
Welcome

Public Meeting #2

June 25, 2013



Welcome & Introductions

Ron Williams

Brown Township Trustees

Working Committee Members

Scott Ulrich

Franklin County Planning

Tonight's meeting

Purpose: We need your feedback!

Agenda:

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

Ground Rules

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

Planning Process Overview

What is a plan?

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

Planning is being proactive.

Past Plans

1992 – 1998 – 2005

- Public dialogue
- Land use controls
- Resource conservation

- Preserve rural character
- Guide limited development

Past Plans

Big Darby Accord Watershed Plan (2006)

- Regional in scope
- Balances conservation & development

Big Darby Town Center Plan (2011)

- Focus development in limited area
- Preserve rural character elsewhere

Expectations

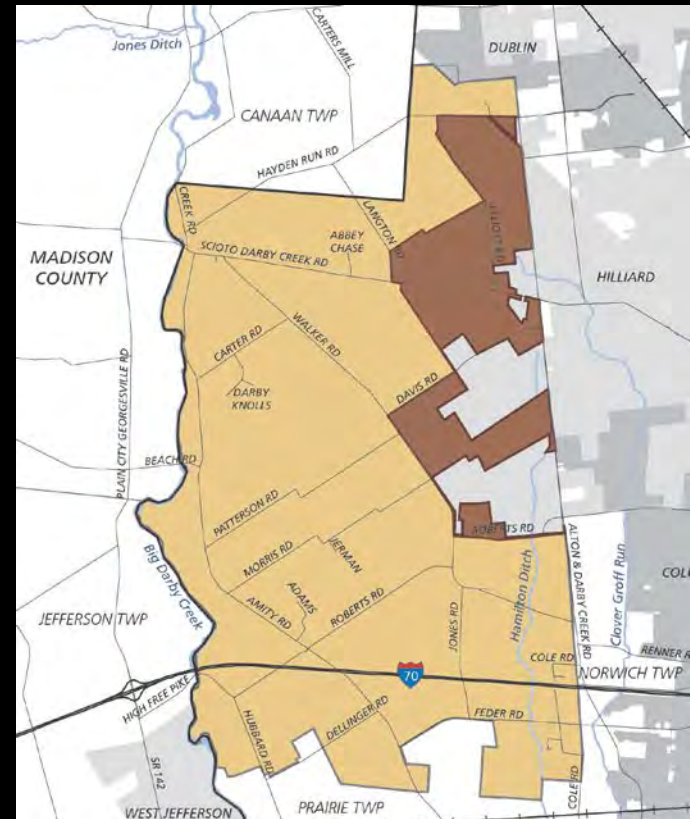
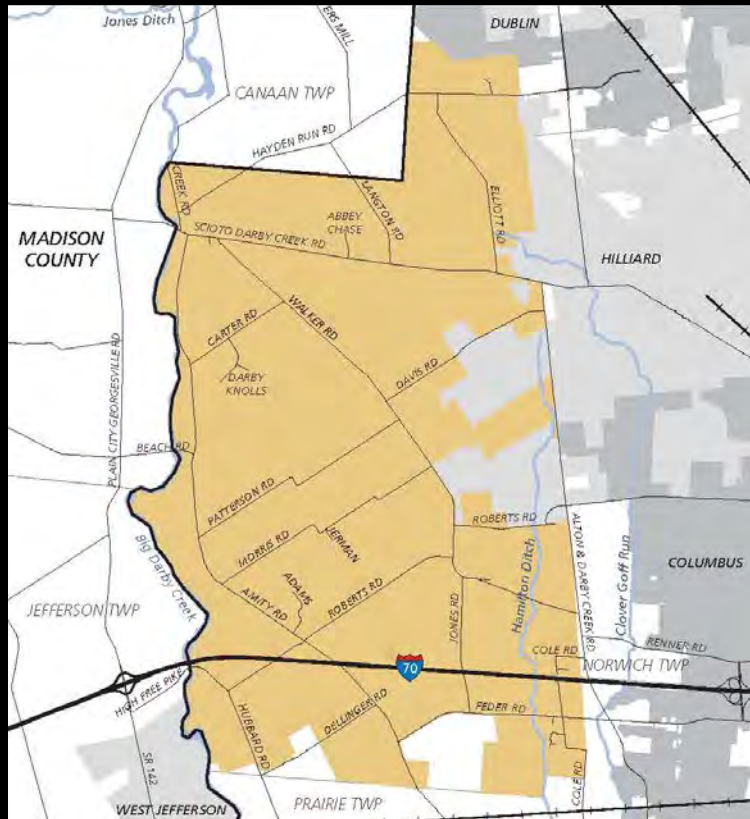
What we CAN'T do:

- Prevent development

What we CAN do:

- Determine WHERE and HOW development occurs

Where does it cover?



Planning Process Overview

Brown Township Trustees

Initiated project

Appointed Working Committee

Reviews all plan materials

Franklin County Planning

Manages project

Coordinates Working Committee

Produces all plan materials

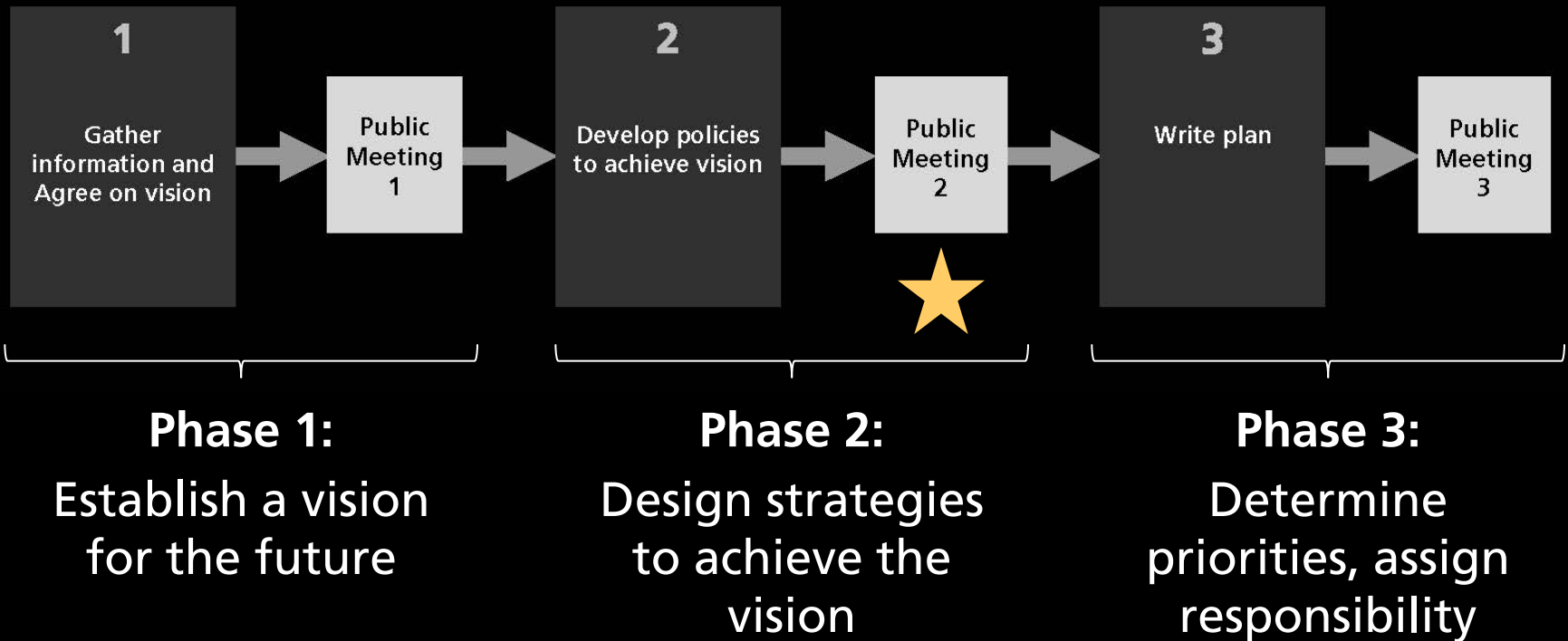
Working Committee

Represents public

Promotes public meetings

Reviews all plan materials

Planning Process Overview



Questions about the Planning Process?

What You've Told Us

What You've Told Us

Public Meeting #1:

December 11, 2012

100+ attendees

Survey: mailed and online

224 total responses

What You've Told Us

What we heard

- Top priorities:
 - Preserving rural character
 - Protecting health of Big Darby Creek

- What does "rural" mean:
 - Mostly agricultural, with some residential

What You've Told Us

Land Use

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

What You've Told Us

Community

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

What You've Told Us

Transportation

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

Questions about What You've Told Us?

Draft Policy Recommendations

Draft Policy Recommendations

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

Draft Policy Recommendations

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

Draft Policy Recommendations

- Tonight:
 - Goals
 - Key Actions

Goals

Goals

LAND USE

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

Goals

COMMUNITY

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

Goals

TRANSPORTATION

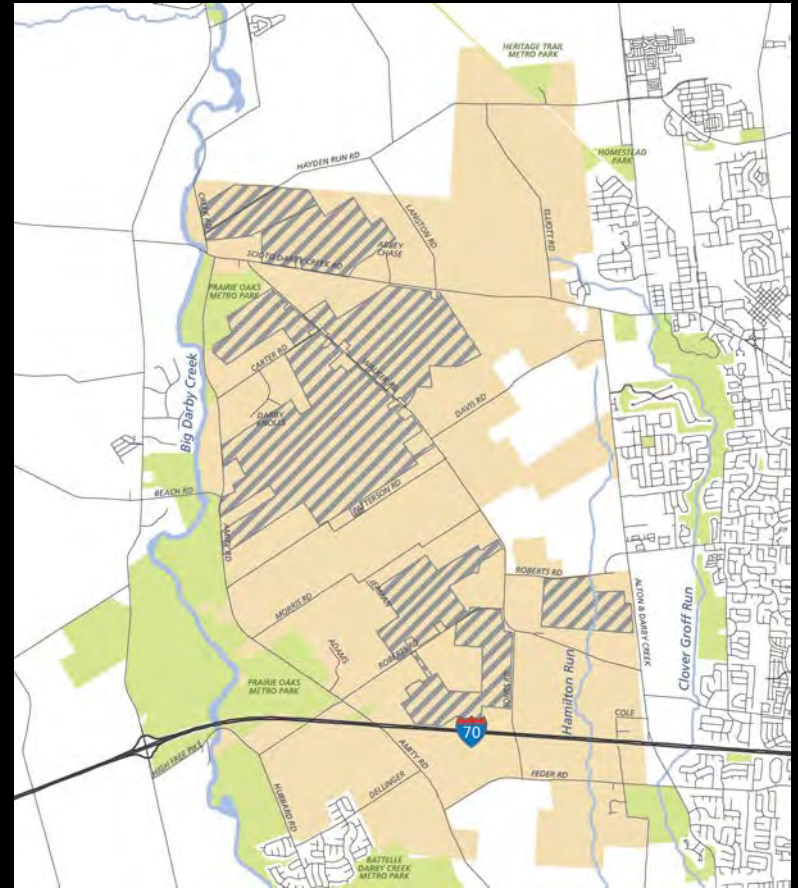
- A. Improve the safety of the road network
- B. Ensure that roadways reinforce the rural character of the township
- C. Create a roadway network that allows for orderly development and traffic management
- D. Improve bicycle and pedestrian safety and accessibility

Key Actions

Farmland Preservation Overlay

How it was created:

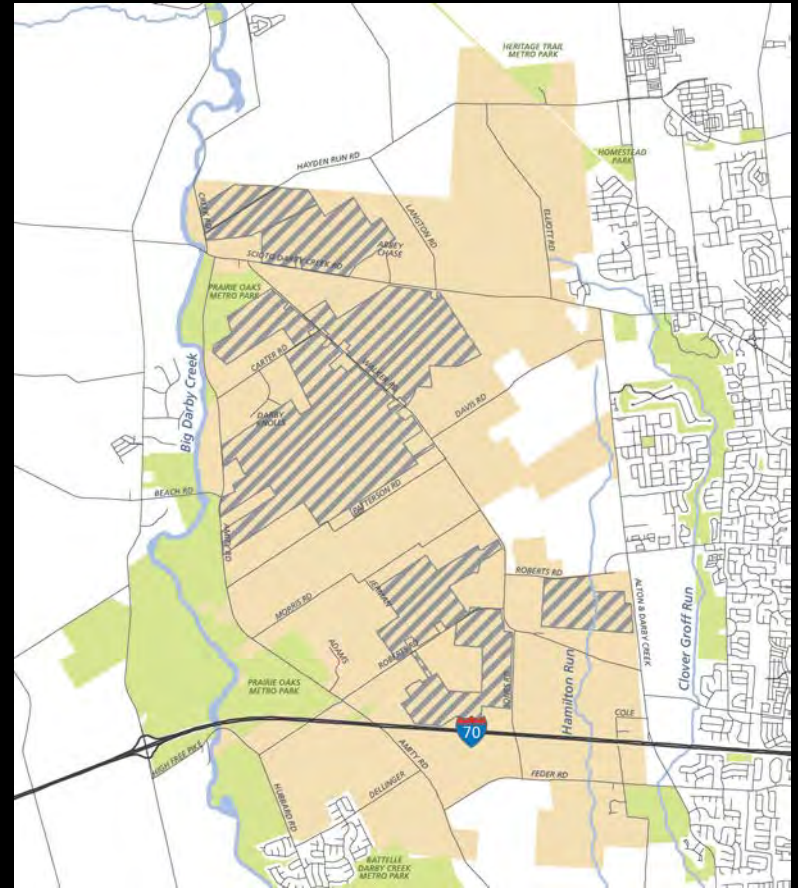
- Most productive soils
- CAUV program enrollment
- At least 50 acres
- Outside potential growth areas
- Contiguous to others



Farmland Preservation Overlay

How it would be used:

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



Conservation Development



Conservation Development



Commercial Design Guidelines

Buildings:

1-2 stories

Small-scale

Ag/residential style

Around court

Oriented to road

Other:

40% open space

Monument signs

Split-rail fencing

Parking:

Behind or beside

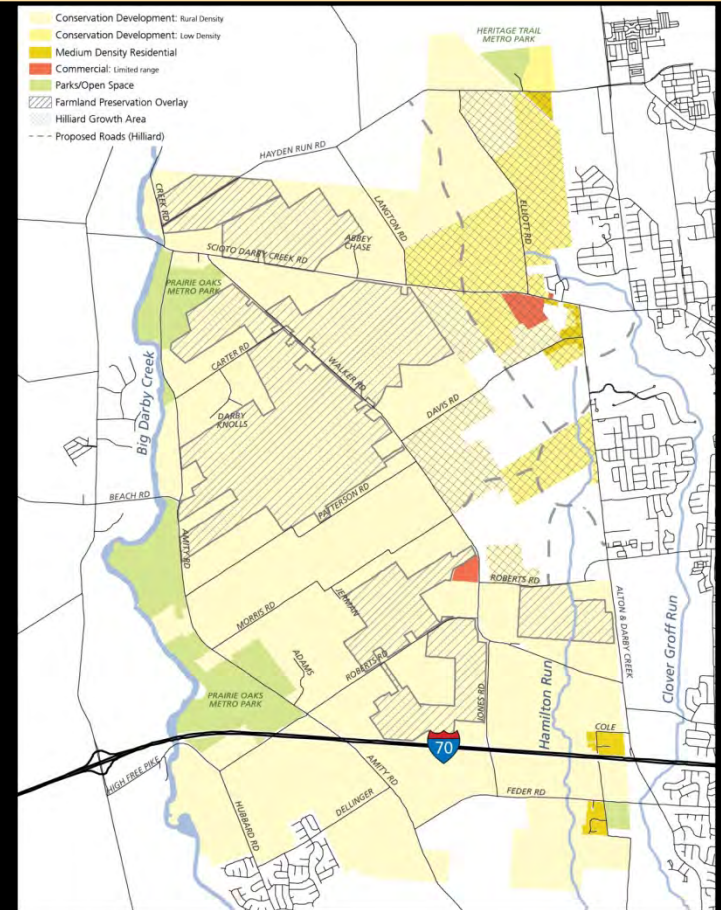
Screened

Reduced in area



Future Land Use Map

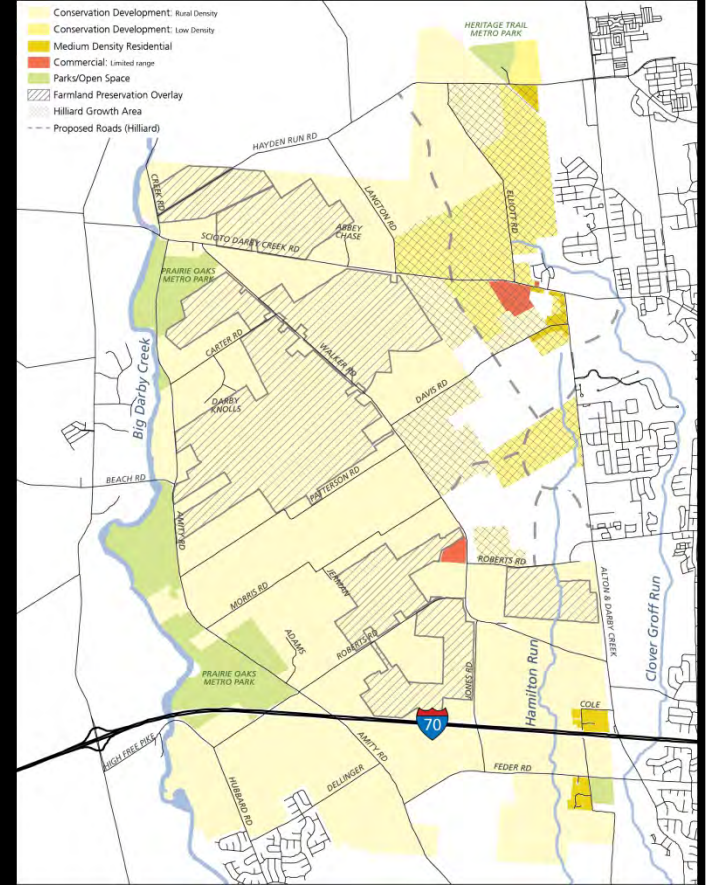
- Used as decision-making guide
- Addresses WHERE and HOW development can occur
- Does not change zoning




Future Land Use Map

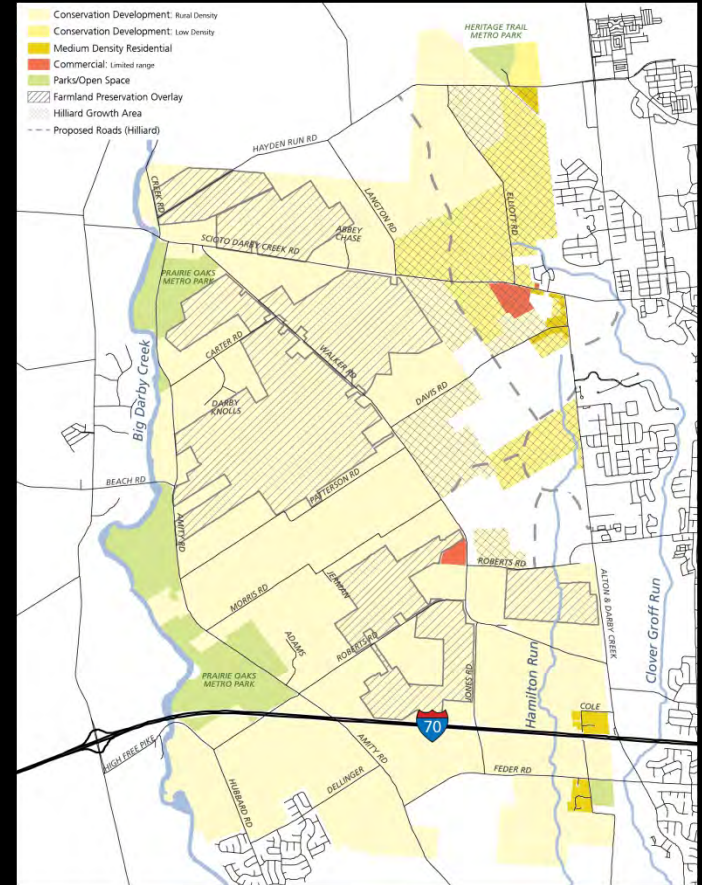


Conservation Development: Rural Density
 Allowed land uses: Single-family homes
 Density: Maximum of 0.2 units per acre
Permitted in the Farmland Preservation Overlay




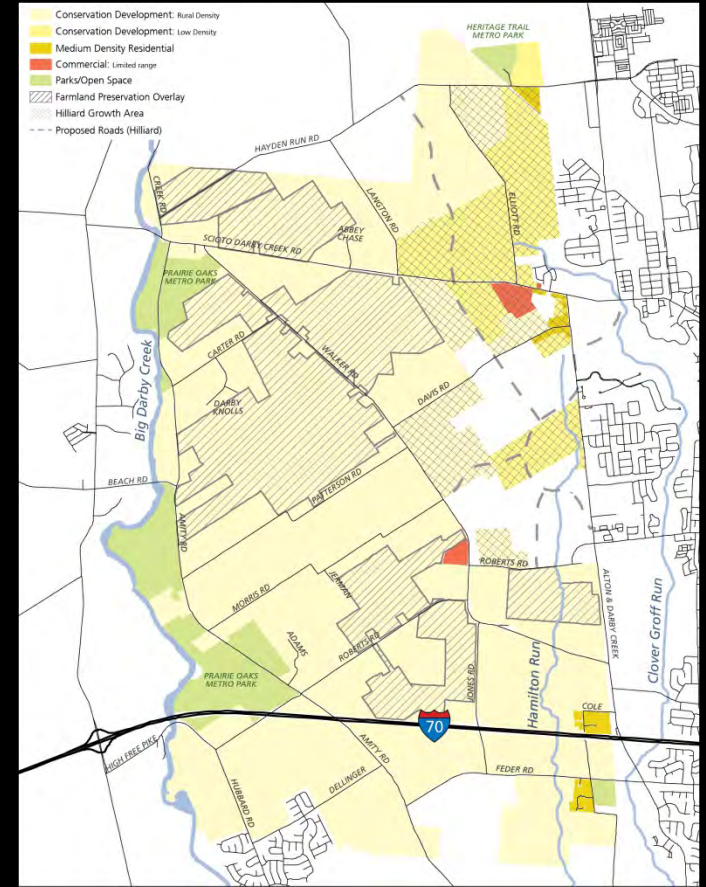
Future Land Use Map

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



Future Land Use Map

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

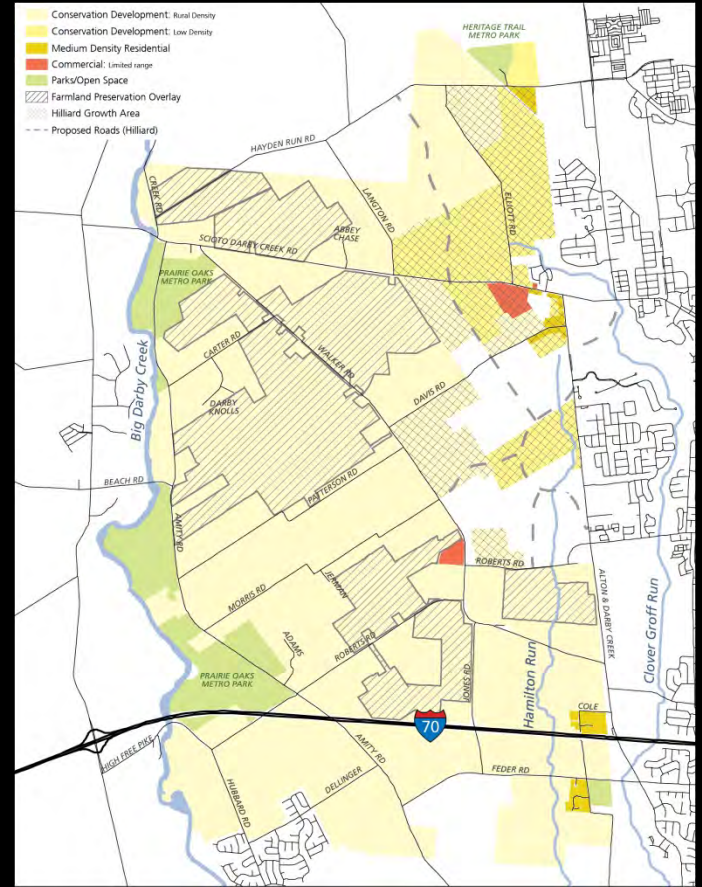


Future Land Use Map

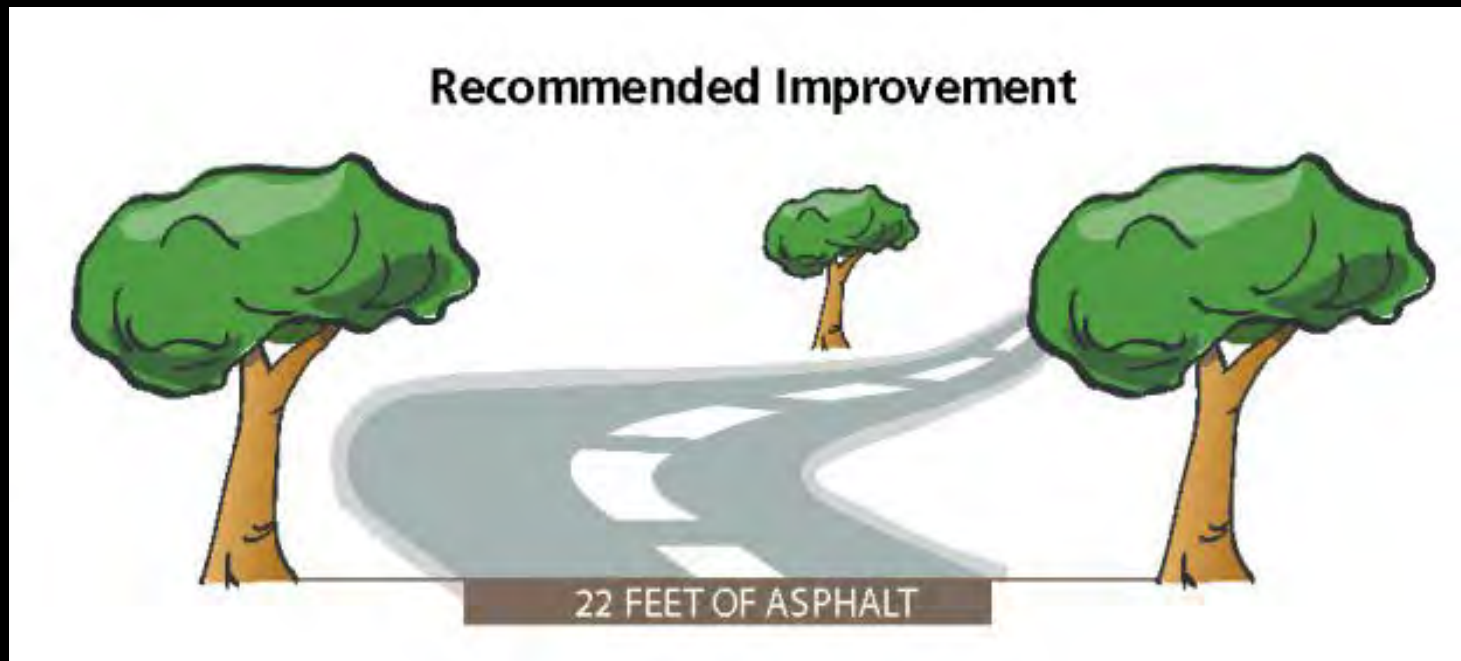


Commercial: Limited range

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



Rural Road Design Guidelines



Next Steps

Next Steps

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

Feedback Forms

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

Goals – please rate your support

LAND USE

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

Goals – please rate your support

COMMUNITY

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

Goals – please rate your support

TRANSPORTATION

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

Questions about Goals?

Key Actions

Farmland Preservation Overlay

Do you agree with the criteria?

Do you support 20-acre minimum lot sizes?

Do you support TDR?

Would you support 20-acre lots without TDR?

What kinds of agricultural support businesses are appropriate?



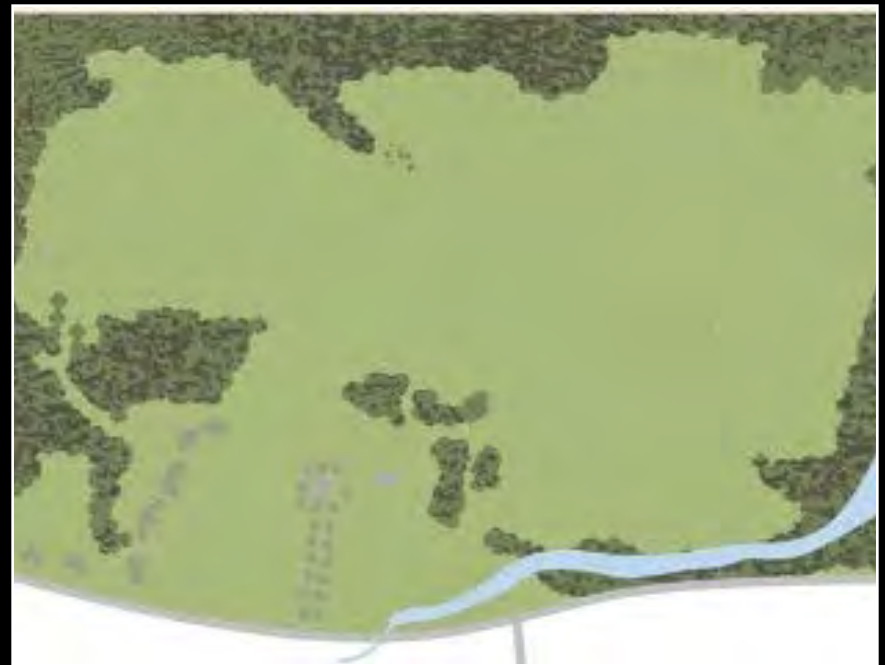
Conservation Development

Which do you prefer? Questions?



Conservation Development

Which do you prefer?



Commercial Design Guidelines

Rate your level of support for these guidelines.

What kinds of businesses are appropriate?

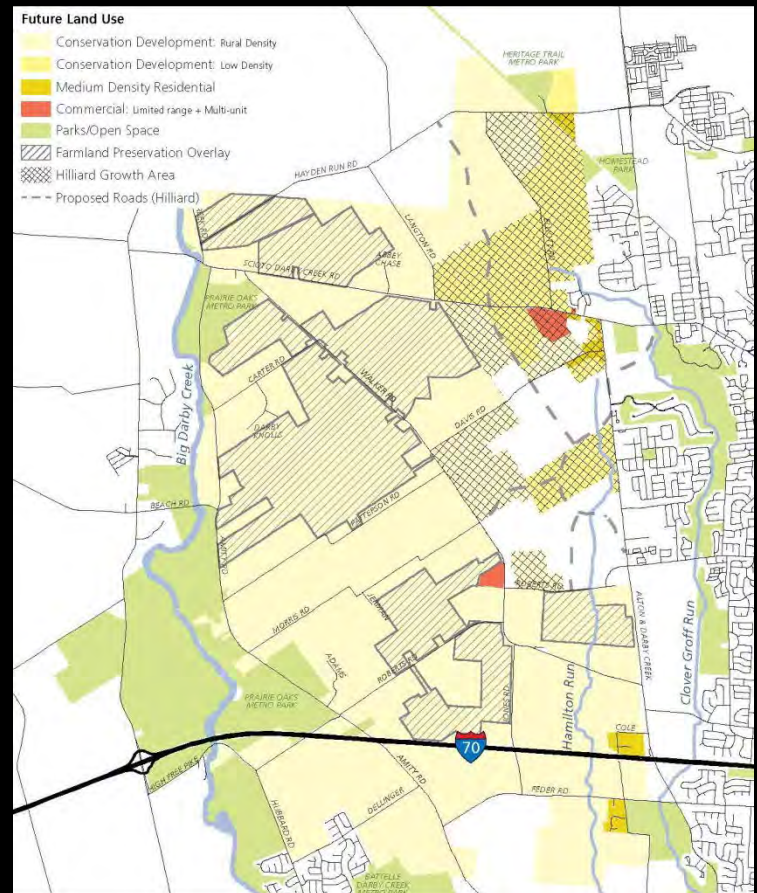
Questions?



Future Land Use Map

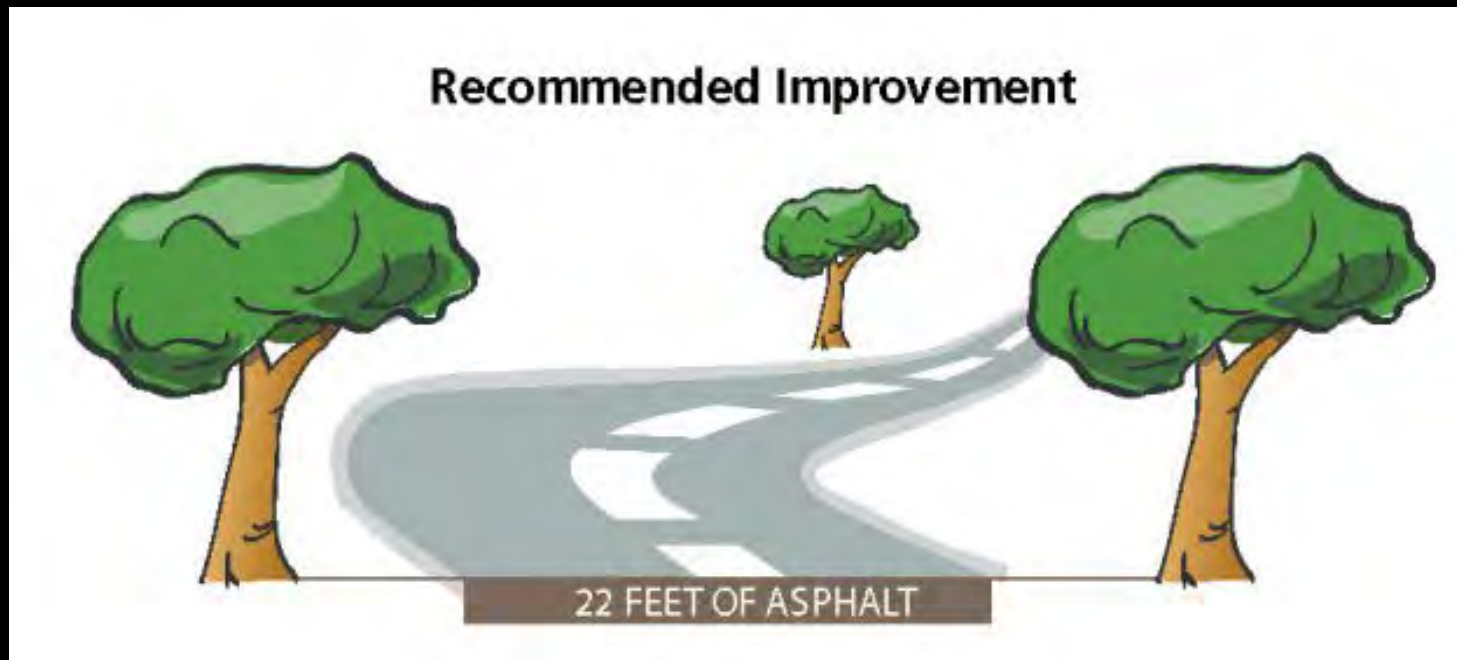
IF development occurs in the future, are these land uses appropriate for the areas shown?

Questions?



Rural Road Design Guidelines

Do you agree with these guidelines?



Tell us how we're doing

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

THANK YOU FOR COMING!

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

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

Online Survey & Progress Updates at:
www.tinyurl.com/browntownshipplan



BROWNTOWNSHIP
COMPREHENSIVE PLAN