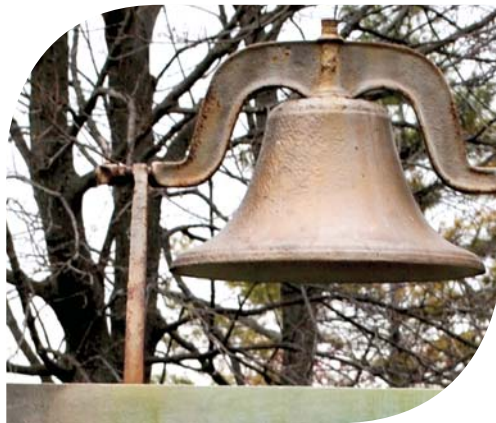


SCIOTO-FRANKLIN NEIGHBORHOOD PLAN

Franklin Township, Franklin County, Ohio



Commissioners
Marilyn Brown
Paula Brooks
John O'Grady



Produced by:



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Scioto-Franklin Neighborhood Plan

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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.

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Scioto-Franklin Neighborhood Plan

Franklin Township, Franklin County, Ohio

Adopted August 9, 2011

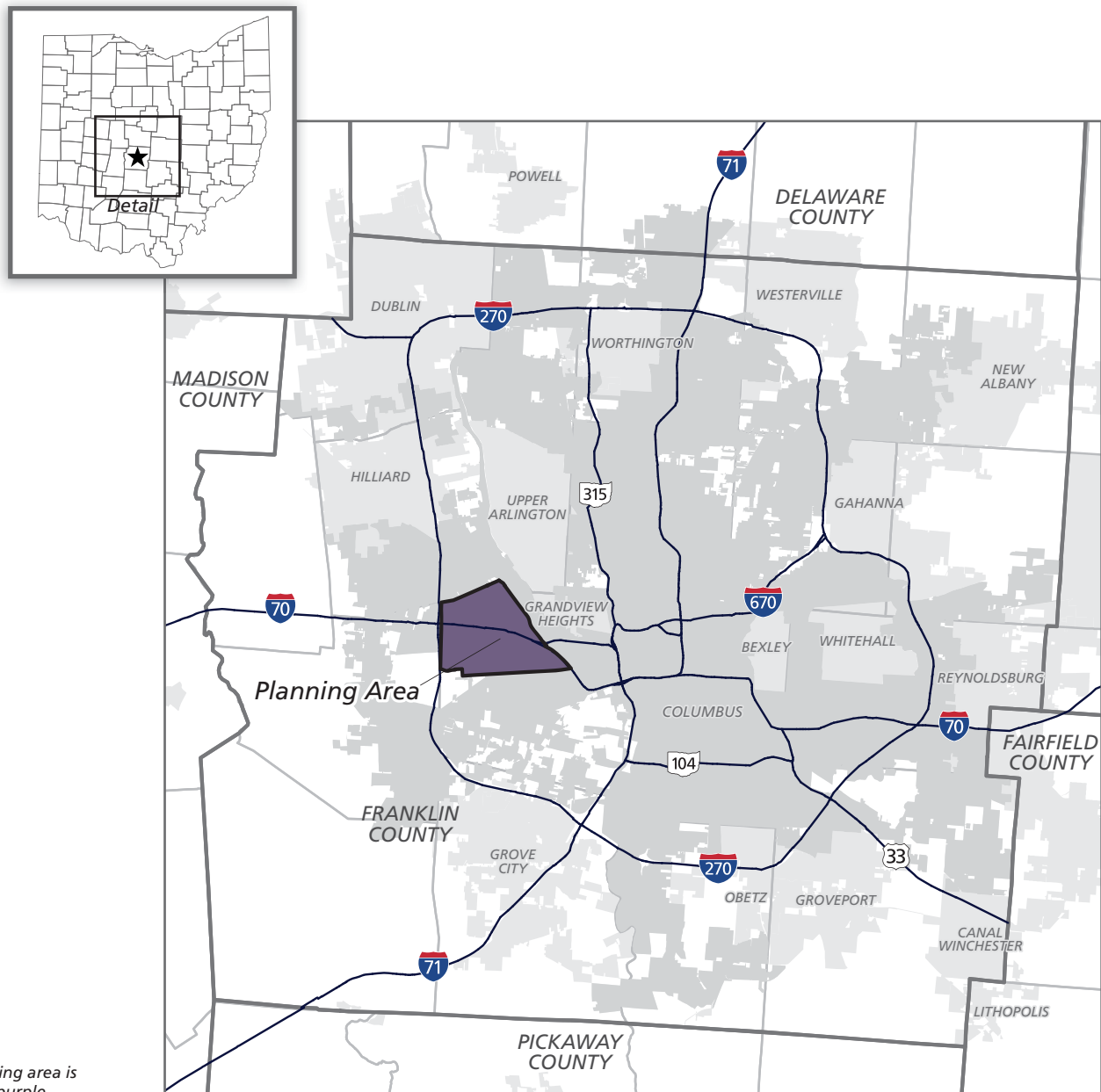


Commissioners

Marilyn Brown
Paula Brooks
John O'Grady

Franklin Township Board of Trustees

Timothy Guyton, *Chairman*
Paul Johnson
Donald Cook
Lisa Morris, *Fiscal Officer*



The planning area is shown in purple

REGIONAL MAP

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 the 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 community then gives input on that vision. We then take that feedback and incorporate it into the plan.

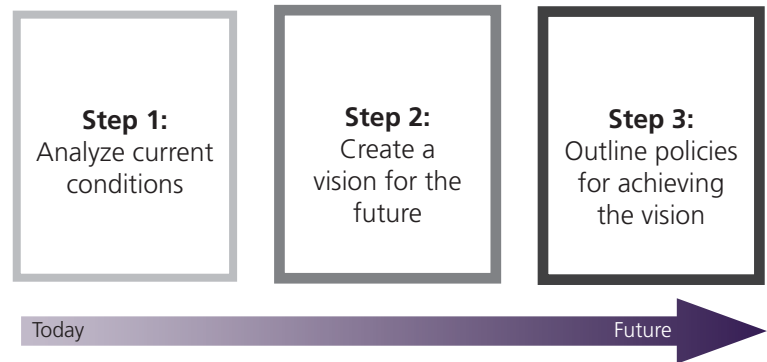
The third step is outlining policies to achieve the agreed-upon vision. We then incorporate feedback, ensuring the plan's recommendations reflect the community's desires for the future.

The recommendations

This plan contains two types of recommendations: maps and development guidelines.

Maps: These indicate where new development should go, what types of new bikeways are needed and what the priorities are for new sidewalks.

Development Guidelines: These describe the desired characteristics of new development,



such as maintaining neighborhood character and promoting a pedestrian-friendly environment.

By following the recommendations outlined in the maps and development guidelines, the community will be able to reach its desired future.

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Future Land Use 11

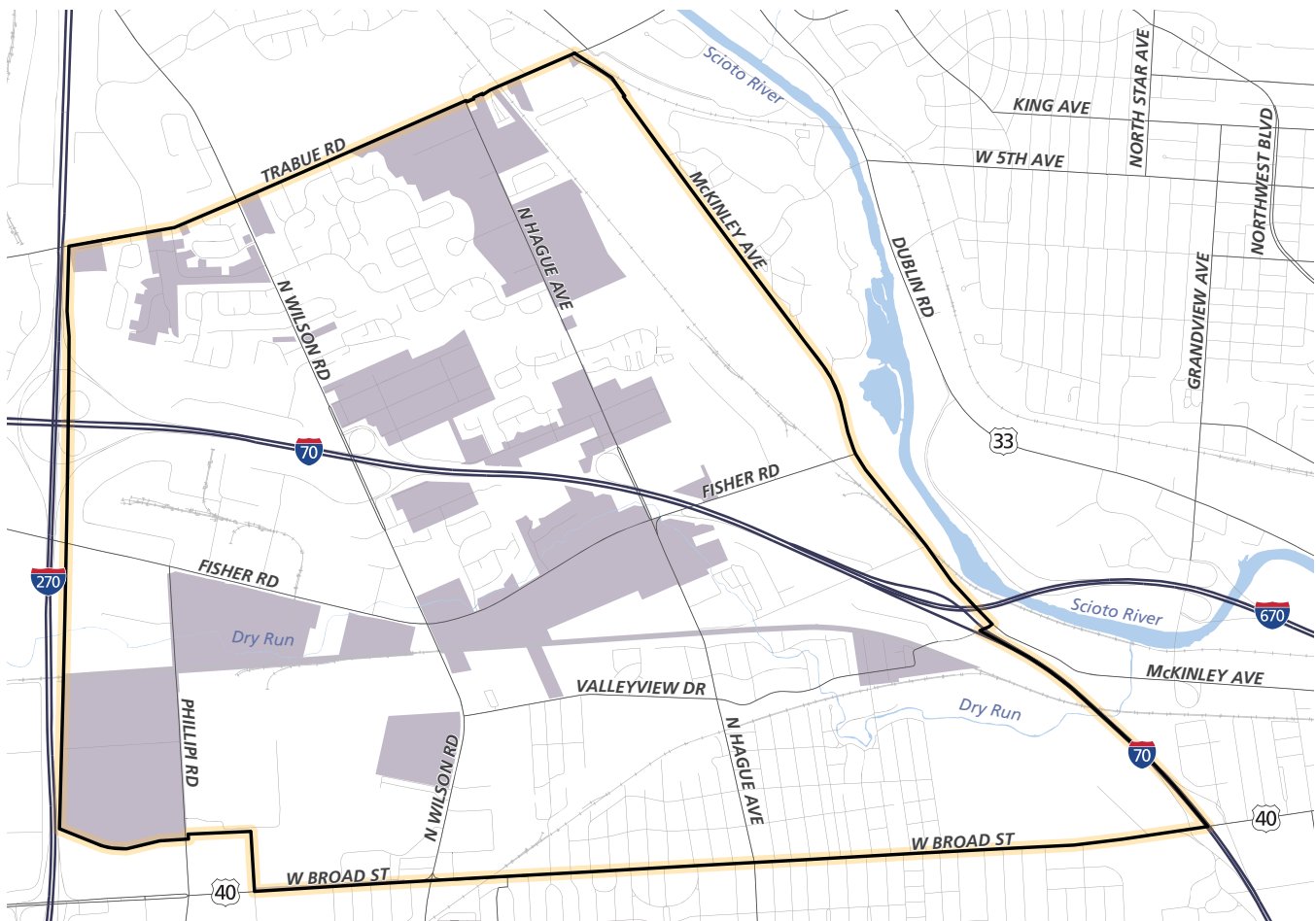
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Unincorporated areas where the plan's recommendations apply



PLANNING AREA MAP

CURRENT CONDITIONS



One of the first steps in creating a plan is finding out what a community is like today, also called the current conditions.

We gathered information by interviewing stakeholders and making visual assessments. Current conditions for the planning area, as shown in the map on the opposite page, are discussed below.

Generalized Current Conditions

The following characteristics are general observations of the planning area as a whole.

Land Use: The majority of the planning area is residential. Industrial uses are concentrated south of Fisher Road. Mixed-use commercial corridors exist on Trabue Road, Valleyview Drive and Wilson Road.

Bikeways: There are no bicycle facilities within the planning area.

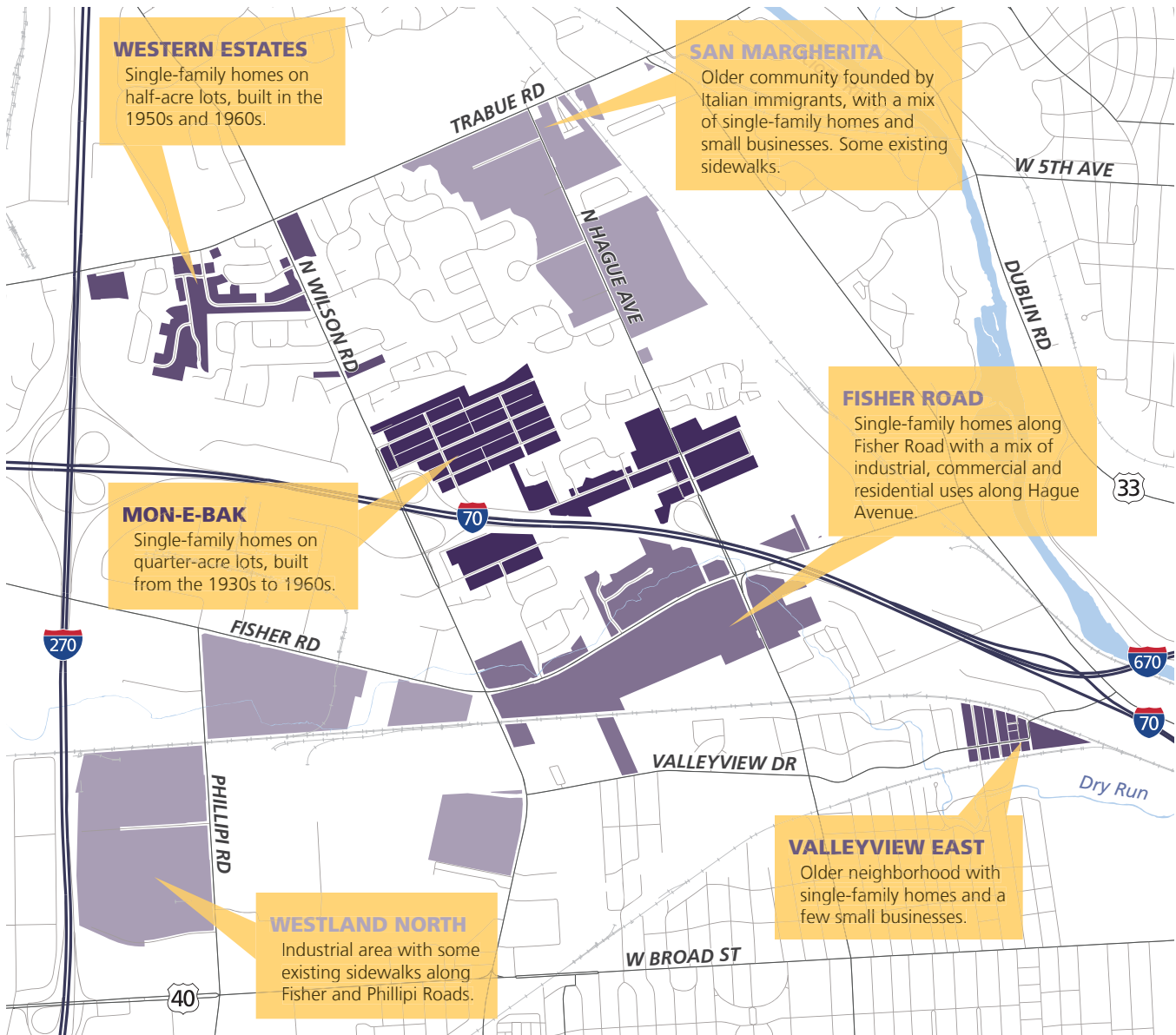
Sidewalks: Few sidewalks exist within the planning area, though most adjoining Columbus neighborhoods have sidewalks. Most main roads lack sidewalks.

Transit: Two Central Ohio Transit Authority bus lines serve the planning area. The No. 5 bus serves Trabue Road and the No. 68 bus serves Hague Avenue and Trabue Road.

Current Conditions by Neighborhood

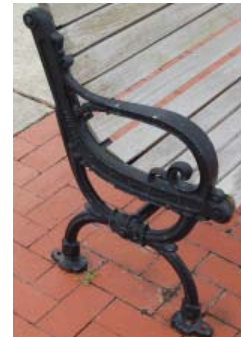
We divided the planning area into six neighborhoods to better analyze specific conditions and characteristics, such as the presence of sidewalks or particular land uses. These neighborhoods are: San Margherita, Mon-E-Bak, Western Estates, Fisher Road, Westland North, and Valleyview East.

Current conditions for these individual neighborhoods are shown on the map on the following page.



CURRENT CONDITIONS MAP

RECOMMENDATIONS



The recommendations on the following pages are used to achieve the community's vision for the future. They include a series of maps and development guidelines that will shape community growth over the next 10 to 20 years.

How they were developed: The recommendations in this document are based on an analysis of the current conditions as well as input from a public meeting held on March 22, 2011 at North Franklin Elementary School.

How they are used: When a development proposal is made, boards and commissions use the land use recommendations and development guidelines to ensure that the proposal fits the community's vision. They can also use the bike-ways and sidewalks maps to determine where to invest capital improvement funds.

The recommendations are composed of four parts: a future land use map, development guidelines, a bikeways map, and a sidewalk priorities map.



LAND USE CATEGORY DESCRIPTIONS

*Use this page in conjunction with the
Corresponding Zoning Districts on page 12*



Low Density Residential

Allowed land uses: Single-family homes.

Density: Maximum of 2 units per acre.



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.



High Density Residential

Allowed land uses: Townhomes and multi-unit buildings.

Density: Minimum of 8 units per acre, maximum of 24 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 + Residential

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



Stream buffer

Environmentally-sensitive area that includes waterways and the 100-year floodplain.

Prohibited land uses: construction, parking lots, and dredging or filling.

Allowed land uses: passive recreation and trails.

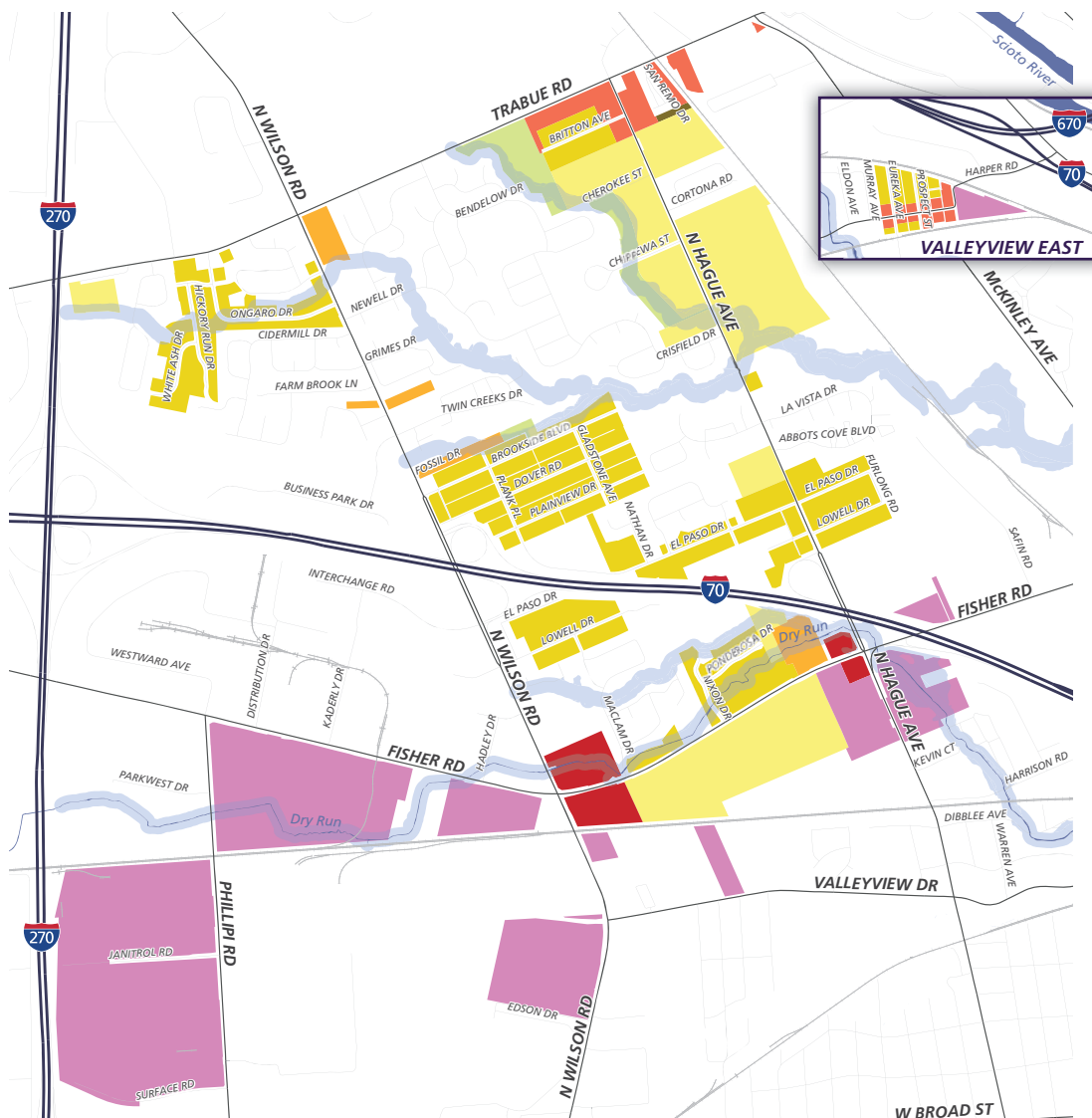
Future Land Use map

What it is: This map shows where the community wants to see specific land uses in the future.

Why we need it: The future land use map is used when a property owner proposes a new development or redevelopment. If the proposal requires a rezoning, officials reviewing the proposal can see whether it matches the community's vision for their future.

Future land use

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










FUTURE LAND USE MAP

Use this map in conjunction with the Land Use Category Descriptions on page 10

CORRESPONDING ZONING DISTRICTS

Use this page in conjunction with the
Land Use Category Descriptions on page 10

Land Use Category	Zoning Districts											
	Residential						Commercial				Industrial	
	R-24	R-12	R-8	R-4	R-2	R-1	CS	CC	NC	SO	LI	RI
 Low Density Residential					•	•						
 Medium Density Residential			•	•	•							
 High Density Residential	•	•	•									
 Office + Residential	•	•	•	•						•		
 Commercial Limited range + Residential	•	•	•	•					•	•		
 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 Scioto-Franklin Neighborhood Plan'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

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

DEVELOPMENT GUIDELINES

What they are: These development guidelines represent the community’s desired future—how new development should look, how it accommodates each mode of transportation and how it fits within the neighborhood’s character.

Why we need them: Franklin County boards, commissions and staff will evaluate development proposals based on their compliance with the development guidelines below and the Future Land Use map on page 11.

GREAT NEIGHBORHOODS

- Maintain and encourage an appropriate mix of residential and commercial uses in mixed-use commercial areas, designated on the future land use map on page 11
- Maintain neighborhood character with appropriate building design and compatible land uses
- Protect residential neighborhoods from conflicting uses by following the future land use map

SMART BUILDING DESIGN

- Orient commercial buildings toward the street
- Maintain compatible building heights and architectural styles in commercial areas
- Reduce front yard setbacks in commercial areas to create a more walkable environment

SAFE TRAVEL

- Provide pedestrian and bicycle access to new commercial development by including sidewalks and bicycle parking
- In mixed-use commercial areas use shared parking to reduce development costs and avoid environmental damage while providing adequate parking
- Place off-street parking lots to the side or rear of buildings to provide safe and easy access for both pedestrians and automobiles

CLEAN ENVIRONMENT

- Develop away from floodplains and waterways to protect property owners, prevent pollution and preserve natural resources
- Use stormwater best management practices and green infrastructure, including on-site stormwater infiltration, to limit the pollution entering our waterways

TYPES OF PROPOSED BIKEWAYS



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



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



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.



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

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.

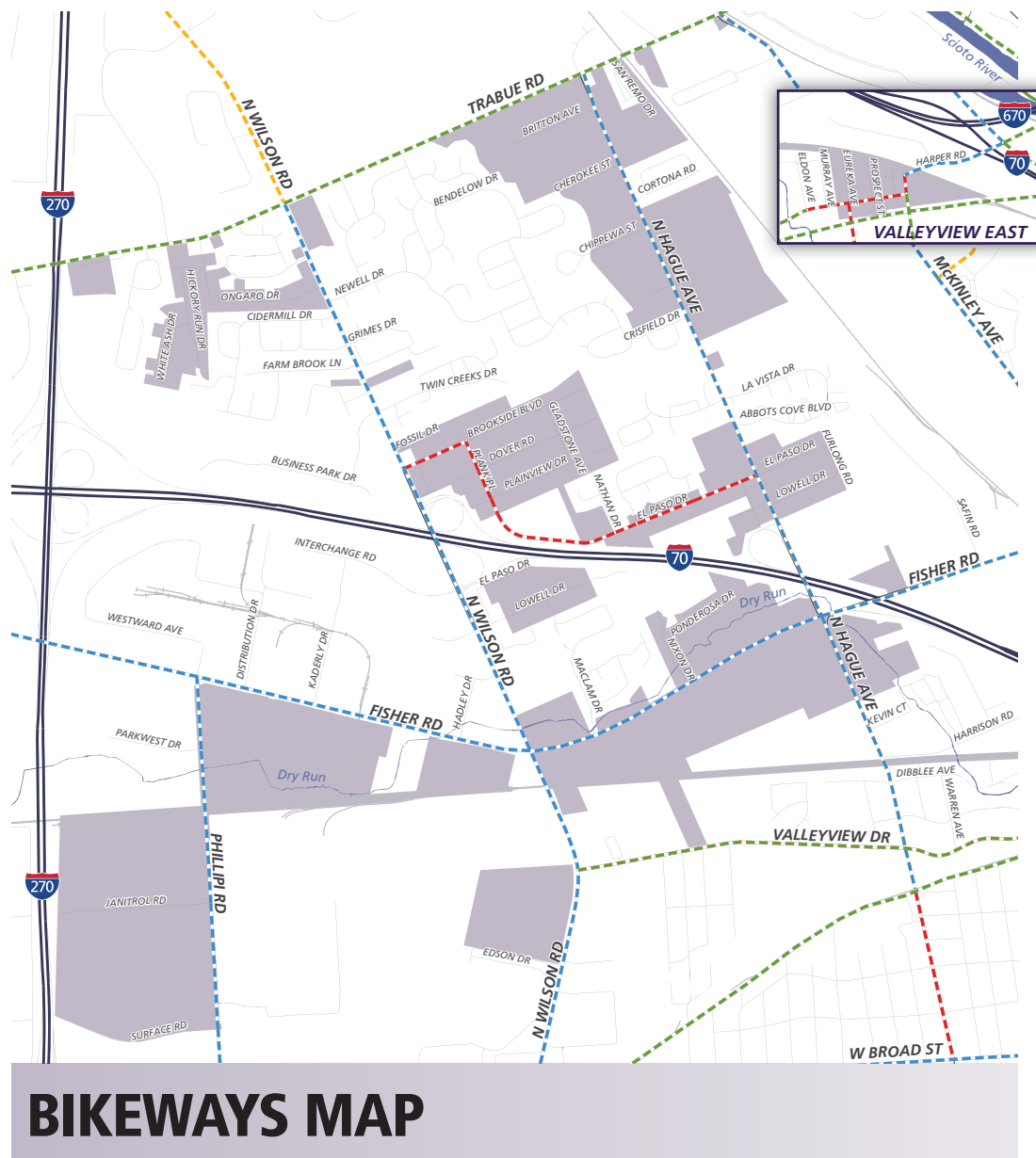
Why we need it: Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Franklin Township and throughout central Ohio.

In addition to Scioto-Franklin bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan and MORPC Regional Bikeways Plan.

Bikeways

(dashed lines are proposed)

- Shared use path
- Bicycle lane
- Signed shared roadway
- Paved shoulder



Sidewalk installation priorities

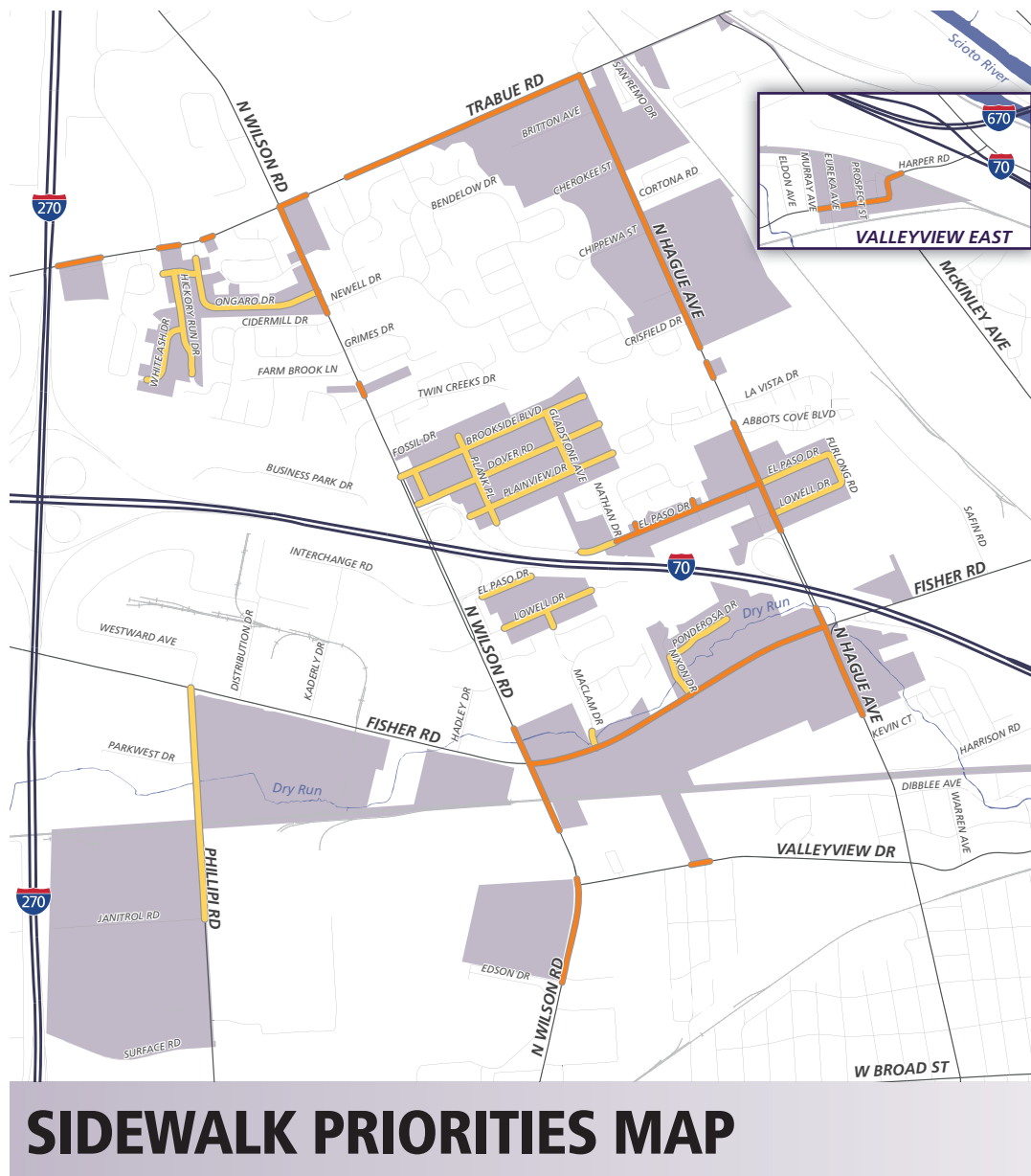
- Primary priority
- Secondary priority

Sidewalk priorities map

What it is: This map shows areas where the community would like new sidewalks.

Why we need it: Installing sidewalks costs money. Realizing that funds are limited, this map prioritize sidewalks. Primary priorities are sidewalks that should be installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. All new commercial development should install sidewalks as well.

The primary and secondary priorities reflect the community's stated desires for new sidewalks.



NEW DEVELOPMENT CHECKLIST

SCIOTO-FRANKLIN NEIGHBORHOOD 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 Scioto-Franklin Neighborhood 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"/>	
Is consistent with neighborhood character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Avoids environmentally sensitive areas such as floodplains and waterways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Uses stormwater best management practices including on-site stormwater infiltration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides sufficient right-of-way for bikeways where indicated on the Bikeways 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"/>	

Continued on next page ►

NEW COMMERCIAL DEVELOPMENT:				
	Yes	No	n/a	Notes
Orients buildings toward the street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is compatible in building height and architectural style with the surrounding structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Is minimally set back from the street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Provides access to pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Includes bicycle parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Shares parking with nearby businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Places off-street parking to the side or rear of the principal structure	<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 Scioto-Franklin Neighborhood Plan:

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