

## Section 3

# Plan Themes



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# Safe Neighborhoods

## Plan theme

### Chapter highlights:

**Promote safe neighborhoods by:**

- Avoiding commercial spillover into residential neighborhoods
- Adding streetlights to improve neighborhood safety
- Connecting residents to parks along Alum Creek
- Improving neighborhoods by turning around tax-delinquent properties
- Using universal design in housing to enable easy access for everyone

## Current conditions

*Land uses:* The planning area has a variety of land uses, from residential neighborhoods near Agler and Perdue to mixed-use Cleveland Avenue to industrial-feeling Westerville Road.

*Safety:* Police and fire services are provided by each township's police and fire departments. The Franklin County Sheriff's Office, in addition, patrols unincorporated areas. Each township has mutual-aid agreements with the Columbus Division of Fire, where each jurisdiction assists with emergencies in the neighboring jurisdictions. The residential neighborhoods lack streetlights.

*Housing and health:* Housing was largely built in the 1940s and 1950s, largely using a traditional grid-type street system. Some original owners remain, while some housing has been turned into rentals. In some areas, abandoned houses are deteriorating with crumbling porches and overgrown front lawns.

*Sense of place:* For both residential and commercial areas, there are few visual clues one is entering a different place—for the most part there is no gateway signage or other identifying feature that signals a change in area. The County Engineer's signs are the primary way one knows when entering unincorporated territory.

*Environment:* The planning area is within the Alum Creek watershed. The creek itself runs north-south through the planning area. Several east-west tributaries convey water to the creek. Storm water is handled both by constructed pipes and natural vegetated drainageways.

## Vision for the future

Land uses that respect their current areas, maintaining quiet neighborhoods, supporting vibrant mixed-use areas or facilitating commerce, as the case may be.

Residents and business owners feel safe at all times of day. Each township has the resources to provide ample protection for residents.

Affordable, well-maintained housing that adds to neighborhood pride and promotes healthy living.

Areas should have identifying features, giving a sense of place and point of pride.

Development is in harmony with the environment and allows people to access nature.

## Recommendations

### Goal A

#### Minimize land use conflicts in exclusively-residential areas

In residential neighborhoods, commercial uses from adjacent corridors should not intrude on exclusively-residential areas. Consistency with this goal allows residents to maintain confidence that their community's character will remain intact.

### Action 1

#### Allow only residential land uses in the neighborhoods beyond Cleveland Avenue

The land use map for this area shows residential land uses throughout the Clinton Residential focus area. Residences are the primary land use and should remain that way. Nearby Cleveland

A range of single-family housing is found throughout the planning area







Avenue offers a large amount of commercial space. Non-residential development proposals should only be approved outside the residential zones.

*Clinton Residential*

#### Action 2

**Along Sunbury Road, land use should be mainly residential with office and neighborhood-level retail allowed at major intersections**

To keep the Sunbury Road corridor's scenic quality, land use should continue to be residential. Buildings should be set back far from the road. Office and light retail uses are permitted at the intersections of Morse, Innis, Agler and Cassady.

*Sunbury-Cassady*

#### Action 3

**In areas transitioning away from residential uses, soften the impact on remaining residents**

As the transition to office/airport-related land uses continues along Drake Road, some residents will remain. New development and construction should use buffering, mounding, landscaping and other site design techniques to mitigate commercial and industrial impacts on remaining residential properties. Rezoning

should only be approved for uses that follow the future land use map.

*Drake Road*

#### Action 4

**In areas near the airport, reconfigure noise contours according to airport expansion plans and enforce use restrictions**

Noise contours in the zoning resolution enforce the federal government's use limits in noisy areas around airports. In Franklin County, the restricted area is called the Airport Environs Overlay. Since flight paths are changing, noise areas will change. The county should revise zoning regulations to reflect the new noise patterns.

*Drake Road*

### Goal B

**Improve neighborhood safety**

Community safety is a major influence on a community's attractiveness to residents and visitors. In commercial areas, perceived safety factors into a patron's decision to shop at a given destination. Better safety perception helps both immediate and long-term neighborhood stability.

**Figure 1**

Most of the Drake Road focus area is in a noisy area unsuitable for residences

### Action 5

#### Add streetlights for nighttime safety

Street lighting can reduce crime and help people feel safer. Many streets in the focus area lack lighting. Adequate lighting should be installed along streets and alleys. Depending on cost and the desires of residents, streetlights should be decorative, with a uniform design throughout the area. Costs could be paid with a mixture of public funds and property owner assessment.

*Clinton Residential, West Mifflin Residential*

### Action 6

#### Improve road and drainage infrastructure

Roads and storm water drainage should be well maintained. Good roads improve the travel experience for motorists and also project a positive image for residents and visitors. Similarly, a well-functioning storm water drainage system is essential in urban areas. Rainfall collects from rooftops, driveways and streets and must travel efficiently to avoid flooding.

*West Mifflin Residential*

### Goal C

#### Achieve increased neighborhood safety by collaborating with safety partners and neighboring local governments

In adjacent neighborhoods, criminals do not respect jurisdictional boundaries. All focus areas share boundaries with a neighboring

jurisdiction, usually Columbus. By building on existing multi-jurisdictional efforts, all communities can benefit from increased safety.

### Action 7

#### Continue Project Safe and Clean and find ways to improve it

Project Safe and Clean is a partnership between Clinton Township, Cleveland Avenue landlords and business owners, and the Franklin County Sheriff's Office. The partnership has demonstrated success by sharing information and working together to reduce crime in the neighborhood. Parties should embark on a strategic planning process to set goals for the partnership and lay out an action plan to achieve their objectives.

*Cleveland Avenue*

### Action 8

#### Maintain and improve efforts with safety partners including the Franklin County Sheriff's Office and the Columbus Division of Police

Due to multiple changes in jurisdictional boundaries, safety responsibility can be confusing. Township police should continue the strong partnerships between the Sheriff's Office and Columbus Division of Police to comprehensively manage the area's safety.

*Westerville Road*

Farmers markets bring ingredients for healthy meals directly into neighborhoods



### Action 9

#### **Form a multi-agency task force focused on code enforcement and cleanup, modeled on Columbus neighborhood pride.**

Several properties along the Westerville Road corridor have been subjects of code-enforcement complaints. While officers will continue property-by-property enforcement, a comprehensive, attention-getting effort may help increase code compliance in the long run.

This effort should begin with an education effort: providing property owners with access to information and a chance to clean up before enforcement action begins. Afterward, sweeps through the neighborhood by code enforcement officers will identify violations.

Raising awareness among owners and tenants will encourage ongoing code compliance. In addition to coordinating with city agencies, partners in this effort will be the township, Franklin County Board of Health, Planning Department, Treasurer's Office and Sheriff's Office.

*Westerville Road*

### Action 10

#### **Seek a financial partnership with neighboring local governments to preserve public safety services**

Most of Mifflin Township's revenue comes from property taxes. The township has no income tax and spends over 75 percent of its revenue on public safety: police service, fire protection and road maintenance. Reductions in tax revenue caused by unpredictable annexation patterns will force a reduction in these services. Fewer police officers can lead to increased crime, not just in the township but in surrounding areas of Columbus and Gahanna. As part of development near Rickenbacker airport, Columbus and Hamilton Township negotiated an agreement to allow development to proceed with a predictable pattern to annexation. Similarly, an agreement between Columbus and Mifflin Township will allow continued growth around Port Columbus Airport while ensuring adequate resources for township safety services.

*Drake Road*



Franklin County

### Action 11

#### **Partner with Columbus on any Neighborhood Pride initiative**

Neighborhood Pride is an effort by the city of Columbus to clean up neighborhoods and make them safer. Neighborhood Pride focuses city resources on a particular area, helping residents improve their neighborhood by enforcing zoning regulations, mowing grass, cleaning alleys, offering block watch and fire prevention outreach. Columbus targets a handful of neighborhoods each year. If the city targets the neighborhoods next to a township focus area, the county and township should join in the effort.

*Clinton Residential, West Mifflin Residential*

Overgrown weeds in front of a Mifflin Township home

## Goal D

### **Promote public health**

Healthy people and healthy communities are strongly linked. In the definition of public health, officials include physical, social and mental health. Land use plans have the potential to strongly influence positive public health: recommendations can influence levels of physical activity, access to healthy food, medical services, education and employment, all of which factor in to healthy families and stable communities.



Inside an abandoned home in Clinton Township

**Action 12**  
**Provide connections to trails when properties redevelop. Redevelopment should include dedication along the waterway for public use**

To protect the environmental health and to support public use along Alum Creek and its tributaries, developing or redeveloping properties should dedicate waterway frontage. Since the Columbus Recreation and Parks Department manages most of the public land, the dedication should be done in close contact with them.

*West Mifflin Residential, Sunbury-Cassady*

**Action 13**  
**Investigate the possibility of a farmers market at Northern Lights that accepts public assistance**

People with access to fresh produce tend to consume more of it, providing nutrients and encouraging healthy eating habits. Farmers markets and access to fresh local produce are often concentrated in higher-income neighborhoods. A farmers market could be located in the

parking lot of Northern Lights with the support of the center's owner. Government agencies and non-profits are focusing resources on encouraging this sort of farmers market in low-income areas, especially ones that accept food stamps and WIC vouchers. This support could be leveraged in the creation of this market.

*Cleveland Avenue*

**Action 14**  
**Use building materials that promote healthy indoor air**

New and rehabbed houses should use building materials that promote a healthy indoor air environment. Conventional building materials often use chemicals and solvents that release harmful fumes in homes long after installation. Carpet and pressed-wood products are common sources of harmful emissions. Reformulated products are now widely available that offer significantly reduced emissions while maintaining material quality.

Houses built or rehabbed using any public funds should only use materials that result in clean indoor air. The county will communicate with its partners and vendors for publically-funded programs. For individual homeowners, the county can encourage healthy indoor air by offering information when homeowners and contractors apply for a building permit.

*Clinton Residential, West Mifflin Residential, Sunbury -Cassady, Leonard Park*

**Action 15**  
**Work with Columbus to extend water lines to Leonard Park**

Extension of municipal water lines to Leonard Park will require an agreement between Columbus, Franklin County and Mifflin Township. Generally in the past, annexation was required for access to water. In the past several years however, Columbus has made exceptions to this rule when certain financial conditions were met.

Annexing Leonard Park to Columbus will change the school district from Gahanna to Columbus. One of the attractive features of the neighborhood is the suburban school district, which would disappear with annexation.



Columbus can avoid a drain on its financial resources by permitting Leonard Park to develop and remain unincorporated. By remaining in the township, Leonard Park can provide moderately-priced housing close to employment centers without the cost of infrastructure maintenance and municipal services. Columbus can avoid costs including police protection, trash pickup and road maintenance. In addition to avoiding costs, Columbus could enjoy financial gain from water tap fees and higher suburban rates for water and sewer service.

*Leonard Park*

## Goal E

### Improve housing and the homeownership experience for long-term neighborhood stability

Many traits intersect and overlap to achieve strong, safe neighborhoods. Neighborhoods benefit from well-maintained homes, high occupancy rates, abundant green space and homeownership. Well-maintained homes are strongly associated with neighborhood stability. Furthermore, strong homeownership rates lead to safe and stable neighborhoods.

#### Action 16

##### Facilitate home rehabbing and construction of compatible infill housing

Well-kept housing stock is important to a neighborhood's stability. Neighborhoods with well-kept homes keep their value better than run-down ones. Despite pride in one's home, households with lower-than-average disposable income may be unable to keep up with maintenance of a home. Grants and loans available for minor renovations should be targeted to this area.

Vacant lots can sap neighborhood energy. Empty lots can signal lack of interest in a neighborhood. Regulatory and financial assistance should be directed to vacant lots, where appropriate, to provide housing and add to the neighborhood.

*Clinton Residential, West Mifflin Residential*

#### Action 17

##### New home design and layout should be compatible with existing neighborhoods

The Clinton and West Mifflin Residential areas have a variety of housing types. Even though houses are different, some consistent features give the neighborhood a unified feel. These features should remain in new or rehabbed housing: the range of styles, the placement on a lot (distance of the house to the street), garage placement and access to an alley.

As part of the development review process, builders of new infill housing should be aware of the expectation to have housing compatible with existing stock. The township and the county should communicate this clearly with developers.

*Clinton Residential, West Mifflin Residential*

#### Action 18

##### Increase the homeownership rate

Higher homeownership rates are associated with better neighborhood quality of life. Homeowners move less often and are more involved in their neighborhood and in civic affairs to protect their investment. Community involvement leads to less crime and better neighborhood upkeep.

*Clinton Residential*



easylivinghome.org

No-step entries allow everyone to easily enter a home

**Action 19****Use universal design features in home improvements and new construction**

Universal design is a way of constructing new homes and home improvements for easy use by anyone regardless of age or physical ability. Designing living spaces for everyone is becoming increasingly popular as the baby boom generation grows older and the combat veteran population increases. Often times, universal design is not even obvious: a well-placed handrail or a few extra inches in doorway width looks conventional, but goes a long way in helping people with limited abilities.

Universal design helps people stay in their homes as they age. As physical ability declines with age, barrier-free doorways and no-step entryways prevent injury.

Single- or multifamily homes built or rehabbed using public funds should always comply with universal design principles. The county will communicate with its partners and vendors for publically-funded programs. For individual homeowners, the county can encourage construction using universal design by offering information when homeowners and contractors apply for a building permit.

*Clinton Residential, West Mifflin Residential, Leonard Park*

**Action 20****Encourage new housing in Leonard Park**

Once connected to utilities, the neighborhood can begin attracting new housing. The neighborhood is a prime location for moderately-priced new housing. Unlike an undeveloped parcel, Leonard Park is already subdivided, has paved roads and a sewer connection. All that is missing is water.

The land is divided into lots 50 feet wide and 125 feet deep. Houses can be located near the street and spaced closely together, building the neighborhood and sense of community.

New moderately-priced housing has prime access to employment. The neighborhood is located between Easton and Port Columbus Airport and across Stelzer Road from the Citygate development. All three locations are large employment centers, allowing access to jobs without a car. Transit and future bicycle access along Stelzer Road makes non-automobile travel to work even easier.

*Leonard Park*

**Action 21****Turn around tax-delinquent properties in partnership with the Treasurer's Office**

Vacant, abandoned and tax-delinquent properties are a drag on a neighborhood and slows its improvement. The Franklin County Treasurer pursues properties for back taxes. Township officials should keep the Treasurer's Office informed of abandoned properties and partner to return them to productive use.

*Clinton Residential, West Mifflin Residential*

**Action 22****Work with the Franklin County Sanitary Engineer's office and Treasurer's Office to return sewer-delinquent and tax-delinquent properties to productive use**

Under the agreement to provide sewer service to Leonard Park, all residents were required to connect to the system and abandon their septic systems. For low-income households, Franklin County was able to use federal money to pay the \$3,000-plus tap-in fee. Some of the houses however, refused to connect and were not

Community gardens turn vacant lots into neighborhood jewels



eligible for assistance. Some were owners of vacant houses who saw little need to pay a large sewer tap-in fee for an empty house without access to clean tap water.

As a result, after numerous warnings and efforts, Franklin County connected the houses, paid the tap-in fee and placed the charge on the residents' property tax bills. In turn, some of these owners have not paid their property tax bills and the houses lie vacant and abandoned. Efforts should be taken to foreclose quickly on absentee owners of dilapidated property to return the land to productive use and allow the revitalization of Leonard Park to proceed.

*Leonard Park*

## Goal F

### Give areas a visual identity by nurturing a sense of place

Visual cues such as gateway signs and distinctive streetlights give neighborhood residents a sense of belonging. Cues build pride and ownership in a neighborhood. Since this focus area functions as a singular neighborhood, visual cues should support a sense of community.

#### Action 23

##### Install gateway signage

Gateway signs will visually define the neighborhood and increase resident pride. The township should choose a design or theme to use throughout the area, preferably one compatible with gateway signs at Northern Lights. The township should partner with the Franklin County Engineer's Office to install the signs.

*Clinton Residential, West Mifflin Residential*

#### Action 24

##### Perform an inventory of historic buildings and consult the inventory for any redevelopment proposal

Westerville Road is part of the 3-C highway, one of the first roads connecting cities from the Ohio River to Lake Erie. Several historic structures are located along the corridor. The township should partner with the Ohio



Historical Society, Columbus Historical Society, Columbus Landmarks Foundation and the Ohio State University to perform an historic building inventory. The inventory can be a basis for future preservation efforts.

*Westerville Road*

Rain garden accepting runoff from a parking lot—a stormwater best management practice

#### Action 25

##### New development along Sunbury Road should have little impact on the scenic view

New buildings should be set back far from Sunbury Road. Development can take advantage of hilly topography to further hide buildings. Any new construction should take great care to avoid cutting down trees, especially mature ones. Any trees that cannot be saved should be replaced.

*Sunbury-Cassady*

## Goal G

### Protect environmental resources and increase interaction between humans and the natural world

Careful treatment of the environment has a range of benefits in both the short- and long-terms. Conservation of waterways and green spaces provide areas where humans, plants and animals alike can enjoy a pleasing habitat. Preserving green areas for future generations aids the long-term health of the environment, ensuring humans and non-humans have enjoyable places to call home.

**Action 26****Protect the environmental health of Alum Creek and its tributaries**

Keeping a waterway clean involves keeping pollution out of the creek itself and the small streams and drainageways that feed into it, known as tributaries. Pollution from septic systems, lawn fertilizers and dumping must be kept out of both the creek and its tributaries.

*Sunbury-Cassady, Westerville Road*

**Action 27****Identify sites for new green space and outline a procedure for converting them to parkland, a community garden or other productive use**

Green space gives residents a place for relaxation and enjoyment of the natural environment. The Clinton Residential and West Mifflin Residential focus areas are home to a few parks. Although this area is completely developed, vacant property can be used for resident enjoyment.

Instead of rebuilding housing on vacant lots, a building site can be converted to a community space. The space could be a small park or green area, or could be a community garden area where residents tend to a small garden plot. This could be a multi-party effort among the township, county, community groups, local charities and urban agriculture groups.

*Clinton Residential, West Mifflin Residential*

**Action 28****Use Alum Creek as a community asset by increasing public access to the creek with a shared-use path or trail**

Alum Creek stretches across Franklin County and runs close to this focus area. Public use of the waterway and its tributaries has numerous benefits. Mature trees should be maintained and public access to the creek and its tributaries should be enhanced to allow everyone to share in the enjoyment of these resources.

Waterways are often a community resource for recreation. Public paths along waterways allow walking, cycling and opportunities to enjoy nature. Public access should be encouraged

to allow the community to jointly share in the benefits of Alum Creek.

*Sunbury-Cassady, West Mifflin Residential*

**Action 29****Establish a stream-buffer zone along the creek and its tributaries**

A buffer zone should be established next to Alum Creek and its tributaries that is off-limits to development. The buffer zone will help filter pollution and replenish groundwater. In establishing this buffer, the county and township should work closely with other county agencies, the city of Columbus and environmental organizations.

*West Mifflin Residential, Sunbury-Cassady*

**Action 30****Support acquisition of sensitive and scenic properties along the creek**

Certain properties along the creek are especially environmentally sensitive. They may be habitat for plants or animals, or filter water and prevent pollution. The township and county should support public acquisition of sensitive land along the creek.

*Sunbury-Cassady*

**Action 31****Property redevelopment should include stormwater best management practices**

Hard surfaces such as rooftops and parking lots create storm water runoff when it rains. Instead of spending money on engineering solutions for stormwater, the runoff should soak into the ground using planted areas known as rain gardens. This helps recharge ground water and also provides attractive areas of landscaping.

*Cleveland Avenue, Westerville Road, Sunbury-Cassady*



**Action 32****Conserve environmental resources along Drake Road by requiring an environmental protection strategy as part of any new development**

The Drake Road area has many mature trees and water resources. Large areas of trees provide habitat for wildlife and filter pollutants from the air. New development should take great care in preserving natural features and mitigating where this is not possible.

New buildings should conserve environmental resources when possible, especially wetlands. When impossible, restorative measures should be taken. Where tree preservation is not possible, trees should be replanted at an appropriate ratio on the property or nearby.

*Drake Road*



A stylized illustration in the background shows a person riding a bicycle towards the right. In the background, a car is visible, also moving in the same direction. The scene is set on a road with a sidewalk.

# Complete Streets

## Plan theme

### Chapter highlights:

**Support complete streets for all modes of transportation by:**

- Adding sidewalks to make walking safer and more enjoyable
- Applying pavement markings for safer bicycling
- Installing schedule displays and trash cans for better bus stops
- Improving roads for dependable vehicle travel

## Current conditions

**Pedestrian infrastructure:** There are few sidewalks in the planning area. The exceptions are along Cleveland Avenue, Stelzer Road and parts of Agler Road.

There are no bicycle treatments: no bicycle lanes, markings or signs.

Populated areas are well-served by transit. Some high-volume bus lines travel in the planning area, connecting people with downtown, residential neighborhoods and suburban job centers.

Roads are mostly well-maintained. Generally speaking, county roads are in better shape than township roads, due to funding issues.

## Vision for the future

A complete transportation system where people can easily travel by foot, bicycle, transit and car.

## Recommendations

### Goal A

#### Improve transportation for pedestrians

Walking has environmental, social and physical health benefits. Travel on foot is pollution-free and avoids using non-renewable fuels. Walking through or about one's neighborhood helps

neighbors get to know one another, strengthening neighborhood social ties. More eyes on the street can also discourage crime. Physical activities such as walking and bicycling reduce the risk of developing serious illnesses, benefiting people of all ages.

*Clinton Residential, West Mifflin Residential*

### Action 1

**Pedestrians and bicyclists should have an easy time moving within shopping centers and among destinations along commercial corridors.**

A community's main streets should have sidewalks. Sidewalks encourage people to walk, promoting public health while reducing traffic congestion and energy use. They also help connect workers with jobs, especially for those without a car.

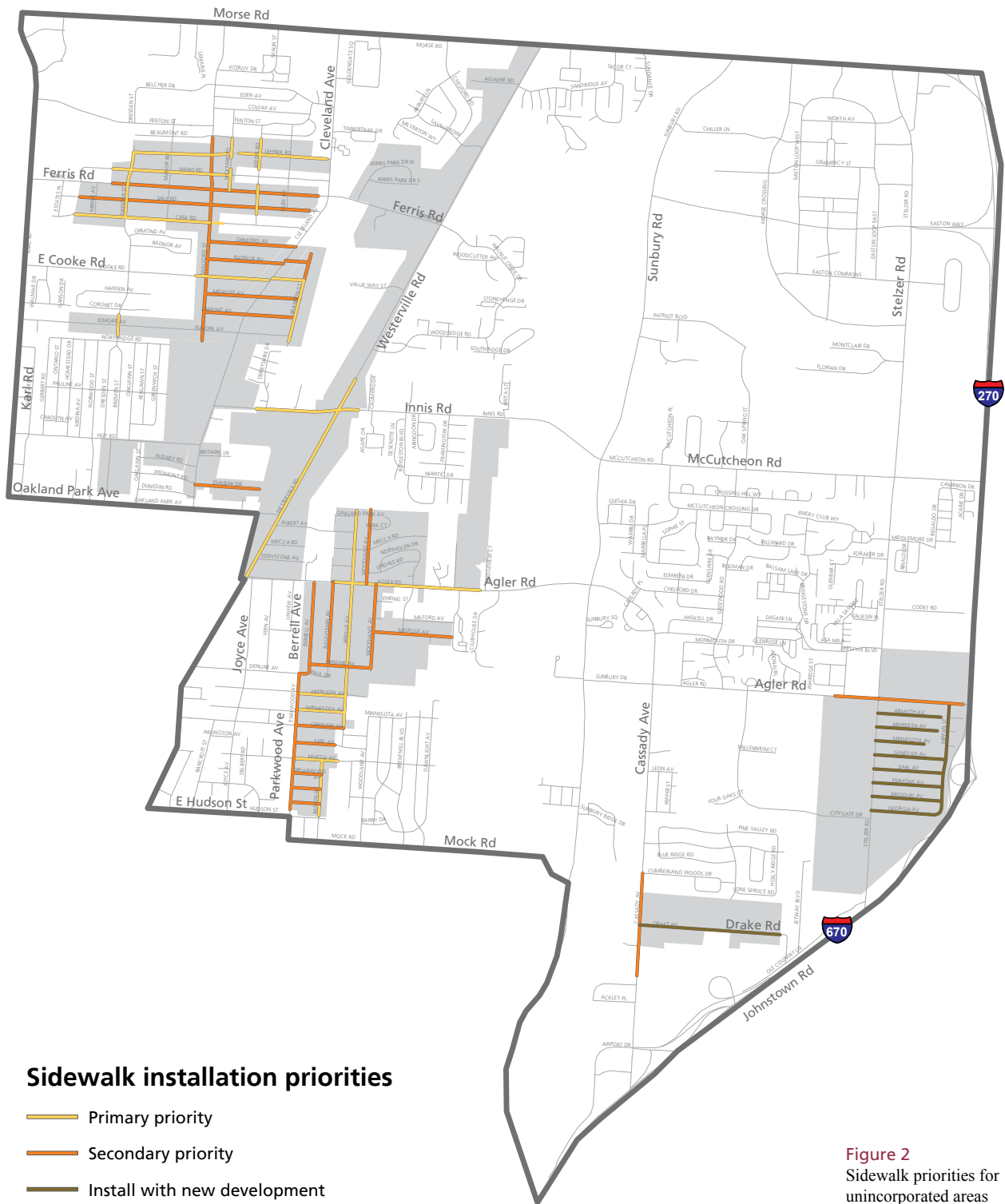
In large shopping centers with lots of automobile traffic, defining walkways for pedestrians can prevent accidents. In turn, better pedestrian friendliness can lead more people to travel on foot.

When the large shopping centers develop on either side of Cleveland Avenue, pedestrians should have an easier time entering the center and navigating within it. Any redevelopment of the shopping centers should include both pedestrian connections from the street to the shops and connections within the parking lot



Sidewalks in poor condition are difficult for the elderly and disabled

All images: Franklin County



once people leave their cars. These connections should compliment improved landscaping.  
*Cleveland Avenue, Westerville Road*

### Action 2

#### Maintain and improve existing sidewalks in commercial areas

Fortunately, there are sidewalks all along Cleveland Avenue. Sidewalks should be well-maintained and accessible to the disabled. When in disrepair, sidewalks are unattractive to business patrons and make it more difficult for the elderly or disabled to reach their destinations.

High-quality sidewalk design can encourage people to choose walking instead of driving. Where possible, sidewalks should be separated from the road with plantings or other attractive means. Sidewalks should be a minimum of five feet wide generally and eight feet wide in heavily-trafficked areas.

*Cleveland Avenue*

### Action 3

#### Install sidewalks in targeted areas

Sidewalks are essential to public safety and beneficial to neighborhood stability. Clinton and Mifflin townships, working with the Engineer's Office and the Ohio Department of Transportation, should plan for sidewalk installation.

First priorities should be in areas near schools, parks and playgrounds. This plan includes a map with first- and second-tier priorities for sidewalk installation. Road improvements should include sidewalk installation on at least one side of the street. Sidewalks should be at least five feet wide.

*Clinton Residential, West Mifflin Residential*

### Action 4

#### Slow traffic in residential areas with traffic calming

Traffic calming involves using physical measures to slow cars. Slowing traffic in residential areas reduces the likelihood of collisions with pedestrians and bicyclists. Slower traffic and the resulting safety benefits can also encourage more people to walk.

Without traffic calming, straight, wide roads encourage speeding traffic. Traffic calming and treatments at intersections are a cost-effective way to slow traffic. The township will work with the Franklin County Engineer's Office to install and maintain traffic calming measures on roads where speeding and safety is a problem.

*Clinton Residential, West Mifflin Residential*

At Northern Lights Shopping Center, pedestrians have no clear path in an expansive parking lot



### Action 5

#### Seek pedestrian-friendly design for major intersections along commercial corridors

Intersections should be safer and more attractive for pedestrians. Intersections are a primary place where pedestrians come into contact with automobiles. Pedestrian-friendly intersection design can prevent accidents and encourage more people to walk.

When high-priority intersections are rebuilt, designers should take care to improve pedestrian friendliness, using pavement markings, pedestrian refuge islands and signage. Since the Franklin County Engineer's Office and the Ohio Department of Transportation are responsible for several main road intersections, they will be key partners in redevelopment.

High priority intersections are Cleveland Avenue and Innis Road, Westerville Road and Innis Road, Stelzer Road and Agler Road.  
*Cleveland Avenue, Westerville Road, Leonard Park*

### Action 6

#### Connect Dresden Street for pedestrians and cyclists

A choice of paths makes walking and bicycling more satisfying. On Dresden Street, north of Elmore Avenue, two subdivisions meet, one from the 1950s and one from the 1970s. The streets are disconnected by barriers, making the gap somewhat passable for pedestrians, but not for cyclists. Connecting the streets provides another path for those on a bike or on foot. More traffic and passers-through can discourage crime and loitering.

*Clinton Residential*

### Goal B

#### Improve transportation for bicyclists

Bicycling has environmental, social and physical health benefits. Traveling by bike is pollution-free and avoids using non-renewable fuels. Bicycling with friends and neighbors in one's neighborhood can help strengthen neighborhood social ties. Bicyclists' presence on the street can also discourage crime. Physical activities



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such as bicycling and walking reduce the risk of developing serious illnesses, benefitting people of all ages.

At Graceland Shopping Center in Columbus, barriers and pavement markings separate pedestrians from cars

### Action 7

#### Support an area-wide bicycle network by coordinating with the Columbus bikeway plan

Columbus has completed its bicentennial bikeways plan. The plan proposes bike lanes, paths and signs for roads in several focus areas. Clinton and Mifflin townships support these recommendations. The county and the townships will work with the Franklin County Engineer's Office and the Ohio Department of Transportation to implement this plan's recommendations in unincorporated territory.

*Cleveland Avenue, Clinton Residential, West Mifflin Residential, Sunbury-Cassady*

### Action 8

#### Provide paved shoulders for cyclists in areas without sidewalks

In areas that do not have sidewalks, roads should have paved shoulders to increase safety for cyclists.

*Clinton Residential*





Bus shelter with a schedule display in Columbus

#### Action 9

##### Improve bicycle parking on public and private property

Properties subject to the community commercial overlay will provide bicycle parking as part of a rezoning or change in use. Convenient bicycle parking near destinations encourages cycling. The township and county should encourage existing business owners, especially the large shopping centers, to provide bicycle parking for their current development. Owing to the large bus stop at Northern Lights, COTA can be a partner in providing bicycle parking.  
*Cleveland Avenue, Westerville Road*

#### Action 10

##### Locate buildings outside the railway corridor near Westerville Road

The former railroad right-of-way located west of Westerville Road is an opportunity for numerous types of alternative transit, including a bike path. Making sure buildings do not obstruct this direct path helps keep the corridor open for future options.

*Westerville Road*

#### Goal C

##### Maintain and improve road network

The road network is the primary mode of transportation throughout the planning area. Each road is maintained by one of three entities: the Ohio Department of Transportation, the Franklin County Engineer's Office or the respective township. Well-maintained roads and attractive views send a positive message to travelers and improve neighborhood pride.

#### Action 11

##### Improve damaged roads and roadside drainage infrastructure

Roads and storm water drainage should be well-maintained. Good roads improve the travel experience for motorists and also project a positive image for residents and visitors. Similarly, a well-functioning storm water drainage system

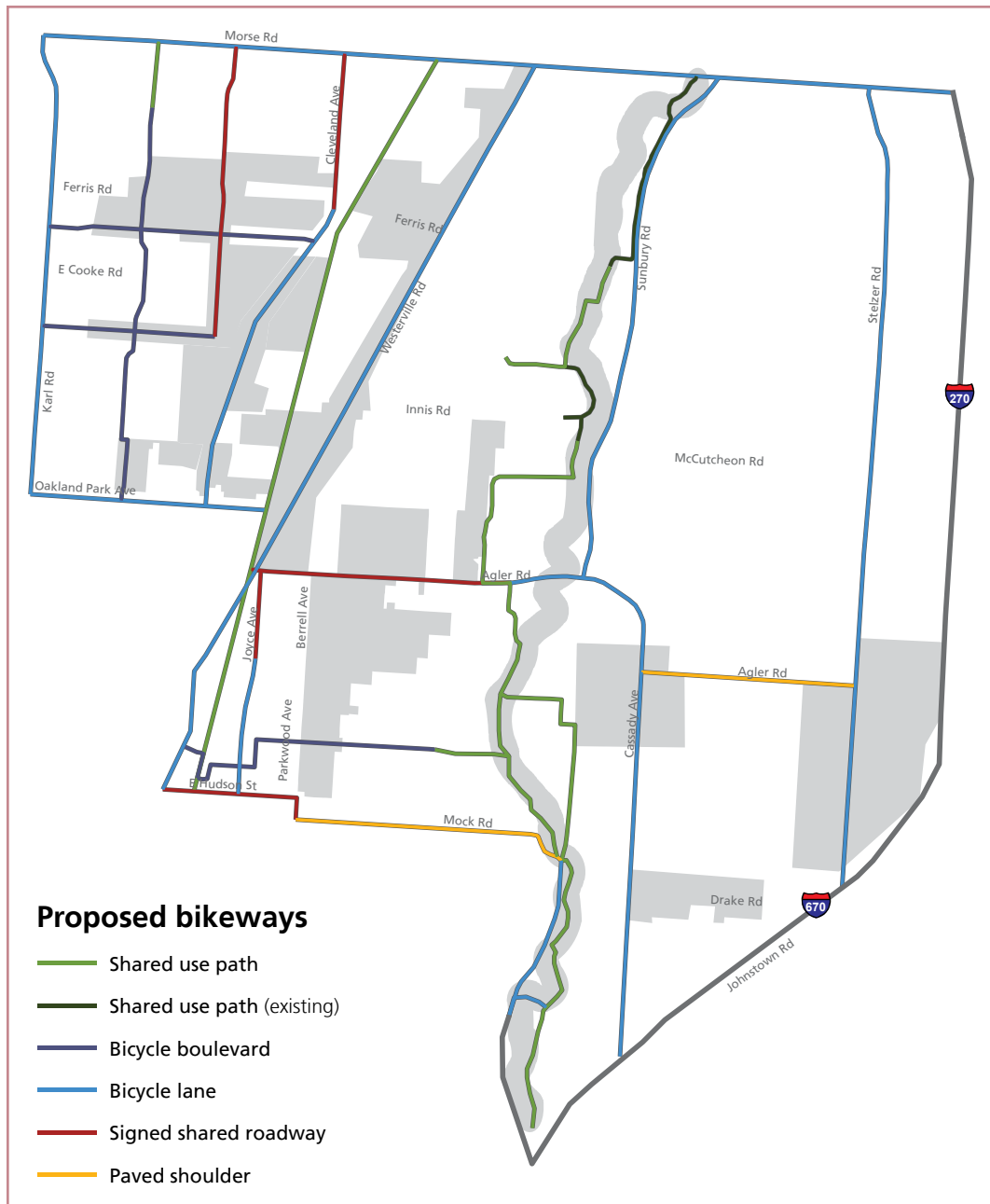


Sidewalks along Cooke Road stop when they reach the Clinton Township border (left) Within the township, worn paths indicate demand for sidewalks (right)

All images: Franklin County







**Figure 3**  
Proposed bikeway network

is essential in urban areas. Rainfall collects from rooftops, driveways and streets and must be efficiently conveyed to avoid flooding.  
*West Mifflin Residential*

Similar to nature paths for people on foot, this type of scenic road is relaxing and enjoyable for drivers. New development should minimize disturbance to the driver's experience.  
*Sunbury-Cassady*

## Action 12

### Maintain the scenic quality of Sunbury Road

Sunbury Road is a gently rolling, narrow road with mature trees and limited development.

### Action 13

#### Support efforts to designate Sunbury Road as a scenic byway

The Ohio Department of Transportation runs the scenic byway program to designate roads with exceptional qualities. The program recognizes road corridors that have outstanding scenic, historic, cultural, natural, recreational and/or archaeological qualities. Sunbury Road possesses these qualities. The townships will support an application to gain the designation for Sunbury Road.

*Sunbury-Cassady*

### Goal D

#### Improve transit

Transit is essential in the functioning of the urban neighborhoods in the planning area. Transit connects consumers with shops, students with schools and workers with employment. The Central Ohio Transit Authority operates buses throughout the planning area, including some of its highest-ridership routes.

Investing in transit improvements benefits local economies: research shows every \$1 invested in transit yields at least \$3 in increased business sales and \$6 in local economic activity.

Riding transit reduces energy consumption, traffic congestion and greenhouse gas emissions. It

is also a lifeline to the elderly, disabled and economically disadvantaged.

### Action 14

#### Improve pedestrian infrastructure to encourage transit use

Commuting by transit becomes more attractive with better pedestrian infrastructure. More people use transit when they have a safe path from the bus stop to their destination rather than dodging cars in parking lots or climbing over physical barriers. Installing sidewalks can encourage more travel by transit.

*Clinton Residential, Westerville Road, West Mifflin Residential*

### Action 15

#### Encourage installation of bus shelters in areas without them and rebuild damaged ones. Elsewhere, add trash cans, recycling bins and schedule displays to bus stops

COTA provides shelters at bus stops to protect transit users from weather and provide a place to sit. The presence of a bus shelter can encourage people to use transit, especially in periods of bad weather.

The township and the county should work with COTA to install bus shelters at bus stops, especially those with the highest ridership.

Existing shelters at Northern Lights are old and in disrepair. They should be replaced.

In areas without shelters, providing trash cans and recycling bins will help decrease litter. Adding schedule displays will increase convenience for transit users.

*Cleveland Avenue, Westerville Road*

Conveniently-located racks make traveling by bicycle more attractive





# Economic Growth

## Plan theme

### Chapter highlights:

**Promote short- and long-term economic growth by:**

- Improving design and layout standards for new development
- Building private-sector capacity through targeted investment on Cleveland Avenue
- Directing current county programs to support entrepreneurship
- Joining the multi-party airport development partnership

## Current conditions

Several areas have potential for increased commerce and resulting economic growth. Cleveland Avenue and Westerville Road have several existing businesses. Cleveland Avenue has mostly retail uses, focused on consumers. Westerville Road has a more industrial feel, with both direct-to-consumer businesses and also business-to-business ones. Along both roads, buildings and site layouts are friendlier to motorists than pedestrians and bicyclists.

The Drake Road area is currently home to mostly residences. Nearby Port Columbus International Airport is reconfiguring its runways and resulting flight patterns, making residences inappropriate for that area.

## Vision for the future

Development policies should be in place that lay a foundation for the long term success of commercial and industrial establishments. Targeted investment in high-potential areas to stimulate private investment and self-sustaining employment and economic returns.

## Recommendations

### Goal A

**Adopt land use and development regulations that will serve as a foundation for economic growth**

Land use development regulations can lay a foundation for economic growth. Recommendations in this section intend to set common boundaries for the use and appearance of future development. The boundaries avoid over-regulation of individual properties; instead, they establish a foundation for individual and community-wide economic success.

### Action 1

**In retail areas, encourage buildings with street presence including inviting design, landscaping and display windows. Parking lots should not dominate the landscape**

Physical features of buildings along a commercial corridor can signal an area's relative economic strength: neat, well-kept, orderly development communicates strength. Avoiding a landscape of parking lots, blank walls and oversized signs will ensure commercial areas continue to be an important part of the township's economy.

*Cleveland Avenue, Westerville Road*

### Action 2

**Buildings should have convenient pedestrian access and friendliness to bicyclists**

Commercial development should have sidewalks and bicycle parking. The presence of both encourages people to use non-car travel, promoting public health and increasing safety. Non-car travel also reduces traffic congestion and energy use while connecting workers with jobs, especially for those without a car.

Commuting by transit becomes more attractive with better pedestrian infrastructure. More people use transit when they have a safe path from the bus stop to their destination rather than walking along a busy road or through front yards.

*Cleveland Avenue, Westerville Road*

Development possibility  
for the Agler-Cassady  
intersection



**Action 3****Apply the Community Commercial Overlay to mixed-use commercial corridors**

Community Commercial design standards include placing buildings closer to the street, locating parking on the sides and to the rear of buildings and providing landscaping. Design standards will apply to new buildings and changes of use. With the support of the township and county agencies, these standards should be incorporated in the Franklin County Zoning Resolution.

*Cleveland Avenue, Westerville Road*

**Action 4****Encourage development of the Agler-Cassady area with a variety of land uses, pedestrian orientation and high-quality urban design using Urban Commercial Overlay development standards**

The Columbus Northeast Area Plan recommends a high-density mixed use center for this intersection. The center will have housing, retail, offices and other uses. Only one of the three quadrants is in the township. The unincorporated portion of the focus area should follow the recommendations of the Columbus plan.

Urban Commercial Overlay standards require buildings to be oriented to people rather than cars. Buildings are built close to the street with easy access for pedestrians. Buildings are well-designed with large display windows that

## More about the Community Commercial Overlay

The *Community Commercial Overlay* is a set of design standards for building location, landscaping and parking that differs from the traditional suburban-style standards commonly found in zoning regulations.

The overlay makes development more attractive and accessible to pedestrians and motorists alike. These improved standards will support the economically successful commercial corridors.

Below is an outline of the *Community Commercial Overlay* design standards.

**Building setbacks**

- Approximate 25-foot consistent front building setback along main roads
- Maximum side-yard setbacks

**Accessibility**

- Sidewalks, 5 feet wide
- Bicycle parking
- Main building entrances face main roads
- Walkways from sidewalk to building entrance

**Building design**

- Buildings are oriented toward a main road

- Minimum building height of 16 feet
- Large buildings incorporate articulation or offset to break up façade

**Landscaping**

- Front yard is landscaped
- Shade trees planted along street
- Trees and landscaping planted within interior of parking lot

**Parking and vehicles**

- Parking lots located at side or rear of building
- Drive-through windows oriented toward side or rear
- Reduction in number of parking spaces required
- Screening of parking lots with fence or shrubs

**Signs**

- Ground-mounted, monument-style signs
- Pedestrian-scale maximum sign height
- Oversized or numerous signs not permitted



Development built to Community Commercial Overlay standards

provide attractiveness and interest to passers-by. Parking is located behind buildings.

The corner of this intersection in unincorporated territory has an existing building set back from the street. As on the other corners, this area should allow a variety of uses, allow mixing of uses on the same lots and within the same building. Building design should be prominent, reflecting the status of this corner as an anchor of a community center.

*Agler-Cassady*

#### Action 5

**Encourage commercial and light industrial land uses along Westerville Road, with retail and possibly multi-family housing at the intersection of Westerville and Innis Roads**

Westerville Road is largely commercial and contributes significantly to both townships' revenue bases. The intersection of Westerville and Innis Roads can be a desirable location for retail and office uses.

Adding multi-family housing at the intersection can support the retail and office uses by providing a customer base, especially one that can arrive without a car.

Outside the intersection, allowing heavier commercial and light industrial uses allows these businesses to function economically while avoiding conflict with residences. The land use map shows retail, office and multi-family uses

at the Innis Road intersection and heavier commercial and light industrial uses in the remainder of the focus area.

*Westerville Road*

#### Action 6

**Provide areas for neighborhood-oriented retail and commerce-oriented uses in appropriate areas near Leonard Park**

Retail uses help serve neighborhoods, and nearby neighborhoods help support retail businesses. The intersection at Stelzer and Agler Roads should have retail uses to serve neighborhood residents and the large volume of auto traffic that travels along these roads. East of Agler Road, office uses should continue.

*Leonard Park*

#### Action 7

**Adapt land use regulations to conform with airport plans**

The Federal Aviation Administration helps local governments with noise compatibility planning—making sure land uses near airports are compatible with airport traffic patterns. The FAA prepares maps showing the noisiest areas around airports, which are the areas most unsuitable for residences.

Port Columbus International Airport lies southeast of the Drake Road focus area. The airport is changing its runway layouts, which will in turn change the areas affected by noise.

To make sure residences are not located in the noisiest areas, once the airport's changes are final, the county should change the zoning regulations to reflect the new noise areas.

*Drake Road*

#### Action 8

**Along Drake Road, facilitate land use changes away from residential uses while easing the impact on current residents**

The future land use map indicates this area for office and airport-related development. Care must be taken to follow the plan while softening the impact on the remaining residents.

*Drake Road*



## Goal B

### Invest in the economic future of Cleveland Avenue as the community main street including “branding” the corridor

The concentration of retail, office and housing gives Cleveland Avenue a lively feel. Patrons arrive at Northern Lights shopping center and other commercial destinations by multiple modes of transportation: car, bicycle, foot and transit. Because of these, Cleveland Avenue takes on a main street feel. The main street identity should be reinforced by visual means such as district signage and improved streetscape.

The Cleveland Avenue-Northern Lights corridor is recognizable as a shopping destination. Adding sensory dimensions to the Cleveland Avenue identity helps create a sense of place. Branding the area reinforces identity among merchants and customers, plus can help lure new businesses. The township should partner with businesses and county agencies to develop a brand and install gateway signs and other identifying physical features.

*Cleveland Avenue*

## Action 9

### Support small businesses

Numerous small businesses line Cleveland Avenue. The area is also home to many immigrants, which can be a rich source of entrepreneurship. Franklin County administers several programs to help small businesses. This focus area should be a target for investment in the area’s economic future.

*Cleveland Avenue*

## Action 10

### Investigate the formation of a Special Improvement District

Special Improvement Districts are public-private partnerships in which businesses in a defined area elect to make a collective contribution to the maintenance, development, marketing and promotion of their commercial district.

Successful SIDs in the Columbus area have shown their potential to aid existing business



**Figure 4**  
Potential Special Improvement District area along Cleveland Avenue

and induce further private investment. A professionally-managed Cleveland Avenue SID can build off existing economic strength to provide common services, such as safety services, ambassadors, physical maintenance and beautification. The township and the County Economic Development Department should collaborate in pursuing a SID.

*Cleveland Avenue*

## Action 11

### Perform a streetscape improvement plan

Despite its bustling commercial nature, the Cleveland Avenue streetscape is unattractive: pavement dominates the landscape. A lack



Streetscape improvements along Cleveland Avenue in North Linden

of landscaping and street trees coupled with utilitarian pole-mounted streetlights presents a down-market image. An improved streetscape can draw more customers and attract new businesses. The township should partner with the County Engineer's Office to complete a streetscape improvement plan. This plan then becomes the blueprint for attracting public funds to carry out the improvements.

*Cleveland Avenue*

### Goal C

#### **Work with other jurisdictions for maximum mutual economic benefit**

The economy in Franklin County and central Ohio transcends jurisdictional boundaries. In recent years, cities, villages and townships have worked with one another to lay a foundation for economic growth while ensuring fair distribution of resulting tax revenue. The planning area includes several areas with potential for shared economic prosperity. By working together, jurisdictions can realize long-term shared economic sustainability.

#### Action 12

##### **Join the multi-jurisdictional airport development partnership**

Port Columbus plays an important role in the region's economy. Local governments must work together to reap the airport's full economic

potential. Recognizing this, in 2007 Columbus Mayor Michael Coleman launched an economic development partnership with the adjacent cities of Gahanna and Whitehall. Mifflin Township has a significant amount of land adjacent to the airport. The township should be a full participant in this multi-party effort. Township and county officials should approach Columbus to become a member of the partnership.

*Drake Road*

#### Action 13

##### **Explore a formal agreement regarding land use and annexation**

Securing the property tax base is key to maintaining sufficient numbers of police officers and firefighters. As high-value commercial property is annexed and removed from the township's tax rolls, the township's public safety resources decline. This decline not only threatens the township residents but also the citizens of nearby communities.

Preserving the property tax base will preserve public safety. The township should enter into an agreement with Columbus to prevent erosion of this base. Several options are available, including a Joint Economic Development District or Cooperative Economic Development Agreement.

Entering into an agreement to preserve the township's ability to provide safety services is cost-effective for both the township and Columbus in the long run.

*Drake Road*

#### Action 14

##### **Provide Columbus with input on future Leonard Park development in exchange for access to water**

In order to reassure Columbus that development in Leonard Park would occur in an agreeable manner, the township and county offer Columbus the ability to jointly agree to development standards for Leonard Park redevelopment in exchange for water service. The agreement could be general or specific. The intent is to grant partial control to Columbus in exchange for allowing utility access.



The agreement could consist of a Memorandum of Understanding between Franklin County and Columbus or could be part of an annexation agreement among the county, the township and the city.

New housing should adhere to urban design principles including:

- New buildings on single-width lots
- Front porches
- Retain the narrow roads to slow traffic
- Set aside an area for a park/community space
- Include universal design features

Natural resources should be protected by doing the following:

- Protecting the natural drainage ways
- Preserving mature trees
- Using storm water best management practices to handle runoff

*Leonard Park*



All images: Franklin County



Leonard Park homes





## Section 4 Implementation

### **Implementation tables 125**

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### **New development checklist 133**



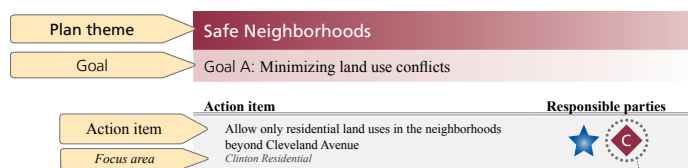
# Implementation tables

This section explains who is responsible for completing the action items listed in this plan. Community improvement depends on a network of relationships among government agencies, non-profits and the private sector. Accordingly, we attempt to identify the parties best positioned to complete the action items.

## How to use this section

We organized the action items by plan theme. Under each theme, you will find the action items from the Plan Themes section—in the same order they appear in that section. We also included focus areas where the action items apply. To the right of each action item we list the responsible parties, the organizations in the public, non-profit and private sectors who are best able to complete the action item.

By listing the parties we do not intend to be exclusive: other organizations are encouraged to help.



## Legend









For each plan theme, we included a key to symbols. Refer to this key to find the party that corresponds to each symbol.

### Key to symbols







Franklin County	Local government	Private sector
★ Economic Development & Planning	◆ Clinton Township	■ Private property owners
★ Engineer's Office	◆ Mifflin Township	■ BIA Building Industry Association of Central Ohio
	● City of Columbus	
	● Ohio Department of Transportation	
	● Central Ohio Transit Authority	

## Safe Neighborhoods





















### Goal A: Minimizing land use conflicts

Action item	Responsible parties
Allow only residential land uses in the neighborhoods beyond Cleveland Avenue <i>Clinton Residential</i>	 
Along Sunbury Road, allow mainly residential land use . Office and neighborhood-level retail allowed at major intersections <i>Sunbury-Cassady</i>	 
In areas transitioning away from residential uses, soften the impact on remaining residents <i>Drake Road</i>	 
Reconfigure airport noise contours according to airport expansion plans and enforce use restrictions <i>Drake Road</i>	 

### Goal B: Improving safety

Action item	Responsible parties
Add streetlights for nighttime safety <i>Clinton Residential, West Mifflin Residential</i>	   
Improve road and drainage infrastructure <i>West Mifflin Residential</i>	 

## Key to symbols

Franklin County	Local government	Non-profit sector	Private sector
 Economic Development & Planning	 Clinton Township	 Housing non-profits	 Private property owners
 Engineer's Office	 Mifflin Township	 Columbus Regional Airport Authority	 Building Industry Association of Central Ohio
 Soil and Water Conservation District	 City of Columbus	 Friends of Alum Creek and Tributaries	
 Board of Health	 Ohio Historical Society	 Childrens Hunger Alliance	
 Sanitary Engineers		 Columbus Landmarks Foundation	
 Sheriff's Office		 American Community Gardening Association	
 Auditor's Office			
 Treasurer's Office			

Continue Project Safe and Clean and find ways to improve it  
*Cleveland Avenue*



Maintain and improve efforts with safety partners  
*Westerville Road*



Form a multi-agency task force focused on code enforcement and cleanup  
*Westerville Road*



Seek a financial partnership with neighboring local governments to preserve public safety services  
*Drake Road*



Partner with Columbus on any neighborhood pride initiative  
*Clinton Residential, West Mifflin Residential*



## Goal C: Promoting public health

### Action item

### Responsible parties

Provide connections to trails when properties redevelop. Redevelopment should include dedication along the waterway for public use  
*West Mifflin Residential, Alum Creek-Sunbury Road*



Investigate the possibility of a farmers market at Northern Lights that accepts public assistance  
*Cleveland Avenue*



Use building materials that promote healthy indoor air  
*Clinton Residential, West Mifflin Residential, Sunbury-Cassady, Leonard Park*



Work with Columbus to extend water lines to Leonard Park  
*Leonard Park*



## Goal D: Improving housing and the homeownership experience

### Action item

### Responsible parties

Facilitate home rehabbing and construction of compatible infill housing  
*Clinton Residential, West Mifflin Residential*



New home design and layout should be compatible with existing neighborhoods  
*Clinton Residential, West Mifflin Residential*



Increase the homeownership rate  
*Clinton Residential, West Mifflin Residential*



Use universal design features in home improvements and new construction  
*Clinton Residential, West Mifflin Residential, Leonard Park*



Encourage new housing in Leonard Park  
*Leonard Park*



Turn around tax-delinquent properties in partnership with the Treasurer's Office  
*Clinton Residential, West Mifflin Residential*



Work with the Franklin County Sanitary Engineer's Office and Treasurer's Office to return sewer-delinquent and tax-delinquent properties to productive use  
*Leonard Park*



### Goal E: Visual identity and sense of place

#### Action item

#### Responsible parties

Install gateway signage  
*Clinton Residential, West Mifflin Residential*



Perform an inventory of historic buildings and consult the inventory for any redevelopment proposal  
*Westerville Road*



New development along Sunbury Road should have little impact on the scenic view  
*Alum Creek-Sunbury Road*



### Goal F: Protecting environmental resources and increasing human-nature interaction

Protect the environmental health of Alum Creek and its tributaries  
*Alum Creek-Sunbury Road, Westerville Road*



Identify sites for new green space and outline a procedure for converting them to parkland or other productive use  
*Clinton Residential, West Mifflin Residential*



Use Alum Creek as a community asset by increasing public access to the creek with a shared-use path or trail  
*Alum Creek-Sunbury Road, West Mifflin Residential*



Establish a stream-buffer zone along the creek and its tributaries  
*Alum Creek-Sunbury Road*



Support acquisition of sensitive and scenic properties along the creek  
*Alum Creek-Sunbury Road*



Property redevelopment should include stormwater best management practices  
*Cleveland Avenue, Westerville Road*

























Conserve environmental resources along Drake Road by requiring an environmental protection strategy as part of any new development.  
*Drake Road*






















## Complete Streets

### Goal A: Improve transportation for pedestrians

Action item	Responsible parties
Provide pedestrians and bicyclists with convenient movement within shopping centers and among destinations along commercial corridors <i>Cleveland Avenue, Westerville Road</i>	     
Maintain and improve existing sidewalks in commercial areas <i>Cleveland Avenue</i>	  
Install sidewalks in targeted areas <i>Clinton Residential, West Mifflin Residential</i>	    
Slow traffic in residential areas with traffic calming <i>Clinton Residential, West Mifflin Residential</i>	   
Seek pedestrian-friendly design for major intersections along commercial corridors <i>Cleveland Avenue, Westerville Road, Leonard Park</i>	    
Connect Dresden Street for pedestrians and cyclists <i>Clinton Residential</i>	    












### Goal B: Improve transportation for bicyclists

Action item	Responsible parties
Support an area-wide bicycle network by coordinating with the Columbus bikeway plan <i>Cleveland Avenue, Clinton Residential, West Mifflin Residential</i>	    
Provide paved shoulders for cyclists in areas without sidewalks <i>Clinton Residential</i>	  
Improve bicycle parking on public and private property <i>Cleveland Avenue, Westerville Road</i>	    
Locate buildings outside the railway corridor near Westerville Road <i>Westerville Road</i>	   










## Key to symbols

Franklin County	Local government	Private sector
 Economic Development & Planning	 Clinton Township	 Private property owners
 Engineer's Office	 Mifflin Township	 Building Industry Association of Central Ohio
	 City of Columbus	
	 Ohio Department of Transportation	
	 Central Ohio Transit Authority	

## Goal C: Maintain and improve road network





























Action item	Responsible parties
Improve damaged roads and roadside drainage infrastructure	  
Maintain the scenic quality of Sunbury Road <i>Sunbury-Cassady</i>	  
Support efforts to designate Sunbury Road as a scenic byway <i>Sunbury-Cassady</i>	    

## Goal D: Improve transit

Action item	Responsible parties
Improve pedestrian infrastructure to encourage transit use <i>Clinton Residential, Westerville Road, West Mifflin Residential</i>	    
Encourage installation of bus shelters in areas without them and rebuild damaged shelters. Elsewhere, add trash cans, recycling bins and schedule displays to bus stops <i>Cleveland Avenue, Westerville Road</i>	   

## Economic Growth












### Goal A: Development regulations to serve as a foundation for economic growth








Action item	Responsible parties
In retail areas, encourage buildings with street presence including inviting design, landscaping and display windows. Parking lots should not dominate the landscape <i>Cleveland Avenue, Westerville Road</i>	   
Provide pedestrians and bicyclists with convenient access to buildings <i>Cleveland Avenue, Westerville Road</i>	     
Apply the Community Commercial Overlay to mixed-use commercial corridors <i>Cleveland Avenue, Westerville Road</i>	    
Encourage development of the Agler-Cassady area with a variety of land uses, pedestrian orientation and high-quality urban design using Urban Commercial Overlay development standards <i>Sunbury-Cassady</i>	 
Encourage commercial and light industrial land uses along Westerville Road, with retail and possibly multi-family housing at the intersection of Westerville and Innis Roads <i>Westerville Road</i>	  
Provide areas for neighborhood-oriented retail and commerce-oriented uses in appropriate areas near Leonard Park <i>Leonard Park</i>	 
Adapt land use regulations to conform with airport plans <i>Drake Road</i>	  
Along Drake Road, facilitate land use changes away from residential uses while easing the impact on current residents <i>Drake Road</i>	  

### Goal B: Investing in Cleveland Avenue as a community main street











Action item	Responsible parties
Support small businesses <i>Cleveland Avenue</i>	   

## Key to symbols

Franklin County	Local government	Non-profit sector	Private sector
 Economic Development & Planning	 Clinton Township	 Columbus Regional Airport Authority	 Private property owners
 Engineer's Office	 Mifflin Township	 Economic and Community Development Institute	 Northland Area Business Association
 Sanitary Engineers	 City of Columbus		
	 Ohio Department of Transportation		

Investigate the formation of a Special Improvement District <i>Cleveland Avenue</i>	   NABA
Perform a streetscape improvement plan <i>Cleveland Avenue</i>	   

### Goal C: Working with other jurisdictions for mutual economic benefit

Action item	Responsible parties
Join the multi-jurisdictional airport development partnership <i>Drake Road</i>	  
Explore a formal agreement regarding land use and annexation <i>Drake Road</i>	  
Provide Columbus with input on future Leonard Park development in exchange for access to water <i>Leonard Park</i>	   

# New development checklist

Clinton-Mifflin land use plan

## Purpose

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Clinton-Mifflin land use plan.

## Directions

- ❶ Fill out the All focus areas section.
- ❷ Fill out the section specific to your focus area. Housing-related projects using public funds also have additional requirements. Checklist continues on the next page.
- ❸ Fill out the Project Information box and return it to us with your development application.

❶ All focus areas				
	Yes	No	n/a	Notes
Proposal matches land use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sidewalks where indicated for installing with new development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Appropriate right-of-way for bicycles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

❷ Additional items for specific focus areas				
Cleveland Avenue, Westerville Road, Leonard Park (commercial) focus areas				
Proposal in line with Community Commercial Overlay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Proposal accommodates pedestrians	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Proposal accommodates bicycles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Proposal uses stormwater best management practices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

	Yes	No	n/a	Notes
<b>Clinton Residential, West Mifflin Residential, Leonard Park (residential) focus areas</b>				
New home layout compatible with existing neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Connection to trails included	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Stream setback remains undisturbed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<b>Sunbury-Cassady focus area</b>				
Connection to trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dedication along creek	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Preserve scenic quality of Sunbury Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Follows UCO standards at Agler Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<b>Drake Road focus area</b>				
Softened impact on remaining residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Environmental protection strategy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
<b>Publicly-funded housing project</b>				
Building materials promote healthy indoor air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Universal design features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

3 Project information	
Case No.	
Project name	
Address	
Phone	Fax
Email address	
Checklist completed by:	
Signature	



## **Data Sources**

We produced the maps, figures and other information in the Clinton-Mifflin Land Use Plan using data from the following sources:

- AARP
- Central Ohio Transit Authority
- City of Columbus (Ohio) Bicentennial Bikeways Plan
- City of Columbus (Ohio) Planning Division
- Clinton Township, Franklin County, Ohio
- Columbus (Ohio) City Codes
- Columbus Regional Airport Authority
- Concrete Change
- Franklin County Auditor's Office
- Mid-Ohio Regional Planning Commission
- Mifflin Township, Franklin County, Ohio
- U.S. Census Bureau
- U.S. Department of Agriculture, Natural Resources Conservation Service

## **Disclaimer**

We produced the maps, figures, tables and other information in this plan 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.

Produced by:



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