



CURRENT CONDITIONS MAP BOOK & COMMUNITY VISION



Commissioners
Marilyn Brown
Paula Brooks
John O'Grady



Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-525-3094
Fax 614-525-7155
www.franklincountyohio.gov/edp

Clinton West Neighborhood Plan

Lead planners

Patrick Hewitt
Justin Barker

Project support

Benjamin Weiner
Krista Williams

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.

9/9/11 10:15

ABOUT THIS DOCUMENT



Land use planning helps improve communities by empowering residents to collectively envision their future.

The planning process involves identifying current conditions for an area, agreeing on a vision for the future and developing ways to achieve that future.

About the Clinton West Neighborhood Plan

The Clinton West Neighborhood Plan focuses on the unincorporated territory within the planning area boundaries outlined below. The planning process is divided into three phases: information gathering and visioning, developing policies and writing the plan.

Planning area boundaries

The planning area is located in central Franklin County approximately three miles northwest of downtown Columbus. The planning area includes all of Clinton Township located west of the Olentangy River.

The unincorporated area is approximately 225 acres.

This document

The Current Conditions Map Book and Community Vision document is a product of the first planning process phase, which includes information gathering and visioning. The project team analyzed published data, conducted stakeholder interviews and performed field research to develop the document's content.

Next steps

We will conduct a public meeting to gather input on the draft community vision. The project team uses the Current Conditions Map Book and Community Vision document as a basis for the remainder of the planning process.

Following public input, we will develop draft policies to achieve the community's vision.

INSIDE THIS DOCUMENT

Current Conditions Map Book, p. 7

People and community, p. 8

Current Conditions Maps, p. 9

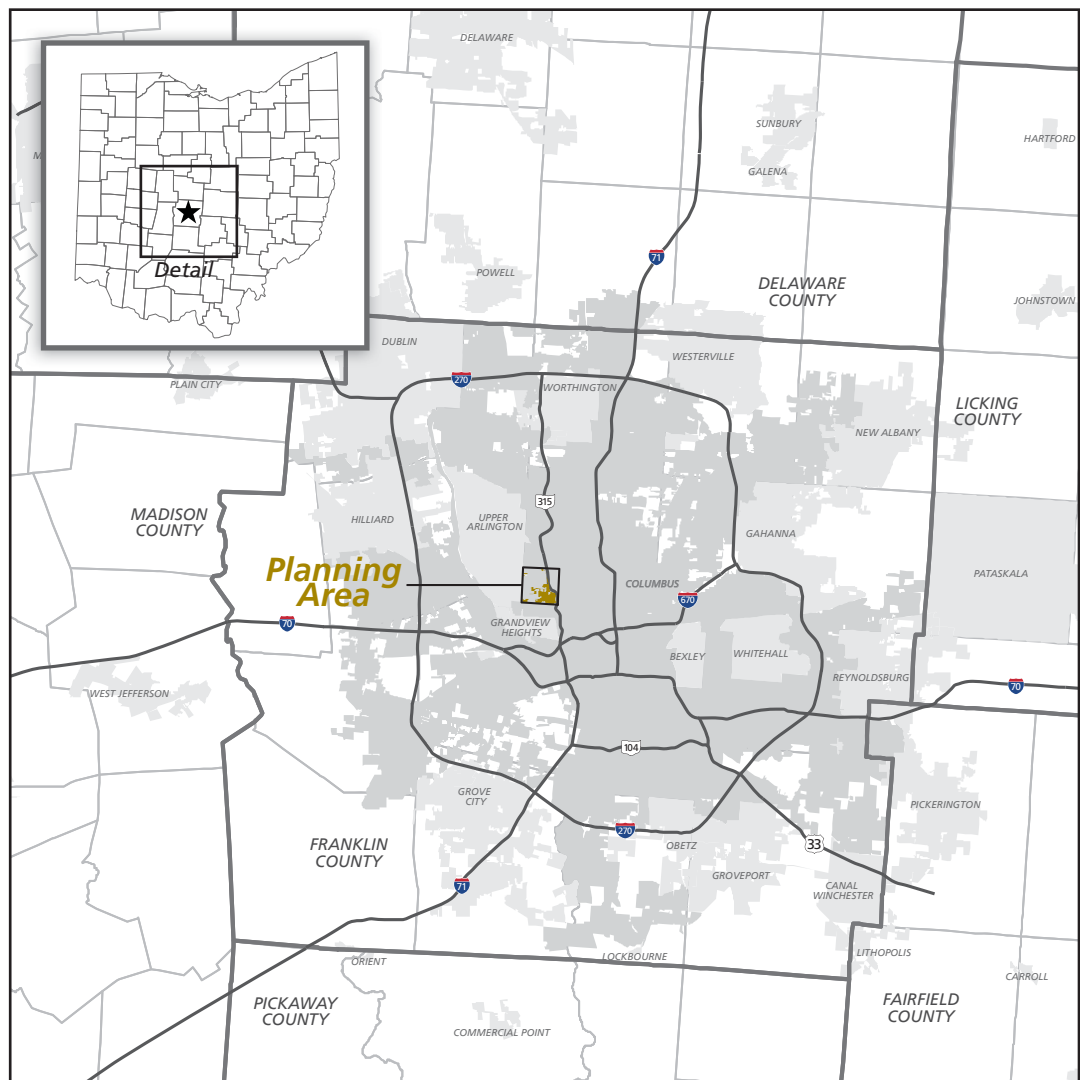
Community Vision, p. 17

Stakeholder Interviews, p. 18

Vision Statements, p. 20

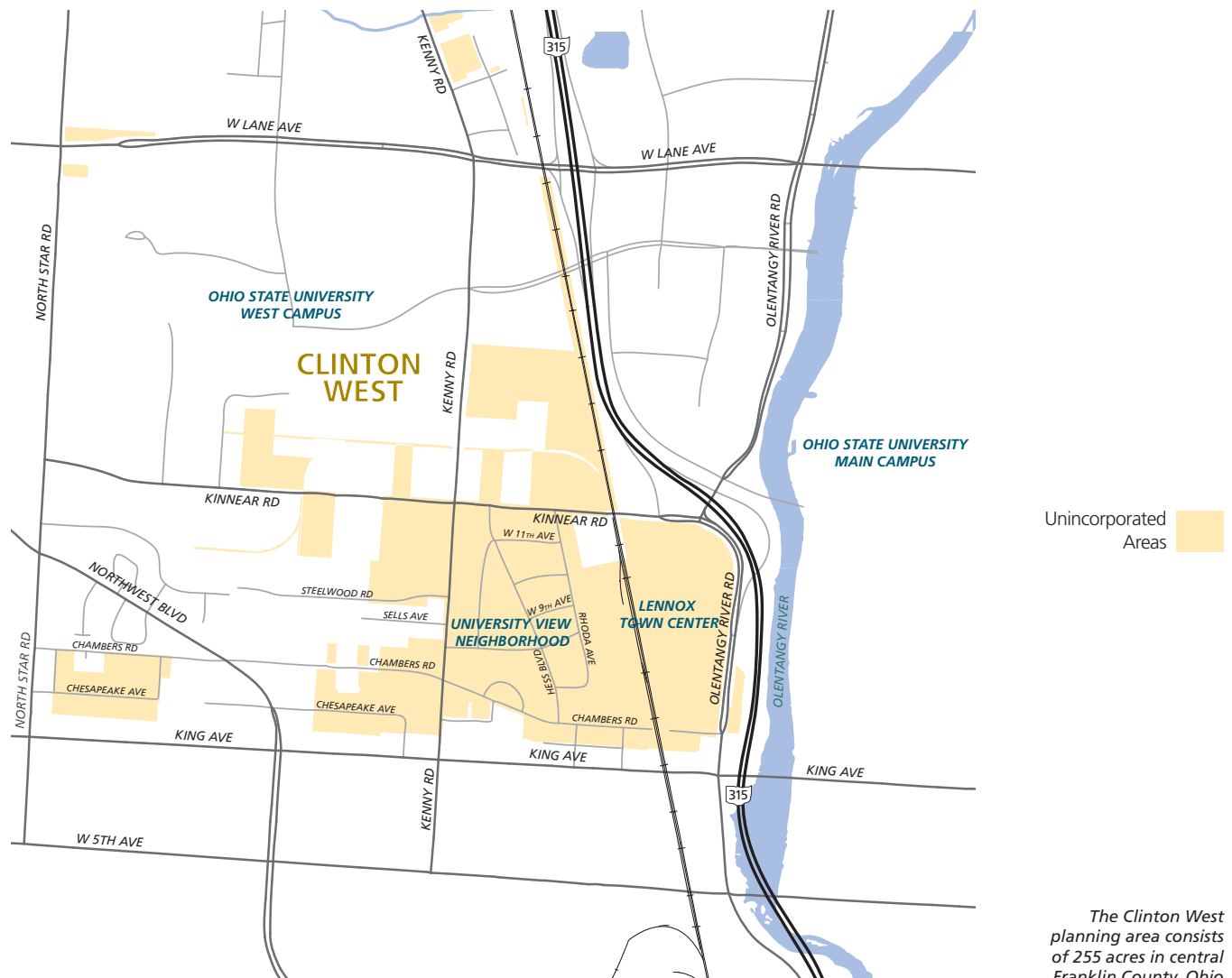
Vision Maps, p. 21

REGIONAL MAP



The Clinton West planning area is shown in beige

PLANNING AREA MAP



SECTION 1

CURRENT CONDITIONS MAP BOOK

The Current Conditions Map Book is a product of the information-gathering phase. The project team analyzed published data, performed field research and conducted stakeholder interviews to develop the map book's content.

The Current Conditions Map Book has two components: people and community, and current conditions maps.

People and Community

This section provides information on people, housing, employment and community facilities in Clinton West.

Current Conditions Maps

The maps show the physical features of what exists in Clinton West today:

Current Land Use: Types of activity that occur in certain areas

Current Zoning: The set of uses allowed to be developed on a given property

Roads and Transit: Location of roads, railroads and bus routes

Sidewalks: Location and availability of existing sidewalks

Bikeways and Paths: Location of existing and planned bicycle routes

Community Identity: Features of Clinton West that define and distinguish it from other areas



PEOPLE AND COMMUNITY

PEOPLE

Population: In 2010, the population of Clinton West was 833.

| POPULATION BY AGE | | |
|-------------------|------------|-------------|
| Age | Number | Percent |
| Under 18 | 60 | 7% |
| 18 to 29 | 384 | 46% |
| 30 to 59 | 288 | 35% |
| 60 & Over | 101 | 12% |
| Total | 833 | 100% |

Source: 2010 U.S. Census

HOUSING

Housing age

Most houses in the University View neighborhood were built in the 1940s. Many of the homes on Chesapeake Avenue were constructed before the 1930s. The multi-family homes located throughout the planning area were all built between the 1950s and 1970s.

Occupancy

The occupancy rate for Clinton West is 93.4 percent, comparable to Franklin County's 93.2 percent.

Housing types

Of 305 residential buildings in Clinton West, 294 are single-family homes. The remaining 11 range from two-family dwellings along Chesapeake Avenue to apartments with over 20 units along Kinnear Road and Kenny Road.

EMPLOYMENT

Primary Business Locations

Lennox Town Center, *shopping center*

Lane Avenue, *shopping center*

Chambers Road west of Kenny Road, *industrial with small businesses*

Kinnear Road, *office and industrial*

West side of Kenny Road, *office and industrial*

COMMUNITY FACILITIES

Parks: Clinton Township owns three parks in the University View neighborhood, which are maintained by residents. A fourth, privately-owned park is on the west end of Chesapeake Avenue.

Schools: Clinton West is located entirely in the city of Columbus school district. No schools are in Clinton West, and few elementary schools are nearby.

The Ohio State University's main campus is just east of the Olentangy River with additional property owned in Clinton West.

Safety services: Clinton West contracts fire service from Upper Arlington. They have three fire stations with locations on Arlington Avenue, Tremont Road, and Reed Road.

Police service is provided by the Clinton Township Police Department and the Franklin County Sheriff's Office.

Other community facilities: Upper Arlington's Fire Department uses the building at 999 Chambers Road for storage. Clinton Township officials and the University View Civic Association use the rooms for public meetings.

CURRENT CONDITIONS MAPS



Maps on the following pages show spatial data about our planning area:

Current Land Use, p. 10

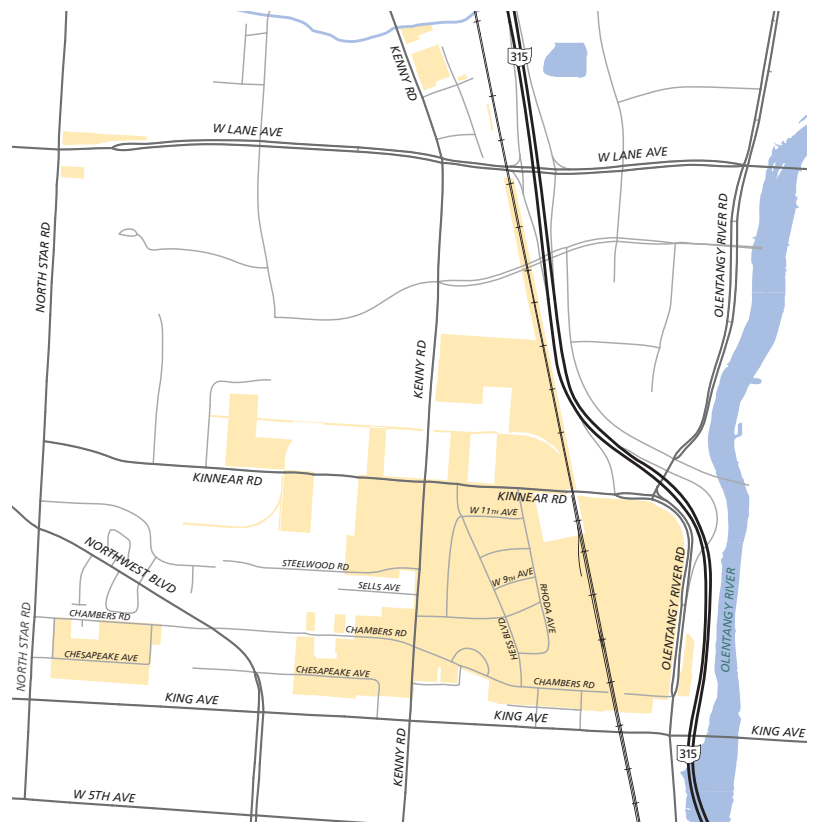
Current Zoning, p. 11

Roads and Transit, p. 12

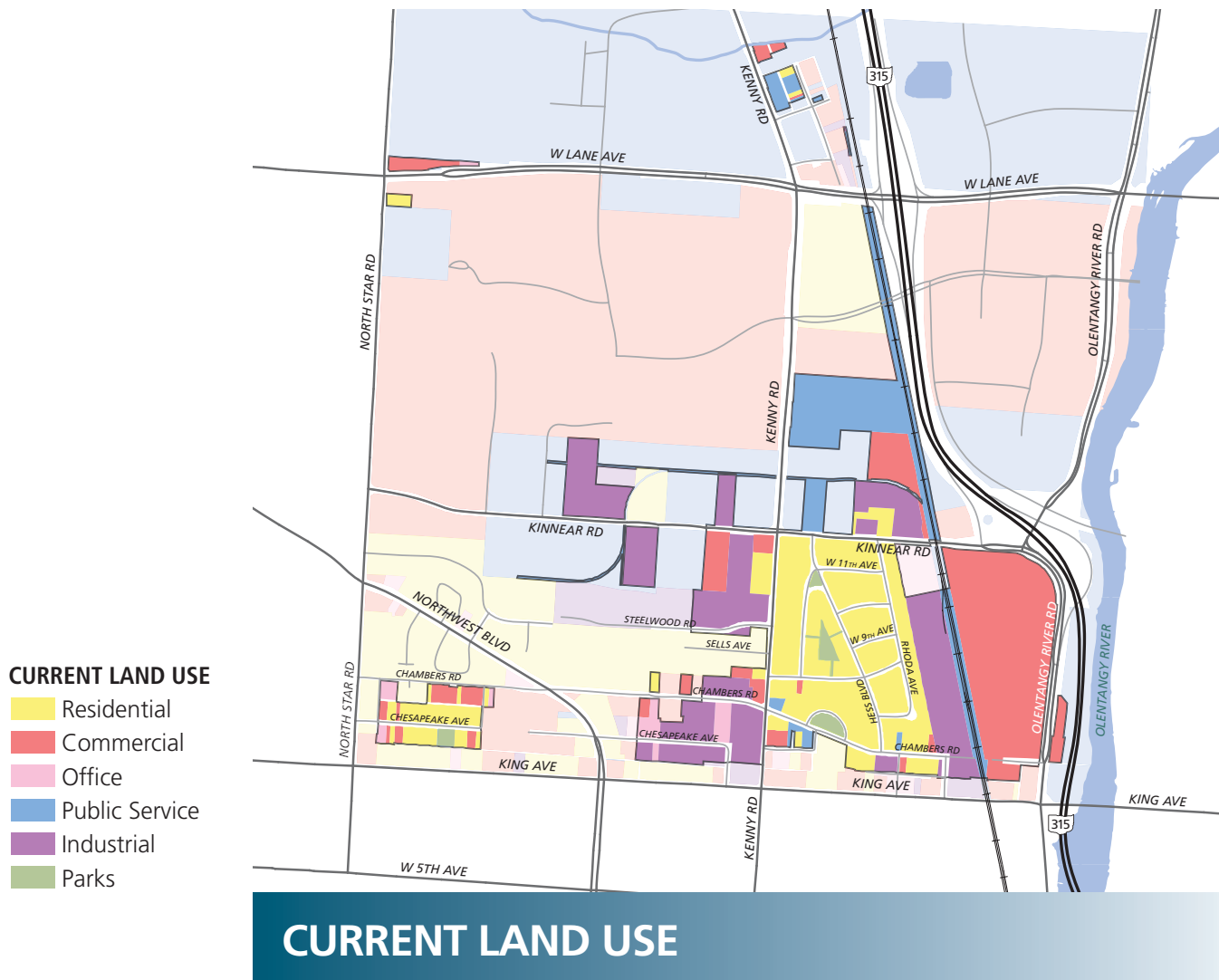
Sidewalks, p. 13

Bikeways and Paths, p. 14

Township Identity, p. 15



DRAFT 9/9/11 10:15



The Current Land Use map shows what types of activity currently occur in certain areas. When planning for an area's future land use, it is important to ensure compatibility with existing land uses.

Residential

- University View
- West end of Chesapeake Avenue

Parks

- *Public:* University View
- *Private:* West end of Chesapeake Avenue

Commercial

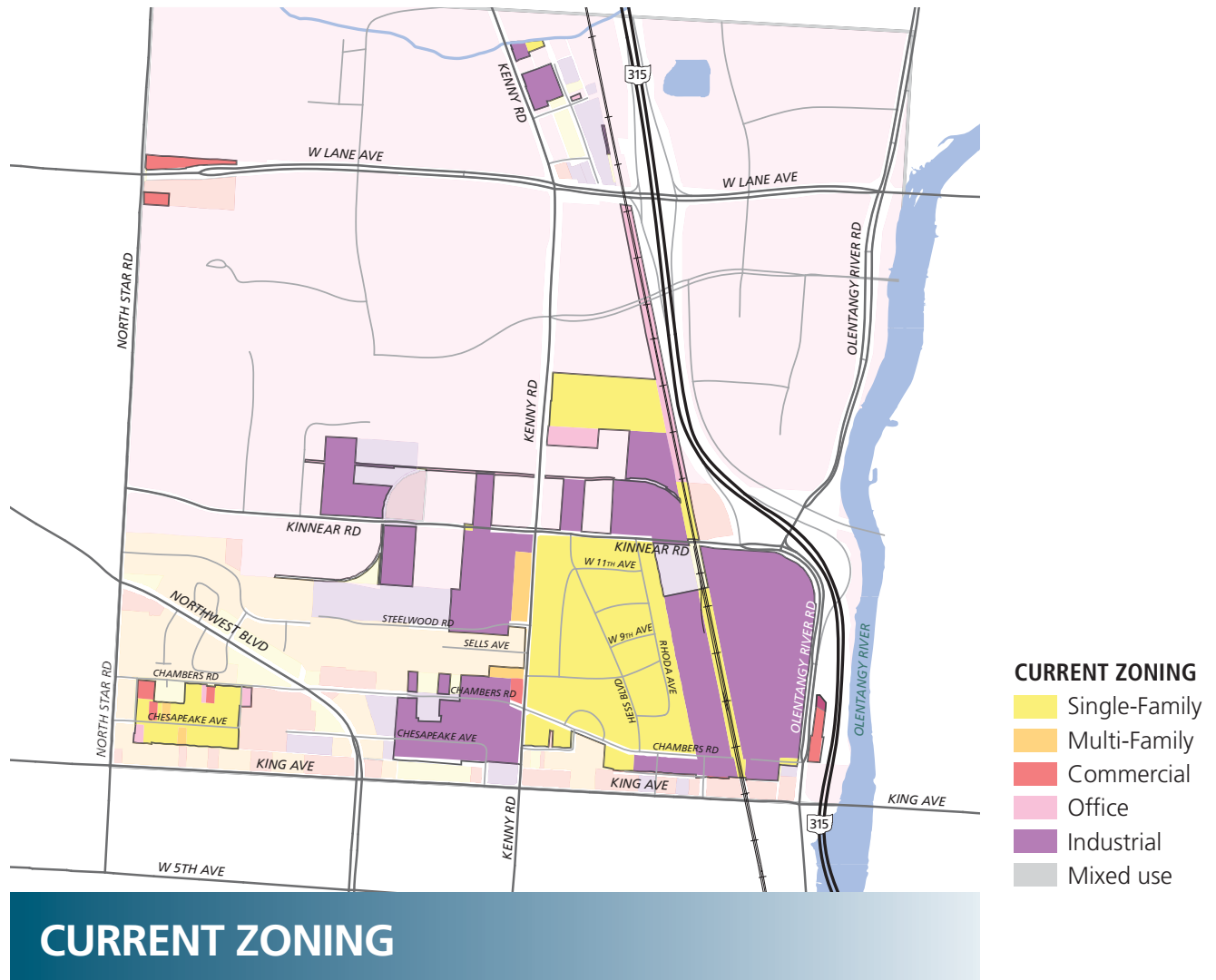
- Lennox Town Center

Office

- Chesapeake Avenue
- Chambers Road

Industrial

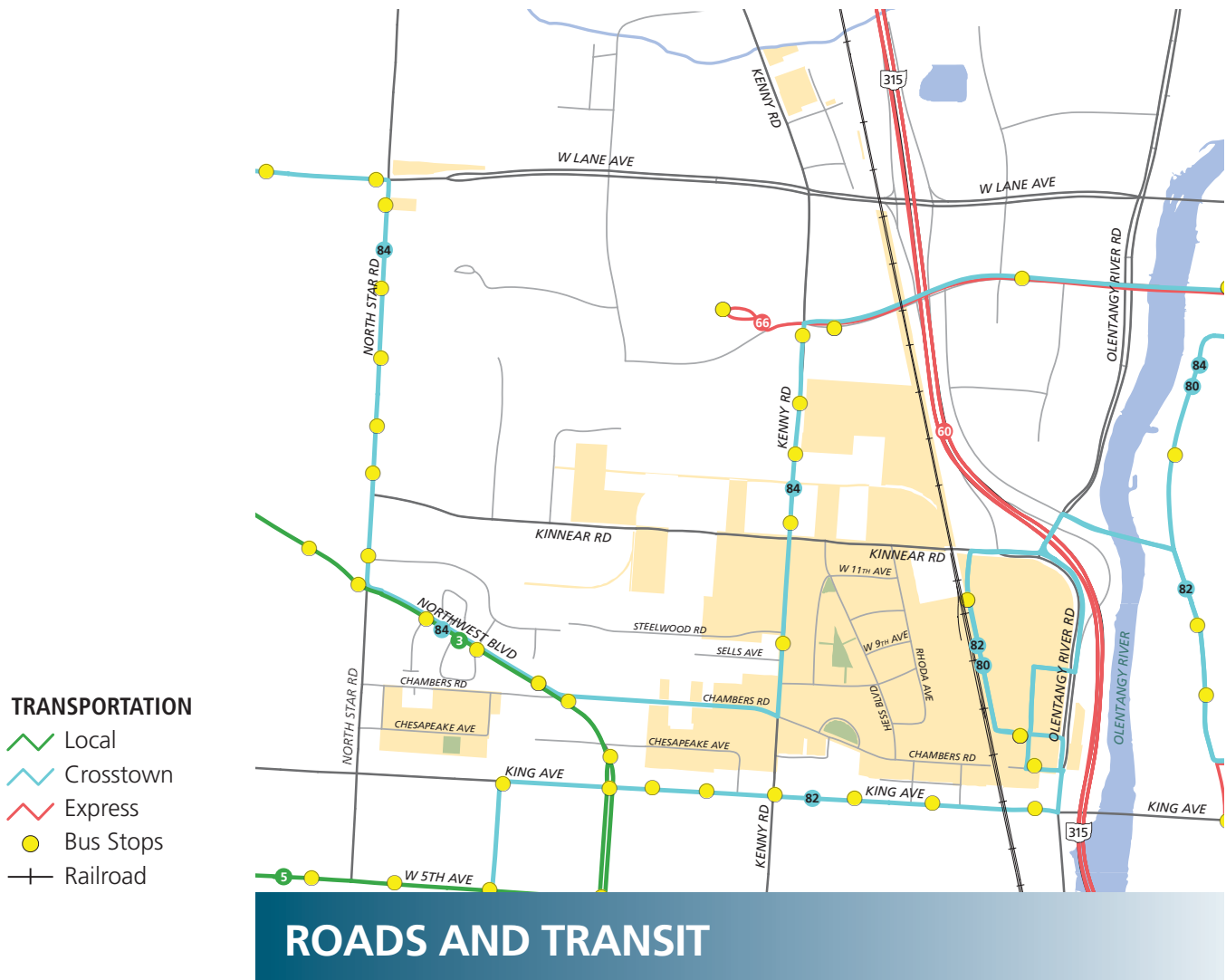
- Scattered through planning area
- Heavy concentration west of Kenny Road



The Current Zoning map shows the set of uses allowed to be developed on a given property. The Franklin County Economic Development and Planning Department administers zoning regulations in the planning area.

- Almost exclusively residential and industrial
- Small pockets of office and commercial
- Simplified into general use categories

DRAFT 9/9/11 10:15



The Roads and Transit map shows where roads, railroads and bus routes are located. This tells us how and where people move through and around Clinton West.

Highways

- State Route 315 with access points along Olentangy River Road and Lane Avenue

Roads

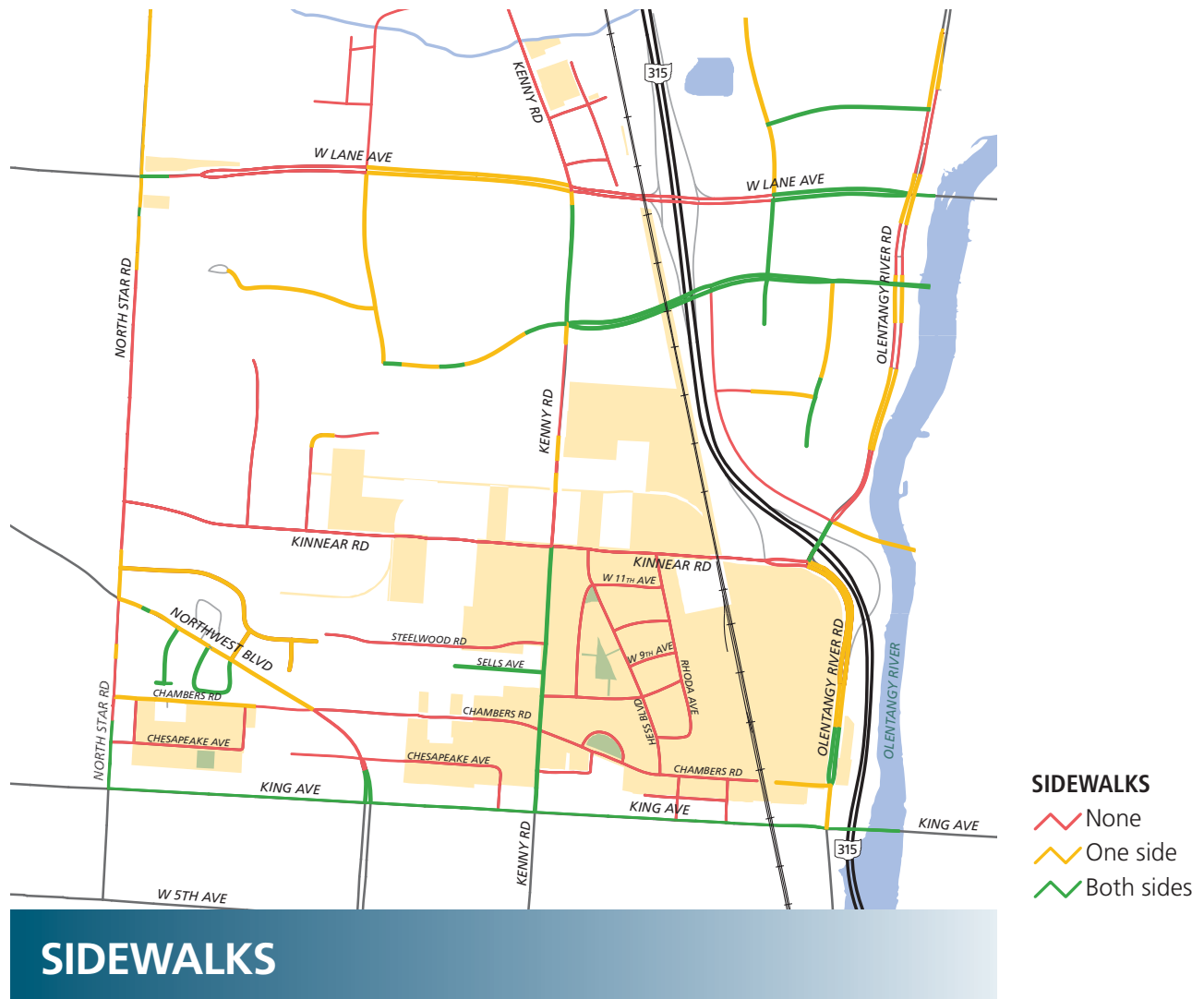
- Major:* Kenny Road and Kinnear Road
- Minor:* Chambers Road, Chesapeake Road and Hess Boulevard
- Nearby:* North Star Road, King Avenue, Olentangy River Road and Lane Avenue

Transit

- Three crosstown routes
- Various local and express routes nearby

Railroad

- Operated by CSX Transportation, Inc. between Lennox Town Center and University View neighborhood
- At grade-crossing at Kinnear Road



The Sidewalks map shows the location and availability of sidewalks in Clinton West and the surrounding area. Sidewalks connect neighborhood residents to services, children to schools, provide opportunities for exercise and serve as an alternative mode of transportation.

No sidewalks are located in areas with heavy pedestrian activity.

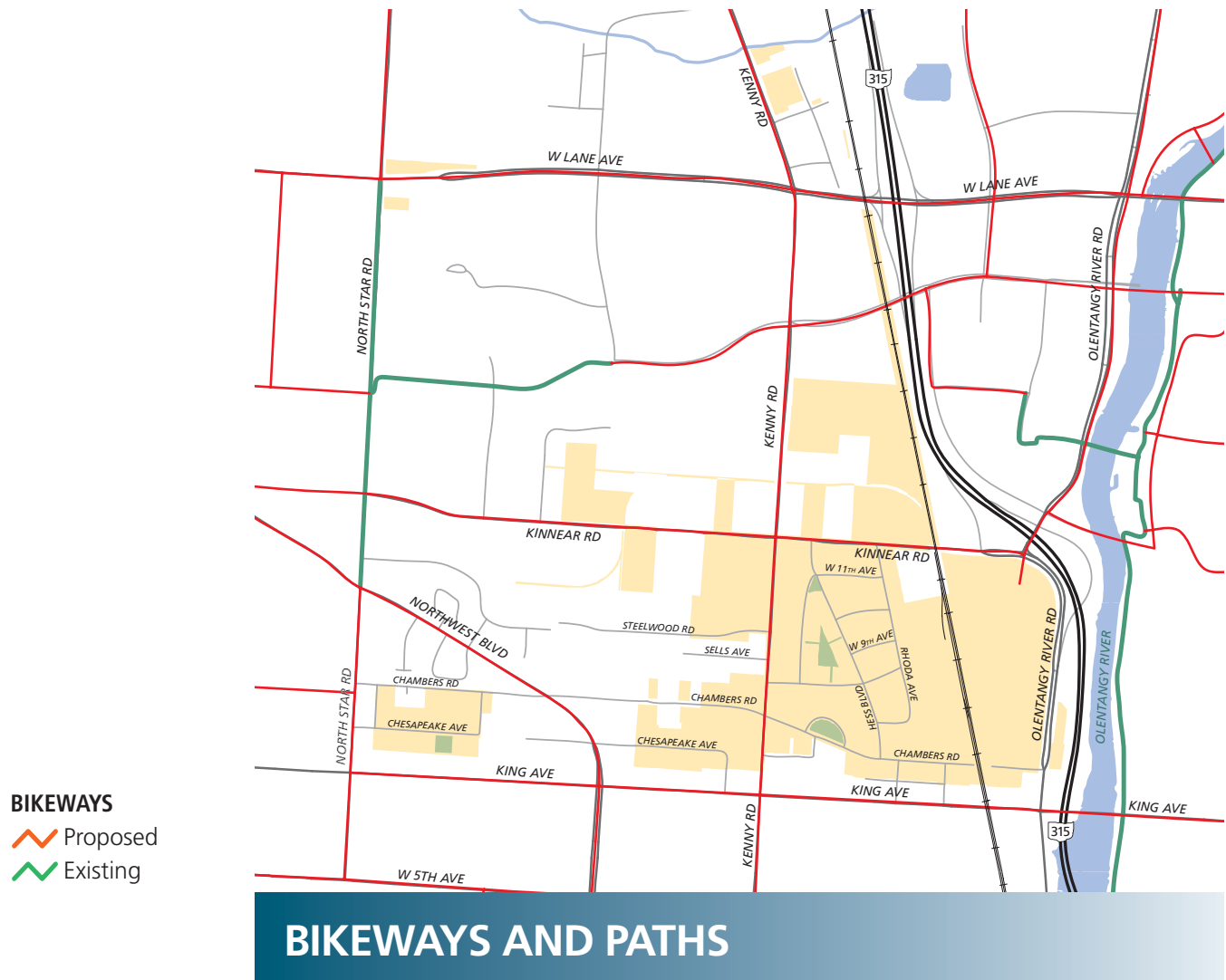
- Kinnear Road
- University View

Important nearby roads have inconsistent sidewalk paving.

- Olentangy River Road
- Northwest Boulevard

- North Star Road
- Residential areas do not contain any sidewalks.
- University View
 - Chesapeake Avenue

DRAFT 9/9/11 10:15



The Bikeways and Paths map shows the location of existing and proposed bicycle routes. Bikeway types can include signs and markings to share road lanes, bicycle lanes along road shoulders and separate bicycle paths.

- Shared use path north on Olentangy River Road north of Kinnear Road
- Signed shared roadway connecting Ohio State University's two campuses

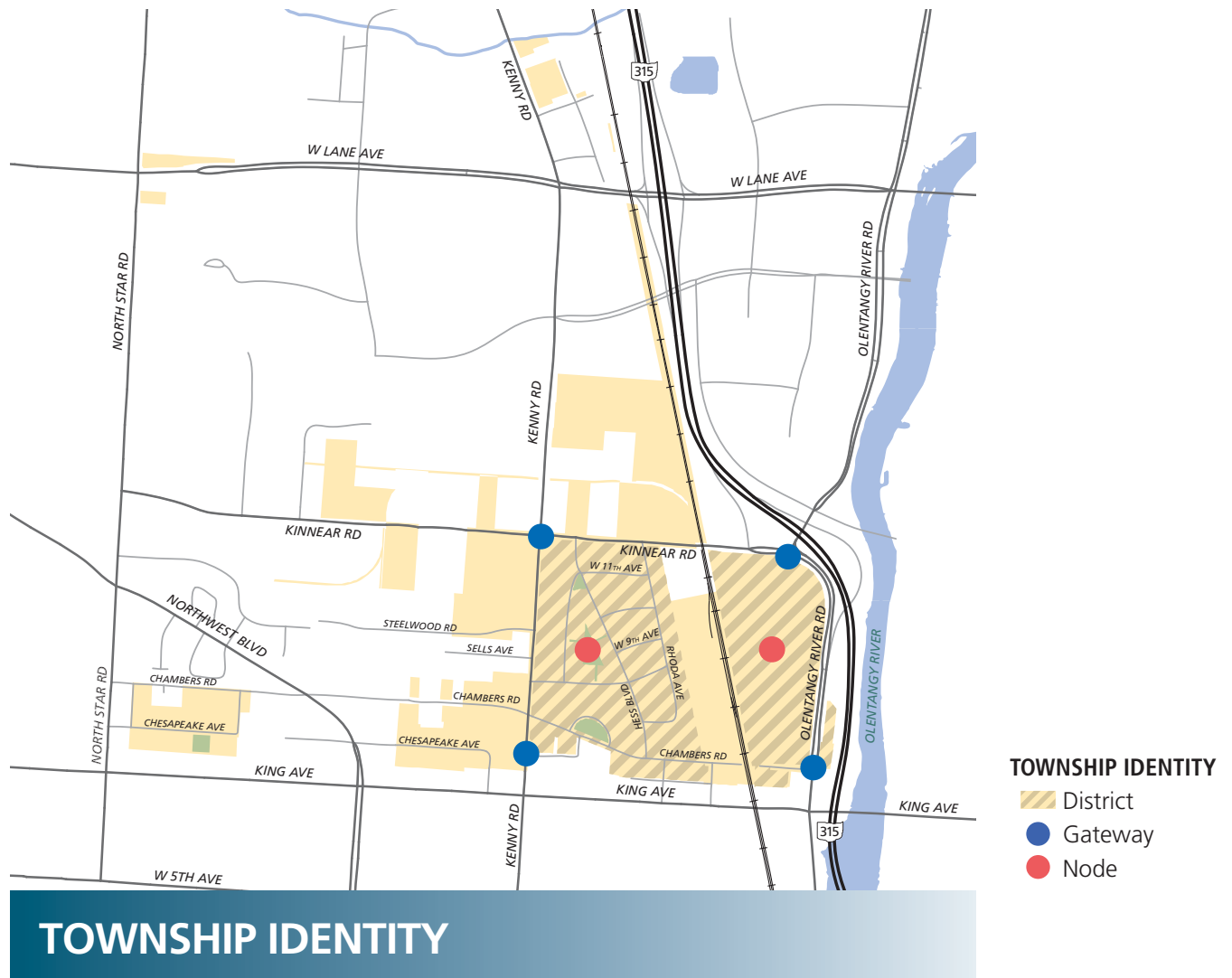
Existing bikeways

- No bikeways in Clinton West
- Shared use paths along the Olentangy River and North Star Road which leads to Ohio State University's west campus

Proposed bikeways

- Bicycle lanes along Kenny Road, Kinnear Road and King Avenue

Bikeway proposals are from the Columbus Bicentennial Bikeway Plan and the Mid-Ohio Regional Planning Commission Regional Bikeway Plan.



The Township Identity map shows features of Clinton West that define and distinguish it from other areas. Having an identity is essential to maintaining a strong community.

Gateways

Gateways are major entry points that inform a traveler when they have entered the community. Existing gateways lack distinguishing features such as entry signs and landscaping. Four gateways are shown on map.

Nodes

Nodes are centers of attraction and activity.
University View Playground is a residential

node with access in the University View neighborhood. Lennox Town Center serves as a commercial node with shops, restaurants and a movie theater.

Districts

Districts are areas that have similar design characteristics and levels of activity. The two well defined districts are Lennox Town Center and University View neighborhood.

SECTION 2

COMMUNITY VISION

The Community Vision is a collection of draft statements and maps that outlines the community's desired future.

The vision was guided by information gathered from stakeholder interviews and the Current Conditions assessment.

The Community Vision has two components: vision statements and vision maps.

Note: This draft vision is subject to change based on working committee input and feedback from the October 2011 public meeting.

Vision Statements

The vision statements describe the community's desired future in words. Statements are divided into topic areas and further subdivided to give greater detail.

Vision Maps

The maps show the community's future graphically in three specific topic areas:

Future Land Use map: In general, the types of land uses the community wants to see and where they want them.

Bikeways map: Locations of existing and future paths and on-pavement treatments to make bicycling safer and more convenient.

Sidewalk Priorities map: The community's top priorities for installing new sidewalks. The map shows the desired locations and their relative priority to one another.

Next steps

After review by the working committee, we will conduct a public meeting to gather input on the draft community vision.

The project team uses the agreed-upon community vision to develop draft policies and actions to achieve that vision.

STAKEHOLDER INTERVIEWS



The project team interviewed stakeholders that have an interest in Clinton West's future. We spoke with residents, business owners, government officials, neighborhood representatives, developers and others to gain a preliminary understanding of people's likes and dislikes.

Below we provide a summary of stakeholder input, divided into four categories: development, community identity, transportation and property issues.



Development

Annexation: Many interviewees expressed concern that future development requires annexation.

Stakeholders desire better collaboration and joint discussions with neighboring jurisdictions on new development.

Residential: University View is the largest residential neighborhood in the area. Residents would like to maintain the neighborhood's character. Additional multi-family units are desired along Chesapeake Avenue.

Commercial: Lennox Town Center contains most of the area's commercial activity. Those interviewed are satisfied with Lennox Town Center, stating it is a successful development with regional appeal.

Some interviewees are dissatisfied with the appearance of other commercial businesses along Kinnear Road and Chambers Road.

Other uses: Those interviewed would like to see better landscaping and improved façades for industrial and office uses.



Community Identity

Character: Residents want the University View neighborhood to maintain its appearance and housing density.

There is concern that further development of the Ohio State University might lead to increased housing density and more rental property.

Signs: It is difficult to know when you enter Clinton Township. Interviewees would like to see gateway signs installed.

Parks: Residents enjoy neighborhood parks and want them used more. Some interviewees would like more public involvement in maintenance. Stakeholders suggested Chambers Circle for park improvements.

Revitalization and regular maintenance of the park on Chesapeake Avenue is desired.

Community Facilities: Stakeholders suggested the fire station on Chambers Road for redevelopment as a restaurant, retail space or renovated meeting hall.



Transportation

Kinnear Road: Many interviewees suggested road improvements for Kinnear Road. Suggestions include reduced speed limits, installation of sidewalks and landscape improvements.

There is also concern that Kinnear Road might develop into a large scale commercial street that

would encourage high traffic and large parking lots.

Road maintenance: Different jurisdictions own different segments of the road leading to inconsistent maintenance.

Sidewalks: Interviewees desire sidewalks only in existing, high-traffic pedestrian areas.

Safer pedestrian connections to Lennox Town Center are also desired, specifically on Kenny Road.



Property Issues

Rental property: University View neighborhood residents are dissatisfied that many homes are converting to rentals. They would like to see them return to owner-occupied residences.

Property Maintenance: Many residents expressed concern with poor property upkeep, particularly with the increase in rentals.

The implementation of a property maintenance code was strongly suggested by many.

Parking: Stakeholders expressed concern with on-street parking in the University View neighborhood. Interviewees said the gravel street edges are visually unappealing, that some vehicles are parking on front lawns and that Ohio State University parking causes congestion.

Lighting: Some residents would like to see improved neighborhood lighting that is sensitive to neighbors who prefer the dark. One suggestion is property owners who desire better lighting should purchase a standardized light post.

VISION STATEMENTS

Vision for Land Use

Land uses that support vibrant, mixed-use areas and strong residential neighborhoods

Attractive and economically sustainable commercial development that complements neighborhood character

Housing that fits with existing residential character and scale

Appropriate industrial development that maintains economic viability and is sensitive to surrounding uses



Vision for Community

Healthy and accessible developments that protect the natural environment

An accessible, well-maintained parks system that meets residents' needs

A community identity that builds neighborhood pride and encourages community interaction

Well-established partnerships with neighboring municipalities



Vision for Transportation

A well-maintained road system with appropriate traffic and parking controls for safety

A bicycle network that provides connections to nearby trails and destinations

An accessible transit network with attractive stops and sufficient routes at reasonable frequencies

A well-maintained pedestrian network that connects residents to jobs, transit, and shopping



VISION MAPS



About the maps

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.

Future Land Use Map, p. 23

What it is: The future land use map is part of the Community Vision. The map shows, in general, what types of land uses the community wants to see in the future.

How it's used: Most often, the future land use map is used when a landowner proposes new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see whether it matches what the community wants.

Why we need it: Including a future land use map allows residents to communicate their land use opinions to appointed and elected officials making zoning decisions. By participating in the community vision, residents can weigh in on future development without attending numerous public hearings.

Sidewalk Priorities Map, p. 25

What it is: The sidewalk priorities map shows the community's stated desires for new sidewalks. Sidewalks keep people safe, promote fitness, reduce traffic congestion and increase pedestrian traffic for businesses.

Why we need it: Installing sidewalks costs money. Realizing that funds are limited, the sidewalks map prioritizes where sidewalks would be most beneficial.

Primary priorities are sidewalks that should be installed first. Secondary priorities should be installed after all the primary priorities are installed.

Bikeways Map, p. 27

What it is: The bikeways map shows locations of current and proposed bikeways in the planning area. The proposed bikeways connect residents to existing and planned bikeways.

Why we need it: Since bikeways allow people to cover large distances, it is critical to plan for bikeways on a region-wide basis.

LAND USE CATEGORY DESCRIPTIONS

Medium Density Residential

Allowed land uses: Single-family homes

Density: Minimum of 4 units per acre, maximum of 8 units per acre

High Density Residential

Allowed land uses: Townhouses and multi-unit buildings

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

Office + Residential

Allowed land uses: Offices and multi-unit housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 8 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 townhouses.

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 townhouses.

Density: Maximum residential density of 24 units per acre

Light Industrial + Office

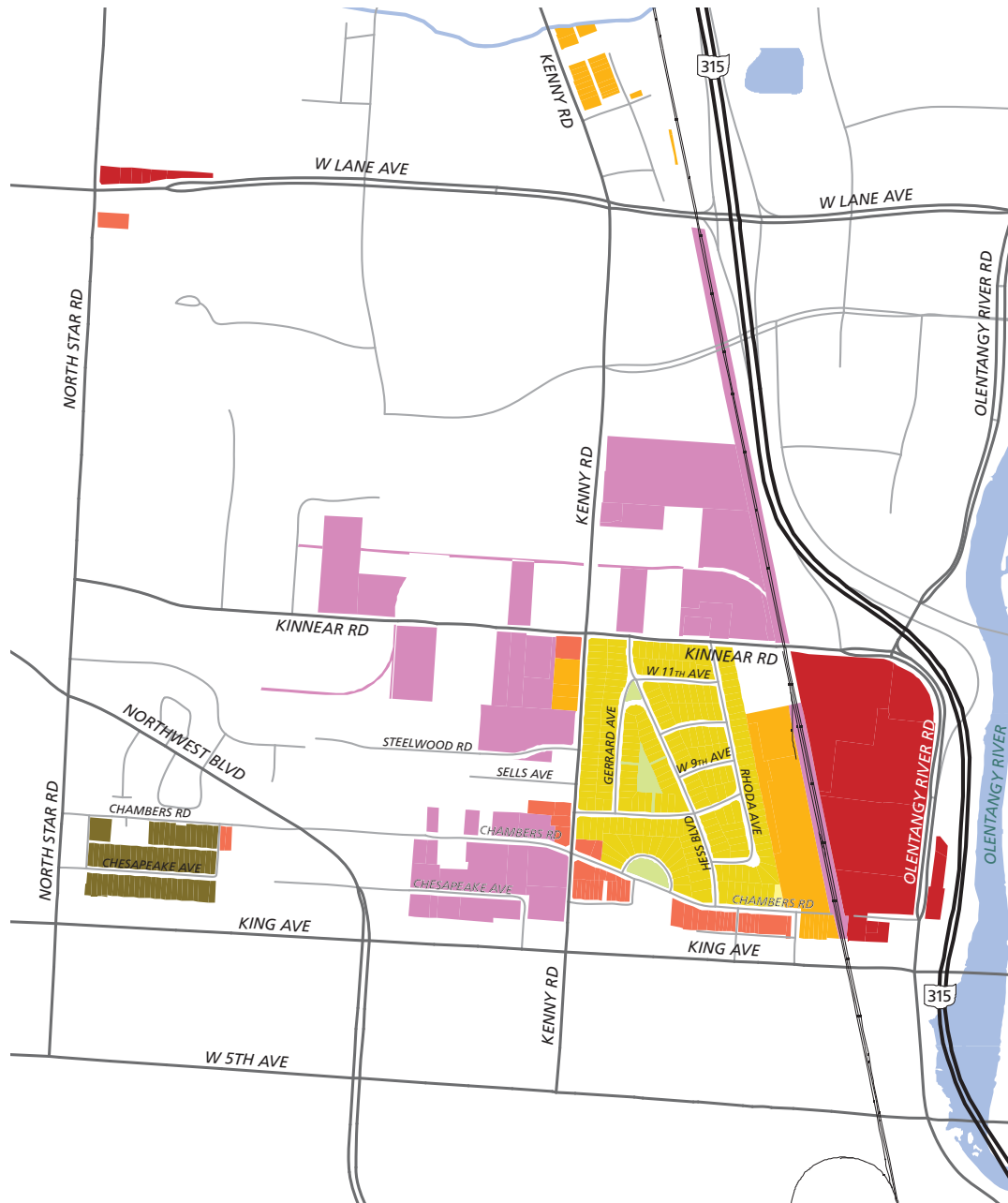
Allowed land uses: Range of uses including office, industrial, storage and warehousing.

Parks/Open Space

Intended for nature or recreation with minimal buildings.

WHY THESE CATEGORIES?

Housing spaced far apart and distant from other development leads to traffic congestion, creates costly infrastructure, prevents development flexibility and limits transportation options. These land use categories allow for a range of uses that promote convenient, accessible and healthy living.









Future land use

- Medium Density Residential
- High Density Residential
- Office + Residential
- Commercial: Full range + Multi-unit
- Commercial: Limited range + Multi-unit
- Light Industrial + Office
- Parks

FUTURE LAND USE MAP

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 | CS | CC | NC | SO | LI | RI |
|  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 Clinton West 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: Multi-family apartment

R-12: Urban residential

R-8: Restricted urban residential

Commercial

CS: Community Service

CC: Community Commercial

NC: Neighborhood Commercial

SO: Suburban Office

Industrial

LI: Limited Industrial

RI: Restricted Industrial

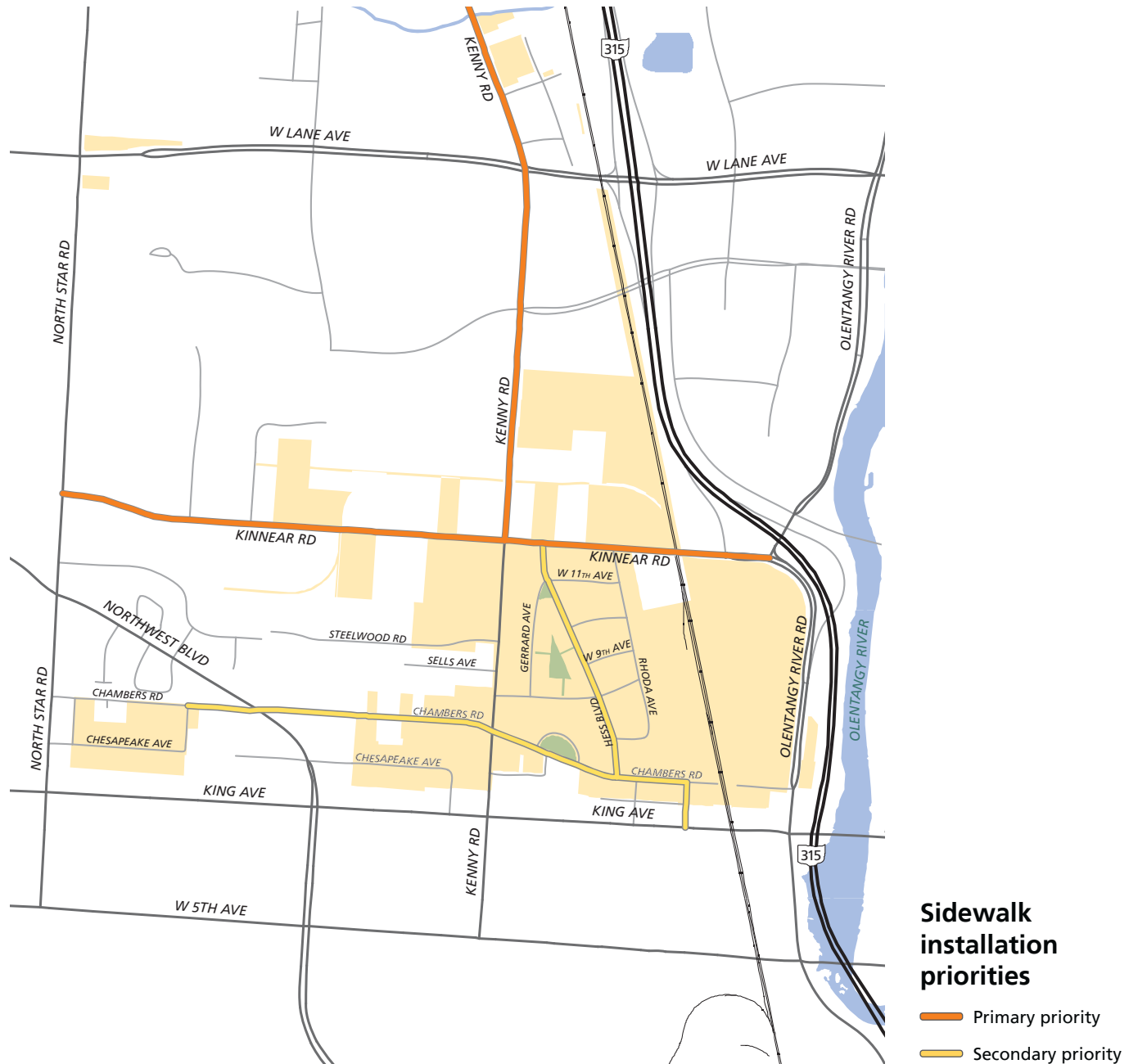
Sidewalk priorities

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

Why we need it: Realizing that sidewalks cost money and funds are limited, the sidewalk map

prioritizes sidewalk installation by primary and secondary priorities.

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



SIDEWALK PRIORITIES MAP

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 living in the planning area and throughout central Ohio.



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

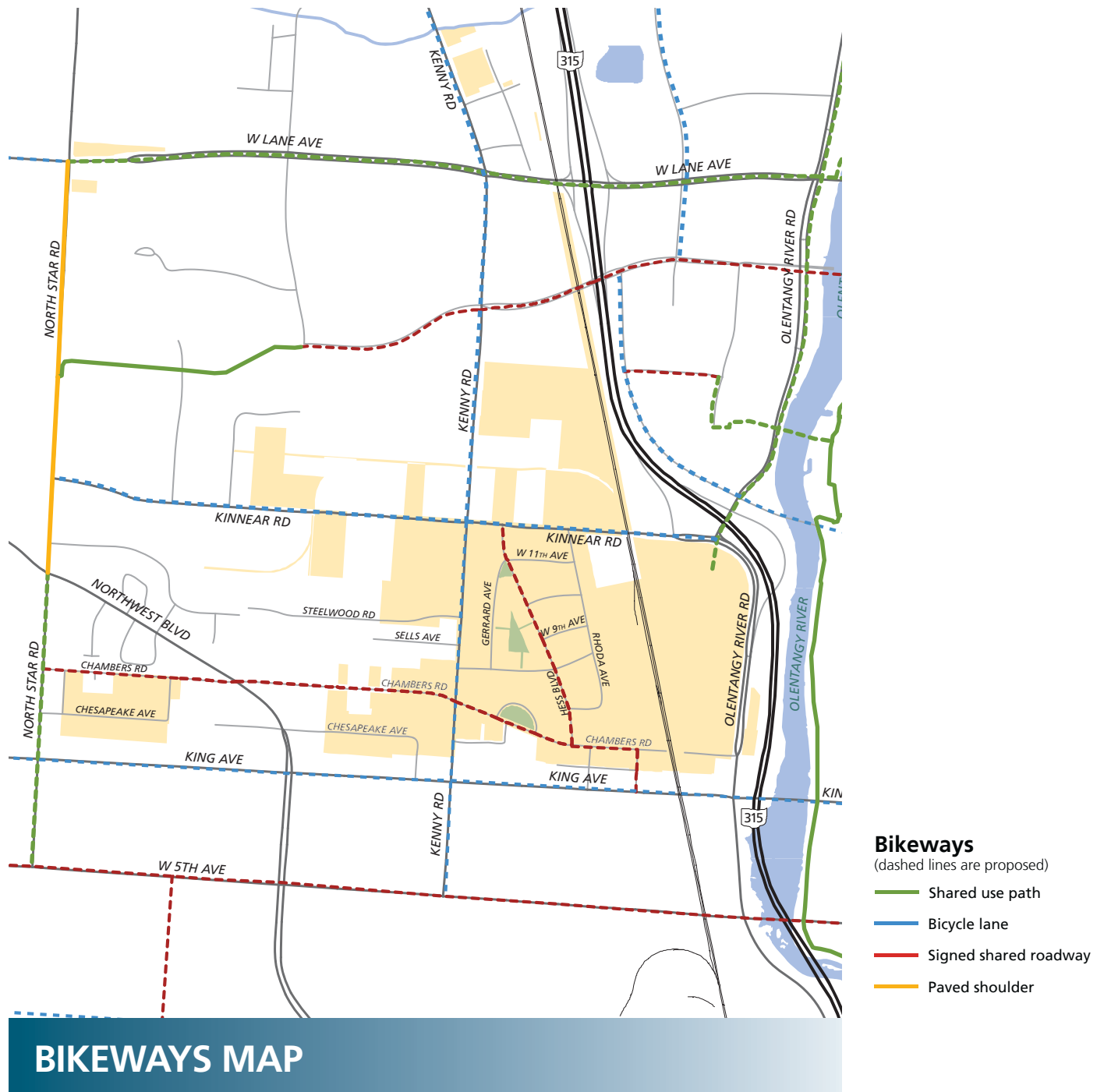
A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



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.

In addition to Clinton West Neighborhood Plan bikeways recommendations, the map contains information from the Columbus Bicentennial Bikeways Plan and MORPC Regional Bikeways Plan.



ACKNOWLEDGEMENTS

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Clinton West Neighborhood Plan:

Cathie Atkinson, *Clinton West Neighborhood Plan Working Committee*
 Al Berthold, *Neighborhood Design Center*
 Marc Cerana, *Columbus Department of Development*
 John Coneglio, *Clinton Township Trustee*
 Michelle Coneglio, *Clinton West Neighborhood Plan Working Committee*
 Jason Davenport, *Draft-Co, Inc.*
 Nick Gani, *University View Civic Association*
 Cheryl Huffman, *Neighborhood Design Center*
 Eric Leibowitz, *CASTO*
 Tristan Osborn, *Central Ohio Transit Authority*
 Christine Palmer, *Columbus Department of Development*
 Jim Ramsey, *Franklin County Engineer's Office*
 Carl Reardon, *Clinton Township Trustee*
 Cornell Robertson, *Franklin County Engineer's Office*
 Jerry Schwan, *Tom and Jerry's Auto Service*
 Mike Semler, *Clinton West Neighborhood Plan Working Committee*
 Matthew Shad, *Upper Arlington City Manager's Office*
 Bruce Shalter, *Clinton West Neighborhood Plan Working Committee*
 Laura Shinn, *Ohio State Facilities Operations and Development*
 Carol Stuart, *Clinton West Neighborhood Plan Working Committee*
 Stephanie Suter, *Clinton West Neighborhood Plan Working Committee*
 Bruce Tjampiris, *Clinton Township Trustee*
 Guy Williams, *Private property owner*

Produced by:



150 South Front Street
FSL Suite 10
Columbus, Ohio 43215

Tel. 614-525-3094
Fax 614-525-7155
www.franklincountyohio.gov/edp