a minimum of 3" long when extra strength fabric is used without the wire support fabric, wood posts shall not exceed 8 feet. A trench shall be excavated approximately 4-inches wide and 4-inches deep along the line of posts and upstream from the barrier.
- When standard strength filter fabric is used, a wire mesh support fabric shall be fastened securely to the upstream side of the posts using heavy duty wire staples of least 1/4-inch long, 16 wire or long legs. The wire mesh support fabric shall be a minimum of 2-inches and shall not extend more than 3-inches above the original ground surface.
- The standard strength filter fabric shall be stapled or wired to the mesh support fabric. The filter fabric shall be stapled or wired to the mesh support fabric at a minimum of 12-inches above the original ground surface. Filter fabric shall not be stapled or wired to the filter fabric. When extra strength filter fabric and closer post spacing are used, the wire mesh support fabric may be attached in such a way that the filter fabric is stapled or wired directly to the posts with other provisions of Item No. 2 applying.
- The trench shall be backfilled and soil compacted over the filter fabric. If 2" or more fabric has been removed when they have served their purpose, but not before the upstream area has been permanently stabilized, the trench shall be refilled and the filter fabric shall be replaced. The mesh shall be constructed upstream so that the ends are of a higher elevation.

MAINTENANCE: Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the intended useful life and become a hazard to the site, the fabric shall be replaced promptly. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be graded to conform with the existing grade, prepared and seeded.



Installation: Stand grate on end. Place Dandy Bag over grate. Fill grate over as that opens end is up. Put up stake. Fold flap to be sure end of grate is completely covered by flap or dandy bag will not fit properly. Holding handles, carefully place Dandy Bag with grate inserted into Catch Basin from one end not on top of the Dandy Bag in vehicle.

Maintenance: After all has dried, remove it from the surface of Dandy Bag with broom.



Installation: Stand grate on end. Slide the Beaver Dam bag on w/ Dam on top of the grate. Pull across down. Lay out on the side. Carefully back flap to Press fabric strips together. Install the unit making sure that edge of grate is inserted in frame first then lower back into place. Press fabric strips together that are located under lifting straps. This ensures straps remain flat with traffic.

Maintenance: With a stiff bristle broom or square point shovel remove silt & other debris off surface after each event.

Sediment fence fabric shall be 100% Type C Geotextile fabric or the equivalent to the following properties:

MATERIAL PROPERTIES	
MAXIMUM TENSILE STRENGTH	120 lb
MAXIMUM ELONGATION AT 60 LBS	50%
MINIMUM PUNCTURE STRENGTH	50 lb
MINIMUM TEAR STRENGTH	40 lb
MINIMUM BURST STRENGTH	200 psi
APPEARANCE OPENING SIZE	0.84 mm
MINIMUM PERMEABILITY	1 x 10 ⁻¹¹
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	75%

SEDIMENT FENCE DETAIL

No Scale

REVISIONS	
DATE	DESCRIPTION
09-18-11	REVISED FOR FRANKLIN COUNTY COMINGS
09-30-11	REVISED FOR TECHNICAL REVIEW MEETING COMMENTS

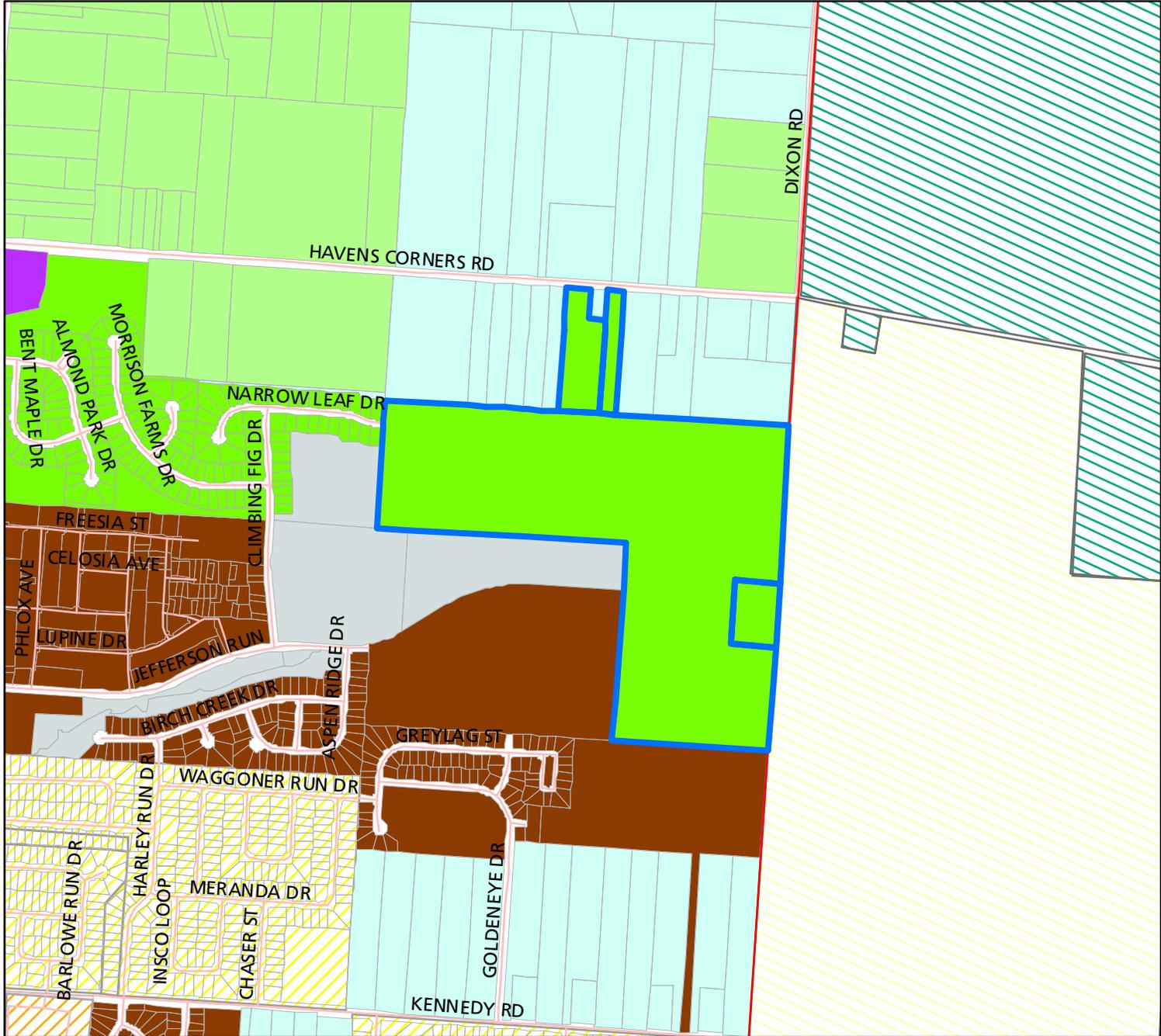
PREPARED BY: **EMH&T**
Engineers • Planners • Scientists
100 New Albany Road, Columbus, OH 43260
Phone: 614-775-4500 | Fax: 614-775-9181
emh.com

PREPARED FOR: **Rockford Homes**
Quality Custom for Today

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAN
FOR
MORRISON FARMS EAST
EROSION AND SEDIMENT CONTROL DETAILS
emh.com

LOCATED IN:
QUARTER TOWNSHIP 1 E. & TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date: SEPTEMBER 18, 2012
Job No.: 2012-0905
Scale: AS NOTED
Sheet: 8/8



641-V & 641-PP

Requesting a Variance from Sections 502.13(B)(10) and 502.13(D)(3) of the Franklin County Subdivision Regulations requiring street connections to existing stub streets and a Variance from Section 402.01(B) that prohibits basements in poorly drained soils.

Requesting preliminary plan approval of a 229 lot single-family subdivision with 33-acres

93.3 acres
Jefferson Township

- Morrison Farms East
- Franklin County Boundary

Jefferson Zoning

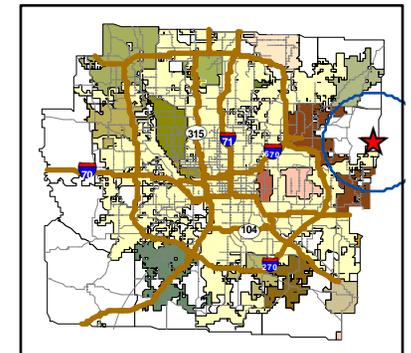
- Countryside Residential
- Restricted Suburban
- Planned Suburban Res.
- Suburban Periphery Res.
- Suburban Office & Inst.
- Government

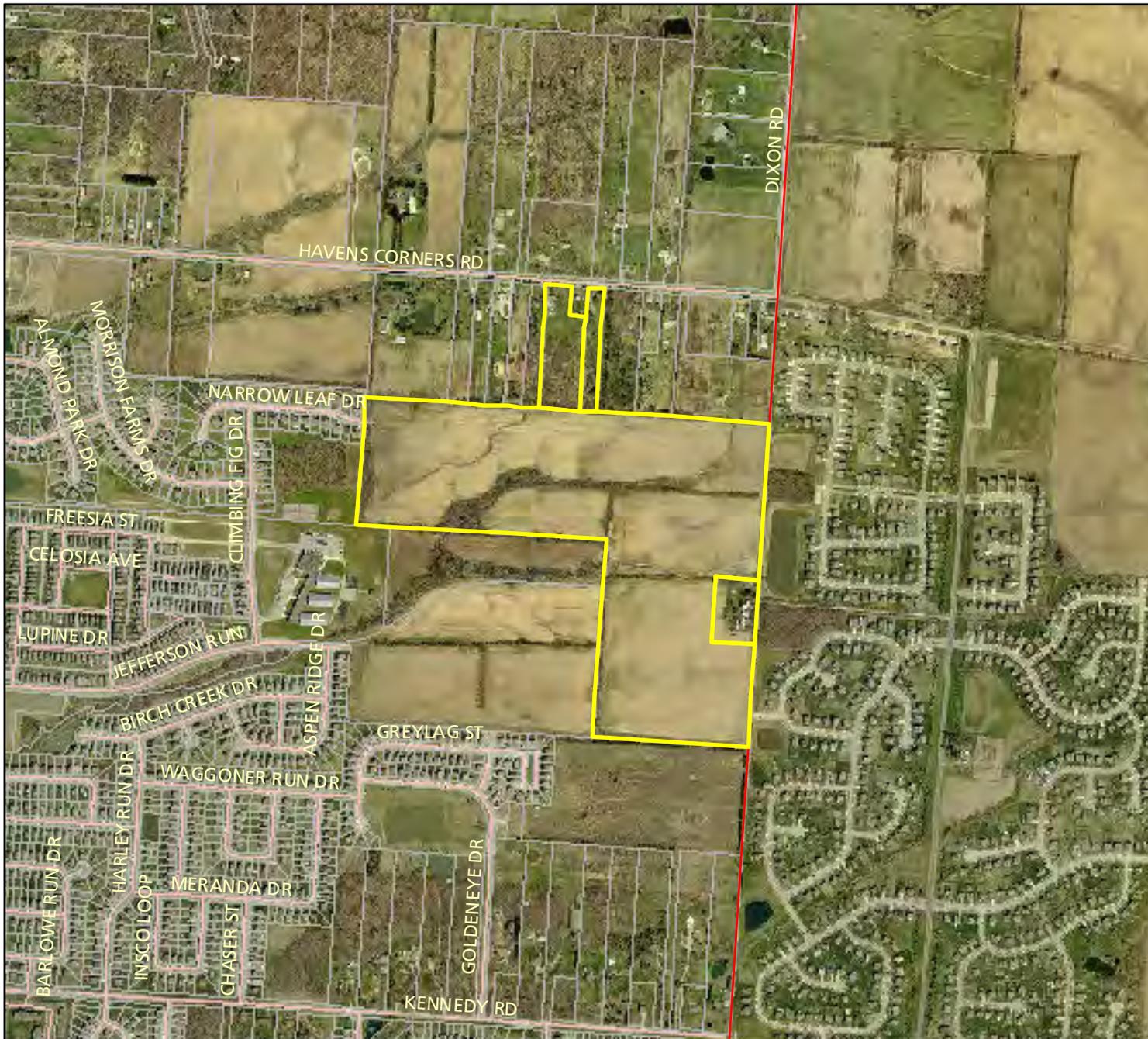
Columbus Zoning

- Residential
- Multi-family

Pataskala Zoning

- Pataskala R-87
- Pataskala PRD





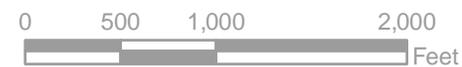
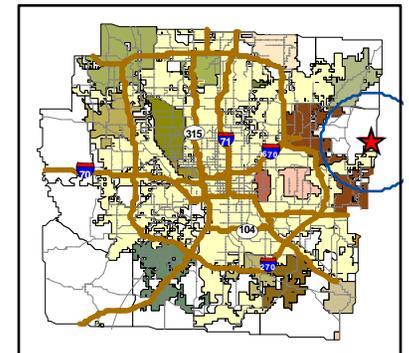
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Requesting preliminary plan approval of a 229 lot single-family subdivision with 33-acres

93.3 acres
Jefferson Township

-  Morrison Farms East
-  Franklin County Boundary
-  Parcels
-  Streets





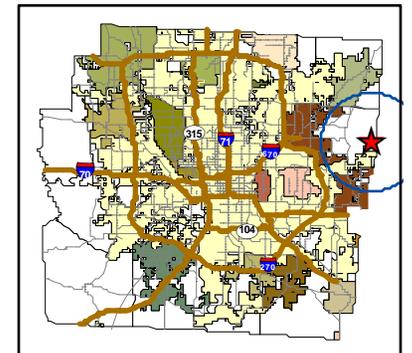
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Requesting preliminary plan approval of a 229 lot single-family subdivision with 33-acres

93.3 acres
Jefferson Township

- Morrison Farms East
- Franklin County Boundary
- Parcels
- ~ Streets





September 26, 2012

Mr. Lee Brown, AICP
Planning Administrator
Franklin County Economic Development
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215

RECEIVED

SEP 26 2012

Franklin County Planning Department
Franklin County, Ohio

Subject: Morrison Farms East

Dear Mr. Brown,

On behalf of our client, Rockford Homes, we are respectfully requesting a variance from Section 502.13 B, 10) and D, 3) of the Franklin County Subdivision Regulations requiring a street connection from Morrison Farms East development to the existing stub street, Marcrest Drive, in Licking County and Section 402.01 B) requiring the avoidance of having basements within the Pewamo and Condit soils.

Regarding the variance request for Section 502.13 B, 10) and D, 3) the development plan approval in Jefferson Township as well as the original preliminary plan approval in Franklin County did not require the extension of Marcrest Drive for vehicular access only pedestrian. The original preliminary plan expired and therefore we are requesting the approval of the preliminary plan as it was initially approved. Since the expiration of the plan the Franklin County Subdivision Regulations have since been updated and adopted that enforces to a much greater extent the connection of existing stub streets.

At the request of the administration our client, Mr. Don Wick of Rockford Homes, met with Jefferson Township Zoning Commission to discuss the issue. It was clear that the zoning commission was adamant they still do not want the connection and that any vehicular connection to Marcrest Drive would be in violation of the development plan. It is their belief that the connection would be problematic in providing possible cut through traffic within the development as per the Franklin County Subdivision regulations Section 502.13 E, 1) "Extension would result in potential regular use by non-local traffic as a cut through between arterial streets".

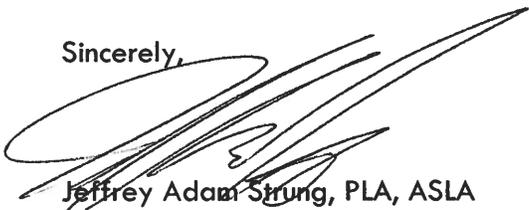
It should also be noted that the Morrison Farms East development has four different connections to other developments and / or arterial roads without this additional connection to the east. There are two connections to the west, one to the north and one to the south. The removal of this connection does not have an adverse effect to fire safety, dispersion of traffic and / or over connectivity to surrounding neighborhoods.

Regarding the variance request for Section 402.01 B) the developer is confident that the proposed basements within the Pewamo and Condit soils as identified on the preliminary plan can be adequately designed, constructed and maintained to alleviate any concerns of potential wet basements by including an exterior and interior drain tile and back up sump pump along with the general waterproofing installation.

In conjunction with these additional building techniques the developer/builder is more than willing to work with Franklin County Soils and Water and the Franklin County Engineer's Office to assure adequate drainage is provided including other alternatives that may be suggested.

We therefore respectfully request that the variance to eliminate the required vehicular access to Marcrest Drive be granted. Please feel free to give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Adam Strung', written over a large, light-colored scribble or background mark.

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture

Brown, Matthew

From: Welch,Brent
Sent: Friday, September 21, 2012 2:45 PM
To: Brown, Matthew; Brown, R. Lee
Cc: Crosier,William
Subject: FW: Morrison Farms East (Marcest Drive Connection)

Matt,

Please see our comments (below) regarding the Marcrest Drive connection in the Morrison Farms East Subdivision.

Thanks,

Brent

From: Brent Welch
Sent: Friday, July 27, 2012 10:46 AM
To: rbrown@franklincountyohio.gov; mybrown@franklincountyohio.gov
Cc: Mike Meeks; William F. Crosier
Subject: Morrison Farms East (Marcest Drive Connection)

Lee & Matt,

We would like the official record to show that the Engineer's Office believes the connection of Morrison Farms East to Brookside, in Licking County, via Marcrest Drive would be appropriate and benefit the traffic flow and circulation of the area.

However, we recognize that ultimately the roadway will be under Jefferson Township's jurisdiction and therefore the connection decision should be theirs to determine (with understanding that the interpretation of the Sub-Division Regulations and other zoning issues must still be considered).

Thanks,

Brent Welch
Franklin County Engineers
Traffic Department
614-525-3054
bwelch@franklincountyengineer.org

Brown, R. Lee

From: Dianne Harris [dcharris@ci.pataskala.oh.us]
Sent: Tuesday, October 02, 2012 11:16 AM
To: Brown, R. Lee
Subject: RE: Morrison Farms East - Proposed Jefferson Township Subdivision

Lee,
Unfortunately, the City Administrator is unwilling to provide official City support for the connector as I did not plan ahead far enough to notify our Planning and Zoning Commission, the Brooksedge Homeowners Association and residents on Marcrest/Keltonhurst that would probably have some concerns about the project.

Both Mr. Boland and I see that the connection to Marcrest was obviously planned for when Brooksedge was laid out and that good planning practice would be to have such a connector to provide a relief route in the event of a blockage of Havens Corners Road. Further such a connector would provide the opportunity to connect neighborhoods that share the same school assignments.

Should the connector be built, our Services Director requests that a marker be placed at the County / Municipal Line.
Dianne

From: Brown, R. Lee [<mailto:rlbrown@franklincountyohio.gov>]
Sent: Monday, September 24, 2012 12:45 PM
To: Dianne Harris
Subject: Morrison Farms East - Proposed Jefferson Township Subdivision

Diane-

I wanted to let you know that the subdivision we discussed two months ago is finally back on the agenda for Planning Commission in October. The applicant is not showing a connection between the two subdivisions. The applicant is going to request a variance from the Franklin County Subdivision Regulations to not connect the two developments. Please see the attached link for the information for 641-PP.

[http://www.franklincountyohio.gov/ftp/edp/uploads/Sept%20TRC%20e-packet%20\(sm\).pdf](http://www.franklincountyohio.gov/ftp/edp/uploads/Sept%20TRC%20e-packet%20(sm).pdf)

Let me know if you have any questions once you have a chance to look over the attached information. It is still our goal to allow for a connection between the two developments to allow for interconnectivity.

Thank you,
Lee

R. Lee Brown, AICP
Planning Administrator

Franklin County
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-5629
Fax: 614-525-7155
www.franklincountyohio.gov/edp



Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 10, 2012

Case #JACK-12-19

Prepared by: Anthony Hray

Applicant:	The Jones Fuel Company
Owner:	R.J. Jackson Pike, LLC
Township:	Jackson Township
Site:	3730 & 3760 Jackson Pike (PID# 160-000141, 000158, 000194 & 000198)
Acreage:	6.09-acres
Request:	Requesting to rezone from the Rural Residential (R) District to the Community Service (CS) District.

Summary

The applicant is seeking a rezoning to allow the property to be used for an automobile restoration and sales business. The proposal fails to comply with standards of the Jackson Township Zoning Resolution and is not consistent with the township comprehensive plan's future land use map. Staff recommends denial.

Request

The subject properties are located on the east side of Jackson Pike (State Route 104) just south of Interstate-270 in Jackson Township. The property located at 3730 Jackson Pike contains a single-family residence. The property at 3760 Jackson Pike is comprised of two tax parcels, those being 160-000158 and 000198, and contain a single-family residence and pole barn. The tax parcel ending 000194 has no assigned address and contains a pole barn and lean to.

The intent of the request is to allow for the operation of an automobile restoration and sales business on parcels 160-000158 and 000194. The remaining two parcels, each containing a single-family residence, will continue to be used as is until such time that the sites are redeveloped. However, no new development is proposed in association with this rezoning.

Existing Zoning District

The property is currently located in the Rural Residential (R) district. This district is intended for very low density, single-family residential development and agricultural land uses where central water and sanitary services are not available. Examples of permitted uses in the Rural Residential district include:

- Single-Family Residential and Accessory Structures
- Education Services
- Home Childcare
- Private Schools
- Religious Organizations
- Residential Group Home
- Vocational Schools

Proposed Zoning District

The Community Service (CS) district is intended to cluster a broad range of individual commercial establishments of a service, sales, repair and limited processing nature which serve the resident population. Properties zoned CS should be located on arterial roadways and not near residential areas. Examples of uses permitted in the CS district include:

- Amusement and Recreation Services
- Auto and Home Supply Stores
- Automobile Parking
- Automotive Dealers and Repair Shops
- Boat Dealers
- Coin Operated Laundry and Dry Cleaning
- Drug Stores
- Eating and Drinking Places
- Farm Markets
- Florists
- Fuel Dealers
- Gasoline Service Stations
- General Merchandise Stores
- Home Furniture and Equipment Stores
- Lumber and Building Materials Stores
- Membership Organizations
- Mobile Home Dealers
- Motor Vehicle Dealers
- Paint, Glass and Wallpaper Stores
- Religious Organizations
- Retail Nurseries, Lawn and Garden Supply Stores
- Storage and Processing of Agricultural Products
- Used Merchandise Sales

Comprehensive Plan

Jackson Township's Comprehensive Plan was adopted in 2010. The comprehensive plan's future land use map recommends the subject properties for Limited Range Commercial uses. This land use category is intended for a smaller range of low-intensity retail and personal service establishments to serve the daily needs of the surrounding residential areas.

A significant amount of the eastern portion of the subject properties are within the 100-year floodplain boundary and are included in the Stream Buffer land use category. This category recognizes these areas as being environmentally sensitive and construction, parking lots and dredging and filling activities should be prohibited. Areas within the floodplain boundary should be preserved and protected from development. This ensures that they can continue to perform their natural functions and provide ecological benefits in addition to reducing the risk of loss of property and life during storm events.

The proposed rezoning conflicts with the future land use map. According to the comprehensive plan, Neighborhood Cluster (NC) and Planned Commercial (PC) are the appropriate zoning districts for this area. The proposed use is not permitted in the NC district; however, it is a permitted use in the PC district.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Rural Residential	Two-Family Residential
East	Rural Residential	Soil, Sand and Gravel Quarry
South	Rural Residential	Soil, Sand and Gravel Quarry
West	Planned Industrial	Single-Family Residential Storage Facility

Zoning District Requirements

In addition to the General Provisions of the Jackson Township Zoning Resolution, standards for arrangement and development of land and buildings in the Community Service (CS) district are subject to the dimensional requirements (lot size, setbacks and coverage) of Chapter 206.

The applicant has not proposed any new physical site development at this time; the only change will be in the zoning of the property. However, the lots in their current state do not meet the minimum lot width of land in the CS district, as required by Chapter 206 – Table 2 Dimensional Requirements:

- *Minimum lot width is 200 feet*
 - The four lots range from 175-125 feet in width
 - The applicant has stated their intent to combine parcels 160-000158 and 000194 which will be occupied by the proposed automobile restoration and sales business. This will create a lot that meets the minimum width requirement. However, the remaining two lots will not comply with this requirement.

Staff review

Water supply and Wastewater disposal: The subject properties are served by on-site water and wastewater systems designed for single-family residential use. Considering the broad range of commercial uses that would be permitted by this proposal, a change in use or a new development could be problematic if the existing systems are inadequate or if the site is not capable of supporting on-site water and wastewater treatment for a more intense use. The Franklin County Public Health Department and Ohio Environmental Protection Agency are responsible for reviewing and approving on-site water and wastewater treatment systems. To address these concerns and any potential limitations, the Planned Commercial (PC) district, having the ability to restrict the range of permitted uses based on the capabilities of the existing or a new water and wastewater system, is more appropriate for this area.

Access: Access is provided from Jackson Pike (State Route 104). No additional points of access are proposed at this time. The Ohio Department of Transportation (ODOT) has reviewed the proposal and has no concerns at this time. However, should future development occur and new access points are proposed, the developer will be required to obtain access permits from ODOT and follow the requirements set forth in the State's Access Management Manual.

Staff analysis

The proposed rezoning fails to comply with the minimum lot width required by the Community Service (CS) district and is not consistent with the land use recommendations of the township comprehensive plan's future land use map.

Staff Recommendation

Staff recommends *denial* of the proposed rezoning from the Rural Residential (R) district to the Community Service (CS) district. The reasons for denial are based on the fact that the proposal fails to meet the minimum lot width requirement of the CS district and the proposal is not consistent with the Jackson Township Comprehensive Plan Future Land Use Map.

DEVELOPMENT PLAN

Township of Jackson, County of Franklin, State of Ohio, part V.M.S. No. 469

PROPERTY LOCATION:

Situated in the Township of Jackson, County of Franklin, State of Ohio, and being a part of Virginia Military Survey No. 469.

Being a Survey of the following 4 parcels conveyed to RJ Jackson Pike, LLC:

- 1) Residual of 1.835 Acres recorded in Instrument No. 2004-12150284390, Auditor's Parcel No. 160-000141
- 2) Residual of 1.500 Acres recorded in Instrument No. 2004-10070234387, Auditor's Parcel No. 160-000158
- 3) Residual of 1.592 Acres recorded in Instrument No. 2004-10070234387, Auditor's Parcel No. 160-000194
- 4) Residual of 2.211 Acres recorded in Instrument No. 2004-10070234387, Auditor's Parcel No. 160-000198

All Deed references are of record in the Franklin County Recorder's Office.

BASIS OF BEARING

The bearings of this plan are based on the coordinates of Jackson Pike (State Route 104), as being S 09°35'46" E, and in an assumed Meridian used to denote angles only.

PREPARED FOR:

RJ Jackson Pike, LLC
350 Frank Road
Columbus, Ohio 43207

LEGEND

- - 5/8" o.d. Iron Pin Found
 - △ - P.K. Nail Found
 - ⊙ - Iron Pin Set
 - ⊕ - Railroad Spike Found
- L1- S 11°43'48" E 82.74'
- L2- S 09°59'41" E 89.95'

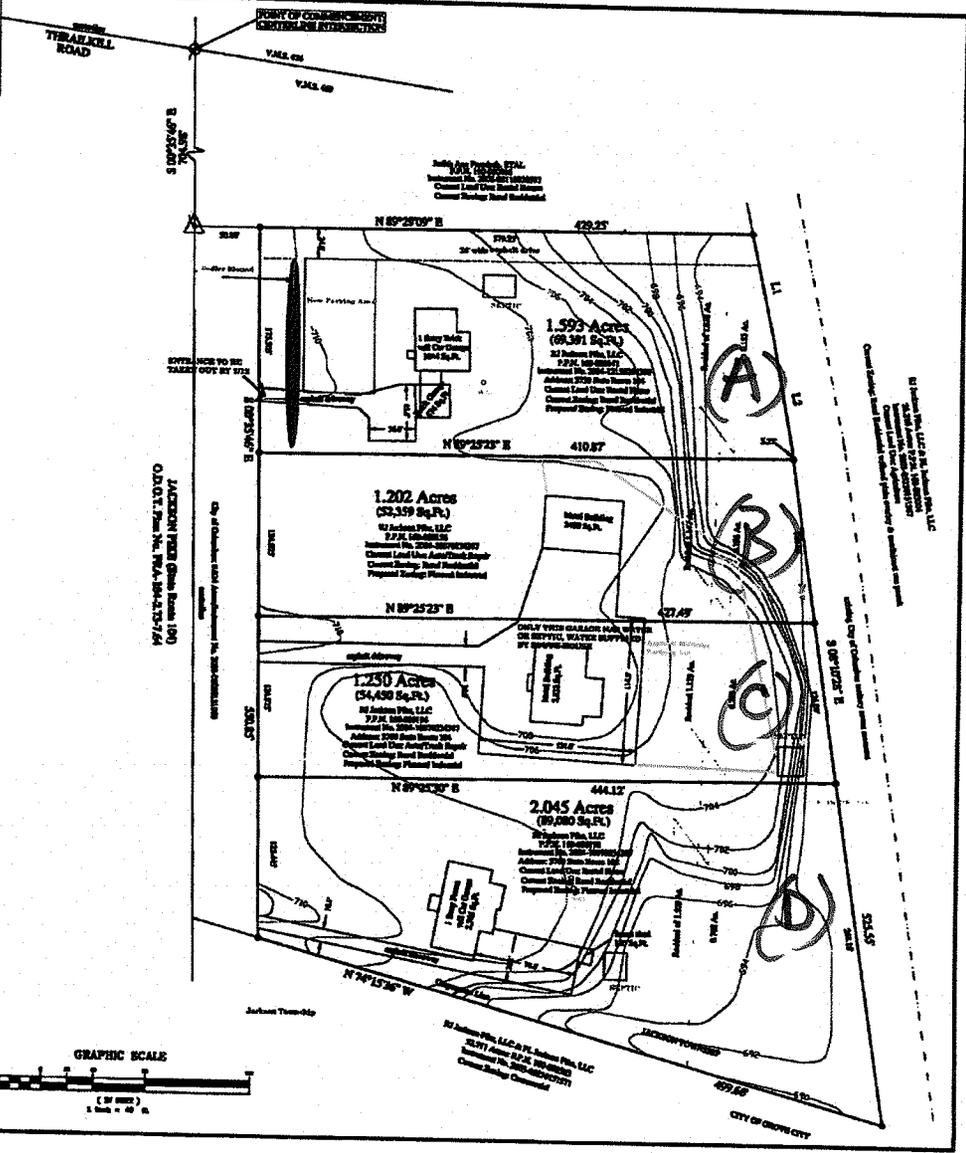
General Notes:

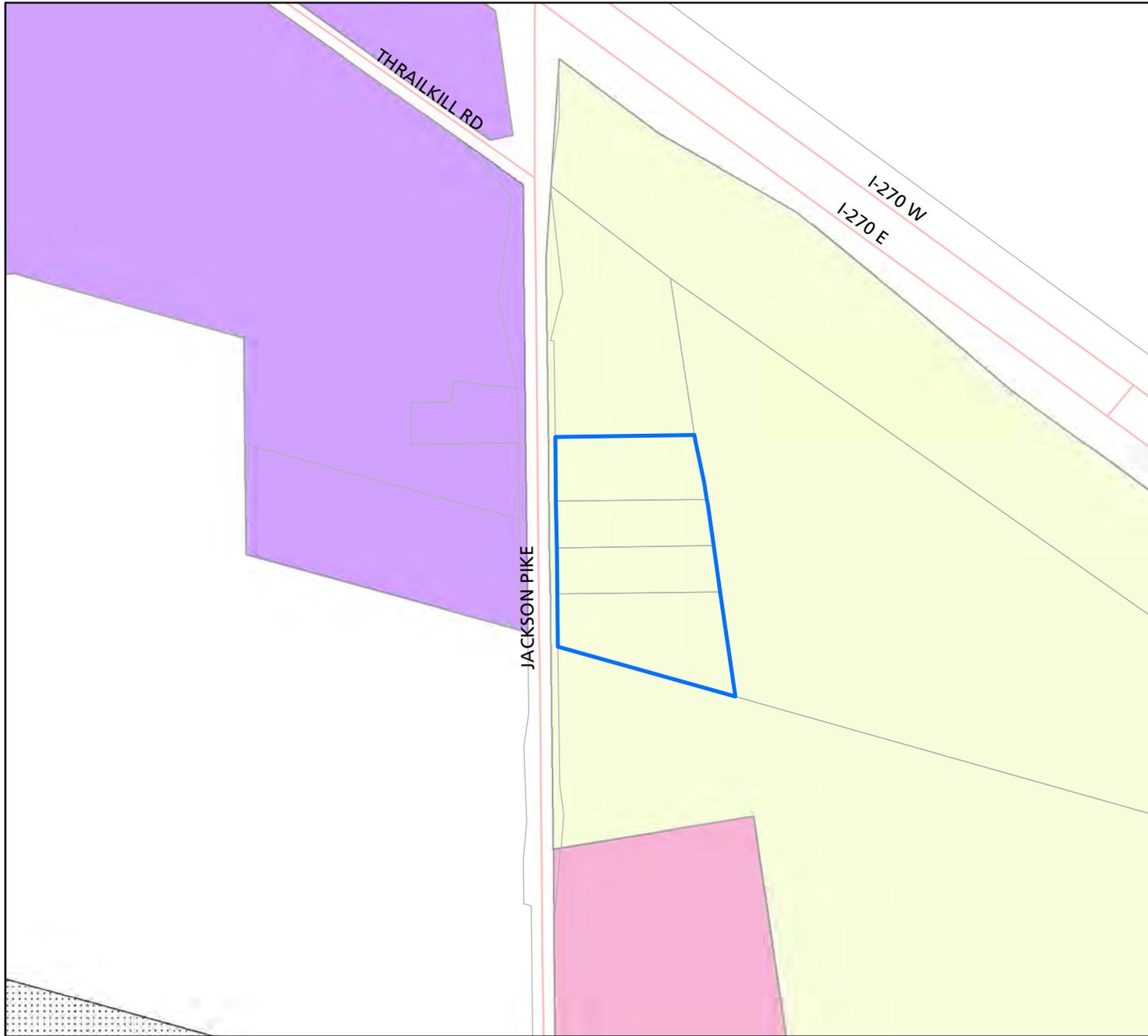
- 1) The 4 parcels shown have on site septic systems with option to tie into public system.
- 2) The 4 parcels shown have on site water wells with no current available public water.
- 3) Contour lines shown were taken from Franklin County GIS.

I hereby certify that an actual survey of the premises was made, and that this plan is correct to the best of my knowledge.

Dated: _____
Scott A. England, P.S.
Ohio Registered Surveyor #7432

Prepared By:
Scott A. England, P.S.
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-323-0644 FAX 740-928-9565
WWW.SURVEYORR.COM





JACK-12-19

Requesting to rezone from the Rural Residential (RR) district to the Community Service (CS) district to allow the operation of an automobile restoration and sales business.

6.09 acres
Jackson Township

3730 & 3760 Jackson Pike

Parcels

Streets

Jackson Zoning

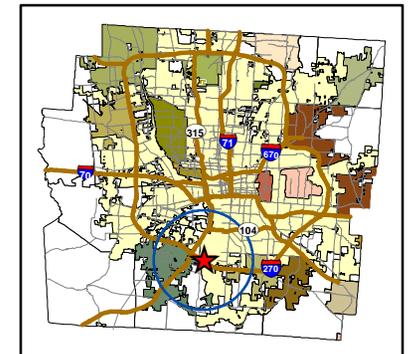
Agriculture-Conservation Open Space

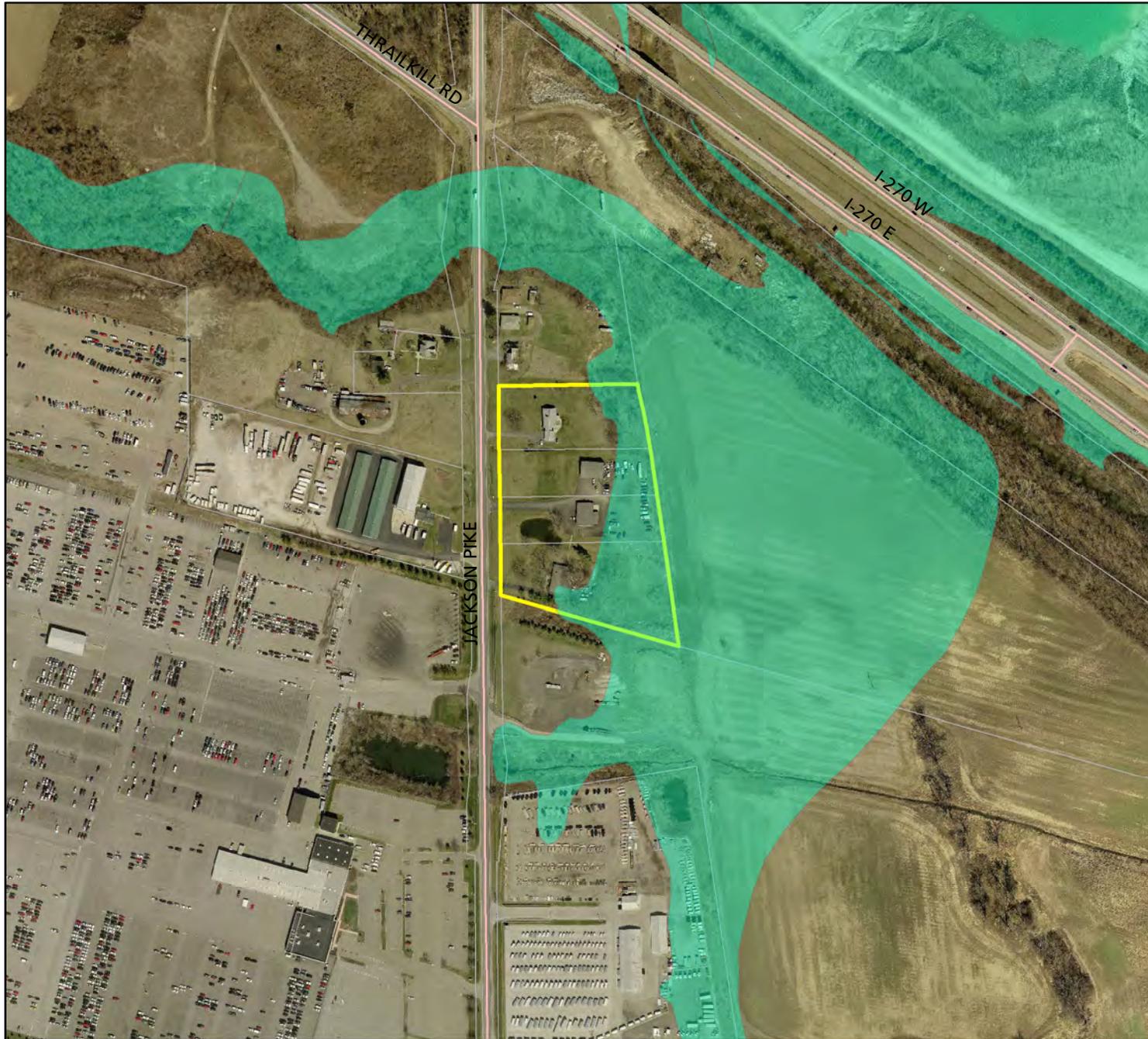
Rural Residential

Community Service

Multi-Use Overlay

Planned Industrial





JACK-12-19

Requesting to rezone from the Rural Residential (RR) district to the Community Service (CS) district to allow the operation of an automobile restoration and sales business.

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Jackson Township

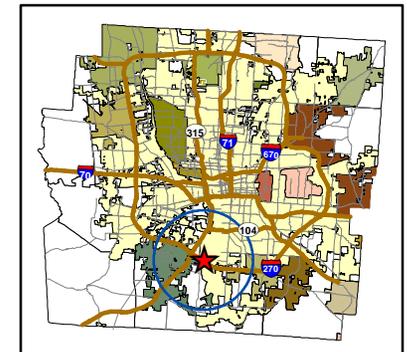
 3730 & 3760 Jackson Pike

Floodplain

 1% Annual Chance Flood

 Parcels

 Streets





JACK-12-19

Requesting to rezone from the Rural Residential (RR) district to the Community Service (CS) district to allow the operation of an automobile restoration and sales business.

6.09 acres
Jackson Township

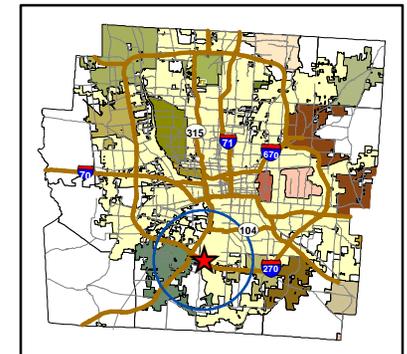
 3730 & 3760 Jackson Pike

Floodplain

 1% Annual Chance Flood

 Parcels

 Streets





Commissioner Paula Brooks • Commissioner Marilyn Brown • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 10, 2012

Case #JEFF-12-20

Prepared by: Anthony Hray

Applicant:	Scott Schmidt w/ Gahanna-Jefferson Board of Education
Owner:	Gahanna-Jefferson Board of Education
Township:	Jefferson Township
Site:	1875 & 1881 Reynoldsburg-New Albany Road (PID# 170-0001283 & 000296)
Acreage:	4.88-acres
Request:	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

Summary

The applicant is seeking a rezoning to allow the property to be used for a solar array field which will supply supplementary power to the Blacklick Elementary School. The proposal complies with the intent of the Jefferson Township Zoning Resolution and is not in conflict with the township land use plan and map. Staff recommends *approval with conditions*.

Request

The subject properties are located on the west side of Reynoldsburg-New Albany Road just north of Havens Corners Road in Jefferson Township. The property at 1875 Reynoldsburg-New Albany Road, consisting of 5.86-acres, contains a single-family residence and pole barn. The property at 1881 Reynoldsburg-New Albany Road, consisting of 4.68-acres, contains a single-family residence and shed.

In addition to the subject properties, Gahanna-Jefferson Schools owns a 43.3-acre parcel to the west of the subject site which contains the Blacklick Elementary School. The applicant is proposing to split a total of 4.88-acres (2.76-acres and 2.12-acres respectively) from the subject properties; to be combined with the school site. The rezoning request is needed to make the zoning of this site consistent with the school site and to allow for the proposed use.

Existing Zoning District

The property is currently located in the Restricted Suburban Residential (RSR) district which is intended for low density residential development and related facilities desirable in a residential environment. Examples of permitted uses in the RSR district include:

- One-Family Dwelling Structures
- Home Occupations
- Accessory Uses and Structures
- Non-Commercial Guest Homes

Proposed Zoning District

The Exceptional Use (EU) district is intended to provide procedures and regulations for special uses not otherwise permitted by the zoning resolution which warrant individual consideration. Examples of such uses include:

- Airport or Flying Field
- Transportation Terminals
- Depots or other non-exempt transportation facilities
- Amusement Center/Park
- Skating Rink
- Miniature Golf
- Swimming Pool
- Drive-In Theater/Facility
- Athletic Field/Stadium
- Race Track
- Golf/Country Club
- Fishing Club, Lake or Gun Club
- Riding Stable
- Resort Establishment
- Boating, Camping, Park or Picnic Grounds
- Cemetery or Crematory
- Hospital
- Sanitarium
- Convalescent Home
- Group/Family Home
- Children/Elderly Home
- Private School or College with residence
- Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Resolution

Comprehensive Plan

Jefferson Township’s land use plan was adopted in 1996 and the land use map has been updated from time to time since then. The township’s future land use map recommends the subject property for Low Density Residential, which is the lowest intensity land use category.

Although the proposed rezoning does not strictly conform to this recommendation, it is in keeping with the zoning of the neighboring school site and will not have a negative impact on the surrounding area.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Restricted Suburban Residential	Church
East	Restricted Suburban Residential	Single-Family Home
South	Restricted Suburban Residential	Single-Family Home
West	Exceptional Use	Public School (Blacklick Elementary)

Zoning District Requirements

The provisions of the General Development Standards of the Jefferson Township Zoning Resolution shall apply to the Exceptional Use (EU) district. Due to the unique nature of such uses and because their locations cannot be readily predetermined, more specific development standards cannot be set forth. Therefore, full usage of the development standards and other provisions of the zoning resolution shall be used as appropriate and detailed in a Development Plan. The Development Plan shall include the following in text or map form:

Development Plan

1. *The proposed location and size of areas of use, indicating size, location and type of structure.*
 - The solar array field will occupy a 240 foot by 320 foot area (1.76-acres) on the site. The solar panels are ground supported and will not exceed five (5) feet in height. Chain link fencing will be used to surround the field. The approximate area of the solar field is detailed on the development plan. No other structures are shown.
2. *The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such area.*
 - No details regarding landscaped open areas are provided on the development plan.
3. *The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies.*
 - Not Applicable – The proposed use will not require nor will it affect any of the above.
4. *The proposed circulation pattern including streets, both public and private, parking areas, walks and other access ways including their relation to topography, existing streets and other evidence of reasonableness.*
 - No new access is shown on the development plan. Access is provided from Havens Corners Road by an internal access drive on the school site.
5. *The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.*
 - No schedule of development or design sketch is included with the development plan.
6. *The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities land services and other public improvements.*
 - The proposed development will maintain a substantial setback from all surrounding land uses. The setback distances from all adjacent property lines are reflected on the development plan.
7. *Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources and engineering feasibility as may be necessary.*
 - The applicant indicates on the development plan that the subject site is under their ownership.

Basis of Approval

1. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Resolution.*
 - The proposed use is a legal use not otherwise permitted under the provisions of the zoning resolution and meets the intent and all applicable standards of the Exceptional Use district.
2. *That the proposed development is in conformity with the Comprehensive Plan or a portion thereof as it may apply.*
 - The proposed use is not in conflict with the Comprehensive Plan.
3. *That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justify the change in the land use character of the area.*
 - The proposed use will provide a benefit to and advance the general welfare of the Township by supplementing the school's electricity needs; subsequently decreasing taxpayer burden through a reduction in energy costs.

Staff review

Water supply and Wastewater disposal: The subject properties are currently provided water and sewer services from the Jefferson Water and Sewer District (JWSD). The proposed use will not require water and sewer services nor will it impact services to the existing residences on the site.

Access: The proposed use will have access from Havens Corners Road by an internal drive aisle located on the school site. No new access points are proposed.

Franklin Soil and Water Conservation District

The subject site has been identified as having the potential for wetlands. Based on a site review conducted by the Franklin Soil and Water Conservation District, the proposed use and development should have no negative impact to these wetlands. Installation of the solar panels requires very little soil disturbance as the supports for the panels are anchored with a soil screw. The area underneath the panel continues to perform its natural function since the panels are suspended above the ground. Additionally, the equipment and vehicles used in the installation are light weight and cause minimal disturbance. To ensure the future protection of the wetland area a maintenance plan should be drafted acknowledging its environmental sensitivity and to outline protection strategies when maintenance of the solar panels is needed. In addition to the maintenance plan, the applicant is required to file a Notice of Intent with the Ohio Environmental Protection Agency since the total area of disturbance on site will exceed the one acre threshold.

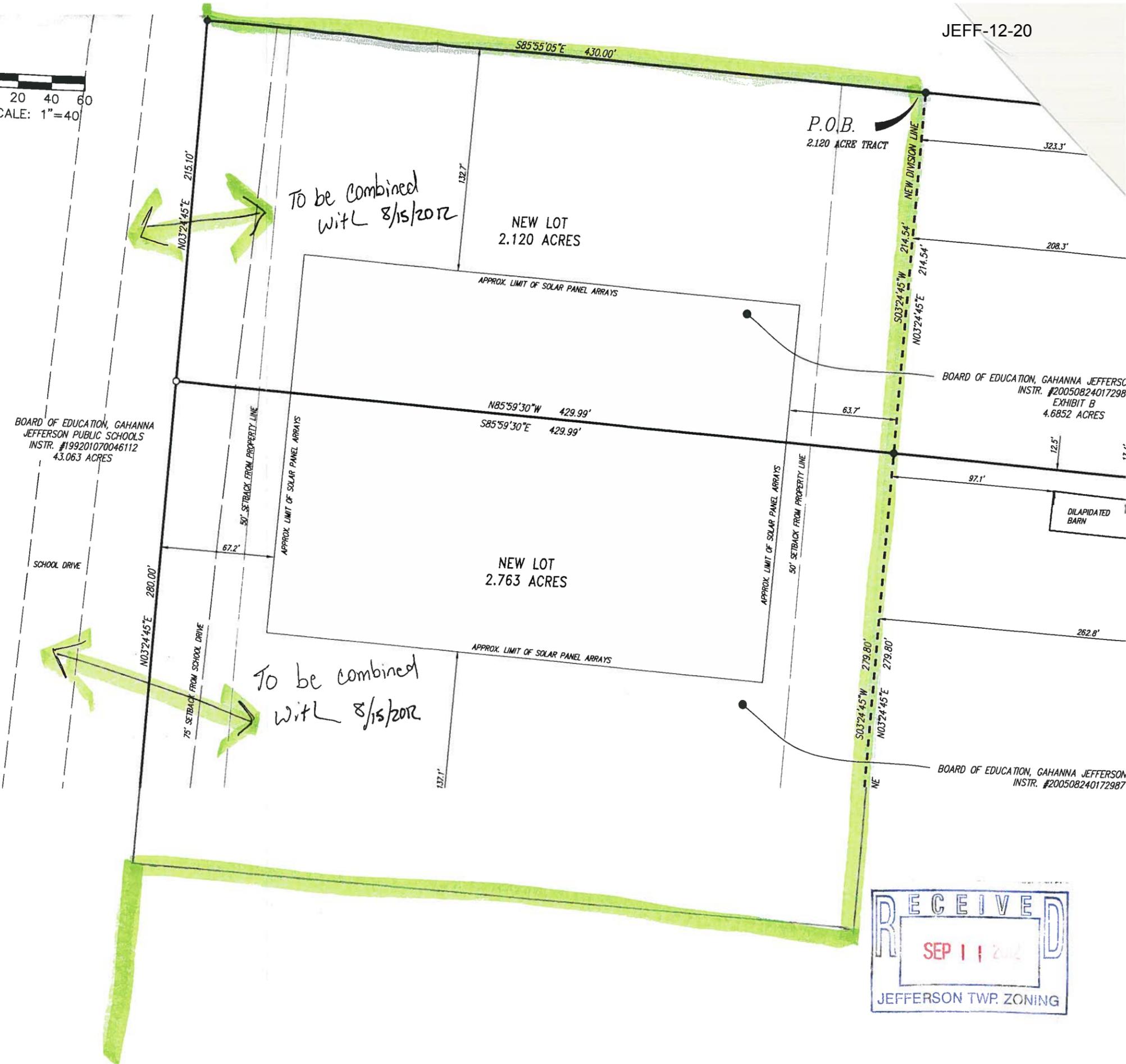
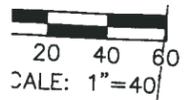
Staff analysis

The proposed rezoning complies with the purpose and intent of the Jefferson Township Zoning Resolution. The proposed rezoning does not conflict with the intent of the township land use plan and map. The proposed rezoning advances the general welfare of the township and will allow for an appropriate use of land in the area.

Staff Recommendation

Staff recommends approval of the proposed rezoning from the Restricted Suburban Residential (RSR) district to the Exceptional Use (EU) district with the following conditions:

1. The applicant must file a Notice of Intent with the Ohio Environmental Protection Agency.
2. The applicant must consult with the Franklin County Soil and Water Conservation District to draft and enact a maintenance plan addressing protection of the wetland area when future maintenance is performed at the site.
3. The applicant must update the development plan to include the location, size and type of any accessory structures/buildings, number and size of solar panels, above or below ground electric utilities and fencing associated with the proposed use.
4. The applicant must obtain all required building/electrical permits and inspections from the appropriate authority.



To be Combined with 8/15/2012

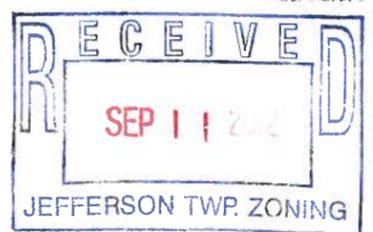
To be combined with 8/15/2012

BOARD OF EDUCATION, GAHANNA JEFFERSON PUBLIC SCHOOLS
INSTR. #199201070046112
43.063 ACRES

P.O.B.
2.120 ACRE TRACT

BOARD OF EDUCATION, GAHANNA JEFFERSON
INSTR. #20050824017298
EXHIBIT B
4.6852 ACRES

BOARD OF EDUCATION, GAHANNA JEFFERSON
INSTR. #200508240172987



JEFF-12-20

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

4.88-acres
Jefferson Township

 Area to be rezoned

 Parcels

 Streets

Jefferson Zoning

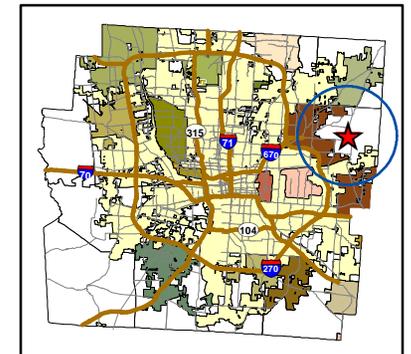
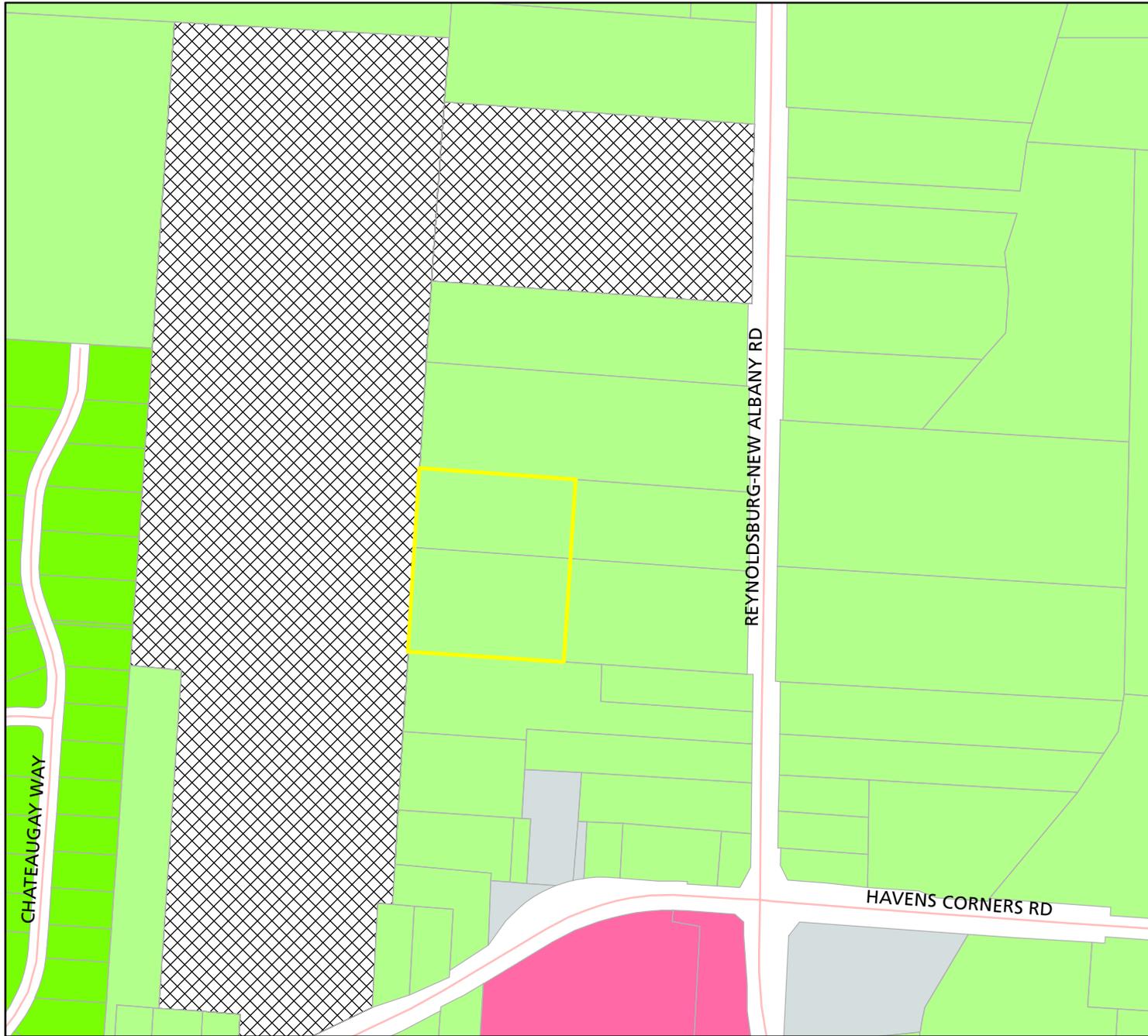
 Restricted Suburban

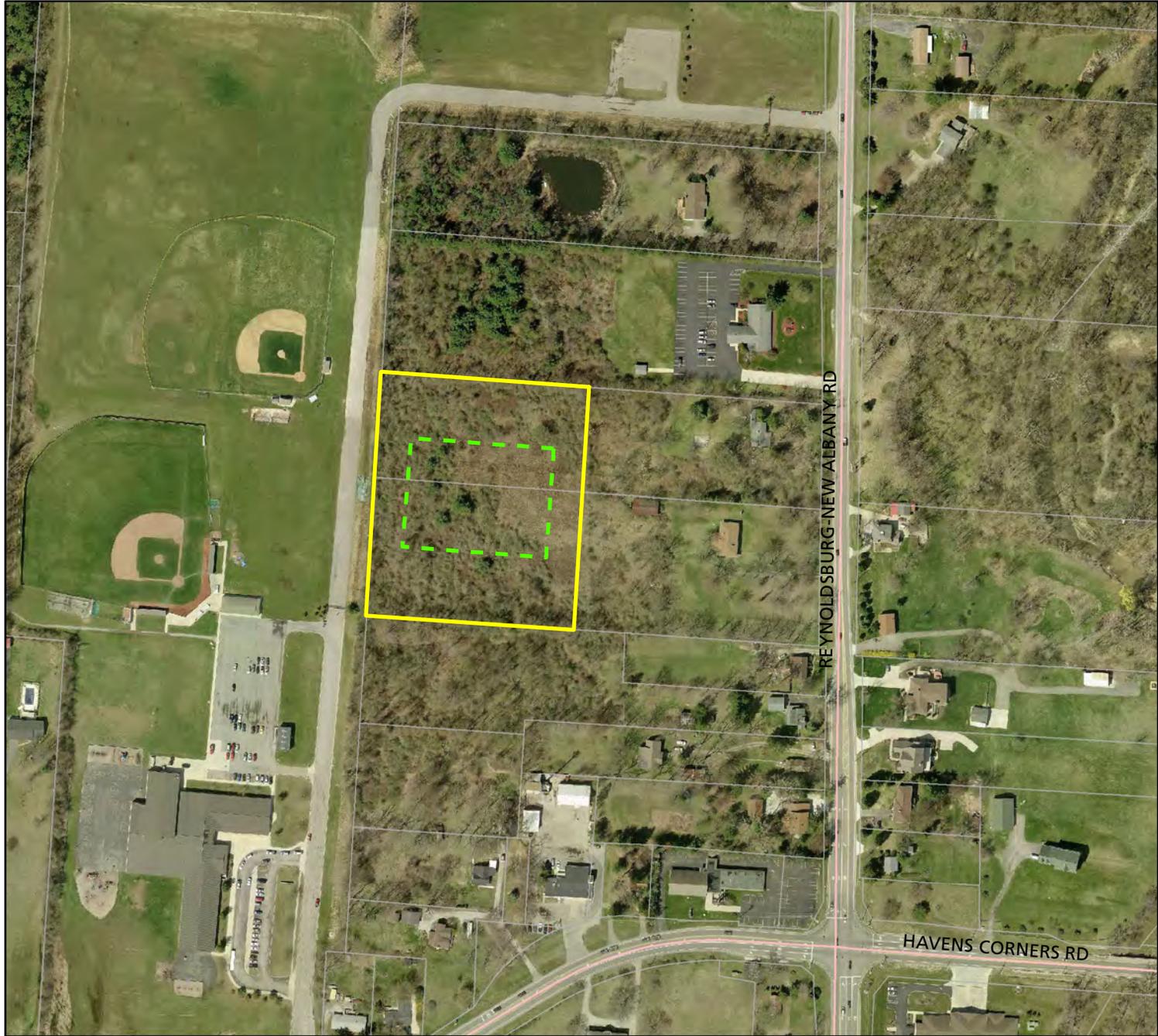
 Planned Suburban Res.

 Neighborhood Commercial

 Exceptional Use

 Government



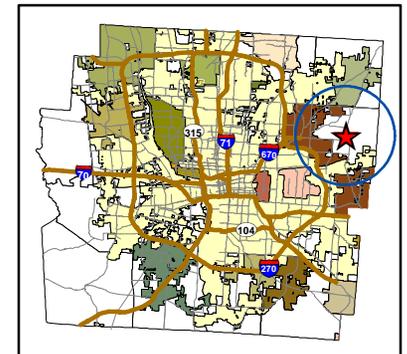


JEFF-12-20

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

4.88-acres
Jefferson Township

-  Area to be rezoned
-  Solar Panel Area
-  Parcels
-  Streets



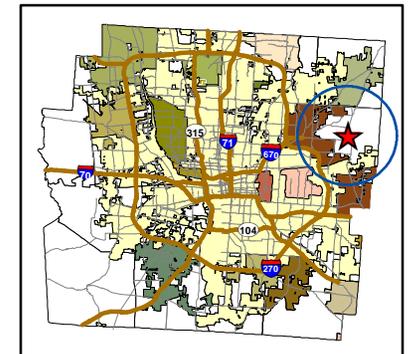


JEFF-12-20

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

4.88-acres
Jefferson Township

-  Area to be rezoned
-  Solar Panel Area
-  Parcels
- Streets





Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
 President

Economic Development & Planning Department
 James Schimmer, Director

Proposal for
Land Use Plan
 Adoption or amendment

Plan Information and applicability
Plan title Plain Township 2012 Land Use Plan Update
Applies to the following township(s): Plain Township

Case Number
PLAIN-12-21

Meeting Dates	
Review Body	Date
Planning Commission	October 10, 2012
Rural Zoning Commission	N/A
Board of Commissioners	N/A

Type of Adoption	
Amendment type	Title
<input type="checkbox"/> Replaces the following plan(s):	
<input type="checkbox"/> Amends the following plan(s):	
<input checked="" type="checkbox"/> Applies in addition to other plans	Plain Township Land Use Master Plan October 29, 2008
<input type="checkbox"/> Jurisdiction's first plan	
Notes	

Township Contact Information	
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Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 10, 2012

Case PLAIN-12-21

Prepared by: Matt Brown

Applicant:	Plain Township Zoning Commission
Township:	Plain Township
Request:	Requesting approval of the Plain Township 2012 Land Use Plan Update.

Summary

Plain Township is seeking adoption of its updated land use plan. Plain Township last adopted a land use plan in 2008. This plan update was initiated to refresh the strategies and land use recommendations that guide future development. Staff recommends approval of the plan with conditions.

Plan contents

Plain Township’s 2012 plan update relies heavily on public input gathered in 2008. The Guiding Principles and Transportation and Mobility recommendations remain mostly unchanged. The majority of changes in the 2012 update can be found in the Existing Conditions and Future Land Use sections. This report focuses on the land use recommendations in the plan.

The Future Land Use section includes a Future Land Use Plan or map that will serve as a guide to decision makers when reviewing rezoning applications. The map includes 5 land use designations:

1. Planned Residential Conservation District
 - a. Intended to preserve large areas of open space and natural resources while allowing residential development that matches the character of the community
 - b. With a County approved “on site” septic treatment facility new development should preserve 50% open space with 1 unit per gross acre
 - c. Recommended in the Rocky Fork Metro Park corridor north of Walnut Street and west of U.S. 62
 - i. Open space should include natural features adjacent to the Metro Park
 - ii. Without access to a County approved “on site” septic treatment facility the plan calls for discouraging frontage lot splits and promoting conservation style development
 1. Recommends revising zoning regulations to require wider lot frontages or larger lot sizes for lot splits along existing roads while allowing reduced lot sizes along new roads with preserved open space.
 - d. Recommended in the area north of Central College Road and east of U.S. 62
 - i. No new development or lot splits should occur between U.S. 62 and Blacklick Creek

- ii. Without access to a County approved “on site” septic treatment facility the plan calls a minimum lot size of 2.5 acres and a minimum lot width of 200 feet. Strategies recommended in the Metro Park Corridor could apply here as well.
 - e. Recommended in the area east of Kitzmiller Road and south of S.R. 161
 - i. A stream setback of 200 feet is recommended to preserve the Blacklick Creek corridor and its floodplain
 - ii. Without access to a County approved “on site” septic treatment facility the plan calls a minimum lot size of 2.5 acres and a minimum lot width of 200 feet. Strategies recommended in the Metro Park Corridor could apply here as well.
- 2. Select Commercial Planned District
 - a. Intended to provide areas for commercial development with quality design standards.
 - b. Specifically recommends no retail development
 - c. Recommended along the west side of U.S. 62
 - i. Calls for increased front setbacks, landscape treatments, buffering, access management and architectural standards to maintain rural heritage and establish an image for those traveling through the corridor
 - d. Recommended at the Walnut Street and S.R. 605 and at the Central College Road and Hamilton Road intersections
 - i. New development should have architecture similar to the character found on the northeast corner of Walnut Street and S.R. 605
 - ii. Calls for increased setbacks or buffering from existing single family residential uses.
- 3. Residential Planned Unit Development
 - a. Intended to provide flexibility for innovative and creative design of residential developments
 - b. Provides control over type, density and design of new development
 - c. Recommended south of Walnut Street and west of U.S. 62
 - i. Area transitioning to a suburban character and lacks the natural features to support conservation style development
 - ii. New development should match or improve upon the character of the surrounding area.
 - iii. With access to County approved “on site” septic treatment facility the housing density should be compatible with surrounding development
 - iv. Without access to a County approved treatment facility the housing density should be no more than 0.4 units per acre (minimum 2.5 acre lot size).
 - d. Recommended east of Kitzmiller Road / south of Central College Road and Babbitt Road area
 - i. Calls for preserving existing tree rows to maintain rural heritage
 - ii. Same recommendation as area south of Walnut Street and south of U.S. 62 regarding housing density
- 4. Existing Residential
 - a. Existing residential uses in pockets throughout the township that are not suitable for other uses are recommended to remain in their existing land use and zoning district.

Staff Analysis

Overall, the plan is well done and provides thoughtful guidance to decision makers and those looking to invest in the township. There are, however, issues that should be addressed.

Land use conflicts with the Rocky Fork-Blacklick Accord.

1. **Walnut Street and S.R. 605** - The Plain Township plan recommends a Select Commercial Planned District node while the Accord recommends the area as Park Zone and Rural Residential District. Plain Township should discuss and agree on appropriate land uses for this intersection with the Rocky Fork-Blacklick Accord.
2. **Along U.S. 62**- The 2012 plan update recommends a larger area along U.S. 62 for commercial development compared to the 2008 plan. This recommendation conflicts with the Accord document which recommends Rural Residential and Park Zone along U.S. 62. It was recommended in 2008 that the Township and Accord jurisdictions agree on commercial uses for the area however the Accord document has not been updated.

Though the plan recognizes the importance of protecting the rural character of the corridor, controlling access and traffic, and buffering adjacent residential uses the recommendations do not provide sufficient details to know if this can be accomplished.

The plan states that U.S. 62 has the highest traffic volumes of any road in the township and that this visibility makes it the most logical location for commercial development. Staff understands that in the recent past this has been the pattern of development, however this development pattern results in more congestion which leads to wider roads and increased maintenance costs.

One of the biggest concerns expressed by residents in 2008 was the high tax burden of residing in the township. Developing commercial uses along U.S. 62 may have short term gains however the long term maintenance costs will outpace the gains and result in an even higher tax burdens for residents.

If the township desires non-retail commercial uses to improve its tax base then the township should work with other Accord jurisdictions on appropriate locations that will not result in a higher tax burden for residents.

3. **Future Land Use Plan** – The Future Land Use map shows a land use category called “Select Planned Commercial Development” while the text in the Future Land Use section calls this the “Select Commercial Planned District”. The map’s land use category or the text should be revised to be consistent.

Staff Recommendation

Staff recommends *approval* of the Plain Township 2012 Land Use Plan Update with conditions. The conditions of approval are as follows:

1. Remove the commercial land use recommendation along U.S. 62 which will increase the tax burden on residents and negatively impact mobility along the corridor.
2. Revise the Future Land Use map “Select Planned Commercial Development” land use category text to read “Select Commercial Planned District”.

2012 UPDATE Land Use Plan



Plain Township
New Albany, Ohio
est. 1810

September 14, 2012



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Acknowledgements

2012 Land Use Plan Update

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Dave Ferguson	Trustee
Dave Olmstead	Trustee

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Sylvia Snabl	Vice-Chair
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Executive Summary



Plain Township
New Albany, Ohio
est. 1810

Executive Summary

BACKGROUND

The 2012 update to the Plain Township Land Use Plan considers the changes that have occurred in the Township since the last update in 2008, and continues to build upon the principles and strategies adopted through that planning process. Since the last update was adopted in 2008, the Plain Township area has seen some increased growth despite the lengthy economic recession. The City of New Albany and the City of Columbus have continued to annex within the Township and have consumed an additional 1,721 acres of Township land since 2008. In addition the population within the Township boundaries has increased from an estimated 20,470 people in 2005 to a projected population of approximately 24,650 people at the end of 2011. Nearly all of the population growth has occurred in the City of New Albany and the City of Columbus jurisdictions. In fact, as the Township's land area has decreased so has the population of the Township to a small degree. From an economic perspective the New Albany Business Campus has continued to show success in attracting new businesses, contributing to the growth of the area while the Township has also seen an increase in people seeking to locate businesses within the Township, including several inquiries for re-zoning along the U.S. 62 corridor. Most notable of the changes within this time period is the continued development of the proposed Rocky Fork Metro Park facility in the area of the Township north of Walnut Street. The development of this new park was arranged as a part of the Tri-Party Agreement signed and adopted just prior to the creation of the 2008 Land Use Plan. Since the agreement had just recently been adopted and land had not yet been acquired by the metro parks, many of the planning decisions for that area in 2008 were deferred until this update. As a result of all of these changes the Township has initiated the process of updating the 2008 Land Use Plan to review the physical and political changes within the Township and to re-fresh the strategies and land use recommendations as needed to accommodate these changes.

PLANNING PROCESS

The Township initiated the process of updating the Land Use Plan early in 2012. This process has built upon the extensive research and analysis process, community engagement, goal setting and land use decision initiatives undertaken in 2008. For this update the process of engaging the community and soliciting feedback included interviews with the zoning commission and trustees. Two public meetings were also held to discuss recommended updates to the plan with the zoning commission and community.

COMMUNITY GOALS

The main goals developed through the community participation process in 2008 were found to be valid still today. The most important goals identified during that process were the preservation of natural resources, maintaining the rural character of the remaining portions of the Township, providing alternate transportation opportunities/eliminating gaps in bike trail connectivity, and working to provide increased traffic safety. In addition to those goals, the Township added the goal of providing more creative options for the development of land around the proposed Rocky Fork Metro Park while preserving the natural resources and enhancing the Metro Park corridor.

LAND USE STRATEGIES

Residential

The lack of public sewer and water still has a very large influence on the future of residential growth in the Township. Without these critical resources the density of development will be limited to that which can be approved by the county for septic and well systems. One other option for increased density lies in the possibility for approval of newer “on site” septic treatment facilities that will serve multiple dwellings. While effective



Figure 1: Rural Home

treatment options have not yet become mainstream this type of option can still not be entirely ruled out within the near future. For this reason this plan still carries recommendations for both increased density development and development restricted by septic and well approvals.

The focus of the residential strategy for this plan revolves around maintaining the rural character, preserving the critical natural resources of the Township and maintaining high quality development standards. In addition this plan adds new recommendations to help protect the character of the Township during future development and rural lot splits near and around the pending metro park.

To achieve these goals the focus lies upon three main zoning districts. The newer Planned Residential Conservation Development (PRCD) District is recommended where development character and the preservation of critical natural resources are important to the Township. The Planned Unit Development (PUD) District is recommended where natural resources and open space preservation are not as critical but high quality development that matches the character of its surroundings is still desired. The Suburban Estate Residential is recommended where access to increased density through “on site” treatment systems is not available and the preservation of environmental resources is not a critical issue.

Density, its effect on the rural character of the Township, and its effect on the Plain Local School District, is still a major concern for the community. For that reason this plan limits the residential density in all parts of the Township to a maximum of 1 unit per acre of gross land. These densities would only be permitted where a county approved “on site” treatment facility would be available. For the remainder of residential development in the Township, densities would be limited to 1 unit per 2.5 acres or greater (based upon septic and well approval). The Township may wish to consider allowing smaller lot sizes in an effort to promote the preservation of natural features in specific areas, such as the Metro Park corridor.

Executive Summary

Commercial

The strategy for commercial development in the Township lies in the desire to have the ability for businesses to locate in the Township area. This includes several recent requests to develop the 62 corridor increasing the need to adopt standards that protect this corridor if future development opportunities arise. As was the case in 2008, sufficient retail opportunities already exist in the planning area to serve the future needs of the Township. As such, this plan still recommends that no additional retail land is zoned within the Township. New commercial areas identified in this plan should be reserved for the development of local businesses as described herein.



Figure 2: Remax Offices

Open Space / Metro Parks

Open space is a critical resource for any community and adds to the value of the community and the quality of life and health of its residents. The preservation of open space in this plan relies heavily on the Planned Residential Conservation Development District and the future development of the Rocky Fork Metro Park in the northern portion of the planning area. In 2008, when the plan was last updated, the agreement to develop a metro park had just been signed and adopted. As a result there was not sufficient information regarding the location of such a park to allow for the development of land use recommendations within the proposed park corridor. For this purpose land use recommendations were left vague to allow time for the metro parks to approach land owners and acquire the land necessary to develop the park. Since the metro parks has nearly completed its land acquisition phase and is beginning to plan the first improvements within the new park lands, this plan continues where the 2008 plan left off in developing additional recommendations for this area.



Figure3: Prairie Oaks Metro Park

Walking / Leisure Trails

The provision for alternative forms of travel such as walking and biking are important to the health, sustainability and desirability of any community. This is evident in the success of the trail systems developed by New Albany and other communities. The residents and Township leaders who participated in the public meetings in 2008 all expressed their desire to have these options available to them and to provide connectivity to the New Albany trail system. This plan recommends various options for the Township to consider that will help bring to reality this important community goal, including strategies and options to connect the new metro park with the Township and surrounding area.



Figure 4: Walking / Leisure trail example

Political Considerations

Within the planning area, several political/ planning movements are still active that continue to weigh on future decisions. The two main considerations include the Rocky Fork Blacklick Accord and the Tri-Party Annexation Agreement between the Township, City of New Albany, and the City of Columbus. Each of these continues to influence the future of the Township.

This plan continues to consider each and, although it does not completely mimic either, incorporates many of the same recommendations. It is critical that the Township leaders continue to maintain a high level of investment in each of these planning/political issues to ensure that the Township has a voice and the future of the Township matches what is desired by the community.

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Introduction



Plain Township
New Albany, Ohio
EST. 1810

Introduction

PURPOSE

Since undertaking the last Master Plan update in 2008, Plain Township has continued to see growth and expansion from both the City of New Albany and the City of Columbus even through the collapse of the housing bubble and national recession. This growth has continued to alter the landscape and boundaries of the Township. This update will reflect upon the changes in the marketplace and the growth that has occurred in the last four years.

It is not the intent of this new plan to replace all of the background information or public input received during the 2008 plan. This plan will update the outdated information and supplement it with new research. The 2012 Land Use Plan Update will utilize that information along with current research to provide guidance for the future of land use in the Township.

STUDY AREA

The Plain Township planning area is defined by the Township's original political boundaries (Morse Road on the south, Franklin-Licking County line on the east, Franklin-Delaware County line on the north and Hamilton Road and a north-south line connecting Hamilton road and Schott Road on the west). The planning area represents about 16,000 acres or 25 square miles.



Figure 5: Township Context

PROCESS

This process is based upon the research, analysis and public input developed during the 2008 plan update. In addition this plan updates the annexation and boundaries of the Township along with changes that have occurred since the last update. Without this important background information effective decisions regarding the future of the Township cannot be made.

Research & Analysis – This plan augments and updates the research that was undertaken during the 2008 Master Plan Update. This information has been updated with current research where necessary. Information on the current land use policy of adjacent municipalities and Townships has also been considered as well as changes in demographics, natural features, etc.

Public Input - Land use master planning is very much a public process. In order to have a well-supported and defensible plan for the future, the needs and desires of the Township residents must be considered. As part of this process the Township has hosted several public meetings to gather feedback from residents and verify if the recommendations and principles developed during the 2008 plan process are still valid today.

Existing Conditions



Plain Township
New Albany, Ohio
est. 1810

Existing Conditions and Trends

INTRODUCTION

An important part of the master planning process is to examine all of the influences that may have impact on decisions being made for the future. In order to create sound land use policy, it is necessary to understand all of the elements that may provide opportunities or create constraints.

This chapter carries forth all of the existing conditions and market trends developed in 2008 and updates those conditions where changes have occurred over the last four years. This chapter will not re-evaluate conditions or trends already identified in the 2008 plan that are still valid today.

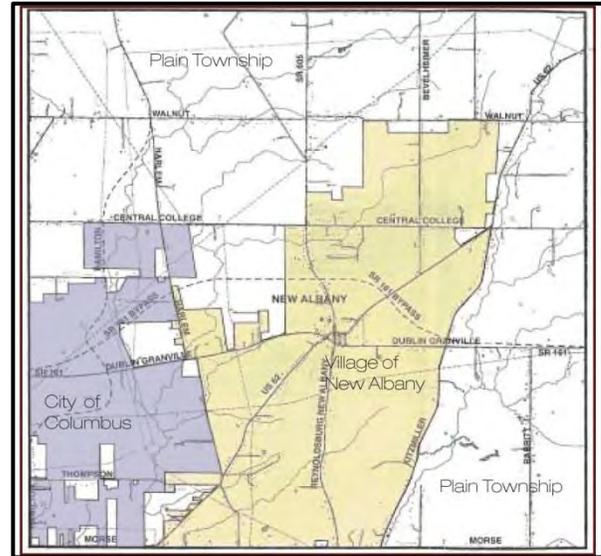


Figure 6: 1996 Corporate Boundaries

PLANNING AREA JURISDICTIONS

Within the Plain Township boundary there are three jurisdictions: Plain Township, the City of New Albany, and the City of Columbus. The portion of the planning area occupied by each entity has changed since 2008 and is reflected in the following table and adjacent graphics. According to the Franklin County Engineer’s Office the following table illustrates the trend of annexation by the incorporated areas. This trend indicates that the vast majority of development is annexing into the City of New Albany and City of Columbus where access to utilities is readily available.

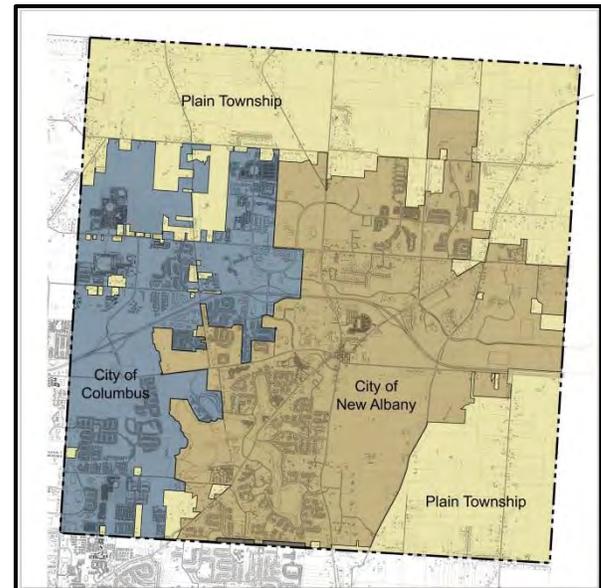


Figure 7: 2011 Corporate Boundaries

Political Jurisdiction	Square Miles 1996	Square Miles 2000	Square Miles 2005	Square Miles 2007	Square Miles 2011
Plain Township (Unincorporated)	18.3	15.3	11.63	11.44	8.75
City of New Albany (Within Plain Twp.)	5.3	8.3	8.76	8.67	10.3
City of Columbus (Within Plain Twp.)	1.4	1.4	4.61	4.89	5.95
Total	25	25	25	25	25

Figure 8: Change in City and Unincorporated Boundaries

Existing Conditions and Trends

DEMOGRAPHICS

According to the 2010 U.S. Census, the planning area remains consistently less dense than neighboring jurisdictions, as well as Franklin County as a whole. Comparing population density (measured as residents per square mile) among several of the jurisdictions within the planning area provides an indication of the development character. As indicated by the chart, the Township has roughly one third the population per square mile as the City of New Albany, and roughly one sixth the population per square mile as the City of Columbus. This indicates that while New Albany and Columbus have grown more suburban in nature, the Township has retained most of its rural density.

The chart also portrays the large increase in population in both the City of New Albany and the City of Columbus over the last 20 years. This again indicates that a large share of the growth has occurred on Township lands that were annexed into New Albany and Columbus to gain access to sewer and water and increased densities. With sewer and water being a primary concern for development and with the signing of the Tri-Party Agreement this trend is likely to continue.

Another noteworthy trend is the increase in the aging population. This trend could foretell changes in the future of the Township. As the Township ages it is possible to see continued turnover in homestead and land ownership leaving more parcels open for development.

Population Region	Pop 1990	Pop 2000	Pop 2005	Pop 2010	Pop 2011	Square Miles 2005	Square Miles 2011	Persons per square mile	Households 2000	Households 2010
Planning Area		8,340	20,471	24,965	25,635	25.00	25.00	406.2	3,203	10,411
Unincorporated Plain Township	2,745	2,215	2,247	2,105	2,129	11.63	8.75	190.5	792	844
City of New Albany	1,621	3,711	5,524	7,724	7,983	8.76	10.30	609.1	1,263	2,406
City of Columbus (Within Plain Twp)		2,414	12,700	15,136	15,523	4.61	5.95	1,275.6	1,067	7,161
City of Columbus	632,262	711,470	693,983	787,033	792,048			3,154.5	297,849	331,602

Figure 9: Change in Population & Households

Existing Conditions and Trends

REGIONAL DEVELOPMENT TRENDS

Residential Growth

From the mid 1990's through the early 2000's the central Ohio area witnessed a tremendous housing boom that caused rapid growth in many areas. The highly desirable northwest and northeast growth corridors received the lion's share of this growth. The New Albany area in particular far outpaced the growth of the rest of the region by nearly 110%. This growth was fueled by increasing population, high area demand, low housing interest rates, and in large part, by people re-locating from other areas of Central Ohio.

Recently however the region, and most of the country, has seen a collapse in the housing market. Throughout 2011 in the demand for new housing was nearly stagnant and many people lost much of the value that had accrued in their homes. For a time this brought new housing starts to a near stop, a trend which has only recently begun to recover.

The desirability of the area, and the move up nature of the housing stock, has continued to somewhat buffer the New Albany area from the decline and once growth resumes a more sustainable pace it is expected that this area will continue to be a focus for new development.

Commercial Growth

The northeast area has seen rapid growth not only in residential sectors, but, commercial and residential support services as well. The advent of the Easton Town Center project provided the area with a highly desirable shopping and entertainment venue as well as a large variety of corporate office development. This development along with the introduction of the New Albany Business Campus has made the area popular for the introduction or relocation of businesses to the region. This increasing location of new businesses in the area will help to fuel the demand for new housing.

As housing growth increases so does the need for increasing retail services. As a result of the growth in the area retail services have also grown and to some degree has also outpaced the demand in anticipation of continued housing growth.



Figure 10: New Albany Residence



Figure 11: New Albany Residence



Figure 12: New Albany Retail

PLANNING INFLUENCES

Residential Development

The New Albany Company (NACO) has been a major influence over the recent volume of growth within the area. Promoting high quality development with a distinctively Georgian style of architecture and signature white rail fencing NACO has a significant impact on the character of the City of New Albany and the Township. This established character, along with high quality schools, has also spurred demand from various builders and developers leading to the significant residential growth experienced in the area. NACO does not currently own much land in the unincorporated areas of Plain Township but still has a substantial investment in large portions of New Albany. As the largest land owner in the City of New Albany, NACO continues to heavily influence the character of development. NACO has expressed strong support for the Rocky Fork-Blacklick Accord planning document due to its guidelines which help protect the amenities and value of the area.

Commercial, Office, and Light Industrial Development

Regional Retail uses:

The amount of retail uses already established in the area will have a significant impact on the sustainability of future retail zonings. The market needs for additional retail should be examined prior to making recommendations for future retail growth. Regional retail destinations are defined by the Urban Land Institute as retail sites over 50,000 square feet having a service area of approximately a 3-5 mile radius. As indicated in the adjacent graphics a significant amount of regional retail currently exists in the Township. The service areas for these retail centers already cover the vast majority of the Township. In addition a large variety of smaller, service oriented retail exists in the area creating questions regarding the sustainability of additional retail growth.

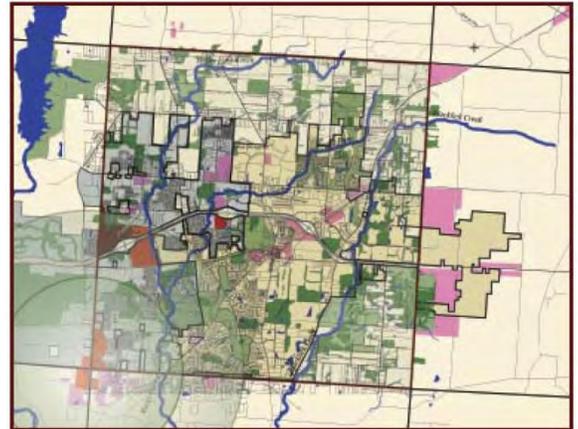


Figure 13: Hamilton and Morse Road Retail

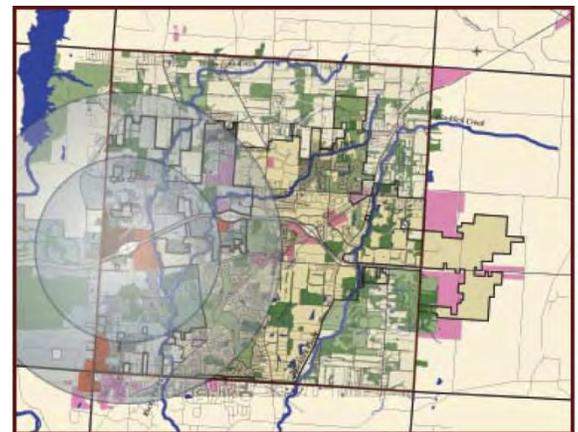


Figure 14: Hamilton and 161 Expressway Retail



Figure 15: New Albany Road and 161 Expressway Retail

Existing Conditions and Trends

SR 161 widening, I-270 and SR 161 interchange Improvements:

The City of Columbus and State of Ohio have recently completed massive roadway projects which will likely have an influence on future development in the region. The most aggressive of these improvements is the reconstruction of the I-270 & S.R. 161 Expressway interchange. This improvement was designed to separate many of the critical on/off points to I-270 as well as remove the merging conflicts from the off ramp of Sunbury Road.

The widening of S.R. 161 to the east of the Township also plays a role in the accessibility of the area. It is likely that more and more commuters will find the outlying areas as attractive options to live and raise a family while working in the business campus or central city. These improvements will make the Business Campus more desirable to corporations and businesses that can now more easily attract employees from outside the immediate area. The future growth of the business campus will also increase growth pressure on the Township.



Figure 16: Sunbury Road and 161 Expressway

Institutional

Plain Township is home to one of the region's most desirable school systems. The success of the Plain Local School District has contributed to the area's residential desirability. This desirability is reflected in the age distribution of the residents, according to the strategic plan update prepared by the City of New Albany in 2006. The percentage of population under the age of 18 is more than double that of Franklin County as a whole. This indicates that a majority of people with families are locating in the area. The desirability of the school district will make the development of single family housing desirable in the Township and City of New Albany.



Figure 17: New Albany – Plain Local School Campus

ENVIRONMENTAL INFLUENCES

The region is home to a number of environmental assets that need to be preserved through the planning process. Regional planning efforts have already taken place to protect the Rocky Fork Creek and Blacklick Creek stream corridors, and their tributaries, from the impacts of development. In addition to those natural amenities the area is also characterized by large tree stands and tree rows which add to the rural character of the Township. These assets, if preserved, will greatly increase the quality of life in the Township. The Township should embrace these regional planning efforts and establish their own policies for preservation of these natural amenities. The formation of a new Metro Park (discussed herein) will provide a big leap forward in this effort.

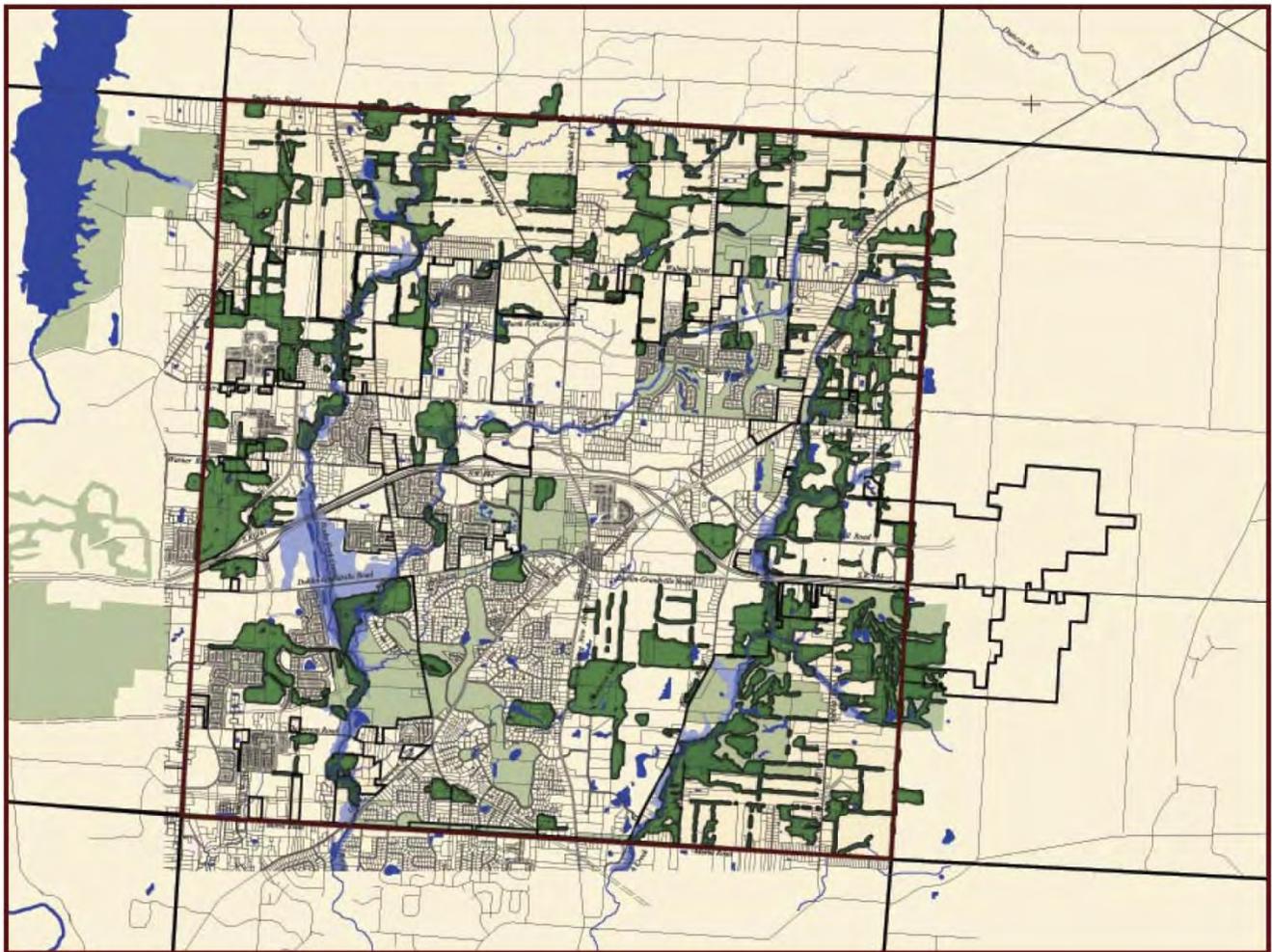


Figure 18: Natural features Map
(Source 2008 Land Use Plan)

LEGEND

- EXISTING TREES
- EXISTING OPEN SPACE
- 100-YEAR FLOOD PLAIN
- FLOODWAY
- RIVERS & STREAMS

Existing Conditions and Trends

TRANSPORTATION CONTEXT

The large amount of growth that the region has experienced since the adoption of the last Master Plan in 1996 has led to a substantial increase in traffic throughout the planning area. This increase in traffic has had a significant impact on the overall feel and character of the Township and has caused several items of concern.

-A large amount of traffic is a result of commuters moving from areas above Plain Township, down to the expressway, and on to various parts of the City. These trips are generated mostly in the early morning on the way to work and late afternoon on the return trip home. Some of this traffic distributes to both Walnut and Central College Road by commuters trying to avoid the congestion of the expressway thereby causing an increase in pressure on existing Township roads.

-With this increase in traffic one major intersection, has become dangerous for motorists. This is a result of an offset in where each side of Walnut intersects with SR 605. Another major intersection, Central College and U.S. 62, has recently been fixed with the addition of a new traffic light and changes to the access of Kitzmiller Road onto Central College Road.

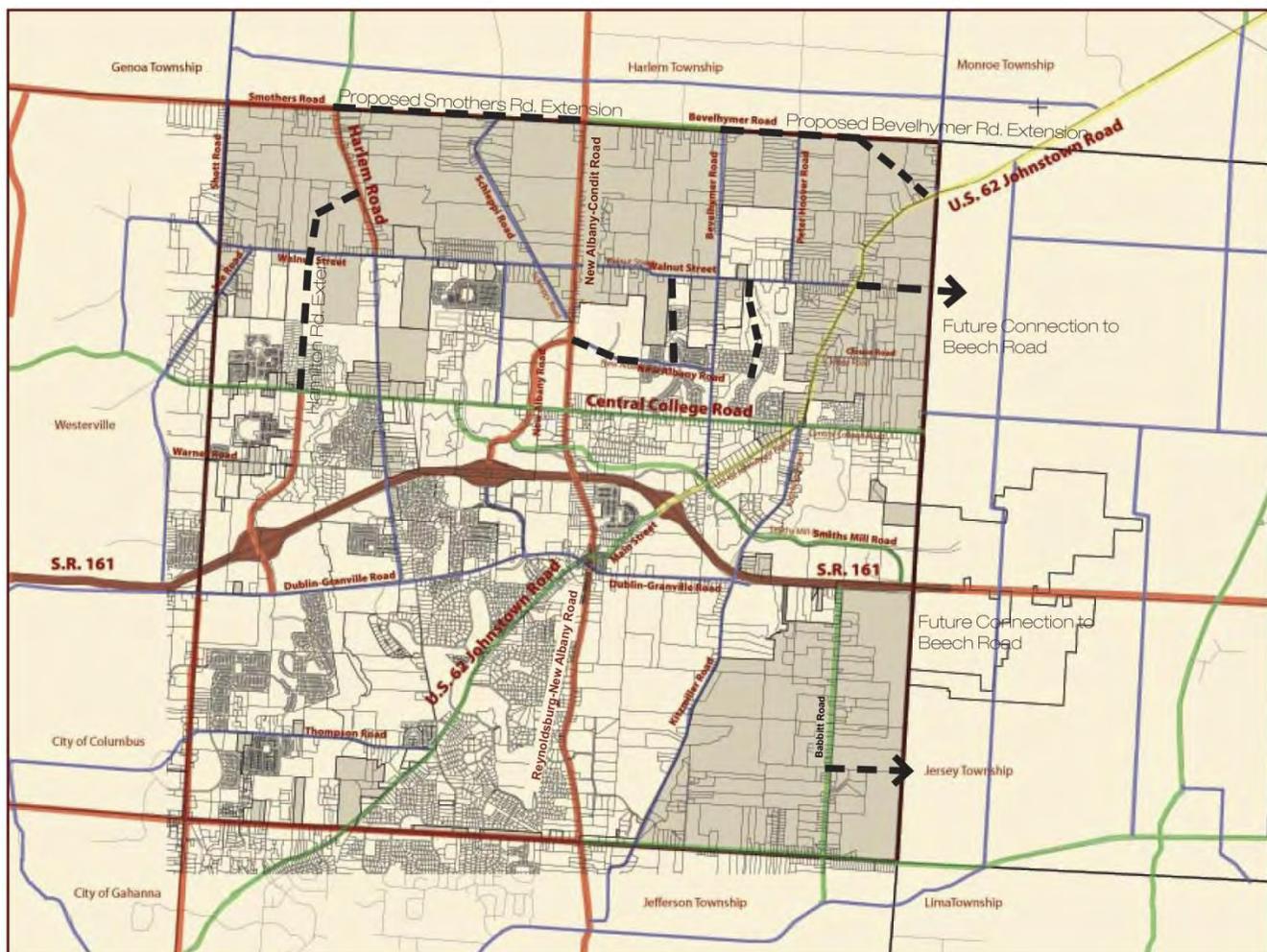


Figure 19: 2030 Transportation Master Plan (Source 2008 Land Use Plan)

UTILITY CONTEXT

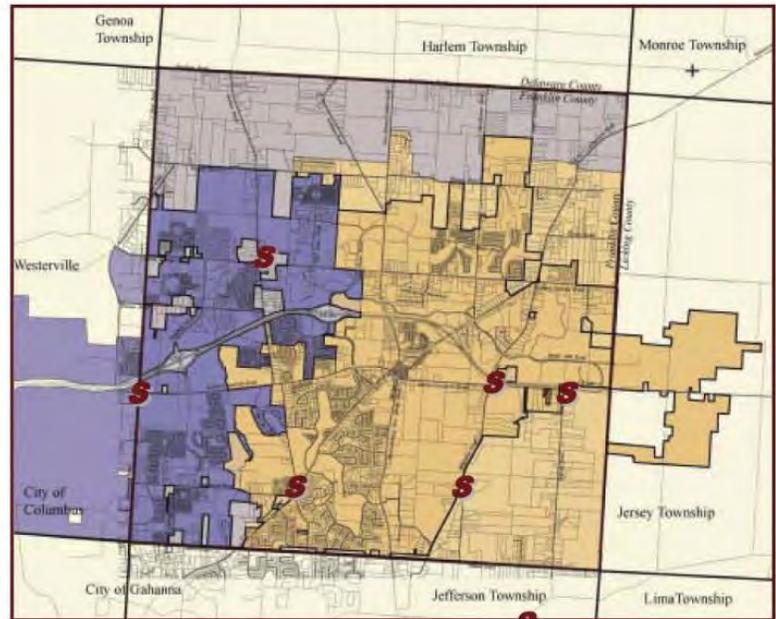
Public Sewer and Water

The Township does not currently have access to sewer and water services and it is unlikely that sewer and water would become available without the requirement of annexation. Prior to 2000 the City of New Albany and the City of Columbus entered a sewer service agreement whereby the City of Columbus provides sewer and water services for the City of New Albany. The contract also specifies agreed upon boundaries within Plain Township that each municipality may annex for future growth and utility service provision (see adjacent map).

Packaged Treatment Facilities

Another option being proposed for development in various areas is on site, or “packaged”, sewer treatment facilities. These treatment options are becoming more sophisticated and affordable. As a result they are being looked at with increasing frequency by developers. These systems may not yet be advanced enough to permit feasible development in Plain Township soil conditions. However, as the technology develops they may soon have an influence on future development.

If these systems become more readily available, and gain the approval of the EPA and health departments, it could open up property for development that previously has been hampered by the lack of adequate sewer and water facilities. These types of systems could make development in the Township more attractive than annexation into the City of Columbus or the City of New Albany just to gain access to utilities.



Water and Sewer Agreement Map

LEGEND

- VILLAGE OF NEW ALBANY
- NEW ALBANY EXPANSION AREA
- CITY OF COLUMBUS
- COLUMBUS EXPANSION AREA
- S SANITARY STUB

Figure 20: Water and Sewer Agreement Map (Source 2008 Master Plan)

Existing Conditions and Trends

COMMUNITY FACILITIES

Schools

The New Albany-Plain Local School District currently has about 4,400 students. Each year about 10-15 new students are presently being added from the unincorporated Township. Based upon studies performed by the district it is anticipated that the projected peak of 5,500 students could be reached in about 10-15 years.

The main goal of the New Albany-Plain Local School District is to stay “campus oriented”, by not building any satellite schools. To achieve this goal the New Albany-Plain Local School District cannot accommodate unmitigated growth beyond its projections.

Based upon the annexation agreement properties annexed into the City of Columbus will enroll students into the Columbus City school system. Properties annexed by the City of New Albany will stay in the New Albany-Plain local School District.

Columbus and Franklin County Metro Parks

Moving closer to the goal of establishing the Rocky Fork Metro Park, the Columbus and Franklin County Metro Parks District has already acquired, or is in contract on, approximately 910 acres of property within the Metro Park Corridor established by the Tri-Party Agreement (Metro Parks property indicated in green on the map below). With funding for land acquisition running dry the Metro Parks District has started to focus on improving the land currently under ownership and suspending efforts to negotiate for additional parcels. If no additional land is acquired by the district the park will fall short of the initial goal of 1200 acres. However, the district has indicated a preference for land with significant environmental features, such as, streams, wetlands, tree stands, etc. and land with those features is still available within the corridor. It is possible that, if funding becomes available in the future, the district could expand their current land holdings. It is anticipated that the development of the Rocky Fork Metro Park will impact the desirability of surrounding land for residential uses. This plan will explore those impacts in subsequent chapters.

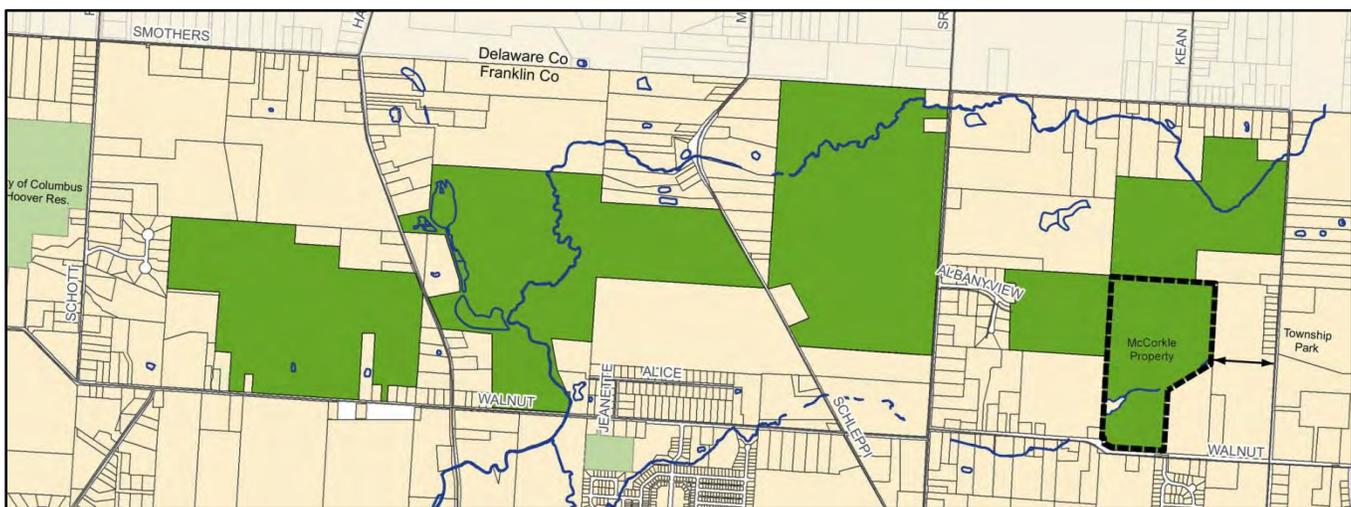


Figure 21: Rocky Fork Metro Park Property Holdings (map provided by Metro Parks District)

REGIONAL POLICY CONTEXT

City of New Albany

The City of New Albany is located centrally within Plain Township. Both communities have very similar goals for schools, parks, and residential areas. Currently, the residential density within New Albany is 1.17 units per acre. Future growth for the city is dependent on either sewer extension from the south or packaged treatment facilities. Different types of active and passive open space contribute to the character of New Albany and are important to the future development of the city.

Based upon the Strategic Land Use Plan, updated by New Albany in 2006, the focus will be on low density development in the southeastern area of Plain Township. Concentrated residential uses will continue near the city core along with commercial, office, and retail.

Rural Estate District – New Albany

The Rural Estate District encompasses a major part of the Babbitt Road Corridor and consists of many standards including:

- Minimum 1.5 story and maximum 3 story homes.
- Maintain setbacks and leisure trails on all homes fronting primary roadways.
- Homes should front public open space, rather than the back onto parks or roadways.
- Garages should be side or rear loaded.
- Cul-de-sacs are strongly discouraged.
- Conservation development should play a major role.
- Density should be 1du/ac North of S.R. 161 and 1du/10 ac South of S.R. 161.
- Lot width should be 100 feet maximum.
- Single-family lots should be 15,000 sq. ft. maximum
- Any open space should have a 1,200 feet maximum distance.
- Establish an open space hierarchy.
- Create large open spaces near the center of each development.
- Open space should include existing natural features.
- Estate Lots
 - 10 acre minimum (Babbitt Road Corridor only)
 - Roadways should have rural characteristics
 - Leisure trails along all streets & stream corridors.

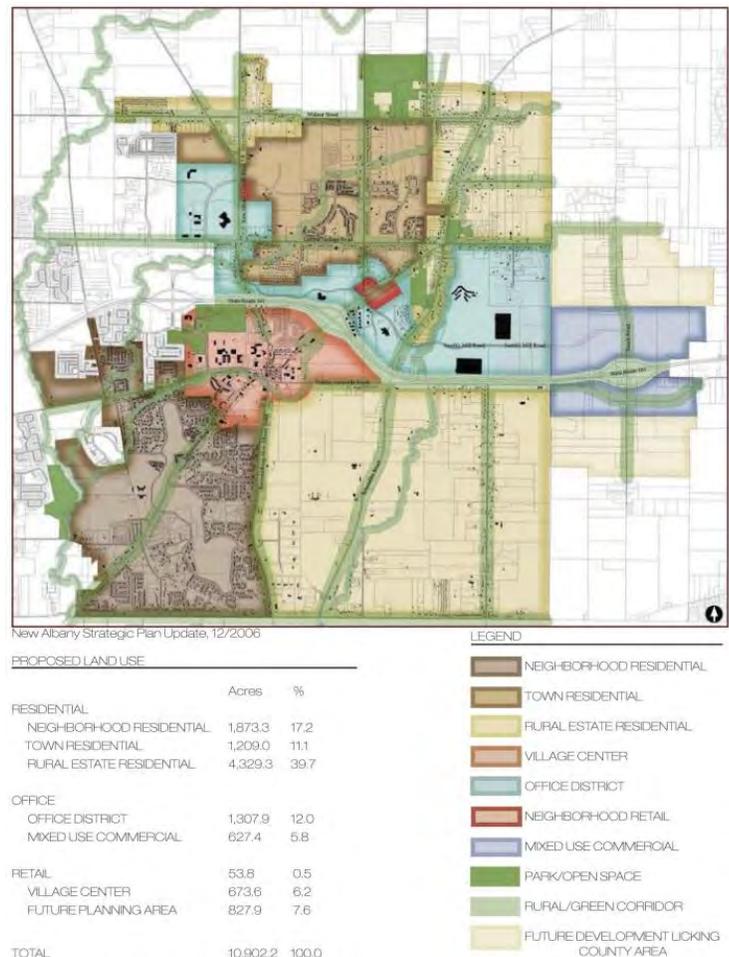


Figure 22: New Albany Strategic Land Use Plan

Existing Conditions and Trends

Rocky Fork-Blacklick Accord

The Rocky Fork-Blacklick Accord (RFBA) is an initiative of the City of New Albany and the City of Columbus to establish long range planning guidelines to manage growth and development in annexed portions of Plain Township. The purpose of the Accord is to protect, preserve and enhance the quality of life in the participating jurisdictions through clearly defined development and zoning regulations. Preservation of existing natural features, floodplain, and flood ways are key components to the plan. The Rocky Fork Creek and Blacklick Creek floodplain buffer is 300 feet, while the Sugar Run floodplain buffer is 200 feet and a 500 foot no build zone is established along all existing rural roads.

The RFBA goals were established through survey and community forums. The participants felt a concern to protect natural resources, such as, creeks, wooded areas and open space. An adequate balance of residential and commercial development was also necessary. Plans to finance services and schools will help residents continue the high quality schools. A variety of housing types, styles and prices were important to the community members.

The RFBA non-negotiable principles were created to help establish a better land use plan. Some major elements consist of:

- Maintain aesthetic character of the rural roads.
- Use open space as an organizational element.
- Use a compact form of development in the town and village clusters with defined edges such as greenbelts and natural corridors.
- Develop mixed use in town and village centers.
- Assure diversity in housing prices and types.
- Create a center focus that combines civic, cultural and recreational uses.
- Guarantee permanent protection of green belts, streams, creeks, wood- lands, grass lands, wetlands and historical sites.
- Development in town will be located within easy walking or biking distance of other neighborhoods, schools, retail centers and transit stops.
- Development must pay its own way.

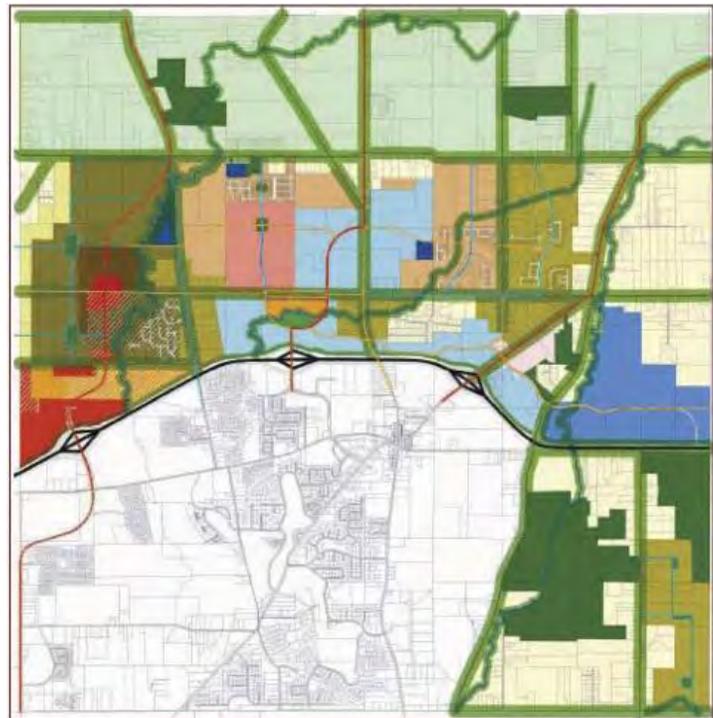


Figure 23: Rocky Fork Blacklick Accord Map

RFBA Annexation Agreement

This Tri-Party Agreement is a negotiation between the City of Columbus, The City of New Albany and Plain Township. It will play a major role in the future of the Township and establishes boundaries and procedures for future annexations of Township lands. Lands to be annexed by the City of Columbus must be done so under Type1 Annexation procedures and must be moved into the City of Columbus school district.

With this annexation agreement the Township, City of New Albany, and the City of Columbus each have 3 individual seats on the RFBA panel. This gives the Township some investment into the proceedings of the Accord.

Another important aspect of the RFBA Annexation Agreement is the development of the Rocky Fork Metro Park within the region indicated on the adjacent map as the “Park Zone”. This park is being developed in coordination with the Township, the City of Columbus, and the City of New Albany who have each participated in the funding for land acquisition.

City of Columbus

The City of Columbus corporate area is located west of the City of New Albany in the Township. Both the City of Columbus and the City of New Albany are heavily invested in the Rocky Fork Blacklick Accord, each having taken a large part in that multi-jurisdictional process. The city relies heavily on the Rocky Fork-Blacklick Accord as its planning guide for growth in the region. In addition the City has adjusted its growth and expansion policies after examining the cost vs. benefit comparison of extending sewers and providing services to outlying areas. The city has been more focused recently on establishing re-investment in first and second tier suburbs. As a result, most of the City’s financial resources are being directed toward interior redevelopment opportunities.

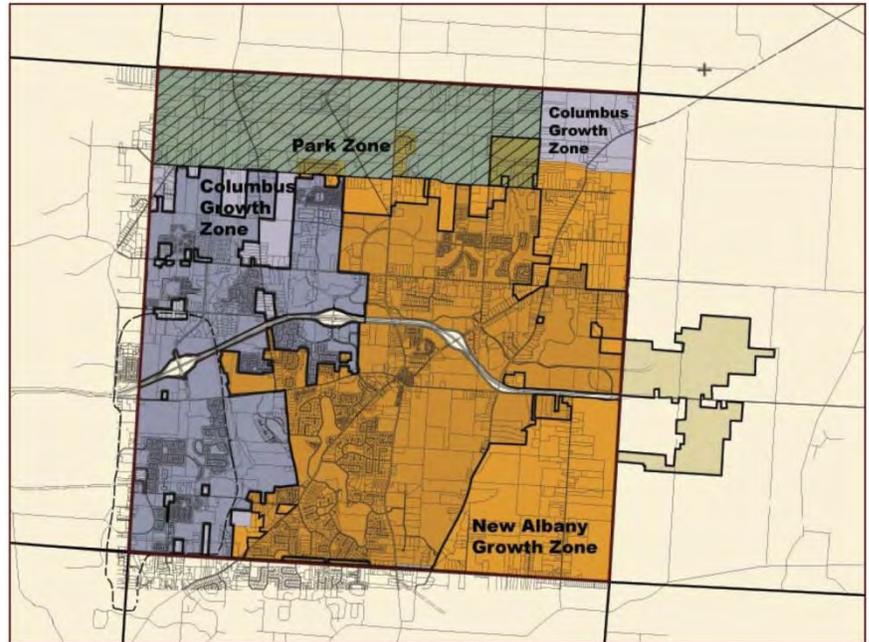


Figure 24: RFBA Annexation Agreement Territory

Existing Conditions and Trends

Harlem Township

Harlem Township updated their comprehensive master plan in 2008. This update allows for slightly higher densities along the southern border. This was done in an effort to protect them from future annexation from the City of Columbus to the south. Lot sizes are to remain at a 2 acre minimum per unit under their Farm Residential zoning district, unless a Conservation Subdivision or Planned Residential District is proposed. Then the net density would be a maximum of 2 units per acre with a substantial amount of required open space.

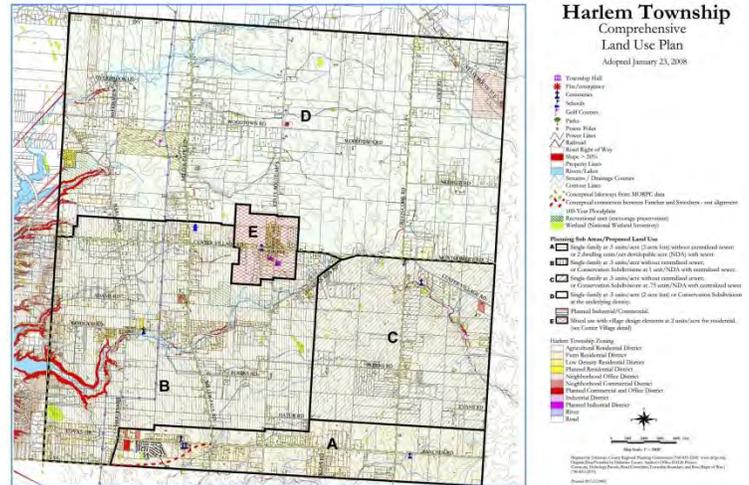


Figure 25: Harlem Township Comprehensive Plan

Natural resource protection, transportation connectivity, smart residential and commercial development are important goals in the Harlem Township Comprehensive Plan.

As a result, low to medium density development should occur along the northern border of Plain Township.

Jefferson Township

Jefferson Township, located south of Plain Township, is a mainly residential community focused on large lot or cluster/ conservation development that falls in the 0.8 units per acre density range. More intense development has been occurring south of Havens Corner Road in an effort to block annexation and encroachment by the City of Columbus.

The Township relies heavily on the Comprehensive Plan and Zoning Map for all new development and is referred to as "Zoning Neutral." Preservation of open space is one of Jefferson Township's goals. Presently, they require 35% open space within each new development, and the preservation of the Townships natural resources becomes the focus of that open space.

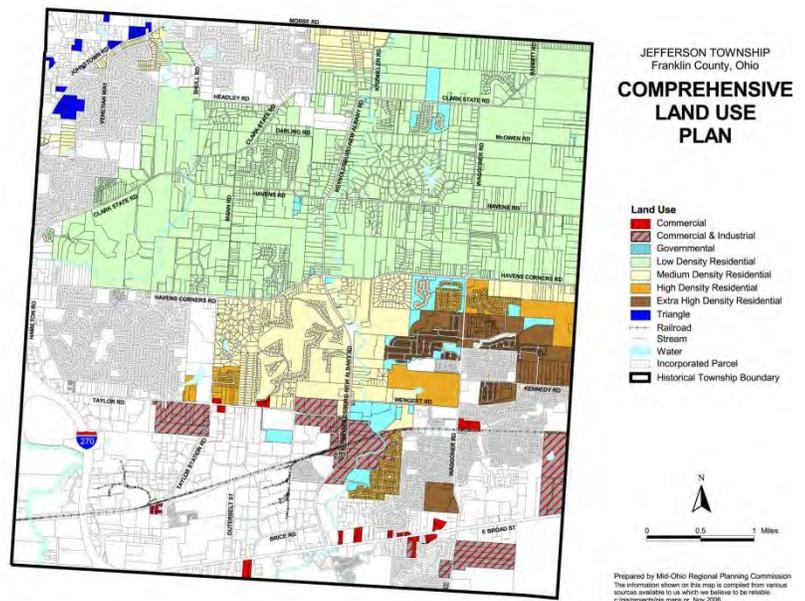


Figure 26: Jefferson Township Comprehensive Plan

Low density development (one unit per 3-5 acres) will continue to be the theme for development along the southern border of Plain Township.

Existing Conditions and Trends

Jersey Township

Jersey Township, located east of Plain Township, does not expect any radical increase in growth due to its lack of water and sewer access. Rural residential is the zoning classification adjacent to the eastern border, with one unit per 2-5 acres. The City of New Albany has annexed into Jersey Township along S.R. 161 and is currently developing industrial and warehouse space along Beech Road. This new development, and the newly constructed Beech Road Interchange has had an impact on traffic in both Jersey Township and Plain township. The Township’s zoning currently does not require any dedicated open space, but surveys of the populous resulted in a consensus to protect sensitive natural features and farm land and the zoning code is currently being updated.

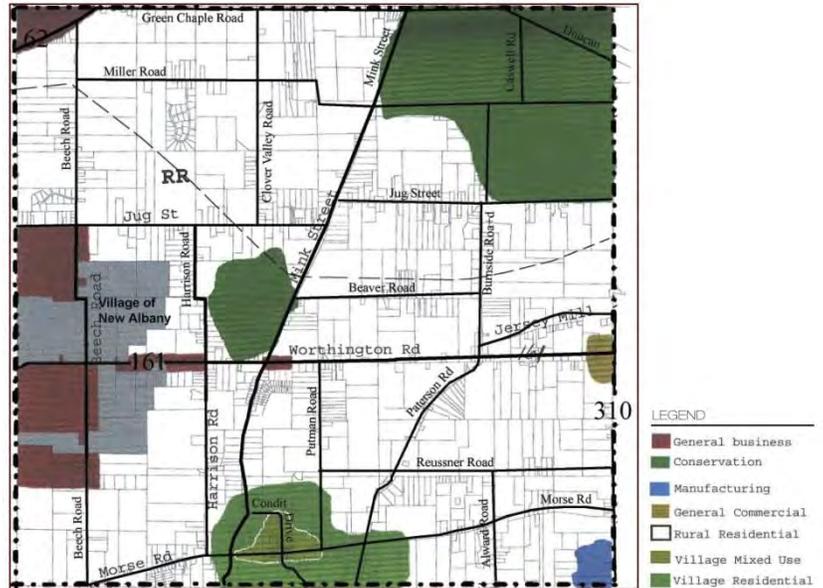


Figure 27: Jersey Township Comprehensive Plan

According to the expectations of Jersey Township, low density residential development along Plain Township’s eastern border will likely occur along with business growth surrounding the City of New Albany property. It is likely that the City of New Albany expansion and development will continue along the S.R. 161 corridor.

Monroe Township

Monroe Township, located north-east of Plain Township, will control a significant portion of U.S. 62 heading towards Johnstown. A strong commercial corridor exists along U.S. 62, situated just south of the business district. Plans have been established to extend Beech Road to S.R. 37, containing an additional commercial and industrial corridor. There will be medium density residential buffering the corridor, with lower density on the outskirts.

Monroe Township has influence upon Plain Township due to their commercial corridor along U.S. 62 and their variety of residential types buffering this area.

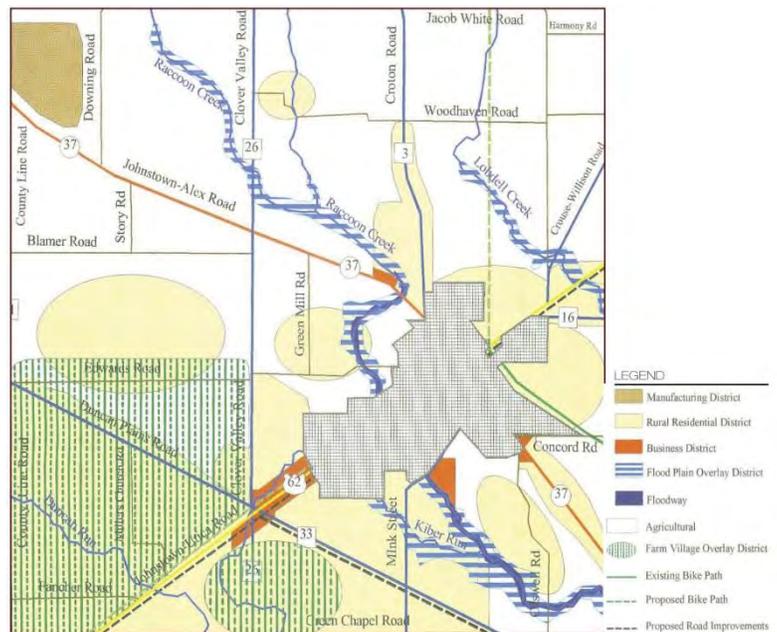


Figure 28: Monroe Township Comprehensive Plan

Existing Conditions and Trends

Blendon Township

Blendon Township, located on the western border of Plain Township, recently completed an update to their community plan in 2010. With a significant portion of the Township already annexed to both the City of Westerville and the City of Columbus, the Blendon Township community plan is focused on promoting sustainability, preserving natural resources, and “growing smart” in the remainder of the unincorporated areas. This includes creating a well-connected system of sidewalks and bikeways to promote regional pedestrian and bicycle connections.

The area of Blendon Township having the most influence on Plain Township is the area between Hoover Reservoir and the Townships eastern border. This area is directly adjacent to the Metro Park Corridor in the Plain Township Land Use Plan and is designated for Low and Medium Density Residential Development. Low Density Residential allows for a maximum of one unit per acre and Medium Density Residential allows for between two and eight units per acre. In addition many of the proposed bikeway connections in the Blendon Community Plan provide an opportunity to connect with the pathway network described herein.

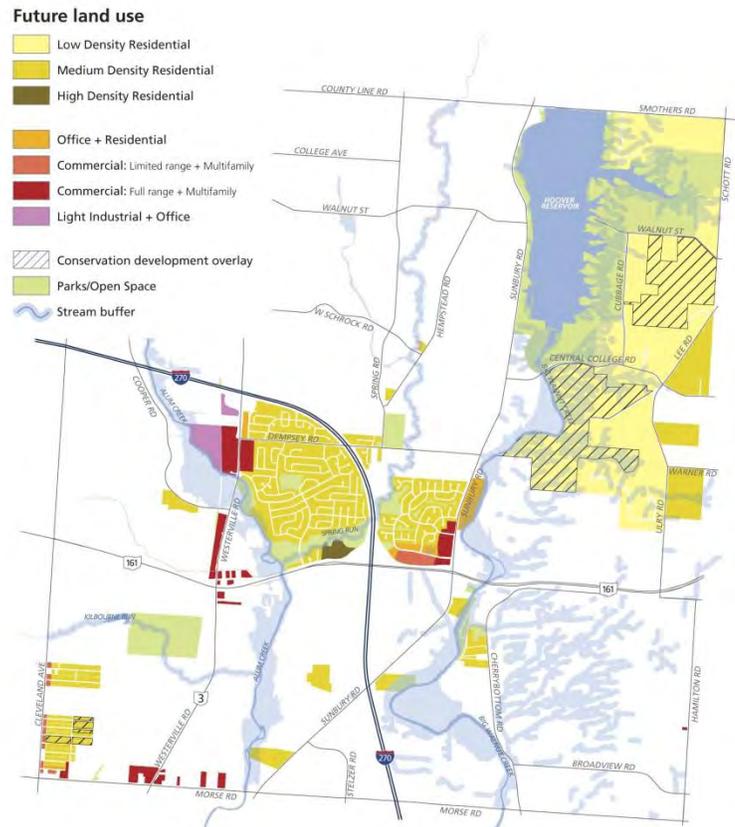


Figure 29: Blendon Township Community Plan

City Of Gahanna

City of Gahanna is located south-west of Plain Township. The “Triangle North” Development includes multi-family residential, and neighborhood residential, along with medical office uses. The remaining development along the northern border of the city is single family residential.

The City of Gahanna will influence commercial development along the southern border of Plain Township.

Community Visioning



Plain Township
New Albany, Ohio
est. 1810

Community Involvement & Visioning

INTRODUCTION

Public involvement in the master planning process is critical in order to build an informed constituency and to make educated decisions that account for the goals and desires of the entire community. Many residents differ in their opinions regarding various issues such as growth, community character, taxes, etc. Public involvement allows individual members of the community to express their concerns regarding the future of the Township and to help develop a consensus regarding the best solutions for moving forward. Recognizing this, the Township leaders expressed a desire to make sure that the community had an opportunity to participate in this update of the Land Use Master Plan.

The process for this update included an initial kick off meeting with the Township Zoning Commission and Trustees. The purpose of this meeting was to gather input on various growth and fiscal concerns. Once these meetings were completed a conceptual update to the Land Use Master Plan was developed and presented to the Zoning Commission and Trustees during public meetings for review and feedback. These meetings were designed to inform the public on the issues facing the Township and to solicit public opinion regarding the future of the Township. In addition this Update carries forth the input developed during the 2008 Land Use Process which is described as follows.

Initial Township Meeting

During the initial kick off meeting many of the issues that inspired the need for this update were discussed. One of the major issues driving the need for the update was the change in the marketplace, change in Township boundaries, and increased requests for commercial development in the Township. Another major factor in the need to update the Land Use Plan was the pending development of the Rocky Fork Metro Park now that a majority of the land for the park has been acquired.

The largest concerns raised by the Township leaders continue to be how best to maintain a rural character throughout the remaining portions of the Township and protect the natural features that remain. This concern is based not only on the desires of the individual members of the zoning commission and trustees but also feedback that had been received from various members of the community.

2008 LAND USE PLAN – COMMUNITY INVOLVEMENT AND VISIONING

During the Township public input process undertaken during the 2008 Land Use Plan update, which consisted of two open houses and a follow up public meeting, a total of 66 participants from various areas of the Township and City of New Albany contributed their thoughts on a variety of subjects. Discussions consisted of the residents opinions on goals and their desires for the future of the Township. During the two public open houses the discussion was based upon the participants brainstorming questions on broad based subjects, such as character, growth, transportation, and land uses. Each community member then ranked the results based on their belief of the order of importance. The results were typically very unanimous and usually very predictable.

Based upon this feedback the community and Township officials then came together for a third meeting to review the results and to participate in developing the Guiding Principles contained herein.

Community Involvement & Visioning

Public Open House Meetings

The main focus of these meetings in 2008 was to gather the input of various community members on various topics and to establish discussion regarding the future of the Township. In these meetings a variety of questions were brainstormed by the group and then answers to each question were ranked by each community member. The results of those sessions are listed below:

Question 1 - What Are the Qualities of The Township That You Would Most Like To Maintain.

Almost all respondents were evenly split between keeping a “rural” character and reducing the tax burden on the individual taxpayer. “Rural” was defined by the respondents as farm land, 2 lane roads, forests, streams, barns, sense of community, and freedom from light pollution.

Other qualities receiving a few stray votes include: connectivity, lower traffic volumes, less large commercial uses, further set- backs, and tree preservation.

Question 2 - What Qualities Would You Like To See Disappear?

Most respondents were evenly split between increasing traffic concerns and gaps in connectivity, such as, bike trails. A few votes were recorded for: litter, land consumption, construction traffic, and white fences (1 vote).

Question 3 - What Are The Most Important Issues Facing The Township Today?

Most people voted tax burden on the residential taxpayer as the number one issue in the Township. A few other issues receiving votes included: urban / suburban sprawl, annexation, traffic, and choice as it relates to utilities.

Question 4 - What Is The Character You Would Most Like To See For The Township?

Most respondents overwhelmingly voted for a rural character with a distant second being a clean, aesthetically pleasing place to live. Third place in this category went to a pedestrian and bike friendly community.

Question 5 - What Are The Most Important Transportation Issues?

A majority of participant ranked alternative transportation routes as their number one preference with specific intersection management being number two on the list. Third place in this category was traffic management /control.

Question 5 - What Are The Most Preferred Land Uses?

This survey was based on the preferred land uses of the participants. Open space and farmland were voted a solid number one with conservation design being number two. A strong third place was land trust (tax incentives).

Community Involvement & Visioning

ISSUES TO BE ADDRESSED

Based upon the data gathered during the research process and the input from the community another public meeting was held to determine the most important issues facing the Township within the next 10 years. These issues were discussed and solidified by the residents of the community and several community leaders. These issues have been identified as needing to be addressed with the update of the master plan and are the driving force behind the Defining Principles developed in the next chapter. The issues are categorized as follows:

1. Rural/Growth
2. Transportation
3. Fiscal/Taxation Issue
4. Location of Commercial Uses
5. Location of Metro Parks/Acquisition of Land

Rural Growth Issues

The Rural/Growth issues are based upon the residents and Township leader's desires to maintain the rural heritage of the Township. There was a strong feeling amongst all of the participants that the Townships rural character and natural features are a major contributor to the desirable quality of life in the Township. Issues to be addressed are as follows:

- Maintenance of existing natural areas, particularly the protection of natural features from destruction by future growth.
- Prevention of uncontrolled growth
- Maintain the Rural feel of roads
- Preventing the loss of open space and agriculture

Transportation Issues

The transportation issues are based upon the communities desire to maintain the rural character of the Township, provide alternate methods of travel, and to return a level of safety to the current road network. Issues to be addressed are as follows:

- Maintain rural feel of roadways
- Increasing traffic burden on Township roads
- Safety and congestion of key intersections
- Connectivity of bike trails and paths

Township Fiscal / Taxation Issues

The Township Fiscal/Taxation issues are based upon the communities concerns over the rising property tax burden on the individual taxpayer. The concerns expressed by the community are as follows:

- Increasing burden on residential tax payer
- Property tax is 2.31% of the market value of a home for the Township and City of New Albany land in the Plain-Local School District (highest in Franklin County with the exception of Blendon Township).
- Tax burden from additional development (roads, and infrastructure)

Community Involvement & Visioning

-Life safety provisions (Fire, EMS & Police Protection)

(It should be noted here that the largest portion of property taxes in the Township are distributed to the school district. As a result, there is little impact that the land use update can have in this regard.)

Commercial Uses

The issues regarding Commercial Uses in the Township are related to the desire to provide opportunities for businesses to locate in the Township that would serve the needs of the community and be sensitive to the rural surroundings. The issues discussed are as follows:

- What is the Township's need for additional economic development?
- Service (retail, food, services) vs. economic development (businesses, industry)
- Overburden of regional retail development
- Centers of retail are over 50,000 S.F., serving a 3-5 mile radius
- Includes grocery, home improvement, mega retailers
- Substantial availability of land for business use in the area (but not located in the Township)

Metro Parks & Park Zone Planning

The location of the Metro Parks & Park Zone planning issues revolve around the agreement between the City of Columbus, City of New Albany, Plain Township and the Metro Parks District for the creation of the Rocky Fork Metro Park in the northern portion of the Township. Community concerns revolve around the feasibility of the necessary land acquisition and potential for development of land that does not get acquired by the Park District. Issues discussed include:

- Creation of 1,200 acre Metro Park
- Preserve ground still suitable for the expansion of the Metro Park based upon parcel size, ownership and existing natural features
- Use of ground outside of the Metro Parks
- Land Trusts, Donations, & Tax incentives

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Guiding Principles



Plain Township
New Albany, Ohio
est. 1810

Guiding Principles

GUIDING PRINCIPLES

This section of the Land Use Master Plan is critical in the development of land use policies that will guide the Township into the future. Although the site plan will provide guidance for the location of various land uses it is critical that the plan maintain some flexibility in regards to the exact boundaries for those land uses. It is, however, the Guiding Principles established in this section that should provide the guidance for all future land use decisions. For this reason gathering the input of the Zoning Commission, Township Trustees and Township residents has been an important part of developing these principles.

As parcels come in for development it may be necessary to make land use decisions that vary from those shown on the plan. This could be as a result of changes in the marketplace, sizes of various parcels as they are brought into the development cycle or suitability of land for various uses. However, each application for re-zoning should be weighed against the principles developed in this chapter to verify that it is in conformance with the desires of the Township.

These Guiding Principles have been developed in large part as a response to the issues identified during the community participation sessions in 2008 and updated here to reflect the input of the Zoning Commission and Trustees. To promote a better understanding each of the issues will be repeated along with the Defining Principles relating to those issues.

Principles to Address Rural Growth Issues

The Rural/Growth issues are based upon the residents and Township leader's desires to maintain the rural heritage of the Township. There was a strong feeling amongst all of the participants that the areas rural character and natural features are a major contributor to the desirable quality of life in the Township. Issues to be addressed are as follows:

- Maintenance of existing natural areas, particularly the protection of natural features from destruction by future growth.
- Prevention of uncontrolled growth
- Maintain the rural feel of roads
- Preventing the loss of open space and agriculture

Principle 1

This plan and future development approvals will guarantee the preservation of streams, creeks, wetlands, greenbelts, tree stands, and other significant natural features through the use of setbacks, easements or conservation design.

Principle 2

To maintain the rural feel on existing Township roads promote the establishment of large setbacks and preservation of existing road character.

Principles to Address Transportation Issues

The transportation issues are based upon the communities desire to maintain the rural character of the Township, provide alternate methods of travel, and to return a level of safety to the current road network. Issues to be addressed are as follows:

- Maintain rural feel of roadways
- Increasing traffic burden on Township roads
- Safety and congestion of key intersections
- Connectivity of bike trails and paths

Principle 1

Establish new road connections to more effectively move traffic through the Township while reducing the burden on existing street networks.

Principle 2

Identify and deal with problem intersections to promote safe and efficient traffic movement.

Principle 3

Provide for better pedestrian and bicycle connectivity through the Township and between the Township and surrounding communities.

Principles to Address Township Fiscal / Taxation Issues

The Township Fiscal/Taxation issues are based upon the communities concerns over the rising property tax burden on the individual taxpayer. The concerns expressed by the community are as follows:

- Increasing burden on residential tax payer
- Property tax is 2.31% of the market value of a home in the Township and City of New Albany within the Plain-Local School District (highest in Franklin County with the exception of Blendon Township).
- Tax burden from additional development (roads, and infrastructure)
- Life safety provisions (Fire, EMS & Po- lice Protection)

(It should be noted here that the largest portion of property taxes in the Township are distributed to the school district. As a result, there is little impact that the land use update can have in this regard.)

Principle 1

Promote the establishment of community authority or special assessment districts to ensure that new development pays for its share of the additional burden.

Guiding Principles

Principles to Address Commercial Issues

The issues regarding Commercial Uses in the Township are related to the desire to provide opportunities for businesses to locate in the Township that would serve the needs of the community and be sensitive to the rural surroundings. The issues discussed are as follows:

- What is the Township's need for additional economic development?
- Service (retail, food, services) vs. economic development (businesses, industry)
- Overburden of regional retail development
- Centers of retail are over 50,000 S.F. serving a 3-5 mile radius
- Includes grocery, home improvement, mega retailers
- Substantial availability of land for business use in the area (but not located in the Township)

Principle 1

Create opportunities for strategic economic development while being sensitive to the sustainability of existing businesses.

Principles to Address the Metro Park & Park Zone Planning Issues

The location of the Metro Park & Park Zone planning issues revolve around the pending agreement between the City of Columbus, City of New Albany, Plain Township and the Metro Parks District for the creation of a 1,200 acre Metro Park in the northern portion of the Township. Community concerns revolve around the feasibility of the necessary land acquisition and potential for development of land that does not get acquired by the Park District. Issues discussed include:

- Creation of 1,200 acre Metro Park/ feasibility
- Find ground most suitable for location of Metro Park based upon parcel size, ownership and existing natural features
- Use of ground outside of the Metro Park

Principle 1

In the Park Zone, promote the protection of the Rocky Fork Creek and its tributaries, where possible, by encouraging establishment of a park on lands within and around the streams while promoting conservation design adjacent to the park to add to the parks boundaries.

Future Land Use



Plain Township
New Albany, Ohio
EST. 1810

Future Land Use



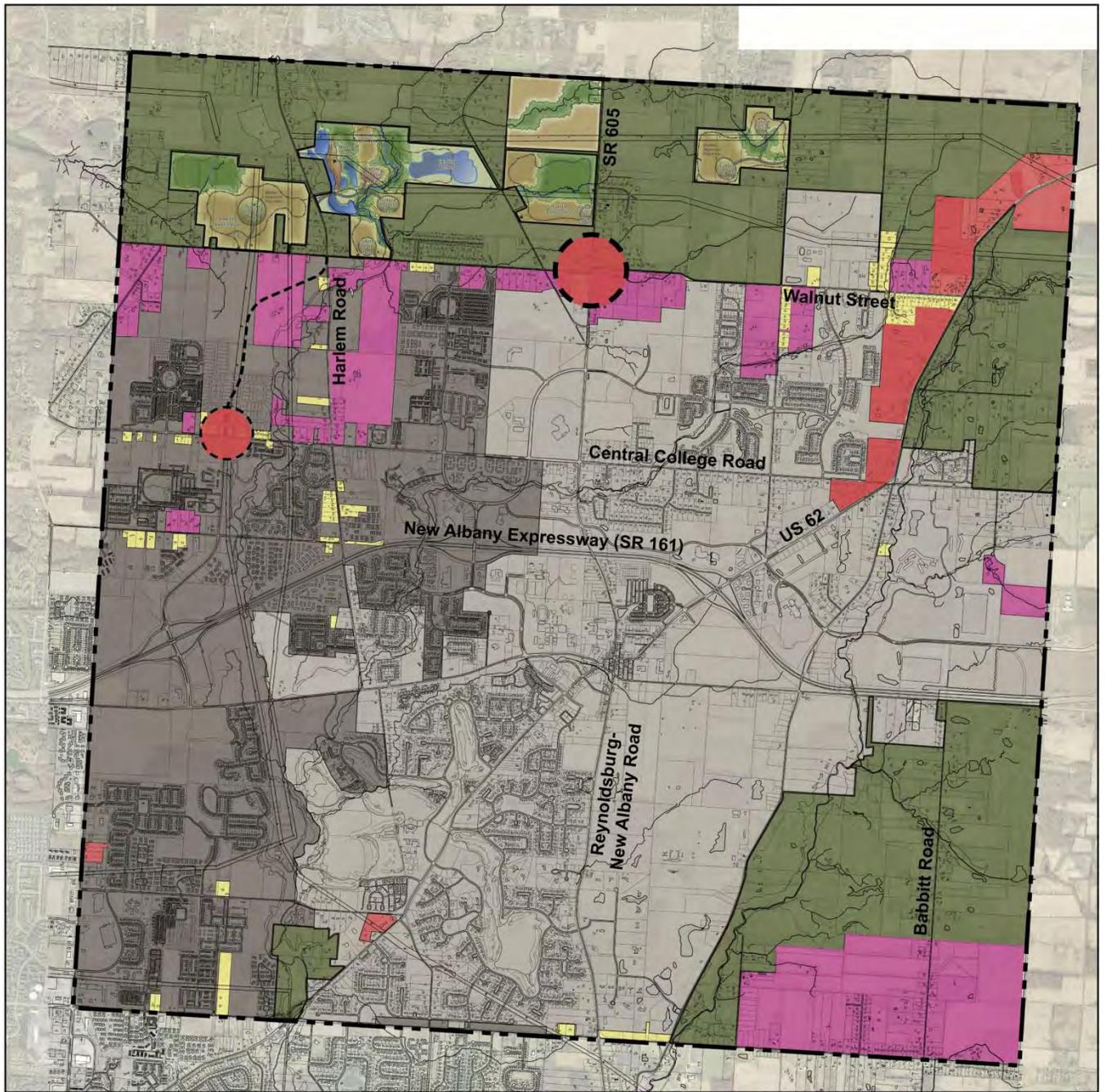
INTRODUCTION

Future land use decisions made by the Township will play a large part in the quality of life of the community. Many of the areas still available for development within the Township are located in high visibility areas and as such need to be treated with extra care and forethought. The purpose of this plan is to aid the Township in making those critical decisions. Development within the Township must continue to balance the desires of the residents, the needs of the Township, and the environmental impacts as well as help to create a sustainable and desirable future for the community.

The availability of suitable utility services will continue to have a large impact on the development of the remaining Township land. It is very unlikely that utility services will be extended to land within the Township without the requirement of annexation. If land is annexed it will fall under the jurisdiction of the annexing body and will not be developed under these regulations. It is possible however that, in the future, suitable on site or “packaged” sewer treatment options may become available. This would increase the feasibility for a higher level of development to occur within the Township. For this reason the plan will provide base recommendations for development in each land use area as well as explore options for development with county “approved” treatment options.

The map shown on the following page is intended to serve as a guide for Township leaders. Future rezoning applications should be compared against this map to determine if the proposed land uses are consistent with the recommendations made herein. Since this map depicts very broad areas of land use the lines between land use designations do not always follow individual property lines. These district lines should not be interpreted literally and can be adjusted to avoid splitting property or creating complex re-zoning issues. It is more critical that the Township weigh the goals and guide principles against future applications to determine the suitability for approval.

Figure 30: Future Land Use Plan



Future Land Use

PLANNED RESIDENTIAL CONSERVATION DISTRICT (PRCD)

Purpose

The purpose of the Planned Residential Conservation District (PRCD) is to provide creative options for the preservation of large portions of open space and significant natural resources while still permitting residential development to occur. The PRCD should be used by the Township as a means to ensure the preservation of the rural and environmental amenities of the Township and to ensure that residential development matches the needs and character of the community.

Metro Park Corridor

The area north of Walnut Street and west of U.S. 62, commonly identified as the Metro Park Corridor, is characterized by large tree stands, tree rows and large areas of agricultural land. This area is also home to several stream corridors including the Rocky Fork Creek, Bevelhymer Run and Sugar Run. During the 2008 planning process the agreement to establish a Metro Park in this area had just been signed by the Township, City of New Albany, and City of Columbus. Since that time, the Metro Parks District has nearly completed its land acquisition and has begun to plan for the establishment and improvement of the new “Rocky Fork Metro Park” as shown below. With the park now established it is believed that the surrounding area will become more desirable for future residential development adjacent to the new park. The abundance of natural features in this area, the concerns over increased frontage development, and the establishment of a new Metro Park this plan suggests that a more creative approach be taken regarding future development and lot splits in this corridor



Figure 31: PRCD District Areas



Figure 32: Rocky Fork Metro Park Concept Plan (As provided by the Metro Parks District)

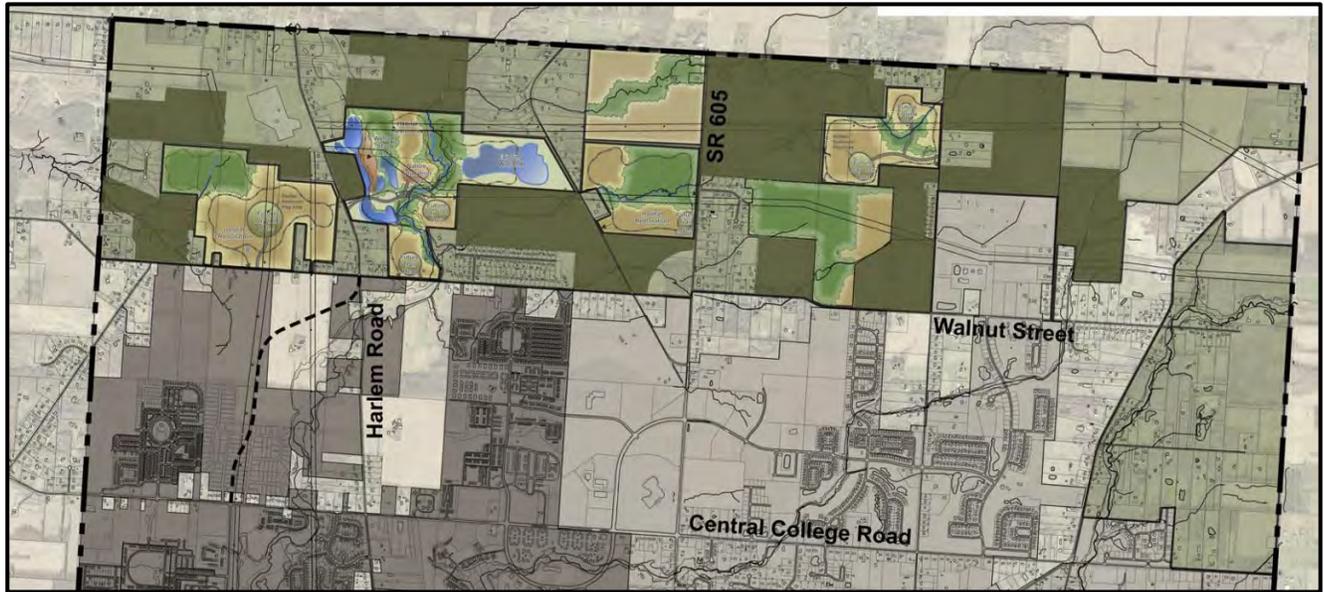


Figure 33: Environmentally Significant Parcels

Metro Parks Corridor Recommendations:

While the Metro Parks District has met their current allowance for land acquisition in this area several parcels remain which have significant natural features that would make excellent additions to the holdings of the Metro Park (indicated as the darker green on the map above). The Metro Parks could provide an attractive mechanism for the preservation of these features and the character of the Township. For these areas, to the extent possible, the Township should encourage landowners wanting to develop land surrounding the Rocky Fork Metro Park or with significant natural features to work with the Metro Parks District to preserve these natural features. This could occur through partnership with the Park District on creative purchase programs, or encouragement of land set asides through development for tax benefits, or it could occur through donation of open space set aside during the development of land for residential uses.

Within this area, and especially within the parcels identified on the diagram above, the Township should work with landowners to provide creative development options to meet the increased demand for residential development surrounding the park while preserving natural features and discouraging strip or “frontage” development.



Figure 34: Conventional Subdivision



Figure 35: Conservation Development Alternative

Future Land Use

Land in this area having access to a county approved “on site” septic treatment facility should develop under the PRC District and have a maximum density of 1 unit per gross acre and provide a minimum of 50% open space. For land developed under this district the Township should encourage aggregation of the open space in order to preserve significant natural features that adjoin the Metro Park. In this scenario open space adjoining the Metro Park could potentially be deeded to the Metro Park. This would provide the developer with a tax deduction, eliminate the burden on the Homeowners Association of the maintenance of that open space, and help increase the holdings of the Metro Park. Homes developed under this scenario would immediately have an increased value due to the adjacency of the Metro Park.

To address the challenges and loss of character and resources associated with frontage lot splits using “on-site” sewage treatment, this plan recommends the Township enact zoning incentives that would promote more creative options, or discourage simple frontage lot splits. Most of this area is still zoned under the “Rural” (R) zoning district. Under this district a landowner may subdivide an existing property into a total of 5 lots provided that the original lot maintains an area of 5 acres or more after the split. This scenario could result in 4 new driveway curb cuts, 4 new culverts, and an additional 800 feet or more of new suburban lawn on existing rural roads (figure 36). One option for the Township to consider would be to increase the required lot frontage or the required minimum lot size for lot splits on existing frontage. To then promote more conservation oriented development the Township could work with landowners and the county to develop lots at the minimum size necessary to support septic and well systems provided new lots access a new public road, private road, or common access drive rather than an existing public road (figure 37). In addition these small subdivisions should provide additional dedicated open space or the preservation of significant natural features.

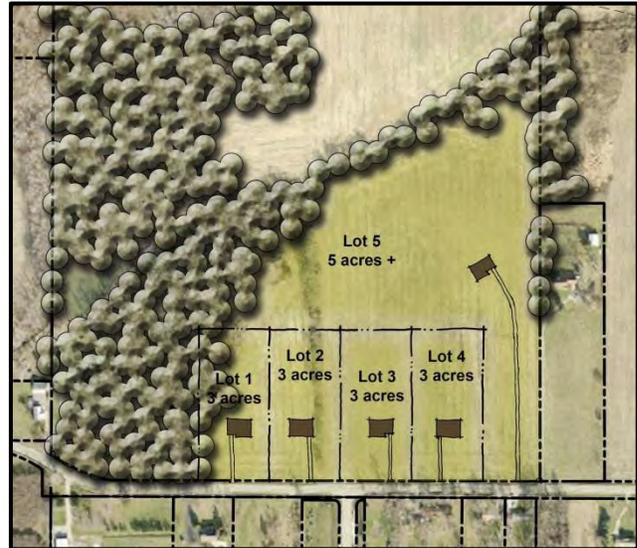


Figure 36: Typical Lot Split

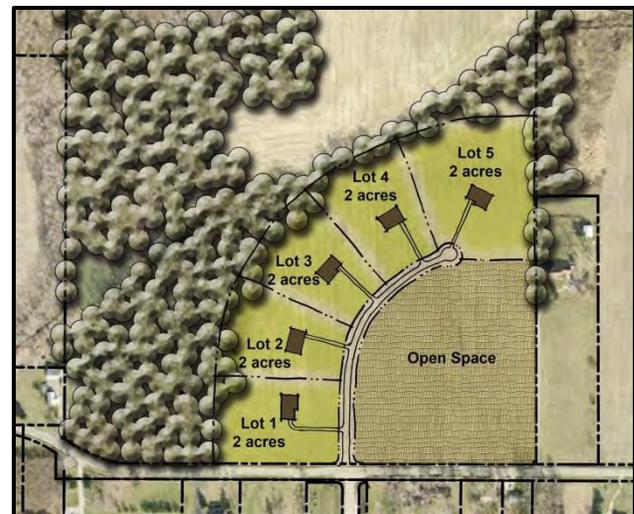


Figure 37: Proposed Conservation Alternative

East of US Route 62

The land east of U.S. 62 and to the north of Central College Road is designated for future development as PRCD to protect this areas rich environmental diversity. This recommendation has not changed from the 2008 Land Use Plan. The character of this area is established by a variety of tree stands, tree lines, ponds and a section of Blacklick Creek. For future development in this area this plan continues to make the following recommendations:

- In this area the Blacklick Creek corridor and its floodplain should be protected from future development. For this reason, and because of the limited depth available between the stream and U.S. 62, this plan does not recommend any future development occur between the stream and U.S. 62. Where existing single family lots exist they should be preserved and not developed or subdivided further.

- In other areas land having access to a county approved “on site” septic treatment facility should be developed under the PRCD District. The maximum density allowed in this area should be 1 unit per gross acre with a minimum of 50% open space required. Open space should be aggregated to preserve existing environmental features.

- Land without significant natural features, and access to a county approved “on site” septic treatment facility, should be developed under the Suburban Estate Residential (SER) District standards with lot sizes sufficient to meet County Health Department regulations for septic and well, but, not be less than 2.5 acres. To aid in maintaining the rural feel it is recommended that lots developed under these regulations provide a minimum 200 foot frontage on a public road. Lots splits in this area could be treated with the same strategies as those recommended in the Metro Parks corridor.

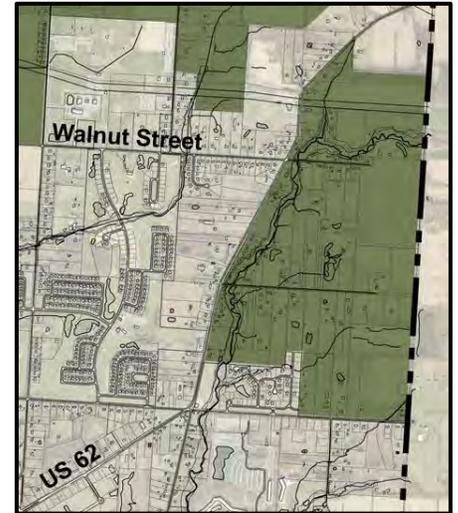


Figure 38: East of U.S. 62

Future Land Use

Babbitt Road Corridor

The land shown as “PRCD” along the Babbitt Road corridor is also characterized by large tree stands, tree lines and various other environmental features along with a section of the Blacklick Creek corridor. This section of land also contains two golf courses, “The Golf Club”, a private course between Kitzmiller Road and Babbitt Road, and the “East Club” (formerly Winding Hollow and Tartan East) between Babbitt Road and the County line. It is unlikely that either of these two courses will become available for development in the near future but, given their rich environmental features, each should be developed under this district if such development were to occur. In this area the following recommendations still apply:

- Land having access to a county approved “on site” septic treatment facility should be developed under the PRCD District code. The maximum density allowed in this area should be 1 unit per gross acre with a minimum of 50% open space required. Open space should be aggregated to preserve existing environmental features.
- In this area the Blacklick Creek corridor and its floodplain should be protected from development through the use of a 200 foot stream setback.
- Land without significant natural features, and access to a county approved “on site” septic treatment facility, should be developed under the Suburban Estate Residential (SER) District standards with lot sizes sufficient to meet the County Health Departments regulations for septic and well, but, not be less than 2.5 acres. To aid in maintaining the rural feel it is recommended that lots developed under these regulations provide a minimum 200 foot frontage on a public road. Lots splits in this area could be treated with the same strategies as those recommended in the Metro Parks corridor.

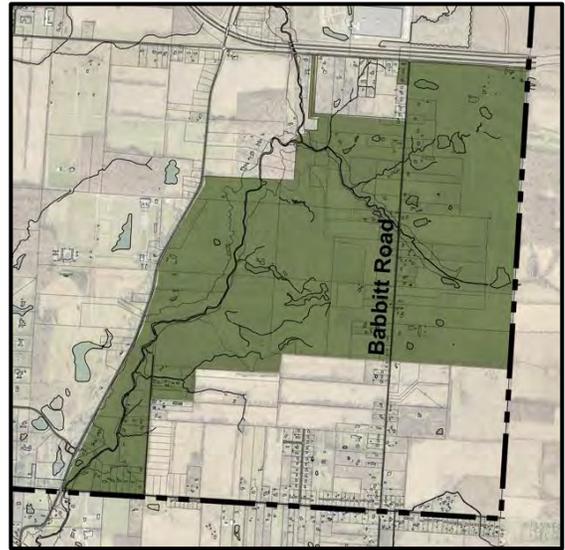


Figure 39: Babbitt Road Corridor

SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

Purpose

Throughout the process of developing the 2008 Land Use Plan the Township expressed interest in providing opportunities for businesses to develop locally. Recently the Township has seen increased inquiries from people desiring to establish a business in various areas. The Township has expressed concern that some of these requests have not met the expectations of the Township. The desire to establish additional recommendations and improved strategies for dealing with this type of development in the future is one of the drivers in undertaking this update. In response, the 2012 Land Use Plan updates the SCPD commercial areas, provides new locations where businesses might locate, and recommendations for increased standards in this area. To provide these opportunities this plan still identifies U.S. 62 as an appropriate location for business provided the appropriate controls are established to protect the rural character of the corridor, control access and traffic, and buffer adjacent residential uses. With those controls in place this corridor provides the opportunity and visibility to develop sustainable businesses.

The use of the SCPD district for this type of development is important since it allows for creative development of office and business opportunities and still provides the Township with additional control over the quality and design of proposed development. SCPD should be used exclusively by the Township to ensure that new development matches the character and intent of this master plan.

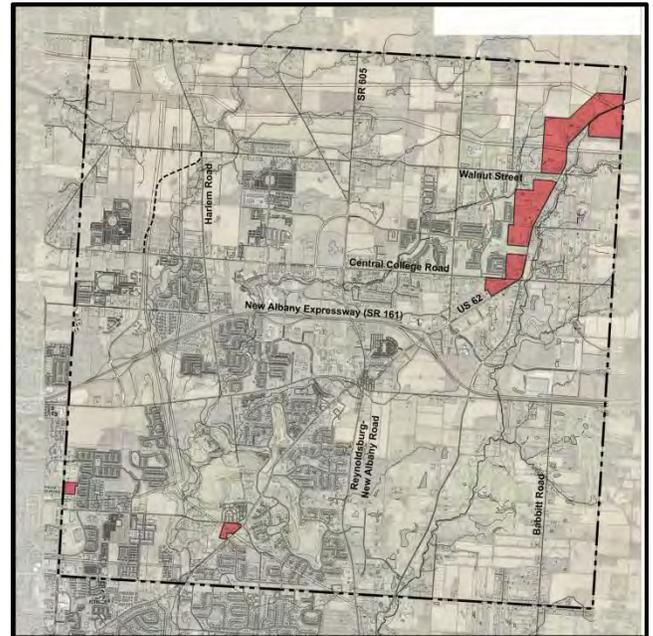


Figure 40: SCPD District

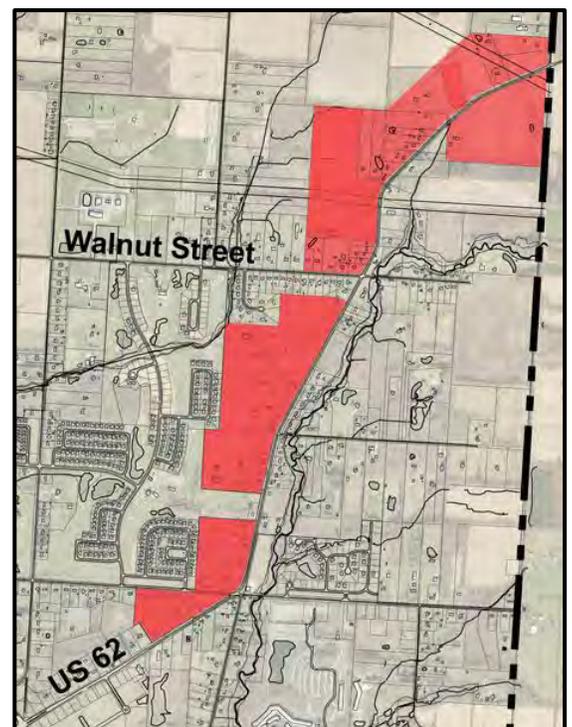


Figure 41: 2012 SCPD Areas

Future Land Use

U.S. 62 Corridor

Due to the recent growth of Johnstown and the surrounding area as an “exurb” of Columbus, and the resulting volume of commuter traffic, the busy U.S. 62 corridor has the highest traffic counts of any of the existing roads within the Township. This traffic is highly likely to increase in the future and has already arguably diminished the “rural” feel of this corridor. Conversely this traffic also provides visibility and makes the U.S. 62 corridor the most logical location to create sustainable business opportunities. In addition, intersection improvements to Central College and road widening of U.S. 62 between Central College and Smiths Mill Road have changed the character of 62 and prepared that section of the roadway for the development of commercial uses on the east side of U.S. 62. These improvements will help reduce the traffic backup in the corridor and make the current intersection safer for all motorists. Negatively, however, it will also further reduce the rural character of the corridor.



Figure 42: New Central College Road and U.S. 62



Figure 43: U.S. 62 North of Clouse Road

62 Corridor Recommendations:

Because of the importance of this corridor as a front door to the Township, however, the Township should not settle for “second tier” uses. Uses most suitable for this corridor are uses similar to those outlined in the “Suburban Office” district of the Plain Township Zoning Code. However, it is strongly recommended that, if land is to be re-zoned to allow these types of uses, the Township should require they be developed under the SCPD to give the Township greater control and flexibility to work with the developer to ensure that the character is protected and traffic is not unduly impacted. If the Township does not receive good development proposals for this corridor it should re-visit the Master Plan to determine if a change of recommended use would be more suitable. In this corridor the Township should be very selective regarding proposals to re-zone property into the SCPD. Given the abundance

62 Corridor Recommendations:

- Small office and business type uses only in this corridor – no retail.
- Adopt a new zoning overlay that outlines permitted uses and strict development standards that protect the character of the corridor
- Incorporate access management standards into the overlay
- Incorporate aesthetic requirements for building design and orientation and landscaping and buffering.
- Establish front setbacks that maintain a rural corridor feel and large rear setbacks that buffer adjacent suburban development.
- Establish minimum lots widths to support access management

and proximity of retail development in the area it is not recommended that the Township approve any applications for retail development. Additional retail development in this corridor would only weaken the sustainability of existing retail development in the area and create additional traffic and access problems for U.S. 62. If legally the Township cannot turn away retail uses under the SCPD then another zoning district should be developed that will achieve the Townships goals.

It is recommended that the Township use the Select Commercial Planned District (SCPD) as a tool to establish a higher degree of design standards for development along this corridor. To establish these standards the Township should consider implementing design guidelines such as increased setbacks, road frontage landscape treatment, access management, and architectural standards as a means to maintain some of the rural heritage and establish an image for those traveling through this corridor. Another good reason to maintain increased setbacks along this corridor would be the potential for future procurement of additional right-of-way if necessary.

In addition the Township should develop an overlay district that would cover the U.S. 62 corridor and establish additional zoning requirements to address setbacks, buffering, landscaping, lighting, driveway access, and spacing in order to protect adjacent residents and keep rural character.

The Township must also be sensitive to the type of development being proposed and the relationship to adjacent, existing or proposed, residential development. Any development proposed must provide an appropriate transition between the residential areas and the busy U.S. 62 corridor

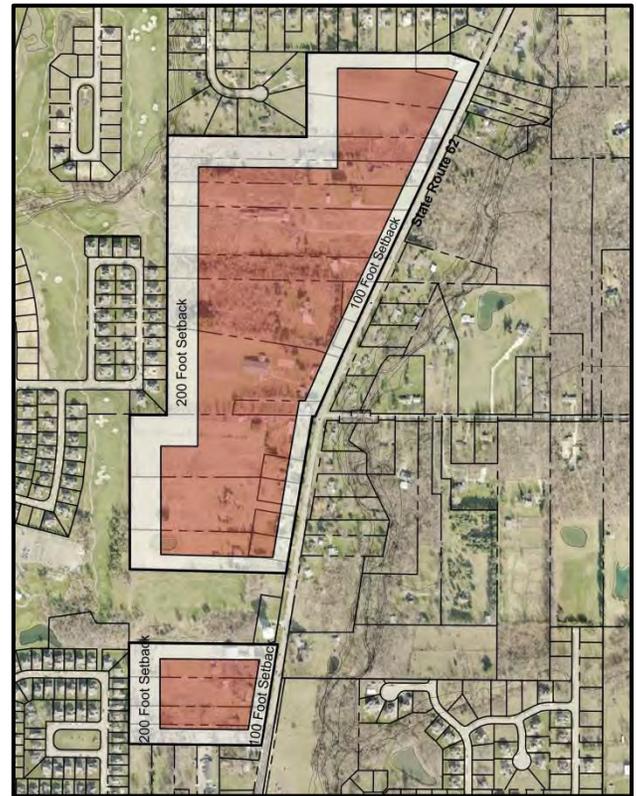


Figure 44: U.S. 62 Setbacks



Figure 45: Commercial Buffer Example

Future Land Use

Walnut Street & S.R. 605 / Hamilton Road & Central College

The State Route 605 intersection is adjacent to the New Albany business campus and would be a suitable location to provide transitional office or commercial services to support the business campus uses. The existing Remax offices on the north-east corner of the intersection has been identified by the Township as being characteristic of the type and quality of development they would seek to approve for new businesses in the Township. Uses approved at this location should be controlled architecturally to maintain a character consistent with these offices. Sensitivity in this area should also be displayed toward the existing single family residential uses to the west with increased setbacks or buffering requirements.

The intersection at Central College and the Hamilton Road extension is another location identified by the Township as being appropriate for this type of development. There are still a few remaining parcels in this area that are located in the Township. Should these parcels move into the development cycle and stay within the Township the recommendations noted above should apply here as well.

Development in all areas will most likely be limited to business or office development that can operate without the benefit of public water and sewer. This will limit the size and density of any proposed development as well as limit businesses with high customer volume. It is recommended that the Township review all proposals carefully to ensure that they meet county sanitary requirements and can be developed in a way that is compatible with the character of the surrounding area.



Figure 46: Proposed Commercial Nodes



Figure 47: Existing Remax Office Building

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)

Purpose

The purpose of the Planned Unit Development (PUD) district is to allow for greater flexibility to provide innovative and creative residential opportunities. The Planned Unit Development district also gives the Township greater control (vs. standard zoning districts) over the permitted type, density and design of proposed developments. This district should be used by the Township to ensure that proposed residential development matches the needs of the community and the character of surrounding development and also meets the intent of this master plan.

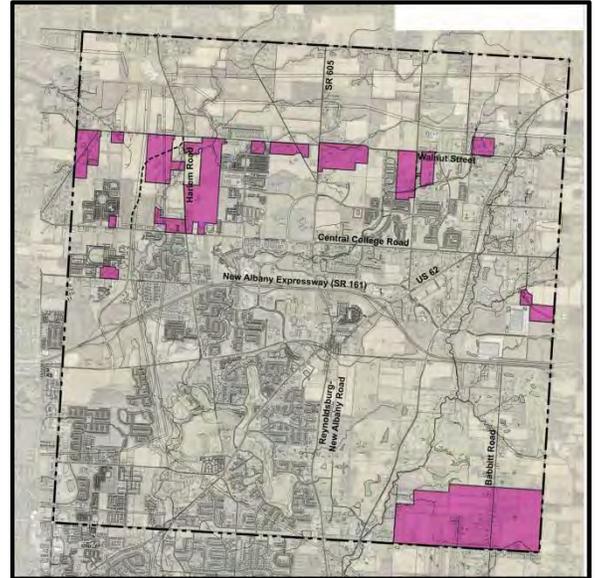


Figure 48: Residential PUD

Walnut Street Corridor / West of U.S. 62

Land left in the Township south of Walnut Street and west of U.S. 62 is primarily land that has been developed into single family lots or larger homesteads with few larger agricultural parcels remaining. While having some scattered natural features most of these parcels are either not large enough or do not have enough prime natural features to support conservation style development. Also, the development occurring in the City of Columbus and City of New Albany portions are rapidly changing the feel of this area from rural / agricultural to more suburban in nature.

With the proximity of public sewer and water to these parcels it is not likely that a developer will undergo the expense of a package treatment plant to support increased development capacity. It is more likely that a buyer or developer of these parcels will annex to the nearby City of Columbus or New Albany to gain access to public utilities. In the event, however, that these parcels do come into the Township for development it is the recommendation of this plan that these parcels be zoned under the Planned Unit Development (PUD) portion of the code with the following guidelines:

- Land in this district having access to a county approved “on site” septic treatment facility should develop under the Planned Unit Development District. Parcels in this district could be developed with more creativity and with varying densities taking into account the nature of the surrounding development. The Township should examine the surrounding development patterns to make informed decisions regarding the compatibility of proposed development in this district. Development in these areas should at a minimum match, if not improve upon, the character of its surroundings from a land use and a development/ architectural design perspective.
- In this area, land without access to a county approved “on site” septic treatment facility should be developed under the Suburban Estate Residential (SER) standards with lot sizes sufficient to meet the County Health departments regulations for septic and well, but, not be less than 2.5 acres. Given the increased suburbanization of this area lots could develop with varying frontages at the discretion of the Township. The Township should consider the character of existing development in proximity to what is being proposed prior to making those decisions.

Future Land Use

East of Kitzmiller Road / South of Central College Road & Babbitt Road area

The land east of Kitzmiller Road and south of Central College Road, as well as the Babbitt Road area, that is designated as the PUD District is characterized by mainly open farmland with scattered tree rows and a few single family and larger lot developments. Due to the mostly open nature, this land could be developed in a more conventional manner instead of using the development patterns required by the conservation district. Land developed in this area should be developed under the Planned Unit Development District under the following guidelines:

- Land in this district developing within the Township and having access to a county approved “on site” septic treatment facility should develop under the Planned Unit Development District. Parcels in this district could be developed with more creativity and with varying densities given the nature of the surrounding development. The Township should examine the surrounding development patterns to make informed decisions regarding the compatibility of proposed development in this district. In this area the Township should, through proper planning, enforce the preservation of existing tree rows and the Blacklick Creek corridor. One strategy for accomplishing this would be to work with developers and their planners to preserve existing tree rows and allow them to drive the geometry of the proposed plan. This will help to preserve a small portion of the rural heritage of the area and enhance the quality of development.

- In this area, land without access to a county approved “on site” septic treatment facility should be developed under the SER District standards with lot sizes sufficient to meet County Health Department regulations for septic and well but should not be less than 2.5 acres. Lots in this area could develop with varying frontages at the discretion of the Township. The Township should consider the character of existing development in proximity to what is being proposed prior to making those decisions

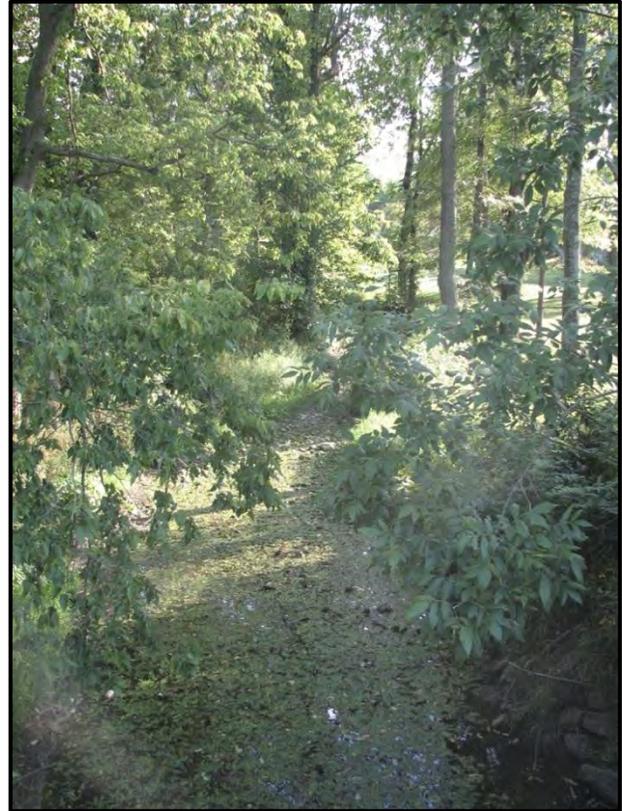


Figure 49: Blacklick Creek

EXISTING RESIDENTIAL

Purpose

The properties indicated on the Proposed Land Use map as “Existing Residential” are expected to remain residential in nature. These properties are currently zoned in the Township under the Rural or, in some instances, the R2 zoning category. These properties are either in or adjacent to residential areas and are not located in areas suitable for other uses. For these reasons it is the recommendation of this plan that these areas remain in their existing land use and zoning category.

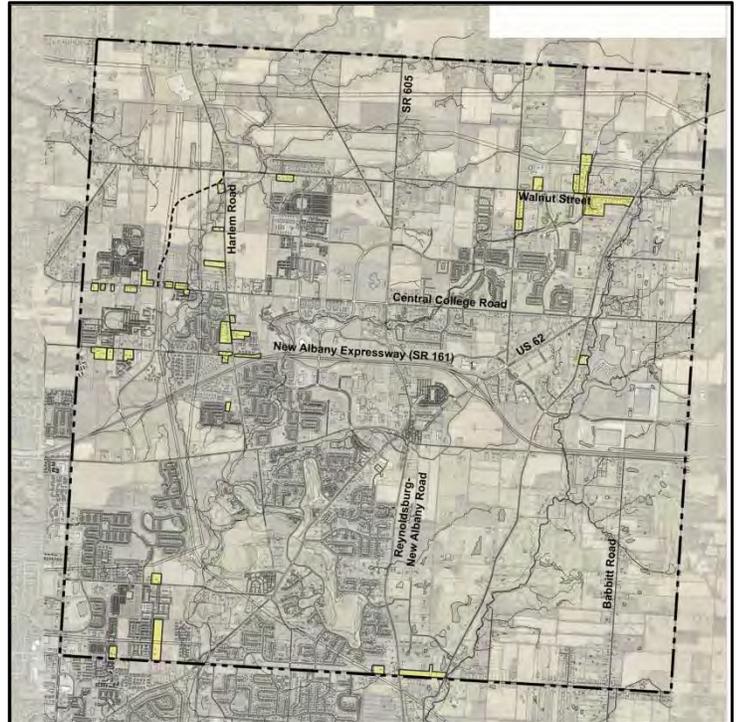


Figure 50: Existing Residential

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Transportation & Mobility



Plain Township
New Albany, Ohio
est. 1810

Transportation and Mobility

RECOMMENDED VEHICULAR TRANSPORTATION IMPROVEMENTS:

Many of the problems that residents are experiencing regarding the increase in traffic over the past 10 years is a result of commuters moving through the Township to get back and forth to the SR 161 / New Albany Expressway. Many of these commuters are coming from Harlem Township and further north and are using the Township roads on their commute to and from work. Many of these commuters are also taking Walnut Street and Central College Roads in an attempt to get to Sunbury Road and bypass much of the SR 161/ New Albany Expressway traffic. This results in increased pressure on those two roads as well. The Franklin County 2020 Thoroughfare Plan suggests some improvements that will help to alleviate these problems and are the basis for our recommendations here.

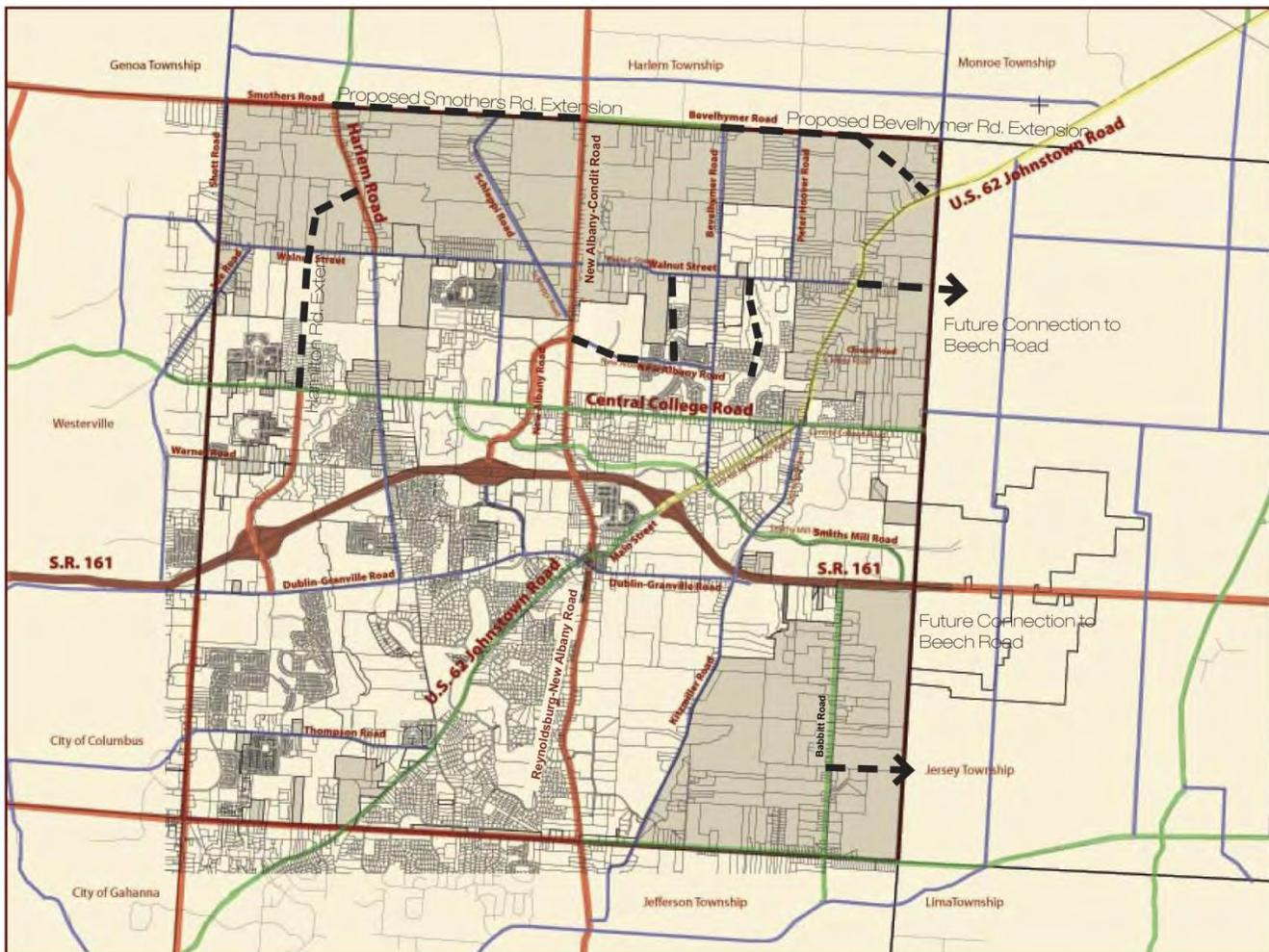


Figure 51: Recommended Roadway Improvements (Source: 2008 Land Use Plan)

Suggested improvements are as follows:

Improving East/West Connections

The Township should work with Harlem Township to Provide for the extension of Smothers Road to Bevelhymer Road and the extension of Bevelhymer Road to U.S. 62. This will provide another east-west connector and another access to Sunbury Road helping to relieve pressure on Walnut Street and Central College Road. This could be done by working in conjunction with Harlem Township to acquire the necessary right-of-way or ensuring that, as land is developed, the appropriate right-of-way is set aside for this purpose. The extension of these two roads should be studied by an engineer to gauge costs, approximate alignment and right-of-way needs.

Interconnectivity

For all future development proposals in each district the Township needs to ensure that adequate connection is provided between various parcels of land to reduce the need for auto related traffic to access the existing Township roads for the purpose of driving between developments. This can be accomplished by making sure that adequate roadway stubs are provided to adjacent parcels of land for all new developments and making sure new developments connect to existing stubs wherever possible.

Encourage extension of Walnut Street to Beech Road to the East. This will provide another access to Beech Road and the proposed commercial development and reduce the pressure on U.S. 62 and Central College Road. This will require some partnership or coordination with Jersey Township.

In the south planning area, provide an additional connection from Babbitt Road going east to Beech Road. This will also provide another access to the proposed commercial development and reduce the pressure on Babbitt Road and Morse Road.

Realignment of Walnut Street and SR 605

This recommended improvement also becomes increasingly important as more commuters utilize SR 605 to get back and forth to the Expressway and more people utilize Walnut Street to work their way over to the Sunbury Road area. Again, collaboration with ODOT will be an important factor in making the necessary improvements possible. If development should be proposed on the northwest corner of Walnut Street and S.R. 605 the Township should take steps to ensure that appropriate R.O.W. is secured to allow the realignment of this intersection.

Transportation and Mobility

RECOMMENDED ALTERNATE TRANSPORTATION IMPROVEMENTS:

Providing for pedestrian and bike oriented transportation can contribute substantially to the overall sustainability of the community as well as the quality of life and health of its residents. This could easily be accomplished through connecting to and adding on to the existing leisure trail system begun by New Albany.

As the Township considers future development proposals the inclusion of leisure trails and a connecting leisure path system should be at the forefront of the discussion. These trails should provide connectivity between the Township and New Albany as well as connect various developments to the proposed park systems. Leisure trails can be provided within the R.O.W., in easements located adjacent to the R.O.W and, in stream and open space corridors.

The following are recommendations for the development of pedestrian/bike routes within the Township:

- All new single family developments, lot splits and commercial development should include sidewalks (internally) and leisure trails along all major Township road- ways.
- Leisure trails should provide interconnection between developments, connection to the future Metro Parks and connection to Bevelhymer Park.
- Leisure trails should be a minimum 6 foot wide to provide for adequate room to support both pedestrian and bicycle traffic.
- Leisure trails can be paid for through private development or, where critical connections cannot be made through private development, public participation.
- Leisure trails can be paved surfaces, such as asphalt, where appropriate. Where greater sensitivity is required, such as stream corridors, leisure trails can also be a permeable walking surface such as crushed and compacted gravel. These types of surfaces are cheaper to construct, however, require a higher degree of maintenance to keep in usable condition



Figure 52: New Albany Leisure Trail



Figure 53: Example Connector Trail

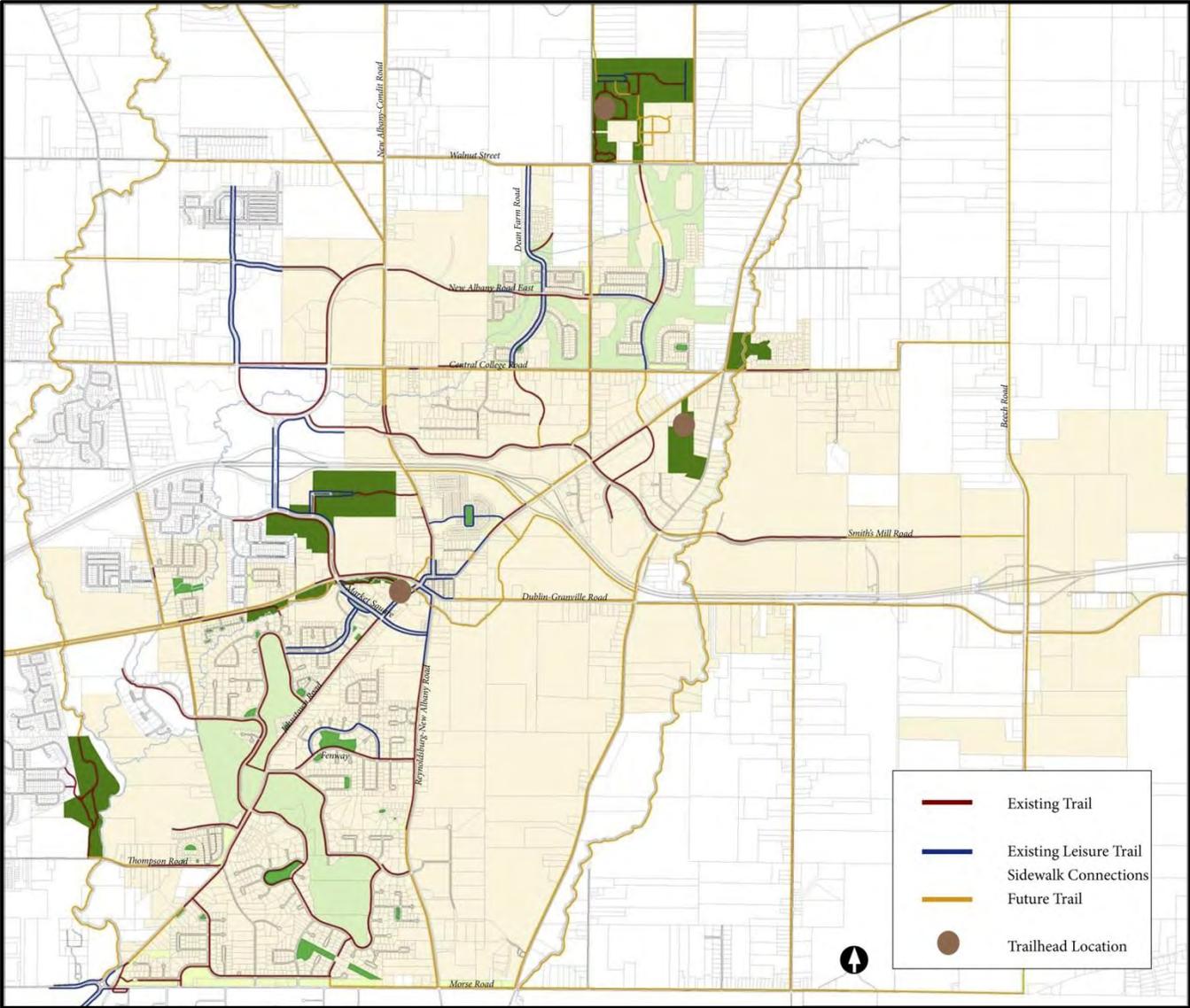
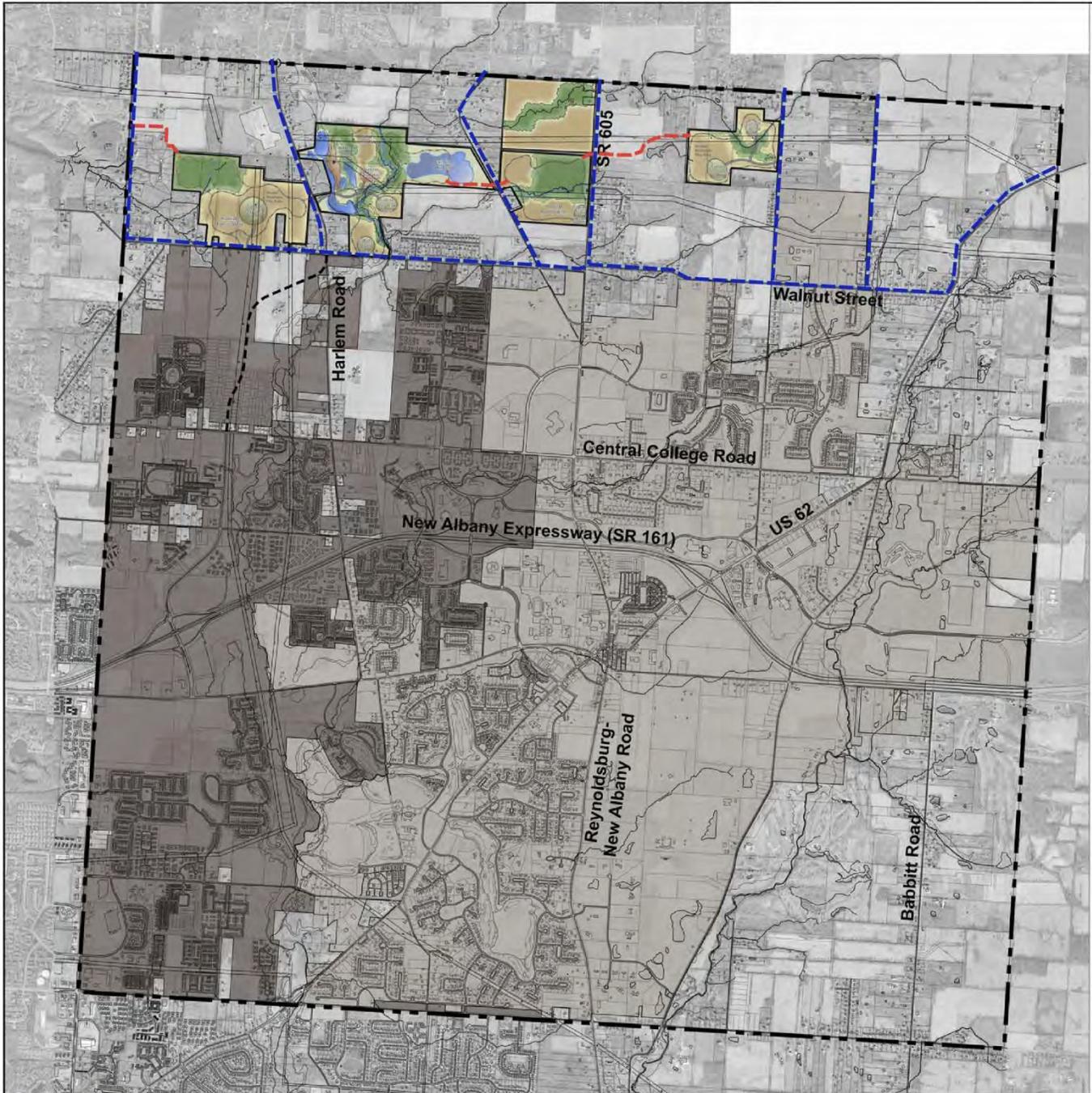


Figure 54: 2006 New Albany Trails Map

Transportation and Mobility

Figure 55: Future Trail Network



Proposed Multi-Use Trail



Proposed Metro Park Trail Connector

Implementation Strategies



Plain Township
New Albany, Ohio
EST. 1810

Implementation

INTRODUCTION

Successful implementation is the key to the long term viability of any Land Use Plan document. It will be up to the Trustees, Zoning Commission, staff, and residents to insure that the plan is implemented successfully over time. The defining principles, land use recommendations, and transportation recommendations outlined in this plan define implementation strategies to be undertaken through enforcement of this document and cooperation with surrounding communities, government agencies, landowners, and developers.

IMPLEMENTATION STRATEGIES

General Strategies

1. The Township should promote the continued acquisition of land for, and the development of, the Rocky Fork Metro Park. This can be achieved through:
 - a. Education of the community on the goals for establishing the Metro Park and benefits to the community.
 - b. Creative bargaining with developers and landowners on making privately held land available to the Metro Parks District.
 - c. In the Conservation District the Township should promote the establishment of open space on lands having significant natural features adjacent to the Rocky Fork Metro Park and promote donation of that land to the Metro Park District.
2. Promote the preservation of natural features that define the rural character of the Township. Steps to protect these elements should occur not only in the planning process but should follow through into the implementation phases of development. The Township should establish procedures to ensure that developers and contractors follow through with required tree and stream protection. Where these protections are violated the Township should have in place mechanisms to levy penalties against the developer. This would help to ensure that policies set forth in planning are carried through into the built environment and the Townships critical resources are protected.

Residential Strategies

1. For areas where a developer has access to a county approved “on site” septic treatment system the Township should take advantage of the use of planned districts for residential development. More dense development patterns should occur under either the Planned Residential Conservation Development (PRCD) District or under the Planned Unit Development (PUD) District. Planned districts allow flexibility for the developer and Township to establish creative development standards that meet the unique needs of each site. Given the important nature of land left within the Township, it is not recommended that the Township re-zone land into a straight zoning classification. The PRCD and PUD District should also be used to allow the Township design review and approval of:
 - a. Architectural styles and materials.
 - b. Site planning standards such as setbacks, street layout, building and garage placement, etc.

- c. landscaping and tree protection
2. The Township should also take care to be fair and consistent with developers in regards to the standards applied to each development.
3. The Township should encourage developers to explore creative development options regarding the protection of natural resources and rural character as well as architectural quality. Proposals for development should meet the goals and principles developed in this plan and should be sensitive to the context in which they are proposed.
4. The Township should not permit residential densities above 1 unit per gross acre in any future development regardless of sewer and water or county approved “on site” septic treatment availability. Higher residential densities would further erode the open character of the Township and place an additional burden on the school system exceeding the current enrollment projections.

Commercial Development Strategies

1. The Township should not allow retail to be developed in the areas designated on the plan as Select Planned Commercial District (SCPD). Approval of retail in this area would serve only to weaken the sustainability of existing retail in the region as well as increase traffic and access concerns along the U.S. 62 corridor. This district should be used to permit the development of local offices and businesses that would support the community and provide an appropriate transition between the U.S. 62 corridor and existing and proposed residential.
2. The Township should take advantage of the Select Planned Commercial District (SCPD) to promote high quality development and establish design review and approval over proposed development. If the existing Township staff is not sufficient to provide review expertise the Township should work with independent consultants to provide qualified architectural, landscape, or engineering review of important proposals.
3. The Township should adopt a U.S. 62 Corridor Overlay District that would provide additional control over land uses, building design and placement, landscaping and buffering, setbacks, access management, lighting, and signage. This type of overlay would help the Township protect the integrity and character of the U.S. 62 corridor as the front door to the Township.

Transportation Strategies

1. The Township should work aggressively with developers, Columbus, New Albany and ODOT to fix problem intersections that compromise the safety of its residents. Possible Township involvement could include:
 - a. Working with developers and landowners to ensure that appropriate right-of-way is allocated for future improvements.
 - b. Working with the Department of Transportation to identify potential improvements, timing, and R.O.W. needs.
 - c. Providing funding for design phases of improvements or allocating resources towards specific improvements.

Implementation

2. The Township should work with developers to promote road connections between development parcels to help reduce automobile traffic on existing Township roads.
3. The Township should actively promote the development of leisure trails to connect to the New Albany trail system and to provide connection between all areas of the Township and the proposed park system.

Environmental Strategies

1. Provide for the protection of wetlands, stream corridors, tree stands, and tree lines through design regulations, the pursuit of conservation easements or the establishment of increased zoning setbacks.
2. Encourage developers to aggregate open space for the protection of these natural resources.
3. Create development standards to restrict development in environmentally sensitive areas such as floodways, floodplains, and wetlands.

POLICY RECOMMENDATIONS

1. Due to the importance of the U.S. 62 corridor the Township should prepare development or “overlay” design standards for the Select Planned Commercial District areas along U.S 62. This would insure that development in this district maintains a degree of the rural character, establishes a good “front door” for the Township, and provides consistency throughout the district. Design standards for this area should include things like:
 - a. Architectural styles and materials
 - b. Landscaping standards
 - c. Access management requirements
2. The Township should investigate implementing thoroughfare standards to aid in the preservation of the rural feel of the existing Township roads. Standards could include things like:
 - a. Setback requirements
 - b. Frontage landscape treatments
 - c. Access management
3. The Township should adopt a tree removal and protection code that would establish procedures for the preservation of existing trees and penalties for the unapproved removal of these critical natural resources. This code should be simple for the Township to review and enforce and should establish the following:

- a. Minimum sizes of trees to be protected from removal.
 - b. Procedures for protection of trees during construction.
 - c. Tree removal and replacement policies
 - d. Penalties for the unauthorized removal of protected trees.
4. The Township should work with the Township Attorney to determine the feasibility of establishing a Community Authority District within various parcels to help reduce the burden of new development on existing taxpayers.

References

2008 Plain Township Land Use Plan

Harlem Township, Delaware County, Ohio, Comprehensive Plan, 2010, Prepared by Delaware County Regional Planning Commission.

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Metro Parks Map, Columbus and Franklin County Metro Parks

New Albany-Plain Local Schools, District Map, Web Site, Win-Win Agreement.

New Albany Strategic Plan Update, Draft 2007, Prepared for New Albany by MSI December 2006.

Land Use Plan, Plain Township, Franklin County, Ohio, Karlsberger Planning Inc., May 1, 1996.

Rocky Fork Blacklick Accord, a Community Plan Update 2003.

Mid-Ohio Regional Planning Commission- TIP plan, 2030 plan, traffic counts

Ohio Department of Transportation - traffic counts

Franklin County Treasurer - property information

US Census Bureau - Population statistics

Rural by Design, Randall Arendt



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Proposal for
Land Use Plan
Results Report

Plan Information and applicability
Title Blendon Community Plan Year 2 Results Report
Applies to the following township(s): Blendon

Case Number
ZON-12-12

Meeting Dates	
Review Body	Date
Planning Commission	10/10/2012
Rural Zoning Commission	10/18/2012
Board of Commissioners	11/13/2012

Type of Adoption	
Amendment type	Title
<input checked="" type="checkbox"/> Updates Implementation Status	
<input type="checkbox"/> Replaces the following plan(s):	
<input type="checkbox"/> Amends the following plan(s):	
<input type="checkbox"/> Applies in addition to other plans	
<input type="checkbox"/> Jurisdiction's first plan	
Notes	



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

★MEMORANDUM

Date: October 3, 2012
To: Franklin County Planning Commission
From: Scott Ulrich, Planner
Subject: Blendon Community Plan Year 2 Results Report

Please find attached the Year 2 Results Report for the Blendon Community Plan.

The Blendon Community Plan was adopted by the Franklin County Board of Commissioners in May 2010. Since that time, we have worked to implement the plan's action items. The attached results report documents our progress toward that effort.

Highlights of our results include:

- Establishment a new community garden and farmers market
- Adoption of new regulations for streamside areas and commercial corridors
- Completion of a Parks Master Plan
- Roadway and streetscape improvements along Westerville Road

We plan on presenting the Year 2 Results Report to you at the October 10 Planning Commission meeting.

YEAR · TWO
RESULTS
REPORT



GROW SMART · LIVE WELL · GO SAFELY



Commissioners
Marilyn Brown
Paula Brooks
John O'Grady

BLENDON
COMMUNITY PLAN
Blendon Township, Franklin County, Ohio



Commissioners

Paula Brooks
Marilyn Brown
John O'Grady

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Produced by:



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Blendon Community Plan

Adopted May 11, 2010

Benjamin Weiner, *Project manager*

Matthew Brown

Louis Clayton

Blendon Year Two Results Report

Completed by Justin Barker, *Graduate Intern*

Graphic Design by Chelsea Weber

Published July 2012

BLENDON COMMUNITY PLAN

Blendon Township, Franklin County, Ohio

GROW SMART
LIVE WELL
GO SAFELY



WELCOME

On May 11, 2010 the Franklin County Board of Commissioners adopted the Blendon Community Plan.

The plan is a guide to achieve the community's desired future.

Three Themes: The Blendon Community Plan's recommendations are grouped into three themes: Grow Smart, Live Well and Go Safely.

Our Partners: In the two years since the adoption of the plan, the Franklin County Economic Development and Planning Department worked with citizens, business leaders, elected officials, other County agencies and neighboring communities to accomplish the plan's recommendations.

The Report: This document is a report to the entire community on the progress of implementing the plan. On the following pages, find out how we've begun to transform the plan's recommendations into reality.

LIVE WELL

● RESULTS ACCOMPLISHED

Rain barrel workshop held

The Blendon Township Trustees joined with Franklin County Soil and Water Conservation District this past spring to conduct a workshop for the residents. Participants learned that having a rain barrel is a great means of water conservation.

The Franklin County Soil and Water Conservation Department educates homeowners, community organizations, and local governments on the benefits of backyard conservation practices.



Each participant had the opportunity to purchase a 60-gallon rain barrel for home use.

Community garden built

Our office provided a grant to Blendon Township to establish a community garden. Located at the Blendon Township complex, the garden provides food for residents and skills for new gardeners.

Residents can apply for a garden plot with the township.



Community gardens provide fresh food, educational opportunities and gathering spaces

Blighted homes to be demolished

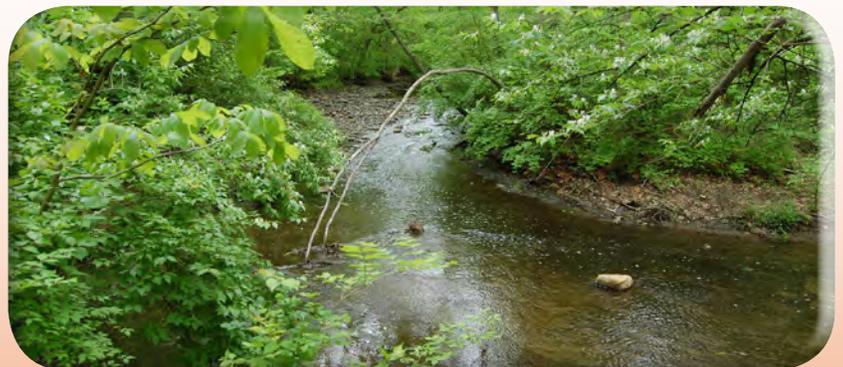
We are helping to revitalize neighborhoods throughout Franklin County by demolishing abandoned or unsightly houses. These cleared sites can then be used for productive purposes such as community gardens or new homes.

▶ KEY ACCOMPLISHMENT ◀

CLEAN STREAMS NORTHEAST ADOPTED

The Franklin County Board of Commissioners adopted zoning regulations to protect streamside areas of Alum Creek from environmental damage.

These regulations help ensure healthy waterways while allowing development in appropriate areas.



Clean Streams Northeast protects Alum Creek from environmental damage

LIVE WELL



Blendon Township built this new home where a blighted structure once stood

Demolition will begin following site selection and acquisition, application for demolition by the townships and availability of federal funds.

Central Ohio Green Pact signed to support sustainable growth

Blendon Township demonstrated its commitment to environmental sustainability by signing the Mid-Ohio Regional Planning Commission’s Central Ohio Green Pact. The pact outlines actions for creating a more environmentally-friendly region. By signing the pact, Blendon Township commits to making Central Ohio more sustainable.

RESULTS-IN-PROGRESS

Sunbury Road barrier to become community amenity

As part of the Blendon Parks Master Plan, residents envisioned a new look for the barrier along Sunbury Road near State Route 161. In the future, the barrier will be a point of community pride that welcomes visitors to Blendon Township.



The Sunbury Road barrier will become a vibrant gateway into the Blendon community



Designs for the Sunbury Woods Commons and the Park at Hempstead and Dempsey incorporate hiking trails, shelters and sledding hills



KEY ACCOMPLISHMENT

PARKS MASTER PLAN COMPLETED

During the Blendon Community Plan, residents repeatedly asked that area parks be redesigned.

As a result, we worked with residents to re-imagine Ridgewood, Sunbury Woods Commons, and Hempstead & Dempsey Parks in the Blendon Parks Master Plan. Now, these parks can be rebuilt according to residents’ desires.

GROW SMART

● RESULTS ACCOMPLISHED

Smart Growth Overlay adopted

The Smart Growth Overlay modifies design standards for building location, landscaping and parking. Simple changes will make developments more attractive and accessible to pedestrians and motorists alike.

The Franklin County Board of Commissioners adopted the Smart Growth Overlay in August, 2011. The overlay covers Cleveland Avenue, Morse Road, Westerville Road, Sunbury Road, Executive Parkway, and Valley Quail Boulevard South.



The Smart Growth Overlay will encourage vibrant, mixed-use neighborhoods

○ RESULTS FORTHCOMING

Conservation Development Regulations

Franklin County planners, along with a wide range of stakeholders, are drafting an amendment to the Franklin County Zoning Resolutions to establish conservation development zoning regulations. These regulations would allow responsible development while protecting environmental features.

The Blendon Community Plan recommends these regulations for areas of Cleveland Heights and the area east of Big Walnut Creek.

Joint Economic Development Zone with Westerville pursued

A Joint Economic Development Zone (JEDZ) is an agreement between a township and municipality. It allows the municipality to collect income tax on township business and distribute a portion to the township for expanded services and improved infrastructure without raising property taxes.

A JEDZ is voted by the residents and will be on the November ballot.

▶ KEY ACCOMPLISHMENT ◀

FACADE IMPROVEMENTS TO BEAUTIFY CORRIDOR

Our office is funding a façade improvement program along Westerville Road. We will provide matching grants to businesses that make substantial improvements to their building frontages. New façades will complement upcoming road improvements to create an attractive corridor.



Before



After

The façade improvement program will aid businesses in remaking a vibrant Westerville Road

GO SAFELY

○ RESULTS FORTHCOMING

Dempsey Road improvements planned

The City of Westerville is working to obtain funding for infrastructure improvement to Dempsey Road. These improvements include widening to 3 lanes between Sunbury Rd and Batavia Rd. and adding curb and gutter, street lights, sidewalk, multi-use trail, and underground electric and communication conduit system.

Westerville Road project underway

In summer 2011 the Ohio Department of Transportation started working on improvements along Westerville Road. These improvements include realignment of Dempsey and Emrick Road, widening and resurfacing Brazzaville Road and Paris Boulevard, and resurfacing Westerville Road while adding bike lanes. Project completion is expected in October 2012.

Connection from Huber Ridge to Alum Creek Trail sought

Our office is working to connect the Huber Ridge neighborhood to the Alum Creek Trail. We are teaming with local officials to design and fund a new pedestrian bridge across Alum Creek.

▶ KEY ACCOMPLISHMENT ◀

SIDEWALKS AND BIKE LANES TO BE CONSTRUCTED ON WESTERVILLE ROAD

Westerville Road will become more walkable and bike-friendly in the Ohio Department of Transportation’s upcoming reconstruction of the corridor. Our office worked with ODOT and MORPC to ensure that the road improvements included the sidewalks and bike lanes residents envisioned in the community plan.



The Blendon Community Plan included visions for a pedestrian-friendly, walkable Westerville Road

ACKNOWLEDGEMENTS

Blendon Community Plan Working Committee

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Jack Brown
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Jan Heichel
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Blendon Community Plan
Adopted May 11, 2010

Benjamin Weiner, *Project manager*
Matt Brown
Louis Clayton

Blendon Year Two Results Report
Completed by Justin Barker, *Graduate Intern*
Graphic Design by Chelsea Weber
Published July 2012



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Proposal for
Land Use Plan
Results Report

Plan Information and applicability
Title Southwest Area Plan Year 3 Results Report
Applies to the following township(s): Franklin, Jackson

Case Number
ZON-12-13

Meeting Dates	
Review Body	Date
Planning Commission	10/10/2012
Rural Zoning Commission	10/18/2012
Board of Commissioners	11/13/2012

Type of Adoption	
Amendment type	Title
<input checked="" type="checkbox"/> Updates Implementation Status	
<input type="checkbox"/> Replaces the following plan(s):	
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<input type="checkbox"/> Applies in addition to other plans	
<input type="checkbox"/> Jurisdiction's first plan	
Notes	



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

★MEMORANDUM

Date: October 3, 2012
To: Franklin County Planning Commission
From: Scott Ulrich, Planner
Subject: Southwest Area Plan Year 3 Results Report

Please find attached the Year 3 Results Report for the Southwest Area Plan.

The Southwest Area Plan was adopted by the Franklin County Board of Commissioners in April 2009. Since that time, we have worked to implement the plan's action items. The attached results report documents our progress toward that effort.

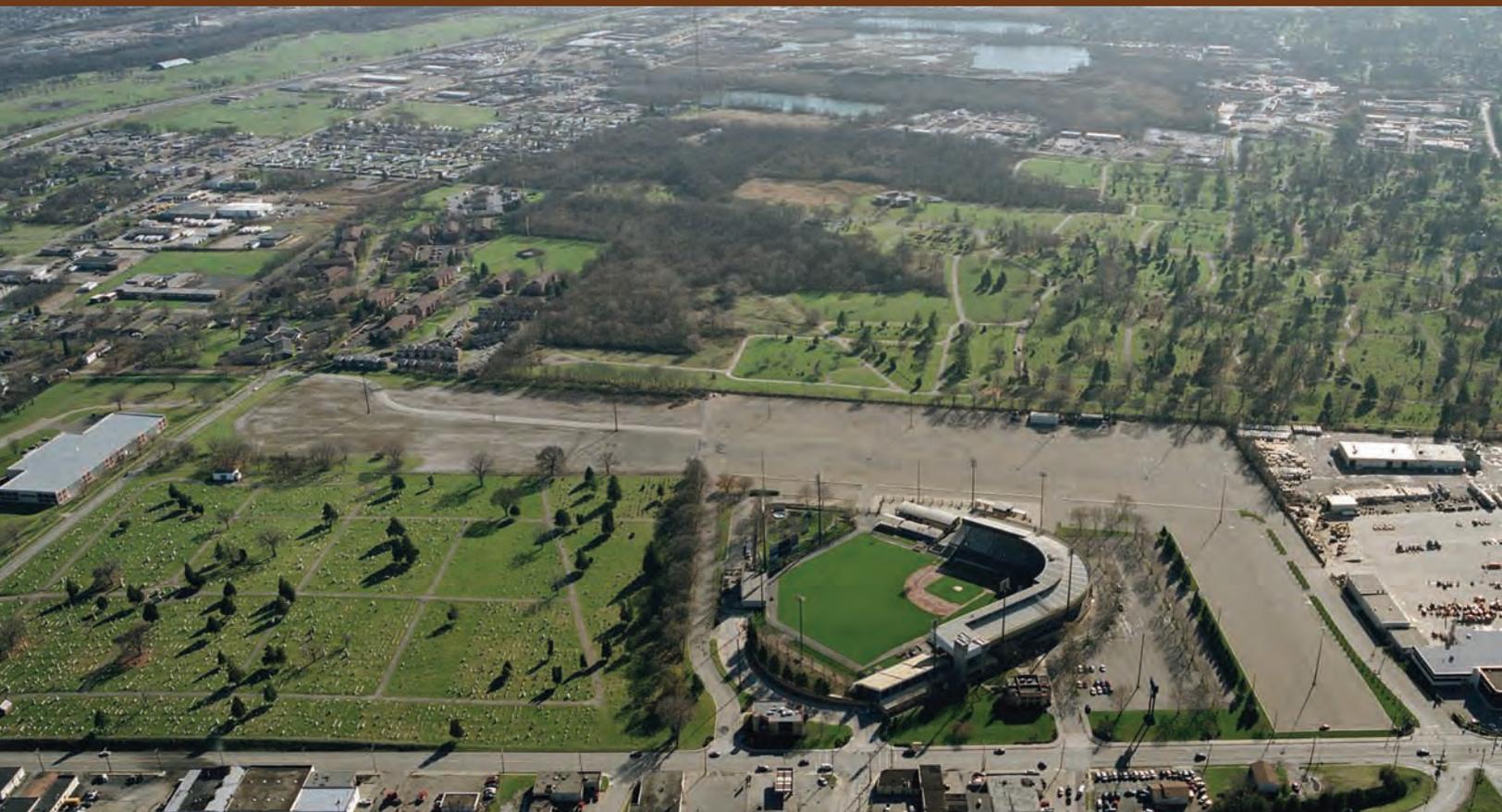
Highlights of our results include:

- Acquisition of a streamside conservation easement
- Sale of Cooper Stadium for redevelopment
- Installation of Franklin Township gateway signage
- Allocation of funding for new sidewalks along Harrisburg Pike

We plan on presenting the Year 3 Results Report to you at the October 10 Planning Commission meeting.

YEAR · THREE
RESULTS
REPORT

3



CITY OF COLUMBUS · FRANKLIN TOWNSHIP · JACKSON TOWNSHIP · FRANKLIN COUNTY



City of Columbus
Department of Development
Planning Division



Southwest Area Plan

Year 3 Results Report



Commissioners

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Southwest Area Plan

Adopted March 2, 2009 by Columbus City Council
Adopted April 14, 2009 by Franklin County Board of Commissioners

Benjamin Weiner and Adrienne Joly, *Project managers*

Southwest Area Year Three Results Report

Justin Barker, *Graduate Intern*
Graphic Design by Chelsea Weber
Published August 2012

Southwest Area Plan

City of Columbus :: Franklin Township :: Jackson Township :: Franklin County, Ohio

CITY OF COLUMBUS
FRANKLIN TOWNSHIP
JACKSON TOWNSHIP



WELCOME

On March 2, 2009 the Columbus City Council adopted the Southwest Area Plan. The Franklin County Board of Commissioners adopted the plan on April 14, 2009.

The plan is a guide to achieve the community's desired future.

The Themes: The Southwest Area Plan divides recommendations into five themes: Parks & Open Space, Land Use, Urban Design, Transportation, and Implementation & Regionalism

Our Partners: In the three years since the adoption of the plan, the Franklin County Economic Development and Planning Department and the City of Columbus Planning Division worked with citizens, business leaders, elected officials, other County agencies and neighboring communities to accomplish the plan's recommendations.

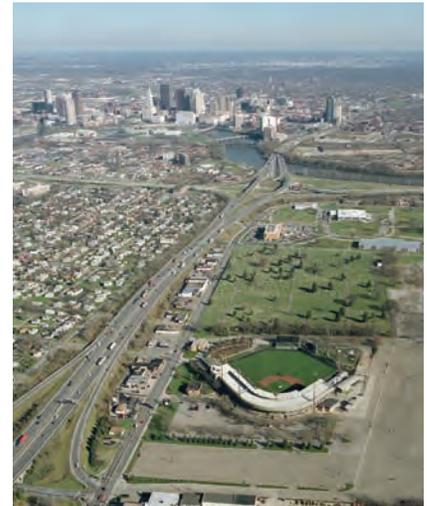
The Report: This document is a report to the entire community on the progress of implementing the plan. On the following pages, find out how we've begun to transform the plan's recommendations into reality.

A REGIONAL PLAN

REGIONAL COOPERATION

The Southwest Area Plan studies a section of Franklin County bounded by elements of the natural and built environment rather than political jurisdictions. This allows for a comprehensive plan for the district rather than a piecemeal effort by separate municipalities. The plan was initiated at the request of the Southwest Area Commission and was a collaborative effort among the city of Columbus, Franklin County, Franklin Township and Jackson Township.

The plan outlines a common vision for the future development of the Southwest, enabling the jurisdictions to pursue common development goals.



THE PLANNING PROCESS

The planning process involved five stages: data gathering and analysis, alternative concept analysis, consensus through community participation, plan preparation and plan implementation. A working committee consisting of stakeholders provided input and guidance to the project team. We held four public workshops during the planning process to gather input on a range of land use and urban design issues.

The plan's recommendations are the means to achieve the community's desired future. The plan recommendations are grouped into the following sections: Parks & Open Space, Land Use, Urban Design, Transportation, and Implementation & Regionalism. This report is an update on the progress of these recommendations.



View the plan on the web:

<http://www.franklincountyohio.gov/commissioners/edp/planning/southwest>



ENVIRONMENT



Protections now guard Early Run and Big Run from damage

▶ KEY ACCOMPLISHMENT ◀

CONSERVATION EASEMENT PROTECTS AREA'S WATERWAYS

A conservation easement is protecting stream-side areas of Early Run and Big Run from environmental damage. The easement is located at the Franklin County-owned former Children Services site on Frank Road.

These protections ensure healthy waterways by reducing the pollution entering them.

● RESULTS ACCOMPLISHED

Grant awarded to community garden

We awarded a grant of \$3,300 for further development of the Gantz Road Gardens. The funds will be used to expand local food production and community engagement.

The community garden is intended to help preserve open space, support local food banks and create access to fresh produce in low-income communities. The Franklin County Commissioners received the 2011 Growing to Green Award for Community Garden of the Year for the creation and support of this garden.



Community gardens provide fresh food, educational opportunities and gathering spaces.

◐ RESULTS-IN-PROGRESS

Opportunity at Whims Ditch

Franklin County is spending \$2 million in federal and local money to buy and demolish 15 houses near Whim's Ditch, which has flooded homes recently after heavy rains. So far 12 properties have been demolished and cleared.

The county has received preliminary approval for federal funding to buy an additional 17 homes.

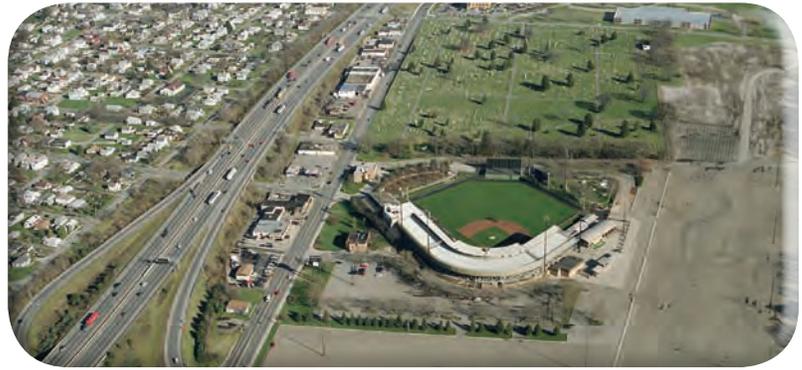


LAND USE

▶ KEY ACCOMPLISHMENT ◀

COOPER STADIUM SITE SOLD

The former Cooper Stadium site has been sold and approved for redevelopment as the sports pavilion and auto research center (SPARC), with future expansion including a mix of uses. Construction is planned to begin in late 2012. The project will be a \$40 million investment that is projected to bring 300 jobs to the area.



The Cooper Stadium redevelopment will increase revenue and jobs in the area.

● RESULTS ACCOMPLISHED

Franklin Township gateway signs to be constructed

We have worked with the townships to identify sites for the signs. The Neighborhood Design Center developed the final sign design shown below. Construction will begin in late summer 2012.

Once constructed, the signs will create visible entrances to the community and foster pride among township residents.



Gateway signs, like this example, will identify the township and foster community pride

Four homes rehabbed as part of federal program

As part of the Single Family Home Repair Program, we funded four low-income homeowners in the area to keep their properties up to code and maintain stable home ownership. This strategic investment will spur further neighborhood revitalization

○ RESULTS-IN-PROGRESS

Blighted structures to be demolished

Through a pilot program, we are revitalizing neighborhoods by demolishing abandoned and unsightly houses. Franklin County is investing up to \$45,000 to the removal of blighted residential property in the area this year.



DEVELOPMENT



The Smart Growth Overlay will encourage vibrant, mixed-use neighborhoods

▶ KEY ACCOMPLISHMENT ◀

SMART GROWTH OVERLAY ADOPTED

The Smart Growth Overlay modifies development regulations to improve the appearance and enhance the sustainability of commercial development.

The Franklin County Board of Commissioners adopted the Smart Growth Overlay in August, 2011. The overlay covers Frank Road, Harrisburg Pike and a small portion of Brown Road.

● RESULTS ACCOMPLISHED

Small business assisted through microenterprise loan

One area business was supplied with funds through our Micro-Enterprise Loan Program. This program is a revolving loan fund intended to spur small business development in Franklin County. These loans can be applied to the purchase of equipment and inventory or can be used as working capital.

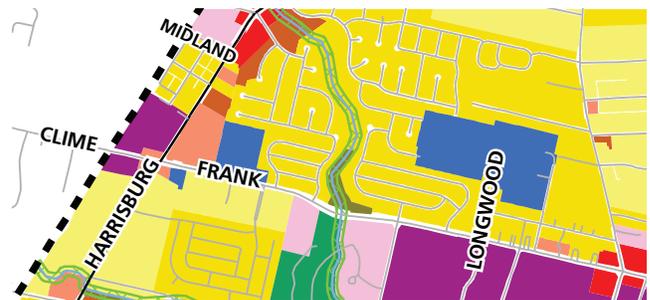
◐ RESULTS-IN-PROGRESS

Funding for new sidewalks

We are working to extend sidewalks along the entire length of Harrisburg Pike. The Mid-Ohio Regional Planning Commission and the Ohio Department of Transportation have allocated a combined \$632,000 for installation of sidewalks and bike lanes between Eakin Road and Brown Road. The funds are projected for availability in 2015.

Proposed developments follow future land use map

The City of Columbus and Franklin County have used the future land use map to evaluate proposed developments in the Southwest Area. By following this map, future development adheres to the plans for growth and creates the community residents desire.



Jurisdictions are following the future land use map to build the community residents envision



ACKNOWLEDGEMENTS

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Southwest Area Plan

Adopted March 2, 2009 by Columbus City Council
Adopted April 14, 2009 by Franklin County Board of Commissioners

Benjamin Weiner and Adrienne Joly, *Project managers*

Southwest Area Year Three Results Report

Justin Barker, *Graduate Intern*
Graphic Design by Chelsea Weber
Published August 2012



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Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Proposal for
Land Use Plan
Results Report

Plan Information and applicability
Title Clinton-Mifflin Land Use Plan Year 3 Results Report
Applies to the following township(s): Clinton, Mifflin

Case Number
ZON-12-14

Meeting Dates	
Review Body	Date
Planning Commission	10/10/2012
Rural Zoning Commission	10/18/2012
Board of Commissioners	11/13/2012

Type of Adoption	
Amendment type	Title
<input checked="" type="checkbox"/> Updates Implementation Status	
<input type="checkbox"/> Replaces the following plan(s):	
<input type="checkbox"/> Amends the following plan(s):	
<input type="checkbox"/> Applies in addition to other plans	
<input type="checkbox"/> Jurisdiction's first plan	
Notes	



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

★MEMORANDUM

Date: October 3, 2012
To: Franklin County Planning Commission
From: Scott Ulrich, Planner
Subject: Clinton-Mifflin Land Use Plan Year 3 Results Report

Please find attached the Year 3 Results Report for the Clinton-Mifflin Land Use Plan.

The Clinton-Mifflin Land Use Plan was adopted by the Franklin County Board of Commissioners in January 2009. Since that time, we have worked to implement the plan's action items. The attached results report documents our progress toward that effort.

Highlights of our results include:

- Installation of rain garden education centers
- Adoption of new regulations for streamside areas and commercial corridors
- Extension of the Alum Creek Trail
- Agreement securing public water access for the Leonard Park neighborhood

We plan on presenting the Year 3 Results Report to you at the October 10 Planning Commission meeting.



SAFE NEIGHBORHOODS · COMPLETE STREETS · ECONOMIC GROWTH



Commissioners
Paula Brooks
Marilyn Brown
John O'Grady

Clinton-Mifflin Land Use Plan

Clinton and Mifflin Townships, Franklin County, Ohio



Commissioners

Paula Brooks
Marilyn Brown
John O'Grady

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Clinton-Mifflin Land Use Plan

Adopted January 13, 2009

Benjamin Weiner, *Project manager*
Jonathan White, *Project assistant*

Clinton-Mifflin Year Three Results Report

Scott Ulrich, *Planner*
Patrick Hewitt, *Graduate Intern*
Jake Mercer, *Graduate Intern*
Published May 2012



Clinton-Mifflin Land Use Plan

*Safe Neighborhoods
Complete Streets
Economic Growth*



WELCOME

On January 13, 2009 the Franklin County Board of Commissioners adopted the Clinton-Mifflin Land Use Plan.

The plan is a guide to achieving the community's desired future.

Three Themes: The Clinton-Mifflin Land Use Plan's recommendations are classified into three themes: Safe Neighborhoods, Complete Streets and Economic Growth.

Our Partners: In the three years since the plan's adoption, the Franklin County Economic Development and Planning Department has worked with citizens, business leaders, elected officials, other County agencies and neighboring communities to accomplish the plan's recommendations.

Results Report: Building on previous Results Reports, this document is an update to the entire community on the progress of implementing the plan. On the following pages, find out how we've continued to transform the plan's recommendations into reality.

ste|ze

● RESULTS ACCOMPLISHED

Rain gardens built as education centers

Franklin County Economic Development and Planning partnered with the Franklin Soil and Water Conservation District to install demonstration rain gardens. Two rain gardens were constructed next to the township administrative offices in Clinton and Mifflin Townships.

Rain gardens are planted areas strategically located to absorb polluted storm water and reduce runoff into rivers. This protects waterways and wildlife from pollution while reducing storm water drainage problems.

Each rain garden includes native plants and signage describing the environmental benefits of the site.



Rain gardens help stop pollution from entering our waterways

The houses replaced blighted or fore-closed structures, boosting neighborhood property values.

These new homes follow AWARE standards that make homes environmentally friendly and accessible to all people. They also use designs that complement other homes in the neighborhood. To view homes that are still for sale, visit the Come Home Central Ohio's website: ComeHomeCO.org



New homes boost property values and are affordable, attractive additions to the neighborhood

Five of Eight New Homes Sold

Franklin County Economic Development and Planning has sold five of the eight new homes constructed in the Clinton-Mifflin planning area as part of the federal Neighborhood Stabilization Program.

SAFE NEIGHBORHOODS

▶ KEY ACCOMPLISHMENT ◀

CLEAN STREAMS NORTHEAST ADOPTED

The Franklin County Board of Commissioners adopted zoning regulations to protect streamside areas of Alum Creek from environmental damage.

These regulations help ensure healthy waterways while allowing development in appropriate areas.



Clean Streams Northeast protects Alum Creek for future generations

Ten homes rehabbed as part of federal HOME program

The Franklin County Economic Development and Planning Department rehabbed ten deteriorating houses in Clinton and Mifflin Townships.

The program created safer homes for families by helping current residents bring the structures into code compliance.

Grants for community gardens awarded

Community gardens produce fresh, healthy food for communities. They also provide space for community interaction and education.

The Franklin County Economic Development and Planning Department awarded community garden grants to five local groups in and near Clinton and Mifflin Townships. The grants will help build or upgrade community gardens with new beds, equipment and fencing.



Community gardens provide fresh fruits and vegetables to area residents

Following selection, signs will be built based on community designs. Signage should be installed by the end of 2012. The signs will help area residents and visitors identify Mifflin Township and foster community pride.



Gateway signs identify the township and foster community pride

● RESULTS-IN-PROGRESS

Gateway signage to be constructed

The Franklin County Economic Development and Planning Department and Mifflin Township have funded community gateway signs. The township is studying the location, type and number of gateway signs to be constructed.

SAFE NEIGHBORHOODS

► KEY ACCOMPLISHMENT ◀

BLIGHTED HOMES TO BE DEMOLISHED

We are helping to revitalize neighborhoods throughout Franklin County by demolishing abandoned or unsightly houses. These cleared sites can then be used for productive purposes such as community gardens or new homes.

Clinton and Mifflin Townships have been approved for nine demolition grants. The grants will eliminate eyesores and hazards, and improve quality of life in neighborhoods.



Demolishing blighted homes opens space for new development, expanded sideyards or community gardens.

● RESULTS ACCOMPLISHED

Township roads repaved

Clinton Township completed the repair of Lehner Road and Brandon Street. Mifflin Township repaved Denune Avenue, Earl Avenue, Genesee Avenue, Mecca Road and Sunbury Drive.

These repavings filled potholes and smoothed bumps, making streets safer for both drivers and bicyclists.

● RESULTS-IN-PROGRESS

COTA studying Cleveland Avenue bus rapid transit

The Central Ohio Transit Authority is studying a bus rapid transit line along

Cleveland Avenue. Bus rapid transit is a mass transportation system which often uses larger buses in dedicated lanes for faster transit service. It is a cost effective transit solution that has been shown to spur private investment.



Image from commtrans.org

Bus rapid transit often includes buses with distinctive branding and bus shelters

The route will connect downtown Columbus to Easton Town Center or Westerville and may include a transit center at the Northern Lights shopping center. The final details will be discussed at a public meeting in June, 2012.

○ RESULTS FORTHCOMING

Further extensions of Alum Creek Trail to be constructed

The Columbus Recreation and Parks Department is studying further extensions on either end of the Alum Creek Trail. The extensions would run through Ohio Dominican University and from Innis Park to Easton Town Center.

The extensions are presently in the engineering phase. When completed, the project will connect residents to area amenities.



Image from hotelsbycity.net

Alum Creek Trail will connect residents to Easton Town Center

COMPLETE STREETS

▶ KEY ACCOMPLISHMENT ◀

ALUM CREEK TRAIL CONSTRUCTION NEARING COMPLETION

The Columbus Recreation and Parks Department is extending the Alum Creek Trail from Innis Park to Ohio Dominican University. The multi-use trail can be used for biking, walking or running, and provides connections between various neighborhoods and parks.

Construction of the extension should be completed in October, 2012.



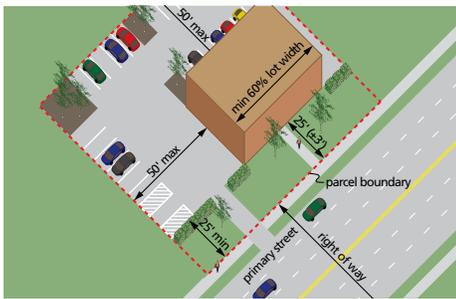
Multi-use trails provide recreational space for communities

● RESULTS ACCOMPLISHED

Smart Growth Overlay adopted

The Smart Growth Overlay modifies design standards for building location, landscaping and parking. Simple changes will make developments more attractive and accessible to pedestrians and motorists alike.

The Franklin County Board of Commissioners adopted the Smart Growth Overlay in August, 2011. The overlay covers Westerville, Innis, Agler, and Stelzer roads as well as Cleveland Avenue.



The Smart Growth Overlay will create more attractive, walkable communities

New bike racks and sidewalks at Northern Lights

Two developments at the Northern Lights Shopping Center were built with Smart Growth Overlay features including new bike racks and sidewalks.

The renovated McDonalds and rebuilt Taco Bell include more landscaping, better pedestrian access and a rain garden to reduce stormwater runoff. These additions make the site more accessible by bike and on foot, and have beautified Cleveland Avenue.



Bike racks encourage cycling by providing safe, convenient places to park

○ RESULTS FORTHCOMING

Funding sought for the preliminary engineering of Cleveland Avenue Streetscape 2020

The Franklin County Economic Development and Planning Department is pursuing funding for the preliminary engineering of the Cleveland Avenue reconstruction which could include bikeways, bus shelters, gateway signage and streetlights.

By coordinating with the city of Columbus and COTA, the streetscape improvement plan, it can be completed with the development of bus rapid transit.

ECONOMIC GROWTH

▶ KEY ACCOMPLISHMENT ◀

LEONARD PARK WATER ACCESS IN ENGINEERING

The Franklin County Commissioners and the city of Columbus reached an historic agreement to extend city water to under-served neighborhoods in Franklin County without requiring annexation.

Franklin County is working with Mifflin Township to finalize funding for water line expansion to the Leonard Park neighborhood. Construction should be complete by 2014.



With the installation of water lines, residents will no longer have to truck in fresh water



Homes in Leonard Park will be able to connect to the water system in the future

ACKNOWLEDGEMENTS

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