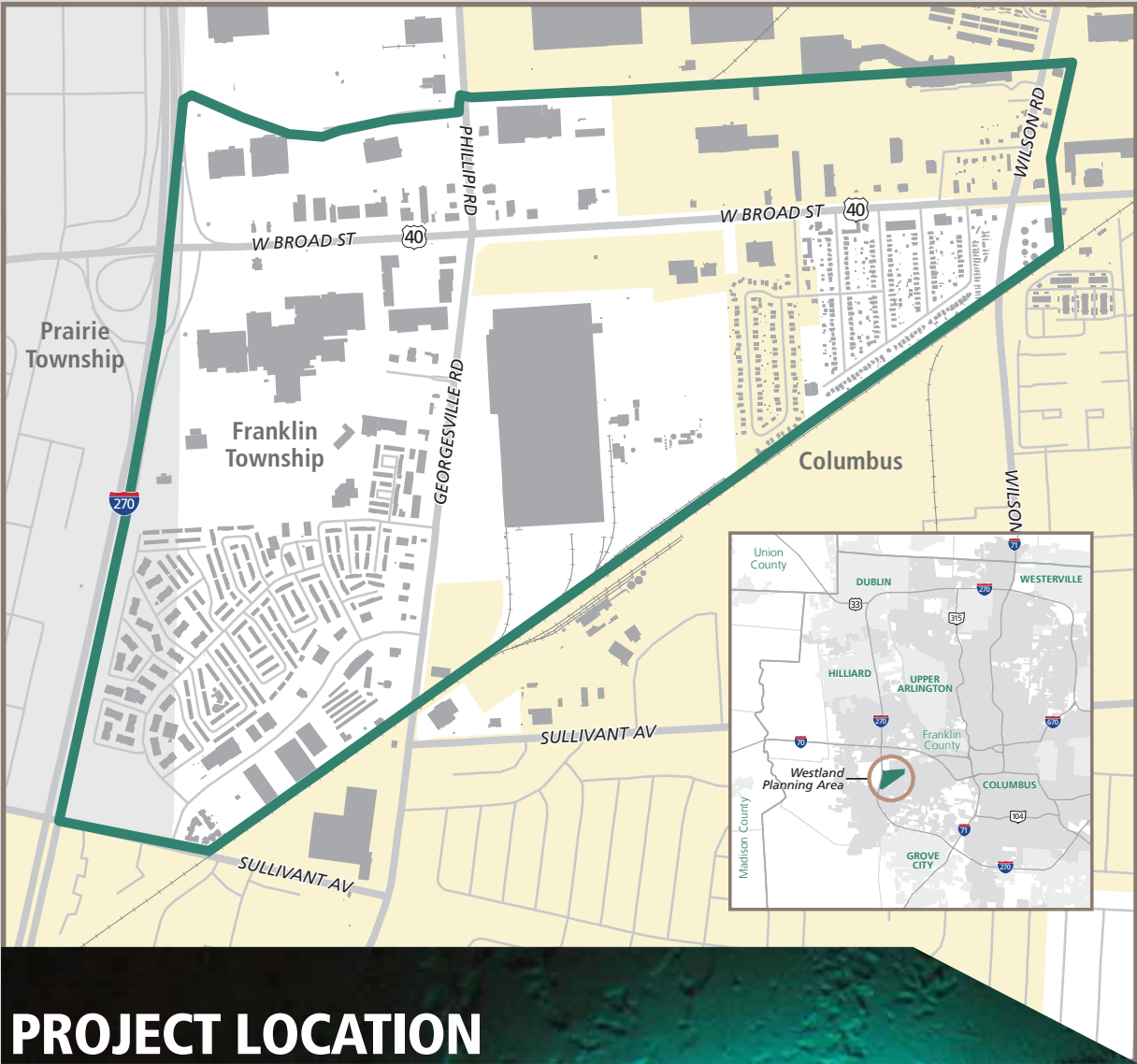




Franklin and Prairie Townships, Franklin County, Ohio

WESTLANDAREA

INTERIM DEVELOPMENT FRAMEWORK



PROJECT LOCATION

WESTLAND TAKING SHAPE

In May 2010, Ohio voters passed State Issue 2, authorizing construction of a casino on the former GM-Delphi site at West Broad Street and Georgesville Road.

A wide range of area stakeholders have formed a coalition known as the Weston Development Partners. This group aims to work collaboratively and openly to develop a plan for how the Westland Area will take shape over the next several years, using the projected \$400 million casino development as a catalyst for area-wide redevelopment.

The Westland Area Interim Development Framework is the first step in planning for this area. The framework has two components:

Interim Development Principles: Goal-oriented statements describing desired characteristics of future development.

Future Land Use Map: Designates the community’s desired land uses for particular properties within the planning area boundary.



INTERIM DEVELOPMENT PRINCIPLES

1. ECONOMIC REVITALIZATION

- a. Jobs creation, in partnership with business and public interests
- b. Increase commercial, industrial and residential occupancy rates
- c. Greater balance of land uses, including office and residential, in keeping with the future land use map
- d. Appropriate mix of business for sustained growth
- e. Leverage casino investment to attract complementary commercial investment

2. URBAN DESIGN EXCELLENCE

- a. Create a plan for an attractive, sustainable district employing best planning practices for renovation of distressed commercial, industrial and residential areas
- b. Development patterns will include mixed uses, walkable pedestrian connectivity, connection to bike-ways, compact development, reduced parking footprint, transit facilities, tree-lined streets, brownfield redevelopment and universal accessibility
- c. Development standards for new buildings and facilities will be developed to ensure consistent high quality

3. COMMUNITY QUALITY OF LIFE

- a. Engage residents in the redevelopment efforts and ongoing commitment to a higher quality of life
- b. Seek to fill casino and related business positions with the local workforce
- c. Reduce crime
- d. Support diversity within the west side community population and promote neighborhood stability
- e. Build community identity through district identification and branding

4. GREEN COMMITMENT

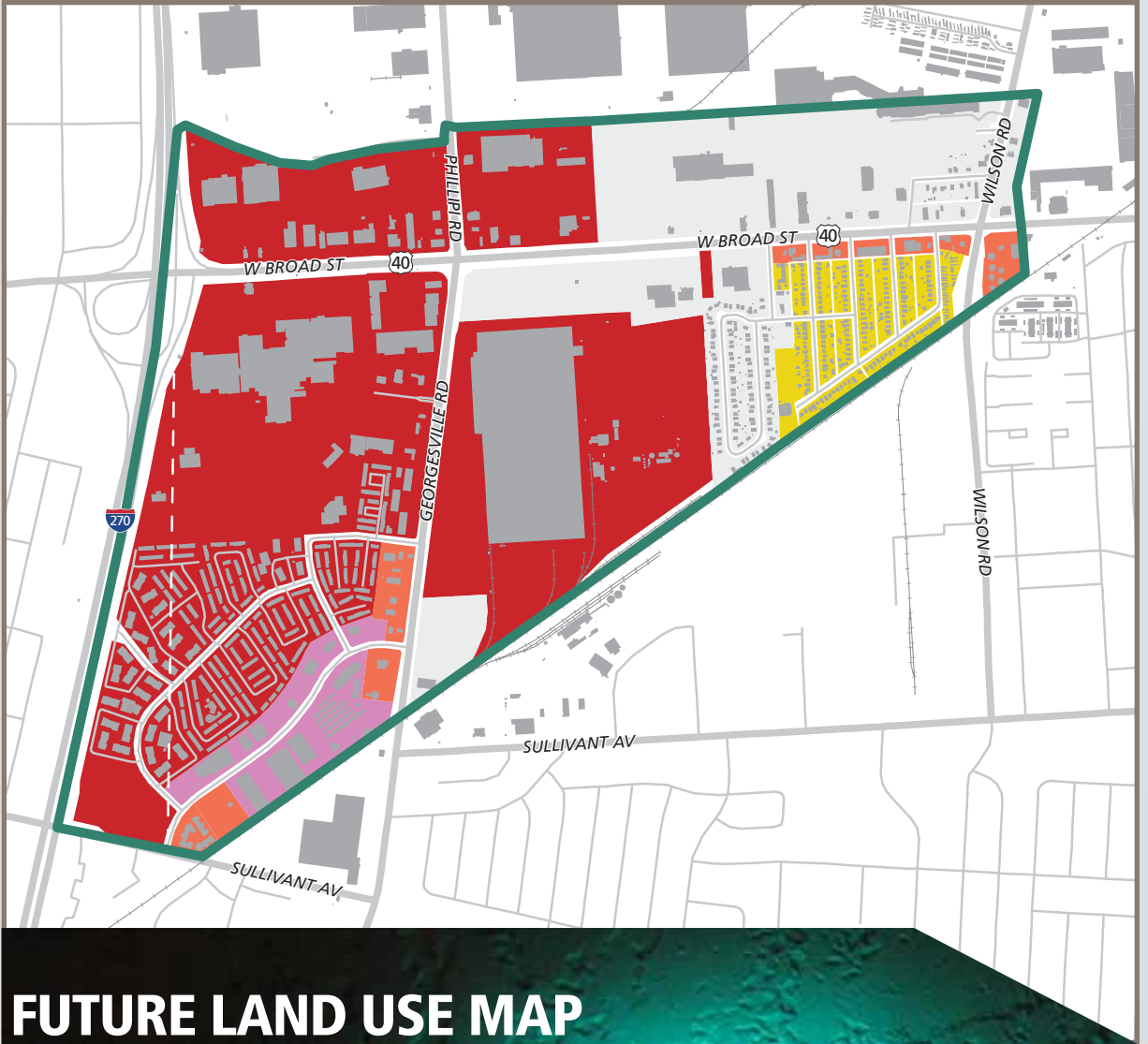
- a. Use of environmental and energy best practices in all elements of investment and redevelopment
- b. Development strategies will embrace sustainable design, including green buildings, storm water management, waste management, alternative energy sources, light pollution reduction and green infrastructure

About the development principles

These development principles represent the community's desired future—how new development looks, how it accommodates each mode of transportation and how it fits within the entire community's context.

How we use the development principles

Franklin County boards, commissions and staff will evaluate development proposals based on their compliance with the principles above and the future land use map on the facing page.



LAND USE CATEGORY DESCRIPTIONS



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



Commercial: Limited range + Multifamily

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 + Multifamily

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 from office, industrial, storage and warehousing.



Columbus

Areas located within the city of Columbus. These parcels are not subject to regulation by Franklin County.

Franklin Township Zoning Districts												
Land Use Category	Residential						Commercial				Industrial	
	R-24	R-12	R-8	R-4	R-2	R-1	CS	CC	NC	SO	LI	RI
Medium Density Residential			•	•	•							
Commercial Limited range + Multifamily	•								•	•		
Commercial Full range + Multifamily	•						•	•	•	•		
Light Industrial + Office										•	•	•

Prairie Township Zoning Districts												
Land Use Category	Residential						Commercial				Industrial	
	MFR-12	R-8	R-6	R-4	R-2	SER	AB	GB	LB	SO	M-2	M-1
Commercial Full range + Multifamily	•						•	•	•	•		
Light Industrial + Office										•		•

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

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

CORRESPONDING ZONING DISTRICTS

ABOUT THE CORRESPONDING ZONING DISTRICTS TABLE

What it is: The Westland Area Interim Development Framework’s future land use map 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

FRANKLIN TOWNSHIP

Residential

- R-24: Multifamily apartment
- R-12: Urban residential
- R-8: Restricted urban residential
- R-4: Suburban residential
- R-2: Limited suburban residential
- R-1: Restricted suburban residential

Commercial

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

Industrial

- LI: Limited Industrial
- RI: Restricted Industrial

PRAIRIE TOWNSHIP

Residential

- R-24: Multifamily residential
- R-8: High density residential
- R-6: Medial density residential
- R-4: Medium low density residential
- R-2: Low density residential
- SER: Suburban estate residential

Commercial

- AB: Accommodation Business
- GB: General Business
- LB: Local Business
- SO: Suburban Office

Industrial

- M-2: Heavy Manufacturing
- M-1: Light Manufacturing

Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-462-3094
Fax 614-462-7155
www.franklincountyohio.gov/edp

Adopted June 8, 2010

Westland Area Interim Development Framework

Project manager
Benjamin Weiner

Project team
Louis Clayton
Devin Keithley
Chelsea Weber