

Draft Plan Overview

Brown Township Comprehensive Plan

PLAN STRUCTURE

1. Introduction
2. Map Center
3. Current Conditions
4. Public Process
5. Recommendations
6. Implementation

NEW ITEMS

When reviewing the Draft Plan, please focus your attention on items that you have not yet seen:

1. Introduction
 - About This Plan – What a plan is, how it’s created, and how recommendations are developed
 - Policy Statements – Guiding principles and best practices used to develop the plan
 - Planning Area Maps – Regional map and planning area map
 - Plan Summary – Highlights vision statements and key actions for each plan theme
4. Public Process
 - Public Process Overview – Summary of the public engagement process
 - Working Committee – Description of role and membership of the Working Committee
 - Public Process Flowchart – Visual summary of the planning process
6. Implementation
 - Implementation Tables – Assigns responsibility for each action
 - New Development Checklist – One-stop tool for developers, planners and decision-makers

REVISED ITEMS

The Current Conditions chapter has been slightly revised since the publication of the Current Conditions and Vision Report. The only revision to this section has been the addition of the Franklin County 2020 Thoroughfare Plan (map and text) to the Planning Context section.

The Recommendations chapter includes a few minor revisions:

- The Farmland Preservation Overlay has been renamed to the Farmland Preservation Area, so as to avoid any confusion about the area functioning as a zoning overlay (which it will not).
- We replaced the Transfer of Development Rights graphic on page 51 with a new graphic that we feel better communicates the fundamentals of TDR in a visual manner.
- We added a clarification on page 54 that Action 10 applies specifically to “non-agricultural commercial development,” not to be confused with agricultural support businesses, which are recommended throughout the Farmland Preservation Area.

- We added Action 14 on page 56 (“Adopt a stormwater utility to fund drainage infrastructure improvements”). Feedback from the public meeting indicated a need to address stormwater issues in the plan, and based on work that has already been done by the County Drainage Engineer, this is the most feasible option – it just has yet to be adopted.
- We have revised the examples of agricultural support business on page 63, Action 7, to reflect the most appropriate businesses based on feedback from the public meeting.

OUTSTANDING ITEMS

The following outstanding items include issues that have been discussed by the Working Committee and concerns that have been raised since the last time we met. We **must** decide on the appropriate options presented under each of the following topics.

1. Farmland Preservation Area – criteria and recommendations

At our last Working Committee meeting, we discussed two potential options for the Farmland Preservation Overlay and received no clear answer:

A. *50 acre property size threshold for criteria, increase minimum lot size from 5 to 20 acres (current proposal)*

Under this scenario, the Farmland Preservation Area (FPA) would be more limited and the minimum lot size would be larger, but the minimum lot size in the area outside the FPA would remain at 5 acres. There would be a distinct boundary between the “rural” areas with 20-acre minimums and the remaining “residential” areas with 5-acre minimums

B. *20 acre property size threshold for criteria, increase minimum lot size from 5 to 10 acres*

Under this scenario, the FPA would encompass a larger area – this means more land (and more land owners) would be subject to the overlay recommendations. The minimum lot size would be smaller than the 20-acre alternative, but still larger than the current 5-acre minimum. Most of the township would have a consistent “rural-residential” 10-acre minimum

Under either scenario, the overall effect on the township would be the same in terms of total density. Both overlay scenarios would result in an overall density that would be about half that which is currently permitted under 5-acre lot zoning. But while the overall density of the township would be the same under either scenario, the resulting character of the two scenarios would be much different.



2. Future Land Use Map – location of commercial areas

Several public meeting participants suggested moving the Commercial land use designation from its current location at the northern intersection of Walker and Roberts Roads (immediately north of the Township Hall) to the Darby Accord-recommended location at the southern intersection of Walker and Roberts Roads (immediately south of the Township Hall). At our last Working Committee meeting, we discussed these two potential locations and received no clear answer.

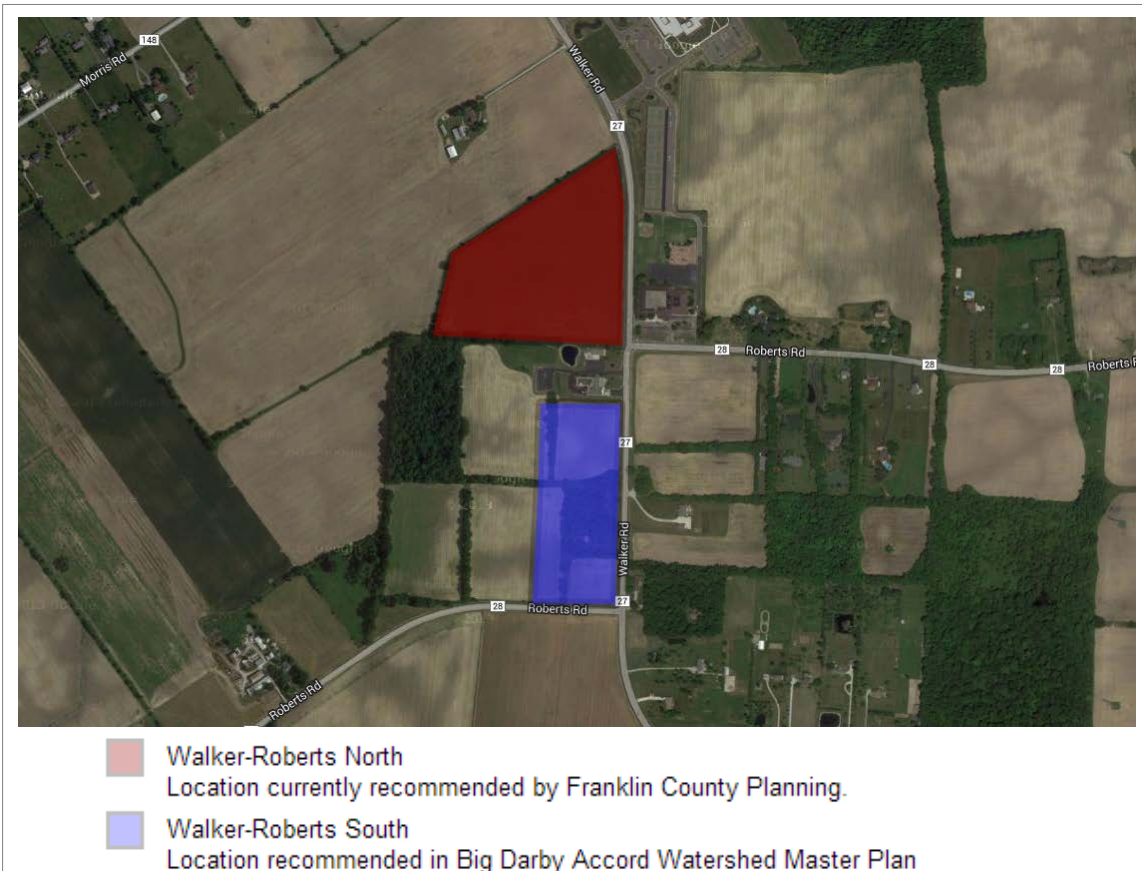
Below are the two potential locations and some of the pros and cons of each:

A. North location (current proposal)

- Clusters development near other community facilities on Walker Road
- Depth allows parking to be behind building
- Traffic issues: school traffic
- Students can walk (but should they?)
- Highly visible: Roberts terminus approach
- Has traffic control signal
- Closer to future Hilliard housing around schools
- Located in existing low-speed school zone
- “Blank Slate” - contains no trees, structures or environmentally sensitive land

B. South location (proposed in the Big Darby Accord Watershed Master Plan)

- Disperses development along Walker Road
- Depth may present challenges to follow design guidelines (no room for parking behind)
- Traffic issues: could be dangerous due to Walker curve
- Students can't walk
- Highly visible: Walker curve approach
- No traffic control signal, may be needed
- Contains tree stand, fence rows and vacant historic structures



3. “Triggering Mechanism” options

Significant concern has emerged over the potential negative impact to landowners in the Farmland Preservation Area if the recommended increase in minimum lot size were to be implemented prior to either of the compensating alternatives (conservation development and transfer of development rights) were implemented.

It has been suggested that we add “triggering mechanism” language, specifying that one or both of the compensating alternatives be implemented before the minimum lot size in the Farmland Preservation Area is increased. See the attached Triggering Mechanism Language Options for more details.

Triggering Mechanism Language – 3 options

Land Use, Action 1: Revise zoning regulations to maintain and encourage farming

Farming requires a sufficient amount of land area to remain viable. Current regulations encourage land divisions that reduce the land area available for farming and convert farmland to non-farm related uses.

Current regulations generally require 5-acre minimum lot sizes throughout the township. This requirement creates properties with large yards that require extensive maintenance and are too small for most farming purposes. The requirement results in the loss of valuable farmland and the community’s rural character.

Regulations should be revised to increase the minimum lot size to 20 acres, protecting farmland and ensuring sufficient land area exists for farming. Franklin County should work closely with Brown Township and property owners to revise the zoning requirements in the Farmland Preservation Area shown on the Future Land Use map on page ___.

To ensure that landowners in the Farmland Preservation Area can realize the financial value of their property while still achieving the goals of this plan, transfer of development rights and conservation development are also recommended at existing rural densities. More information about transfer of development rights can be found on page ___. More about conservation development on page ___.

One of the following wording options could serve as a triggering mechanism for this action:

- A. Prior to implementing this action, adequate wastewater technologies and stormwater controls must exist to allow conservation development at the densities recommended on the Future Land Use Map.
- B. Prior to implementing this action, transfer of development rights must be enabled by Ohio law.
- C. Prior to implementing this action, **either** transfer of development rights must be enabled by Ohio law **or** adequate wastewater technologies and stormwater controls must exist to allow conservation development at the densities recommended on the Future Land Use Map.