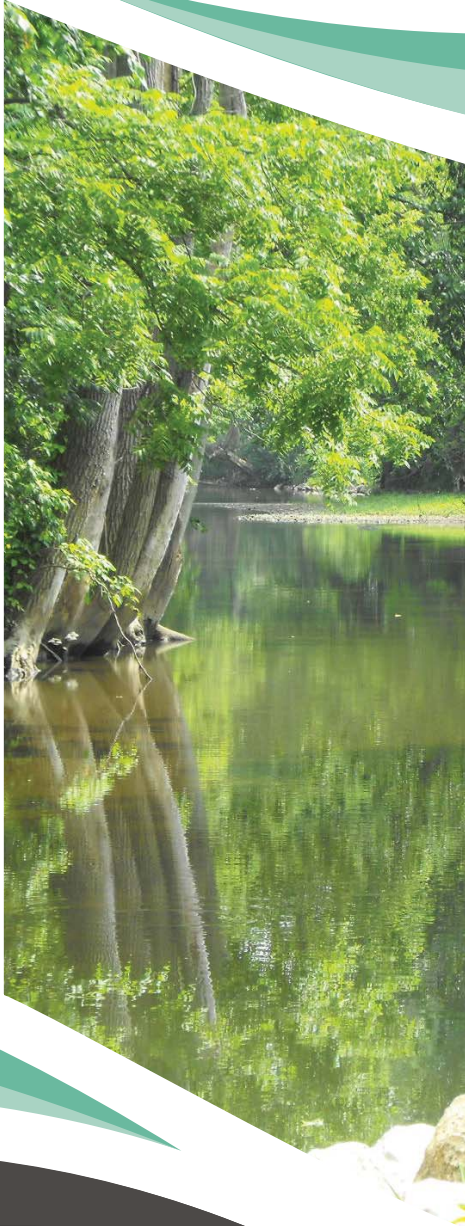


BLACKLICK-MADISON AREA PLAN



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



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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. All photos courtesy of Franklin County unless otherwise credited.

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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

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CONTENTS

INTRODUCTION 9

Plan Summary	10
Regional Map	13
Planning Area	14
About This Plan	15
Policy Statements	17

MAP CENTER 21

Future Land Use map.....	23
Bikeways map	27
Sidewalk Priorities map.....	29
Road Improvements map.....	31

CURRENT CONDITIONS 33

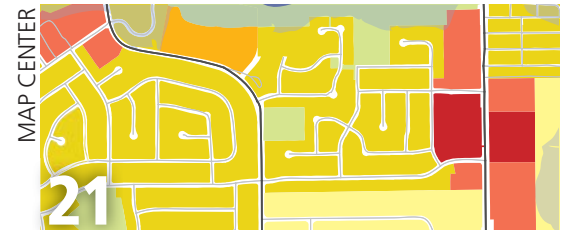
People and Housing	35
Current Conditions maps	37
Public Meeting Results.....	47

RECOMMENDATIONS 57

Planned Growth	59
Healthy Living	81
Travel Options.....	89

IMPLEMENTATION 103

Implementation Tables.....	105
New Development Checklist.....	115
Acknowledgements.....	117



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



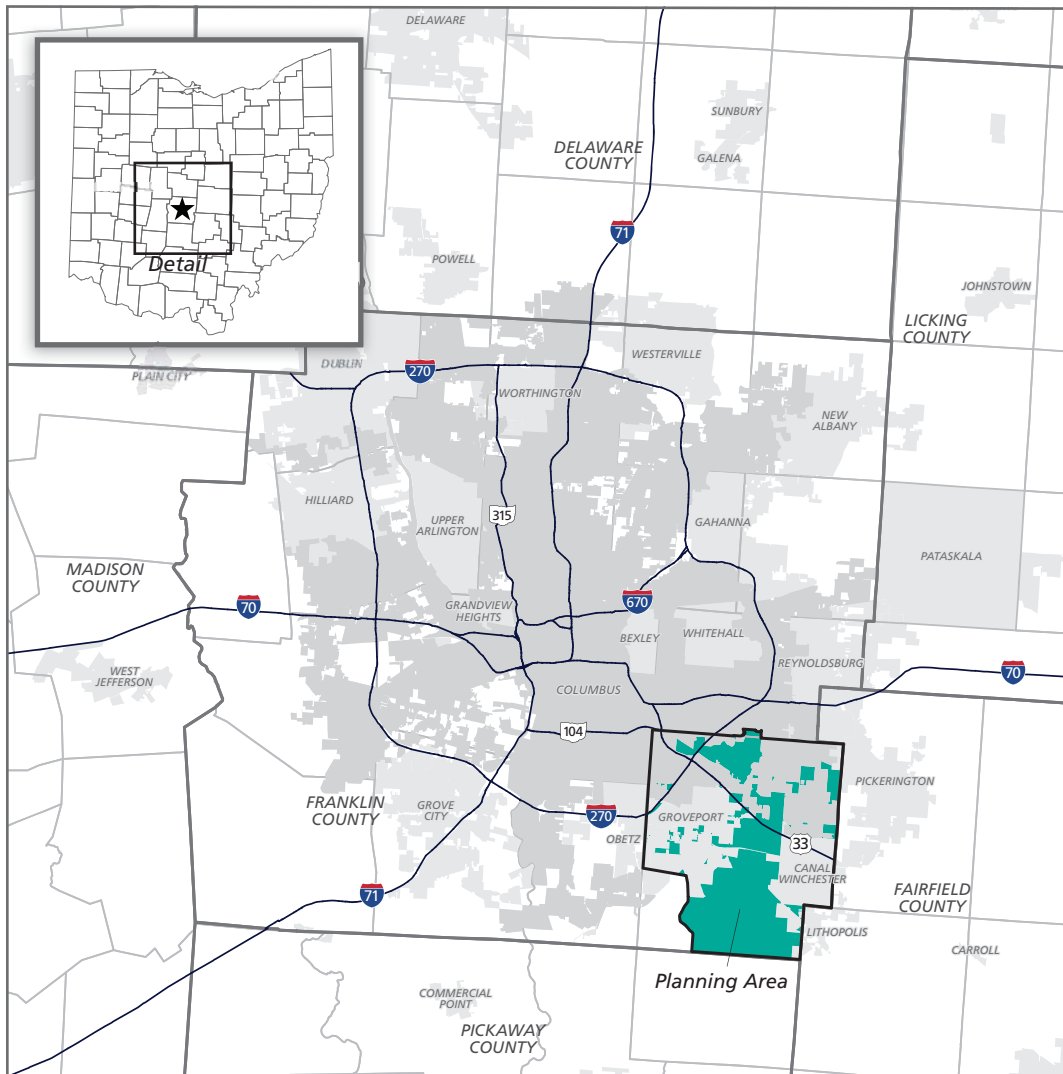
Montana NAPA

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

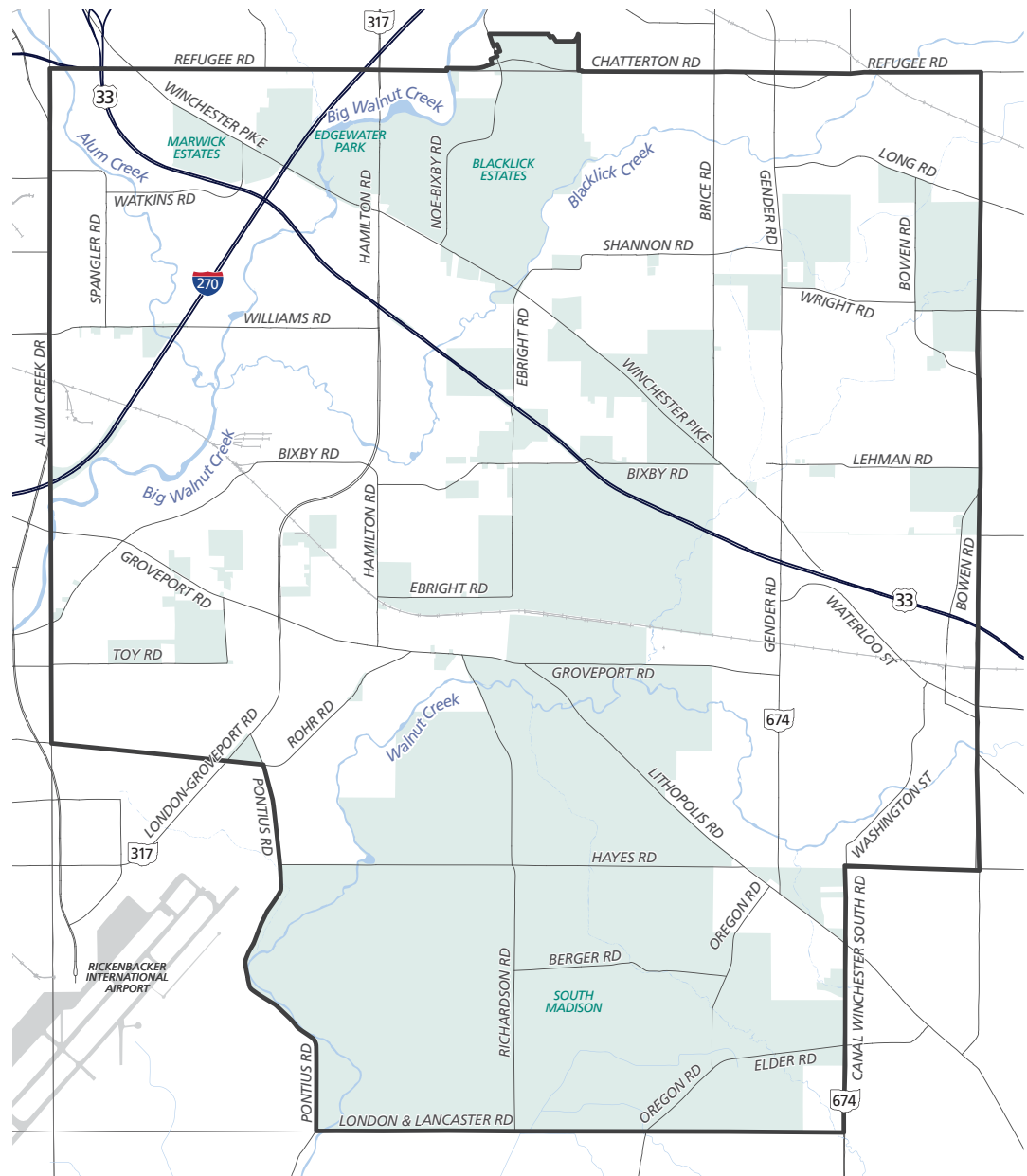
REGIONAL MAP

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.

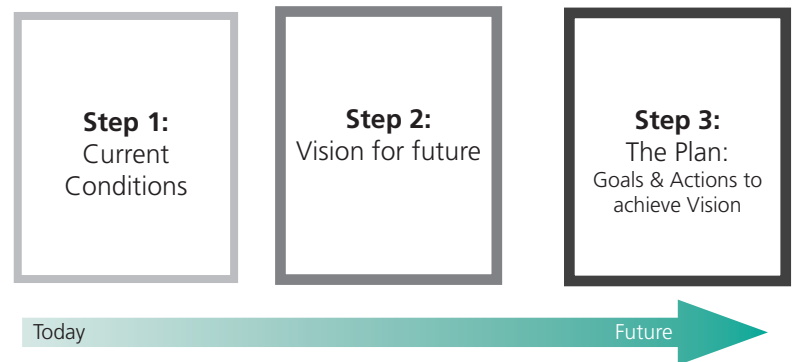
Steps in creating a plan

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



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

www.plainlanguage.gov

www.centerforplainlanguage.org

www.plainlanguagenetwork.org



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:

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 side-walks 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.

