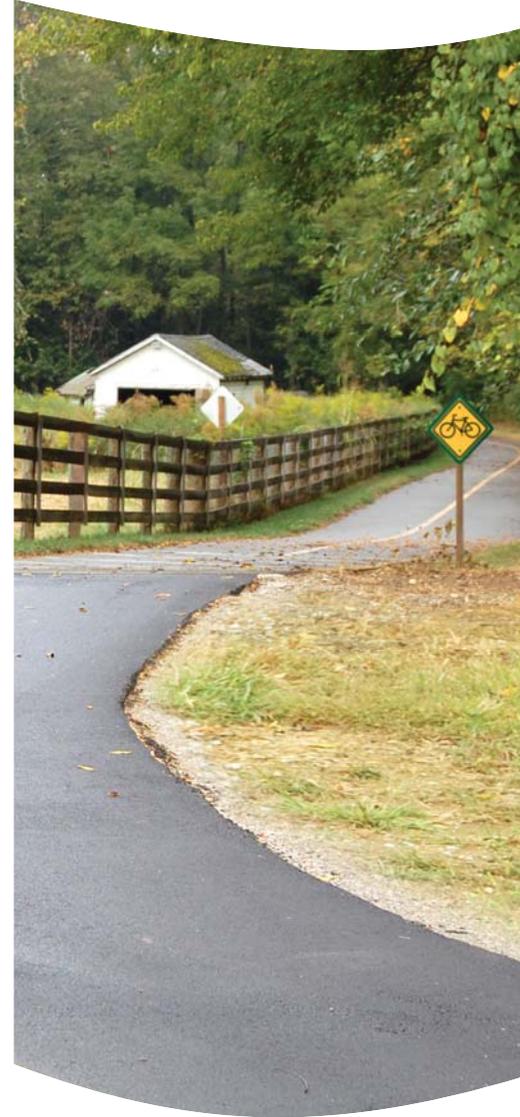


# BLACKLICK-MADISON AREA PLAN



Commissioners  
Marilyn Brown  
Paula Brooks  
John O'Grady

**BLACKLICK-MADISON**  
AREA PLAN



# BLACKLICK-MADISON AREA PLAN

Madison and Truro Townships, Franklin County, Ohio

Adopted November 8, 2011



## Commissioners

Marilyn Brown  
Paula Brooks  
John O'Grady

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Dennis Nicodemus  
Barbara Strussion  
Natalie Nicodemus, *Fiscal Officer*  
Bob Stapleton, *Administrator*

Produced by:



150 South Front Street  
FSL Suite 10  
Columbus, Ohio 43215

Tel. 614-525-3094  
Fax 614-525-7155  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)

**Blacklick-Madison Area Plan**

<i>Lead planner</i>	<i>Project manager</i>
Matthew Brown	Benjamin Weiner

<i>Project team</i>	
Louis Clayton	Anna Thomas
Patrick Hewitt	Chelsea Weber
Devin Keithley	Krista Williams

Disclaimer: We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose. All photos courtesy of Franklin County unless otherwise credited.

12/28/11 10:24

# QUICK START



*If you're looking for...*

*...start here*

## General overview

### Overall summary

A two page summary of this plan



### Plan Summary

Page 10

### Just the maps

Recommendations for  
future land use and transportation



### Map Center

Page 21

## Specific information

### Detailed recommendations

The plan's recommendations, organized by theme



### Recommendations

Page 57

# BLACKLICK-MADISON AREA PLAN

## **Blacklick-Madison Area Plan Working Committee**

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Pat Mahaffey  
Barbara Morris  
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Troy Brummel  
Jordan DiDomenico  
Maggie Grady  
John Myers  
Katie O'Lone  
Jenn Saunier  
Tommy Yokum

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Brady Koehler  
David L. Pearson  
Cornell Robertson  
Brent Welch

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David Reutter  
Stephanie Suter

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Keith Burt  
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Nick A. Soulas  
Diane M. Lease  
William Stehle

## **Franklin County Public Affairs**

Hanna M. Greer, *Director*

## **Franklin County Economic Development & Planning Department**

James Schimmer, *Director*  
Rollin Seward  
R. Lee Brown  
Justin Barker  
Matthew Brown  
Louis Clayton  
Shawn Fields  
Patrick Hewitt  
Anthony Hray  
Devin Keithley  
Amanda King  
David Lowell  
Doug Lumpkin  
Mark Paxson  
Anna Thomas  
Chelsea Weber  
Benjamin Weiner  
Curtiss Williams  
Krista Williams

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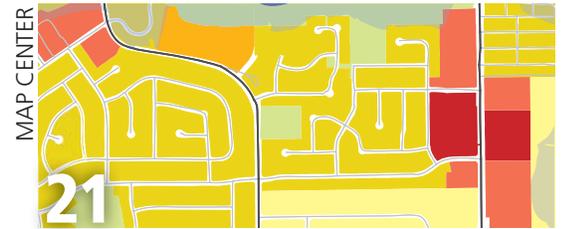
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MAP CENTER



PLANNED GROWTH



HEALTHY LIVING



TRAVEL OPTIONS



# BLACKLICK-MADISON

## SECTION 1

## INTRODUCTION

Looking for an overview of the Blacklick-Madison Area Plan? In this section you'll find a summary of the plan's recommendations, a map of the planning area, and the process we used to develop the plan.

For an in-depth look at the recommendations, see *Section 4, Recommendations* beginning on page 57.

Here's what you'll find in this section:

### **Plan Summary**, p. 10

The Plan Summary highlights the key recommendations of the Blacklick-Madison Area Plan. The recommendations follow the plan's three themes: Planned Growth, Healthy Living and Travel Options.

### **Planning Area maps**, p. 13

The Blacklick-Madison Area Plan will guide future development and redevelopment in portions of unincorporated Madison and Truro Townships in Franklin County, Ohio. The regional map shows the location of the planning area in central Ohio.

The planning area map shows the detailed boundaries of the planning area. The map shows you where the Blacklick-Madison Area Plan's recommendations apply.

### **About this plan**, p. 15

What is a plan? This part of the introduction explains what a plan is, how it's created, and how recommendations are developed.

### **Policy statements**, p. 17

Policy statements are the guiding principles we used to develop the Blacklick-Madison Area Plan. The Franklin County Commissioners endorse these principles as best practices that form the foundation of community plans.



# PLANNED GROWTH HEALTHY LIVING TRAVEL OPTIONS

## PLAN SUMMARY

### BLACKLICK-MADISON AREA PLAN

The Blacklick-Madison Area Plan is a guide for future development in portions of Madison and Truro Townships. The plan includes recommendations for the community's future: where houses are built, how land is used, how new buildings look and how people get around. The plan also includes site design concepts to show how the appearance of four existing sites could be improved. In addition, the plan includes community identity designs to help bring people together and build pride in the community.

Recommendations follow the plan's three themes:  
Planned Growth, Healthy Living and Travel Options



Planned growth means reusing already-developed land, placing new development near existing infrastructure, and protecting farmland and community character. Planned growth will create attractive, vibrant areas that are economically competitive and encourage community interaction.

Recommendations for planned growth include:

- Following the Future Land Use map to ensure appropriate new development
- Using land use regulations to maintain and encourage farming
- Establishing a community gathering space
- Improving development standards for new commercial buildings



City of Newton, MA

Healthy living means participating in physical activities, having access to healthy foods, ensuring new buildings have healthy living areas accessible to everyone and protecting the natural environment.

Recommendations for healthy living include:

- Establishing new parks and playgrounds in Blacklick Estates
- Establishing a neighborhood farmers market
- Requiring compliance with building standards that promote accessibility and healthy indoor air
- Adopting regulations to protect streams



Montana NAPA

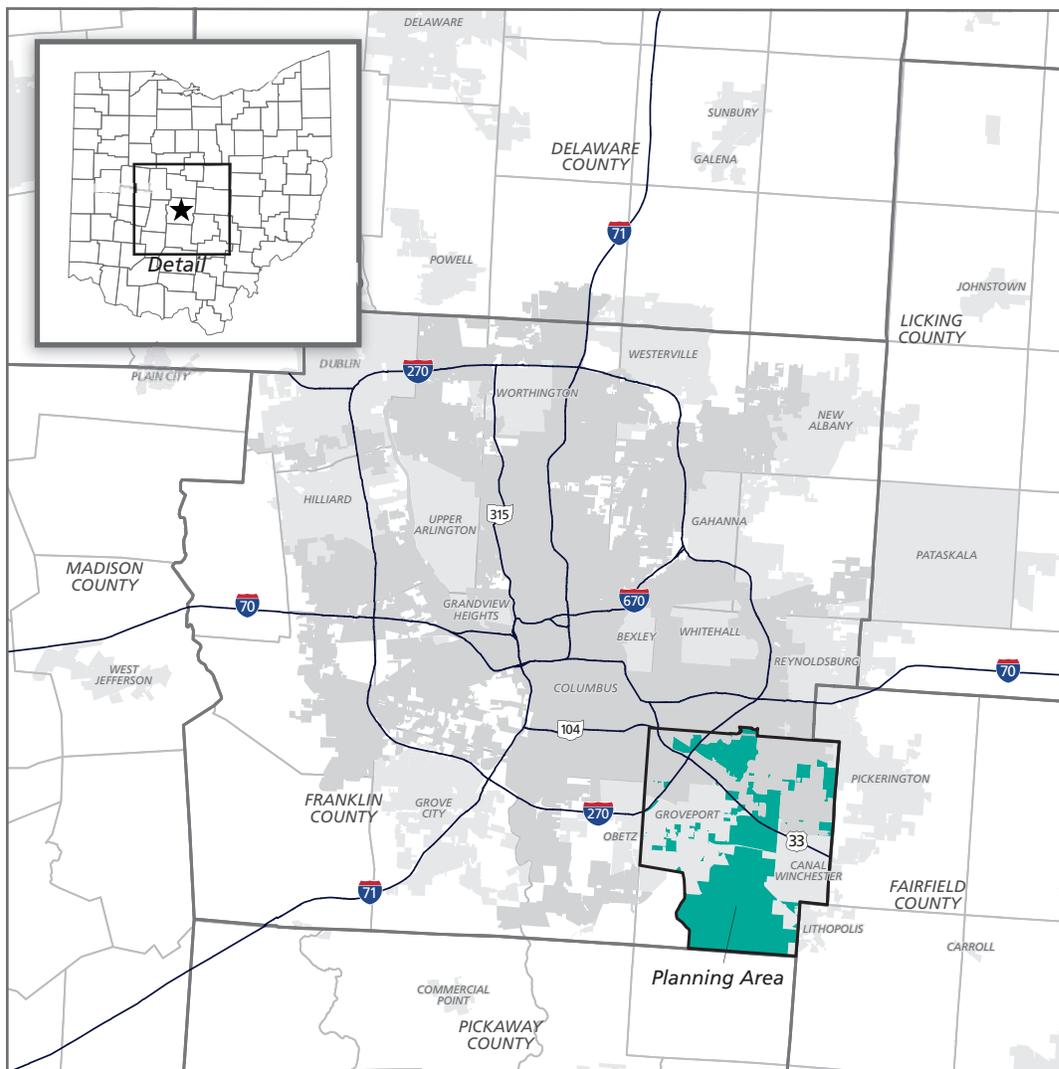
Travel options means having a complete transportation system that allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations for travel options include:

- Installing sidewalks in priority areas
- Providing connections to existing bikeway trails
- Improving bus stops
- Designing streets for all users



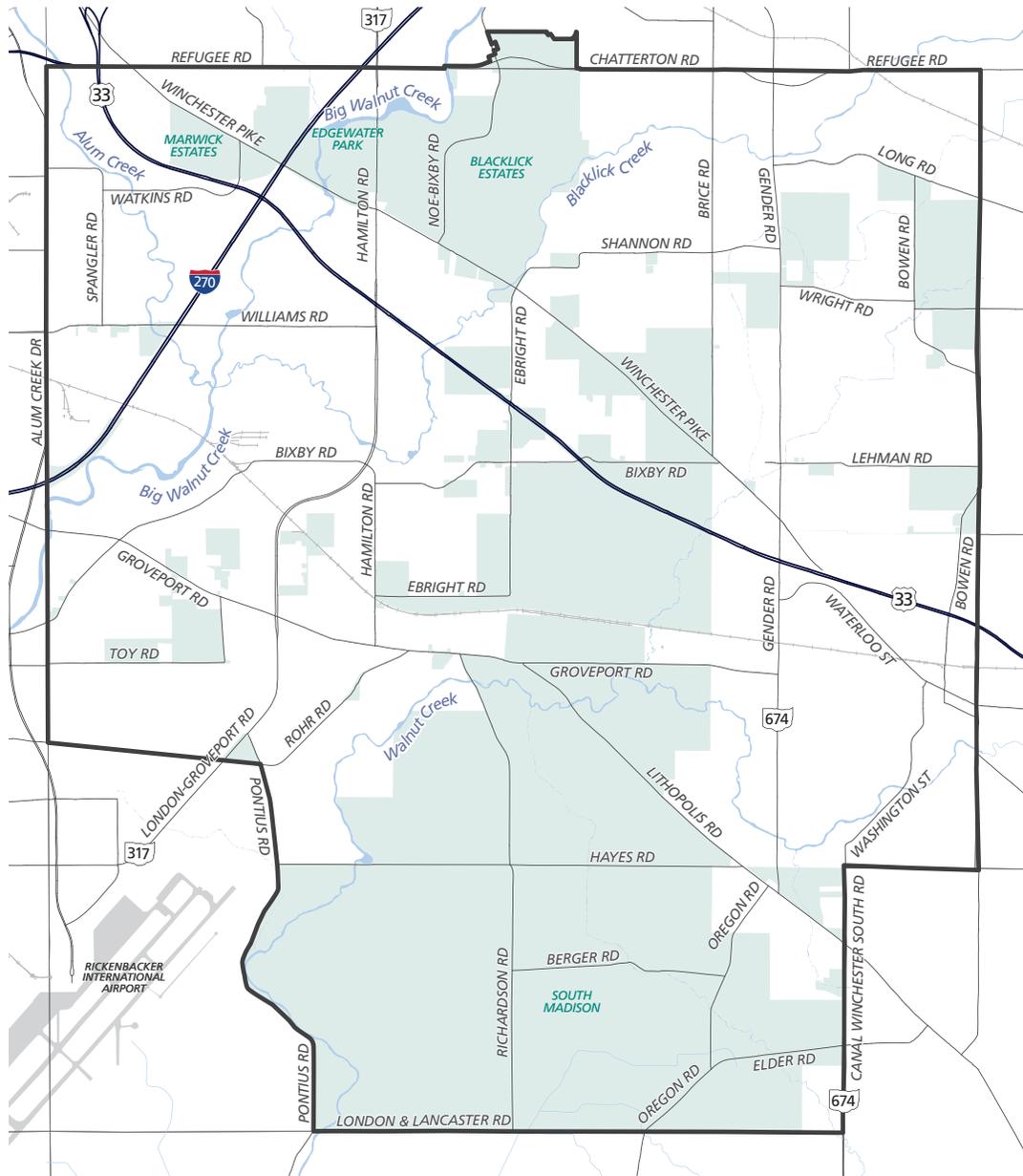
# REGIONAL MAP

## PLANNING AREA LOCATION



*The Blacklick-Madison  
Planning Area is  
shown in green*

# PLANNING AREA



The Blacklick-Madison planning area consists of 20.13 square miles in southeastern Franklin County, Ohio

Unincorporated Areas

# ABOUT THIS PLAN

## What is a plan?

A land use plan represents a community's desires for the future: how land is used, what new buildings look like, and how people travel around and through the community.

## Steps in creating a plan

A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

## The recommendations: goals and action items

To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

A community has a main street with a large shopping center. The shopping center is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community imagines the



future: the vision for the shopping center is an attractive, fully-occupied shopping center with housing near or above the stores and convenient transportation for pedestrians. The community breaks its vision down into goals and each goal into specific action items.

Just like the example, the Blacklick-Madison Area Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.



# POLICY STATEMENTS



Each of these statements describes how the Blacklick-Madison Area Plan complies with policies endorsed or adopted by the Franklin County Board of Commissioners.

---

## SUSTAINABILITY RESOLUTION

The Franklin County Board of Commissioners passed resolution 683-06 stating its commitment to the mutually compatible goals of environmental protection and economic growth. The resolution covers a range of county activities. For land use plans, the resolution states two important policy goals: practicing environmentally responsible land use and preserving natural resources. This plan complies fully with the resolution.

### **Environmentally responsible land use**

The Blacklick-Madison Area Plan recommends mixed-use centers in targeted areas along Chatterton Road, Hamilton Road and Bixby Road. This pattern of development will create vibrant places where residents and shoppers can easily travel by foot, bicycle or transit. This will improve air quality by reducing car trips.

By encouraging infill development and increasing density in already developed areas, we can reduce the demand for land in outlying areas, known as greenfields.

In places where greenfield development may occur in the future, this plan recommends cluster-style development to ensure farmland and environmentally sensitive areas are protected.

### **Preservation of natural resources**

The planning area includes Blacklick Creek, Big Walnut Creek, Walnut Creek and significant floodplain areas. This plan recommends the protection and preservation of these natural resources.

We recommend establishing a no-build zone around the creeks and their tributaries. This will preserve environmentally sensitive land, wildlife habitats, and improve water quality throughout the watershed.

For new development, the plan recommends the use of stormwater best management practices. Hard surfaces such as roofs and pavement create stormwater runoff when it rains. Instead of untreated water going directly into streams, the runoff should be directed to specially planted areas designed to help water soak into the ground gradually. This replenishes ground water and provides attractive areas of

landscaping—all the while keeping pollutants out of the water system.

In addition to preservation, the plan recommends more interaction between people and

*The Board of Commissioners will practice environmentally responsible growth when establishing policy on land use.*

—Resolution 683-06

nature. The Blacklick-Madison Area Plan aims to connect, build and maintain trails and parks. Having a closer relationship with nature allows people to appreciate the importance of green areas.

### STRATEGIC PRIORITIES

In addition to the sustainability resolution, the Franklin County Commissioners developed core principles to guide policies and initiatives. Each of the five core principles includes a number of specific goals for accomplishing that principle. The Blacklick-Madison Area Plan meets a number of these goals.



#### Promote job creation, strategic economic development and fiscal security

*Expand the local economy in ways that strengthen and leverage the core assets of the community to compete in the global marketplace. Increase transportation options to encourage more compact land use patterns, lower transportation costs, promote healthy lifestyles, and improve access to local business districts and main streets.*

This plan supports that by:

- Increasing density and high-quality development along Chatterton Road, Hamilton Road, Noe-Bixby Road and Bixby Road

- Improving transportation networks for pedestrians, bicyclists and transit users
- Attracting and maintaining business and investment along main corridors
- Supporting small businesses
- Facilitating mixed-use developments



Bachman Builders

#### Provide supportive health and human services

*Provide assistance to vulnerable populations in the community and families in need.*

This plan supports that by:

- Working to provide housing that is accessible to all
- Improving air quality inside homes
- Promoting the upkeep of properties



#### Promote good stewardship of natural resources, environmental sustainability and civic engagement

*Promote responsible and sustainable stewardship of natural resources. Improve and expand community green spaces, parks, and recreational facilities. Promote community planning, zone enforcement, and building code enforcement that will improve the quality of life, health, and safety of county residents.*

This plan supports that by:

- Working with environmental groups to preserve environmentally-sensitive areas

- Encouraging a local foods system
- Maintaining existing parks and establishing new parks
- Protecting waterways and agricultural lands



#### **Provide efficient, responsive and fiscally sustainable government operations**

*Develop and enhance collaborative partnerships and other best practices to improve service delivery and management of County resources.*

This plan supports that by:

- Collaborating with other jurisdictions to create an area-wide bikeways system
- Receiving input throughout the planning process from regional stakeholders through the Regional Planning Advisory Group

### **PLAIN LANGUAGE STATEMENT**

We wrote the Blacklick-Madison Area Plan in plain language, with residents, developers, public officials, planners and all community members in mind. Plain language is a clear, straightforward way of writing.

Plain language keeps documents simple, using only the necessary number of words. But plain language isn't overly simplified English. It's a way of writing that lets a reader concentrate on the message, instead of being distracted by complicated language.

We wrote this plan in plain language to help you, the reader. Too often, government documents use long sentences and lots of jargon. Writing in plain language should allow everyone to understand what's in this plan.

For more information on plain language, visit these websites:

[www.plainlanguage.gov](http://www.plainlanguage.gov)

[www.centerforplainlanguage.org](http://www.centerforplainlanguage.org)

[www.plainlanguagenetwork.org](http://www.plainlanguagenetwork.org)

### **CENTRAL OHIO GREEN PACT**

Beginning in 2007, communities throughout Franklin County have adopted the Mid-Ohio Regional Planning Commission's Central Ohio Green Pact, a shared commitment to making the region more sustainable. The Green Pact addresses 10 subjects including: reducing household waste, building greener buildings and growing a green economy. One of the pledges is adopting sustainable land use policies.



From the Green Pact:

*The way our communities grow can have a significant impact on the environment. We agree to examine our codes and policies to determine how we can: create walkable, bikeable communities; promote infill; protect natural resources such as trees; protect our rivers through stormwater controls; and create more green neighborhood infrastructure, such as green roofs, bio-swales and rain gardens.*

The Blacklick-Madison Area Plan fully complies with the Central Ohio Green Pact. The plan recommends infill and redevelopment in existing neighborhoods and stimulating private investment along already-built commercial corridors. The plan recommends installing sidewalks in targeted areas and connecting people to existing bikeways.

The plan aims to preserve natural resources through the use of stormwater best management practices, cluster-style development and by protecting sensitive land along streams.



## SECTION 2

## MAP CENTER

The maps in this section reflect visions for the future: what land uses people want to see, how people travel by foot and bicycle, and where road improvements are desired. We developed the maps based on community input. You can see the detailed results from public input in *Section 3, Current Conditions*, beginning on page 33.

**Future Land Use map, p. 23**

This map shows what types of land uses the community wants to see in the future.

The Future Land Use map is used most often when a landowner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see if it matches the community's vision for their future.

Including a Future Land Use map in the Blacklick-Madison Area Plan allows residents to communicate their land use opinions to the appointed and elected officials who make zoning decisions.

**Bikeways map, p. 27**

The bikeways map shows locations of current and proposed bikeways in Madison and Truro Townships.

Since bikeways allow people to cover wide distances, it is critical to plan for bikeways on a region-wide basis. The Bikeways map is a

compilation of various bikeway plans developed by area local governments.

The Bikeways map represents the community's desired future bikeways network.

**Sidewalk Priorities map, p. 29**

Sidewalks have benefits for the entire community, including safety, physical fitness and more walk-in traffic for businesses.

Installing sidewalks costs money. Since funds are limited, the sidewalks map prioritizes new sidewalks to balance usefulness and cost.

The sidewalk priorities reflect the community's stated desires for new sidewalks.

**Road Improvements map, p. 31**

Smooth roads, properly aligned intersections and traffic controls ensure motorists experience safe, comfortable travel. The Road Improvements map can help direct roadway funding to locations where the community desires improvements.



## LAND USE CATEGORY DESCRIPTIONS



### Low Density Residential

Allowed land uses: Single-family homes

Density: Maximum of 0.4 units per acre, minimum 2.5 acre lot size



### Medium Density Residential

Allowed land uses: Single-family and two-family homes

Density: Minimum of 2 units per acre, maximum of 8 units per acre



### Office + Residential

Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre



### Commercial: Limited range + Multi-unit

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Commercial: Full range + Multi-unit

Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Light Industrial + Office

Allowed land uses: Range of uses including office, industrial, storage and warehousing.



### Parks/Open Space

Intended for nature or recreation with minimal buildings.



### Farmland Preservation overlay

Farmland preservation is a high priority. The Farmland Preservation overlay identifies focus areas for preservation. The areas were selected based on soil productivity, enrollment in the Current Agricultural Use Value (CAUV) assessment, property size greater than 20 acres and connectivity to other land meeting this criteria.

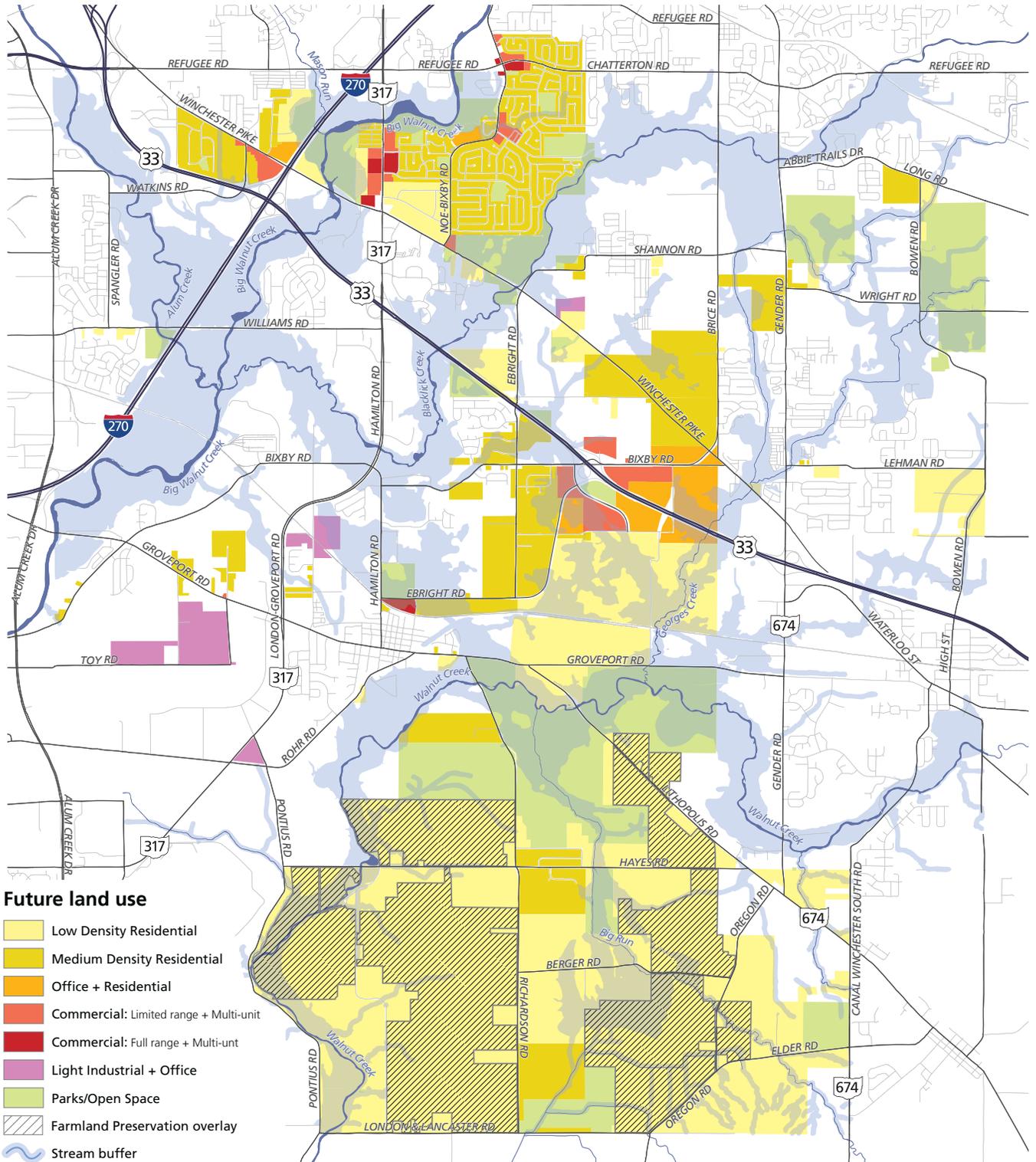


### Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Preservation of the stream buffer area is critical to the health of waterways. Development is discouraged in the buffer area and any disturbances should be mitigated.

Use this map in conjunction with the Land Use Category Descriptions on the previous page and explanations on pages 72–80



# FUTURE LAND USE MAP

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

# CORRESPONDING ZONING DISTRICTS

Use this page in conjunction with the Land Use Category Descriptions on page 22

Land Use Category	Zoning Districts											
	Residential						Commercial				Industrial	
	R-24	R-12	R-8	R-4	R-2	Rural	CS	CC	NC	SO	LI	RI
Low Density Residential						●						
Medium Density Residential			●	●	●							
Office + Residential	●	●	●	●						●		
Commercial Limited range + Multi-unit	●								●	●		
Commercial Full range + Multi-unit	●						●	●	●	●		
Light Industrial + Office										●	●	●

● Any use listed in this zoning district is permitted in the land use category

## CORRESPONDING ZONING DISTRICTS TABLE

*What it is:* The Blacklick-Madison Area Plan’s future land use categories are matched to existing zoning districts in the corresponding zoning district table.

The Future Land Use map shows the community’s desired future land uses. The zoning district regulations govern which uses are permitted.

*Why we need it:* When evaluating a development proposal, public officials use the table to determine whether a development proposal’s desired zoning district 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.

## KEY TO ZONING DISTRICTS

### Residential

- R-24: Multifamily apartment
- R-12: Urban residential
- R-8: Restricted urban residential
- R-4: Suburban residential
- R-2: Limited suburban residential
- Rural: Rural

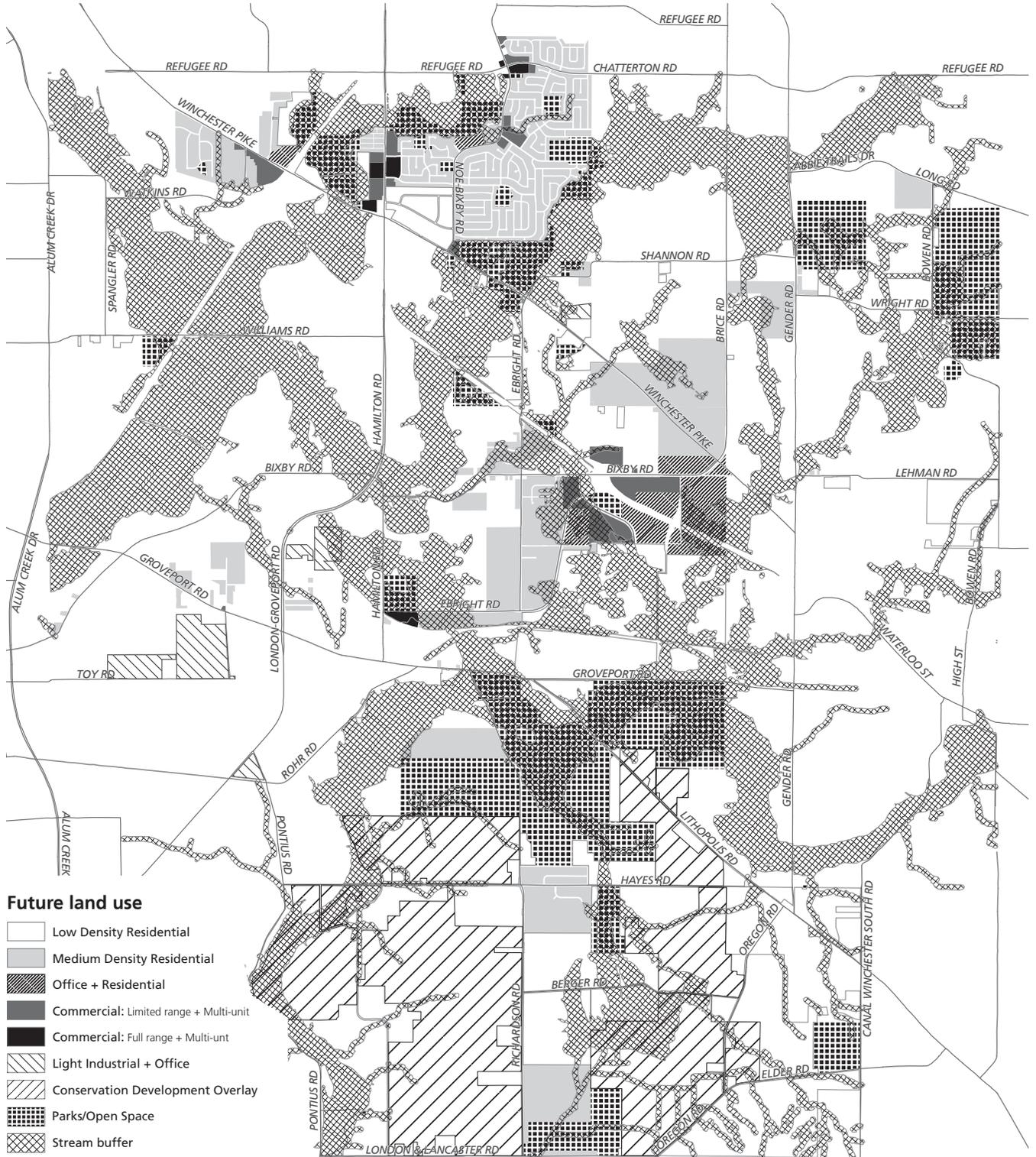
### Commercial

- CS: Community Service
- CC: Community Commercial
- NC: Neighborhood Commercial
- SO: Suburban Office

### Industrial

- LI: Limited Industrial
- RI: Restricted Industrial

Use this map in conjunction with the Land Use Category Descriptions on page 22 and explanations on pages 72–80



**Future land use**

-  Low Density Residential
-  Medium Density Residential
-  Office + Residential
-  Commercial: Limited range + Multi-unit
-  Commercial: Full range + Multi-unit
-  Light Industrial + Office
-  Conservation Development Overlay
-  Parks/Open Space
-  Stream buffer

# FUTURE LAND USE MAP IN BLACK AND WHITE

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

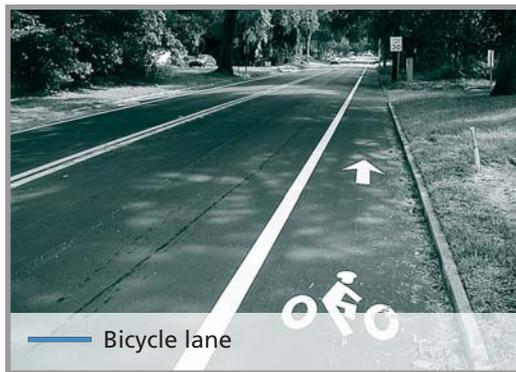
*What it is:* The Bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people living in the planning area and throughout central Ohio.



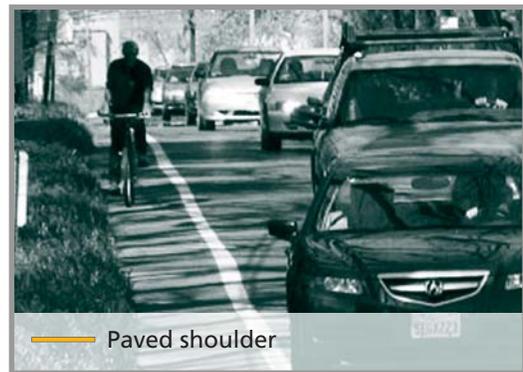
Shared Use Path

A path for bicycles and pedestrians, separate from a road. Generally 10 to 14 feet wide.



Bicycle lane

On-street, striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



Paved shoulder

A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.

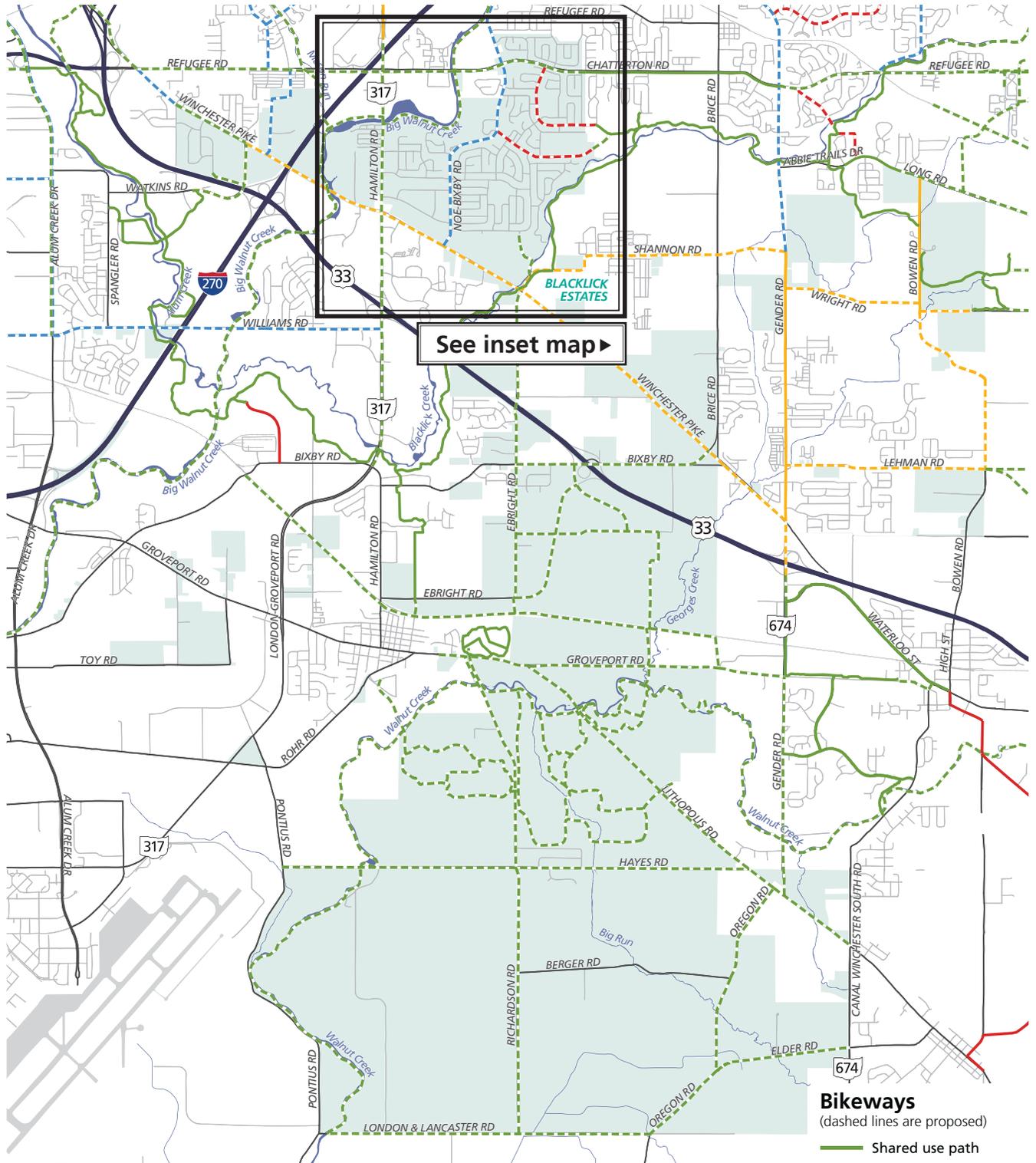


Signed shared roadway

Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.

All images: pedbikeimages.org

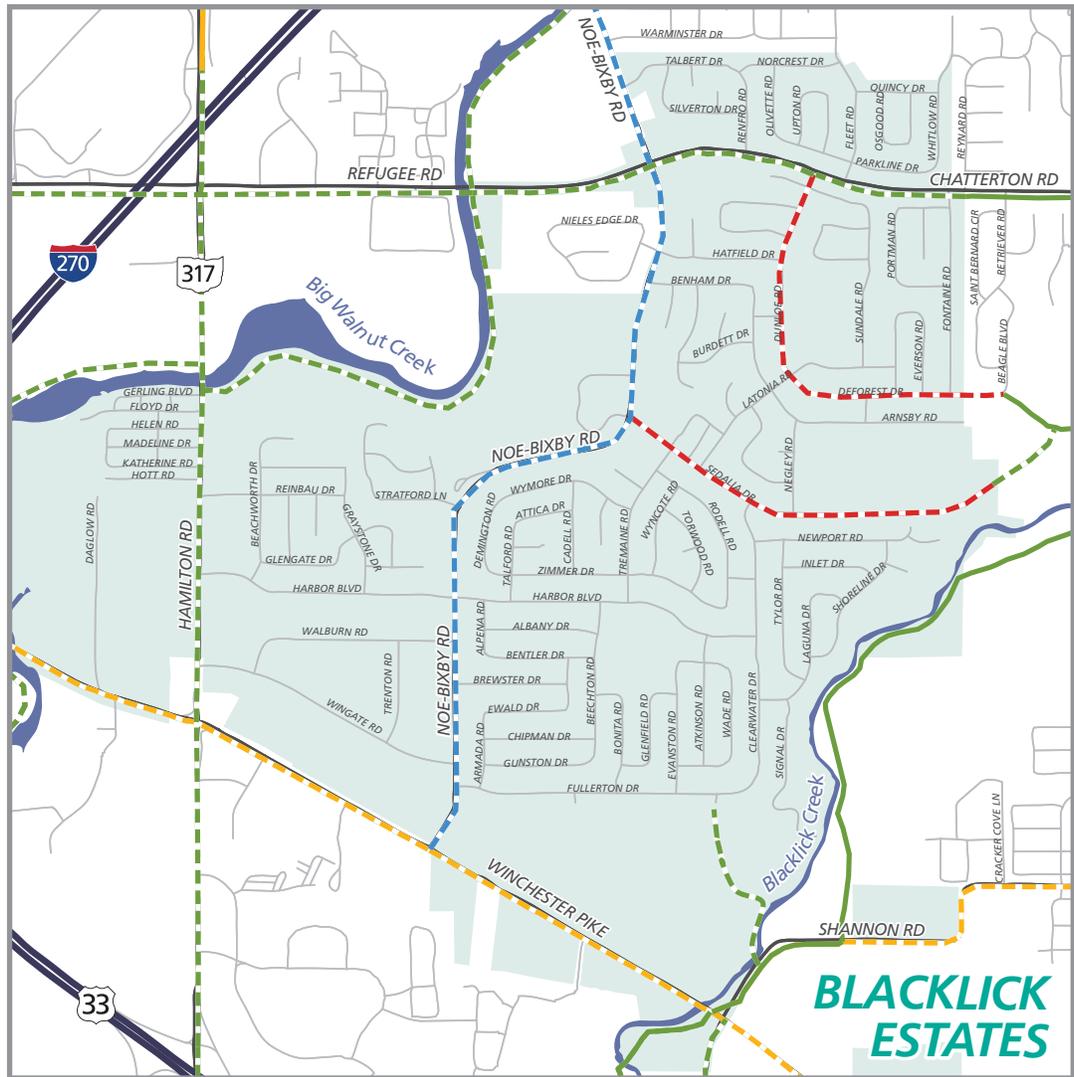
In addition to Blacklick-Madison Area Plan bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, MORPC Regional Bikeways Plan, Metro Parks, Groveport Parks and Recreation, Canal Winchester Development Department and Pickerington Engineering Department.

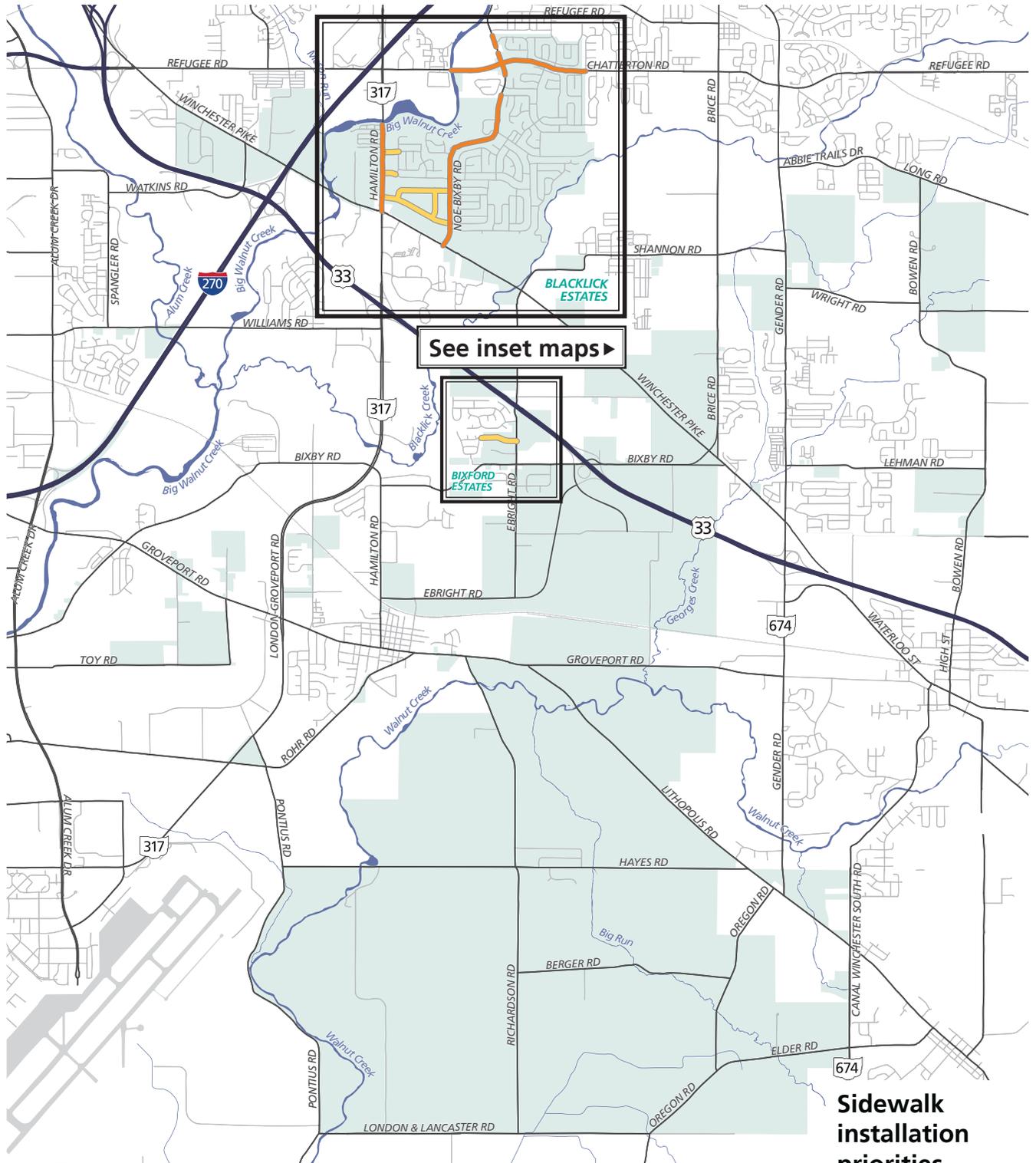


# BIKEWAYS MAP

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

- Bikeways**  
 (dashed lines are proposed)
- Shared use path
  - Bicycle lane
  - Signed shared roadway
  - - - Paved shoulder



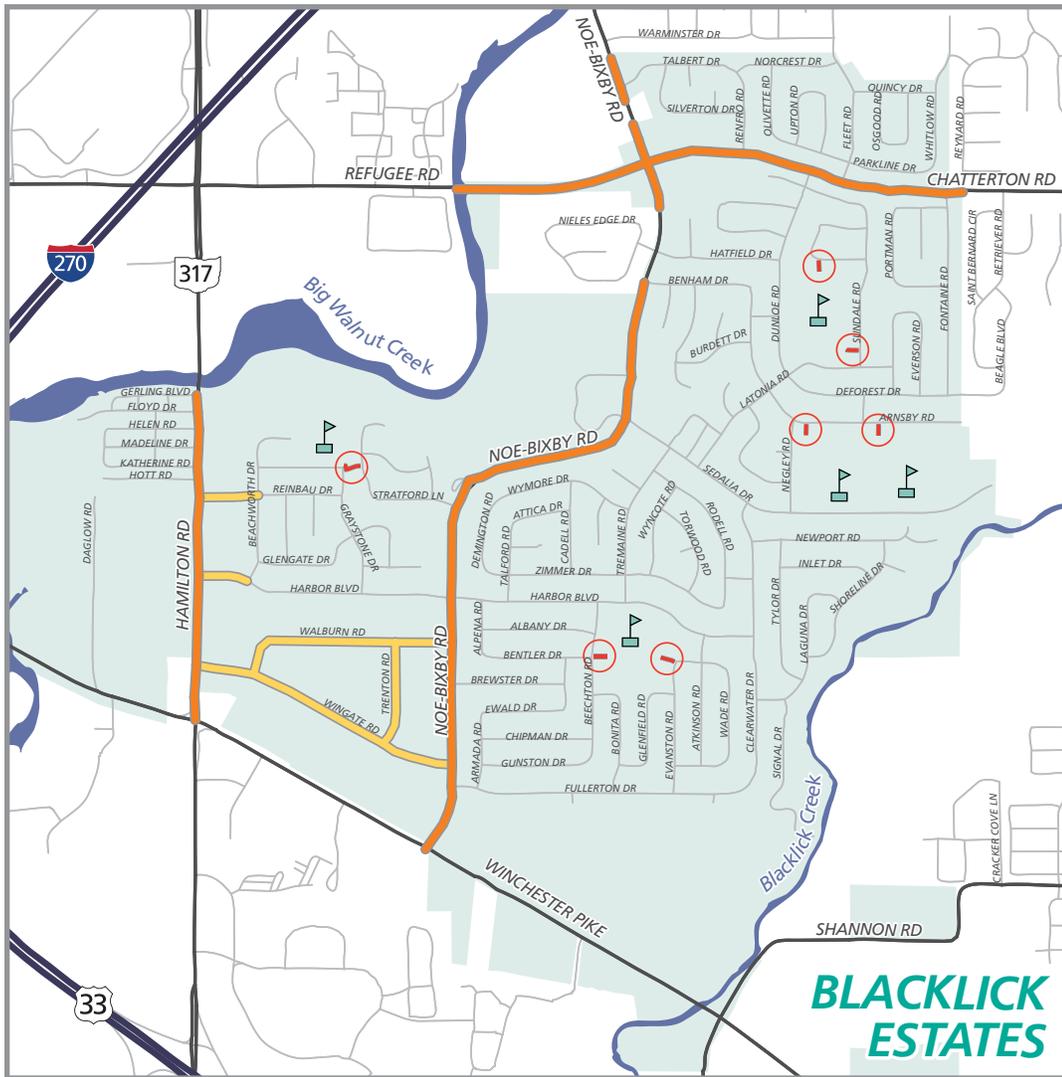


**SIDEWALK PRIORITIES MAP**

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

- Primary priority
- Secondary priority

**Sidewalk installation priorities**



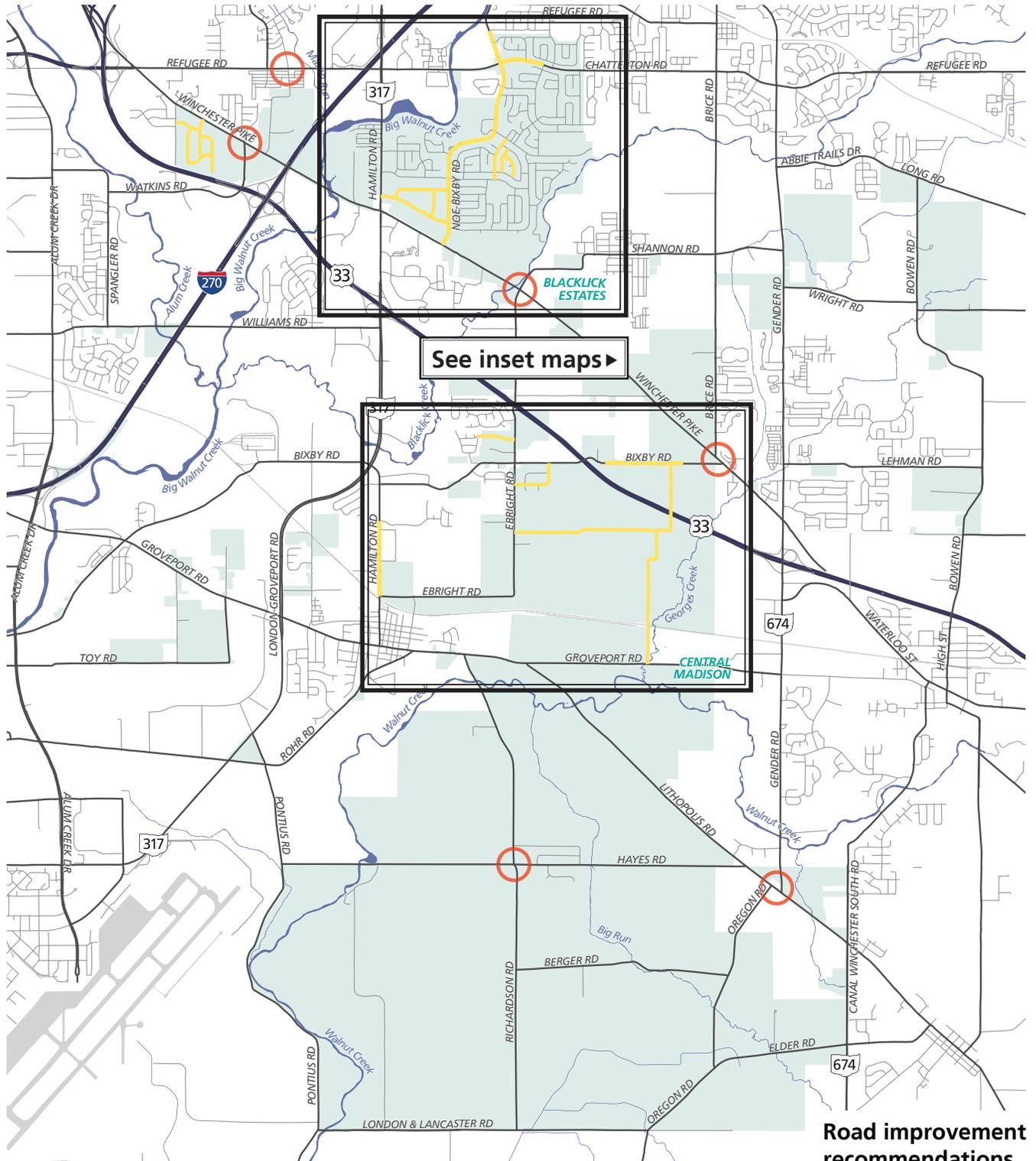
**BLACKLICK ESTATES**

**Sidewalk priorities**

- Primary priority installation
- Secondary priority installation
- ⊘ Existing School Access Path
- 🚩 Existing School



**BIXFORD ESTATES**

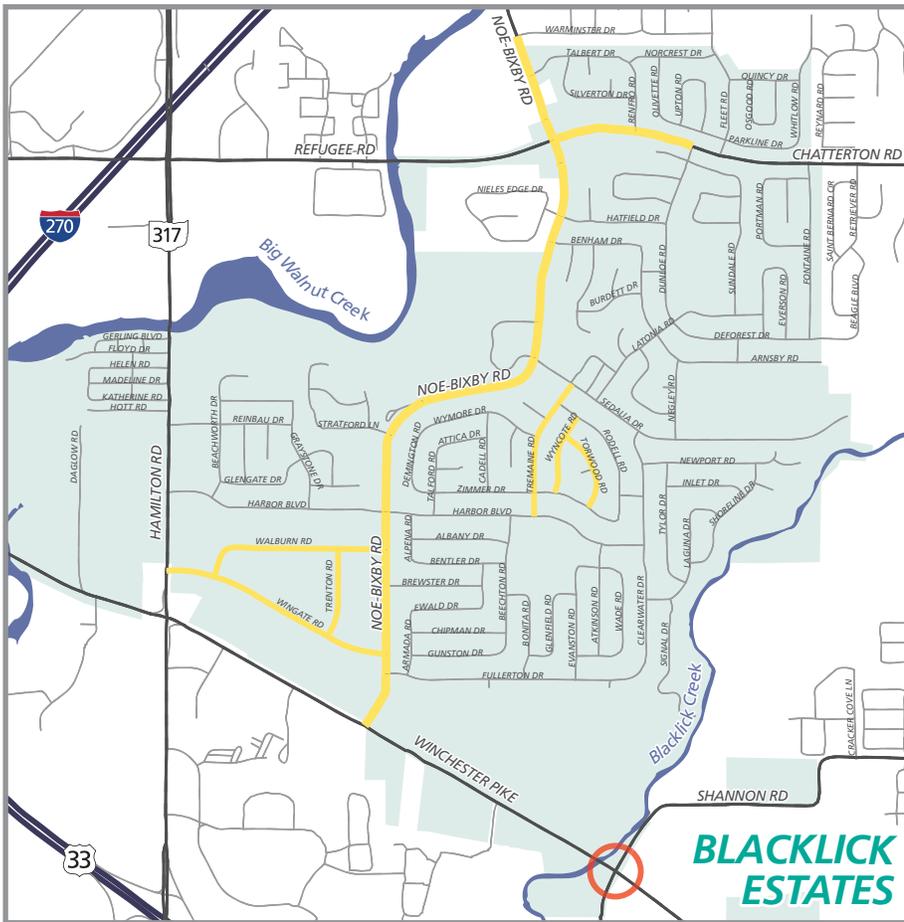


**ROAD IMPROVEMENTS MAP**

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

- Road
- Intersection

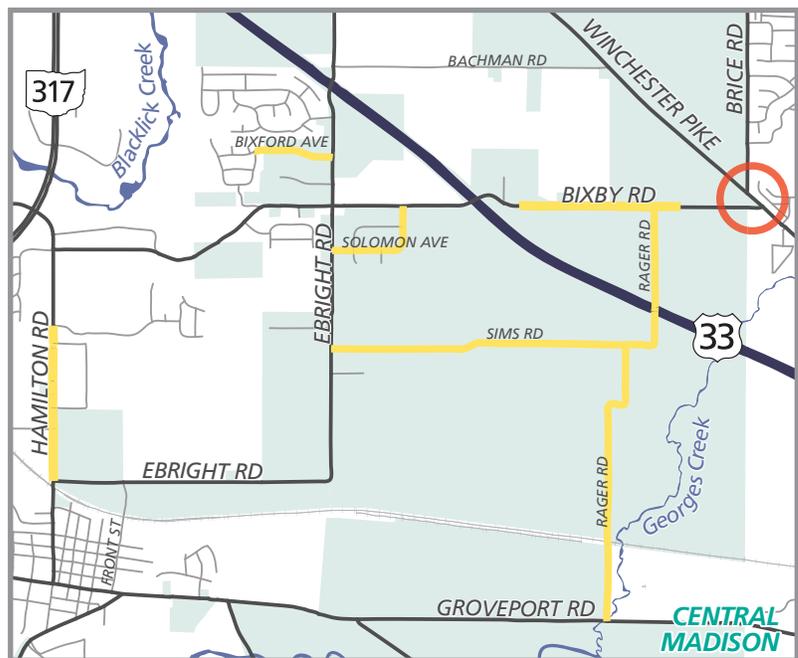
**Road improvement recommendations**



The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

**Road improvement recommendations**

- Road
- Intersection



# BLACKLICK-MADISON

## SECTION 3

## CURRENT CONDITIONS

The first step in creating a plan is finding out what a community is like today, also called its current conditions.

We gathered information from published sources such as the U.S. Census and from face-to-face interviews with community members.

After assessing the current physical conditions, we conducted a large-scale public input meeting. Over 70 attendees told us what they like about Madison and Truro Townships and what they want to see changed. The data, interviews and public input results set the strategic direction for the plan, providing the basis for the plan's forward-looking recommendations.

### **People and Housing, p. 35**

People and Housing provides information on the planning area's population, age distribution, housing and businesses. The information is the first look into the community, providing a high-level overview.

### **Current Conditions maps, p. 37**

The Land Use and Transportation portion of the Current Conditions section describes and shows the current land uses, zoning, bus routes, sidewalk locations, bikeways and paths, and community facilities in the planning area. This is the second level of research, showing the community's current conditions in greater detail.

### **Public Meeting Results, p. 47**

The public meeting results provide an in-depth review of what the community thinks about various community aspects such as land uses, parks and recreation, and the transportation network.

Gathering community opinion helps form the strategic vision for the future, and in turn the specific recommendations detailed in *Section 4, Recommendations*.





# PEOPLE AND HOUSING



## PEOPLE

*Population:* The population in the planning area was 13,105 residents in 2000. Projections from the Mid-Ohio Regional Planning Commission show a population growth of 9.7 percent from 2000 to 2030, compared to a 25 percent projected county-wide increase. The table at right shows projected population change, as well as growth of housing, in the planning area.

*Population density:* The population density for the planning area is 651 people per square mile, lower than Franklin County's overall density of 1,983 people per square mile. This means the planning area's population is more dispersed than the county's population as a whole.

*Households:* A higher percentage of housing is occupied by families in the planning area compared to Franklin County—76 percent compared to 60 percent. In addition, a higher percentage of women are the head of household in the planning area compared to Franklin County. The average household size in the planning area, 2.77 persons per household, is also higher than in Franklin County.

*Age:* Minors and middle-aged people make up a larger percentage of the population than in Franklin County. The high percentage of family households likely contributes to this age distribution.

*Race:* The planning area's racial make-up differs from Franklin County, with a higher percentage of whites and a lower percentage of other races.

## POPULATION AND HOUSING UNITS

	Population	Housing Units
2000	13,771	4,992
2010	13,893	5,029
2030	15,100	6,130
<b>Change</b>	<b>9.7%</b>	<b>22.8%</b>

*Sources: MORPC estimates. Figures include portions of Madison and Truro Townships outside the planning area*

## DEMOGRAPHICS

Race	Planning Area		Franklin County	
	Number	Percent	Number	Percent
White	11,586	88.4%	795,660	74.4%
Black	916	7.0%	189,652	17.7%
Asian	124	0.9%	32,652	3.1%
Latino	173	1.3%	24,279	2.3%
Other	306	2.3%	26,735	2.5%
<b>Age</b>				
Under 18	3,548	27.1%	268,321	25.1%
18 to 24	1,126	8.6%	125,290	11.7%
25 to 44	4,067	31.0%	256,064	33.3%
45 to 64	3,178	24.3%	214,997	20.1%
65 & Over	1,186	9.0%	104,306	9.8%
<b>Total</b>	<b>13,105</b>		<b>1,068,978</b>	

*Source: 2000 U.S. Census*

## HOUSING

### Residential Development

The following subdivisions account for the majority of housing in the planning area.

Twilight Farms subdivision along Courtright Road was constructed in the late 1920s.

The Edgewater Park subdivision west of Hamilton Road was developed in the 1950s.

The Marwick Estates subdivision south of Winchester Pike was primarily constructed in the 1950s.

The majority of the subdivisions making up Blacklick Estates were constructed in the 1960s and 1970s. However, two subdivisions in Blacklick Estates were developed in the 1990s.

### Occupancy

The occupancy rate for the planning area, 95.7 percent, is higher than Franklin County’s 93.2 percent. The planning area has a lower proportion of vacant housing when compared to Franklin County.

### Housing Types

Single-family homes make up the majority of housing, however apartment buildings exist in Blacklick Estates.

*Owning vs. Renting:* The following table shows the proportion of owner- and renter-occupied housing units by geographic area. Despite the difference in housing density between Blacklick Estates and the remainder of the planning area, the owner- and renter-occupied percentages are similar.



The majority of housing consists of single-family, suburban homes

### OWNER- & RENTER-OCCUPIED UNITS

	Blacklick Estates*		Remainder of Planning Area	
Owner-occupied	2,590	77.8%	1,107	78.7%
Renter-occupied	740	22.2%	299	21.3%
<b>Total</b>	<b>3,330</b>		<b>1,406</b>	

Source: 2000 U.S. Census \*Census-designated place

*Housing Units:* In 2000, the planning area contained 4,948 housing units. Mid-Ohio Regional Planning Commission projections predict an increase of 23 percent from 2000 to 2030.

*Affordability:* Comparing median household income to median home value, Blacklick Estates is more affordable than Franklin County as a whole.

## EMPLOYMENT

*Jobs in Madison Township:* Data from the Mid-Ohio Regional Planning Commission shows that 3,632 people work in Madison Township.

*Madison Township Residents:* According to the 2000 Census, most residents work in these industries:

- Retail
- Manufacturing
- Healthcare/Social Assistance
- Finance/Insurance
- Transportation/Warehousing

### Primary Business Locations

- Noe-Bixby Road and Chatterton Road
- Noe-Bixby Road and Sedalia Drive
- Hamilton Road near Harbor Boulevard and Reinbeau Drive
- Pockets along major roads

# CURRENT CONDITIONS MAPS



Maps on the following pages show spatial data about our planning area:

## Current Land Use map, p. 38

Shows how land within the planning area is currently being used

## Current Zoning map, p. 39

Shows existing zoning districts, which determine the range of permitted land uses

## Roads and Transit map, p. 40

Shows major roads and bus routes connecting people to destinations

## Sidewalks map, p. 41

Shows locations of existing sidewalks connecting pedestrians to schools and businesses

## Bikeways and paths map, p. 42

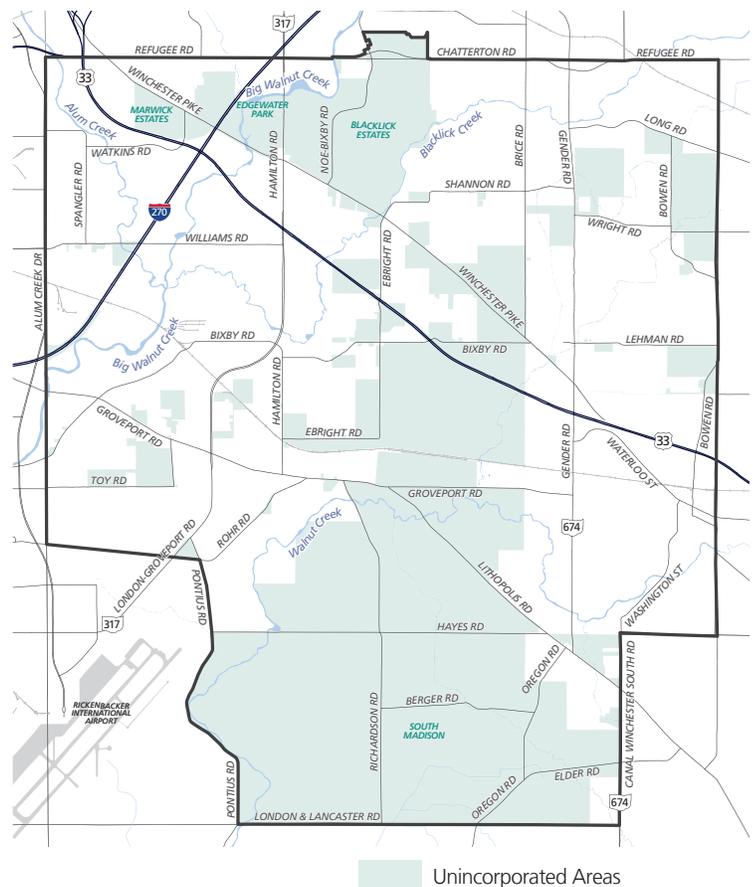
Shows existing and proposed locations of bike-ways and paths for recreation and commuting

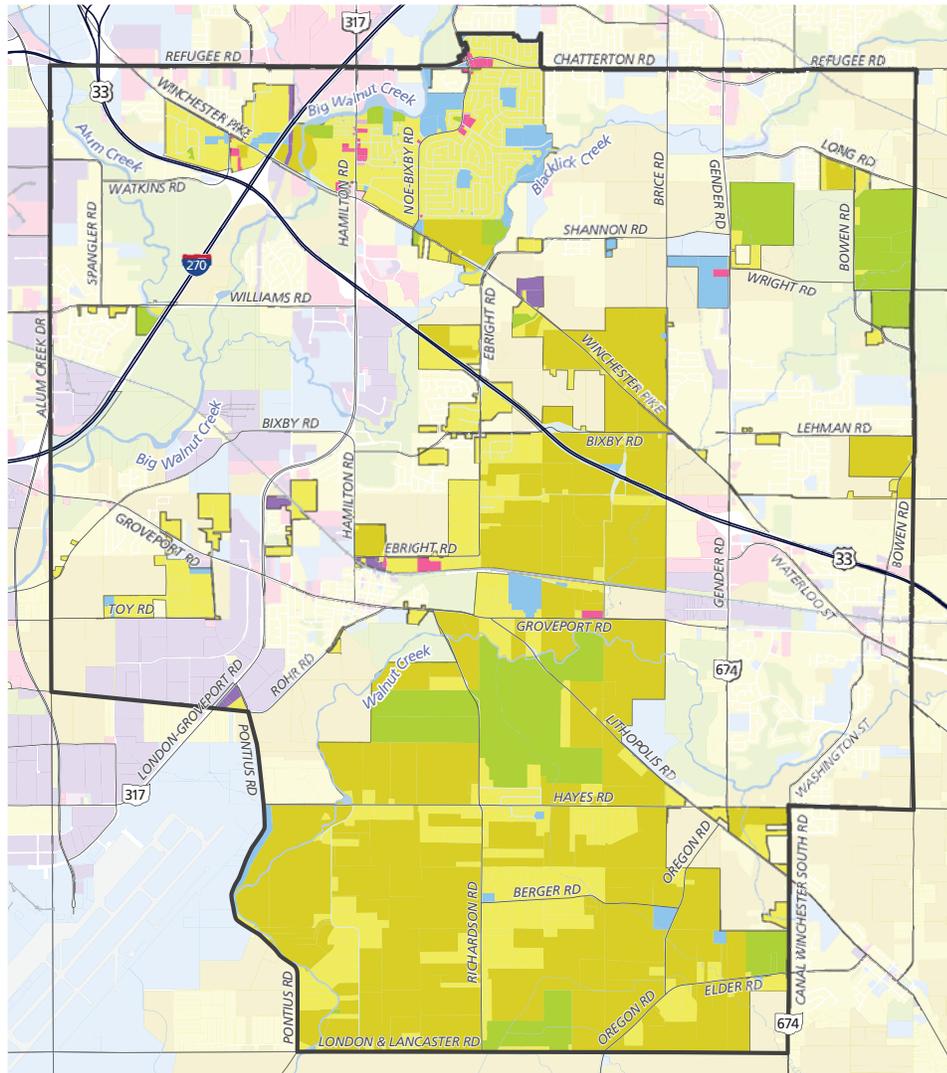
## Community Facilities map, p. 43

Shows places residents rely on for community services that enhance the quality of life

## Township identity map, p. 45

Shows the areas and corridors that help to define the community





- Current Land Use**
- Residential
  - Commercial
  - Office
  - Public Service
  - Industrial
  - Park/Open Space
  - Agriculture

**CURRENT LAND USE**

Understanding and considering existing land uses ensures that future land use recommendations are compatible with existing development.

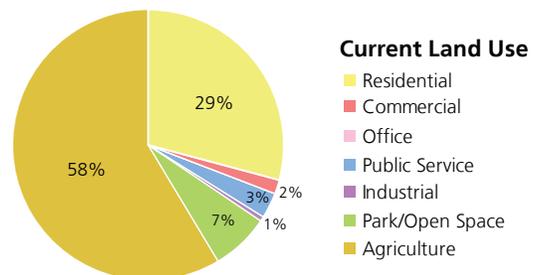
The map above shows current land uses in the planning area. Agriculture is the most common land use, followed by residential uses.

Parks and open space make up 7 percent of the planning area. This number will increase to 12 percent when Walnut Woods Metro Park opens.

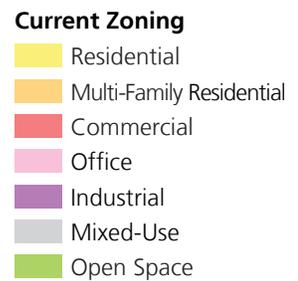
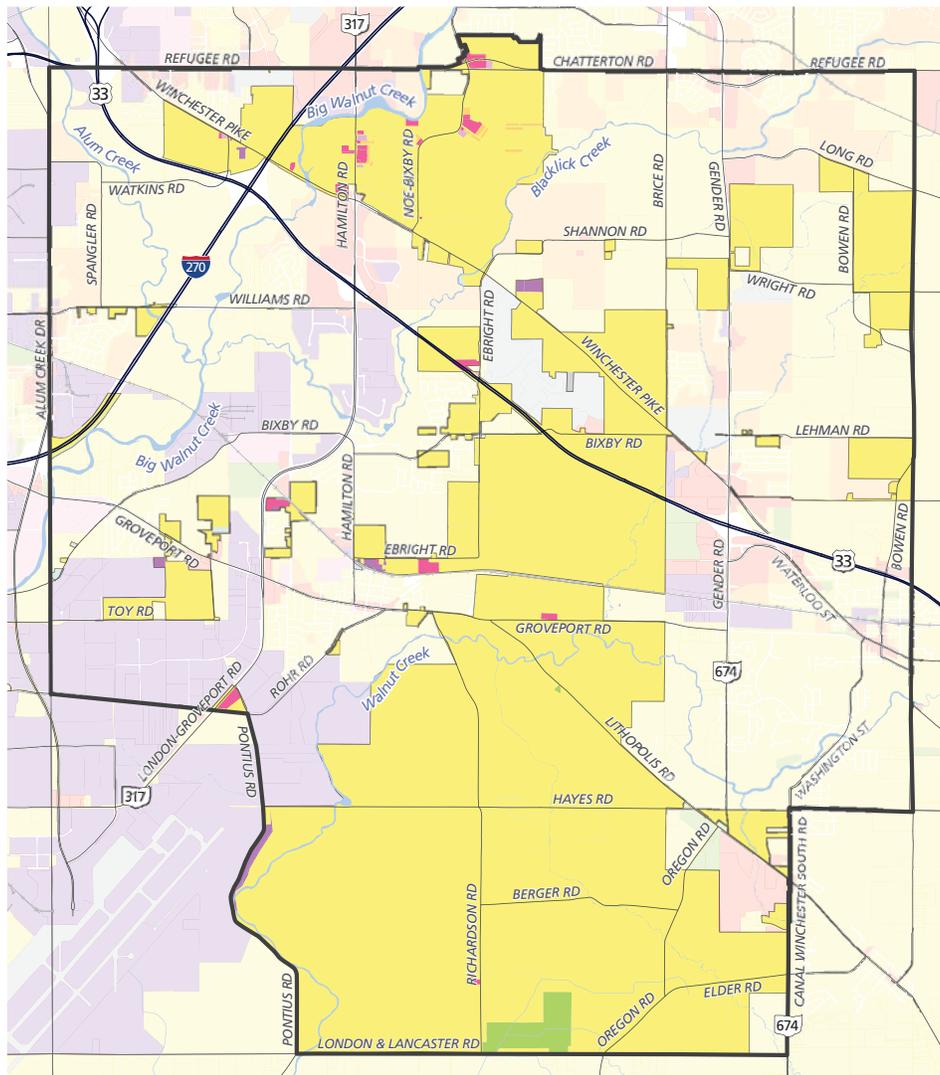
Business activity takes place throughout the planning area with concentrations along Hamilton Road, at the Noe-Bixby Road and Chatterton Road intersection and at the Noe-Bixby Road and Sedalia Drive intersection. The most

common types of businesses are restaurants, bars and retail uses.

Schools and religious uses occupy most of the remaining land in the planning area.



- Current Land Use**
- Residential
  - Commercial
  - Office
  - Public Service
  - Industrial
  - Park/Open Space
  - Agriculture



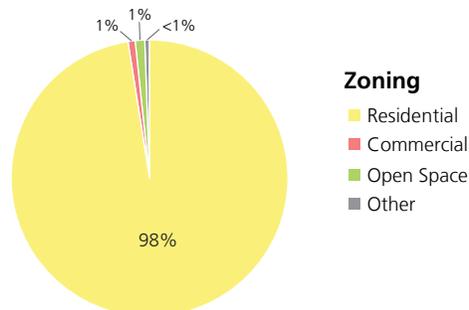
A property’s zoning classification determines the range of uses permitted on that property.

The community must consider existing zoning and currently permitted uses when making recommendations for future land uses. This helps to ensure that land use recommendations are compatible with currently permitted uses.

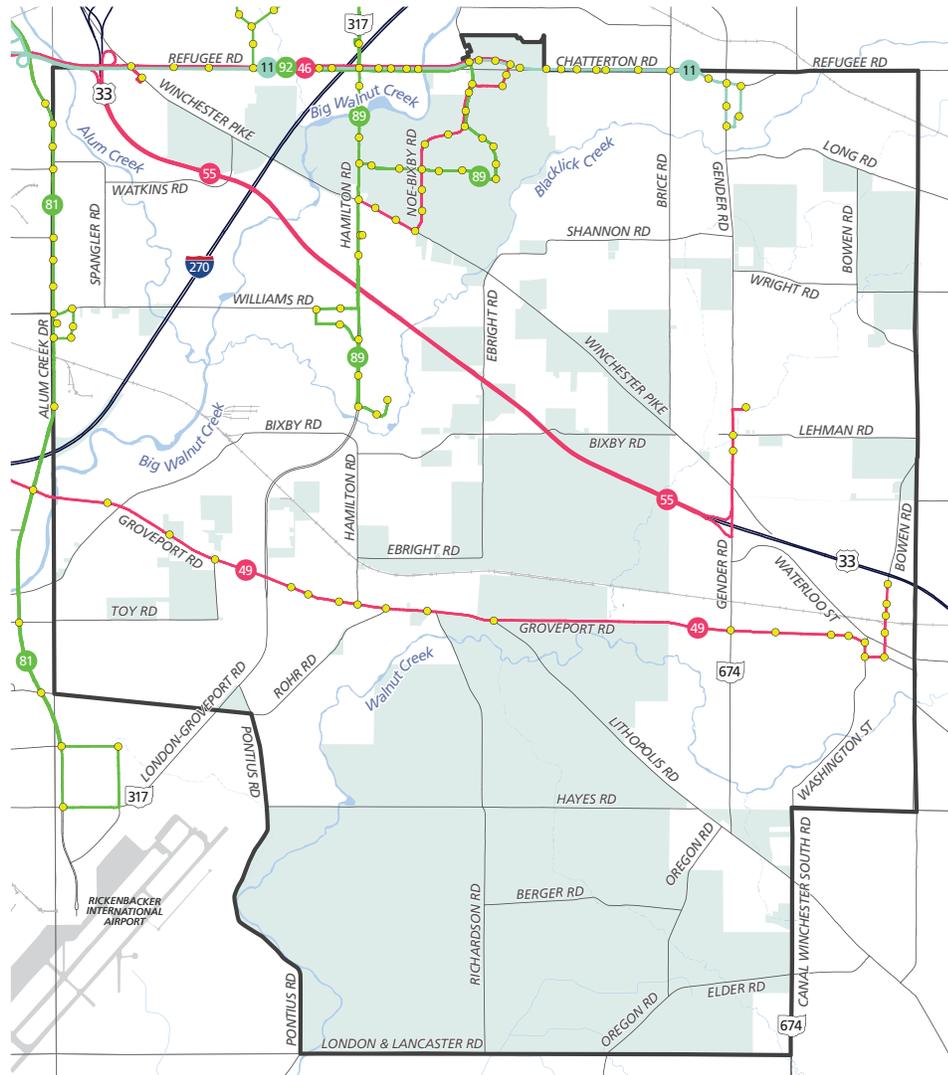
Generalized zoning maps allow us to quickly see the range of uses permitted in a given area. The generalized zoning map groups individual zoning classifications into general categories such as residential, commercial and industrial.

The vast majority of the planning area’s land is zoned for single-family residential and

agricultural uses. The remaining portion is primarily zoned for commercial uses.



CURRENT ZONING



**COTA Bus Routes**

- Local
- Crosstown
- Express
- Bus Stops

**ROADS AND TRANSIT**

**Highways, Road and Streets**

The planning area has easy access to major highways.

U.S. Route 33 is a busy semi-limited-access highway that runs northwest to southeast across the planning area. Interstate 270 curves through the northwest part of the planning area, with an interchange at U.S. Route 33.

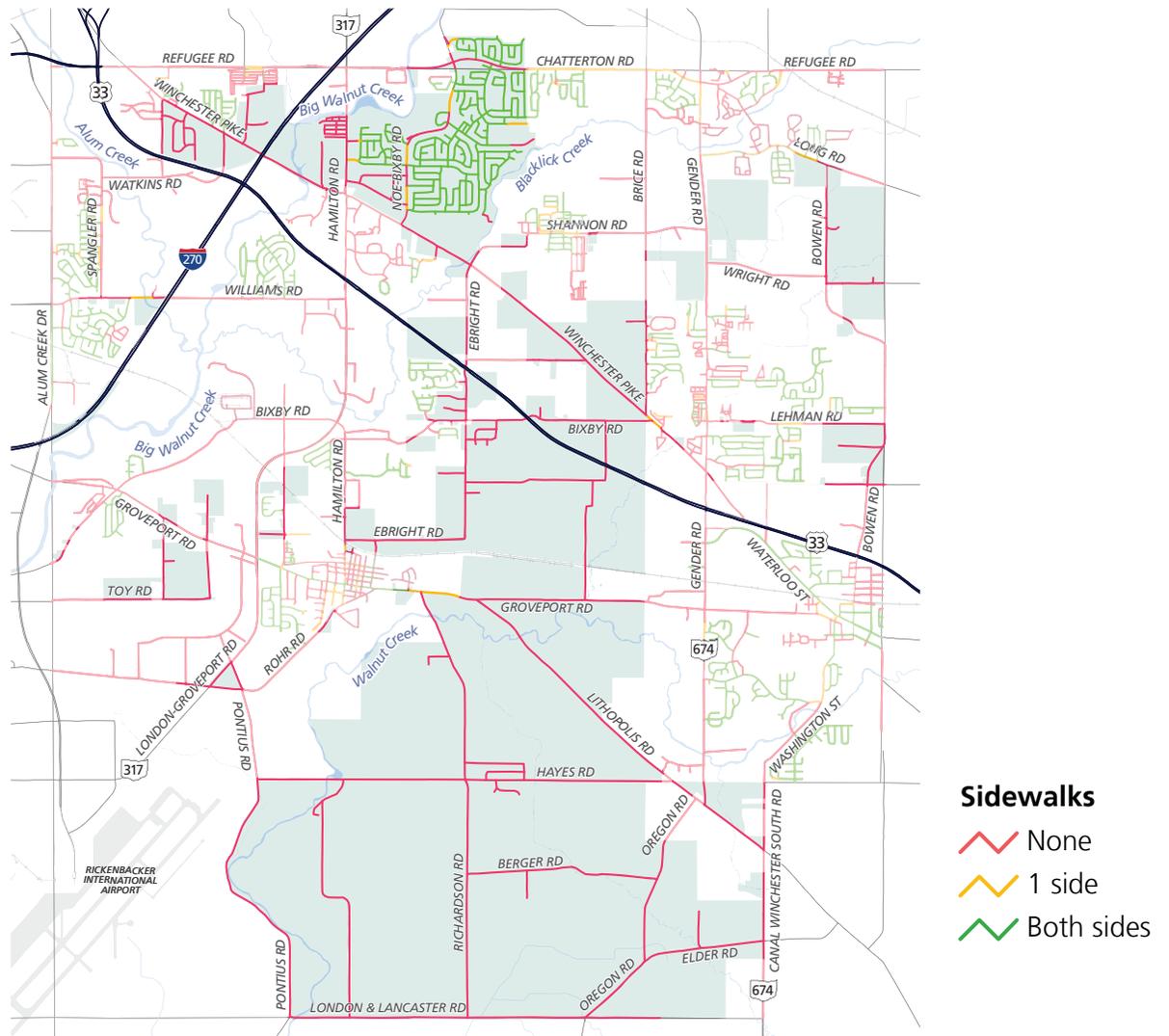
Hamilton Road forms the western edge of the Blacklick Estates neighborhood. Hamilton Road connects Rickenbacker International Airport and Groveport with Whitehall and Gahanna. Gender Road runs from U.S. Route 33 in Canal Winchester south through Lithopolis.

Other major roads in the planning area include Noe-Bixby Road, Chatterton Road, Groveport Road, Lithopolis Road and Winchester Pike.

Future road improvement projects include a new interchange at Bixby Road and U.S. Route 33, a widening of Bixby Road, intersection improvements at Noe-Bixby Road and Chatterton Road, and bridge improvements on Richardson Road at Walnut Creek.

**Transit**

Buses provide transportation for a range of people: those who choose not to drive, those without a vehicle and those unable to drive. The



Central Ohio Transit Authority provides bus service to the planning area.

Blacklick Estates is served by an Express route and a Crosstown route. Additional Express routes operate along U.S. Route 33 and Groveport Road through the center of the planning area.

Nearby Park and Ride locations include Refugee Road near Eastland Mall and Gender Road north of Winchester Pike.

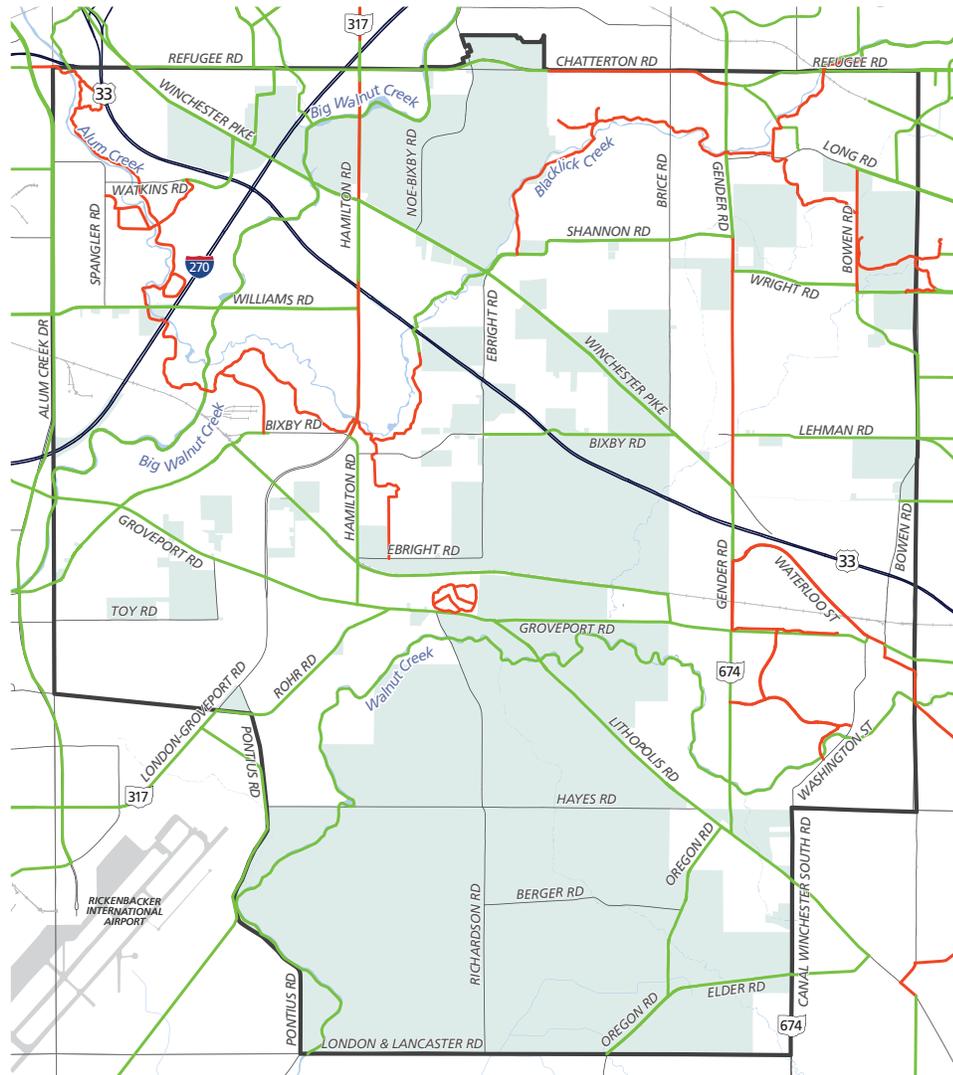
Bus stops are located in Blacklick Estates along Noe-Bixby Road, Hamilton Road, Refugee Road, Chatterton Road, Sedalia Drive and Harbour Boulevard.

**Sidewalks**

Sidewalks connect neighborhood residents to destinations, children to schools, provide opportunities for physical activity and serve as an alternative mode of transportation.

The sidewalks map shows streets that have sidewalks and those that do not. The Blacklick Estates neighborhood has sidewalks throughout. Other neighborhoods lack sidewalks. Gaps in sidewalks exist along Noe-Bixby Road. The roads with the greatest need for sidewalks include Refugee Road, Chatterton Road and Hamilton Road.

**SIDEWALKS**



**Bikeways**

- Proposed
- Existing

**BIKEWAYS AND PATHS**

**Bikeways and Paths**

This map shows the location of existing and planned bikeways in the planning area.

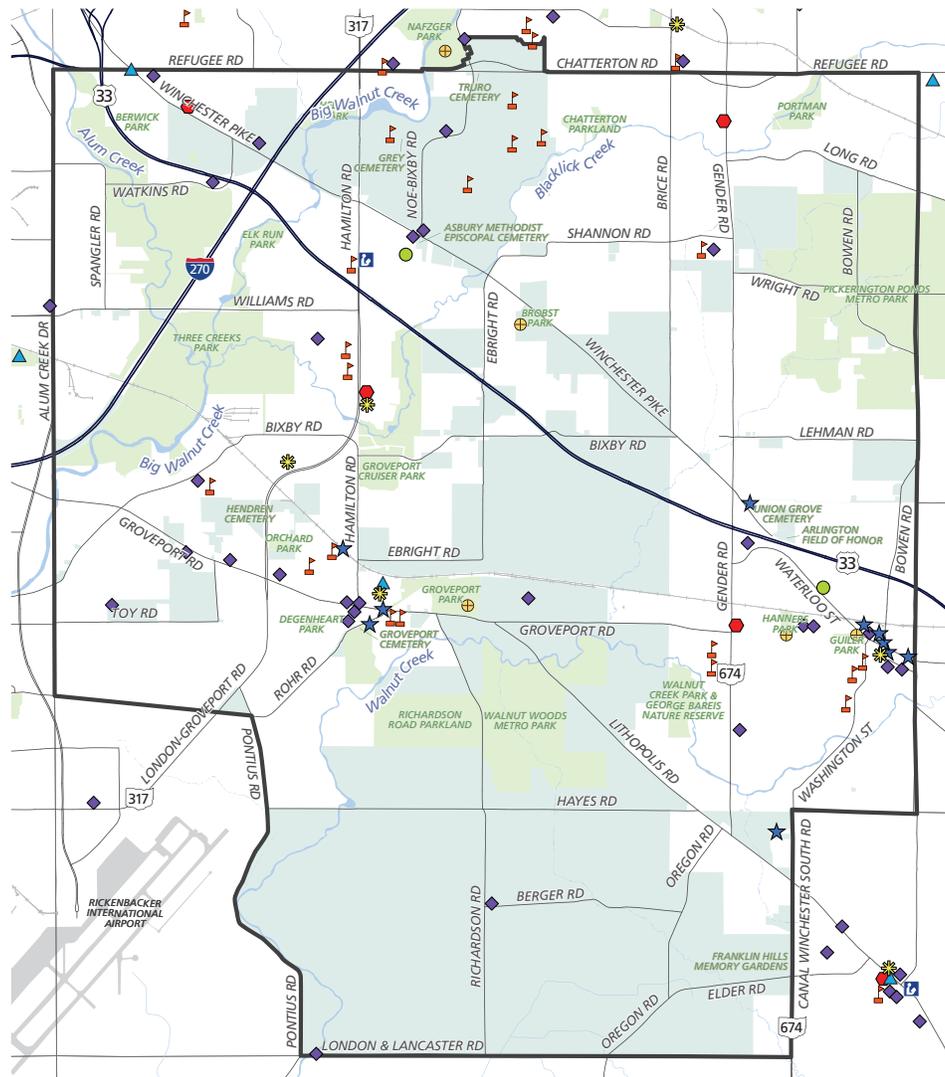
The longest lengths of connected trails are found along Alum Creek and Blacklick Creek, south of U.S. Route 33.

Ongoing bikeway construction along Blacklick Creek will connect two trail sections. Blacklick Estates’ residents cannot easily access the Blacklick Creek trail.

Proposed bikeway types include shared roadway lanes, bicycle lanes along roadway shoulders, and separate bicycle paths.

**Rail**

No passenger rail lines serve the planning area, however the planning area has a freight rail line operated by the Indiana and Ohio Railway. The line runs east-west across the planning area with four at-grade crossings: Henderson Road, Hamilton Road, Front Street and Rager Road.



**Community Facilities**

- Libraries
- Schools
- Government
- Police
- Fire Stations
- Recreational Facilities
- Senior Centers
- Cultural Sites
- Houses of Worship

**Parks and Recreation Facilities**

Large amounts of parkland exist in the planning area. Pickerington Ponds Metro Park and Three Creeks Park account for the majority of parkland. The new Walnut Woods Metro Park will add 576 acres of parkland.

Madison Township owns and operates the Robert M. Brobst Park on Winchester Pike. Facilities at the park include ball fields, basketball courts, play areas and a shelter house.

Other recreational facilities located nearby include Helsel Park and Nafzger Park in Columbus, Hanners Park and Guiler Park in Canal

Winchester and Groveport’s Recreation and Aquatic Centers.

No parks exist in the Blacklick Estates neighborhood. Residents use school athletic fields and play areas as recreational facilities.

Recreational facilities give residents the opportunity to be physically active.

**Schools**

Four school districts serve the planning area: Canal Winchester, Groveport-Madison, Pickerington and Teays Valley. However, the vast majority of the planning area is in the Groveport-Madison school district.

**COMMUNITY FACILITIES**

The planning area contains five Groveport-Madison schools, all located in Blacklick Estates.

*Elementary Schools:* Asbury, Dunloe, Madison, and Sedalia Elementary Schools have a combined enrollment of 1,475 students. They each provide schooling for grades K–5.

One middle school, Groveport-Madison North, is located in the planning area. It has an enrollment of 450 students and provides schooling for grades 6 and 7.

These schools were built in the 1960s and 1970s. In spring 2010, Groveport-Madison completed a master facilities plan. The plan recommends building five new elementary schools, two new middle schools and a new high school. All new schools would be on existing sites except for two elementary schools.

The Ohio School Facilities Commission approved the master facilities plan however funding is not currently available for implementation.

**Safety Services**

*Fire:* Both the Madison Township and Truro Township Fire Departments provide fire fighting and emergency medical service to the planning area. Mutual aid agreements exist between the townships and the city of Columbus allowing each to receive additional help when needed.

Madison Township operates two fire stations located on Firehouse Lane and Gender Road.

Truro Township also operates two fire stations located on East Main Street and East Livingston Avenue, both in the city of Reynoldsburg.

*Police:* Madison Township provides police services to the Madison Township portion of the planning area. The Madison Township Police Department is located on Madison Lane.

The Franklin County Sheriff’s Office provides police services to the entire planning area.

**Other Community Facilities**

*Madison Township Community Center:* Located on Madison Lane, the center is used for official township business and can be rented for private events.

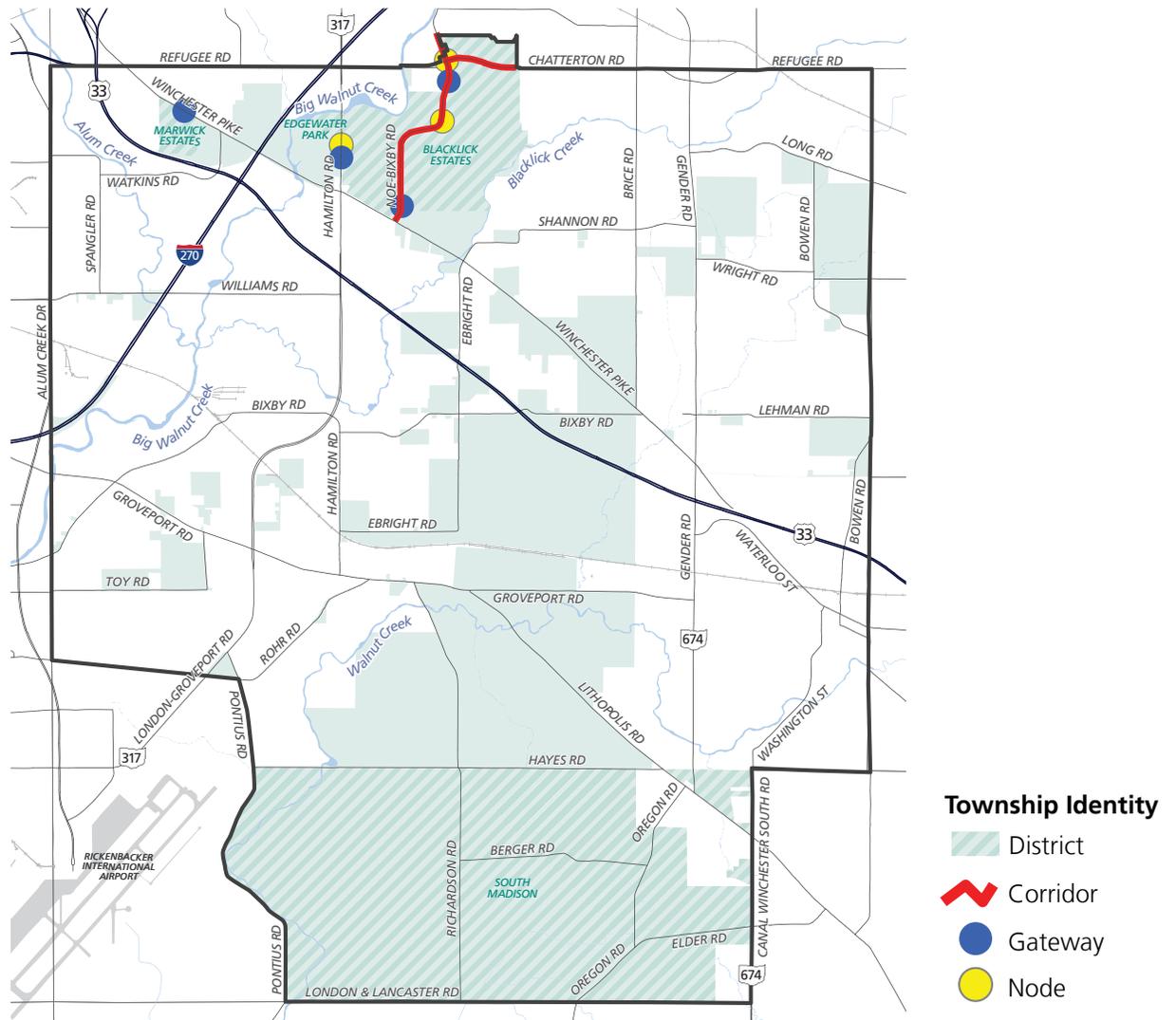
*Columbus Metropolitan Library:* The Southeast Branch of the Columbus Metropolitan Library is located at 3980 South Hamilton Road, in the city of Columbus. The location opened in 2000, providing meeting room space and computers. The library is not easily accessible to planning area residents.

*Postal Service:* No post offices are located in the planning area. Nearby locations include MacSway Avenue off Hamilton Road and Brice Road near Chatterton Road.

*Medical Service:* No medical facilities are located in the planning area. Nearby medical facilities include the Diley Ridge Medical Center in Fairfield County, Sedalia Medical Center in Groveport and an urgent care on Hamilton Road.



Four elementary schools and one middle school operate in the planning area



The Township Identity map shows distinct areas that help form a community’s identity including gateways, corridors, nodes and districts.

**Gateways**

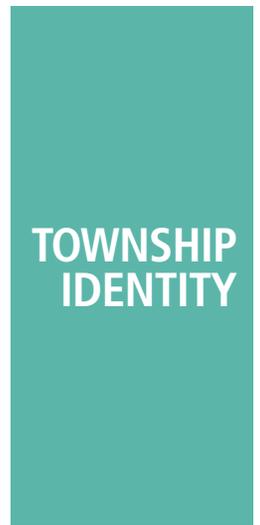
Gateways are major entry points to the community and offer a community’s first impression to newcomers. The planning area has four gateways, as shown on the map above. The locations are key entry points into the Blacklick Estates and Marwick Estates neighborhoods. Existing gateways lack distinguishing features such as welcome signs and landscaping that inform travelers when they enter an area.

**Corridors**

Corridors also convey a community’s image. Corridors are lengths of roadways that have similar characteristics and business activity.

*Noe-Bixby Road:* Located in the northern part of the planning area, Noe-Bixby Road runs north-south. Businesses are located at main intersections.

*Chatterton Road:* Also located in the northern-most part of the planning area, Chatterton Road runs east-west. Land uses along the corridor include apartments, restaurants and other businesses.



**Nodes**

Nodes are locations that attract large numbers of people and may include shopping areas, town squares or other community gathering spots.

*Noe-Bixby Road and Chatterton Road:* The Refugee Center shopping center at the intersection includes 10 retail and restaurant spaces. Additional commercial uses are located around the intersection. A vacant commercial building is at the intersection’s northeast corner.

*Noe-Bixby Road and Sedalia Drive:* Near the intersection are a number of businesses including an insurance agency, restaurant, grocery store and a retail store. A vacant property exists at the intersection’s northeast corner.

*Hamilton Road between Harbor Blvd and Reinbeau Drive:* Businesses in this area include a child day care, gas station, car wash and driving academy. A large commercial property at this location remains mostly undeveloped.

**Districts**

Areas with uniform characteristics are known as districts. Districts in the planning area include Blacklick Estates, Marwick Estates, Edgewater Park and the area south of Hayes Road.

*Blacklick Estates:* Approximately 70 percent of the planning area’s population lives in the district. The district includes residential, commercial, religious and school uses. While residential streets have sidewalks, gaps in sidewalks exist

along major roads. Neighborhood residents can access the regional bikeway trail along Blacklick Creek with difficulty. Public water and sewer are provided.

*Marwick Estates:* Located in the northwest part of the planning area, the residential neighborhood developed in the 1950s and 1960s. The neighborhood is exclusively residential with no sidewalks. Property sizes are approximately one-half acre and houses use on-site well and septic systems. The small lot sizes do not adequately support on-site septic systems.

*Edgewater Park:* Located just west of the Blacklick Estates neighborhood, Edgewater Park developed in the 1950s. Many property owners combined small lots to create larger properties however many small lots still exist. Lot sizes do not adequately support on-site well and septic systems.

*South Madison:* The area south of Hayes Road is residential and agricultural with most land devoted to farming. The area has large amounts of floodplain and poorly drained soils that require special consideration for development. These same conditions result in productive farmland. The area lacks public water and sewer, limiting development potential for intense land uses. No bikeways exist in the area but proposed locations include along Walnut Creek, Oregon Road, Elder Road and Pontius Road.



Nodes are social gathering places where the community comes to shop, dine and meet

# PUBLIC MEETING RESULTS



**P**ublic meetings allow community members to provide input on their community's future. For the purposes of the Blacklick-Madison Area Plan, the future includes how land is used, how buildings look and how people get around.

## First public meeting

We held the first of four Blacklick-Madison Area Plan public meetings on September 27, 2010 at Asbury United Methodist Church South, 4760 Winchester Pike.

Over 70 residents, property owners, business representatives and other interested individuals attended the meeting.

## Gathering input

After a brief presentation by the project team, meeting attendees were assigned to one of four groups according to where they live: Blacklick Estates, Edgewater Park/Marwick Estates, Central Madison and South Madison.

We conducted the following three exercises to gather detailed feedback from participants.

1. Feedback form: Each attendee filled out a form, composed of two types of questions: questions to answer on a scale from strongly agree to strongly disagree and

open-ended questions asking attendees to indicate their general likes and dislikes about the community.

2. Group discussion: Within the small groups, attendees discussed their likes and dislikes. Participants then grouped their comments according to topic area, to see which likes and dislikes were most common.
3. Favorite places maps: For the final exercise, attendees placed green and red dots on a map to indicate their top three favorite and least favorite places.

Those unable to attend the public meeting could complete an online survey. The survey questions mirrored those on the public meeting feedback form.

## Using the results

We used the results from this meeting and the online survey to establish a community vision for the future. After understanding what people like and what they want changed, we developed policies and actions to achieve that vision.

You can see the public meeting results on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.



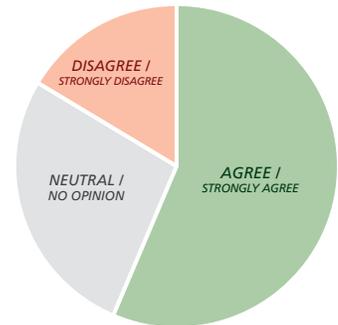
## LAND USE: RESIDENTIAL

### In general

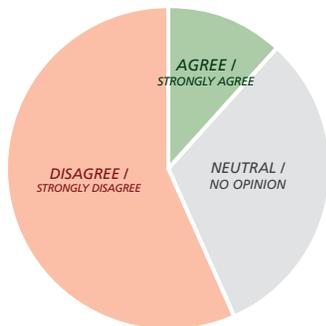
Respondents report a sufficient range of housing options and do not want more residential development. They want to see all or most farmland preserved.

If residential development occurs, respondents prefer single-family homes over condos, townhomes and apartments.

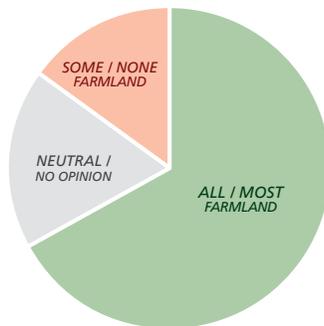
The only exception was found in Blacklick Estates. Respondents here are dissatisfied with the available housing options, do not want to see more homes built and have no opinion about preserving farmland. If development does occur they want a mix of single-family homes, condos and townhomes.



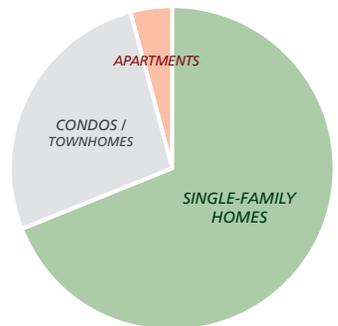
**There are enough housing options available in my neighborhood to allow me to remain as I get older**



**I want to see more houses built in my general area**



**How much farmland should be preserved in the planning area?**



**If residential development occurs, what type of housing would you like to see in your area**



## LAND USE: COMMERCIAL

### In general

Respondents report that a consistent visual appearance is important in commercial areas. Overall, respondents are satisfied with the number and variety of businesses.

### By area

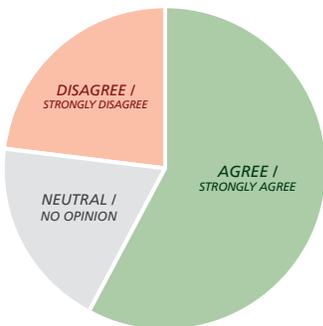
*Edgewater Park / Marwick Estates:* Half of respondents are dissatisfied with how commercial properties look.

*Blacklick Estates:* Most respondents are dissatisfied with the number and variety of businesses nearby. The appearance of commercial proper-

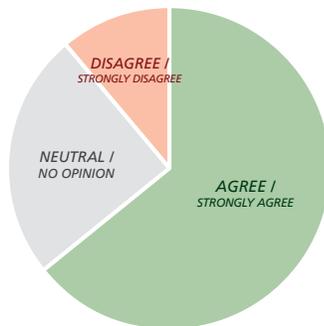
ties on Chatterton, Noe-Bixby and Hamilton Roads also dissatisfies respondents.

*Central Madison:* Most respondents visit commercial areas in Columbus, Groveport or Canal Winchester.

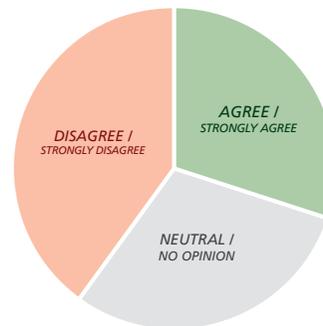
*South Madison:* Respondents visit commercial areas in Groveport and Canal Winchester. They do not want to see new commercial uses built.



**The number and variety of nearby businesses meet my needs**



**It's important to have a consistent appearance such as welcome signs, decorative street lights and building design in commercial areas**



**Commercial properties nearby look nice**



## PARKS AND NATURE

### In general

Respondents overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Respondents believe there are enough parks and recreational facilities. They also feel that parks and playgrounds are well maintained.

The one exception is Blacklick Estates where respondents believe there are not enough natural areas or recreational opportunities. Playgrounds and ball fields on school properties serve as recreational facilities.

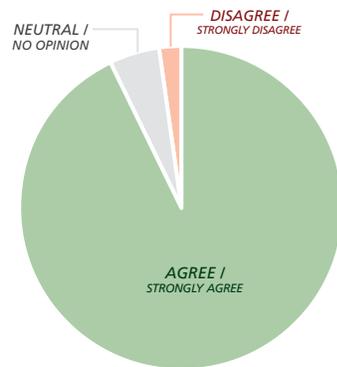
### By area

*Edgewater Park / Marwick Estates:* The majority of respondents visit parks less than once a month.

*Blacklick Estates:* Most respondents visit parks monthly.

*Central Madison:* The majority of respondents visit parks monthly.

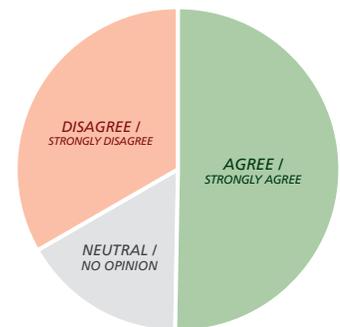
*South Madison:* Respondents visit parks on a weekly basis.



**Having clean streams, wooded areas and natural areas is important to me**



**How often do you/your family visit parks?**



**There are enough parks, playgrounds, ball fields and other places to play in my neighborhood**



City of Newton, MA

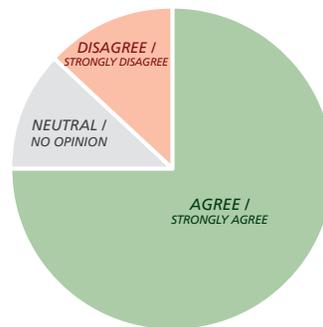
# COMMUNITY

## In general

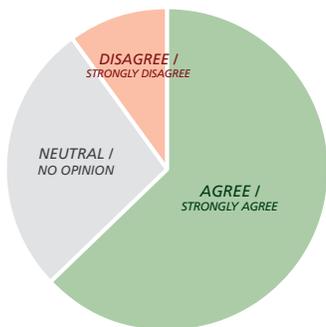
Respondents report a strong desire to stay in their neighborhoods as they grow older.

Most would like to see a consistent neighborhood appearance such as entrance signs, streetlights and street signs. The only exception was in South Madison where respondents had no opinion about having a consistent look throughout the area.

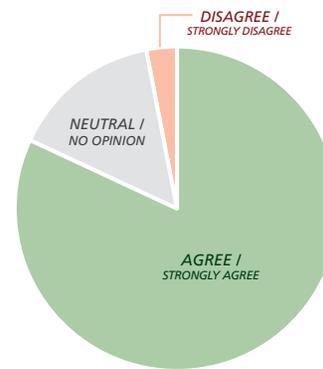
Respondents desire access to fresh, locally grown food.



Staying in my neighborhood is important to me/my family as we get older



Having a consistent neighborhood look/feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



Consuming fresh, locally-grown food is important to me/my family



## TRANSPORTATION: WALKING

### In general

Respondents report that walking around their neighborhoods is easy, whether there are sidewalks or not. Walking to commercial areas is difficult due to a lack of sidewalks.

### By area

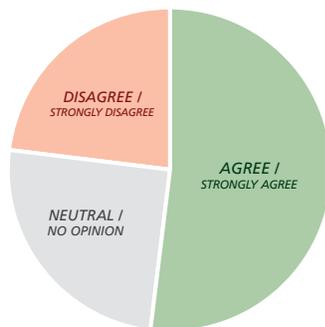
*Edgewater Park / Marwick Estates:* A lack of sidewalks, heavy vehicle traffic and high vehicle speeds along Hamilton Road and Winchester Pike make walking to commercial areas difficult and dangerous.

*Blacklick Estates:* Gaps in sidewalks along Noe-Bixby, Chatterton, and Hamilton Roads make

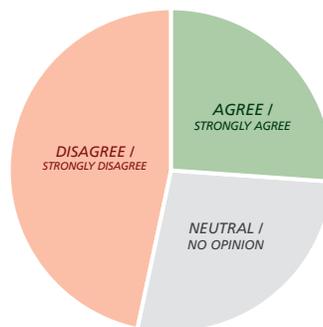
walking through commercial areas difficult and unsafe. Sidewalks along residential streets make walking safer.

*Central Madison:* Walking along residential streets is easy despite a lack of sidewalks. Walking to commercial areas is impractical due to long distances and a lack of sidewalks. A lack of sidewalks also makes walking along major roads difficult.

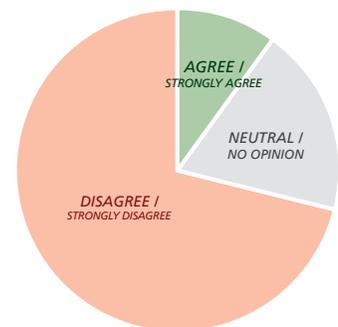
*South Madison:* Respondents had no opinion about the safety of walking on area roads.



**It is easy and safe to walk around my neighborhood**



**I can easily walk to commercial areas near my neighborhood**



**It is easy and safe to walk along main roads**



completestreets.org

# TRANSPORTATION: BICYCLING

## In general

Riding a bicycle to commercial areas is generally difficult.

While responses were mixed, many expressed a desire for better connections to bicycle trails. Several trails pass through the planning area, but a lack of connections force bicyclists to travel long distances via busy main roads to access the trails.

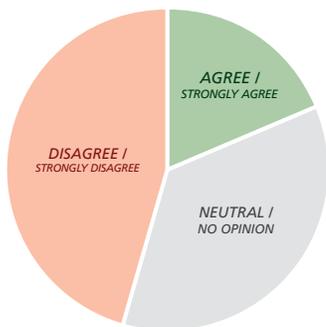
*Blacklick Estates:* A lack of bicycle trail connections to the Blacklick Creek Trail frustrates respondents. More than one-third of respondents find it difficult to reach trails.

*Central Madison:* Respondents find it easy to access nearby bicycle trails.

*South Madison:* Most respondents had no opinion regarding bicycle access to commercial areas and trails.

## By area

*Edgewater Park / Marwick Estates:* Respondents desire a connection to the nearby Alum Creek Trail.



**It is easy to ride a bicycle to commercial areas**



**It is easy to get to bicycle trails**



## TRANSPORTATION: TRANSIT

### In general

Most respondents had no opinion regarding bus routes and bus stops.

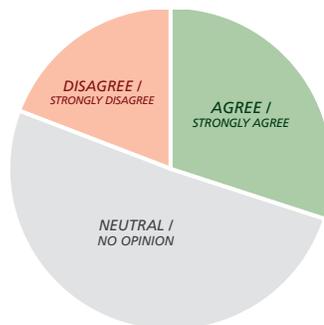
### By area

*Edgewater Park / Marwick Estates:* Respondents report that sufficient bus routes serve the area. The majority stated that bus stop improvements would not increase their ridership.

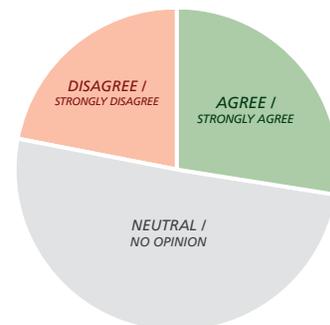
*Blacklick Estates:* Sufficient bus routes serve the neighborhood. Respondents report that bus stop improvements would increase ridership.

*Central Madison:* Respondents report a lack of transit routes. They had no opinion on whether bus stop upgrades would increase ridership.

*South Madison:* No bus routes serve the area. Respondents had no opinion of whether there are enough routes.



**There are enough bus routes in my area to get where I need to go**



**Bus-stop upgrades (benches, shelters, etc.) would increase my use of buses**



# TRANSPORTATION: CAR

## In general

Respondents report easy access to main roads throughout the planning area.

The table below lists roads with the most reported speeding. Respondents desire improvements at major intersections.

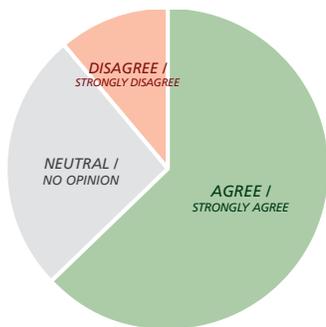
## By area

*Edgewater Park / Marwick Estates:* The intersection of Winchester Pike and Watkins Road has heavy traffic and poor visibility. Residents desire a traffic light to improve safety. Respondents report that roads in Edgewater Park need to be repaved.

*Blacklick Estates:* Respondents report the need for turn lanes, sidewalks, crosswalks and pedestrian signals at the Chatterton and Noe-Bixby Roads intersection.

*Central Madison:* Respondents report dissatisfaction with access to major roads. Bixby, Rager and Sims Roads need to be repaved. Bixby Road needs to be realigned with Brice Road at Winchester Pike.

*South Madison:* Respondents believe a four-way stop is needed at Hayes and Richardson Roads. Respondents feel that Gender and Oregon Roads need to be realigned at Lithopolis Road.



**Speeding is a problem in my neighborhood**

- Top speeding concerns:**
- Harbor Boulevard
  - Noe-Bixby Road
  - Fullerton Drive
  - Winchester Pike
  - Chatterton Road
  - Hamilton Road
  - Richardson Road
  - Ebright Road
  - Bixby Road
  - Bixford Avenue



# BLACKLICK-MADISON

## SECTION 4

## RECOMMENDATIONS

The *Recommendations* section includes:

- The community's vision for the future
- Goals to help achieve the vision
- Action items to reach each specific goal

*How they were developed:* We combined the data in the Current Conditions analysis with the results from our first public input meeting. Public meeting attendees told us what they want the community's future to look like. Over the next 10 to 20 years, the recommendations help achieve that future vision.

*How they are used:* Community members can use the recommendations to improve their neighborhoods. Government officials and others will use the recommendations when making decisions on land use proposals and capital improvements, all directed at realizing a unified community vision.

The recommendations are divided into three themes, *Planned Growth*, *Healthy Living* and *Travel Options*.

### **Planned Growth**, p. 59

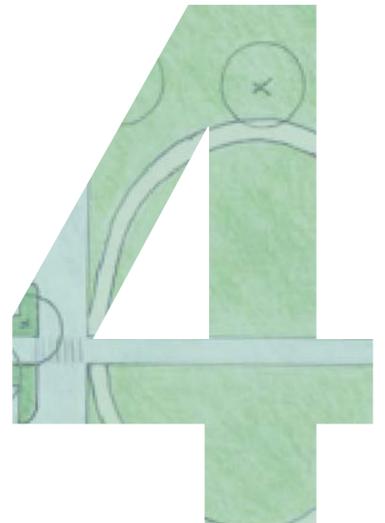
These recommendations address future development and the community's desired identity. The recommended smart growth-oriented actions will help the community become an attractive and economically vibrant area with a strong sense of community pride.

### **Healthy Living**, p. 81

Recommendations in the *Healthy Living* chapter address housing, recreation, local foods and the environment. The actions help protect a sensitive environment, develop an accessible, well-maintained park and recreation system, and foster a community with a variety of housing types for all people.

### **Travel Options**, p. 89

These recommendations allow anyone regardless of physical ability or socioeconomic status to travel to, from and within the community. The goals and actions will allow people to travel safely and easily by foot, bicycle, transit and car.







# PLANNED GROWTH

## RECOMMENDATIONS

### VISION FOR PLANNED GROWTH

A range of uses that respects current areas, efficiently uses infrastructure and supports mixed-use areas

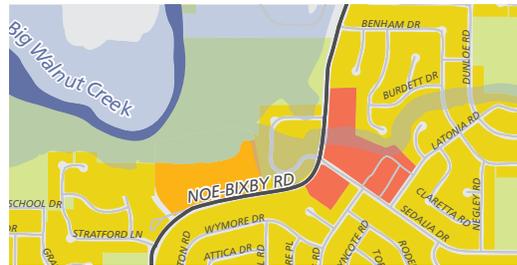
Appropriate development that maintains residential and rural character, and attractive commercial development that promotes lasting economic growth

Safe, well-maintained public spaces and an identity in residential and commercial areas that encourages residents to interact and builds pride in the community

#### Achieve this vision by:

- Following the Future Land Use map and supporting explanations
- Using land use regulations to maintain and encourage farming
- Establishing a community gathering space
- Adopting the Smart Growth Overlay for mixed-use commercial areas

The Future Land Use map shows the community's desired land uses for specific locations



### Goal A Maintain residential and rural character by ensuring appropriate development

Appropriate development maintains residential and rural character, efficiently uses infrastructure and supports mixed-use areas.

#### Action 1 Require compliance with the Future Land Use map

The Future Land Use map shows the range of land uses the community would like to see in specific areas.

Franklin County Economic Development and Planning staff will refer to the Future Land Use map when any new development or redevelopment is proposed. A rezoning or variance for a property should only be granted when the proposed use is consistent with the Future Land Use map, land use category descriptions and associated explanations on pages 70–80.

#### Action 2 Allow only appropriate home occupations in existing neighborhoods

Home occupations help business owners by reducing expenses and benefit communities by encouraging small business development. Existing regulations allow two types of home occupations in residential areas: permitted use and conditional use home occupations.

*Permitted use* home occupations must occur within the business owner's home and allow just one non-resident employee. These home occupations do not change a neighborhood's appearance.

More intense *conditional use* home occupations allow up to three non-resident employees,

business activity in accessory buildings and commercial vehicle parking. Allowing large commercial vehicles to park in residential areas changes a neighborhood's appearance.

The Franklin County Board of Zoning Appeals should not approve conditional use home occupations proposing large commercial vehicles such as semi-trucks, dump trucks and tow-trucks. Only passenger vehicles designed to carry less than one ton should be approved with conditional use home occupation requests.

#### Action 3 Facilitate the creation of neighborhood associations in Blacklick Estates and Qualstan East

A neighborhood association is a group of residents and property owners who advocate for and organize activities in a neighborhood. A neighborhood association in Blacklick Estates and Qualstan East could provide a collective voice to address new development proposals, work with existing Block Watch groups and address any other issues concerning the neighborhoods.

Madison and Truro Townships should help residents set up a neighborhood association in Blacklick Estates and Qualstan East.

#### Action 4 Require infill development to conform with neighborhood character

Requiring new housing in existing neighborhoods to conform to the building sizes, setbacks and heights of nearby homes maintains neighborhood character.

Franklin County will ensure that projects built in existing neighborhoods with public funds or seeking approval from decision-making boards conform to neighborhood character. Franklin County can also provide information to builders on ways to conform privately funded projects to neighborhood character.

Action 5

**Develop regulations to preserve rural character**

Preserving rural character will maintain the community’s identity. Development proposals on agricultural land in southern Madison Township should preserve rural character.

Rural areas are defined by very low density housing, agricultural uses and natural areas. Methods to preserve rural character include grouping houses close together using cluster-style development, blending houses into the landscape with trees or hills in the background

and using shared driveways. More information on cluster-style development is provided below.

Franklin County will work closely with the Mid-Ohio Regional Planning Commission, Madison Township and property owners to develop criteria and regulations to preserve rural character.

Action 6

**Revise subdivision regulations to reduce conflicts between new residents and farmers**

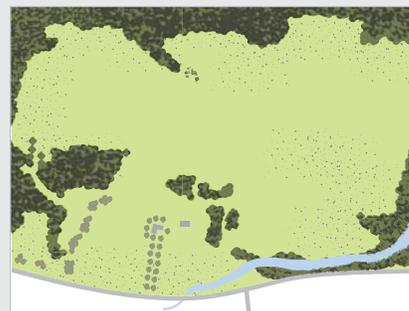
In rural areas, conflicts often arise between new residents and existing farmers over agricultural activities that result in unwelcome noises,

**CLUSTER-STYLE DEVELOPMENT**

Cluster-style development preserves land and increases property values. Below is a comparison of conventional versus cluster-style development.

**Pre-Development site** *(top image)*

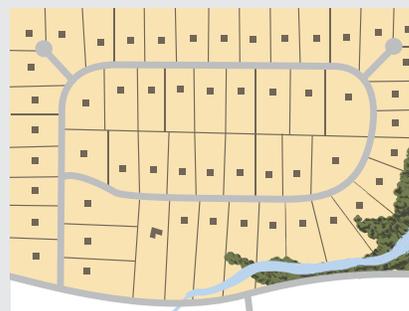
A site prior to development may contain large amounts of farmland and environmentally sensitive features. These areas can provide land for local food production, wildlife and aquatic species habitats and open space.



Pre-Development

**Conventional Development** *(center image)*

In a conventional development, land is divided into lots without considering farmland and environmental preservation. This practice results in losing farmland, wildlife habitats and open space.



Conventional Development

**Cluster-Style Development** *(bottom image)*

In a cluster-style development, farmland and environmentally sensitive areas are set aside before land is divided into lots. Setting these areas aside before dividing the land preserves farmland, wildlife habitats and open space. Studies show homes in developments with protected open space sell for higher prices and better retain their value. Each lot is slightly smaller than in a conventional development, allowing the total number of lots to remain the same.



Cluster-Style Development

All images: landchoices.org

*Maintaining farmland will keep agriculture viable*

smells and dust. To limit conflicts, new residential subdivisions should be separated a minimum of 75 feet from existing agricultural uses.

In addition, new residential subdivision plats should contain a note warning future residents of such potential factors associated with living near agricultural uses. This will increase awareness of these issues and reduce conflicts between new residents and farmers.

Franklin County should revise subdivision regulations to require this buffer and plat note whenever a subdivision proposal is adjacent to agricultural land.

**Action 7**

**Encourage the preservation of agricultural barns**

Old agricultural barns are prominent landscape features in rural areas and play an integral role in defining rural character. In central Ohio and across the country the consolidation of family farms into larger farming operations has contributed to a loss of old agricultural barns and subsequently to a loss of rural character.

The Ohio Farm Bureau should encourage local farmers to preserve and restore old agricultural barns. The farm bureau can provide information on the economic benefits of using existing barns and the methods available to preserve and restore them.

Franklin County should require new residential subdivisions to incorporate existing agricultural barns into their design. These buildings can be used as a gathering space for subdivision residents or put to other beneficial uses. Preserving barns will help preserve rural character and add to the aesthetic value of the subdivision.



**Goal B**

**Keep agriculture viable by maintaining sufficient farmland**

Farmland protection activities preserve scenic views and rural character, benefit our environment and sustain the agricultural economy.

**Action 8**

**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 allow an original parcel to be divided from its 1966 configuration as follows:

- Four parcels, 2.5 acres each
- Any number of additional parcels, 5 acre minimum property size

The 5-acre minimum creates properties with large yards requiring extensive maintenance that are too small for farming purposes. This practice results in the loss of valuable farmland.

Regulations should be revised to protect farmland and ensure sufficient land area exists for farming. The regulation should allow an original parcel to be divided from its 1966 configuration as follows:

- Four parcels, 2.5 acres each
- Any number of additional parcels, 20 acre minimum property size

Franklin County should work closely with Madison Township and property owners to revise the zoning requirements in the Farmland Preservation overlay area shown on the Future

Land Use map to reflect this recommended minimum property size.

**Action 9**

**Support state-level land use regulation changes to allow the transfer of housing units**

Allowing the number of houses permitted on one property to be transferred to another property preserves farmland and encourages development in appropriate areas.

The transfer of housing units benefits farmers, developers and the public by efficiently using land. The total number of homes built on two

properties remains the same but those homes are built on just one property, allowing farming to continue on the second property. More information on transfer of housing units is provided below.

State land use laws do not allow the transfer of housing units. Franklin County supports the Mid-Ohio Regional Planning Commission’s efforts to change these laws. If laws are changed, transferring housing units could help protect farmland in the Farmland Preservation Overlay. The housing units should be transferred to appropriate areas shown on the Future Land Use map.

**TRANSFER OF HOUSING UNITS**

Transferring housing units helps to efficiently use land by moving development out of prime farmland and into areas appropriate for development.

**Example**

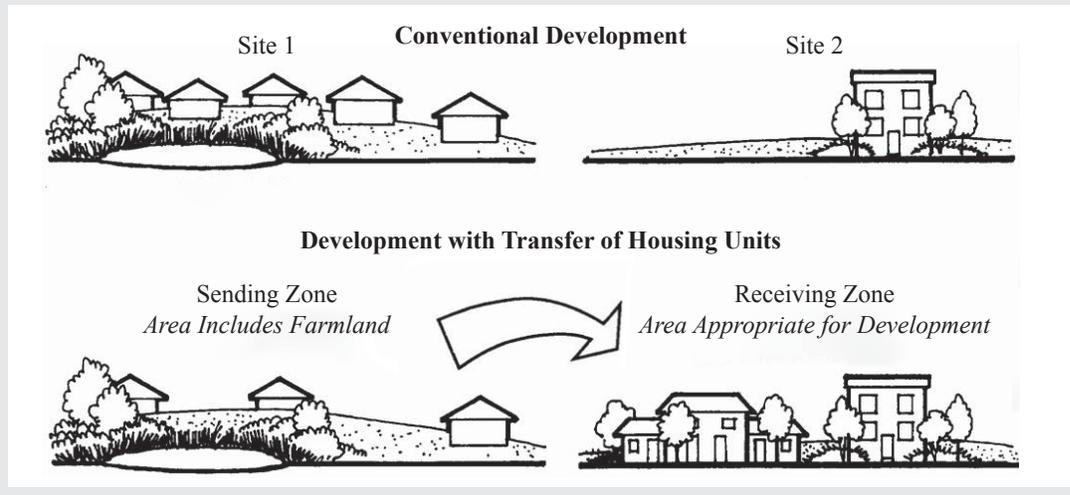
A farmer and a developer each own one property. Each owner could build five housing units. The developer wants to build more than the five homes permitted on her property. The farmer wants to continue farming and build no homes on his property. Transferring housing units allows the developer to build all 10 of the allowed units, but on just one property.

	CONVENTIONAL DEVELOPMENT	DEVELOPMENT WITH TRANSFER
Site 1	5	0
Site 2	5	10
<b>Total</b>	10	10

**Benefits**

Farmers benefit financially by selling a permitted number of housing units while still maintaining the ability to farm, and developers benefit by building denser developments. Communities benefit by preserving open space, maintaining rural character and reducing demand for new infrastructure.

All images: hrwc.org



*Well-designed commercial development looks nice and attracts customers*

**Action 10**

**Encourage farmers to enroll in Ohio Department of Agriculture farmland preservation programs**

The Ohio Department of Agriculture administers three programs that preserve farmland.

Two programs permanently protect farmland from development by placing an easement on the land. The third program is a voluntary agreement by landowners to only conduct agriculture-related activities on their land for a 10-year period.

The easement programs compensate landowners for their property’s development potential or make them eligible for tax deductions while allowing them to continue farming. The 10-year program gives landowners confidence that their area will remain agricultural for that period of time. More information on these programs is provided below.

The Mid-Ohio Regional Planning Commission and the Franklin Soil and Water Conservation District should encourage land owner enrollment in these programs and provide support through the application process.



**Goal C**

**Encourage attractive and economically viable commercial development**

New commercial development should have street presence and inviting design to attract and retain business and investment. This will provide a strong, sustainable tax base for Madison and Truro Townships.

**Action 11**

**Conduct a design plan for new development at the proposed U.S. Route 33 / Bixby Road interchange**

The proposed investment in the U.S. Route 33 / Bixby Road interchange will spur new development. To ensure attractive new development residents should have an opportunity to express their preferences for the appearance of this development.

Franklin County should conduct a design plan for the U.S. Route 33 / Bixby Road interchange to allow residents to voice their desires for

**OHIO DEPARTMENT OF AGRICULTURE PROGRAMS**

The Ohio Department of Agriculture administers three programs that aim to preserve farmland.

**Clean Ohio Agricultural Easement Purchase Program**

The easement purchase program is a competitive program with applications reviewed based on multiple factors including land productivity, development pressure and local planning efforts. The program preserves farmland while compensating landowners for the development value of their land.

**Ohio Agricultural Easement Donation Program**

The easement donation program allows landowners to donate easements to the state. The donation program yields tax benefits for landowners.

**Agricultural Security Area Program**

The program allows one or more landowners of at least 500 contiguous acres to enroll for a 10-year period. The program benefits owners by protecting the area from non-agricultural development and helps ensure sufficient land area remains to continue farming.

commercial development designs before it occurs.

**Action 12**

**Encourage mixed-use development near the proposed U.S. Route 33 / Bixby Road interchange**

The proposed interchange will spur nearby economic development. A Cooperative Economic Development Agreement can further encourage development near the interchange by allowing for revenue sharing among jurisdictions. This

can pay for the installation of roads, water and sewer infrastructure. A CEDA can also encourage commercial mixed-use development as recommended on the Future Land Use map.

Madison Township should enter into a CEDA with Canal Winchester, Groveport or Columbus to encourage development near the proposed U.S. Route 33 / Bixby Road interchange.

**SMART GROWTH OVERLAY**

The *Smart Growth Overlay* is a proposed change to the Franklin County Zoning Resolution to modify design standards. *Smart Growth Overlay* standards differ from the traditional suburban-style standards commonly used. The overlay makes development more attractive and accessible to pedestrians and motorists. These improved standards support economically successful commercial areas.

Below is an outline of the design standards.

**Building setbacks**

- Approximate 25-foot consistent front building setbacks along main roads
- Maximum side-yard setbacks

**Accessibility**

- Sidewalks, 5 feet wide
- Bicycle parking
- Main building entrances face main roads
- Walkways from sidewalk to entrances

**Building design**

- Buildings are oriented toward a main road
- Minimum building height of 16 feet
- Large buildings incorporate architectural features to break up façade

**Landscaping**

- Front yard is landscaped with shade trees
- Trees and landscaping planted in parking lots

**Parking and vehicles**

- Parking lots at side or rear of building
- Drive-thru windows facing side or rear
- Reduction in minimum required parking
- Screening parking lots with fence or shrubs

**Signs**

- Ground-mounted, monument-style signs
- Pedestrian-scale maximum sign height
- Oversized or numerous signs not permitted



*Illustration of selected Smart Growth Overlay requirements*

**Action 13**

**Adopt the Smart Growth Overlay for mixed-use commercial areas**

The Smart Growth Overlay encourages attractive, pedestrian-oriented design. See page 65 for more information.

Franklin County and the townships should work together to add overlay standards to zoning regulations.

The overlay standards should apply in the following commercial areas:

- Chatterton Road and Noe-Bixby Road
- Noe-Bixby Road and Sedalia Road
- Hamilton Road between Big Walnut Creek and Winchester Pike

**Action 14**

**Establish a façade improvement program**

A façade improvement program provides matching grants as incentives for business owners to reinvest in commercial areas. Attractive building façades support and encourage local business development.

Franklin County should establish a façade improvement program to encourage reinvestment in existing commercial areas.

**Action 15**

**Partner with the Southeast Franklin County Chamber of Commerce to support small businesses**

Small businesses employ more people in Franklin County than do big businesses, making them a critical component of a healthy local economy.

Franklin County partners with many groups to provide funding and technical, educational, and marketing support to small businesses. Franklin County should provide program information to the Southeast Franklin County Chamber of Commerce on the services available to businesses.

**Action 16**

**Encourage agricultural support businesses to locate near the community**

Farming and livestock production require support services to remain viable. Support services include food processors, seed and fertilizer providers, and veterinarians. Having these services located nearby helps keep agricultural production costs low and creates jobs.

Franklin County will work with the Mid-Ohio Regional Planning Commission, the Southeast Franklin County Chamber of Commerce, the Ohio Farm Bureau and farmers to identify the area’s existing and lacking support services.

Once they are identified, Franklin County and partner agencies should provide funding and technical, educational and marketing support to encourage these businesses to expand or locate in the area.



**Goal D**

**Nurture a sense of place in neighborhoods and along commercial corridors**

Features such as gateway signs, street signs and decorative streetlights give neighborhoods a common visual identity, which builds pride and ownership within neighborhoods.

**Action 17**

**Install gateway signs in priority areas**

Consistent gateway signs build a visual identity and tell residents and visitors when they enter a community. The Franklin County Engineer’s Office and Madison and Truro Townships should partner to install gateway signs.

Important gateways to the community include the following intersections:

- Chatterton Road and Noe-Bixby Road

*Gateway signs build pride and a sense of community*

- Noe-Bixby Road and Winchester Pike
- Hamilton Road and Harbor Boulevard
- Marwick Road and Winchester Pike

**Action 18**

**Install decorative, uniform street signs**

Installing consistent, decorative street signs builds a community’s visual identity. Priority areas for these signs include commercial areas and neighborhood streets with higher traffic volumes. Madison and Truro Townships should partner with the Franklin County Engineer’s Office to install street signs. More information on street signs is provided below.

**Action 19**

**Install consistent streetlights in priority areas**

Streetlights can improve public safety and build a community’s visual identity. Madison and Truro Townships should partner with the Franklin County Engineer’s Office and utility providers to install streetlights in priority areas such as commercial areas and residential neighborhoods. Streetlights should have an attractive, consistent design.

Since streetlights impose both up-front and long term costs, residents and township officials should agree on a funding plan prior to installing new streetlights.

**GATEWAYS AND STREET SIGNS**

A township logo helps residents and visitors identify with the area and builds community identity. The logo design can be used on gateway signage, street signs and lamp posts.

Since the planning area covers portions of two townships, we developed two logo designs. One design is for Madison Township and the

other is for Truro Township’s Qualstan East neighborhood.

Gateway signs welcome people to the community and foster pride among township residents.

Lamp posts and street signs with the community logo help orient people and builds a community-wide identity.

All images: Neighborhood Design Center



*Proposed lamp posts*

*Proposed street signs*

*Proposed gateway signage*

**Action 20**  
**Incorporate the agreed-upon community identity design into new subdivision gateway signs**

New residential subdivision gateway signs should include the community identity design to build community identity. Requiring subdivision signs to include the community identity design will help new residents feel like part of the community.

Franklin County should require all new residential subdivisions to include the community identity design on gateway signs.



Luton, (UK) Borough Council

*Public gathering spaces encourage interaction among residents*

**Goal E**  
**Create public spaces that promote community pride and encourage residents to interact**

Interaction between residents builds a strong community, and creating public spaces encourages interaction.

*Well-kept homes support quality neighborhoods and maintain property values*

**Action 21**  
**Establish a community gathering space in Blacklick Estates**

Blacklick Estates lacks an adequate gathering space for community events and activities. A community gathering space should include features accessible to all ages, provide sufficient open area for outdoor events and be located near residents.

Madison and Truro Townships and residents should identify possible gathering spaces in Blacklick Estates.

**Action 22**  
**Consider a levy for community gathering spaces**

Public spaces require continued maintenance and funding, and a new public gathering space requires funding for construction. Property owners should consider a levy as an option to generate funding. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

**Action 23**  
**Organize community events**

Community events such as concerts and fairs encourage interaction and use of community spaces.

Madison and Truro Townships should encourage a group of interested residents to organize community events and to oversee maintenance of the gathering space.



**Goal F**  
**Maintain quality neighborhoods by improving the housing stock**

New development should complement the use, density, setback and scale of existing development. Existing development should be maintained and improved to retain property values and the quality of neighborhoods.

**Action 24**  
**Facilitate home rehabilitation and compatible infill housing**

Well-maintained housing supports neighborhood stability. Building in existing neighborhoods uses land efficiently. Franklin County should direct financial assistance to vacant lots and homes in need of rehabilitation. This

will provide quality housing and maintain the neighborhood’s character.

**Action 25**

**Identify vacant and abandoned properties for improvement**

Vacant and abandoned properties affect neighborhood appearance and reduce property values. Franklin County and the townships should work together to identify and prioritize these properties for improvement. Developing in existing neighborhoods increases property values, reduces development costs, and preserves farmland and open space.

Franklin County should make the locations of vacant and abandoned properties available to private developers and the Franklin County Treasurer’s office. Developers can help revitalize neighborhoods by redeveloping these properties. The Treasurer’s office can acquire properties with overdue taxes and help return them to productive uses.

**Action 26**

**Improve the appearance of rental homes and properties**

Rental housing is an affordable option for singles, young families and seniors. Affordable rental housing should be preserved and rehabilitated to appear consistent with the surrounding housing. The curb appeal of rental homes can be improved through landscaping and home improvements.

Franklin County, Madison and Truro Townships and local rental agencies should work together to target resources at improving the appearance of rental homes.

**Action 27**

**Consider enacting a residential property code**

A residential property code sets requirements for the upkeep of properties and ensures they are maintained. These properties affect the image of neighborhoods and reduce properties values.

Madison and Truro Townships, should consider adopting a residential property maintenance code to ensure properties are maintained.

**Action 28**

**Direct financial assistance to help low-income families perform home maintenance and resolve code violations**

Many property owners are unable to resolve zoning and building code violations due to limited financial resources. Franklin County should continue to fund programs that help home owners perform home maintenance and resolve violations.

## LAND USE CATEGORY DESCRIPTIONS



### Low Density Residential

Allowed land uses: Single-family homes

Density: Maximum of 0.4 units per acre, minimum 2.5 acre lot size



### Medium Density Residential

Allowed land uses: Single-family and two-family homes

Density: Minimum of 2 units per acre, maximum of 8 units per acre



### Office + Residential

Allowed land uses: Offices, single- and multi-unit housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre



### Commercial: Limited range + Multi-unit

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Commercial: Full range + Multi-unit

Allowed land uses: Full range of retail and office uses, plus multi-unit housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Light Industrial + Office

Allowed land uses: Range of uses including office, industrial, storage and warehousing.



### Parks/Open Space

Intended for nature or recreation with minimal buildings.



### Farmland Preservation overlay

Farmland preservation is a high priority. The Farmland Preservation overlay identifies focus areas for preservation. The areas were selected based on soil productivity, enrollment in the Current Agricultural Use Value (CAUV) assessment, property size greater than 20 acres and connectivity to other land meeting this criteria.

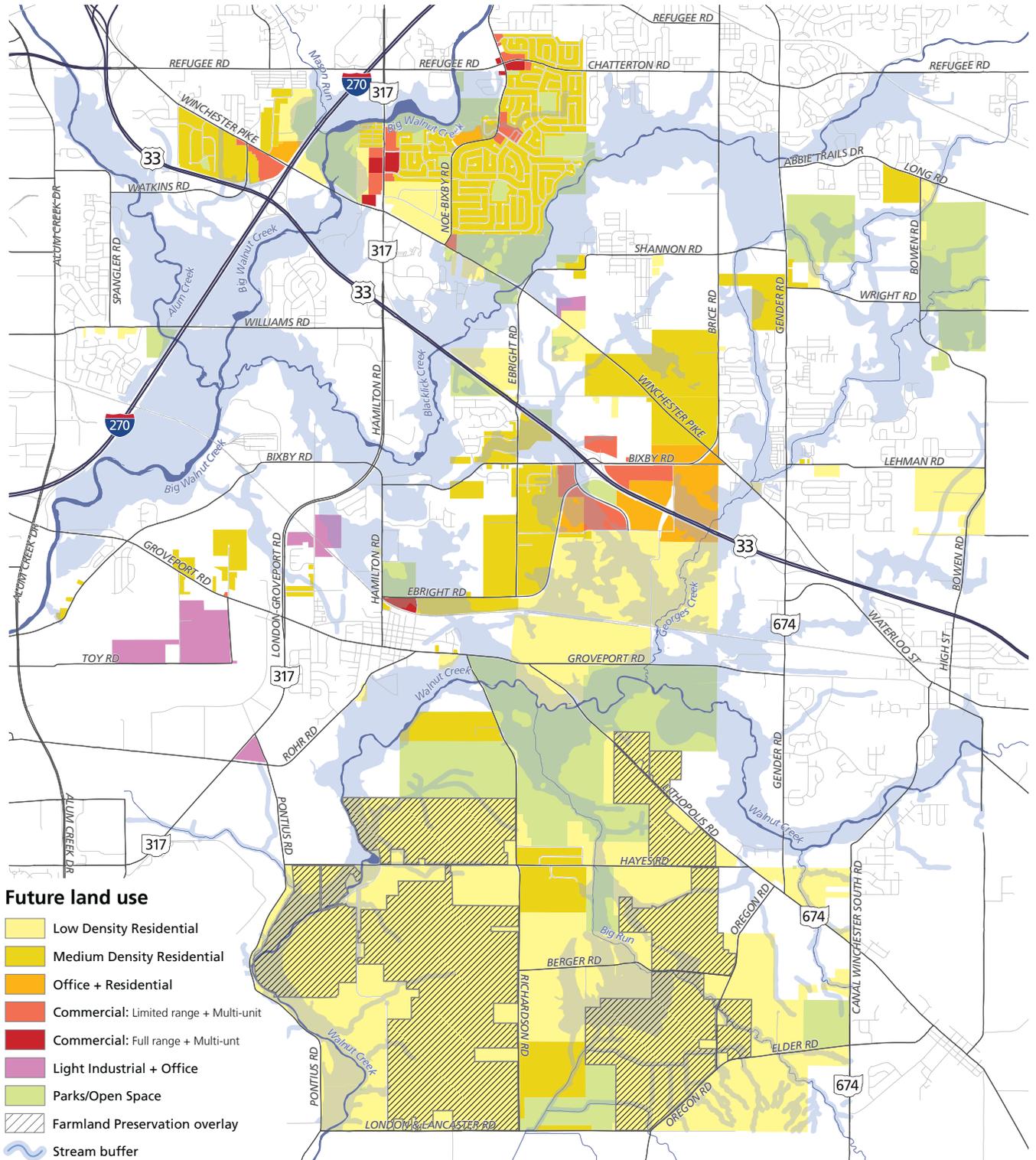


### Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Preservation of the stream buffer area is critical to the health of waterways. Development is discouraged in the buffer area and any disturbances should be mitigated.

Use this map in conjunction with the Land Use Category Descriptions on the previous page and explanations on pages 72–80



# FUTURE LAND USE MAP

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

## CORRESPONDING ZONING DISTRICTS

Use this page in conjunction with the Land Use Category Descriptions on page 70

Land Use Category	Zoning Districts											
	Residential						Commercial				Industrial	
	R-24	R-12	R-8	R-4	R-2	Rural	CS	CC	NC	SO	LI	RI
Low Density Residential						●						
Medium Density Residential			●	●	●							
Office + Residential	●	●	●	●						●		
Commercial Limited range + Multi-unit	●								●	●		
Commercial Full range + Multi-unit	●						●	●	●	●		
Light Industrial + Office										●	●	●

● Any use listed in this zoning district is permitted in the land use category

### CORRESPONDING ZONING DISTRICTS TABLE

*What it is:* The Blacklick-Madison Area Plan’s future land use categories are matched to existing zoning districts in the corresponding zoning district table.

The Future Land Use map shows the community’s desired future land uses. The zoning district regulations govern which uses are permitted.

*Why we need it:* When evaluating a development proposal, public officials use the table to determine whether a development proposal’s desired zoning district 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.

### KEY TO ZONING DISTRICTS

#### Residential

- R-24: Multifamily apartment
- R-12: Urban residential
- R-8: Restricted urban residential
- R-4: Suburban residential
- R-2: Limited suburban residential
- Rural: Rural

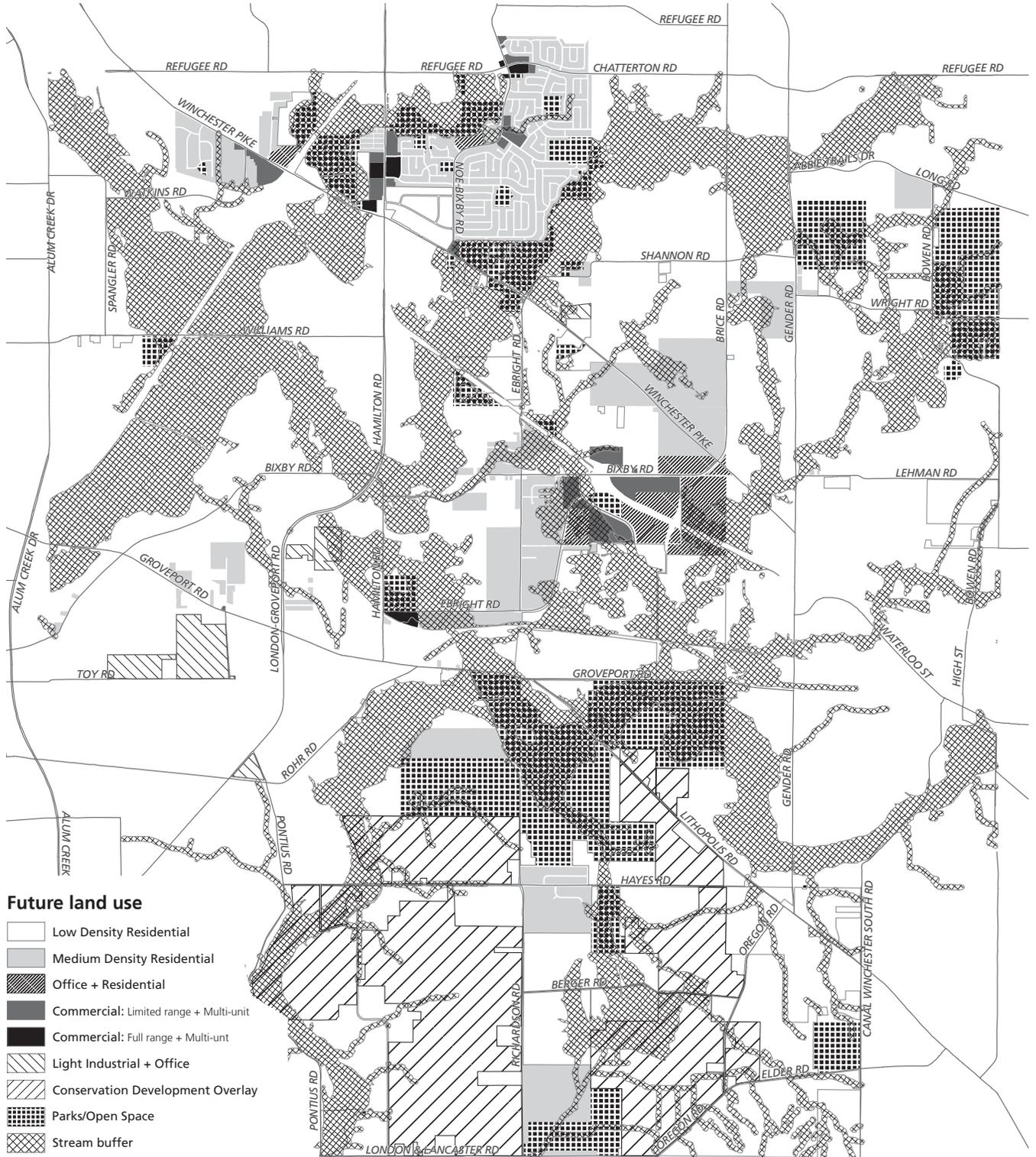
#### Commercial

- CS: Community Service
- CC: Community Commercial
- NC: Neighborhood Commercial
- SO: Suburban Office

#### Industrial

- LI: Limited Industrial
- RI: Restricted Industrial

Use this map in conjunction with the Land Use Category Descriptions on page 70 and explanations on pages 72–80

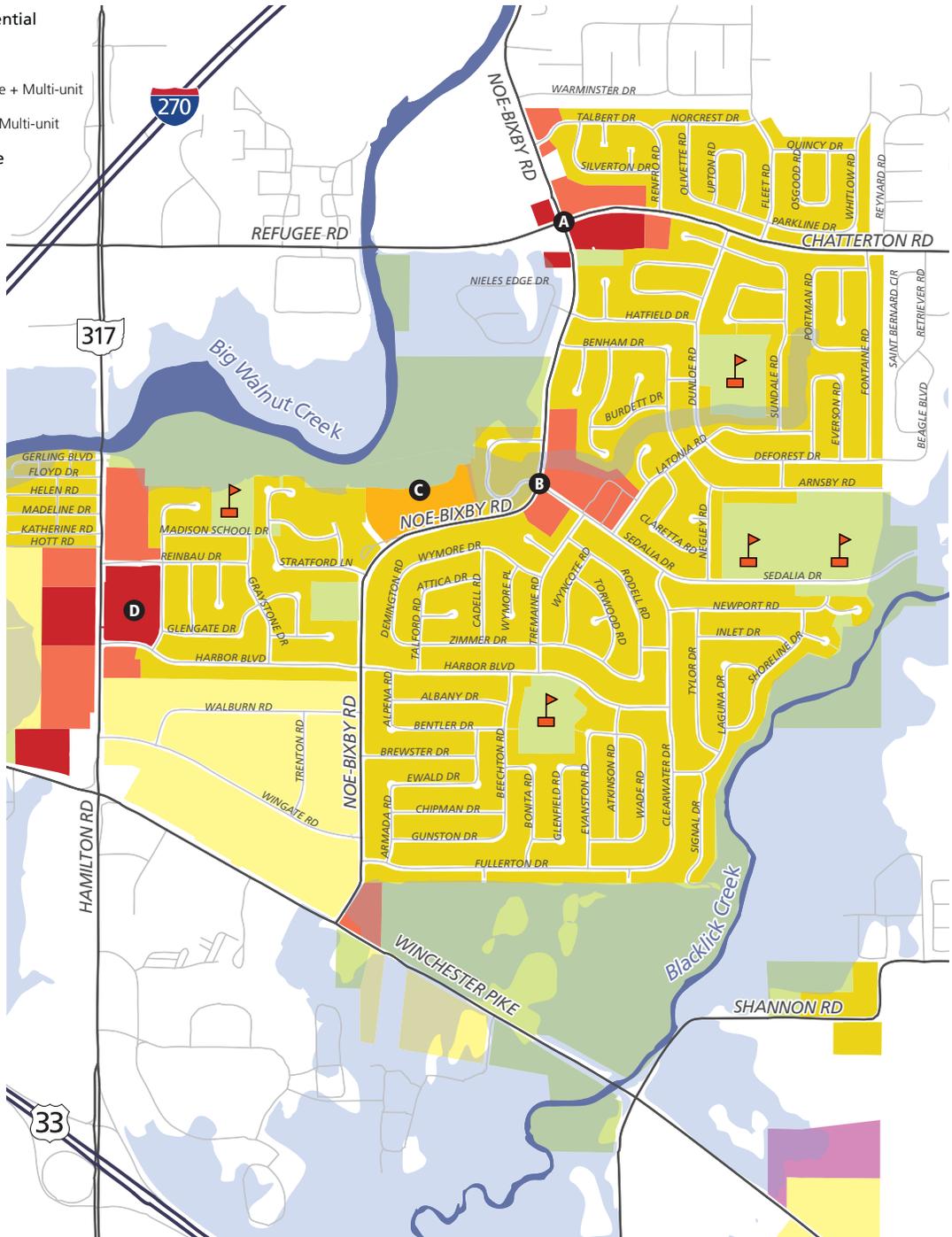


# FUTURE LAND USE MAP IN BLACK AND WHITE

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

**Future land use**

- Low Density Residential
- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multi-unit
- Commercial: Full range + Multi-unit
- Light Industrial + Office
- Parks/Open Space
- Stream buffer
- Existing School



BLACKLICK  
ESTATES



## FUTURE LAND USE MAP EXPLANATIONS

The explanations below and on the following pages more fully explain appropriate uses and recommendations for building designs. These recommendations should be used with the Future Land Use map to ensure appropriate development.

### **A** Chatterton Road and Noe-Bixby Road Commercial

This intersection will continue to serve as a commercial activity center. Commercial redevelopment should include attractive façades and signage. Multi-unit residential development is permitted. Commercial and residential uses should mix within buildings.

Commercial uses at the intersection’s northeast corner should be appropriately sized to protect the residential development to the north.

### **B** Noe-Bixby Road and Sedalia Drive Commercial

Commercial uses at the intersection will serve the everyday needs of neighborhood residents. Buildings should be appropriately sized to complement the neighborhood’s character.

### **C** Noe-Bixby Road Office and Residential

Developing office and residential uses in this area will efficiently use land near existing road, water and sewer infrastructure. Developing near existing infrastructure reduces the cost of development and prevents sprawl into undeveloped areas.

### **D** Hamilton Road Commercial

Hamilton Road should serve as an attractive commercial corridor for Madison Township, complementing commercial development south of Winchester Pike. A wide range of commercial and residential uses will serve residents in Blacklick Estates, Edgewater Park and the surrounding area. Multi-unit residential uses exist nearby and should continue.

### Groveport-Madison school sites

School sites no longer used for education should be converted to recreational facilities or community gathering places.

# BLACKLICK ESTATES

## SITE DESIGN CONCEPTS

### SITE DESCRIPTION

### CURRENT CONDITION

#### Sedalia and Noe-Bixby Roads

The vacant land at Sedalia and Noe-Bixby Roads is an ideal location for an attractive commercial or retail use.



#### Walnut Knolls

The former apartments on Noe-Bixby Road could become offices or other commercial uses, or a new community center to bring neighbors together.



#### Refugee Center

This site design concept for the Refugee Shopping Center on Chatterton Road consolidates signage, reduces curb cuts and introduces landscaping.



#### Hamilton Road

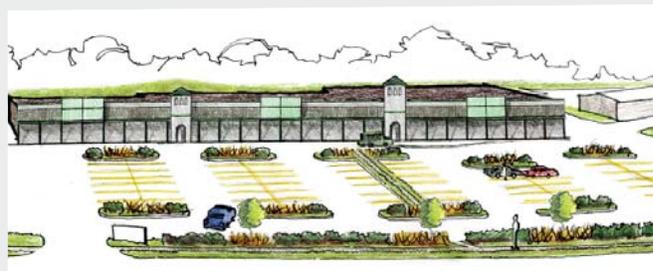
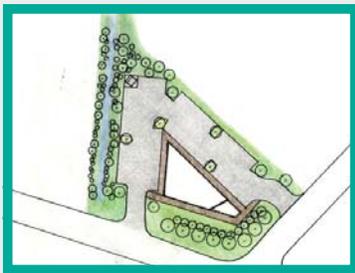
The vacant property near Hamilton Plaza is an ideal location for a new commercial development with space for retail.



Franklin County partnered with the Neighborhood Design Center to develop site design concepts for locations with development potential. Locations were chosen based on input from the first public meeting and stakeholder interviews. Better site designs improve the look of the community and help attract customers.

POTENTIAL SITE LAYOUT

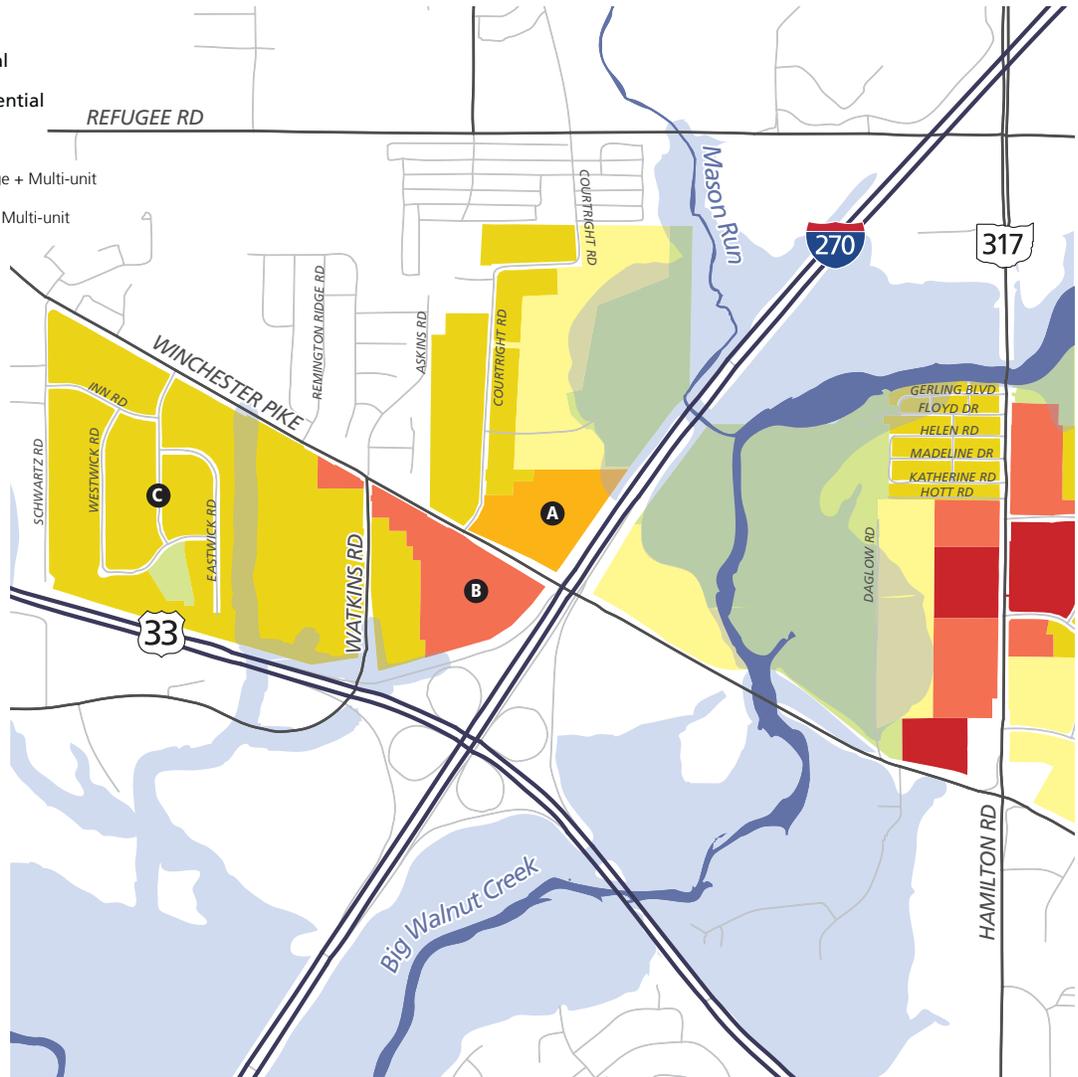
POTENTIAL SITE PROFILE



All images: Neighborhood Design Center

**Future land use**

- Low Density Residential
- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multi-unit
- Commercial: Full range + Multi-unit
- Parks/Open Space
- Stream buffer



**EDGEWATER  
PARK /  
MARWICK  
ESTATES**

**A Winchester Pike Office and Residential**

Development between Courtright Road and Interstate 270 should provide a buffer to the existing residential area.

Building height along Courtright Road should be limited to two stories to reduce visual impacts to nearby residents.

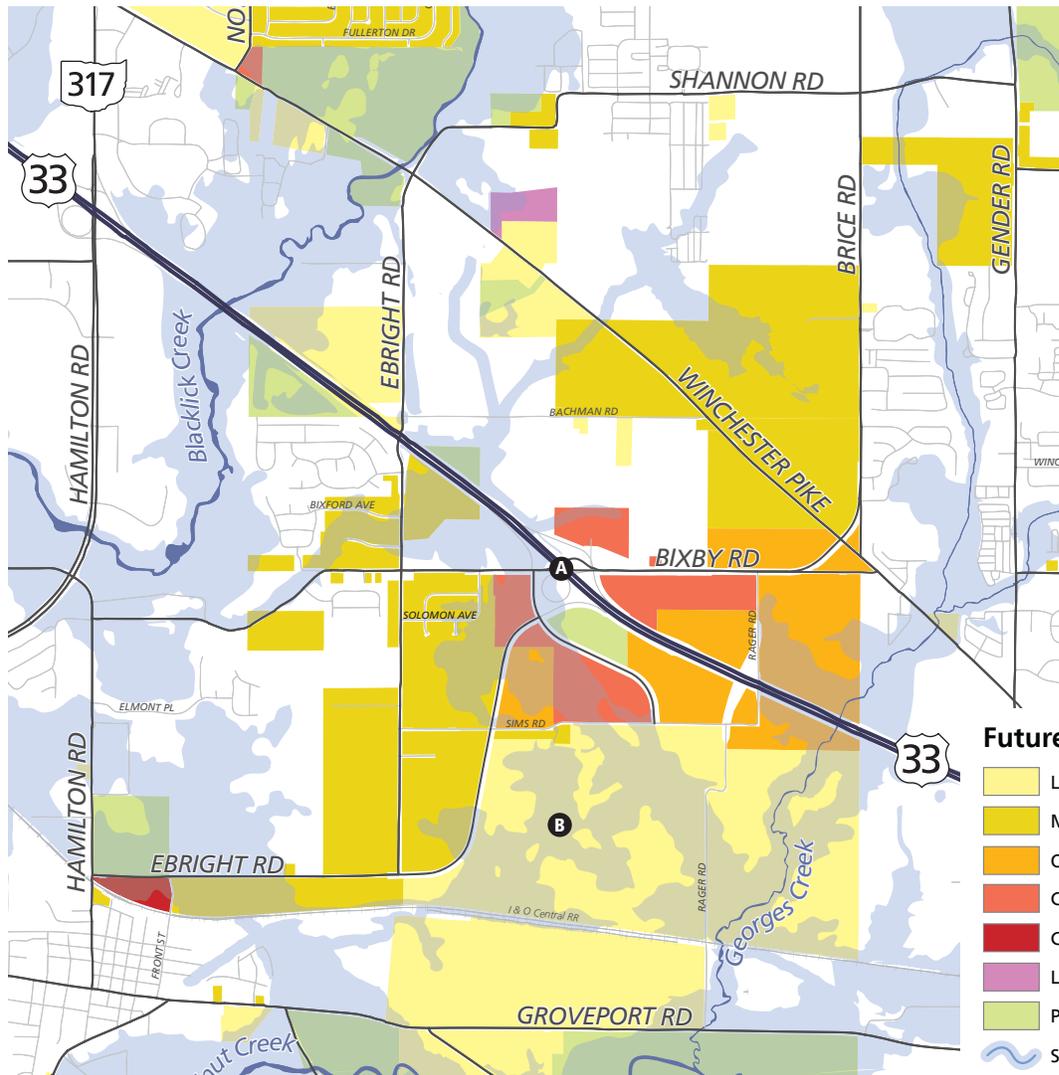
**B Winchester Pike Commercial**

Commercial uses should provide services to meet the everyday needs of nearby residents. Buildings should be constructed close to Winchester Pike with building heights limited to two

stories. This will provide a buffer and reduce visual impacts to existing residential uses.

**C Existing Residential**

Medium density residential development currently exists along Winchester Pike and along Hamilton Road. These residential uses should be maintained.



This map shows anticipated road improvements in the vicinity of Bixby Road and U.S. Route 33

**A U.S. Route 33 and Bixby Road**

Recommendations assume the construction of the proposed interchange and adjacent road improvements. Concentrated development will efficiently use infrastructure and limit impacts to residential and agricultural uses. The recommendations near the interchange complement nearby Columbus land use plans to ensure compatible land uses.

A significant amount of flood-prone land exists near the proposed interchange. Development in this area should include innovative stormwater management techniques to prevent increased flooding to nearby residents. Buildings should

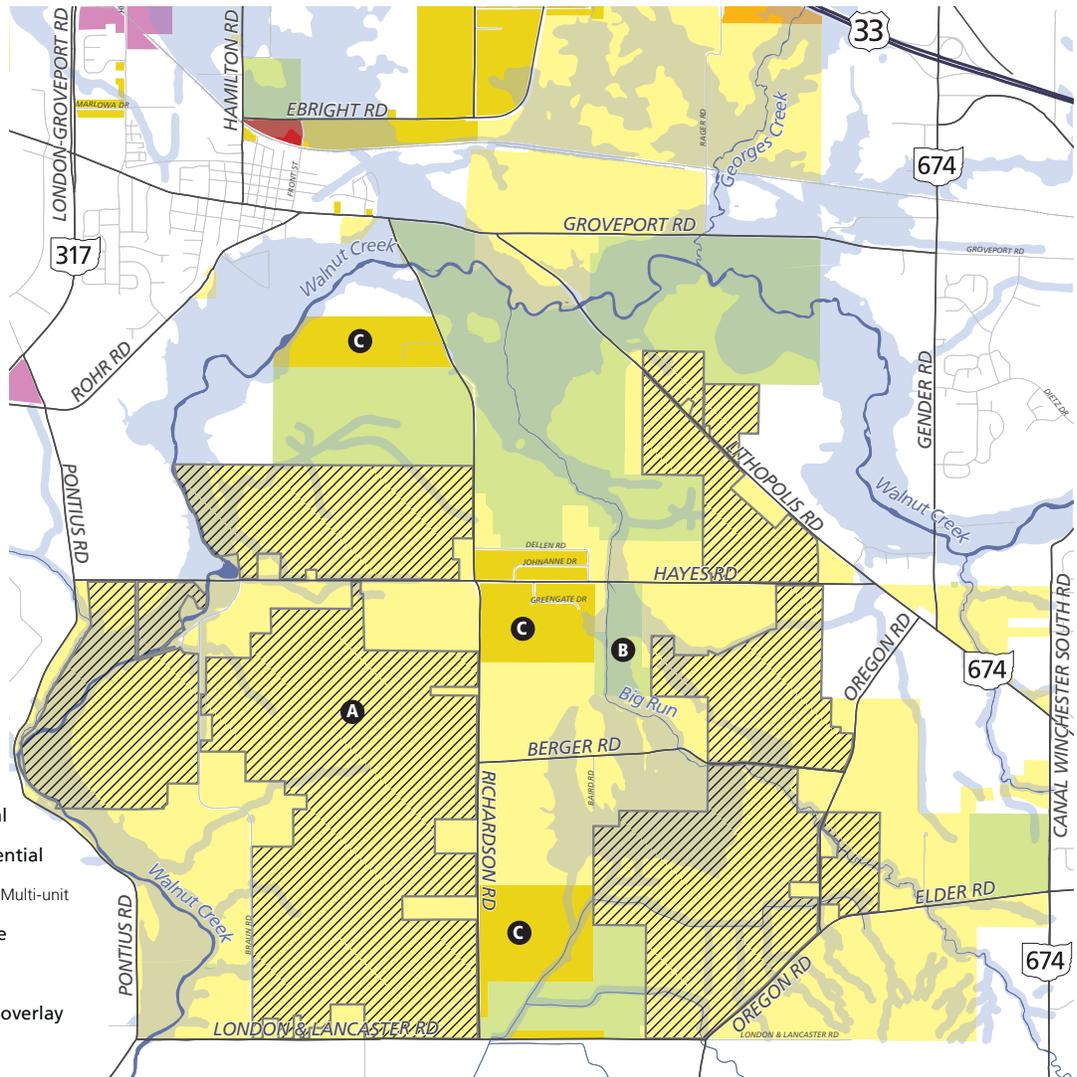
be designed to provide flood protection while limiting floodplain fill.

Residential uses are discouraged between Bixby Road and U.S. Route 33, east of the interchange. Office uses in this area should be large scale and visible from the highway. All development should incorporate high quality building design.

**B Sims Road Low Density Residential**

The area between Sims Road and the railroad is flood-prone. Agricultural uses should continue in this area to preserve floodplains.





**Future land use**

- Low Density Residential
- Medium Density Residential
- Commercial: Full range + Multi-unit
- Light Industrial + Office
- Parks/Open Space
- Farmland Preservation overlay
- Stream buffer

SOUTH  
MADISON

**A Agricultural Uses**

A large amount of land is currently used for agricultural purposes and residents desire to preserve farmland. Actions provided in the Planned Growth and Healthy Living Recommendations sections will preserve farmland.

**B Open Space**

The South Madison area has a large amount of existing parkland. The Future Land Use map recommends additional land for parks and open space. These additional areas were selected based on existing park plans and the flood-prone nature of certain areas.

**C Medium Density Residential**

Areas located near existing residential developments and amenities should develop with medium density residential uses. The location west of Richardson Road near the park, golf course and downtown Groveport is an attractive location for residential development.

Medium density residential developments should maintain the area’s rural character by using cluster-style development techniques described more thoroughly on page 61.



# HEALTHY LIVING

## RECOMMENDATIONS

### VISION FOR HEALTHY LIVING

A parks and recreation system accessible to all that provides opportunities for physical activity and enjoyment of the natural environment

Healthy and accessible developments that have minimal impact on the natural environment

A natural environment that provides clean water, open space and wildlife habitat

A food system that provides access to local foods, encourages healthy eating and supports the local food economy

**Achieve this vision by:**

- Establishing new parks and playgrounds in Blacklick Estates
- Complying with *AWARE* universal design guidelines
- Implementing recommendations of the Central Ohio Local Food Assessment and Plan

*Parks are community assets, providing recreational opportunities for residents*



**Goal A**  
**Expand recreational facilities and opportunities for physical activity**

Parks and recreational facilities are assets to a community because they provide outdoor space, opportunities for physical activities and areas for community interaction.

**Action 1**  
**Establish new parks and playgrounds in Blacklick Estates**

Blacklick Estates residents expressed a need for parks and recreational space in their neighborhood. Parks should include playgrounds for children and activities for adults.

Franklin County can work with Madison Township to establish a new park in Blacklick Estates. Franklin County and Madison Township should work with residents to identify a location and funding source prior to establishing the park.

**Action 2**  
**Encourage physical activity**

Columbus Public Health developed the Franklin County Physical Activity Plan to promote physical activity throughout Franklin County. The plan outlines recommendations for communities, schools and employers to implement that will encourage physical activity.

Madison and Truro Townships, Groveport-Madison schools, and area employers should endorse the plan and become partners in its implementation.

**Action 3**  
**Provide connections to existing parks and bikeways**

The planning area contains numerous parks and bikeways that are not easily accessible. Connections to these existing facilities should be provided to increase the physical activity opportunities available to residents.

The Bikeways map on page 97 shows proposed bike paths, including trails that provide access to parks. This map should be used when planning future bikeways.

**FRANKLIN COUNTY PHYSICAL ACTIVITY PLAN**

Columbus Public Health developed the Physical Activity Plan with input from individuals and organizations representing communities, local governments and employers. Plan goals are grouped into the following four themes:

**Community Goals:**

- Promote physical activity
- Improve infrastructure
- Increase perceived safety
- Monitor progress of plan implementation
- Educate residents about physical activity

**School Goals:**

- Implement school wellness initiatives
- Increase student physical activity
- Increase physical education

**Worksite Goals:**

- Allow physical activity program sharing between worksites
- Increase employee physical activity

**Transportation Goals:**

- Fund bikeways and sidewalks
- Promote mixed land use and active transportation



## Goal B

**Ensure the community has accessible developments that are energy efficient with healthy living areas.**

A community with accessible, energy efficient and healthy development is an attractive place

to live and maintains a high quality of life for everyone.

### Action 4

**Require conformance with *AWARE* sustainability and universal design standards**

*AWARE* standards create sustainable, accessible homes that help people stay in their homes as they grow older. Columbus and Franklin County developed the *AWARE* manual to standardize requirements for building and rehabilitating homes that are energy efficient and accessible. The standards also ensure healthy air inside homes by limiting the use of products and mate-

*No-step entrances make it easier for people to enter buildings*

## AWARE STANDARDS FOR SUSTAINABLE, ACCESSIBLE HOMES

The *AWARE* Manual (Accessible, Water conservation, Air quality, Resource conscious, Energy efficient) provides building standards and contractor requirements for residential projects receiving federal funds through the city of Columbus and Franklin County.

Homes built to *AWARE* standards help people live better and stay in their homes as they grow older. The standards use environmentally-sustainable materials, keep indoor air clean and healthy, and make it easy to get around.

Standards apply to both new construction and housing rehabilitation. Below are examples of what the *AWARE* standards require.

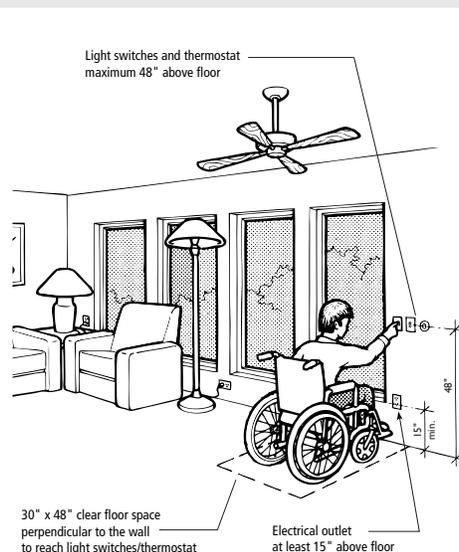
Accessible standards:

- No-step entries for easy access
- One bedroom and full-bath on the first floor, to avoid climbing stairs
- Lever-style handles to easily open doors
- Switches, phone jacks and thermostats within reach
- Low-step showers to prevent falls

Sustainable standards:

- Energy-star rated appliances and fixtures
- Low/no use of volatile organic compounds, avoiding harmful fumes
- Recycled building materials
- High-efficiency air conditioning

Following *AWARE* standards makes homes friendlier to people of all ages and abilities. This supports strong communities and benefits property values.



*Illustration of selected AWARE accessibility standards*

*Appropriate development protects our natural environment*

rials containing volatile organic compounds. See page 83 for more information.

New or rehabilitated homes receiving public funds must follow *AWARE* standards and trainings are held periodically to educate home builders on green building practices. Privately funded projects are encouraged to use the standards as guidelines.

Current State of Ohio building regulations do not require these standards. Franklin County encourages the Ohio Board of Building Standards to adopt similar requirements for all residential construction.

**Action 5**

**Provide information to property owners about energy efficiency programs and alternative energy sources**

Reducing household energy consumption and using alternative energy sources is environmentally friendly and reduces utility costs. Franklin County should provide information about the variety of financial incentives to retrofit buildings and purchase energy-efficient appliances, equipment and lighting. MORPC administers a Home Weatherization Program that replaces inefficient household appliances to reduce energy consumption and utility costs.

**Action 6**

**Require new residential development within airport noise areas to comply with noise reduction standards**

Residential developments in areas close to airports experience higher noise levels than do residential developments farther away. Reducing noise levels in homes improves the quality of life for those living near airports.

Current regulations require the use of building materials that reduce noise levels in these airport noise areas. Franklin County will reduce noise levels in new housing construction by sending development applications in airport noise areas to the airport for recommendations on appropriate building techniques and materials.



**Goal C**

**Protect the natural environment from negative impacts of development**

We rely on the natural environment to provide clean air and water in addition to many other benefits. We should protect the natural environment from the negative impacts of development.

Development that is sensitive to the natural environment uses recycled materials, minimizes waste entering landfills, reduces stormwater impacts and pollution.

**Action 7**

**Use recycled and sustainably harvested products in new construction**

Using recycled and sustainably harvested materials lessens development’s impact on our natural environment.

Many building products can be produced with recycled plastics, cement and metals. Sustainably harvested materials include wood products with a fast growth rate and products produced locally.

Franklin County should continue to provide information to home builders and developers about these products to encourage their use.

**Action 8**

**Require the use of stormwater best management practices**

Stormwater best management practices such as rain gardens and bioswales, control stormwater runoff and stabilize soil. These techniques filter pollution that runs off hard surfaces such as rooftops, driveways and parking lots when it rains.

Franklin County will continue to require best management practices for projects seeking approval from decision-making boards.

Franklin County, the Franklin Soil and Water Conservation District and the townships should work with environmental partners to promote the use of stormwater best management practices in existing developments.

#### Action 9

##### **Adopt regulations creating a stream buffer zone along Big Walnut Creek, Walnut Creek and their tributaries**

The buffer zone is a sensitive area along creeks and tributaries that filters pollution, replenishes groundwater, and provides open space and wildlife habitat.

A stream buffer zone should provide sufficient space to allow the stream's natural flow and include the area adjacent to waterways, the 100-year floodplain and steep slopes.

Development such as construction, parking lots, and dredging and filling are prohibited. Permitted uses include passive recreation, multi-use trails and lawn maintenance. Limiting construction in the buffer zone helps protect structures from damages caused by flooding and erosion.

Franklin County will work closely with the townships, property owners, environmental organizations and other county agencies in establishing watershed-wide stream buffer regulations.

#### Action 10

##### **Prevent reductions in floodplain storage capacity**

Floodplains provide natural storage areas for flood water. New developments in floodplains reduce this storage capacity and cause increased flooding in nearby areas.

To prevent increased flooding, development proposals in floodplains requiring approval from decision making boards must provide information on how the proposal will offset lost storage capacity. One possible method is to remove an equal amount of material from the floodplain

on the site as is added for the project. This will protect nearby areas from increased flooding.

#### Action 11

##### **Support the acquisition and protection of wildlife habitats, open space and sensitive land along creeks**

Sensitive land along creeks provides habitats for plants and animals, filters water, and maintains the community's rural character.

Franklin County and Madison Township should support public acquisition of these areas through grants and other resources. Public acquisition of sensitive areas will ensure their protection and conservation.

#### Action 12

##### **Encourage farmers to enroll in conservation programs administered by the United States Department of Agriculture's Farm Service Agency**

The Farm Service Agency administers conservation programs that protect soil and water resources while benefiting farmers. Eligible properties can enroll in these programs and farmers receive payment for the land they enroll. The programs include the Conservation Reserve Program, Conservation Reserve Enhancement Program and the Farmable Wetlands Program.

The Franklin Soil and Water Conservation District and Ohio Farm Bureau should encourage land owner enrollment in these programs and provide support through the application process.



riverlink.org

Education and awareness help keep waterways clean

**Goal D**  
**Promote environmental awareness and stewardship**

Public awareness of environmental issues promotes the responsible use of natural resources.

**Action 13**  
**Build and maintain relationships with local watershed groups**

Friends of Big Walnut Creek and Tributaries and the Walnut Action Group are non-profit organizations that support watershed protection and stewardship. These groups should continue to educate residents on the importance of protecting our waterways.

Watershed groups and public agencies should work together to implement recommendations of Ohio Environmental Protection Agency plans and reports to improve water quality.

**Action 14**  
**Sign the Central Ohio Green Pact**

The Central Ohio Green Pact is a multi-jurisdictional commitment to make our region more sustainable. Sustainability means meeting our economic and environmental needs today while ensuring that future generations can also meet their own needs.

The Green Pact outlines policies that enhance quality of life, protect the environment and facilitate economic development. By signing this agreement the Madison and Truro Township Trustees would affirm their community's commitment to a sustainable future.

Farmers markets bring fresh foods directly to neighborhoods

**Action 15**  
**Mark storm drains to educate residents**

Storm drains empty directly into waterways, and when it rains, grass clippings, litter and chemicals on streets get washed into these drains.

Watershed groups and the Franklin Soil and Water Conservation District should organize a storm drain marking event. The event should take place in all neighborhoods that have storm drains and inform residents that whatever goes down the drain ends up in our waterways.



City of Newton, MA

**Goal E**  
**Support a sustainable local food system**

A local food system is a network of farmers, consumers and communities that partner to create a more locally-based, self-reliant food system. A complete local food system provides healthy food choices and economic growth in agricultural areas.

**Action 16**  
**Establish a neighborhood farmers market**

Access to fresh food encourages better eating habits and a healthier community. Farmers markets connect producers and consumers of local foods.

Possible locations for a farmer's market include:

- The Refugee Center Shopping Center
- The vacant property at the Noe-Bixby Road and Sedalia Road intersection
- The vacant property along Hamilton Road between Reinbeau Drive and Harbor Boulevard
- A Groveport-Madison school site

A farmers market could be supported through Community Supported Agriculture, an arrangement in which customers buy a share of a farm's harvest and receive food throughout the season.

This arrangement gives farmers capital up-front and enables consumers to receive a variety of fresh food.

#### Action 17

##### **Identify and convert under utilized sites to community gardens**

Community gardens are vacant or under utilized plots of land that residents have reclaimed for local food production. Community gardens build self-reliance, a sense of community and support local food systems. They are maintained by members of a neighborhood or community organization.

Franklin County, Madison and Truro Townships, and neighborhood organizations should collaborate to identify and acquire properties for community gardens.

#### Action 18

##### **Establish educational gardening programs at schools**

Educating school children about healthy food choices can influence their lifelong eating habits. School programs can teach children about

healthy food choices and how to grow and cook fresh foods.

Groveport-Madison schools should partner with a non-profit organization such as Local Matters to implement a program to educate children about fresh, healthy foods. Local Matters is an organization working to improve the quality of life for children and adults by promoting healthful nutrition.

#### Action 19

##### **Implement recommendations of the Central Ohio Local Food Assessment and Plan**

The Central Ohio Local Food Assessment and Plan summarizes the various aspects of a sustainable local food system. This includes producers, processors and distributors, consumers, resources, and barriers to a sustainable food system. The plan identifies 24 recommendations to achieve a sustainable regional food system.

Actions identified in this document's Planned Growth section will meet multiple recommendations listed in the Local Food Assessment and Plan.

## CENTRAL OHIO LOCAL FOOD ASSESSMENT AND PLAN

The Central Ohio Local Food Assessment and Plan is an analysis and policy strategy developed by the Mid-Ohio Regional Planning Commission for the regional local food system covering 12 central Ohio counties.

The plan seeks to:

- Increase the local food supply and food-processing capacity
- Ensure that fresh, safe, healthy and locally-produced food is accessible to people of all incomes



- Strengthen the local economy by creating jobs in food production and processing
- Improve the viability of local farms and food businesses
- Work with planners, policy makers and farmers to preserve farmland
- Reduce the distances travelled to distribute and sell food
- Promote agriculture on vacant and under used land in urban areas
- Coordinate local food efforts throughout the region
- Educate the public about the benefits of local foods

Franklin County, townships, neighborhoods and schools should work with MORPC to implement these recommendations in the planning area.

Franklin County, townships, neighborhoods and schools should work with the Mid-Ohio Regional Planning Commission to implement the recommendations of its Central Ohio Local Food Assessment and Plan. See page 87 for more information.

#### Action 20

##### **Support farming by providing information on the economic benefits and markets available for specialty crops**

A limited number of the planning area's farms produce specialty crops, livestock and poultry. Specialty crops include fruits, vegetables and nuts. Central Ohio's large population provides a market for these products.

To encourage specialty crop, livestock and poultry production, MORPC should provide information to farmers on the economic benefits and markets available for these products.

#### Action 21

##### **Create incentives for farmers to convert to specialty crops**

Converting from row crop to specialty crop production requires different equipment and methods of farming. The conversion may include high upfront costs that can prevent farmers from converting to specialty crop production.

Franklin County and its partners should provide incentives from existing small business programs to help area farmers cover these farming expenses.

# TRAVEL OPTIONS

## RECOMMENDATIONS



### VISION FOR TRAVEL OPTIONS

A well-maintained pedestrian network in built-up areas

A complete bicycle network for recreation and transportation

A transit network offering riders sufficient destinations with bus stops to increase ridership

A well-maintained road network with convenient access to major roads and appropriate traffic controls for safety

#### Achieve this vision by:

- Installing and maintaining sidewalks
- Providing bikeway connections to existing trails
- Improving bus stops
- Improving roads and intersections

*Crosswalks and sidewalks allow residents to travel safely to nearby destinations*



**Goal A**  
**Establish and maintain a complete network for pedestrian traffic**

Walking has environmental, social and health benefits. A complete network for pedestrians helps people reach destinations safely on foot.

**Action 1**  
**Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map**

Sidewalks are essential to public safety and beneficial to neighborhood stability. They encourage people to walk, promoting public health while reducing traffic congestion and energy use. Sidewalks connect people to jobs, shopping and other destinations.

Madison and Truro Townships, in collaboration with the Franklin County Engineer’s Office and the Ohio Department of Transportation, should plan for sidewalk installations according to the Sidewalk Priorities map on page 99. Road improvements should include sidewalk installation. Sidewalks should be at least 5 feet wide.

**Action 2**  
**Maintain and improve existing sidewalks**

The majority of streets in the existing residential neighborhoods have sidewalks. Sidewalks in disrepair are unattractive and dangerous.

Madison and Truro Townships should work with the County Engineer’s Office to maintain sidewalks to ensure safety and their continued use.

**Action 3**  
**Install sidewalks to encourage walking and improve pedestrian connectivity**

New office, commercial, industrial and multi-unit residential developments seeking rezonings or variances must install sidewalks. This will create safe sidewalk connections for pedestrians.

**Action 4**  
**Use pedestrian-friendly design within shopping centers and commercial areas**

In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead to more people traveling on foot.

Any redevelopment of existing shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot once people leave their cars. These connections should be accompanied by improved landscaping.

**Action 5**  
**Complete a Safe Routes to School Travel Plan**

The Safe Routes to School program encourages children to walk or bicycle to school and makes walking and bicycling to school safer for children. This can enhance children’s health, ease traffic congestion and improve the quality of life in a community. See page 91 for more information.

A Safe Routes to School Travel Plan studies routes that lead to and from schools, identifies dangerous intersections and proposes solutions. Franklin County should partner with the Groveport-Madison Local School District, the Mid-Ohio Regional Planning Commission and the Ohio Department of Transportation to complete a Safe Routes to School Travel Plan.

**Action 6****Maintain and improve school access paths as shown on the Sidewalk Priorities map**

School access paths provide convenient connections between the neighborhoods and schools. Maintaining these paths will increase child safety.

Madison Township and Groveport-Madison Local Schools should develop a maintenance agreement for school access paths.

**Goal B****Develop a complete bicycle network for recreation and transportation**

Bicycling has environmental, social and health benefits. A complete network allows bicyclists to travel safely to destinations.

**Action 7****Use the Bikeways map to guide development of an area-wide bicycle network**

The Bikeways map on page 97 shows recommendations to create an area-wide bicycle network. Recommendations for Madison and Truro Township bikeways will connect with existing or proposed bikeways nearby.

Franklin County and Madison and Truro Townships should consult the Bikeways map when expanding bicycle facilities or reviewing development proposals. This ensures the creation of a well-connected bikeway system.

**Action 8****Provide connections to existing bikeways**

Residents cannot easily access the Alum Creek and Blacklick Creek trails. Connections to trails give residents access to more recreational opportunities.

The Bikeways map shows proposed links from neighborhoods to the existing trail system. The Bikeways map should be consulted whenever a new bikeway is proposed to ensure it will connect with the neighborhoods.

*Bikeways provide transportation and recreation opportunities*

**SAFE ROUTES TO SCHOOL**

The Safe Routes to School program encourages children to walk or bicycle to school. It makes walking and bicycling to school safer and more appealing.

Successful projects have included:

- Improvements to crosswalks, sidewalks, bikeways, bicycle parking and traffic-calming features around schools
- Teaching children and parents about transportation choices and pedestrian and bicycle safety
- Community crossing guard programs and increased enforcement of speed limits and other traffic laws around schools
- Participation in *Walk to School Day*
- Maintaining a school car pool list for those who cannot walk or bicycle to school

Since 2005 communities across the state have received millions of dollars for Safe Routes to

School projects. To be eligible for this funding, a school needs a Safe Routes to School Travel Plan. Plans can focus on a single school, multiple schools or an entire school district.

The Blacklick-Madison Area Plan recommends creating a Safe Routes to School Travel Plan for one or more of the schools in Blacklick Estates.



*Amenities such as benches make transit services easier to use*

**Action 9**  
**Require new development to provide easements to accommodate shared use paths**

New development and redevelopments along bicycle corridors should dedicate easements to allow the installation of bikeways. These easements should be a minimum of 20 feet to accommodate future shared-use paths as designated on the Bikeways map.

**Action 10**  
**Require the installation of bicycle racks for all new commercial development**

New commercial and multi-unit developments must provide racks for bicycle parking. Providing parking for bicyclists encourages more people to bike. One bicycle space is required for every 20 vehicle parking spaces.

**Action 11**  
**Add bicycle parking at parks**

Providing bicycle parking reduces vehicle parking demands and encourages more bicycling. Bicycle parking is limited at Robert M. Brobst

Park. Madison Township should provide at least one bicycle space for every 20 parking spaces.



**Goal C**  
**Support a transit network that offers access to sufficient destinations and frequent service**

Transit complements other modes of transportation and provides options to those who do not drive.

**Action 12**  
**Improve pedestrian infrastructure near bus stops**

Safe paths to bus stops and benches, route displays and trash receptacles at bus stops encourage transit use. Madison and Truro Townships,

**COTA LONG-RANGE TRANSIT PLAN**

The Central Ohio Transit Authority hosted a series of public meetings in 2005 and 2006 seeking input on transit service improvements. State and regional planning agencies, local municipalities, and business and community leaders provided additional input to identify transit needs and possible solutions.

The COTA Long-Range Plan makes recommendations to meet transit needs and to create a viable, responsive and modern transit system.



Key recommendations include:

- Using the newest technology to enhance the transit experience
- Increasing access, convenience and reliability for people with limited mobility
- Improving passenger convenience by providing real-time information at major bus stops and transit centers
- Expanding service to employment and activity centers
- Making strategic transit investments
- Adding several neighborhood-oriented circulator or LINK routes

A LINK route is proposed to serve the greater Eastland area. The Blacklick-Madison Area Plan recommends that the circulator route serve Blacklick Estates, Qualstan East, Edgewater Park and Marwick Estates.

the Franklin County Engineer’s Office and the Central Ohio Transit Authority should partner to install sidewalks and pedestrian infrastructure to encourage ridership.

**Action 13**

**Improve existing bus stops and shelters**

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of bus shelters encourages more people to use transit. In areas without shelters, installing trash and recycling bins, benches, and schedule displays can decrease litter and increase convenience for transit users.

Franklin County will work with COTA to identify locations for bus stop upgrades.

**Action 14**

**Encourage COTA to establish a circulator route serving Blacklick Estates, Edgewater Park and Marwick Estates**

Circulator buses provide transportation within and between neighborhoods. COTA’s Long-Range Transit Plan calls for the creation of neighborhood-oriented circulator or LINK

routes to expand access to commercial areas, community facilities and existing bus lines. The Long-Range Transit Plan recommends the creation of a LINK route in the greater Eastland area to serve the Blacklick Estates, Edgewater Park and Marwick Estates neighborhoods. See page 92 for more information.

Franklin County, Madison and Truro Townships and COTA should work together in planning a neighborhood circulator route.



City of Charlotte

*Complete streets safely accommodate pedestrians, bicyclists, and drivers*

**Goal D**

**Maintain a safe, well-connected automobile network**

The road network is the primary means of transportation within the planning area. The com-

**COMPLETE STREETS**

A complete street is designed to balance safety and convenience for everyone using the roads. Communities that adopt a Complete Streets policy make a commitment to consider and provide appropriate facilities for motorists, pedestrians, bicyclists and transit users during new and retrofit road projects.

By adopting a complete streets policy, a community can:

- Support economic growth by providing accessible and efficient connections between residences, schools and businesses
- Reduce crashes and improve safety
- Ease traffic congestion by increasing travel options such as walking and bicycling
- Help children get physical activity and gain independence through bicycling and walking

- Reduce carbon dioxide emissions by riding a bicycle or walking
- Save on later street retrofitting costs by integrating sidewalks, bike lanes, transit amenities and safe crossings into the initial design of a project



City of Sammamish, Washington

munity's easy access and proximity to freeways and major roads is an asset.

#### Action 15

##### **Use the Road Improvements map to guide road and intersection improvements**

The Road Improvements map on page 101 shows the community's desired locations for improvements. Recommended improvements include road repaving, stop sign and stop light installations, and road realignments. The Road Improvements map should be consulted when funding is allocated for road projects.

#### Action 16

##### **Adopt a Complete Streets policy for future road improvements**

Complete streets are designed for all users including pedestrians, bicyclists, transit users and motorists. A network of complete streets is safer, more livable and welcoming to everyone. Adopting a complete streets policy ensures that future road projects are designed and constructed with all users in mind. Franklin County should work with the Mid-Ohio Regional Planning Commission to adopt a complete streets policy. See page 93 for more information.

#### Action 17

##### **Reduce the impacts of the U.S. Route 33 / Bixby Road Interchange on existing residents**

The proposed U.S. Route 33 / Bixby Road interchange is an economic opportunity for the township however it concerns nearby residents.

Franklin County and Madison Township should work with the Ohio Department of Transportation to prevent negative impacts to existing residents.

Preventive measures should include easy-to-read signage directing motorists to appropriate routes to reach their destinations and streetscape improvements such as mounding, trees and landscaping. These preventive measures will limit the increase of traffic on existing roads and reduce noise and visual impacts of increased traffic.

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## TYPES OF PROPOSED BIKEWAYS

### Bikeways map

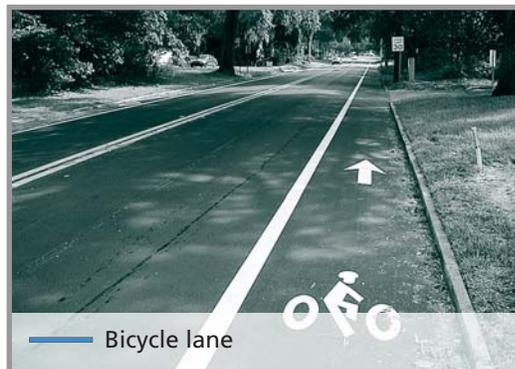
*What it is:* The Bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

*Why we need it:* Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people living in the planning area and throughout central Ohio.



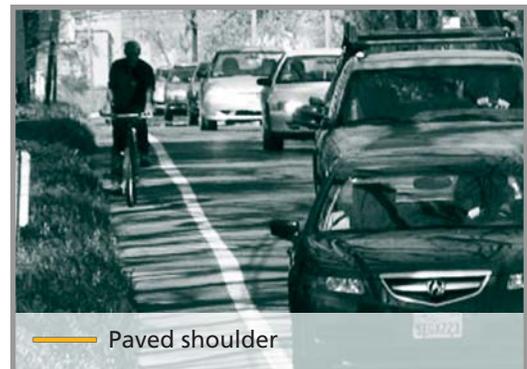
Shared Use Path

A path for bicycles and pedestrians, separate from a road. Generally 10 to 14 feet wide.



Bicycle lane

On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.



Paved shoulder

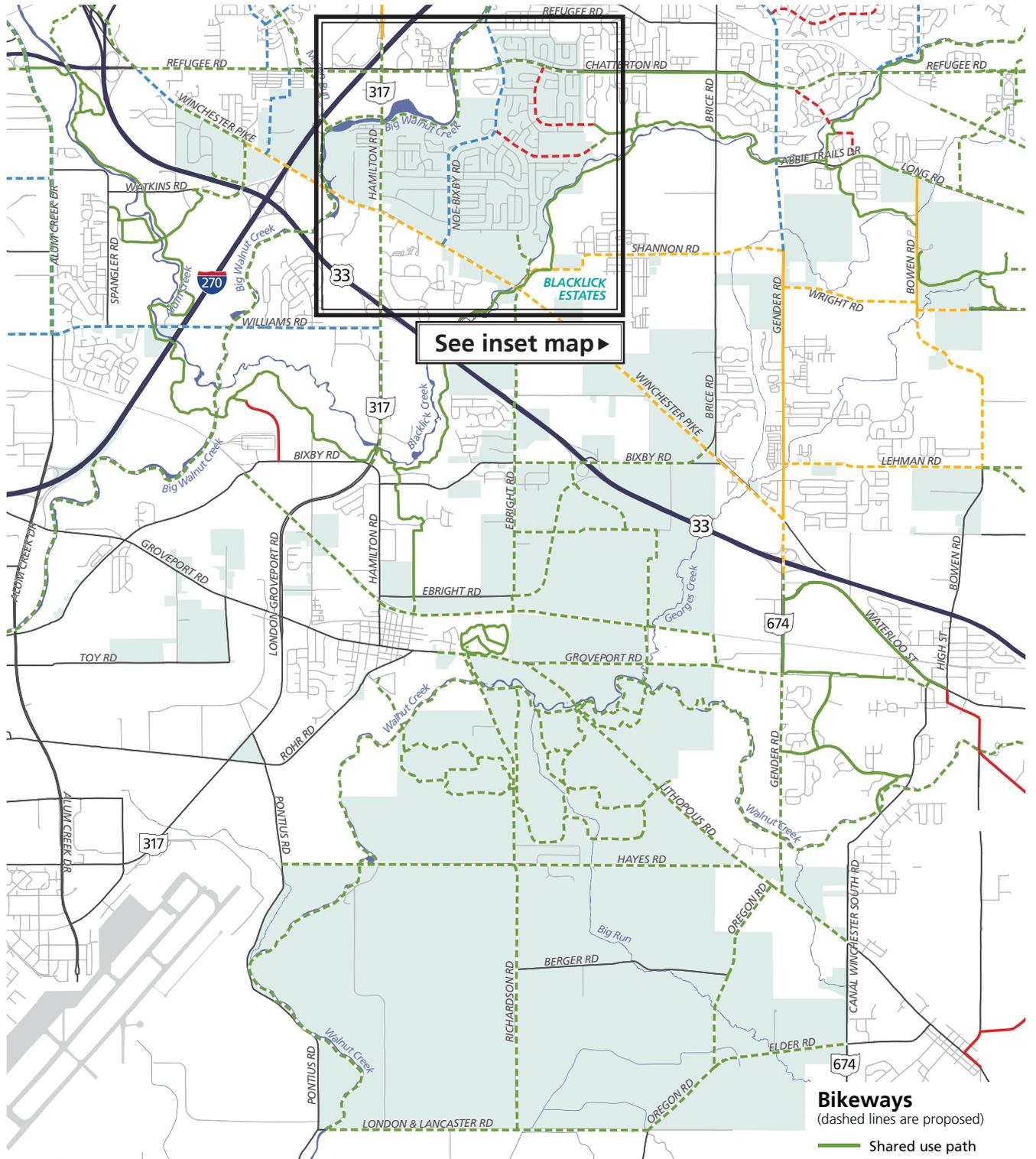
A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



Signed shared roadway

Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.

In addition to Blacklick-Madison Area Plan bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, MORPC Regional Bikeways Plan, Metro Parks, Groveport Parks and Recreation, Canal Winchester Development Department and Pickerington Engineering Department.

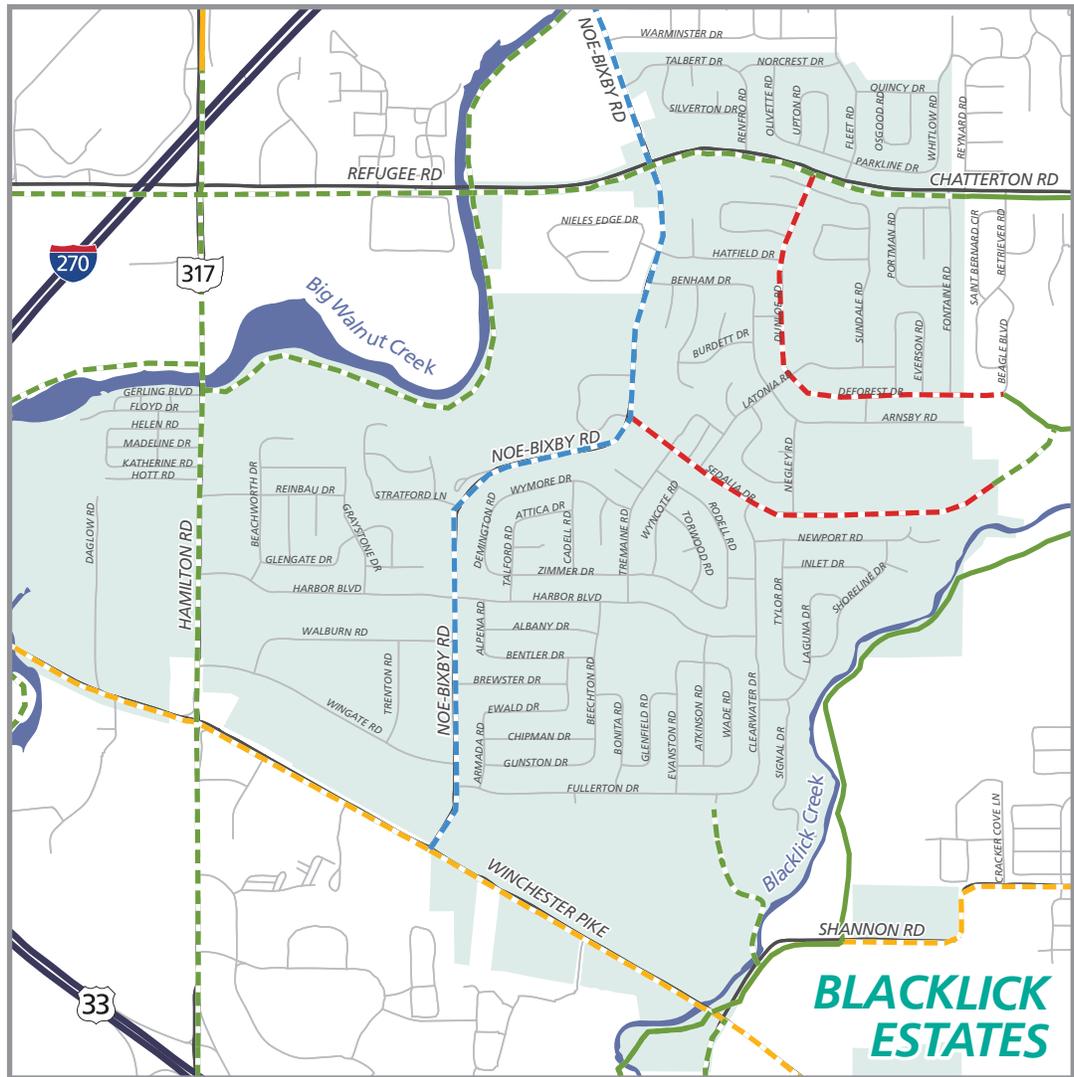


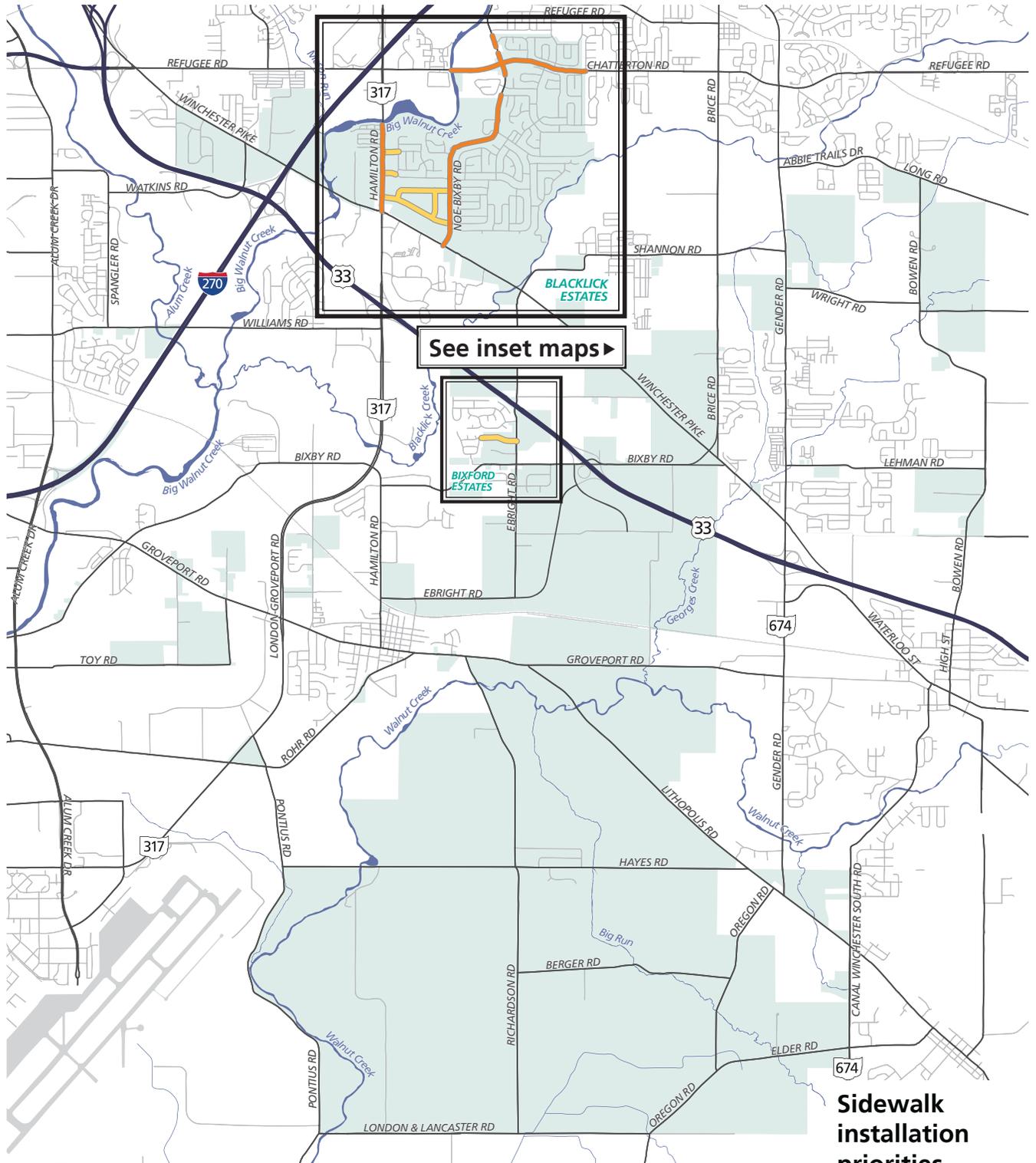
See inset map ▶

- Bikeways**  
 (dashed lines are proposed)
- Shared use path
  - Bicycle lane
  - Signed shared roadway
  - Paved shoulder

# BIKEWAYS MAP

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange



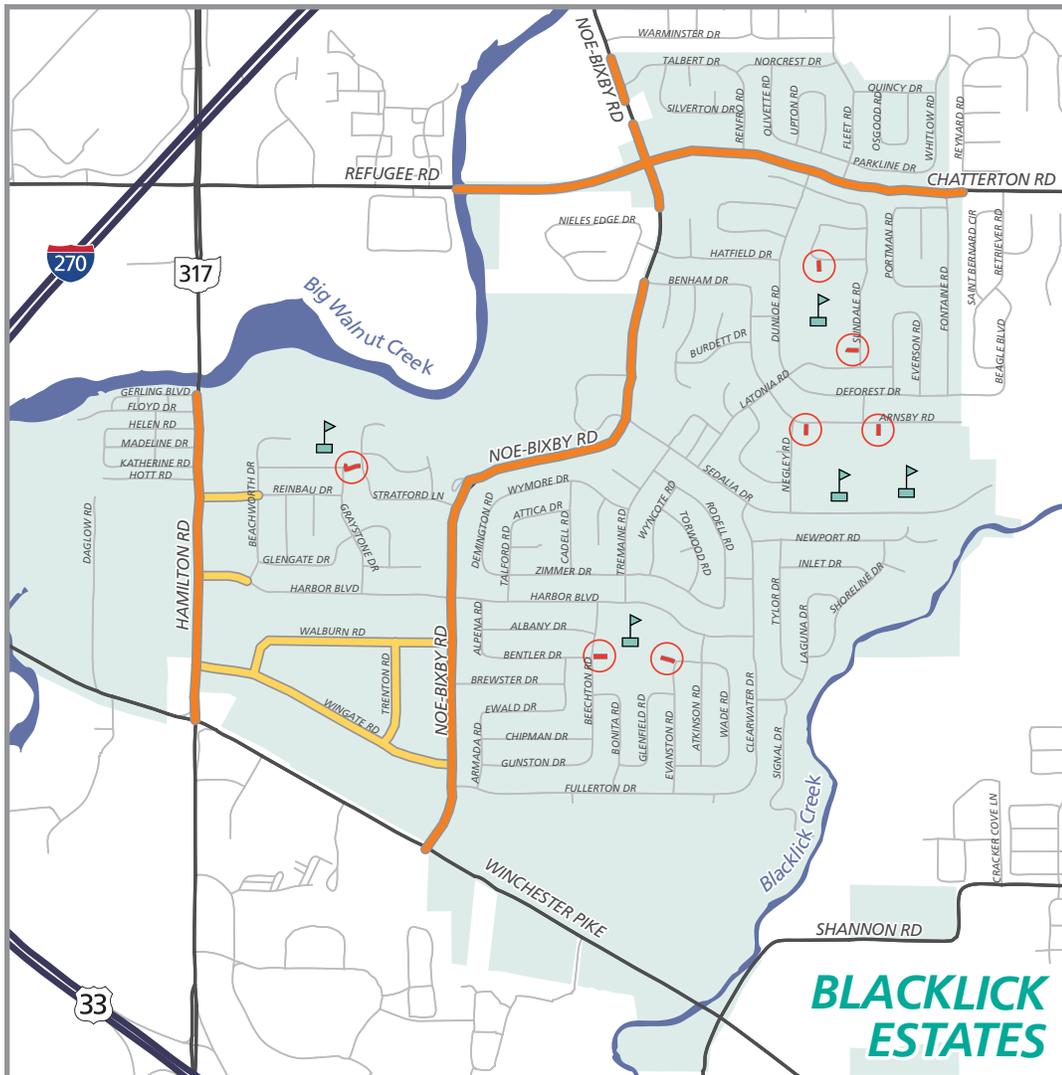


**SIDEWALK PRIORITIES MAP**

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

- Primary priority
- Secondary priority

**Sidewalk installation priorities**



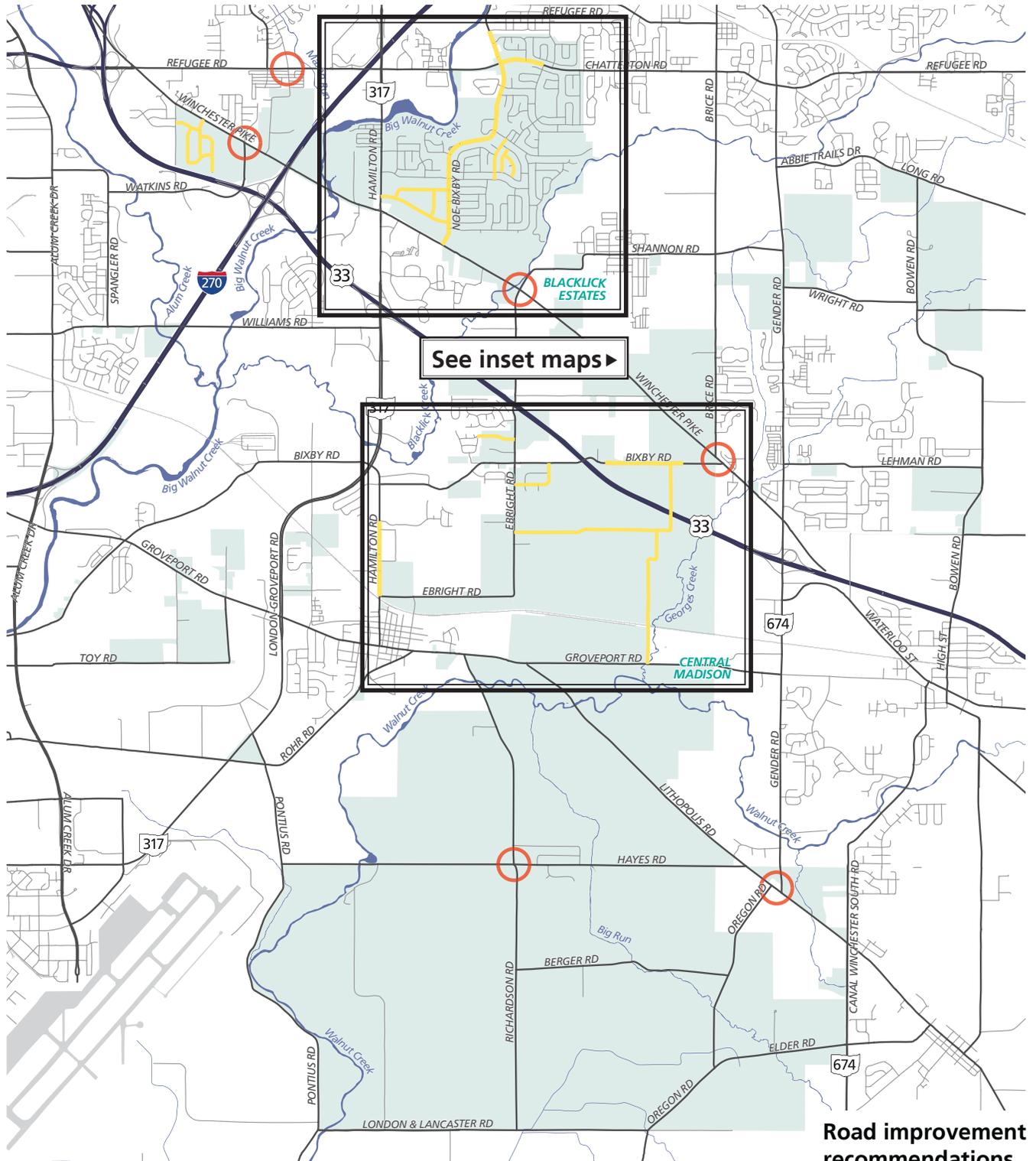
**BLACKLICK  
ESTATES**

**Sidewalk  
priorities**

- Primary priority installation
- Secondary priority installation
- Existing School Access Path
- ▣ Existing School



**BIXFORD  
ESTATES**

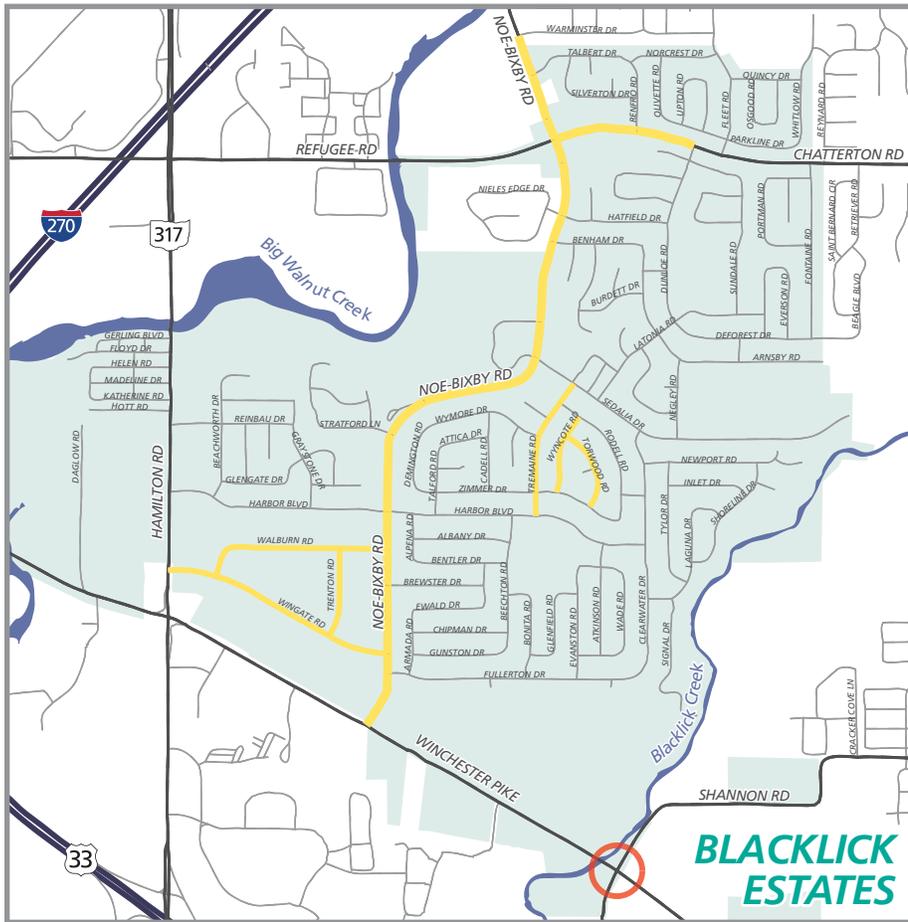


# ROAD IMPROVEMENTS MAP

The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

## Road improvement recommendations

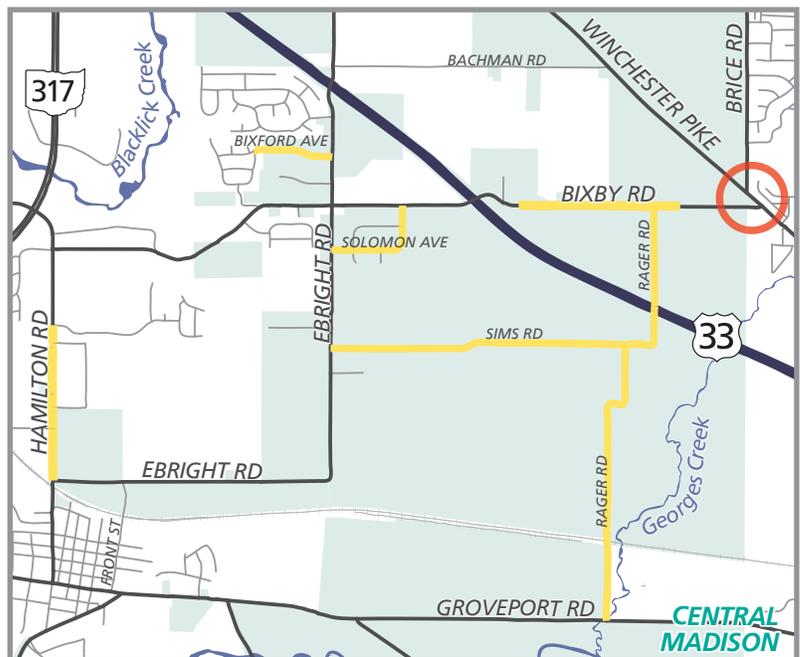
- Road
- Intersection



The map above shows anticipated road improvements in the vicinity of the proposed Bixby Road and U.S. Route 33 interchange

**Road improvement recommendations**

- Road
- Intersection



# BLACKLICK-MADISON

## SECTION 5

## IMPLEMENTATION

How will the recommendations outlined in the previous section be achieved? This section contains recommendations to ensure the plan is carried out. This section:

- Assigns responsibilities for carrying out each action
- Establishes clear lines of communication among community stakeholders
- Lays out a predictable review process to ensure new development follows the plan

These items will ensure actions are completed to achieve the community's agreed-upon vision.

### **Implementation Tables**, p. 105

Here, we identify the organizations best suited to carry out action recommendation. The tables are an easy way to see the main parties involved in the actions. Other organizations not listed may be able to help complete the actions.

### **New Development Checklist**, p. 115

This checklist will ensure that new development proposals comply with the plan's recommendations listed in *Section 4 - Recommendations*.

Once a developer completes the checklist, officials with decision-making responsibilities make sure development proposals follow the community's wishes as described in the Blacklick-Madison Area Plan.



## COMMUNITY PLAN SUCCESS

Successful implementation of the Blacklick-Madison Area Plan’s recommendations is essential in achieving the community’s shared vision. This will be made possible by:

1. Assigning responsibility
2. Establishing clear lines of communication
3. Being accountable
4. Updating the plan

### Assign Responsibility

Responsible parties for each action item are listed in the implementation table. This table clearly identifies the specific government, non-profit and private sector entities responsible for implementing each action.

Development proposals should be reviewed for consistency with the plan’s recommendations. The new development checklist helps ensure that a proposed development is in line with the plan’s recommendations. It should be used by:

- Applicants for a rezoning or variance
- Agencies and stakeholders for development review
- Franklin County Economic Development and Planning staff during internal review of zoning and variance applications
- Franklin County and Madison and Truro Township offices as community facilities and infrastructure investments are made

### Communication

Clear lines of communication between Franklin County, Madison and Truro Townships and community residents is essential for the successful implementation of the plan’s recommendations. This can be achieved by:

- Designating a township official for transmittal of development and zoning-related information
- Designating a Franklin County staff member to be responsible for monitoring and implementing the plan

- Establishing a community plan implementation committee to take responsibility for plan implementation

### Accountability

In order to track the progress of the plan’s implementation, each year a staff member from the Franklin County Economic Development and Planning Department should prepare a brief report to be presented to the Madison and Truro Township Boards of Trustees. This report should list the year’s development proposals and their conformance with the plan. It should also track progress on implementation of the plan’s proactive recommendations.

### Plan Updates

The Blacklick-Madison Area Plan will guide development for the next 10 to 20 years. It should be revisited in 4 to 5 years and amended as applicable to ensure that the document continues to represent the vision of township residents. Minor updates of the Blacklick-Madison Area Plan may be completed as necessary.

### Request to Surrounding Jurisdictions

This plan is a collection of residents’ recommendations for the future of Madison and Truro Townships. Should parts of the planning area be annexed, residents request that recommendations of this plan be followed. Please follow this request until your community has completed a public planning process for the annexed area.



*Public involvement is key to successful plan implementation*

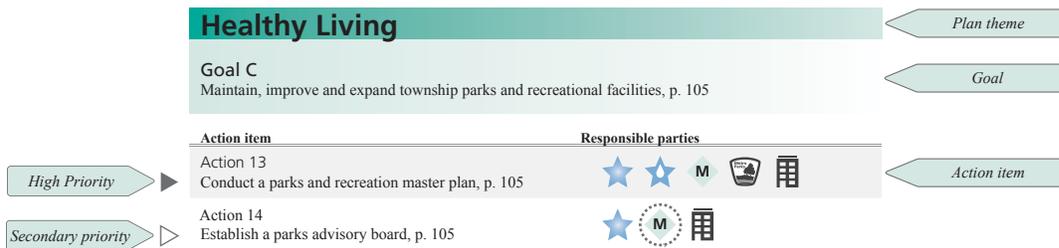
# IMPLEMENTATION TABLES

This section explains who is responsible for completing the action items listed in this plan. Community improvement depends on a network of relationships among government agencies, non-profits and the private sector. Accordingly, we attempt to identify the parties best positioned to complete the action items.

## How to use this section

We organized the action items by plan theme. Under each theme, you will find the action items from the Plan Themes section—in the same order they appear in that section. To the right of each action item we list the responsible parties: the organizations in the public, non-profit and private sectors who are best able to complete the action item.

By listing the parties we don't intend to be exclusive; other organizations are encouraged to help.



## Legend

For each plan theme, we included a key to symbols. Refer to this key to find the party that corresponds to each symbol.

Key to symbols		
Franklin County	Other government	Private sector
★ Economic Development & Planning	M Madison Township	🏠 Private property owners
★ Franklin County Soil and Water	🚗 Ohio Department of Transportation	
	🚗 Metro Parks	

**PLANNED GROWTH**

**Goal A**

Maintain residential and rural character by ensuring appropriate development, p. 60

Action item	Responsible parties
▶ <b>Action 1</b> Require compliance with the Future Land Use map, p. 60	★
▶ <b>Action 2</b> Allow only appropriate home occupations in existing neighborhoods, p. 60	★
▶ <b>Action 3</b> Facilitate the creation of neighborhood associations in Blacklick Estates and Qualstan East, p. 60	M T 🏠
<b>Action 4</b> Require infill development to conform with neighborhood character, p. 60	★ 🏠 BIA
▷ <b>Action 5</b> Develop regulations to preserve rural character, p. 61	★ ★ ★ ★ 🏠
▷ <b>Action 6</b> Revise subdivision regulations to reduce conflicts between new residents and farmers, p. 61	★ ★ 🏠
<b>Action 7</b> Encourage the preservation of agricultural barns, p. 62	★ F3 🏠

**Goal B**

Keep agriculture viable by maintaining sufficient farmland, p. 62

Action item	Responsible parties
▶ <b>Action 8</b> Revise zoning regulations to maintain and encourage farming, p. 62	★ ★ M morpc BIA F3 🏠
<b>Action 9</b> Support state-level land use regulation changes to allow the transfer of housing units, p. 63	★ M morpc F3 🏠
▷ <b>Action 10</b> Encourage farmers to enroll in Ohio Department of Agriculture farmland preservation programs, p. 64	★ M morpc F3 🏠 ODA

**Goal C**

Encourage attractive and economically viable commercial development, p. 64

Action item	Responsible parties
▶ <b>Action 11</b> Conduct a design plan for new development at the proposed U.S. Route 33 / Bixby Road interchange, p. 64	★ M 🏠
<b>Action 12</b> Encourage mixed-use development near the proposed U.S. Route 33 / Bixby Road interchange, p. 65	M

- ▶ **Action 13**  
Adopt the Smart Growth Overlay for mixed-use commercial areas, p. 66
- Action 14**  
Establish a façade improvement program, p. 66
- ▶ **Action 15**  
Partner with the Southeast Franklin County Chamber of Commerce to support small businesses, p. 66
- Action 16**  
Encourage agricultural support businesses to locate near the community, p. 66

**Goal D**

Nurture a sense of place in neighborhoods and along commercial corridors, p. 66

Action item	Responsible parties
▷ <b>Action 17</b> Install gateway signs in priority areas, p. 66	
▷ <b>Action 18</b> Install decorative, uniform street signs, p. 67	
<b>Action 19</b> Install consistent streetlights in priority areas, p. 67	
<b>Action 20</b> Incorporate the agreed-upon community identity design into new subdivision gateway signs, p. 68	

**Key to symbols**

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Madison Township	Farm Bureau	Private property owners
Engineer's Office	Truro Township	Building Industry Association of Central Ohio	
Soil and Water Conservation District	Ohio Department of Transportation	Southeast Franklin County Chamber of Commerce	
Public Health	Ohio Department of Agriculture		
	Mid-Ohio Regional Planning Commission		

**Goal E**  
Create public spaces that promote community pride and encourage residents to interact, p. 68

Action item	Responsible parties
▶ <b>Action 21</b> Establish a community gathering space in Blacklick Estates, p. 68	M T 
▶ <b>Action 22</b> Consider a levy for community gathering spaces, p. 68	 M T 
▷ <b>Action 23</b> Organize community events, p. 68	M T

**Goal F**  
Maintain quality neighborhoods by improving the housing stock, p. 68

Action item	Responsible parties
▷ <b>Action 24</b> Facilitate home rehabilitation and compatible infill housing, p. 68	 M T 
▷ <b>Action 25</b> Identify vacant and abandoned properties for improvement, p. 69	  M T
▶ <b>Action 26</b> Improve the appearance of rental homes and properties, p. 69	 M T 
▷ <b>Action 27</b> Consider enacting a residential property code, p. 69	M T 
▷ <b>Action 28</b> Direct financial assistance to help low-income families perform home maintenance and resolve code violations, p. 69	  

Key to symbols

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Franklin County	Other government	Non-profit sector	Private sector
 Economic Development & Planning	 Madison Township	 Housing Non-profits	 Private property owners
 Treasurer's Office	 Truro Township		
 Board of Elections	 Mid-Ohio Regional Planning Commission		

## HEALTHY LIVING

### Goal A

Expand recreational facilities and opportunities for physical activity, p. 82

Action item	Responsible parties
<p>▶ <b>Action 1</b> Establish new parks and playgrounds in Blacklick Estates, p. 82</p>	
<p>▷ <b>Action 2</b> Encourage physical activity, p. 82</p>	
<p>▶ <b>Action 3</b> Provide connections to existing parks and bikeways, p. 82</p>	

### Goal B

Ensure the community has accessible developments that are energy efficient with healthy living areas., p. 83

Action item	Responsible parties
<p>▶ <b>Action 4</b> Require conformance with AWARE sustainability and universal design standards, p. 83</p>	
<p><b>Action 5</b> Provide information to property owners about energy efficiency programs and alternative energy sources, p. 84</p>	
<p><b>Action 6</b> Require new residential development within airport noise areas to comply with noise reduction standards, p. 84</p>	

### Goal C

Protect the natural environment from negative impacts of development, p. 84

Action item	Responsible parties
<p>▶ <b>Action 7</b> Use recycled and sustainably harvested products in new construction, p. 84</p>	
<p>▶ <b>Action 8</b> Require the use of stormwater best management practices, p. 84</p>	
<p>▶ <b>Action 9</b> Adopt regulations creating a stream buffer zone along Big Walnut Creek, Walnut Creek and their tributaries, p. 85</p>	
<p>▷ <b>Action 11</b> Support the acquisition and protection of wildlife habitats, open space and sensitive land along creeks, p. 85</p>	
<p>▷ <b>Action 12</b> Encourage farmers to enroll in conservation programs administered by the United States Department of Agriculture's Farm Service Agency, p. 85</p>	

**Goal D**  
Promote environmental awareness and stewardship, p. 86

Action item	Responsible parties
<p><b>Action 13</b> Build and maintain relationships with local watershed groups, p. 86</p>	
<p><b>Action 14</b> Sign the Central Ohio Green Pact, p. 86</p>	
<p><b>Action 15</b> Mark storm drains to educate residents, p. 86</p>	

**Goal E**  
Support a sustainable local food system, p. 86

Action item	Responsible parties
<p><b>Action 16</b> Establish a neighborhood farmers market, p. 86</p>	
<p><b>Action 17</b> Identify and convert under utilized sites to community gardens, p. 87</p>	
<p><b>Action 18</b> Establish educational gardening programs at schools, p. 87</p>	
<p><b>Action 19</b> Implement recommendations of the Central Ohio Local Food Assessment and Plan, p. 87</p>	
<p><b>Action 20</b> Support farming by providing information on the economic benefits and markets available for specialty crops, p. 88</p>	
<p><b>Action 21</b> Create incentives for farmers to convert to specialty crops, p. 88</p>	

**Key to symbols**

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Madison Township	Farm Bureau	Private property owners
Engineer's Office	Truro Township	Friends of Big Walnut Creek	Farmers
Soil and Water Conservation District	Ohio Department of Transportation	Food Non-profits	
Treasurer's Office	Ohio Department of Agriculture	Building Industry Association of Central Ohio	
	Metroparks	Columbus Regional Airport Authority	
	Groveport-Madison Schools	Housing Non-profits	
	City of Columbus	Bicycle Advocacy Groups	
	Mid-Ohio Regional Planning Commission		

**TRAVEL OPTIONS**

**Goal A**

Establish and maintain a complete network for pedestrian traffic, p. 90

Action item	Responsible parties
<p>▶ <b>Action 1</b> Install new sidewalks and improve crossings in targeted areas according to the Sidewalk Priorities map, p. 90</p>	
<p>▷ <b>Action 2</b> Maintain and improve existing sidewalks, p. 90</p>	
<p><b>Action 3</b> Install sidewalks to encourage walking and improve pedestrian connectivity, p. 90</p>	
<p><b>Action 4</b> Use pedestrian-friendly design within shopping centers and commercial areas, p. 90</p>	
<p>▷ <b>Action 5</b> Complete a Safe Routes to School Travel Plan, p. 90</p>	
<p>▷ <b>Action 6</b> Maintain and improve school access paths as shown on the Sidewalk Priorities map, p. 91</p>	

**Goal B**

Develop a complete bicycle network for recreation and transportation, p. 91

Action item	Responsible parties
<p>▶ <b>Action 7</b> Use the Bikeways map to guide development of an area-wide bicycle network, p. 91</p>	
<p>▶ <b>Action 8</b> Provide connections to existing bikeways, p. 91</p>	
<p><b>Action 9</b> Require new development to provide easements to accommodate shared use paths, p. 92</p>	
<p><b>Action 10</b> Require the installation of bicycle racks for all new commercial development, p. 92</p>	
<p>▷ <b>Action 11</b> Add bicycle parking at parks, p. 92</p>	

**Goal C**

Support a transit network that offers access to sufficient destinations and frequent service, p. 92

**Action item**

**Responsible parties**

<p>▶ <b>Action 12</b> Improve pedestrian infrastructure near bus stops, p. 92</p>	
<p><b>Action 13</b> Improve existing bus stops and shelters, p. 93</p>	
<p>▶ <b>Action 14</b> Encourage COTA to establish a circulator route serving Blacklick Estates, Edgewater Park and Marwick Estates, p. 93</p>	

**Goal D**

Maintain a safe, well-connected automobile network, p. 93

**Action item**

**Responsible parties**

<p>▶ <b>Action 15</b> Use the Road Improvements map to guide road and intersection improvements, p. 94</p>	
<p>▷ <b>Action 16</b> Adopt a Complete Streets policy for future road improvements, p. 94</p>	
<p>▶ <b>Action 17</b> Reduce the impacts of the U.S. Route 33 / Bixby Road Interchange on existing residents, p. 94</p>	

**Key to symbols**

Franklin County	Other government	Non-profit sector	Private sector
Economic Development & Planning	Madison Township		Private property owners
Engineer's Office	Truro Township		
	Ohio Department of Transportation		
	Metroparks		
	Groveport-Madison Schools		
	City of Columbus		
	Central Ohio Transit Authority		
	Mid-Ohio Regional Planning Commission		



# NEW DEVELOPMENT CHECKLIST

## BLACKLICK-MADISON AREA PLAN

**PURPOSE**

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Blacklick-Madison Area Plan.

**DIRECTIONS**

1. Fill out the first section for all new developments
2. Fill out the commercial development section if applicable
3. Fill out the Project Information box and return this checklist to us with your development application

**ALL NEW DEVELOPMENT:**

	Yes	No	n/a	Notes
Matches Future Land Use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes sidewalks where indicated on the Sidewalk Priorities map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides sufficient rights-of-way for bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from environmentally sensitive areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses stormwater best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides connections to existing bikeways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Complies with the <i>AWARE</i> standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses building materials that promote healthy indoor air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Compensates for lost floodplain storage capacity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

NEW RESIDENTIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Is clustered to protect open space/environmental features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is set back from scenic corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses shared-access points	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses site design techniques to preserve rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Conforms to neighborhood character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides a buffer to existing agricultural uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes plat notes about nearby agricultural uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Incorporates Community Identity design in subdivision gateway signs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
NEW COMMERCIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Conforms to the Smart Growth Overlay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates bicyclists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Accommodates transit users	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides appropriate buffering, setbacks or screening from adjacent residential uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Limits and mitigates floodplain development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes attractive façades and signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Conforms to site design concepts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

PROJECT INFORMATION	
Case No.	
Project name	
Address	
Phone	Fax
Email address	
Checklist completed by:	
Signature	

# ACKNOWLEDGEMENTS

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Blacklick-Madison Area Plan:

Greg Bachman, *Pickerington Engineering Department*  
 Robert J. Bates, *Madison Township Fire Department*  
 Ted Beidler, *Franklin County Engineer's Office*  
 Gary Beppler, *Blacklick-Madison Area Plan Working Committee*  
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 Susan Brobst, *Madison Township*  
 Dave Burgei, *Fairfield County Auditor's Office*  
 Gary "Dane" Clark, *Blacklick-Madison Area Plan Working Committee*  
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 Terry Spangler, *Madison Township Road Department*  
 Robert Stapleton, *Truro Township*  
 Mike Stokes, *Blacklick-Madison Area Plan Working Committee*  
 Chris Strayer, *Canal Winchester Development Department*  
 Barbara Strussion, *Truro Township*  
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The project team also thanks the community members who attended our public input meetings

Produced by:



Economic Development and Planning Department  
150 South Front Street  
FSL Suite 10  
Columbus, Ohio 43215

Tel. 614-525-3094  
Fax 614-525-7155  
[www.franklincountyohio.gov/edp](http://www.franklincountyohio.gov/edp)