

SECTION 2

MAP CENTER

The maps in this section reflect visions for the future: what land uses people want to see and how people travel by foot and bicycle. We developed the maps based on community input. You can see the detailed results from public input in *Section 3, Current Conditions*, beginning on page 31.

Future Land Use map, p. 23

This map shows what types of land uses the community wants to see in the future.

The future land use map is used most often when a land-owner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see whether it matches the community's vision for their future.

Including a future land use map in the Blendon Community Plan allows residents to communicate their land use opinions to the appointed and elected officials who make zoning decisions.

Bikeways map, p. 27

The bikeways map shows locations of current and proposed bikeways in the greater Blendon Township area.

Since bikeways allow people to cover wide distances, it is critical to plan for bikeways on a region-wide basis. The Bikeways map is a compilation of various bikeway plans developed by area local governments.

The bikeways map represents the community's desired future bikeways network.

Sidewalk Priorities map, p. 29

Sidewalks have benefits for the entire community, including safety, physical fitness, and more walk-in traffic for businesses.

Installing sidewalks costs money. Since funds are limited, the sidewalks map prioritizes new sidewalks to balance usefulness and cost.

The sidewalk priorities reflect the community's stated desires for new sidewalks.



LAND USE CATEGORY DESCRIPTIONS

Use this page in conjunction with the Corresponding Zoning Districts on page 24



Low Density Residential

Allowed land uses: Single-family homes

Density: Maximum of 1 unit 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 + 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 including office, industrial, storage and warehousing.



Parks/Open Space

Intended for nature or recreation with minimal buildings.



Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

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

Allowed land uses: passive recreation and trails.



Conservation development overlay

Preservation of natural features including trees and steep slopes is required for all new developments.

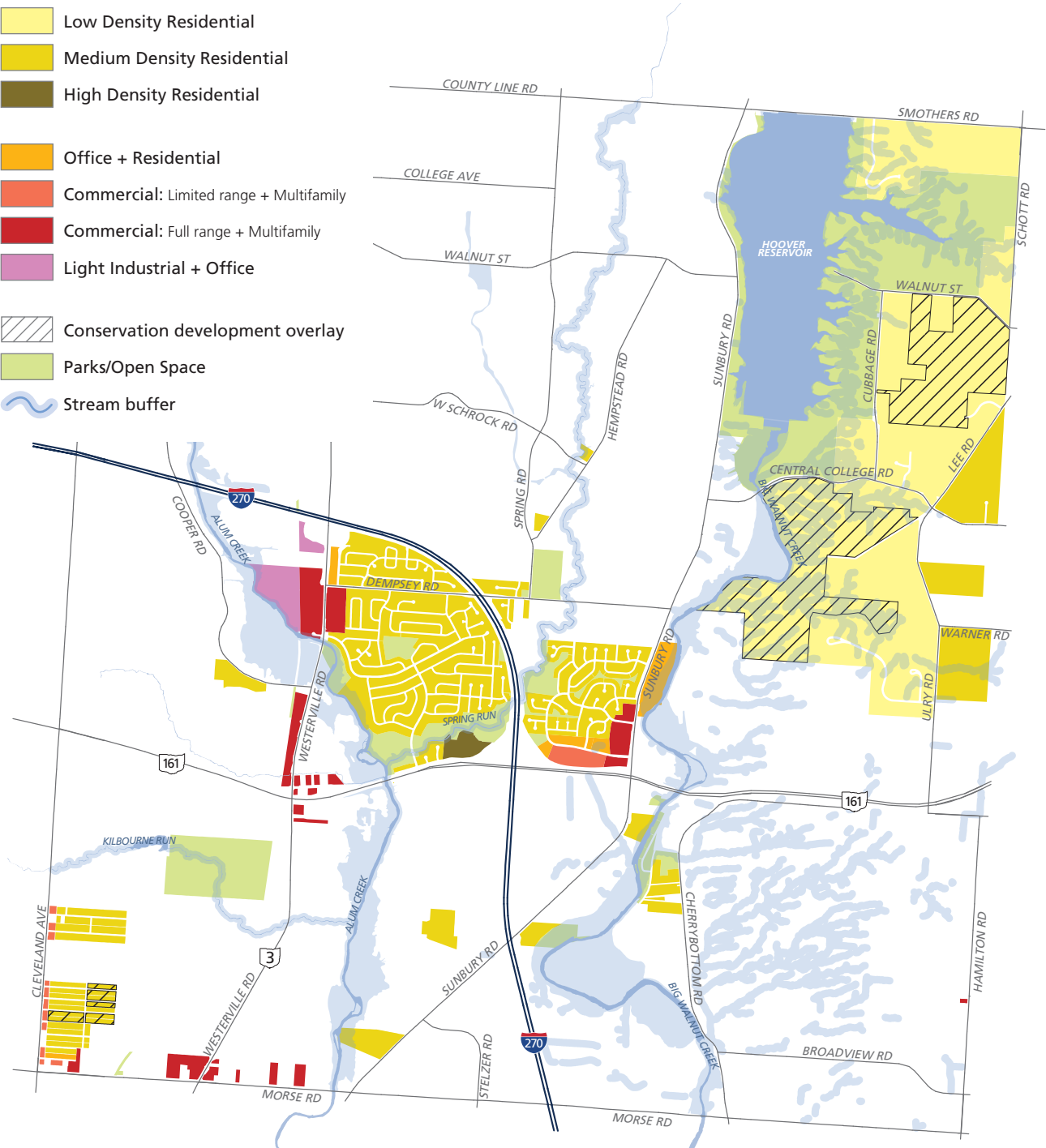
The dedicated open space requirement for Cleveland Heights is 25 percent and in the area east of Big Walnut Creek, 50 percent.

Dedicated open space consists of undisturbed woodlands, other natural areas or disturbed areas returned to a natural state. Open space may be used for recreation and trails with limited environmental impact.

Overall density not to exceed maximum density permitted in underlying district.

Future land use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
- Conservation development overlay
- Parks/Open Space
- Stream buffer



FUTURE LAND USE MAP

Use this map in conjunction with the Land Use Category Descriptions on page 22 and text on pages 70-73

CORRESPONDING ZONING DISTRICTS

Use this page in conjunction with the Land Use Category Descriptions on page 22

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 + Multifamily	•								•	•		
Commercial Full range + Multifamily	•						•	•	•	•		
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 Blendon Community 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

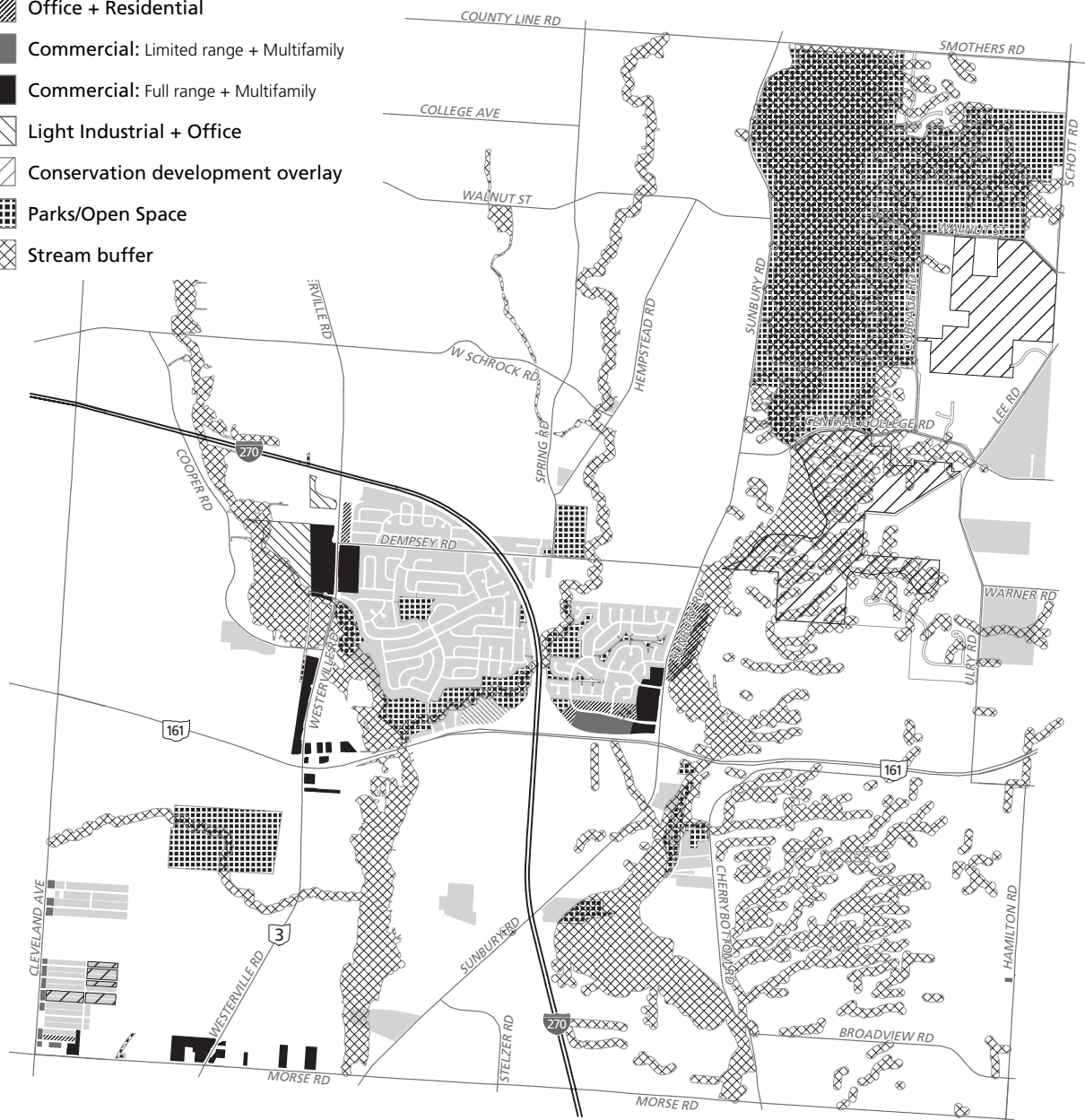
- CS: Community Service
- CC: Community Commercial
- NC: Neighborhood Commercial
- SO: Suburban Office

Industrial

- LI: Limited Industrial
- RI: Restricted Industrial

Future land use

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office + Residential
-  Commercial: Limited range + Multifamily
-  Commercial: Full range + Multifamily
-  Light Industrial + Office
-  Conservation development overlay
-  Parks/Open Space
-  Stream buffer



FUTURE LAND USE MAP IN BLACK AND WHITE

Use this map in conjunction with the Land Use Category Descriptions on page 22 and text on pages 70–73

TYPES OF PROPOSED BIKEWAYS

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 Blendon Township and throughout central Ohio.

In addition to Blendon Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Westerville Parks, Recreation and Open Space Plan, MORPC Regional Bikeways Plan and Metroparks Trail Plan.



Shared Use Path

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



Bicycle lane

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



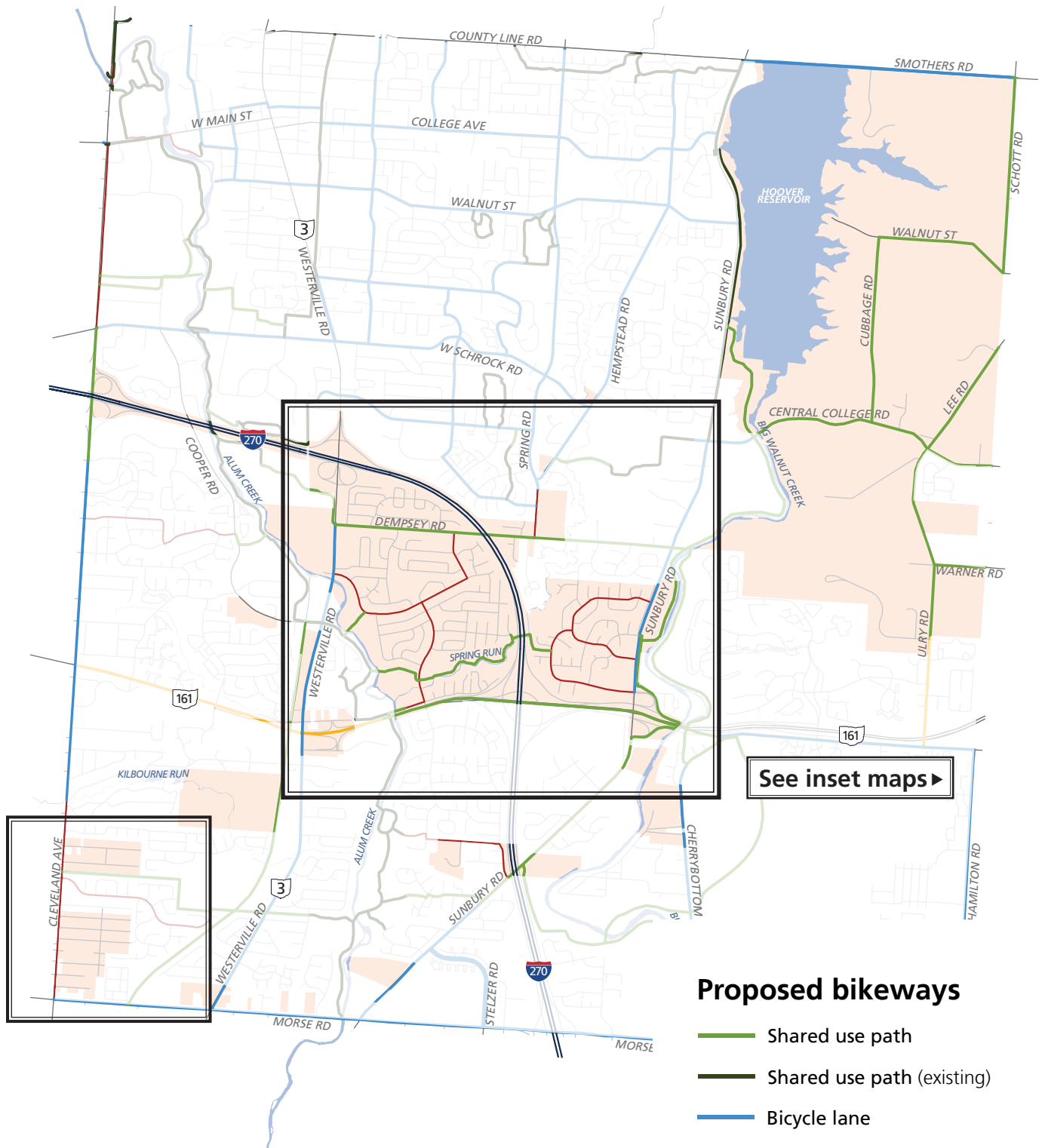
Paved shoulder

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



Signed shared roadway

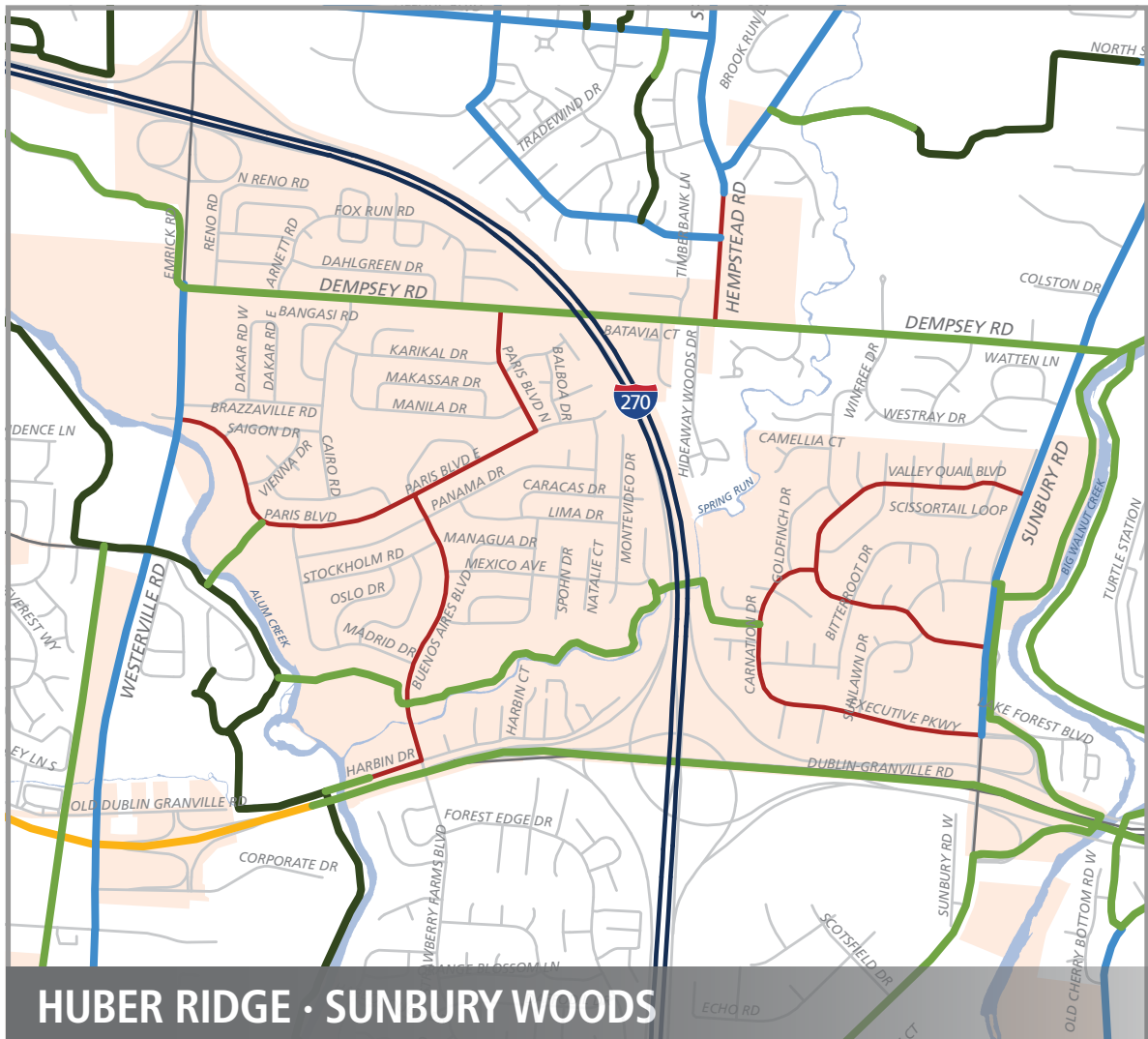
Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.



BIKEWAYS MAP

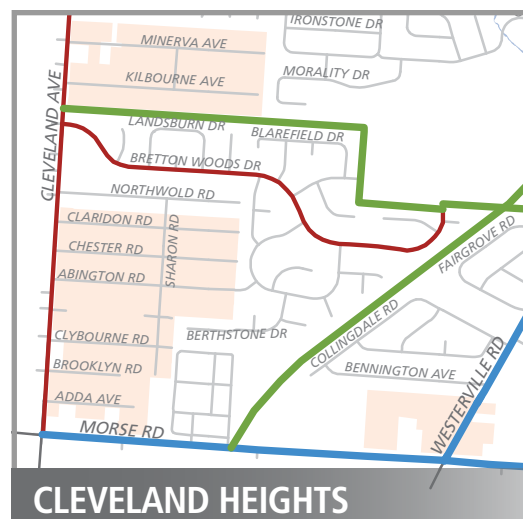
Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



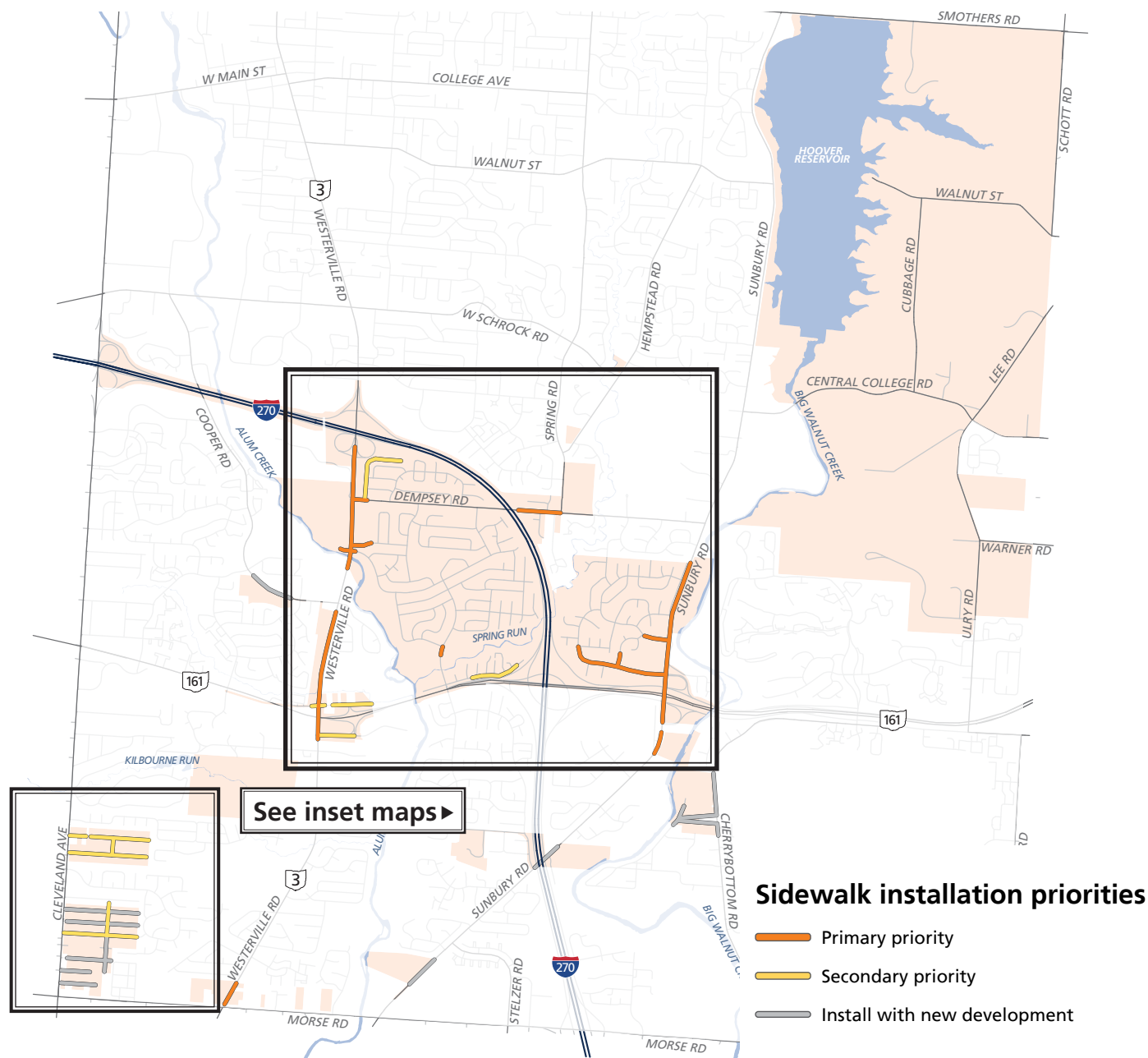
Sidewalk priorities

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

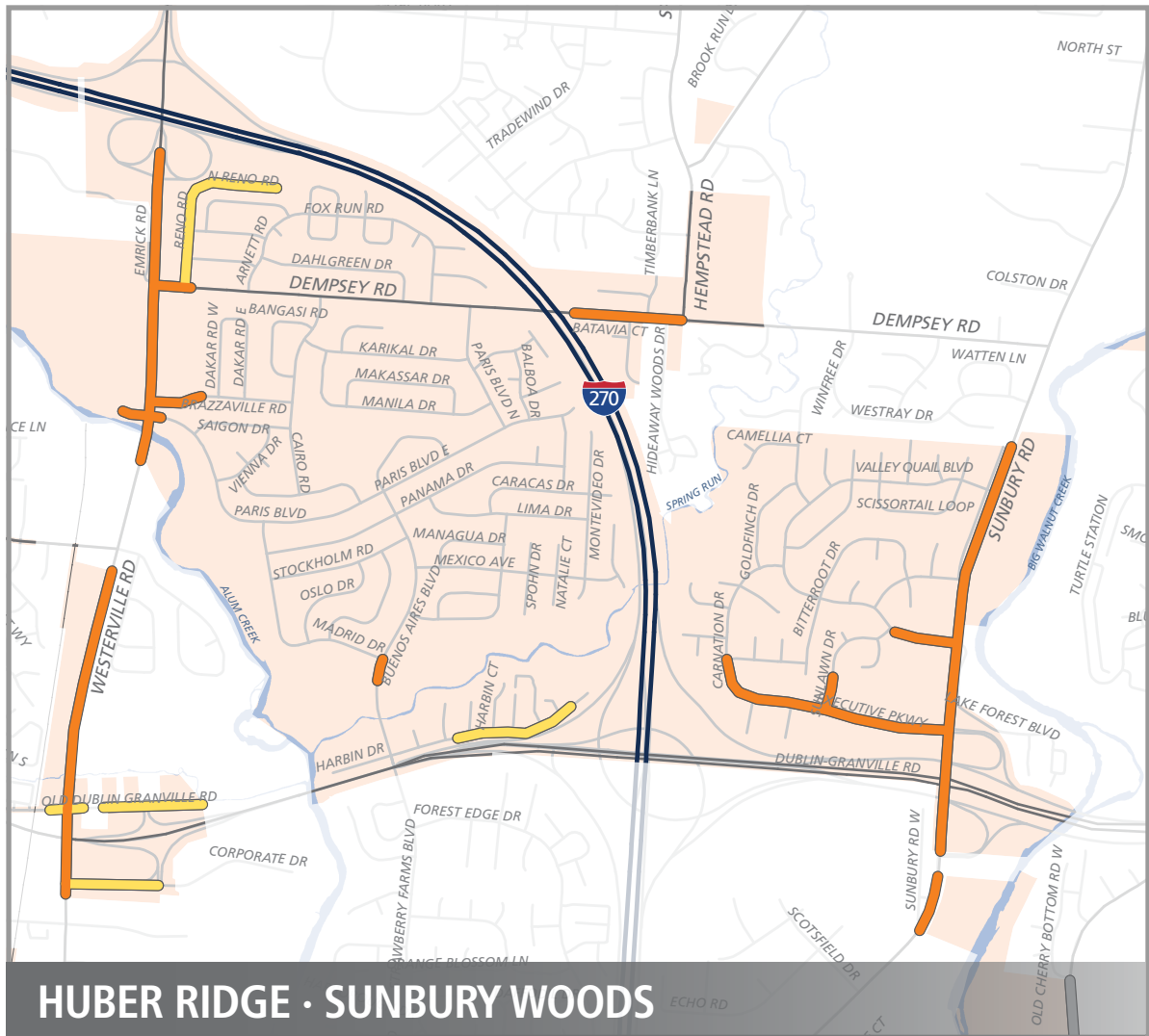
Why we need it: Installing sidewalks costs money. Realizing that funds are limited, the sidewalk maps prioritize sidewalks: primary priorities are sidewalks that should be

installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as “Install with new development” should be provided at any time new development or redevelopment is occurring.

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



SIDEWALK PRIORITIES MAP



Sidewalk installation priorities

- Primary priority
- Secondary priority
- Install with new development

SIDEWALK PRIORITIES MAP

