



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

Meeting Agenda

Blacklick-Madison Area Plan

March 14, 2011

1. Welcome and Introductions
2. Brief review of our progress
3. Public Meeting recap and results
4. Review of policy recommendations
 - a. Feedback on select recommendations
 - b. Supplemental farmland preservation and local foods ideas
5. Implementation brainstorming discussion
6. Public meeting:
 - a. Date and time: Monday, April 4, 2011, 6:30 p.m. to 8:00 p.m.
 - b. Location: Asbury United Methodist Church, 4760 Winchester Pike
 - c. Meeting purpose and outline
 - d. Promotion/outreach
7. Final meetings
 - a. Working Committee: Monday, July 18 at 6:30 p.m.
 - b. Public Meeting: August 22 (tentative)
8. Homework
 - a. Any further feedback on policy recommendations
 - b. Execute public meeting promotional responsibilities
 - c. Attend public meeting on April 4

Next working committee meeting:

Monday, July 18, 2011

6:30 p.m. to 8:00 p.m.

Madison Township Community Center

4575 Madison Lane

Working Committee Meeting #3

March 14, 2011



Welcome and Introductions

- Ben Weiner, Project Manager
- Matt Brown, Planner
- Devin Keithley, Intern
- Anna Thomas, Assistant

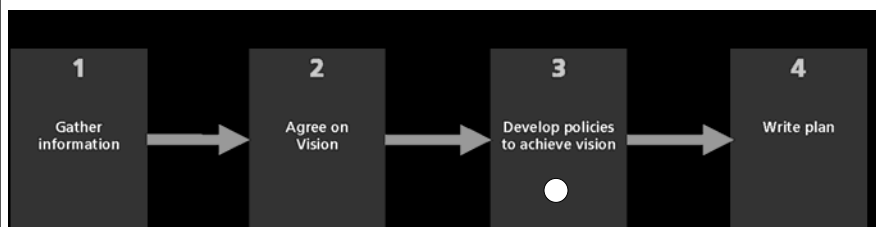
- Communication/web feedback

Tonight's meeting

- Project progress
- Public Meeting Results
- Policy Recommendations
- Public Meeting #3

Plan Process

4 phases



-
- Public meeting recap
 - Neighborhood Design Center

Policy recommendations document

- Result of information-gathering and visioning phases
 - Ways to achieve the vision
 - Reactive and proactive



Land Use

- Maintain character
 - Future Land Use map
 - Limit home occupations
 - Site design techniques
- Preserve farmland
 - Farmland Preservation Actions Summary
- Attractive/economically viable development
 - Smart Growth overlay
 - Support small businesses

Healthy Living

- Parks and physical activity
- Healthy, accessible development
 - AWARE standards
 - Airport noise
- Environmental awareness and protection
 - Stream buffer
 - Mark storm drains
- Sustainable local food system
 - Farmland Preservation Actions Summary

Community

- Nurture a sense of place
 - Install gateway signs, street signs and consistent streetlights
 - Incorporate community identity in new subdivisions
- Create a public space
 - Identify funding sources
 - Establish public space
 - Hold community events

Transportation

- Pedestrian
 - Sidewalks
 - Pedestrian-friendly design
- Bicyclists
 - Connections to bikeways
 - Bicycle parking
- Transit
 - Improve infrastructure
 - Circulator route
- Auto
 - Complete streets policy
 - Reduce US 33 / Bixby Road impacts

■ Implementation brainstorming

- How can we complete the recommendations?
- Who should be involved?

Public Meetings

1. Gather information, identify issues
 - Issues + desires = Proposed vision
2. Proposed vision, gather feedback
 - Proposed vision + feedback = Final vision
3. Proposed policies/actions to achieve vision
 - Proposed policies/actions + feedback = Final policies
4. Draft plan document
 - Draft plan + feedback = Final plan document

Public Meeting 3

- Monday, April 4 - 6:30 to 8:00 p.m.
 - Asbury United Methodist Church

- At the meeting
 - Written/visual feedback
 - Method for those unable to attend

- Your role: participant – observer – promoter

Promotion

- Flyers & posters
 - Businesses, Homes and School
- Email
- Website
 - Township's web link

- Columbus Messenger & The Times (SNP)
- Signs

Next Working Committee meeting

- Monday, July 18 - 6:30 to 8:00 p.m.
- At the meeting
 - Review public meeting 3 results
 - Discuss draft plan (available prior to meeting)
- Upcoming dates (tentative)
 - Public meeting 3: April 4
 - Final Working Committee: July 18
 - Final public meeting: August 22

For next time

- Homework
 - Public meeting promotional responsibilities
 - Attend public meeting on April 4
 - Review draft plan

Thanks for coming!



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Public Meeting 2 Results Summary

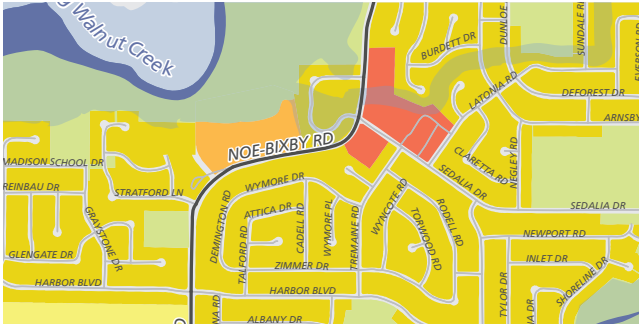
Blacklick-Madison Area Plan

March 14, 2011

1. Development
 - a. No apartments or condos anywhere
2. Public Spaces
 - a. Need more parks and a community center in Blacklick Estates
3. Transportation
 - a. Sidewalks should be high priority on busy roads in Blacklick Estates
4. Future Land Use Map
 - a. No high-density residential anywhere
 - b. More agriculture in South Madison
 - c. Concern over Bixby / 33 area
5. Sidewalks Map
 - a. Marwick Estates doesn't need sidewalks
 - b. Hamilton Road should be high priority for sidewalks
6. Roadways Map
 - a. Marwick Estates needs repaved

Key Actions Summary

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3-14-11



Require compliance with the Future Land Use map

Franklin County Economic Development and Planning staff will reference 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 text.



Adopt the Smart Growth Overlay for mixed use commercial areas

The Smart Growth Overlay encourages attractive, pedestrian-oriented design.

Franklin County and the townships should work together to add the overlay standards to land use 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

Support small businesses

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

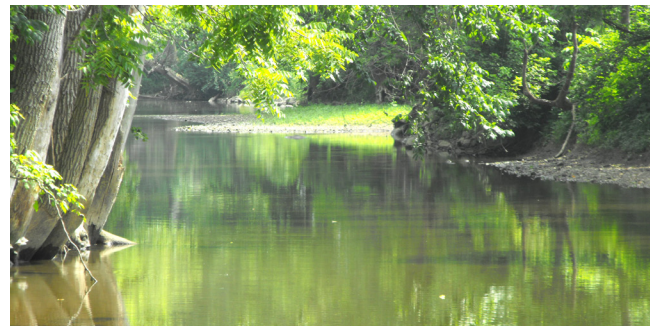
Franklin County partners with many groups to provide funding and technical, educational, and marketing support to small businesses. Franklin County should provide program information to the Southeast Franklin County Chamber of Commerce on the services available to businesses.



Require conformance with *AWARE* green and universal design standards

AWARE standards create sustainable, accessible homes that help maintain property values and keep neighborhoods strong. 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 materials containing volatile organic compounds.

New or rehabilitated homes receiving public funds must follow *AWARE* standards. Franklin County should encourage the Ohio Board of Building Standards to adopt similar requirements for all residential construction.



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.

The buffer zone should include the area adjacent to waterways, the 100-year floodplain and steep slopes.

Construction, parking lots, and dredging and filling are prohibited. Permitted uses include passive recreation, multi-use trails and lawn maintenance.

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



Mark storm drains to educate residents

It is critical to the environment that only rain enter storm drains because they empty directly into waterways. When it rains the resulting runoff picks up grass clippings, litter and pollution and carries them into our waterways.

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.



Consider a levy for the community gathering space

Public spaces require continued maintenance and funding. A property tax levy is one option to generate more funds. If approved by voters, dedicated funds could be used for general maintenance, capital improvements or land acquisition.

Maintain and improve existing school access paths as indicated on the Sidewalk Priorities map

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

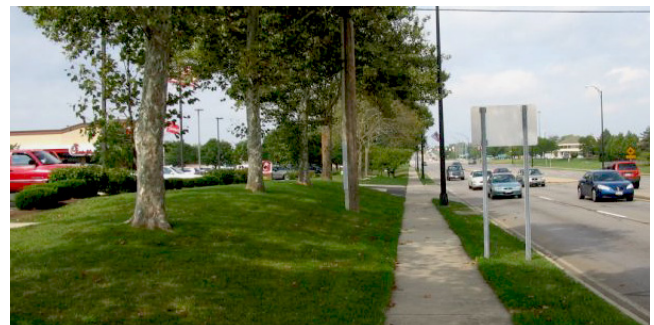
Madison Township and Groveport-Madison Local Schools should develop a maintenance agreement for school access paths.



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.

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



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 but it also 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.

Farmland Preservation Actions Summary

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CURRENT RECOMMENDATIONS

Use site design techniques that preserve rural character

Grouping houses close together using cluster-style development, blending houses into the landscape with trees or hills in the background and using shared driveways help preserve rural character.

Development proposals on agricultural land, outside of the Farmland Preservation overlay shown on the Future Land Use map, should provide information on the site's ability to use these techniques.

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



Adopt farmland preservation development regulations

Farmland preservation regulations should apply to areas identified on the Future Land Use map as Farmland Preservation overlay. The regulation will prevent the conversion of farmland to non-farm related uses.

We used soil productivity, enrollment in the Current Agricultural Use Value (CAUV) assessment, parcel size greater than 20 acres and connectivity to other farmland to designate the Farmland Preservation overlay.

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

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 do not maintain sufficient space for farming.

Existing regulations allow a parcel, as it existed in 1966, to be divided into four parcels of 2.5 acres. Any additional land divisions must create properties of at least 5 acres. This practice creates properties larger than the common homeowner needs or desires and properties too small for farming purposes.

The allotment of four divisions should be maintained while changing the 5 acre minimum size requirement to 20 acres. Increasing the minimum size requirement will encourage farming while discouraging land divisions.

Franklin County should work closely with Madison Township and property owners to revise the zoning requirements in the Farmland Preservation overlay area to reflect this recommended minimum property size.



Educate farmers on specialty crops and markets

The dominant form of farming in the planning area is for row crops including corn, soybeans and wheat. Being located near downtown Columbus there is a market for locally-grown specialty crops.

The Mid-Ohio Regional Planning Commission should educate area farmers on the markets available for specialty crops.

Create incentives for farmers to convert to specialty crops

Converting from row crop to specialty crop production requires different equipment and methods of farming. This conversion can cost a significant amount of money up-front but with a strong demand for these crops in urban areas can help offset this cost. This high up-front cost can prevent farmers from converting to specialty crops.

Franklin County should provide incentives from existing programs to farmers to help cover farming expenses.

SUPPLEMENTAL RECOMMENDATIONS

Form a Land Trust

Land trusts are private, nonprofit organizations with the primary purpose of protecting open space and farmland. Landowners that desire to protect their land from development but are wary of local government can donate their property or development rights to a land trust. Since land trusts are tax-exempt organizations any donations made to them qualify as federal income tax deductions for the donors.

Require new residential developments to provide buffers next to existing agricultural properties

Conflicts often arise between existing farmers and new residents over loud equipment, the smell of manure being spread on fields and dust from farming activities. In order to limit the number of conflicts new residential developments should provide a minimum open space buffer of 75 feet when adjacent to existing agricultural uses.

Identify agricultural support businesses lacking in the community

Agriculture requires support services as do other businesses. Support services for farming include food processors, equipment manufacturers, and seed and fertilizer providers. When these services are located far from the agricultural uses the cost of farming increases. Franklin County should work with MORPC, the Southeast Franklin County Chamber of Commerce and farmers to identify the support services existing and missing from the area. Once identified Franklin County should encourage these service providers to locate in the area.

Increase the demand for local foods

Increasing the demand for local foods will encourage more producers to switch production to specialty crops, livestock and poultry. The demand for these products can increase by encouraging restaurants, schools and local governments to purchase local foods.

New subdivisions next to agricultural land should provide a plat note indicating that an active farm is located nearby

Those moving to a rural setting for the first time are often unaware of the loud equipment, manure smell and dust associated with agricultural activities in rural areas. To increase awareness of these issues and to reduce conflicts between the new residents and farmers all new residential subdivision plats should contain a note about the common concerns new residents have living near agricultural uses. The note should be required whenever a proposal is adjacent to agricultural land.

Allow the transfer of building density

One method for preserving farmland is to allow the “development rights” of an agricultural parcel to be transferred or purchased and used in an area appropriate for development. Development rights can be seen as the number of homes that could be built under existing regulations on any given property. When the development rights to a property are transferred or purchased additional homes can be built on another site. The process benefits developers by allowing an increase in the number of homes permitted to be built on a separate site while preserving farmland.

This type of program could be used to protect land located in the Farmland Preservation Overlay and allow the additional homes to be built in appropriate areas indicated on the Future Land Use map.

Incentivize agricultural easements

Reducing the property taxes for properties enrolled in agricultural easement programs can encourage land owners to participate in these programs. Franklin County should work with Madison Township to investigate developing such a program. The program would reduce the taxes collected by the county but agricultural lands require fewer public services than do other uses. The agricultural easements will also prevent the property from converting to a use that demands more services in the future.

