PUBLIC MEETING #2

FEEDBACK FORM

JUNE 25, 2013

You've told us your vision for Brown Township's future: how land is used, how the community looks and how people get around. Now we need your feedback on policy recommendations to achieve your vision.

INSTRUCTIONS: Please complete this feedback form during the public meeting. Use the form to note any concerns or comments you have about the draft Policy Recommendations. We will compile the results after the meeting and use them to revise the recommendations. Your input will ensure that the Brown Township Comprehensive Plan's recommendations reflect the community's desires.

HOW THE POLICY RECOMMENDATIONS ARE ORGANIZED:		EXAMPLE:
Vision	*Statements that describe the community's desired future* →	**LAND USE** **VISION FOR THE FUTURE** A "rural-residential" landscape and lifestyle
Goals	*Broad objectives that achieve the community's vision* →	Goal A **Maintain residential and rural character**

Franklin County
Where Government Works

BROWN TOWNSHIP
COMPREHENSIVE PLAN

LAND USE

VISION FOR THE FUTURE

A "rural-residential" landscape and lifestyle

Limited, attractive businesses that serve residents

Preserved open spaces that enhance environmental quality

	Do Not Support		Neutral		Strongly Support
Goal A **Preserve farmland**	☐	☐	☐	☐	☐
Goal B **Maintain rural residential character**	☐	☐	☐	☐	☐
Goal C **Ensure commercial development preserves rural character**	☐	☐	☐	☐	☐
Goal D **Protect the natural environment**	☐	☐	☐	☐	☐

COMMUNITY

VISION FOR THE FUTURE

A strong community identity

An economically viable agricultural community

Well-established partnerships with neighboring jurisdictions

	Do Not Support		Neutral		Strongly Support
Goal A **Promote the township's unique characteristics**	☐	☐	☐	☐	☐
Goal B **Support a viable local food system**	☐	☐	☐	☐	☐
Goal C **Encourage cooperative and complementary development in the Hilliard Growth Area**	☐	☐	☐	☐	☐

TRANSPORTATION

VISION FOR THE FUTURE

A road system that preserves rural character and safely accommodates all users

	Do Not Support		Neutral		Strongly Support
Goal A **Improve the safety of the road network**	☐	☐	☐	☐	☐
Goal B **Ensure that roadways reinforce the rural character of the township**	☐	☐	☐	☐	☐
Goal C **Create a roadway network that allows for orderly development and traffic management**	☐	☐	☐	☐	☐
Goal D **Improve bicycle and pedestrian safety and accessibility**	☐	☐	☐	☐	☐

ADDITIONAL GOALS

Instructions: Below, please describe any additional goals that you feel are necessary to achieve the community's vision for the future.

SUGGESTED GOALS

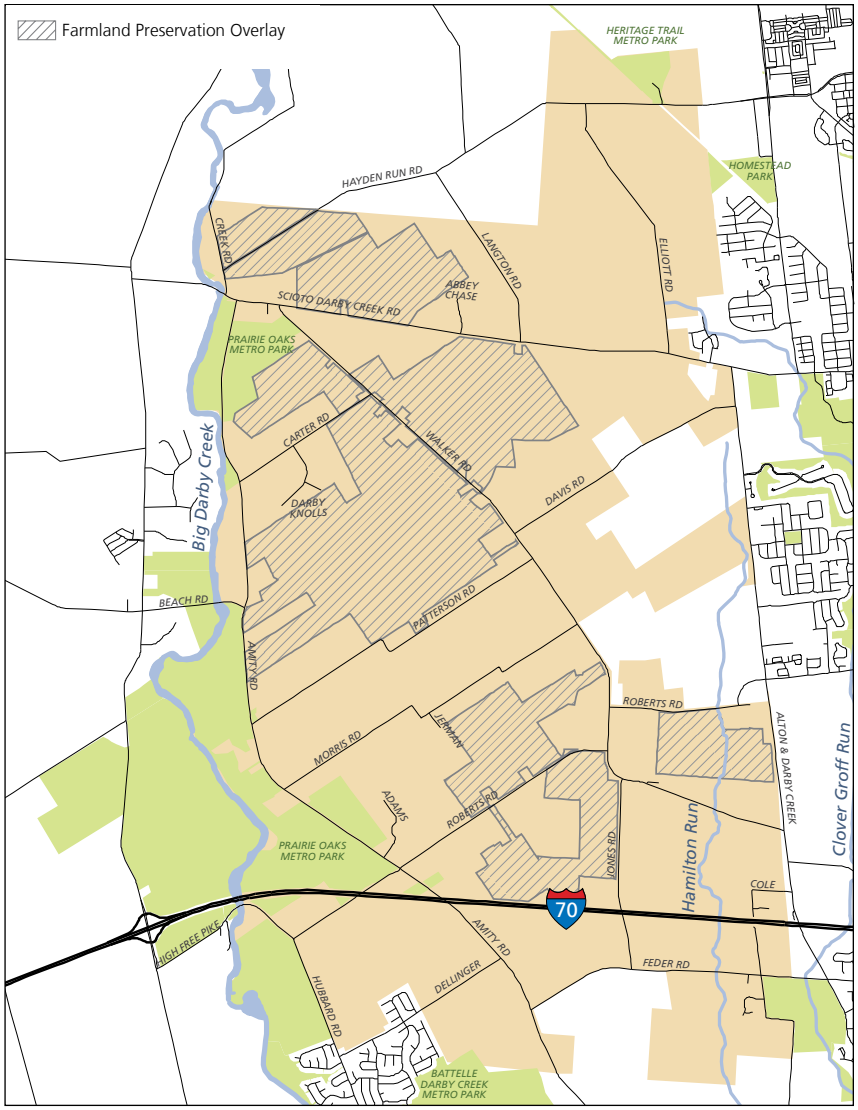
FARMLAND PRESERVATION OVERLAY

The Farmland Preservation Overlay is intended to identify prime agricultural land and prioritize it for protection.

How it was created

The overlay area was defined by identifying parcels of land within the planning area that meet all of the following criteria:

- Composed of the most productive soils
- Enrolled in the Franklin County Auditor's Current Agricultural Use Value (CAUV) program
- Comprised of at least 50 acres
- Located outside Hilliard Growth Area and Big Darby Town Center Area
- Contiguous to at least one other parcel that meets the above criteria



Do you agree with the criteria used to create the Farmland Preservation Overlay?

Strongly Disagree		Neutral		Strongly Agree
☐	☐	☐	☐	☐

COMMENTS: _____

FARMLAND PRESERVATION OVERLAY

Goals Achieved: Preserve farmland, Support a viable local food system

How it is used

The overlay would be referenced when:

- *Revising zoning regulations to require 20-acre minimum lot sizes.*
  Current regulations require 5-acre minimum lot sizes. This creates properties with large yards that require extensive maintenance and are too small for most farming purposes. This results in the loss of valuable farmland.

- *Implementing a transfer of development rights program.*
  This type of program preserves farmland and encourages development elsewhere. The development rights of landowners in the Farmland Preservation Overlay could be sold to developers and transferred to other areas appropriate for increased density. **Farmland is protected and the landowner retains ownership of the land while still realizing its financial value.**

  The number of development rights a landowner could sell is equal to the number of houses that could be built on the landowner's property under existing zoning requirements.

  State enabling legislation is needed for counties and townships to implement a transfer of development rights program.

- *Revising zoning regulations to allow agricultural support businesses.*
  Farming and livestock production require support services to remain viable. These types of businesses are not allowed under current regulations, but could be permitted as long as they are compatible with residential areas.

Do you support 20-acre minimum lot sizes in the farmland preservation overlay area?

Do Not Support ☐ ☐ Neutral ☐ ☐ Strongly Support ☐

COMMENTS: _____

Do you support the transfer of development rights to compensate landowners for preserving farmland?

Do Not Support ☐ ☐ Neutral ☐ ☐ Strongly Support ☐

COMMENTS: _____

If state legislation does not enable us to implement a transfer of development rights program, do you still support revising zoning regulations to require 20-acre minimum lot sizes in the Farmland Preservation Overlay?

Do Not Support ☐ ☐ Neutral ☐ ☐ Strongly Support ☐

COMMENTS: _____

What kinds of agricultural support businesses are appropriate for this area? *(check all that apply)*

Processing & Storage ☐ Grain Mill ☐ Veterinary Services ☐ Bed & Breakfast ☐ Restaurant ☐ Farm Market ☐

Other ☐ _____

COMMENTS: _____

CONSERVATION DEVELOPMENT

Goals Achieved: Maintain rural residential character, Protect the natural environment

Rural areas are defined by very low density housing, agricultural uses, and natural areas. Preserving this rural character will maintain the community's identity. One technique to preserve rural character is **conservation development**, which protects natural features and scenic views, blending homes into the landscape.

Below is a comparison of conventional versus conservation development.

Pre-Development

A site prior to development may contain large amounts of farmland and environmentally sensitive features. These areas can provide land for food production, wildlife and aquatic species habitats, and open space.

Conventional Development

In a conventional development, all land is privately owned, providing no protection of open space. Land is divided into lots without considering farmland and environmental preservation. This practice results in lost farmland, wildlife habitats, and open space.

Conservation Development

All Images: landchoices.org

In a conservation development, at least half of the development site is set aside before land is divided into lots. The preserved open space can be enjoyed by all residents in the development. Each lot is slightly smaller than in a conventional development, allowing the same number of total lots.

There is some question about the feasibility of implementing conservation development in Brown Township due to the soils and sewage treatment options.

If development were to occur, would you prefer conventional development or conservation development?

Conventional Development ☐ Conservation Development ☐

If conservation development is not feasible, would you prefer conventional development or preserved farmland?

Conventional Development ☐ Farmland Preservation ☐

COMMENTS: _____

RURAL COMMERCIAL DESIGN GUIDELINES

Goal Achieved: Ensure commercial development preserves rural character

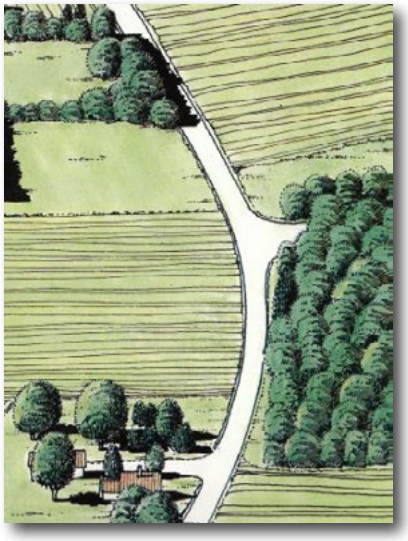
Even in rural areas, the need exists for community-serving amenities, resources and retail – particularly as the population grows. A rural commercial center should be designed to respect, reflect and enhance rural character. In order to achieve this, the following design guidelines are recommended.

Buildings should be:
- One or two stories
- Small- to moderately-sized
- Agricultural or residential in character
- Grouped around a central court
- Oriented toward the road

Parking should be:
- Behind or beside the building
- Screened with landscaping
- Reduced in area

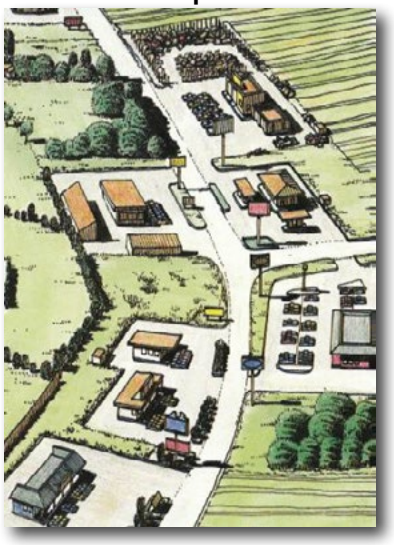
Other requirements:
- 40 percent open space
- Monument-style signage
- Split-rail fencing

Pre-Development



This image shows a typical rural site prior to development. Wide open vistas are present on site and there are no building footprints. The following images display two different types of development options: strip and planned rural. In both scenarios the total developed floor space is the same.

Conventional Strip Development



Strip development is designed to maximize the visibility of the businesses on site and has no regard for community character. The buildings are long and narrow, taking up as much linear space as possible. Parking in these developments take up a significant amount of space and detract from the character of the community.

Planned Rural Development

Planned rural development focuses on reinforcing and enhancing rural character rather than detracting from it. Parking is hidden and segmented by landscaping, buildings are designed to fit in with the community character, and the overall aesthetic is reminiscent of surrounding architecture.

All Images: Dodson Associates

Do you agree with these guidelines?

Strongly Disagree		Neutral		Strongly Agree
☐	☐	☐	☐	☐

If development were to occur, what kinds of commercial uses are appropriate? *(check all that apply)*

Bank	Child/Senior Care	General Store	Hair Care	Hardware Store	Medical Office	Restaurant	Other	
☐	☐	☐	☐	☐	☐	☐	☐	_____

COMMENTS: _____

_____

FUTURE LAND USE MAP

Goals Achieved: All Land Use goals

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

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

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

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

What it is: The Future Land Use map shows the community's desired future land uses.

It does not change the existing zoning of any land.

Why we need it: When evaluating a development proposal, public officials use the map to determine whether the proposal matches the Future Land Use map. Since the map represents the community's desires for the future, following the map ensures the community's wishes are followed.

If development occurs in the future, these land uses are appropriate for the areas shown to the right.

Strongly Disagree ☐ ☐ Neutral ☐ ☐ Strongly Agree ☐

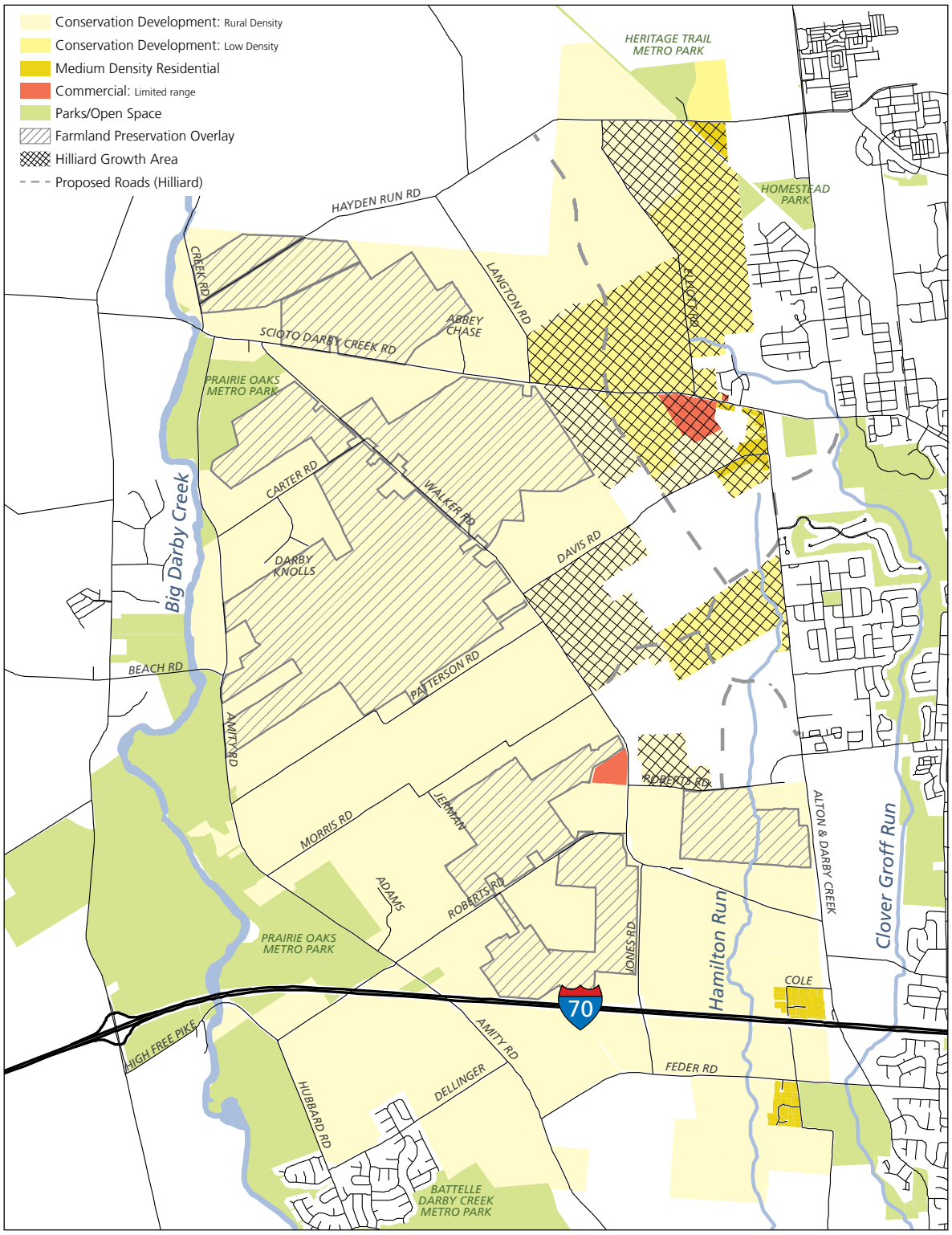
COMMENTS: _____

_____

_____

* Feel free to write on the map

FUTURE LAND USE MAP



RURAL ROAD DESIGN GUIDELINES

Goal Achieved: Ensure that roadways reinforce the rural character of the township

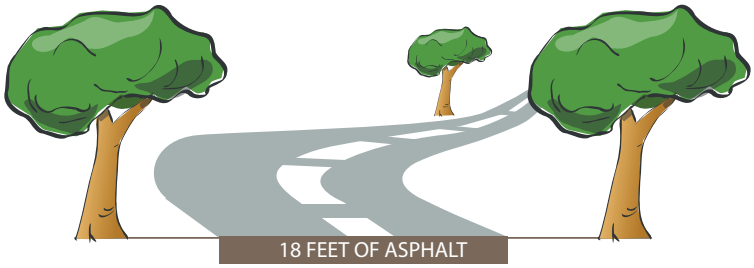
Conventional road design often widens, flattens, and straightens roads, removing any unique character that a road contributes to its surroundings.

More flexible road design standards would focus on preserving the quality of life and rural character.

Some of the techniques that may be used to maximize the "fit" between the road and rural landscapes are:

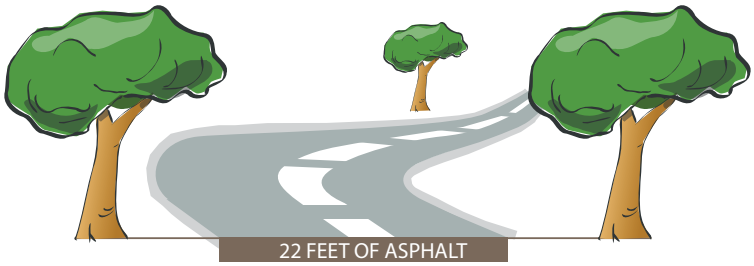
- Maintain natural and cultural roadside features, such as rock outcroppings, stone walls and rows of trees;
- Minimize road width, except for roads with significant use by trucks and farm machinery;
- Limit grading and clearing as much as possible, based on traffic volumes and visibility at curves;
- Align roads to complement the natural topography;
- Avoid bisecting open fields, agricultural lands, critical natural habitats and wetlands by aligning the road to fringe areas;
- Avoid the placement of guardrails that block extensive views and vistas;
- Use wooden or box beam guide rails, where appropriate, rather than standard corrugated models;
- Use landscape features to blend roadways and bridges into the natural setting;
- Use native, natural materials to blend colors and textures into the setting;
- Protect, create and enhance vegetative buffers along waterways and adjacent to wetlands and important natural habitats.

Existing Rural Road



Conventional Improvement

Recommended Improvement



Do you agree with these guidelines?

Strongly Disagree		Neutral		Strongly Agree
☐	☐	☐	☐	☐

COMMENTS: _____

TELL US HOW WE'RE DOING

What interests or concerns caused you to attend this meeting?

_____

_____

Do you feel that your interests or concerns were adequately addressed? Yes ☐ No ☐

If no, please explain: _____

Did you feel the information was presented in a clear manner? Yes ☐ No ☐

If no, please explain: _____

Was tonight's meeting valuable to you? Yes ☐ No ☐

If no, please explain: _____

Please rate the length of tonight's meeting: Too Long ☐ Too Short ☐ Just Right ☐

Will you continue to participate in the planning process? Yes ☐ No ☐

GENERAL COMMENTS

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for coming!

Your input will ensure that the Draft Plan reflects the community's desires.

See you in November 2013 for the next public meeting!

CONTACT ME (OPTIONAL)

☐ I would like to have someone contact me to discuss the details of the planning process and/or policy recommendations.

Name: _____ Phone/email: _____

** Your name will not be tied to your feedback form responses **

Address: _____

Item(s) of interest: _____

Online survey available June 26 – July 2 at:
www.tinyurl.com/browntownshipplan

Or, you can mail your survey to us, postmarked by June 29, to:
Franklin County Planning
Attn: Scott Ulrich
150 South Front Street, FSL Suite 10
Columbus, OH 43215

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