



BLENDON COMMUNITY PLAN

GROW **SMART**

•

LIVE **WELL**

•

GO **SAFELY**

 **Franklin County**
Where Government Works
Commissioners
John O'Grady
Paula Brooks
Marilyn Brown

BLENDON
COMMUNITY PLAN
Blendon Township, Franklin County, Ohio

PARTIAL FUNDING PROVIDED BY:



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BLENDON COMMUNITY PLAN

Blendon Township, Franklin County, Ohio

Adopted June 8, 2010



Commissioners

John O'Grady
Paula Brooks
Marilyn Brown

Blendon Township Board of Trustees

Stewart Flaherty, *Chairman*
Jan Heichel
Jerry Ward
Wade Estep, *Fiscal Officer*

Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

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

Blendon Community Plan

Project manager
Benjamin Weiner

Project team
Matthew Brown
Louis Clayton

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QUICK START



If you're looking for...

...start here

General overview

Overall summary

A top-to-bottom summary of this plan



PLAN SUMMARY

page 11

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

Grow Smart: Land use recommendations

Live Well: Housing, recreation and environment recommendations

Go Safely: Transportation recommendations



RECOMMENDATIONS

page 55

BLENDON COMMUNITY PLAN

Blendon Community Plan Working Committee

Kristen Ball
Ralph Barrell
Jack Brown
Deborah Candow
Pamela Clegg
Tom Heichel
Jan Heichel
Paul Hrnicek
Eric Leibowitz
Justin Lorenzen
Joe Marcum
Eric Moore
Nick Olah
David Reutter
Bryan Rhoads

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Kevin Wheeler

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Gary Dever, *Chairman*
Christopher Baer
Keith Goldhardt
Timothy Guyton
Barbara Seeger

Franklin County Engineers Office

Dean C. Ringle, *County Engineer*
Warren Diehl
Brady Koehler
David L. Pearson
Cornell Robertson

Franklin Soil and Water Conservation District

Jennifer Fish, *Director*
Emily D. Weber
Martha Gilson
David Reutter
Stephanie Suter

Franklin County Treasurer's Office

Edward Leonard, *County Treasurer*

Franklin County Sanitary Engineers

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Franklin County Board of Health

Susan A. Tilgner, *Health Commissioner*
Paul A. Rosile
Keith Burt
Gary Young

Franklin County Prosecuting Attorney's Office

Ron O'Brien, *County Prosecutor*
Nick A. Soulas
Diane M. Lease
Anthony Palmer
William Stehle

Franklin County Public Affairs

Hanna M. Greer, *Director*
Emily Wickham

Franklin County Economic Development & Planning Department

James Schimmer, *Director*
Rollin Seward
R. Lee Brown
Matthew Brown
Louis Clayton
Shawn Fields
Scott Fulton
Anthony Hray
Devin Keithley
Amanda King
David Lowell
Mark Paxson
Anna Thomas
Benjamin Weiner
Curtiss Williams

CONTENTS

INTRODUCTION 9

Plan summary.....	11
Planning area maps	14
About this plan.....	15
Policy statements.....	17

MAP CENTER 21

Future Land Use map.....	23
Bikeways map	27
Sidewalk Priorities map.....	29

CURRENT CONDITIONS 31

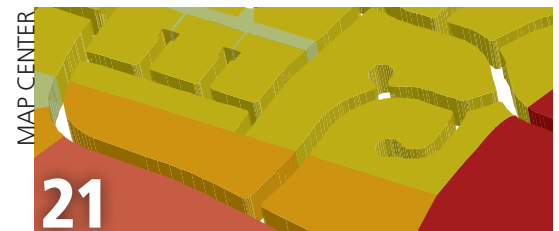
People and Housing	33
Current Conditions maps	35
Public Meeting Results.....	45

RECOMMENDATIONS 55

Grow Smart.....	57
Live Well.....	75
Go Safely.....	85

IMPLEMENTATION 99

Implementation tables.....	101
New development checklist.....	111
Acknowledgements.....	113



SECTION 1

INTRODUCTION

Need a quick overview of the Blendon Community 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 55.

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

Plan Summary, p. 11

The Plan Summary highlights the key recommendations of the Blendon Community Plan. The recommendations follow the plan's three themes: Grow Smart, Live Well and Go Safely.

Planning Area map, p. 13

The Blendon Community Plan will guide future development and redevelopment in unincorporated Blendon

Township, Franklin County, Ohio. The regional context map shows the location of the planning area in central Ohio.

The planning area map shows the detailed boundaries of the planning area. The maps show you where the Blendon Community Plan's recommendations apply.

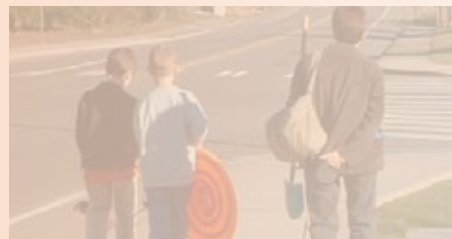
About this plan, p. 15

What is a community 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 Blendon Community Plan. The Franklin County Commissioners endorse these principles as best practices that form the foundation of community plans.





PLAN SUMMARY

BLENDON COMMUNITY PLAN

The Blendon Community Plan is a guide for future development in Blendon Township. The plan includes recommendations for the community's future: where houses are built, what kind of businesses are allowed, how new buildings look and locations of parks and trails. The plan also includes desired public improvements such as streetscape enhancements and place making features.

Recommendations follow the plan's three themes:
Grow Smart, Live Well and Go Safely

GROW SMART

Growing smart means preserving natural lands, protecting the environment and reusing already-developed land. Smart growth choices make vibrant places that are economically competitive. Recommendations for growing smart include:

- Improving development standards for new commercial buildings
- Implementing the Westerville Road Streetscape Improvement Plan
- Installing gateway signage
- Using conservation-style development to preserve natural features



LIVE WELL



Living well means having a high quality of life. Parks and trails, a healthy environment and a variety of housing types support a high quality of life for everyone. Recommendations for living well include:

- Using universal design elements to make housing accessible to all
- Improving the appearance of rental properties
- Conducting a parks master plan
- Establishing a buffer zone along Alum Creek, Big Walnut Creek and their tributaries

GO SAFELY



A complete transportation system allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations help establish this system and include:

- Installing sidewalks in priority areas
- Providing connections to existing bicycle trails
- Adding amenities at bus stops
- Designing streets to accommodate all users

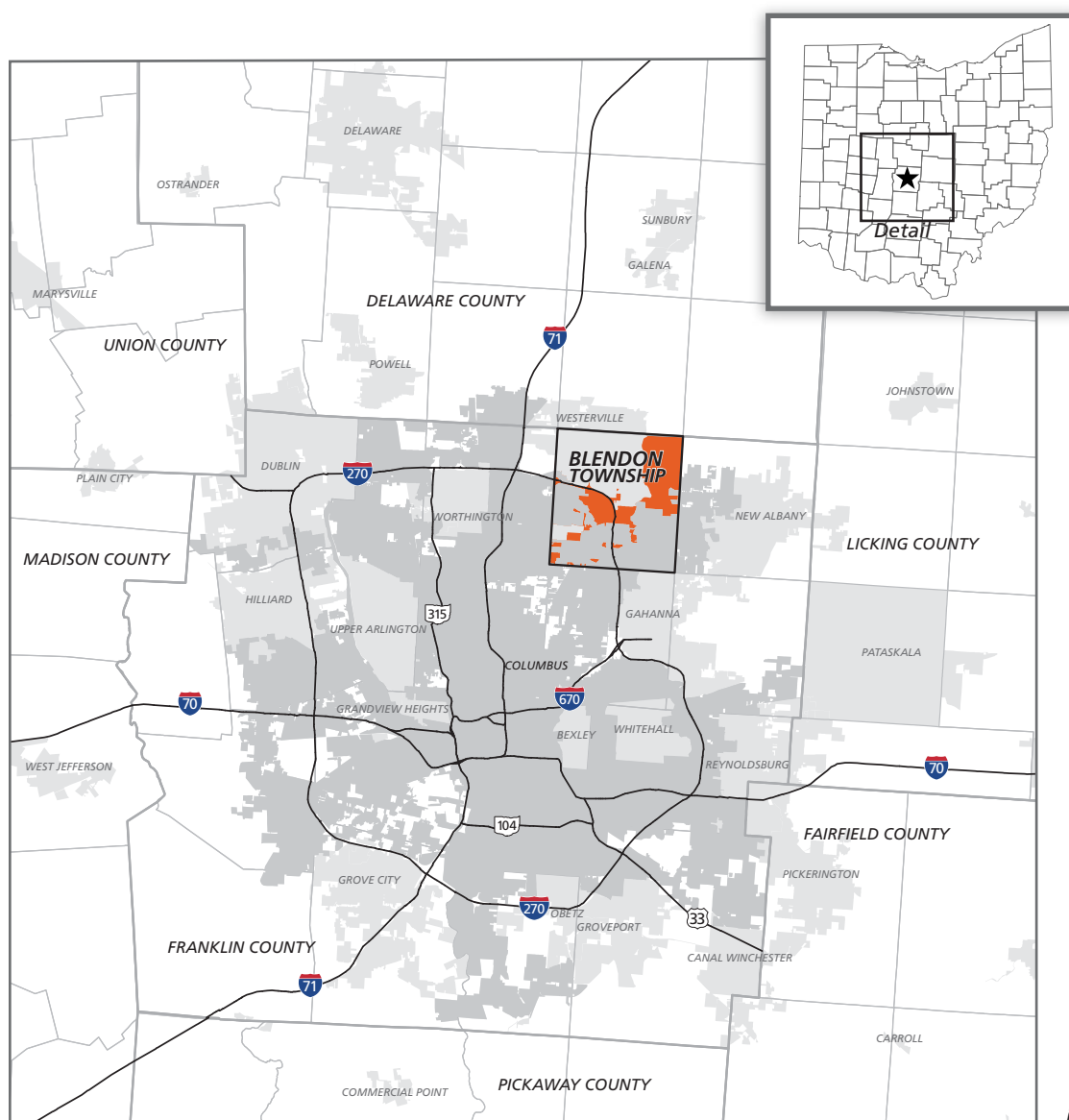
PLAN SUMMARY

BLENDON COMMUNITY PLAN

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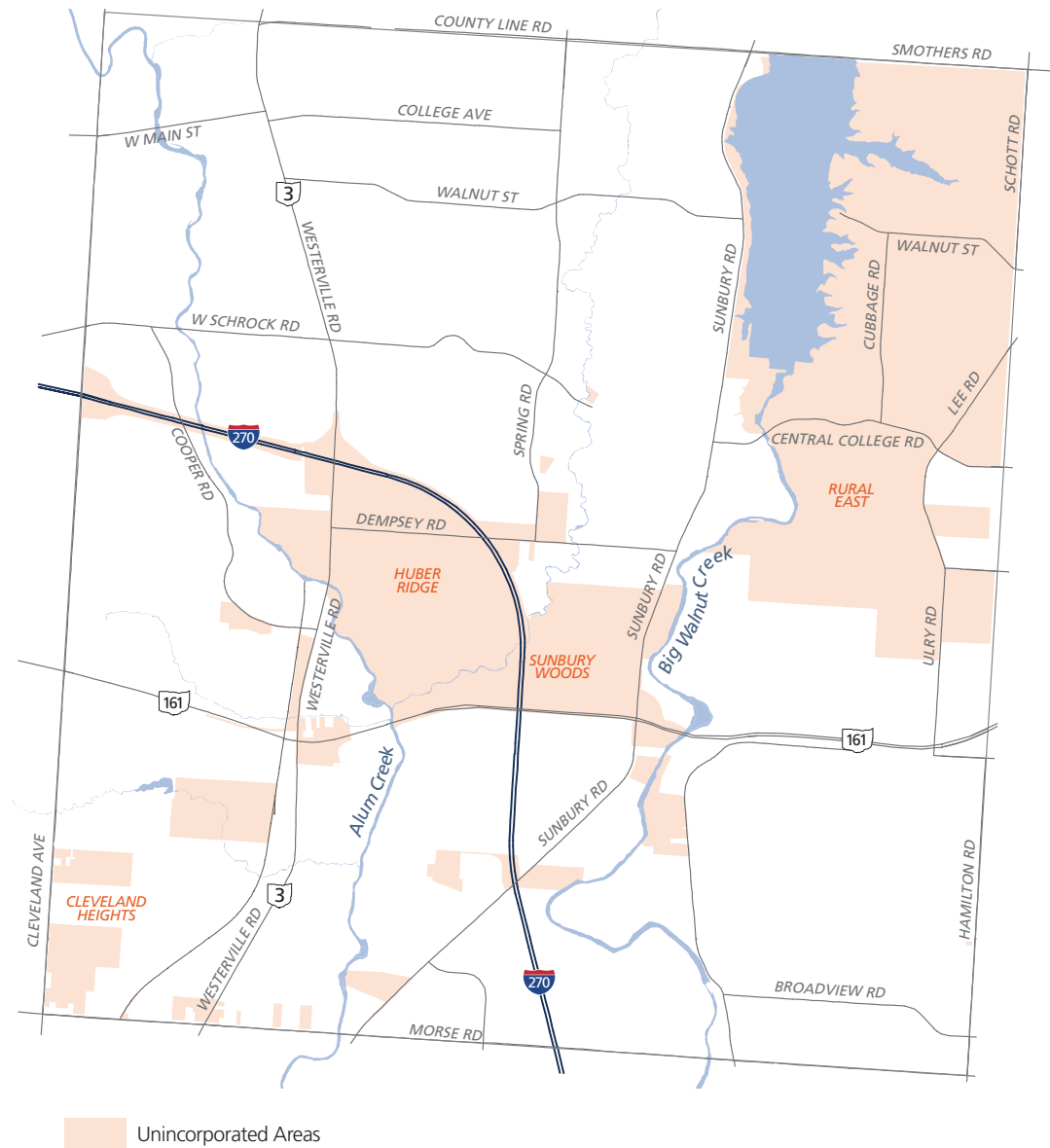
REGIONAL MAP

PLANNING AREA LOCATION



Blendon Township is bordered by multiple jurisdictions in two counties

PLANNING AREA



Blendon Township consists of 3,520 acres in northeastern Franklin County, Ohio

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. Taking its vision, the community breaks it down into goals for each vision and action items that explain what's needed to achieve each goal.

Just like the example, the Blendon Community 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 Blendon Community Plan abides by 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 Blendon Community Plan recommends mixed-use centers in targeted areas along Westerville Road, Sunbury Road, Executive Parkway, Cleveland Avenue and Morse Road. This pattern of development will create vibrant

places where residents and shoppers can easily travel by foot, bicycle or transit. This can improve air quality by reducing car trips.

By increasing density in already-developed areas with infill development, 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 conservation-style development to ensure environmentally-sensitive areas are protected.

Preservation of natural resources

The planning area includes Alum Creek, Big Walnut Creek and many environmentally-sensitive 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

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

—Resolution 683-06

areas designed to help water soak into the ground gradually. This helps recharge 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 nature. The Blendon Community Plan aims to connect existing bike trails, build new ones and improve parks throughout Blendon Township. Having a closer relationship with nature allows people to appreciate the importance of green areas.

PLAIN LANGUAGE STATEMENT

We wrote the Blendon Community 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

www.centerforplainlanguage.org

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

The Central Ohio Green Pact recommends protecting rivers and creating walkable and bikeable communities



Franklin County



Providence Journal

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 Blendon Community 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, conservation-style development and protecting sensitive land along streams. The plan supports reducing energy consumption by recommending energy audits and promoting home weatherization programs.

REGIONAL CONNECTIONS

Regional Connections: A Regional Growth Strategy for Central Ohio is an effort to establish a plan for growth across the central Ohio region for the next 25 years.

Regional Connections was formed by the Mid-Ohio Regional Planning Commission and led by a 60-member steering committee of public and private leaders.

In 2006, MORPC published the Regional Connections report, a series of alternate future development scenarios, ranging from expanding sprawling outer suburbs to ultra-compact urban development centered around transit. The report gathered input from across the central Ohio region.

The report emphasizes the importance of local governments taking steps to anticipate growth. For urban communities, the report calls for

increasing the development intensity in appropriate areas, especially near already-built roads and sewer lines.

MORPC is currently in the process of developing a Regional Plan for 12 central Ohio counties. The plan will address issues related to transportation, the environment and the economy. The plan is expected to be completed in 2012.

Four Visions

The Blendon Community Plan complies with the intent of Regional Connections. We show this by following Regional Connection's four visions: one for place, prosperity, people and leadership.

Vision for place

From Regional Connections:

The vision for place is a physical environment that accommodates future growth efficiently and is distinguished by high quality neighborhoods and communities and careful stewardship of natural resources and agriculture land. Integrated-uses and more intensive utilization of land in neighborhoods and communities are evident throughout the region. Development occurs concurrent with the extension of appropriately-sized utilities and roads and development policies are based on an understanding of the economic impacts to affected local governments. Places are connected by a range of transportation choices, including roads, public and private transit, and paths for walking and biking.

This plan meets that by:

- Increasing density and high quality development along Westerville Road, Sunbury Road, Executive Parkway, Cleveland Avenue and Morse Road.
- Improving transportation networks for pedestrians, bicyclists and transit users
- Protecting Alum Creek and Big Walnut Creek and providing access to stream corridors



Vision for Prosperity

From Regional Connections:

The vision for prosperity is a diverse, healthy economy that provides job opportunities for residents and revenues to government to support the provision of quality community services and facilities, including infrastructure. Approaches to economic and community development that respect the natural environment and strike a balance of regional and local needs through cooperation and sharing of costs and benefits.

This plan supports that by:

- Attracting and maintaining business and investment along main corridors
- Supporting small business
- Facilitating mixed-use developments

Vision for People

From Regional Connections:

The vision for people is a diverse and civically engaged population that enjoys a healthy environment and has access to affordable housing, a range of employment choices, recreational and cultural amenities, spiritual institutions, and life-long learning opportunities. Residents of the region have accessibility to civic life and more housing choices near jobs.

This plan supports that by:

- Supporting a local foods system
- Working to provide housing that is accessible to all

- Improving air quality inside homes
- Promoting the upkeep of properties
- Maintaining existing parks and establishing new parks

Vision for Leadership

From Regional Connections:

The vision for leadership is governance that is defined by shared understanding and aligned decision-making among all levels of government. Plans, policies and decisions related to growth, development and major infrastructure investments are made with a regional perspective, desire for improved efficiency of service delivery, and sense of mutual responsibility for providing services and protecting environmental resources. Residents and stakeholders are involved and well-informed about regional issues.

This plan supports that by:

- Working with environmental groups to preserve environmentally-sensitive areas
- 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

MORPC's Regional Connections emphasizes development's regional nature. Development in each jurisdiction impacts neighboring communities near and far. The Blendon Community Plan embraces development's regional nature to allow the entire region to prosper.



Seattle Daily Journal of Commerce

Regional Connections calls for increasing development intensity in appropriate areas