



Pleasant Township

Comprehensive Plan

Franklin County, Ohio

Rural Character · Safe Transportation · Environmental Protection



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



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Commissioners

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John O'Grady

Adopted June 9, 2009

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Pleasant Township Comprehensive Plan

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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.

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Quick Start



If you're looking for...

...start here

General overview

Overall summary

A top-to-bottom summary of this plan



Plan Summary

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Just the maps

Recommendations for
future land use and transportation



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Specific information

Detailed recommendations

The plan's recommendations, organized by theme:
Preserving rural character, protecting environmental
resources and providing safe transportation



Recommendations

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In memory of Judith Reiser Edwards, former Franklin County Rural Zoning Commissioner
and dedicated Pleasant Township conservationist

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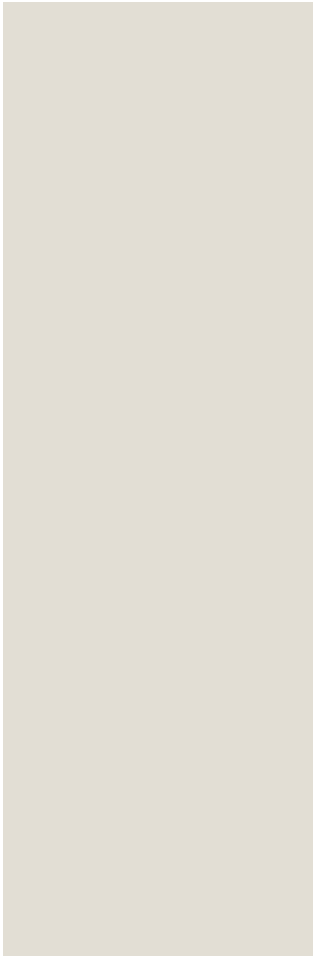
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Section 1

Introduction

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Plan Summary

Pleasant Township Comprehensive Plan

Rural Character · Safe Transportation · Environmental Protection

The Pleasant Township Comprehensive Plan is a guide for future land use in the township. The plan includes recommendations for the future: how land should be used, what new buildings should look like, what areas are designated for preservation. The plan also includes desired public improvements, such as gateway signs and areas that need sidewalks.

Recommendations follow the plan's themes:

Preserving Rural Character, Safe Transportation and Environmental Protection

Rural Character



Many factors combine to create rural character: how land is used, where new buildings are located and especially the presence of farms and related agricultural uses. All the recommendations aim to keep this character in the face of advancing development.

- Encouraging cluster-style design for new residential growth
- Containing commercial development to specific areas
- Using rural site design techniques for new commercial development
- Preserving agricultural land and increasing its productivity

Safe Transportation



A safe transportation system allows people to travel easily by car, foot or bicycle where appropriate. Although mostly rural, parts of Pleasant Township have denser development. All the recommendations aim to have the transportation system complement Pleasant Township's rural character. Recommendations include:

- Improving safety for pedestrians in dense areas
- Expanding the bicycle network, both on- and off-road
- Improving the safety of the road network

Environmental Protection



Pleasant Township contains 14 miles of the Big Darby Creek, one of Central Ohio's most enjoyed and celebrated natural resources. As development proceeds toward Pleasant Township, environmental protection measures are critical in preserving the Big Darby watershed's sensitive ecology. A healthy Big Darby creek will continue to be a key Pleasant Township asset. Recommendations include:

- Prioritizing preservation of highly environmentally-sensitive land
- Following recommendations of the Big Darby Accord
- Using stormwater best management practices to protect streams
- Encouraging reduction in household energy use

Plan Summary

Pleasant Township Comprehensive Plan

Regional Map

Planning Area Location

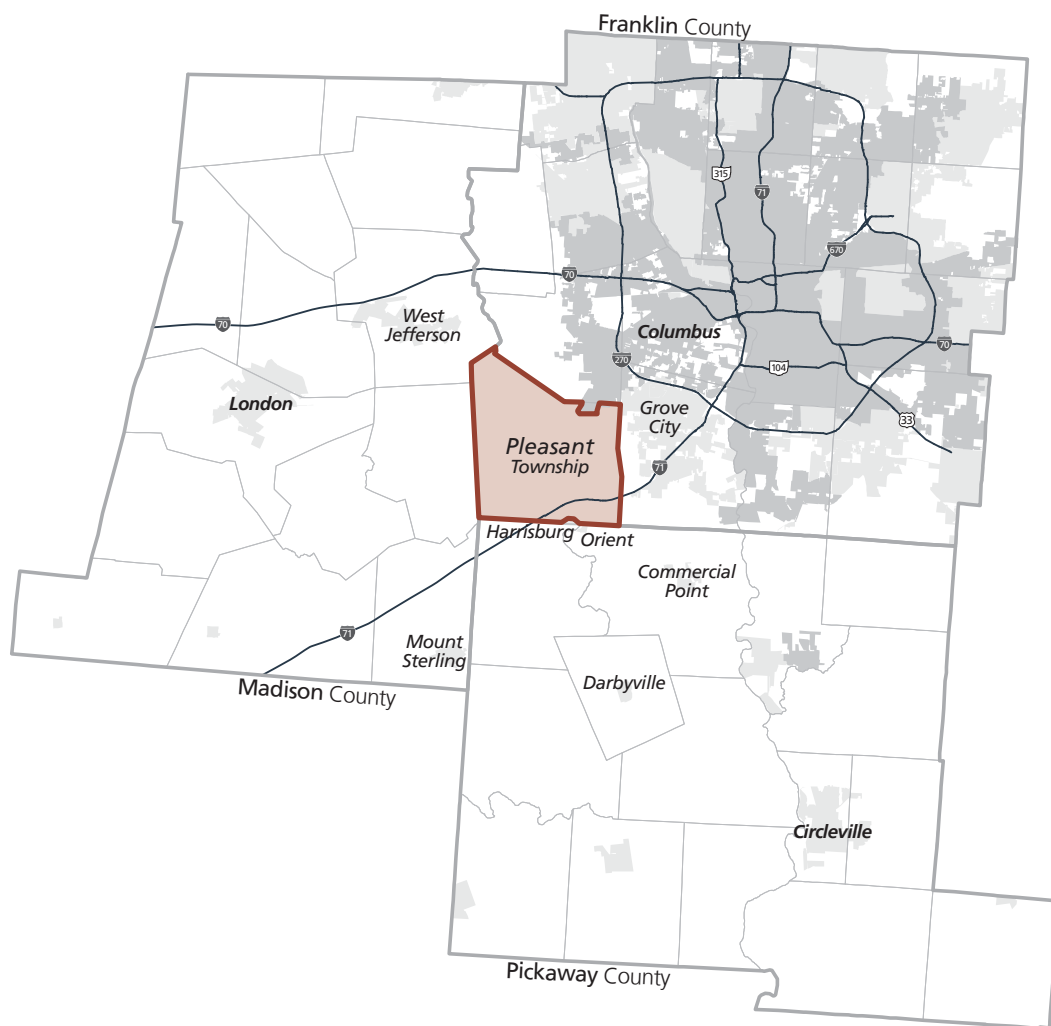


Figure 1
*Pleasant Township
is bordered by 10
jurisdictions, spread
over three counties*

Planning area

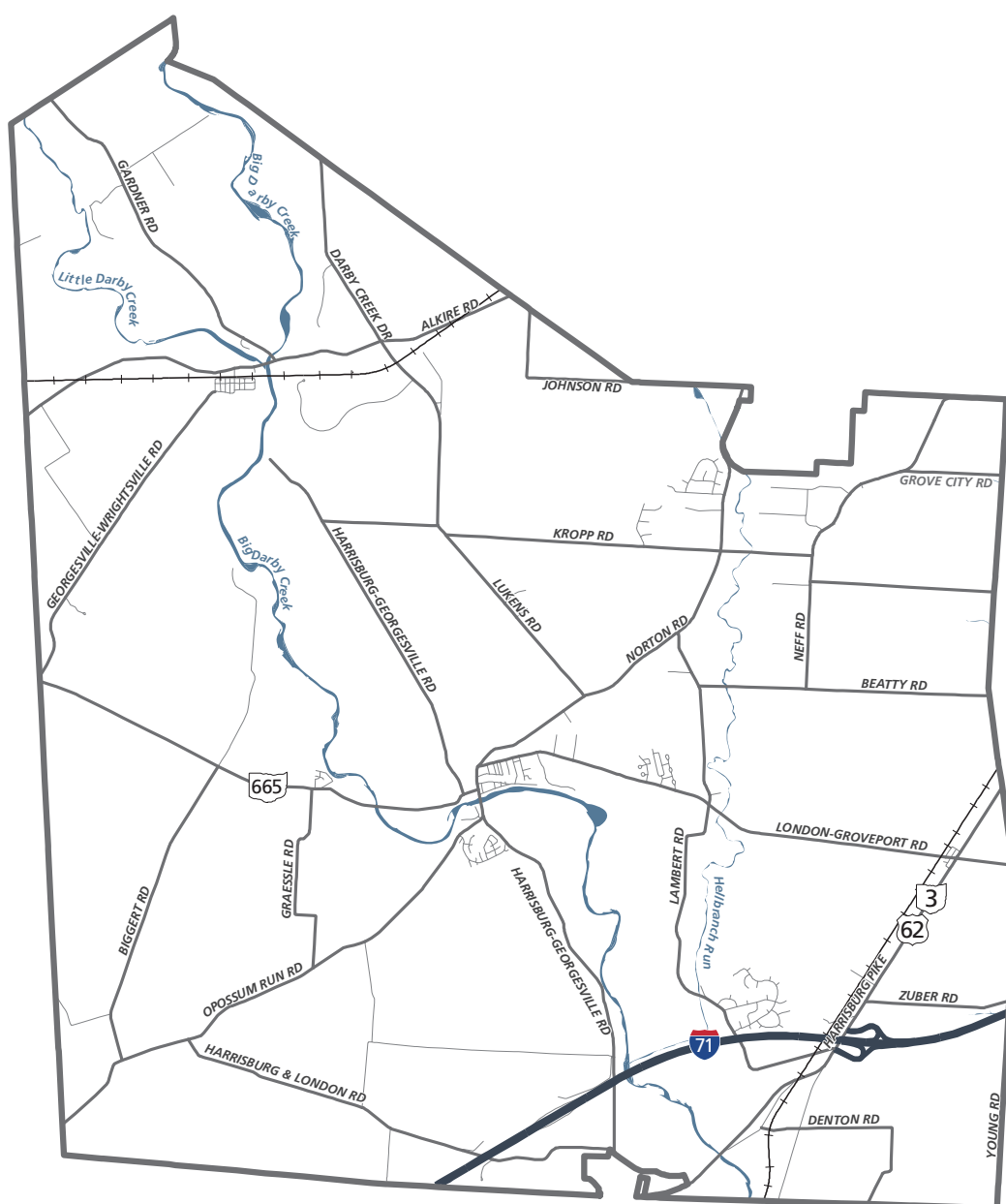


Figure 2
Pleasant Township
consists of over 43 square
miles in southwestern
Franklin County

About this plan

What is a plan?

A land use plan represents a community's desire for the future: how land is used in the future, what new buildings look like and how people travel around and through the community.

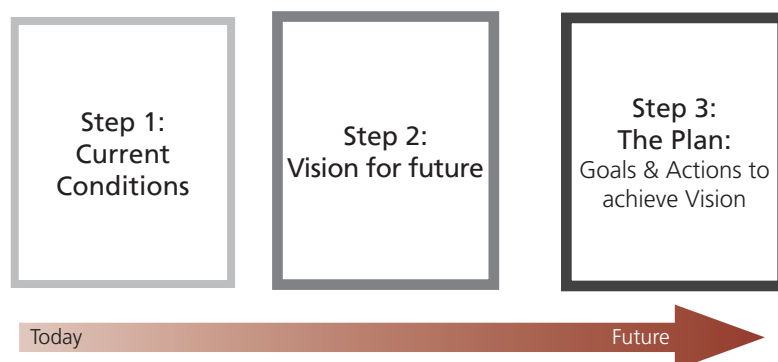
Steps in creating a plan

A plan begins by assessing a community's existing state—the current conditions of land use, building appearance, shopping areas and transportation network. The second step is deciding on a vision—a view of the community at a point 10 to 20 years in the future. The third step is developing the bridge from the present to the future: the plan's recommendations. The recommendations explain in detail how the community, starting in the present, achieves its desired vision for the future.

The recommendations: goals and action items

To develop the plan's recommendations, a community takes the desired vision for the future and divides it into smaller pieces, called goals. Each goal is a piece of the vision. Here's an example:

A community has a main street with a large shopping center. The shopping center building is in poor condition and is only half-occupied. Arriving by car is the only convenient travel method. For its land use plan, the community



imagines the future: the vision for the shopping center is an attractive, fully-occupied shopping area with housing near or above the stores and convenient transportation for pedestrians. Taking its vision, the community breaks it down into goals for each vision and action item that explain what's needed to achieve each goal.

Just like the example, the Pleasant Township Comprehensive Plan sets an overall vision and divides the vision into goals. The plan then lists action steps to achieve each goal. Each goal works both separately and together with the other goals to achieve the desired future for the planning area.

Policy statements

Each of these statements describe how the Pleasant Township Comprehensive Plan abides by policies, including those adopted by the Franklin County Board of Commissioners.

Sustainability Resolution

Franklin County passed resolution 683-06 stating its commitment to the mutually-compatible goals of environmental protection and economic growth. The resolution covers a range of county activities. For land use plans, the resolution states two important policy goals: practicing environmentally responsible land use and preserving natural resources. This plan complies fully with the resolution.

Environmentally responsible land use

The Pleasant Township Comprehensive Plan, in concert with the Big Darby Accord, outlines conservation-style design for new development. Conservation-style ensures environmentally sensitive areas remain protected. For commercial development, the plan recommends targeting specific areas for retail and other commercial activity. Keeping strict limits on future commercial areas will discourage uncontrolled growth and unpredictable land use. Lastly, the plan targets areas west of the Big Darby Creek and south of Interstate 71 for continued agricultural production. The intent is to discourage housing developments at the fringe when

developable land is already available closer to established population centers.

Preservation of natural resources

The planning area, located mostly within the Big Darby Creek watershed, has significant natural features and environmentally-sensitive areas. This plan calls for preservation and protection of natural resources.

In addition to preservation, this plan encourages increased interaction between people and the environment. Having a closer relationship with nature allows people to appreciate the importance of green areas.

For new development, this plan calls for use of stormwater best management practices. Hard surfaces such as rooftops and parking lots create storm water runoff when it rains. Instead of untreated water rushing into streams, 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 while keeping pollutants out of the Big Darby Creek and its tributaries.

Central Ohio Green Pact

Beginning in 2007, elected leaders throughout the county have adopted the Central Ohio Green Pact, a shared commitment to making the region more sustainable. Franklin County is one of the pact's member communities. The Green

Pact addresses 10 subjects, including reducing household waste, building greener buildings and growing a green economy. One of the pledges is adopting sustainable land use policies.

From the Green Pact:

The way our communities grow can have a significant impact on the environment. We agree to examine our codes and policies to determine how we can: create walkable, bikeable communities; promote infill; protect natural resources such as trees; protect our rivers through stormwater controls; and create more green neighborhood infrastructure, such as green roofs, bio-swales and rain gardens.

The Pleasant Township plan fully complies with the green pact. The plan recommends retrofitting existing higher-density neighborhoods and commercial areas with sidewalks. The plan extends the bicycle network throughout the township for residents and visitors. The plan also takes significant steps to harmonize environmental policies with the Big Darby Accord to protect the health of the entire watershed. Among the recommendations are preserving a stream buffer area around waterways and using stormwater best management practices such as rain gardens and planted swales.

Plain language statement

We wrote this plan in plain language, with you in mind: residents, developers, public officials, planners and anyone else interested in the planning area. Plain language is a clear, straightforward way of writing.

Plain language keeps it simple, using only the necessary number of words. But, plain language isn't dumbed-down or overly-simplified English. It's a way of writing that lets a reader concentrate on the message, instead of being distracted by complicated language.

We wrote this plan in plain language to help you, the reader. Too often, government documents use long sentences and lots of jargon. Writing in plain language should allow everyone to understand what's in this plan.

For more information on plain language, visit these websites:

www.plainlanguage.gov

www.centerforplainlanguage.org

www.plainlanguagenetwork.org

Regional Connections

Regional Connections: A Regional Growth Strategy for Central Ohio is an effort to establish a plan for growth across the central Ohio region—the seven county region of Franklin, Delaware, Licking, Fairfield, Pickaway, Madison and Union—for the next 25 years.

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

In 2006, MORPC published the Regional Connections report, a series of alternate future development scenarios, ranging from expanding

The Central Ohio Green Pact calls for protecting rivers and using rain gardens



Franklin County



Martin County, Minnesota

sprawling outer suburbs to ultra-compact urban development centered around transit. The report gathered input from across the central Ohio region.

The report emphasizes the importance of local governments taking steps to anticipate growth. The report calls for directing the majority of new growth inward, near already-built roads and sewer lines. Growing inward reduces the development pressure and sprawl that overtakes rural communities.

Four visions

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

Vision for Place

From Regional Connections:

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

This plan meets that by:

- Establishing defined areas for higher-density residential development
- Preserving environmentally-sensitive areas near streams
- Reinforcing agriculture as a valuable use of land for the long term

Vision for Prosperity

From Regional Connections:

The vision for prosperity is a diverse, healthy economy that provides job opportunities for residents and revenues to government to support the

provision of quality community services and facilities, including infrastructure. Approaches to economic and community development that respect the natural environment and strike a balance of regional and local needs through cooperation and sharing of costs and benefits.

This plan supports that by:

- Establishing clearly-defined areas for commercial development
- Focusing commercial development around transportation infrastructure
- Targeting financial incentives for agricultural production
- Specifying stormwater best management practices for commercial development



Vision for People

From Regional Connections:

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

This plan supports that by:

- Targeting infrastructure spending to retain the attractiveness of affordable neighborhoods
- Developing a bicycle infrastructure network to connect residents to recreation opportunities

Vision for Leadership

From Regional Connections:

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

This plan supports that by:

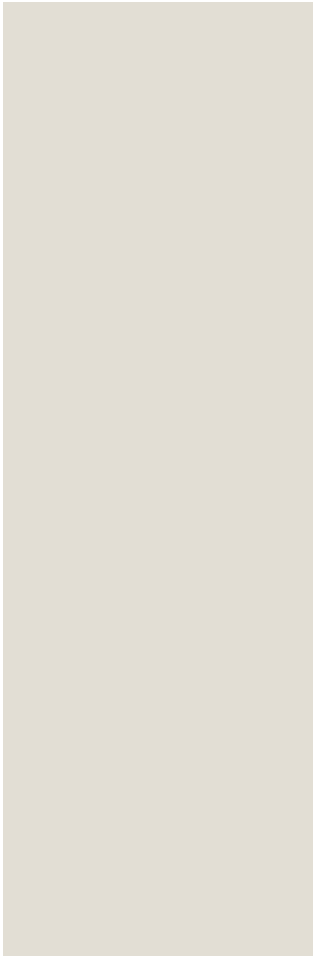
- Continued coordination of development with Big Darby Accord partners
- Increasing residents' access to development proposals

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

Section 2

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Land Use Category Descriptions

Residential Urban Medium Density

Allowed land uses: Single-family, two-family and townhomes

Density: Minimum of 4 units per acre, maximum of 12 units per acre

Residential Suburban High Density

Allowed land uses: Single- and two-family housing. Uses may mix within the same building.

Density: Minimum residential density of 4 units per acre. Maximum residential density of 8 units per acre

Residential Rural

Allowed land uses: Single family homes

Density: Maximum density of 0.2 units per acre. Maximum density of 0.5 units per acre.

Rural Estate

Allowed land uses: Single-family homes

Density: Minimum residential density of 0.2 units per acre. Maximum density of 1 unit per acre

Conservation Development 50% open space

Allowed land uses and density: Identical to current zoning. Most land is zoned for 0.2 units per acre.

Development must conserve 50 percent of the land area as open space.

Commercial

Allowed land uses: Full range of retail and office uses

Mixed Use

Allowed land uses: Edited range of retail uses, mostly neighborhood-scale, plus offices, multi-family housing and townhomes. Uses may mix within the same building.

Agriculture

Allowed land uses: Agriculture and single-family homes.

Density: Four land divisions from the original 1966 tract, with lot size the smallest permitted by the Franklin County Board of Health. Additional divisions must be 20 acres or larger.

Stream buffer

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

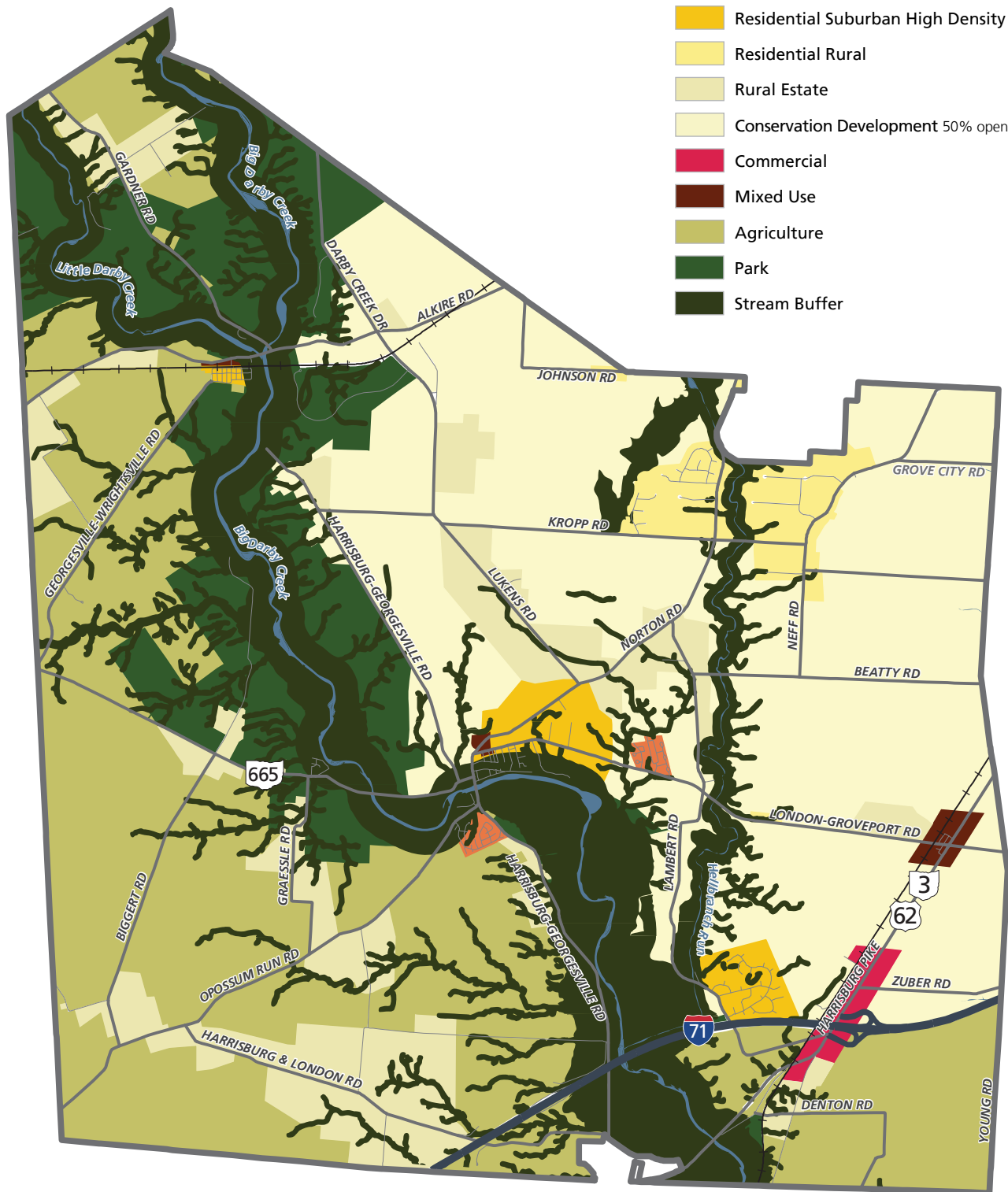
Allowed land uses: No construction, parking lots, dredging or filling. Permissible uses are passive and active recreation, trails. If a stream buffer area is permanently protected, development density may be transferred elsewhere on the same property or an immediately-adjacent property.

The Future Land Use map shows what types of land uses the community wants to see in the future. It is used most often when a landowner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see whether it matches the community's vision for their future.

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

Future Land Use









- Residential Urban Medium Density
- Residential Suburban High Density
- Residential Rural
- Rural Estate
- Conservation Development 50% open space
- Commercial
- Mixed Use
- Agriculture
- Park
- Stream Buffer



Future Land Use map

Use this map in conjunction with the Conservation Strategy Tiers map

Corresponding zoning districts

Land Use Category	Zoning Districts												
	Residential							Commerical				Industrial	
	R-24	R-12	R-8	R-4	R-2	R-1	Rural	CS	CC	NC	SO	LI	RI
 Residential Urban Medium Density	•	•	•										
 Residential Suburban High Density		•	•	•									
 Residential Rural	•					•	•						
 Rural Estate							•						
 Commercial								•	•	•	•		
 Mixed Use			•	•						•	•		
 Agriculture							•						
 Conservation Development 50% open space							•*						

* With conservation development overlay regulations in place, 50% of development must be open space

• Any use listed in this zoning district is permitted in the land use category

Corresponding Zoning Districts table

What it is: The Pleasant Township Comprehensive Plan's future land use map categories are matched to existing zoning districts in the corresponding zoning district table.

The Future Land Use map shows the community's desired future land uses. The zoning district regulations govern which uses are permitted.

Why we need it: When evaluating a development proposal, public officials use the table to determine whether a development proposal's desired zoning district matches the Future Land Use map. Since the map represents the community's desires for the future, following the map ensures the community's wishes are followed.

Key to zoning districts

Residential

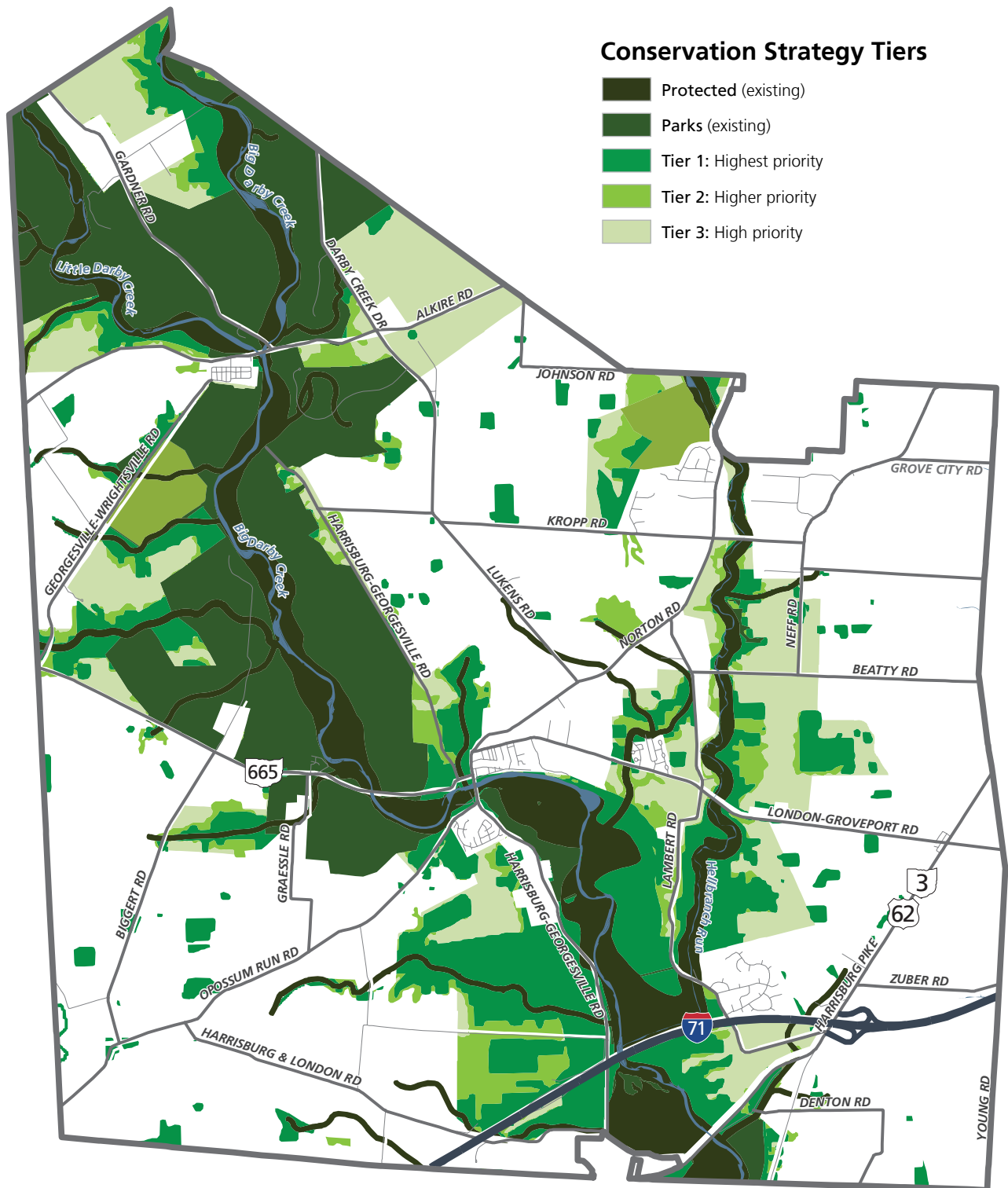
- R-24: Multifamily apartment
- R-12: Urban residential
- R-8: Restricted urban residential
- R-4: Suburban residential
- R-2: Limited suburban residential
- R-1: Restricted suburban residential
- Rural: Rural district

Commercial

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

Industrial

- LI: Limited Industrial
- RI: Restricted Industrial



Conservation Strategy Tiers

Use this map in conjunction with the Future Land Use map

Bikeways plan

Types of Bikeways

An explanation of each bicycle treatment type appears below



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



Standard road with traffic calming and signage or a high-volume road with 14-foot or wider outside lanes.



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



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

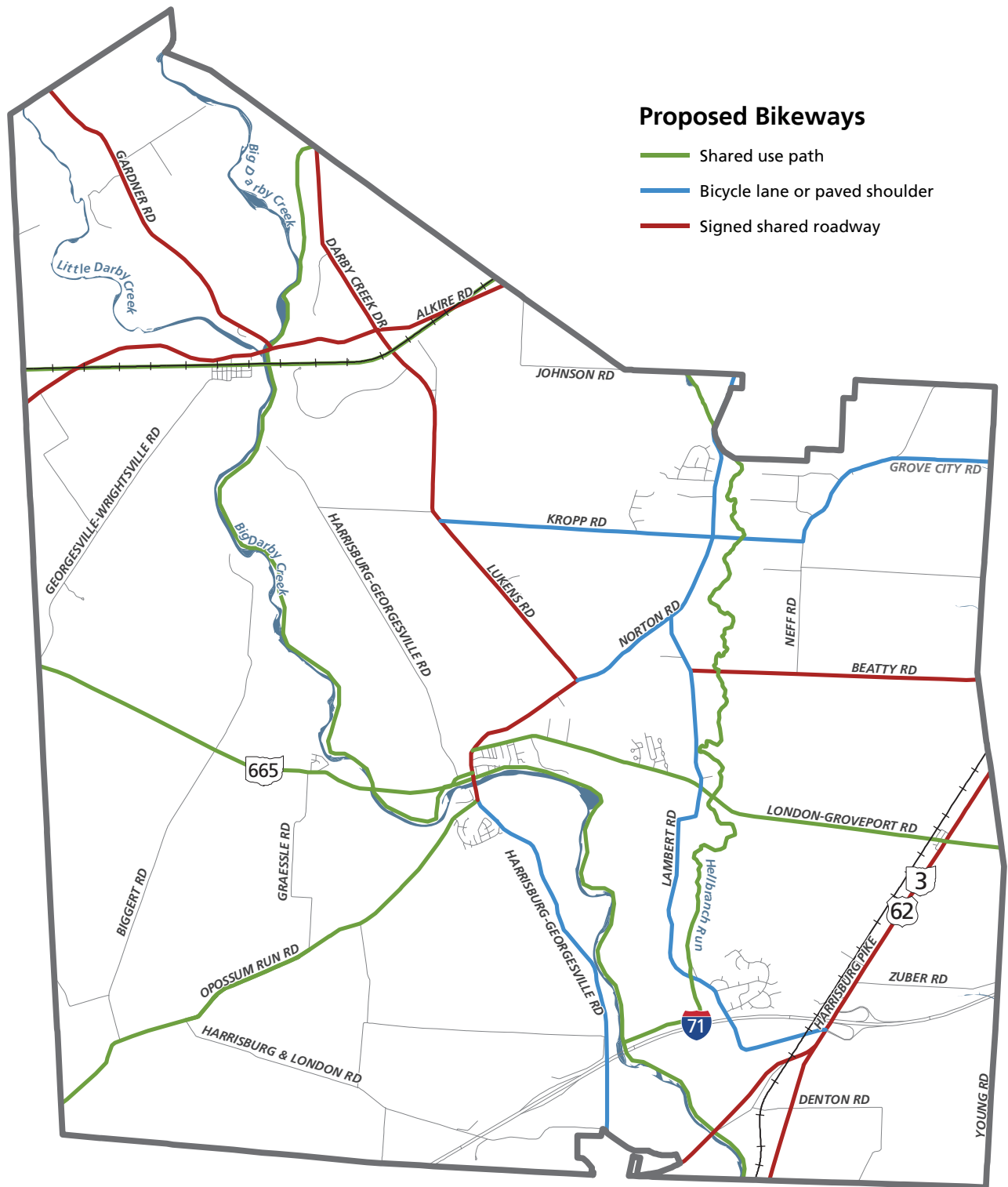
Bikeways map

What it is: The bikeways map shows locations of existing and proposed bikeways. The proposals support a bikeway network for transportation and recreation.

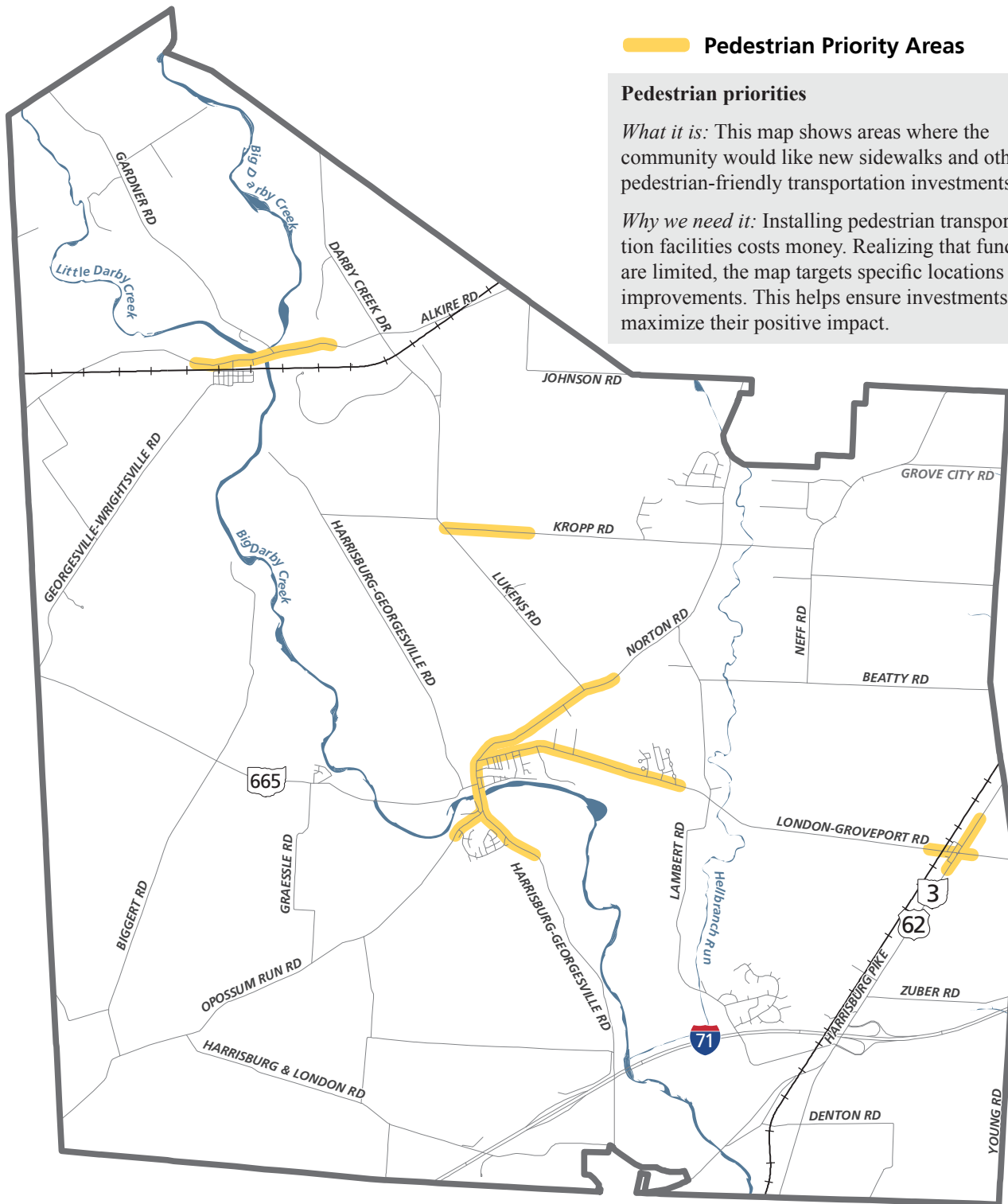
Why we need it: Since bikeways allow people to cover wide distances, communities plan for bikeways on a regional basis. This ensures we connect destinations for people in Blendon Township and throughout central Ohio..

In addition to Pleasant Township bikeways recommendations, the map contains information from these sources: Columbus Bicentennial Bikeways Plan, Grove City bikeways plans, MORPC Regional Bikeways Plan and Metroparks Trail Plan

All images: pedbikeimages.org



Bikeways Map



Pedestrian Priority Areas

Pedestrian priorities

What it is: This map shows areas where the community would like new sidewalks and other pedestrian-friendly transportation investments.

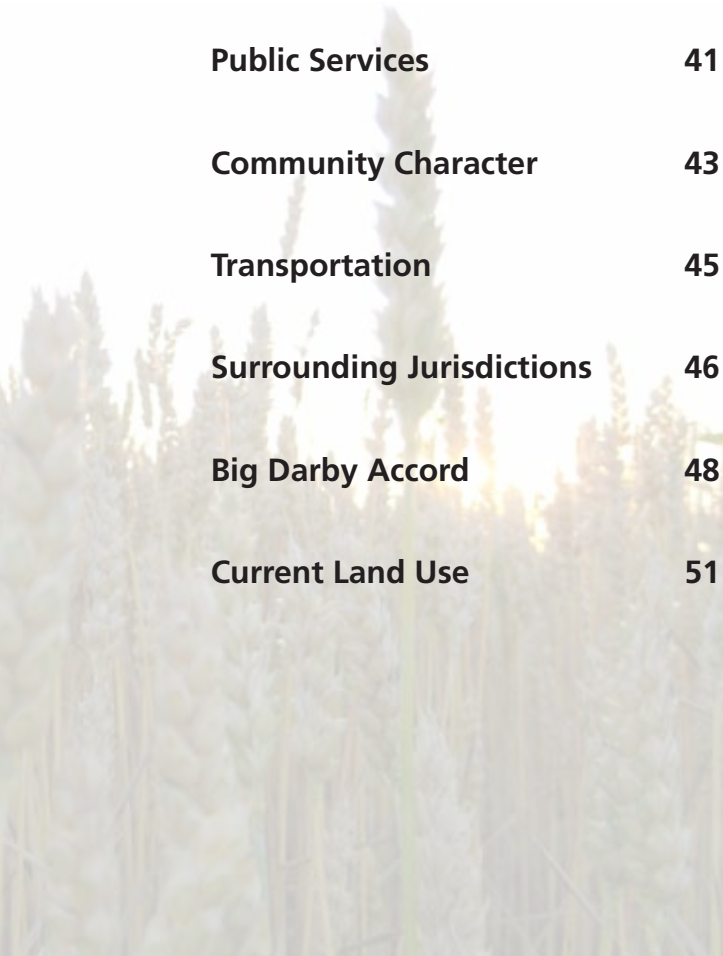
Why we need it: Installing pedestrian transportation facilities costs money. Realizing that funds are limited, the map targets specific locations for improvements. This helps ensure investments maximize their positive impact.

Pedestrian Priorities Map

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Background

History

Pleasant Township was organized in 1807. Originally, the township was approximately four to five times larger than its present area. The formation of Jackson Township in 1815 and Prairie Township in 1819 greatly reduced the size of the township. The first settlement in Pleasant Township was on the Big Darby Creek, near Georgesville. Among the first settlers were Thomas Roberts, John Bigger, James Gardiner, Samuel Dyer, Samuel Kerr and John Turner.

The pioneers of the 1800s found the Darby plains very challenging for agriculture. It was only after the land was drained and tilled that the wet prairie was converted into productive farmland, still a primary land use in Pleasant Township today.

Commerce and community services were established in the early 1800s. Samuel Dyer erected a grist mill in 1805, which is now part of the Battelle Darby Creek Metro Park system and known as Dyer's mill. It was the only flouring mill in the township. In 1815, the Pleasant Post Office was established. Thomas Roberts laid out the town of Georgesville in 1816 and the name of the post office was changed to Georgesville Post Office in 1818.

In June, 1836, the town of Harrisburg was laid out by Joseph Chenoweth and Frederick Cole. The village contained about 30 families.

Flood of 1913

In late March 1913, it rained steadily for five days and the streams all over Ohio rose rapidly. By the third day, levees were breeched and many towns were flooded. Unchecked fires added to the destruction and the loss of life. When the waters receded, mud and debris covered streets, homes and businesses. The final death toll was 361. Property damages were well over \$100 million and 65,000 residents were forced to temporarily leave their homes.

The flood of 1913 caused life and property losses throughout Ohio



Highway-oriented development on Harrisburg Pike near I-71

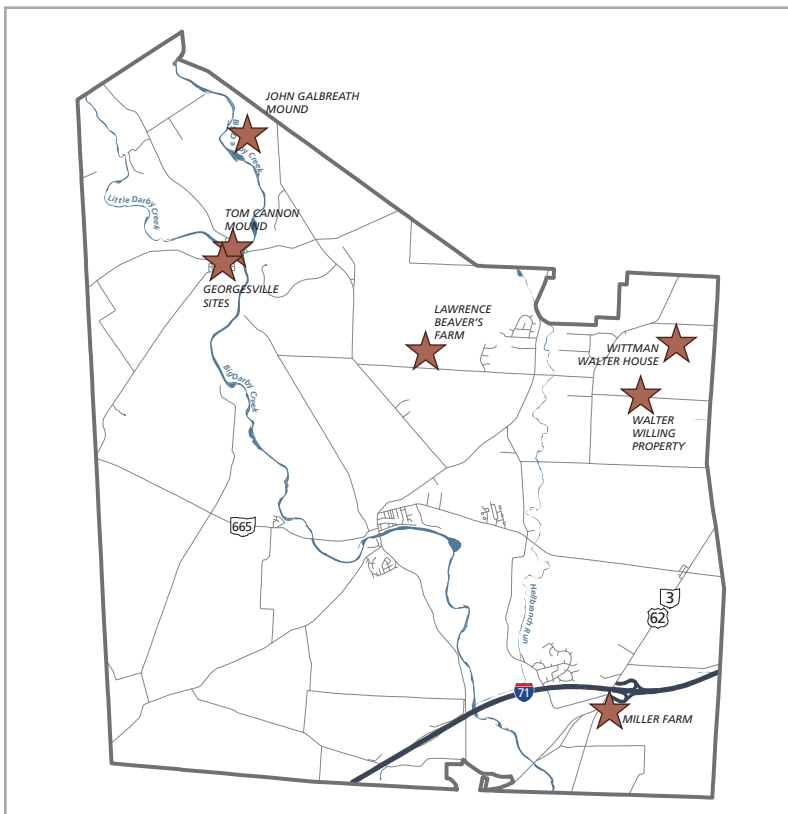


Interstate Development

Pleasant Township had a modest growth rate during the first half of the 20th century. The population of Pleasant Township increased dramatically with suburbanization and the development of Interstate 71. In 1957 the Ohio

Department of Transportation, then called the Ohio Department of Highways, began constructing the interstate system. The completion of Interstate 71 in the early 1970s resulted in increased residential development in the township. Although residential development has now slowed, there is still growth pressure from the northeast and along Interstate 71.

Figure 3
Historic sites located throughout Pleasant Township



Historic and Cultural Features

The Big Darby watershed makes up a significant portion of Pleasant Township and has many historic and cultural resources. Artifacts discovered in the Big Darby watershed show that sophisticated ancient cultures once lived along the creeks. There are a number of Adena Indian mounds along the creek banks and uplands throughout the watershed. The Big Darby Plains were also reported to have been the hunting grounds for both the Wyandot and Shawnee Indians.

Pleasant Township is home to two sites on the National Register of Historic Places, Tom Cannon Mound and John Galbreath Mound. The Tom Cannon Mound begins on the southern tip of a bluff where the Little Darby and Big Darby creeks meet. The mound is currently 3.4 feet high and 45 feet in diameter. Originally, the mound was likely to have been 6 to 7 feet tall and 40 feet in diameter. The pre-historic Adena Indian group erected the mound as a mortuary monument between 500 B.C. to A.D. 400.

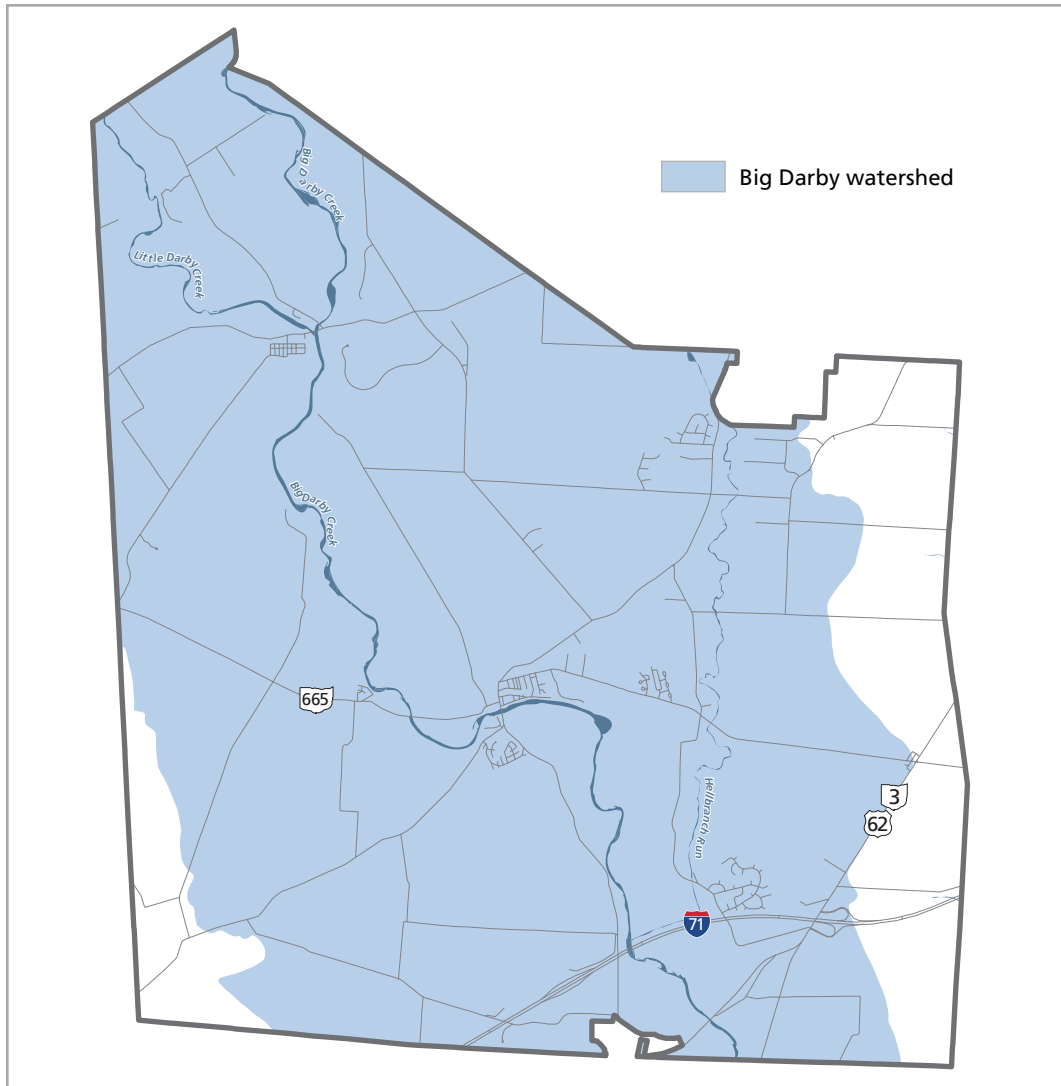


Figure 4
The majority of Pleasant Township is located within the Big Darby watershed

The Ohio Historic Register recognizes several historic homes and farmsteads in Pleasant Township. Examples of Victorian Italianate architecture include the Walter Willing House and the Miller Farm. Georgesville has a number of historic buildings, including the Georgesville Weigh Station, built in 1870. The structure still stands, now serving as a residence.

Environmental Natural Resources

Big Darby Watershed

In 1991 the Nature Conservancy designated the Big Darby watershed as a “Last Great

Place.” The Big and Little Darby creeks were designated National Scenic Rivers in 1984. The Big Darby watershed is 580 square miles and covers portions of six counties in central Ohio. Approximately 86.3 percent of Pleasant Township is within the Big Darby watershed.

The Big Darby Creek runs through Pleasant Township for approximately 14 miles. The Little Darby Creek runs through the northwest portion of the township for about 3.5 miles, from the Madison County line to where the Little Darby Creek enters Big Darby Creek at Georgesville.

The Big Darby watershed is the healthiest and most diverse aquatic system of its size in the

Midwest. It is one of the top five warm freshwater habitats in the nation and has 108 species of fish and 38 species of mollusks. The ecosystem includes three federally-listed endangered species, four state-listed endangered fish and five state-listed endangered mollusk species. The federally-listed species are the Scioto Madtom, Northern Riffle Shell and the Northern Club Shell. The state-listed fish species include the Lake Chubsucker, Northern Brook Lamprey, Spotted Darter and Northern Madtom. The state-listed mollusk species are the Elephant Ear, Ridged Pocketbook, Washboard, Cob Shell and the Bean Shell.

In addition to its aquatic diversity, the Big Darby watershed has a diverse landscape of terrestrial flora and fauna. The watershed landscape includes remnant prairies and savannas, once part of a Tallgrass Prairie ecosystem. Unfortunately, the clearing of mature forests and installation of artificial drainage helped to eliminate many of these terrestrial plant and animal species. Prairie ecosystem plant species, such as Burr Oaks and Post Oaks, are becoming scarce and fragmented in the Big Darby watershed. Although a few stands survive from pre-settlement times, their numbers are decreasing and regeneration is minimal.

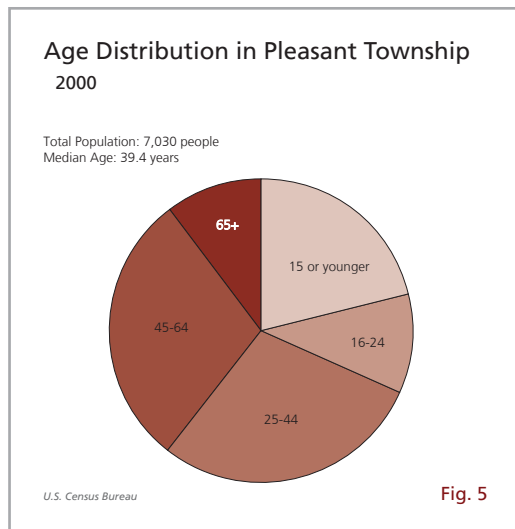


Fig. 5

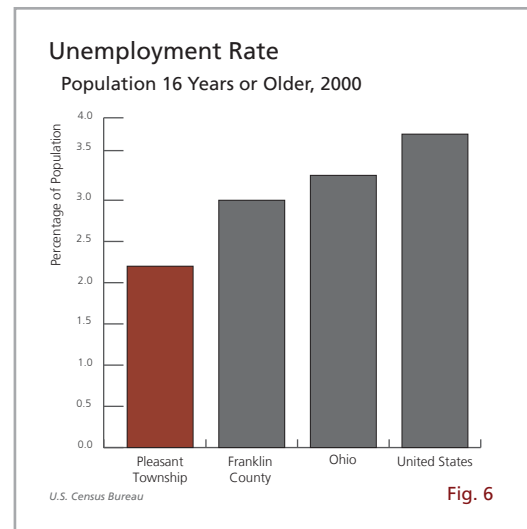


Fig. 6

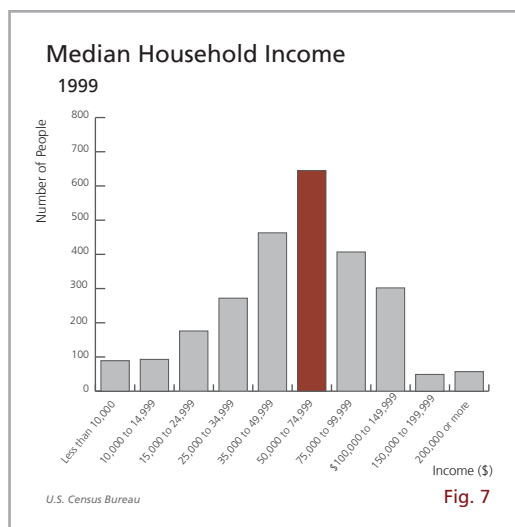


Fig. 7

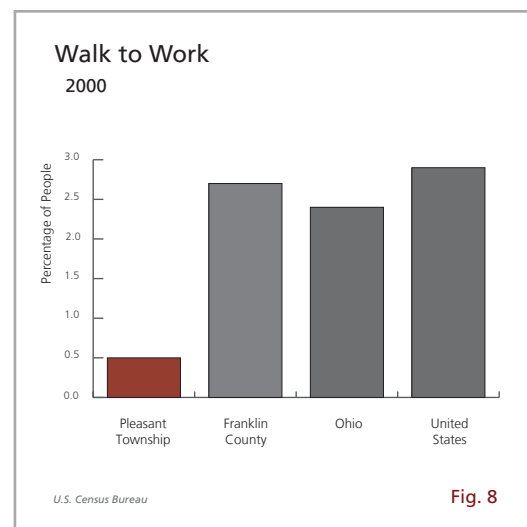


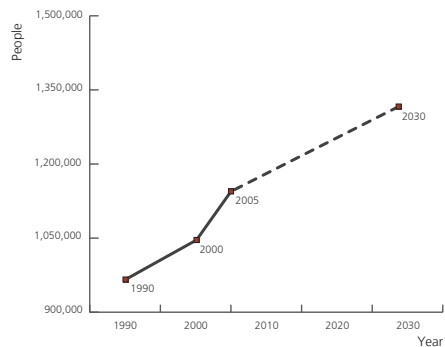
Fig. 8



Franklin County

The Big Darby Creek is widely recognized for its natural beauty

Franklin County Population Forecast 1990-2030

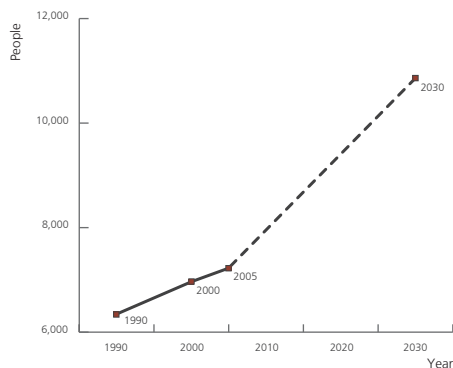


Mid-Ohio Regional Planning Commission

Fig. 9

The exceptional water quality of the Big Darby Creek is threatened by changes in the landscape. Historically, agriculture was the primary land use in the drainage basin, with approximately 80 percent of the land area in fields of row-crops. As central Ohio became one of the fastest-growing regions in America, conversion of the watershed from agricultural to urban land uses threatened the health of this aquatic system. Sediment, fertilizer and chemical pollution from agricultural fields, and stormwater runoff from urbanizing areas are the primary threats to water quality. Urban stormwater runoff and underground drainage systems generate intense surges of water that enter both the tributaries and main stems of the Big and Little Darby Creeks. These surges of water result in flooding,

Pleasant Township Population Forecast 1990-2030

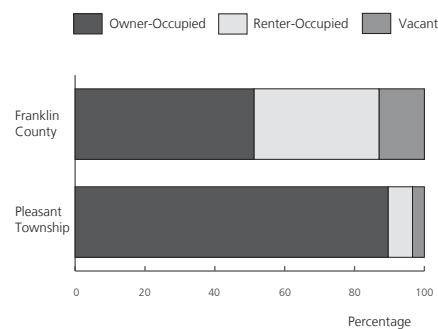


Mid-Ohio Regional Planning Commission

Fig. 10

Housing Occupancy

2000



U.S. Census Bureau

Fig. 11

destabilization of the stream banks, and the disruption of streambed and riparian habitats.

With increasing development pressure in Pleasant Township, preserving the rare, natural resources of the Big Darby watershed is particularly important.

Demographic Trends

Pleasant Township may experience rapid growth according to MORPC population forecasts. Currently, Pleasant Township enjoys many positive demographic trends. The age distribution in Pleasant Township is balanced, with a median age of 38.4 years. There is a low unemployment rate when compared with Franklin County, Ohio and the United States. The median household income range is \$50,000 to \$74,999. The majority of Pleasant Township residences are owner-occupied, with low vacancy rates. Pleasant Township is primarily a commuter township. Less than one percent of residents walk to work.

Hellbranch Watershed

Hellbranch Run is a major tributary of the Big Darby Creek. It flows through the eastern portion of Pleasant Township for approximately 6.5 miles until it enters into the Big Darby Creek just north of Interstate 71. Portions of the Hellbranch Run include warm water and exceptional warm water Habitat. The Hellbranch Watershed is negatively impacted by the same development trends that affect the Big Darby Watershed. Protecting the environmental quality of the Hellbranch watershed is integral to protecting the health of the Big Darby Watershed.

Environmentally Sensitive Areas

The Big Darby watershed has been the focus of recent efforts to preserve and protect the watershed's delicate ecological balance. The Big Darby Accord is an historic multi-jurisdictional partnership in which four municipalities, five townships and Franklin County agreed to work collaboratively to outline land use and environmental policies that preserve and protect the watershed. The Big Darby Accord created a sensitivity analysis that identified priority

areas for open space, parks and preservation areas. The analysis evaluated hydrogeologic, hydrologic and ecologic resources to identify environmentally sensitive lands. The sensitivity analysis was then used to develop the tiers used in the conservation strategy. Figure 12 below shows the factors that were considered in the environmental sensitivity analysis.

Figure 12 Environmental Sensitivity Factors

Sensitive Features	Sensitivity
Groundwater-related	
High degree of flow exchange	HIGH
Moderate degree of flow exchange	MED
High groundwater pollution potential	HIGH
Highly erodible soils	HIGH
Areas with hydric soils	LOW
Surface water-related	
Wetlands	HIGH
FEMA 100 year floodplain boundary	HIGH
Beltwidth calculated buffer zone	HIGH
FEMA 500 year floodplain boundary	LOW
Ecologic	
Federal, State Endangered Species	HIGH
State threatened	HIGH
Species of special concern	HIGH
Wooded areas of 3 acres or greater	MED
Wooded areas of 0.5 to 2.99 acres	LOW

Source: Big Darby Accord Watershed Master Plan

Conservation Strategy

The Big Darby Accord created a conservation strategy that prioritizes protection areas throughout the Big Darby watershed. The tiers are based on multiple factors, including factors from the sensitivity analysis.

- **Tier 1:** Land within Tier 1 is considered the primary priority for protection through land acquisition and other programs. Tier 1 resources include: the 100 year floodplain, riparian corridors, wetlands, and critical groundwater recharge and pollution potential zones. The protection of these elements provides a buffer for sensitive aquatic habitats and is critical to the health of the watershed.
- **Tier 2:** Land within Tier 2 is considered a secondary priority for protection through land acquisition and other programs.

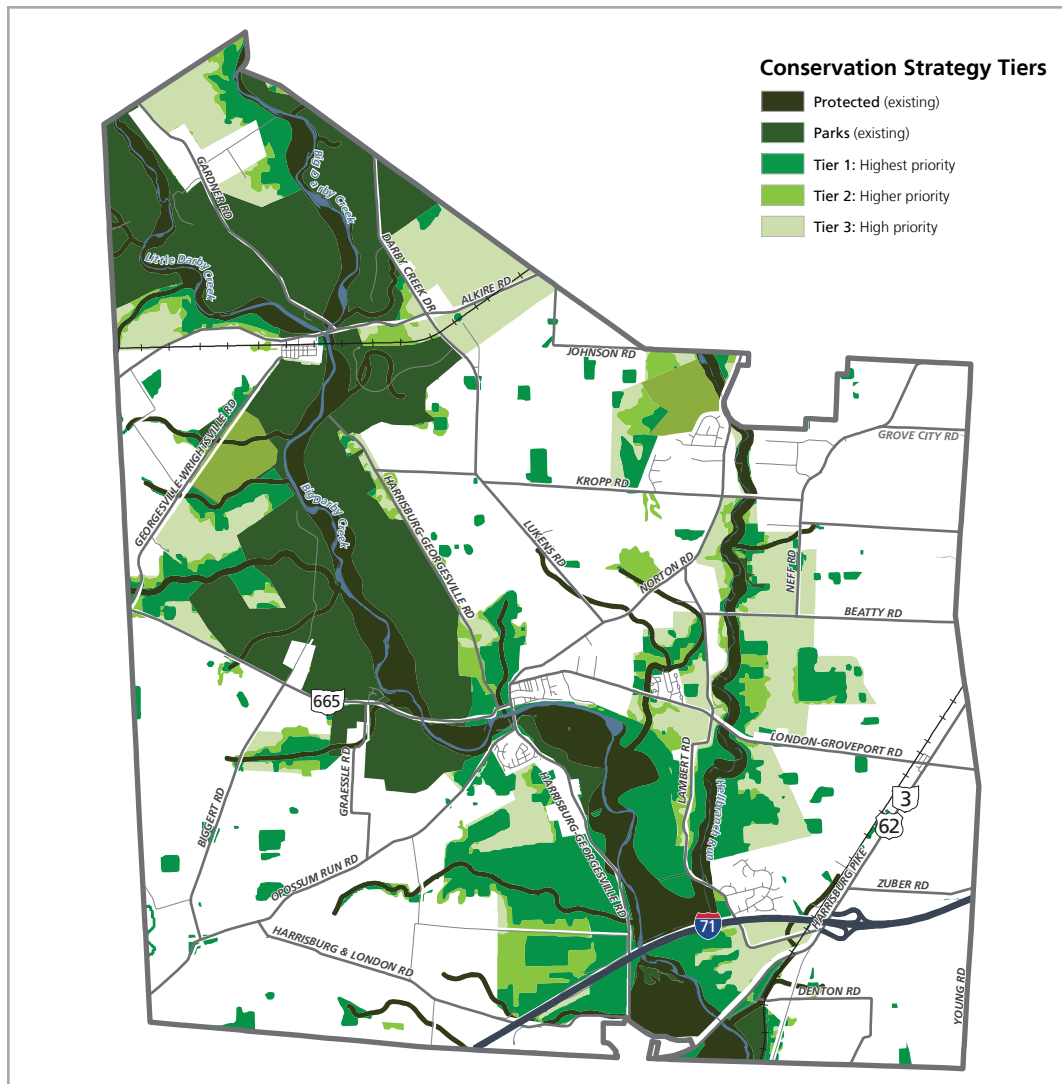


Figure 13
Environmental conservation
priorities, as found in
the Big Darby Accord

Resources within Tier 2 include highly erodible soils and contiguous wooded areas that are greater than three acres in size.

- **Tier 3:** Land within Tier 3 is considered a tertiary priority for protection through land acquisition. These areas should be conserved through permanent conservation easements, within conservation development subdivisions and other suitable mechanisms. Tier 3 is envisioned as providing an integral piece of the open space network. The areas can provide habitat connectivity and buffer areas, while providing passive recreation and certain types of sensitively designed active recreation is considered suitable for Tier 3 areas.

Community Facilities and Services

South-Western City School District

Prior to 1954, there were six boards of education and one high school in the area now known as the South-Western City School District. The district maintained a fairly stable rural population. As the population grew in the southwestern portion of Franklin County in the mid-1950s, schools were pressed to meet the needs of the growing number of students.

A committee of citizens representing the six districts was formed and meetings were held with members of the various boards of education, and with county and state officials. On

January 1, 1956, the South-Western Local School District was formed by consolidating five local and one village school system. These were: the Grove City-Jackson Exempted Village District, the Franklin Township Local District, the Prairie Township Local District, the Pleasant Township Local District, the Urbancrest Village District and the Georgesville Local District. Immediately following the creation of the new district, an additional tax levy for operation was requested and approved by voters. A bond issue to pay for construction of additional school buildings was also approved in 1956.

The population continued to grow in the late 1950s and over 1,000 new students entered

the South-Western School District every year. During this time, Grove City changed from a village to become a chartered city in 1958. On August 19, 1959, South-Western City School System was established. Two new high school buildings, Westland High School and Grove City High School, opened in the 1970–1971 school year.

The South-Western City School district has a reputation as one of Ohio's most outstanding school districts. As the population continues to grow in southwestern Franklin County, the South-Western City School System continues to grow and provide the necessary facilities to meet the needs of its nearly 21,000 students.

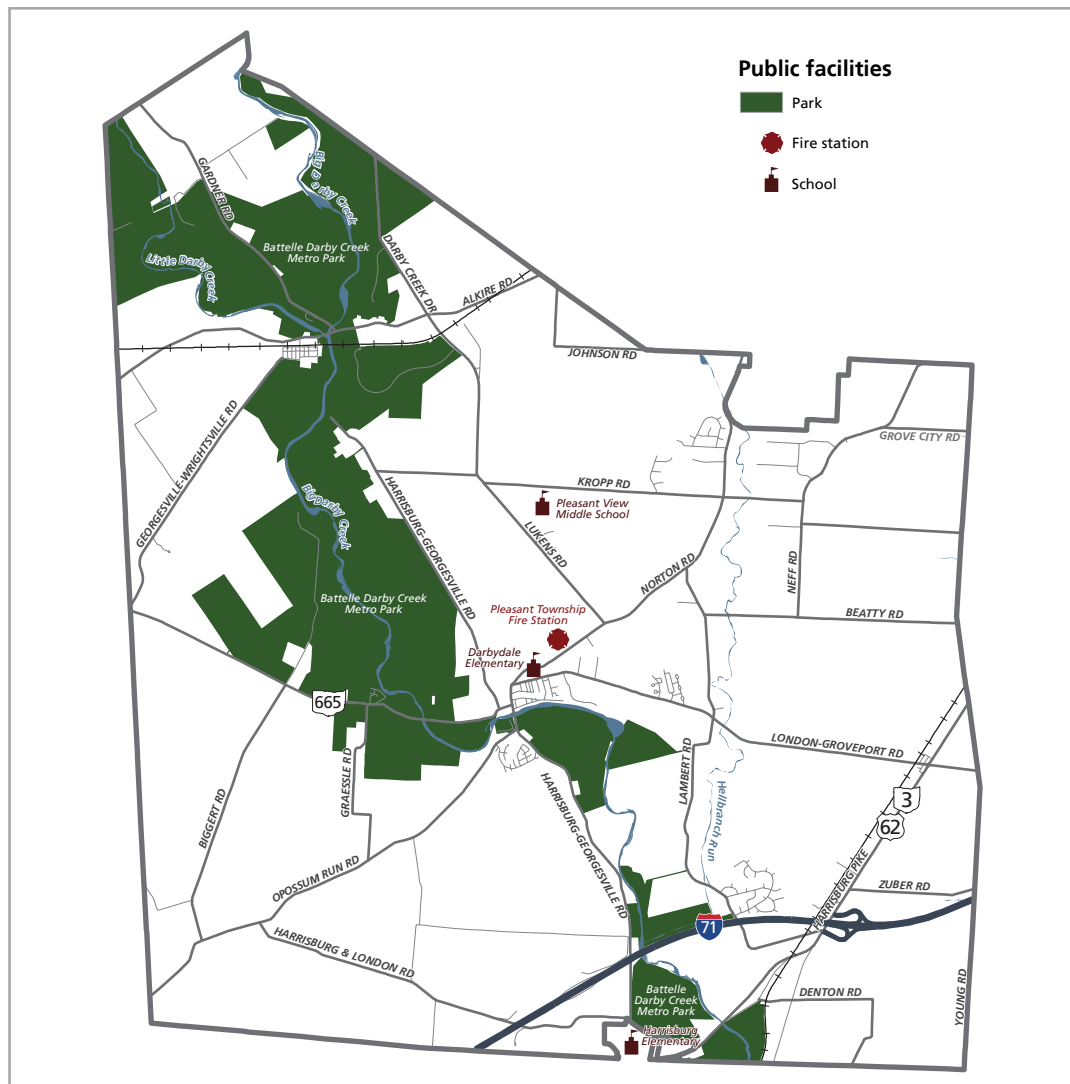


Figure 14
Locations of schools,
parks and fire station

There are three schools within Pleasant Township: Darbydale Elementary, Harrisburg Elementary and Pleasant View Middle School. There was also once a school in Georgesville.

Darbydale Elementary

Darbydale Elementary was built in 1958. It currently has 235 students in kindergarten through fourth grade. The school has 12 teachers, eight staff members and one administrator.

Harrisburg Elementary

Harrisburg Elementary was built in the late 1930s and a classroom wing was added in 1960.

The school staff includes five regular classroom teachers, a Learning Disabilities tutor, and an enrichment teacher who serves students across the district. Harrisburg also has eight staff members and one administrator.

Pleasant View Middle School

Pleasant View High School was built in 1959, with an addition built in 1962. Westland High School was built in 1970, and Pleasant View High School became Pleasant View Middle School. The school currently houses seventh and eighth grade, with an approximate enrollment of 840 students. The staff at Pleasant View

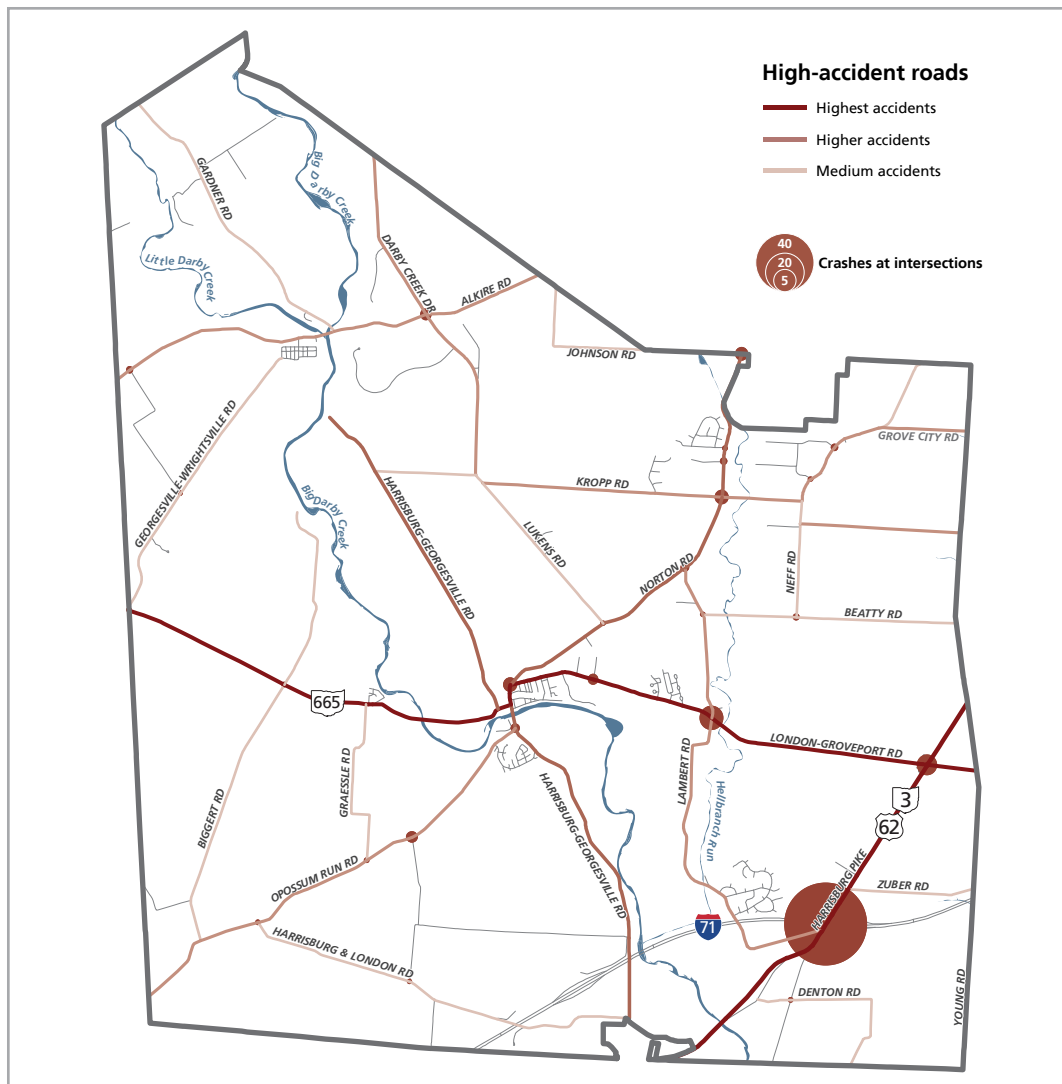


Figure 15
Locations of traffic hazards along Pleasant Township roads

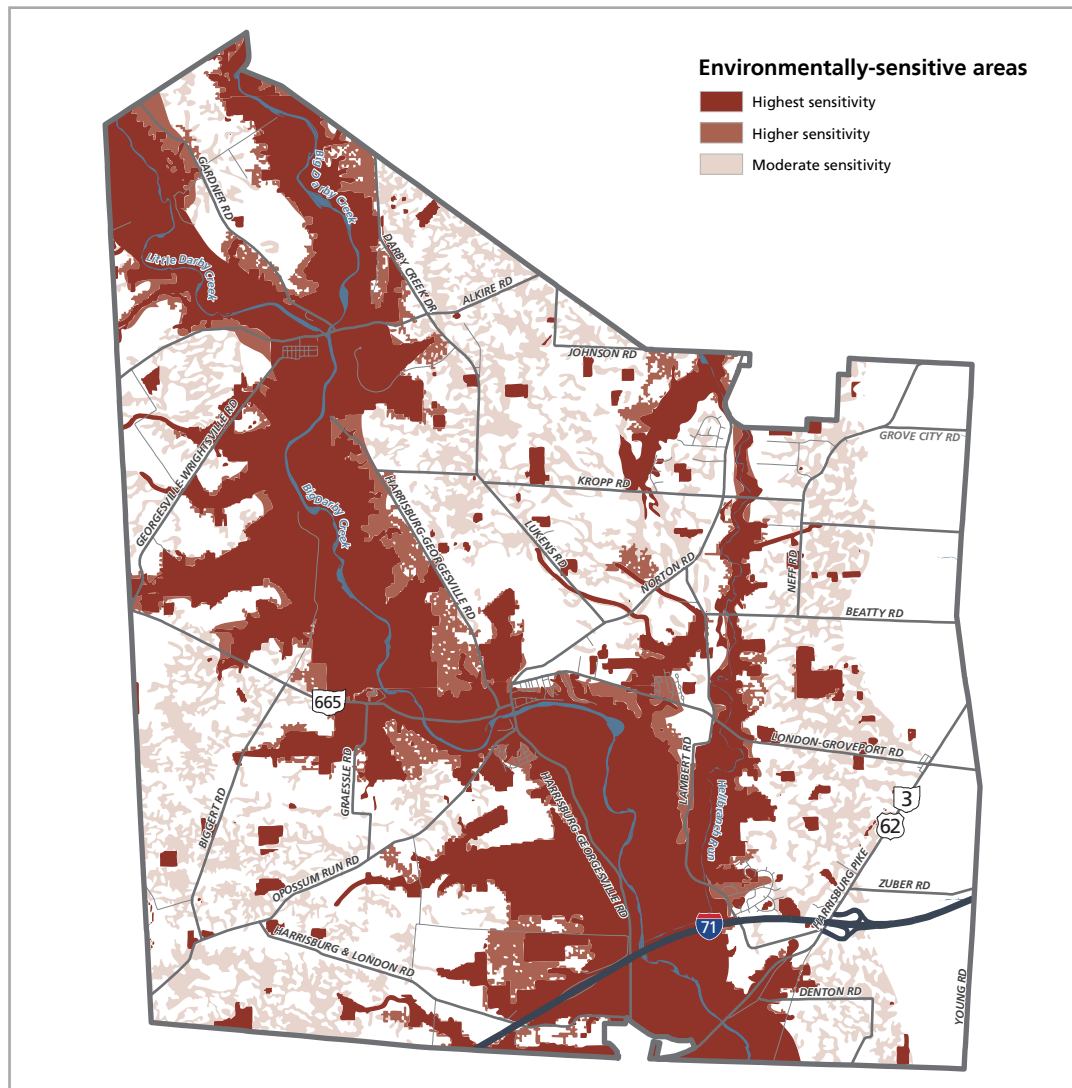


Figure 16
Environmental sensitivity
analysis, as found in
the Big Darby Accord



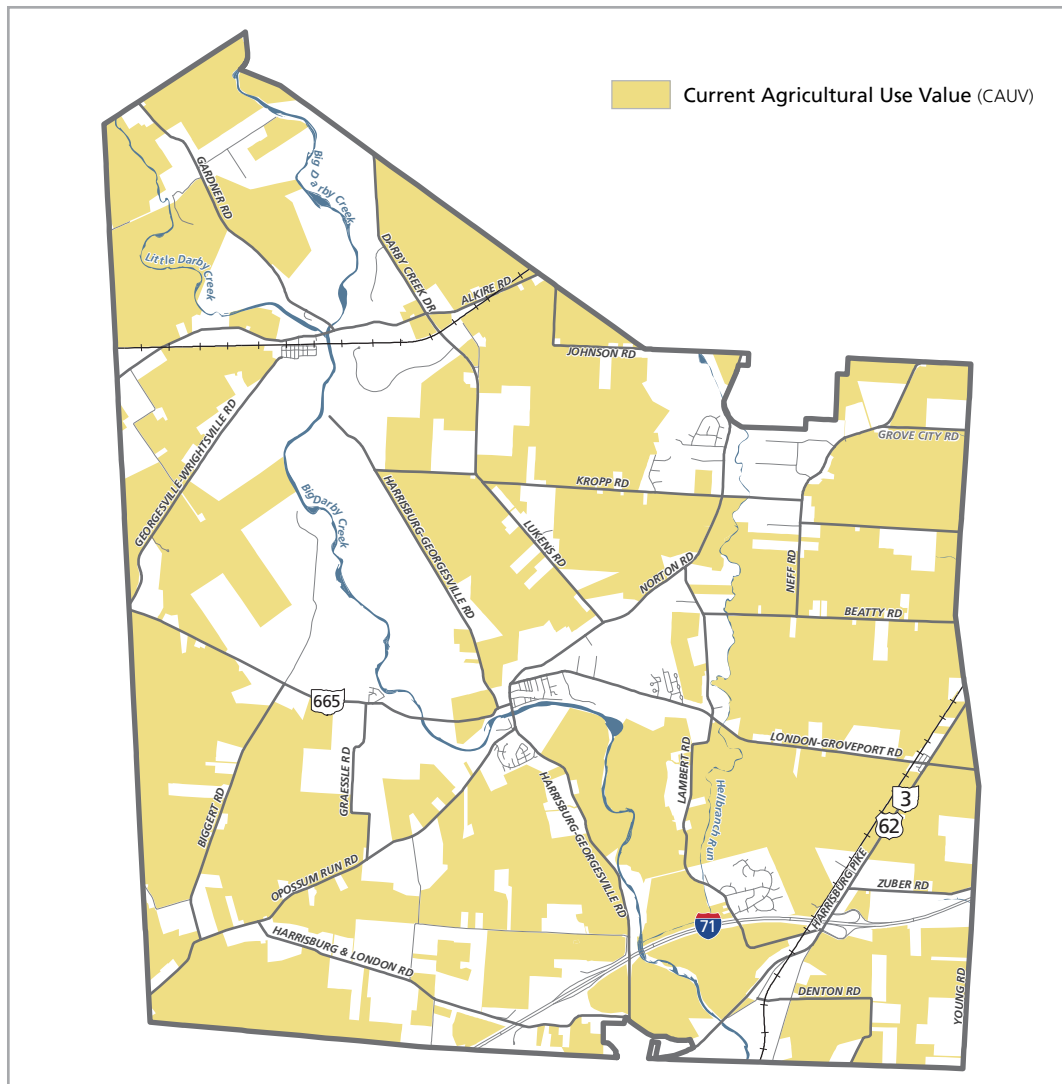


Figure 17
Parcels with Current
Agricultural Use
Valuation (CAUV)

includes 60 teachers, 20 staff members, two administrators and two guidance counselors.

Public Services

Fire

The Township is served by one fire station, located at 5373 Norton Road. The fire department has 11 full-time, career firefighters. There are six volunteer firefighters and 44 part-time, career firefighters. The fire station has a minimum manning of four firefighters, in addition to any volunteers.

The 2001 Comprehensive Plan suggested a second fire station may be needed if growth continues in order to meet time and distance requirements. There was an expansion in 2007 that resulted in three apparatus bays and a storage area.

Police

At this time, policing of the township is conducted by the Franklin County Sheriff. The 2001 Comprehensive Plans recognized that there may be a future need for greater police protection as the population increases.

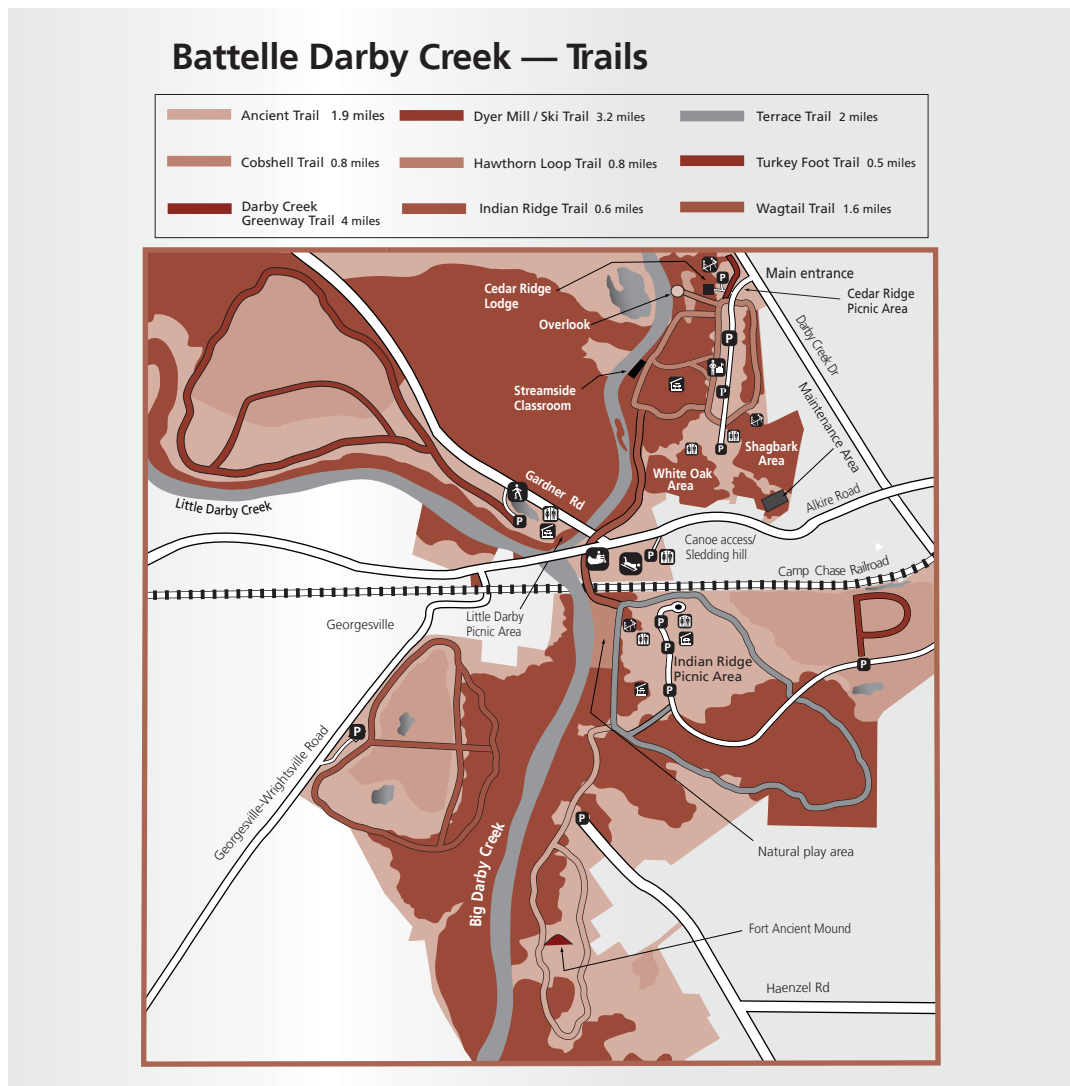


Figure 18
Trails located within
Battelle-Darby Creek
Metropark

Parks and Recreation Centers

The Battelle Darby Metro Park covers a large portion of Pleasant Township and is open to the public. The majority of trails within the park exist within Pleasant Township, including Dyer Mill/Ski Trail, Ancient Trail, Cobshell Trail, Indian Ridge Trail, Wagtail Trail, Hawthorn Loop Trail, Turkey Foot Trail and portions of the Darby Creek Greenway Trail. The park offers many other recreational resources including a canoe access point, ice skating pond, sledding area, play equipment, natural play areas, public hunting areas and picnic shelters.

There are also three recreation centers open to members of the South-Western City School

Districts: Franklin Heights Falcon's Nest, Grove City Recreation Center and Westland Community Center. All of the recreation centers have a gym, walking track, basketball court and sauna.

Private Recreational Facilities

There are two private recreational facilities in Pleasant Township: the Hickory Hills Golf Course and Oakhurst Country Club.

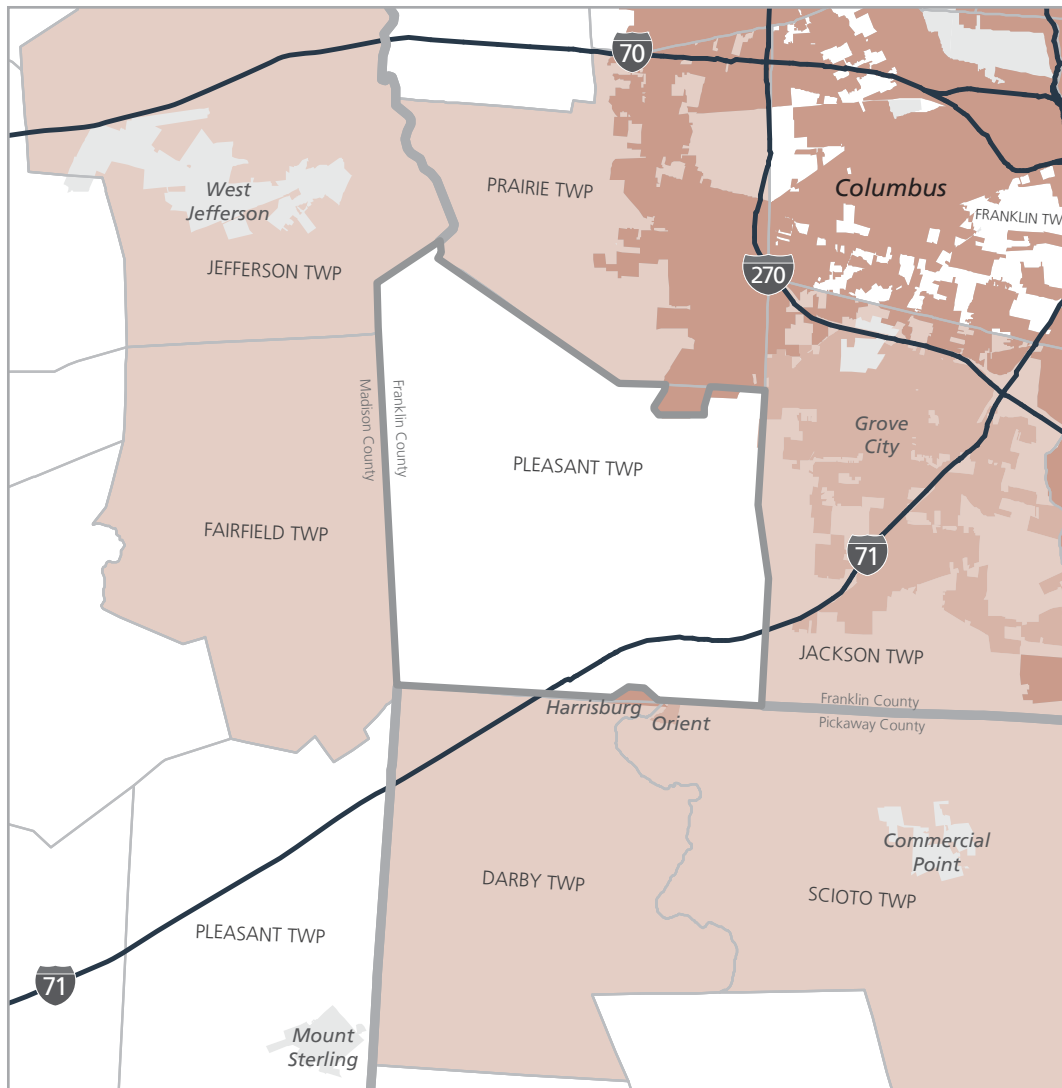


Figure 19
Ten jurisdictions in
three counties border
Pleasant Township

Community Character

Residential

Pleasant Township has many architectural styles, including Victorian, American Foursquare and Ranch Style. Victorian homes within Pleasant Township were built in the early 1800s. American Foursquare homes were built between the 1890s and 1930s. American Foursquare homes have a Farmhouse style, with detached garages, two-story primary structures and large gables. Ranch style homes were built between the 1940s and 1970s. These homes are characterized by one-story primary structures

and attached garages. Most homes are on large lots, with large setbacks from the roadway.

The majority of the housing stock in Pleasant Township was built in the late 1960s and 1970s. Pleasant Township experienced a housing boom in 1972 and 1973. Original settlements include the farm homesteads and older parts of Darbydale, Georgesville and Harrisburg. Newer developments have included planned subdivisions, manufactured home parks, and conversion of single farms into numerous five-plus acre lots.



All images: Franklin County

Darbydale sewer plant



Conservation Subdivisions

The Big Darby Accord promotes the use of conservation subdivisions, also called cluster development, to protect the health of the Darby watershed by maximizing open space. By clustering houses on smaller lots, conservation development design can protect natural resources on site and preserve rural character.

Agricultural

The predominance of agricultural uses contributes to the rural character of Pleasant Township. There are 11,940 acres of active agriculture in Pleasant Township, including cash farms and other agricultural uses that qualify for Current Agricultural Use Value (CAUV) Taxation. CAUV taxes land at its agricultural value, instead of true market value, which is often significantly higher. This tax reduction allows farms to continue operation in face of rising real

estate values. Cash farms and CAUV land uses make up 42.9 percent of Pleasant Township.

According to the 2001 Agricultural Census, the farmland in Pleasant Township represents 11.8 percent of the land in farms in Franklin County. In addition to active agriculture, there are 3,878 acres of vacant agricultural land, which make up 13.9 percent of Pleasant Township.

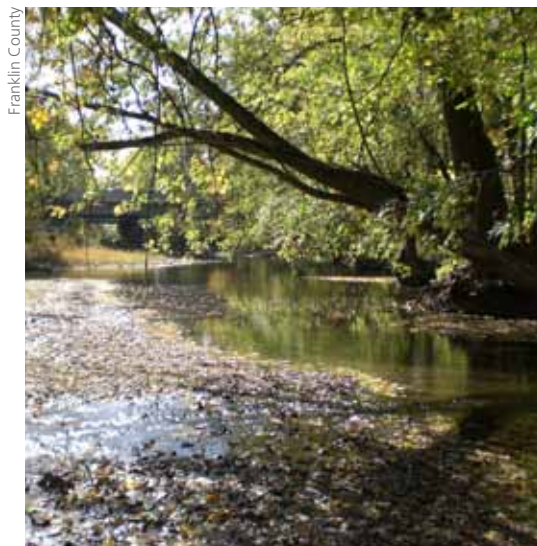
Infrastructure and Public services

Water

Franklin County is in the process of establishing a new well field for the Timberlake subdivision. Two, 12-inch test wells have already been tested and preliminary results show adequate flow to be able to serve the 189 home subdivision. When water service is established, it will be the first county-managed water system since the mid-1990s. The construction project to build the new water processing plant is expected to begin in 2010.

Sewer

Franklin County has invested considerable money into sewer facilities for Pleasant Township. The Darbydale package plant cleanup began in 2002 as a response to the issuance of EPA Findings and Orders. The Darbydale waste water treatment facility and collection system, which became fully operation in 2005, is expected to cost Franklin County over \$ 7.5 million. The historical corporation lines of Darbydale were set as the sewer boundary; no new development outside of



Franklin County

Big Darby Creek

the corporation line may connect to the sewer infrastructure.

The Darbydale plant is designed to handle 300,000 gallons of waste per day; with a peak flow of one million gallons per day. In general, households generate 200 gallons of waste per day and trailers generate 150-175 gallons of waste per day. With the existing connections, the Darbydale treatment facility handles, on average, approximately 125,000 to 140,000 gallons of waste per day. This number includes the Community Gardens mobile home park and approximately 325 homes and businesses in the Darbydale area. The EPA order mandates that the two remaining mobile home parks, Oak Hill and Pleasant Acres, be connected into the plant. Work continues to insure compliance with the EPA orders.

The Timberlake subdivision was also ordered into the Darbydale treatment facility by the Ohio EPA. The water and sewer systems of this 189 home subdivision are currently owned by Cordell Utilities. Franklin County has committed to taking over operation and ownership of the water and sewer systems once new facilities are built. The current waste water treatment facility will be abandoned and the sewage will be pumped to the Darbydale plant. The sewer force main to the Darbydale plant will become operational in late 2009.

The Village of Harrisburg, currently under similar EPA Findings and Orders, is in the process of designing a sewer collection system and pumping station that will pump sewage from their 164 homes to the Timberlake Subdivision pumping station and then to the Darbydale plant. Work began in early 2009 on the new sewer collection system and pumping station.

Transportation

Major Thoroughfares

Interstate 71 curves through the southeast corner of Pleasant Township for approximately 4.5 miles. Residents often use two interchanges to access the township: Exit 97, London-Groveport Road and Exit 94, Harrisburg Pike which is located inside of the township boundaries.

Harrisburg Pike also passes through the southeast corner of the township for 3.5 miles.

London-Groveport Road runs from east to west, across the middle of Pleasant Township for 7.5 miles.

Pleasant Township is also connected with the regional highway system. Interstate 270 may be accessed via Norton Road. Interstate 70 may be accessed by taking Gardner Road to Plain City-Georgesville Road, in Madison County.

Accidents

MORPC traffic data from 2003 to 2006 was analyzed to assess traffic accidents. The intersections with the highest accident rates are Boyd Road and Opossum Run Road; Lambert Road and London-Groveport Road; Pleasant Corners at Harrisburg Pike; and Alkire Road and Darby Creek Drive. The roads that have the highest accident rates are London-Groveport Road in Darbydale, Harrisburg Pike, Norton Road and Interstate 71.

Railroads

There are two rail lines that cross through Pleasant Township. The Camp Chase Industrial Railroad is a small, regional line that serves factories and grain elevators from the west Side of Columbus to London, Ohio. The Camp Chase Industrial Railroad line crosses through the northern portion of Pleasant Township for 3.6 miles, bisecting Georgesville and the Battelle-Darby Creek Metro Park. A CSX Transportation line parallels Harrisburg Pike for 2.8 miles within Pleasant Township, adjacent to Pleasant Corners and continuing south through Orient in Pickaway County.

Airports

There are two facilities located directly to the north of Pleasant Township in Prairie Township: Bolton Field and Columbus Southwest Airport.

Bolton Field, operated by the Columbus Regional Airport Authority, serves as a reliever to Port Columbus International Airport. Constructed in October of 1970, Bolton Field is one of two general aviation reliever airports

recognized in the National Plan of Integrated Airport Systems in the Columbus area and one of 12 in Ohio. The Airport Authority encourages commercial development of portions of Bolton Field's 1,500-acre site located off Interstate 270, nine miles southwest of downtown Columbus.

Columbus Southwest Airport is a private airport located approximately 11 miles southwest of downtown Columbus and just outside of Pleasant Township. The airport has a grass runway and accommodates only small planes.

Surrounding Jurisdictions

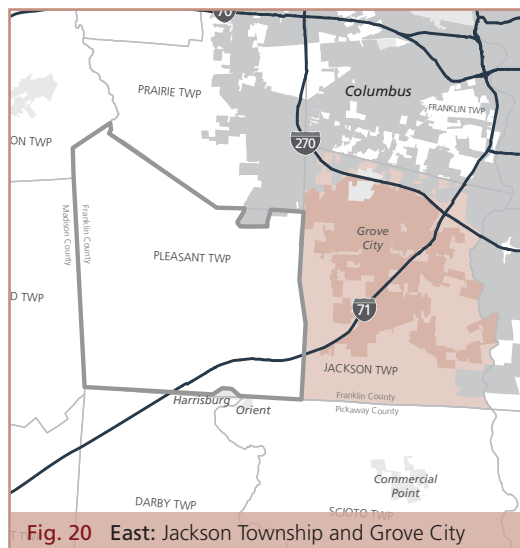


Fig. 20 East: Jackson Township and Grove City

Jackson Township

The southern portion of Jackson Township is predominantly agricultural. The other common land use is large lot residential, mainly along the Grove City corporation boundary. Jackson Township is greatly affected by the continued growth of Grove City.

The last Comprehensive Plan for Jackson Township was created in 1990. Jackson Township began a Comprehensive Planning process in late 2008 that is slated for completion in 2010.

Grove City

Grove City is a growing suburb of Columbus that developed as a bedroom community. Its projected population in 2030 is 37,900, with an estimated 15,100 households and 13,200 jobs. The majority of current land uses in close proximity to Pleasant Township are residential; however, there is an industrial and commercial area south of the interchange of Interstate 71 and London-Groveport Road. There is also a large industrial area northeast of Pleasant Township between Big Run South Road and Interstate 270.

Grove City is currently in the process of creating a town center master plan, including the redevelopment of 2.5 acres of the "Old Lumberyard" site as a mixed-use commercial, office and residential development. As of this time, there is not a comprehensive land use plan for the entire municipality.

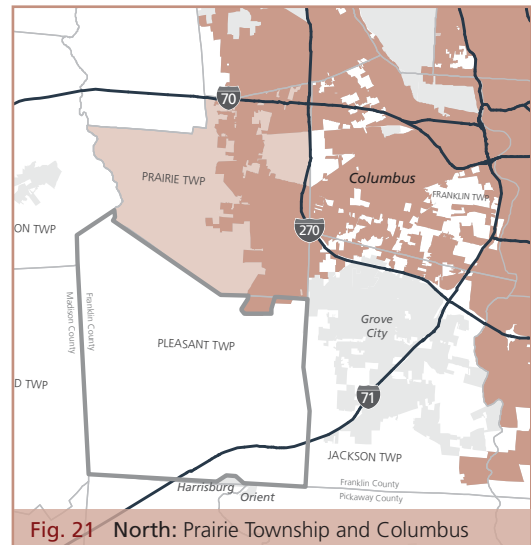


Fig. 21 North: Prairie Township and Columbus

Prairie Township

Prairie Township has two distinct development patterns: rural and urbanized. Urbanized areas in the township are characterized by commercial and planned residential development along West Broad Street and by two suburban style subdivisions, Westpoint and Lake Darby Estates, located along Hubbard Road, north of West Broad Street. The western portions of

the township south of West Broad Street are predominantly rural.

Prairie Township is a member of the Big Darby Accord. The 2003 Prairie Township Comprehensive Plan was updated in 2007 to reflect the Big Darby Accord Land Use Plan. The areas bordering Pleasant Township are Protected Open Space and Tier 3 conservation zones, made up of parks, open space corridors and buffers. There are four major future land use categories in Prairie Township: existing urbanized, suburban edge, town center and rural. Infill development is recommended for existing urbanized portions. Suburban edge development, areas zoned for 3-5 units per acre, acts as an abutting land use to existing subdivisions. The proposed location for the Town Center is between West Broad Street and Interstate 70, in both Prairie and Brown Townships. Columbus has agreed to supply sewer and water lines into Prairie Township without annexation to develop the town center. Western Prairie Township, south of U.S. 40, is intended to remain rural or be developed as a conservation development.

Columbus

Columbus is the largest city in Ohio. An aggressive municipal annexation plan resulted in the geographic expansion of Columbus toward Pleasant Township. The area of Columbus that most impacts Pleasant Township is the Westland Area. In the 1950s, the area was annexed to Columbus and residential development led to a population increase of 29 percent between 1980 and 1990. The last plan for the Westland Area was adopted in 1994, when the area experienced rapid growth and change.

Columbus and Franklin County have recently partnered to create the Southwest Area Plan. The plan identifies industrial, light industrial and office uses surrounding the interchange of Interstate 270 and Harrisburg Pike. The area also has park, semi-rural residential and low and medium-low density residential.

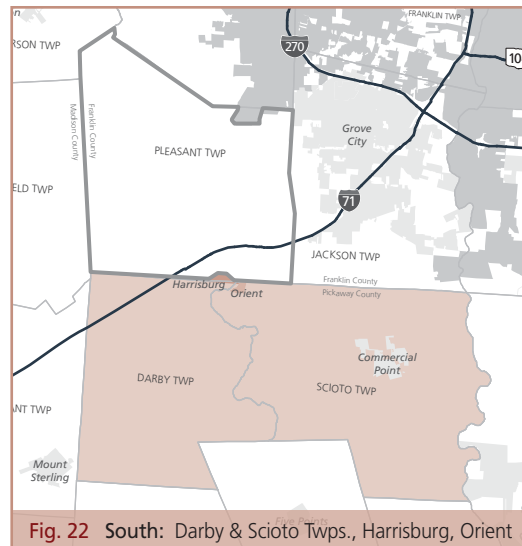


Fig. 22 South: Darby & Scioto Twps., Harrisburg, Orient

Darby Township (Pickaway County)

The township is primarily agricultural and is dominated by large farms. Urban development is concentrated in the northeastern portion of the township. During the 1960s and 1970s, portions of Darby Township experienced significant suburban-style subdivisions and mobile home park developments. A lack of direct interstate access has been a limiting factor in development pressure for the township. Since 2001, Darby Township has experienced significant and unprecedented growth. Most commercial and industrial growth is along US Route 62.

The goals of the 2001 Darby Township Plan are to define and limit future growth areas; control growth in areas without sewer; to preserve farmland; and encourage non-residential development at locations consistent with the character of the township. Proposed growth areas are located just along and just south of Harrisburg Pike.

Scioto Township (Pickaway County)

The current land use in Scioto Township is primarily agricultural. There are planned-unit residential districts and rural residential land uses along major roadways.

Scioto Township was in the process of completing a comprehensive plan in early 2009.

All images: Franklin County



Agriculture is the predominant land use in Pleasant Township



Harrisburg

Harrisburg is an historic village located on the southern border of Pleasant Township. The land uses are primarily small-lot residential.

There is not a current comprehensive plan for Harrisburg.

Orient

Orient is a small community of about 0.1 square miles. The primary land uses is small-lot residential.

There are no current land use plans in place for Orient.

the township from Franklin County. Most developed land is residential, with small areas of commercial, public and semi-public development. Portions of the Battelle Darby Creek Metro Park extend into Fairfield Township, across the Pleasant Township border. Recent residential development has occurred along the eastern border with Franklin County.

The 2005 Comprehensive Plan calls for Fairfield Township to remain predominantly agricultural, with strips of rural suburban residential along major roadways. The plan also calls for commercial land use along the Camp Chase Industrial Railroad

Jefferson Township (Madison County)

The land in Jefferson Township is predominantly agricultural. Over half of the developed land in Jefferson Township is residential. Other developed lands are commercial, industrial, and public and semi-public. Developments are concentrated along roadways running into the township from Franklin County.

The 2005 Comprehensive Plan calls for Jefferson Township to remain predominantly agricultural, with pockets of rural suburban residential development, especially concentrated in the southeastern portion. There is also a commercial and industrial area north of West Broad Street. The plan also identifies preservation areas along the Big Darby and Little Darby Creeks.

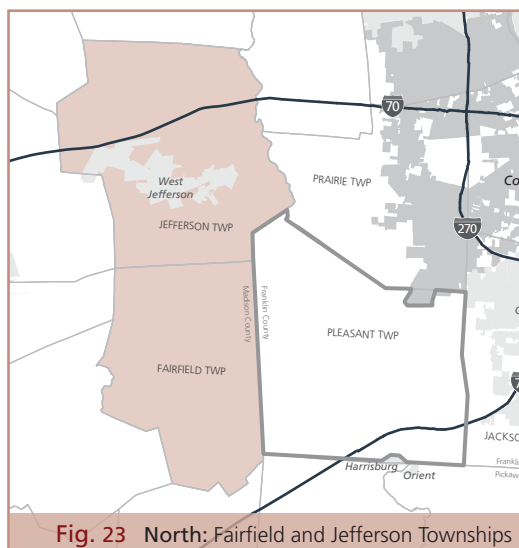


Fig. 23 North: Fairfield and Jefferson Townships

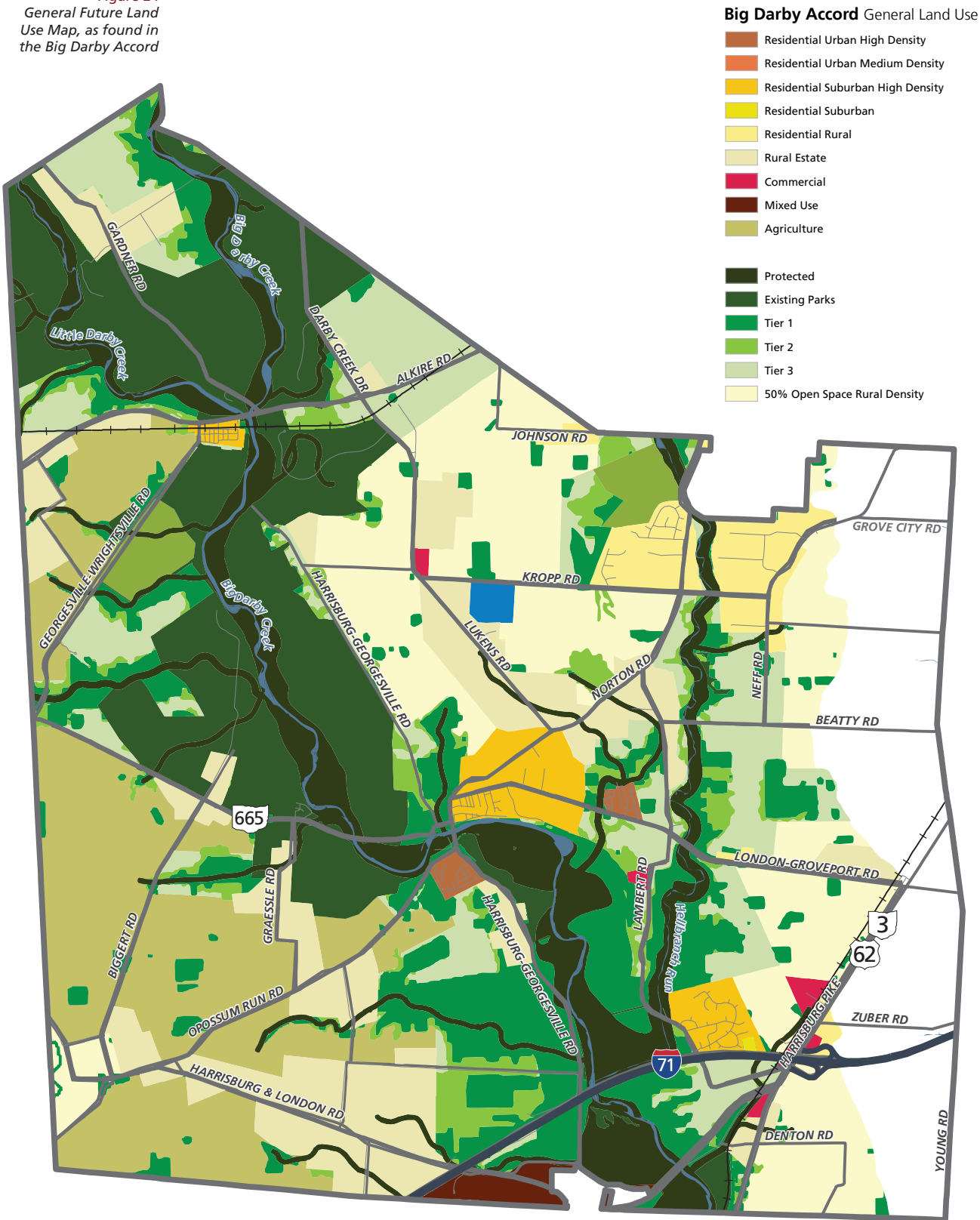
Fairfield Township (Madison County)

Agricultural land makes up the majority of the land use in Fairfield Township. Developments are concentrated along roadways running into

Big Darby Accord

The Big Darby Accord, completed in 2007, was created collaboratively by Pleasant Township and nine other jurisdictions. Pleasant Township

Figure 24
General Future Land
Use Map, as found in
the Big Darby Accord





Village of Harrisburg, one of Pleasant Township's neighboring communities

is the largest jurisdiction by land area within the Big Darby Accord planning area, with 45 percent, or 24,000 acres, of the planning area.

Purpose

The Big Darby Accord was created with the intention to serve as a multi-jurisdictional guide for development and conservation. The plan provides a long-term vision and general land use plan for the future. The Big Darby Accord brings together multiple interests in an effort to protect and preserve the watershed while providing guidance for managed growth. The adoption of the Accord ended a three and half year development moratorium. The plan builds upon previous planning efforts and studies including, the External Advisory Group, the Ohio EPA Total Maximum Daily Load Report for the Big Darby Watershed, and the Hellbranch Watershed Forum. The Pleasant Township Comprehensive Plan builds upon the foundations of the Accord,

while incorporating other goals expressed by residents.

Plan Principles

The Accord developed a set of nine Plan Principles that will guide the implementation of the Plan. The principles were instrumental in achieving the consensus among the ten jurisdictions and shaped the land use map and planning process. The nine principles provide direction to local officials and to the public. They ensure that actions, both individually and collectively, are achieving the Mission of the Accord. The nine principles are:

- Protection of environmentally sensitive areas
- A general land use plan that balances environmental protection and responsible growth
- A general land use plan that recognizes existing sewer and wastewater treatment capacities, while taking into account the rights accorded watershed landowners under current zoning
- Growth areas will be served by adequate public facilities, particularly central sewer
- A development policy that provides for mechanisms to acquire environmentally sensitive areas
- A memorandum of understanding among Accord members to implement the agreed upon plan
- Development without the condition of annexation
- Mechanisms for cooperative revenue sharing among Accord members
- Water quality, biological integrity and adaptive management

Homes and out-buildings reinforce Pleasant Township's rural feel



These principals and the Accord itself provided guidance for the creation of the Pleasant Township future land use plan.

Pleasant Township Land Use

Current Land Use

The current land uses in Pleasant Township are predominantly agricultural. The southwest portion, especially, is dominated by agriculture and large lot residential. The township has received increasing growth and development pressure from the northeast, with the expansions of Columbus and Grove City.

Future Land Use Map

The future land uses in Pleasant Township are primarily agricultural, environmental

conservation zones and conservation development overlays. The map calls for commercial uses along Harrisburg Pike near the intersection of Interstate 71. It also calls for a combination of office, retail and residential at the following locations:

- Pleasant Corners at Harrisburg Pike and London-Groveport Road
- Along Alkire Road in Georgesville
- Near the intersection of Norton Road and London-Groveport Road in Darbydale

Darbydale, Georgesville and Timberlake are slated for residential suburban high density (4-12 units per acre). There are two small areas indicated for medium density residential development (4-8 units per acre) south of the intersection of Opossum Run Road and Harrisburg-Georgesville Road and east of the intersection of London-Groveport Road and Norton Road in Darbydale.

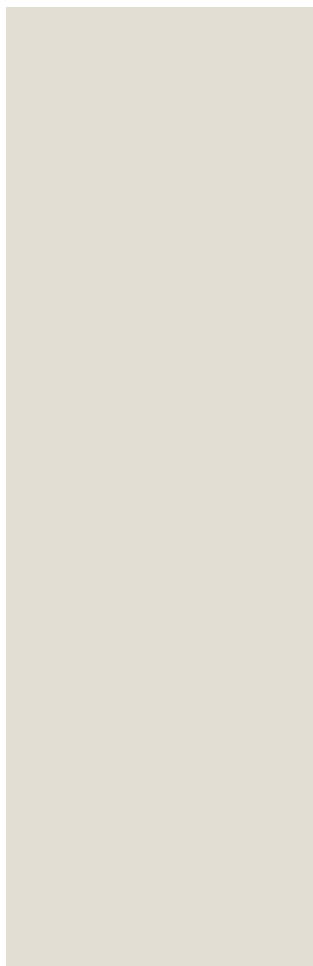
Section 4

Recommendations

Rural Character 55

Safe Transportation 63

Environmental Protection 69



Rural Character

Plan theme



Franklin County

Goal: Preserve rural character through land use and site design

Chapter highlights

- Encourage the use of cluster-style design in new residential growth
- Target commercial development to specific areas of the township and enhance character by using site design and architectural style guidelines
- Preserve agricultural land and increase its productivity

Strategy A

Designate areas for future residential growth that use site design techniques to protect rural character

To preserve rural character, this plan recommends that the predominant land use remains agricultural. Township residents stated that any new residential growth should not negatively impact rural character. Site design techniques can be used to allow for new residential development that does not negatively impact the rural landscape.

Action 1

Use cluster-style development to protect rural character

Cluster-style design allows for residential growth while maintaining rural character. Instead of dividing land into large, rectangular lots, cluster-style development groups lots together in a manner that protects the rural views and character for residents and visitors.

This design technique preserves rural scenery while also protecting environmentally sensitive features.



Figure 1
Conventional
development clears
away natural resources

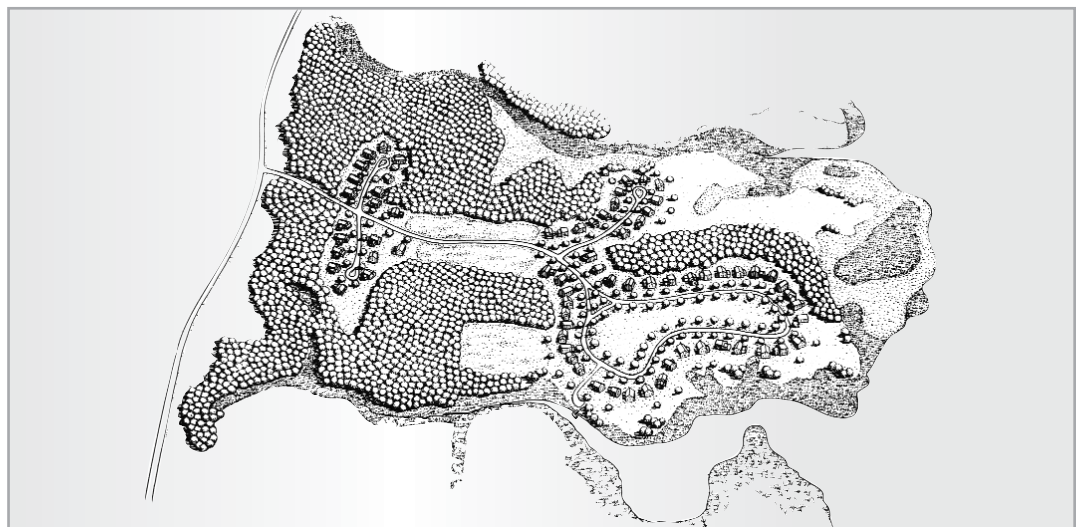


Figure 2
Conservation-style
development retains
natural resources, allowing
everyone to enjoy them

Action 2**Build away from environmentally sensitive features**

Development should respect and accentuate natural features. The features should be preserved and serve as a showpiece for new development rather than being hidden or eliminated. Using natural features in development helps maintain rural character.

Action 3**Set back new development from scenic corridors**

New development should not spoil scenic vistas viewable from the road. One of the township's assets is the spacious, wide-open feeling. Development should minimize visual impact to travelers.

Action 4**Require new development to provide rights-of-way to accommodate trails as designated by the Bikeways Plan map**

New development along bicycle corridors should dedicate adequate right-of-way for bikeways, in addition to requirements of the Franklin County Thoroughfare Plan. This right-of-way can accommodate future bicycle lanes or paths along the roads.

Action 5**Encourage residential shared-access points**

New development should minimize new access points to existing roads. Fewer access points preserve rural character and maximize safety for motorists and bicyclists.

Action 6**Design residential lot splits so that lots and structures are clustered to have minimal impact on sensitive land and view-sheds**

Lot splits should strive for the same rural preservation ideas as major subdivisions. New lots should be clustered together to avoid super-large lots, preserve environmental features and leave scenic vistas intact.



Franklin County

Action 7**Encourage density bonuses for extraordinary conservation in cluster-style development projects as outlined in the Big Darby Accord**

The Big Darby Accord recommends increases in density for developers who go above-and-beyond in preserving environmental features and restoring previously-disturbed nature to its original state. This plan endorses the bonuses for extraordinary developer effort.

New houses set back from the road allows retention of scenic character

Action 8**Keep residential development density neutral, outside of density bonuses for extraordinary conservation: Only allow increased densities if density is reduced elsewhere in the township**

Where extraordinary environmental restoration steps are not taken, developers should be limited to existing development rights for a parcel of land. If a developer wishes to increase the number of units beyond existing rights, an increase should only be granted contingent on retiring developable units elsewhere in the township. For example, if a developer wishes to place an additional four units on one parcel, she may purchase the development rights for four units on a second parcel from a willing seller. The second parcel would then remain agricultural or undeveloped.

Action 9**Install underground utilities for new development projects where feasible**

For new development, extension of electric and cable lines should be placed underground to preserve scenic rural character. This practice will also alleviate outages due to severe weather. Underground placement should be avoided where environmental features could be harmed or in cases of extraordinary cost.

Action 10**Maintain and encourage farming in the Agriculture zone while allowing property divisions consistent with current zoning**

Under current zoning regulations, original parcels are limited to four, 2.5-acre property divisions from their configuration in 1966. This limitation should be maintained. After the four property splits are exhausted, the minimum parcel size should be 20 acres.

Strategy B**Designate limited areas for commercial development, using site design techniques to protect rural character**

Limiting commercial development to designated areas helps to preserve rural character. If commercial development spreads haphazardly throughout the township it damages the sense

of rural tranquility. Both new and long-time residents rely on the residential and agricultural nature of much of the township to maintain their quality of life. By designating specific areas for commercial development, residents can be sure that commercial activities won't intrude on their neighborhood, while allowing essential development that contributes to the township's revenue base.

Action 11**Allow commercial development only in the commercial and mixed-use areas shown on the future land use map**

To preserve rural character, commercial development should be contained. Encroachment of commercial businesses into the rural landscape negatively impacts rural character by inviting traffic, creating noise and adding large buildings.

The area around Interstate 71 and Harrisburg Pike is designated for commercial uses only. This area is home to several existing commercial businesses and has excellent freeway access. Non-commercial rezonings are discouraged within the area designated on the future land use map.

To ensure that commercial uses are contained, no commercial rezonings, planned district or otherwise, should be permitted outside the boundaries shown on the map.

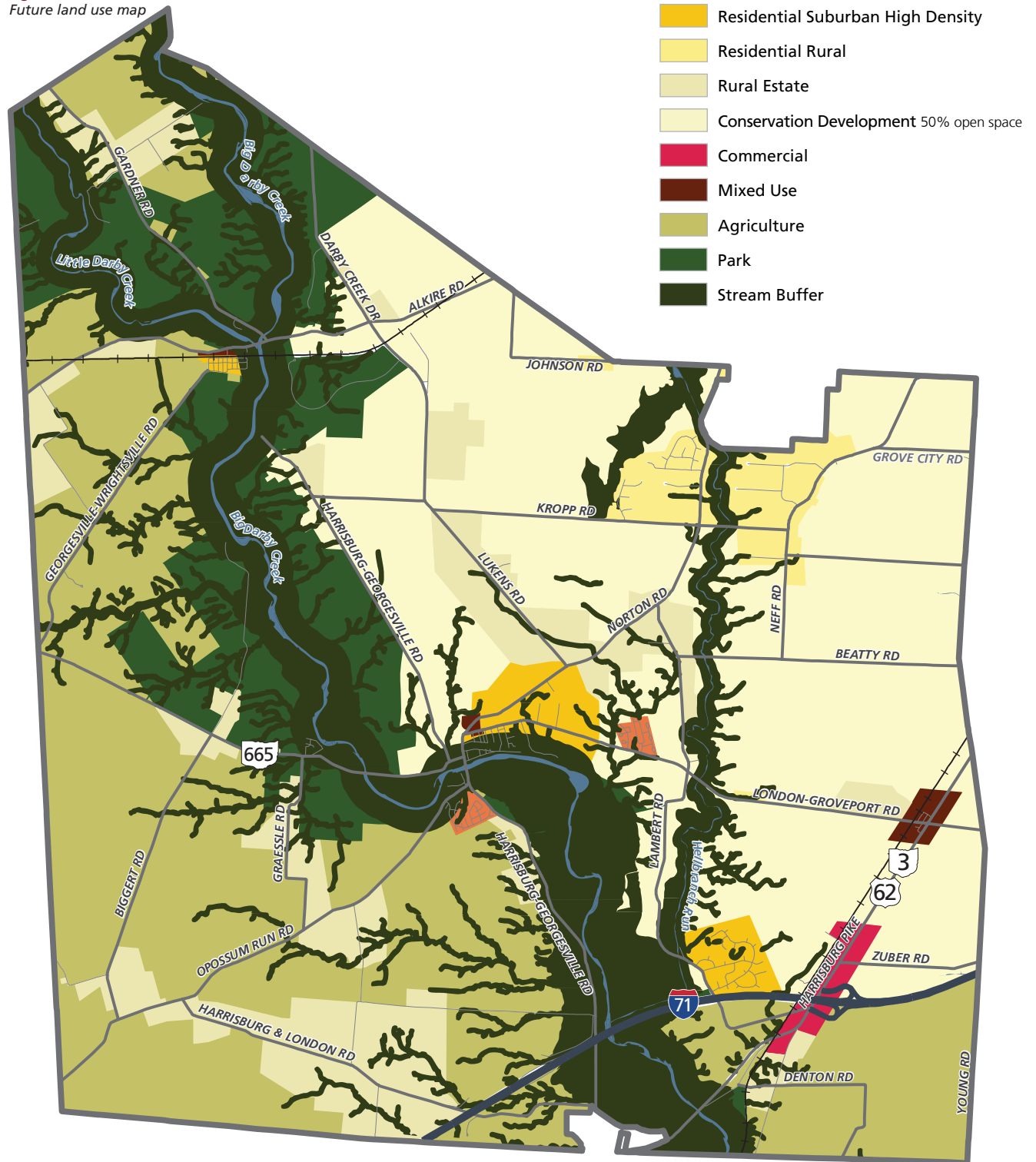
Action 12**Implement new development standards for buildings in the commercial and mixed-use areas**

Physical development regulations and standards highly influence a community's character and perception by both residents and visitors. Where commercial development is permitted, new development should be configured to fit in with the rural landscape. Buildings should be small or moderately-sized, architecturally compatible with surrounding buildings and well-landscaped. They should also have street presence and be visible from the road, with parking orientated to the side and rear.

Limited areas for commercial development allows commerce while protecting rural character



Figure 3
Future land use map



Future Land Use map

Use this map in conjunction with the
Conservation Strategy Tiers map, p. 71



Widespread farming adds to Pleasant Township's rural feel

These design standards will apply to new buildings and changes in land use. With the support of the township and county agencies, these standards should be incorporated in the Franklin County Zoning Resolution.

Action 13
Seek zoning changes to prohibit inappropriate uses in areas without central utilities

Much of the township does not have access to central utilities. Some of these lands are commercially-zoned with the possibility of utility-intensive uses. The current situation has the potential to be a public health issue. Zoning changes must be made to disallow utility-intensive uses for properties without utility access.

Until these zoning changes are complete, rezonings will continue under the Select Commercial Planned District amendment to the 2001 comprehensive plan. This amendment prevents permitting uses that require centralized utilities, using a development plan and text that limits permitted uses. While following this amendment, development texts should allow a range of uses to minimize burdens on business owners and keep properties economically productive. To be consistent with the future land use map, the ranges should allow uses listed in the Corresponding Zoning Districts table, located in the Map Center section.

Action 14
Allow permitted-use home occupations only

Under the current zoning regulations, modest home occupations are a permitted use in residentially-zoned areas. Expanded home occupations are allowed with a conditional use permit granted by the Board of Zoning Appeals. Township residents want to make sure commercial development does not intrude into residential areas. Numerous conditional use home occupations have become code enforcement issues. Furthermore, legitimate business owners who rent commercial space cannot compete with residents running full-scale businesses out of their homes. Zoning regulations should be revised to disallow these expanded conditional use home occupations in the township.

Strategy C
Enhance sense of place

Visual cues such as gateway signs and scenic byway designations give area residents a sense of belonging. Establishing visual cues helps to build community pride and a sense of ownership among township residents.

Action 15
Establish gateways consisting of monument-style signs on major arterial roadways

Gateway signs will visually define the township and increase resident pride. The township should choose a design or theme to use throughout the area, especially one that reflects the township's history and desired future. The township should partner with the Franklin County Engineer's Office to install the signs.

Action 16
Establish scenic byways on appropriate roads

Scenic byways are nationally-recognized roads based on archaeological, cultural, historic, natural, recreational and scenic qualities. The scenic byways program provides funding to support outstanding roads. The program also promotes tourism and economic development.

Pleasant Township has a number of outstanding roads that meet the scenic byways program

criteria. The township, working with the Ohio Department of Transportation, should pursue scenic byway designations for the following roads:

- Gardner Road
- Georgesville-Wrightsville Road
- Boyd Road
- Gay Road
- Harrisburg-Georgesville Road
- Darby Creek Drive

Action 17

Highlight and protect historic and cultural resources

Pleasant Township is home to a number of historical sites, including Tom Cannon Mound. Highlighting these sites enhance their value to their owners, residents and visitors. Drawing attention to the resources will also help the township's status as a scenic, rural destination.

Strategy D

Preserve and enhance agricultural production

Agriculture is a large part of the history of Pleasant Township. It helps define the character of the area. Additionally, since most of the township consists of poorly-drained hydric soils, agriculture is better suited to these soils than residential development.

Action 18

Provide information to connect producers and consumers of local foods

Many consumers are increasingly interested in local food for its taste, nutrition and environmental benefits. Locally-grown food can be a challenge to find; it's often only available at farmers markets. Connecting local producers and consumers will both increase access to locally-grown foods and increase the economic vitality of local farming initiatives.

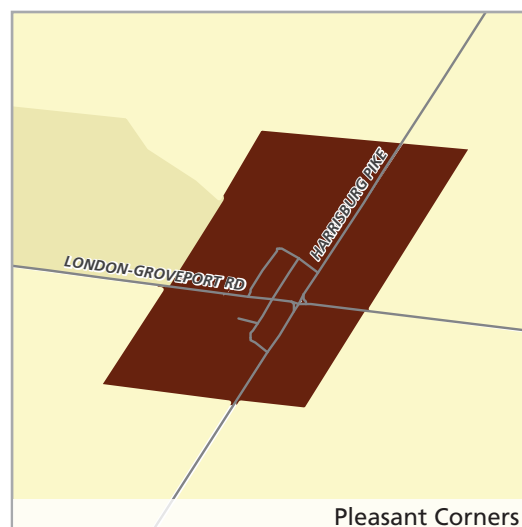
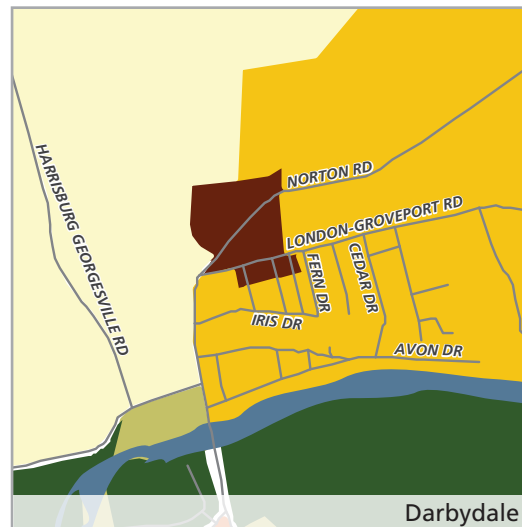
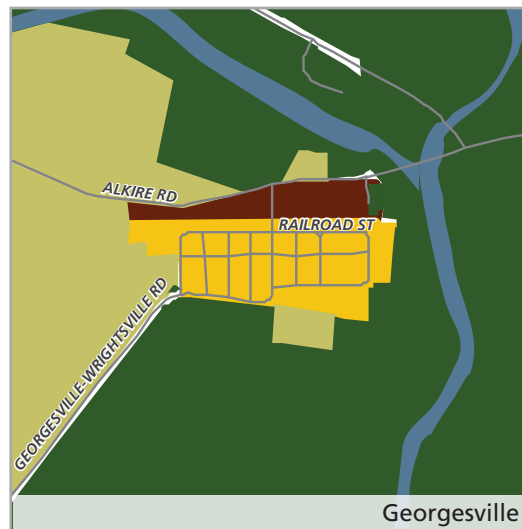


Figure 4
Mixed-use areas, as shown on the future land use map

Action 19**Encourage property owners to enroll in conservation programs, land stewardship programs and agricultural subsidies**

Several programs exist that pay farmers a portion of the difference between the development value of land and its agricultural value. These programs benefit consumers and residents by supporting the local agricultural economy and preserving the rural character of a community. The farmers benefit by receiving an additional income stream that allows farming to remain economically viable. Enrollment in these programs should be encouraged.

Action 20**Direct existing Franklin County small business programs/loans to new farmers or farming operations**

Franklin County administers programs that provide grants and loans to small businesses. Some of these grants and loans should be directed at businesses in the township, especially ones dealing with preparing food for local consumption.

Action 21**Direct funds generated from The Big Darby Accord to purchase agricultural easements from farmers interested in farmland conservation**

According to the Big Darby Accord Watershed Master Plan, revenues generated from new development will be used for conservation purposes elsewhere in the watershed. Funds will be apportioned by following the prioritized conservation tiers. Funds should also be considered to purchase agricultural easements. This way, farmers receive payment for keeping their land in agriculture while ensuring the land is not converted to rooftops and driveways in the future.

Safe Transportation

Plan theme



Goal: Provide a safe transportation network that accommodates automobiles, pedestrians and bicyclists

Chapter highlights

- Improve safety for pedestrians in dense areas
- Expand the bicycle network, both on- and off-road
- Improve safety of the road network

Strategy A

Improve pedestrian accessibility in areas with high demand

Although the township is largely rural, and travel by auto is the most popular mode of transportation, certain areas have higher volumes of pedestrians. These areas are places with denser populations and areas near schools. Pedestrian safety can be greatly increased through improvements in these areas.

Action 1

Designate pedestrian priority zones as illustrated on the Bikeways and Pedestrian Priority Zone Map

The Bikeways and Pedestrian Priority Zone Map shows areas with high pedestrian demand. Areas along main roads have the greatest conflict between people and cars. Additional conflict exists in densely-populated areas or near schools. For each priority zone, the following improvements should be made to increase pedestrian safety and encourage travel on foot:

Require 5-foot sidewalks: Sidewalks separate vehicle and pedestrian traffic, dramatically reducing the potential for accidents. Five-foot sidewalks allow two adults sufficient room to walk comfortably side-by-side.

Install “watch for pedestrian” signs: Motorists can become distracted along roads with little traffic or that are straight for long distances. A ‘watch for pedestrian’ sign will signal to motorists that people are walking in the area.

Increase safety of existing crossings: Some pedestrian priority zones already have crossings. In these areas, there should be better signage and pavement markings to both signal a crossing to a motorist and encourage pedestrians to use these safer, defined crossings.

If demand warrants, establish new crossing: In some areas, there may not be an established pedestrian crossing, but people might want to cross there. New crossing should be established in these areas with signage and pavement markings as listed above.

Strategy B

Improve the safety of biking along existing roads

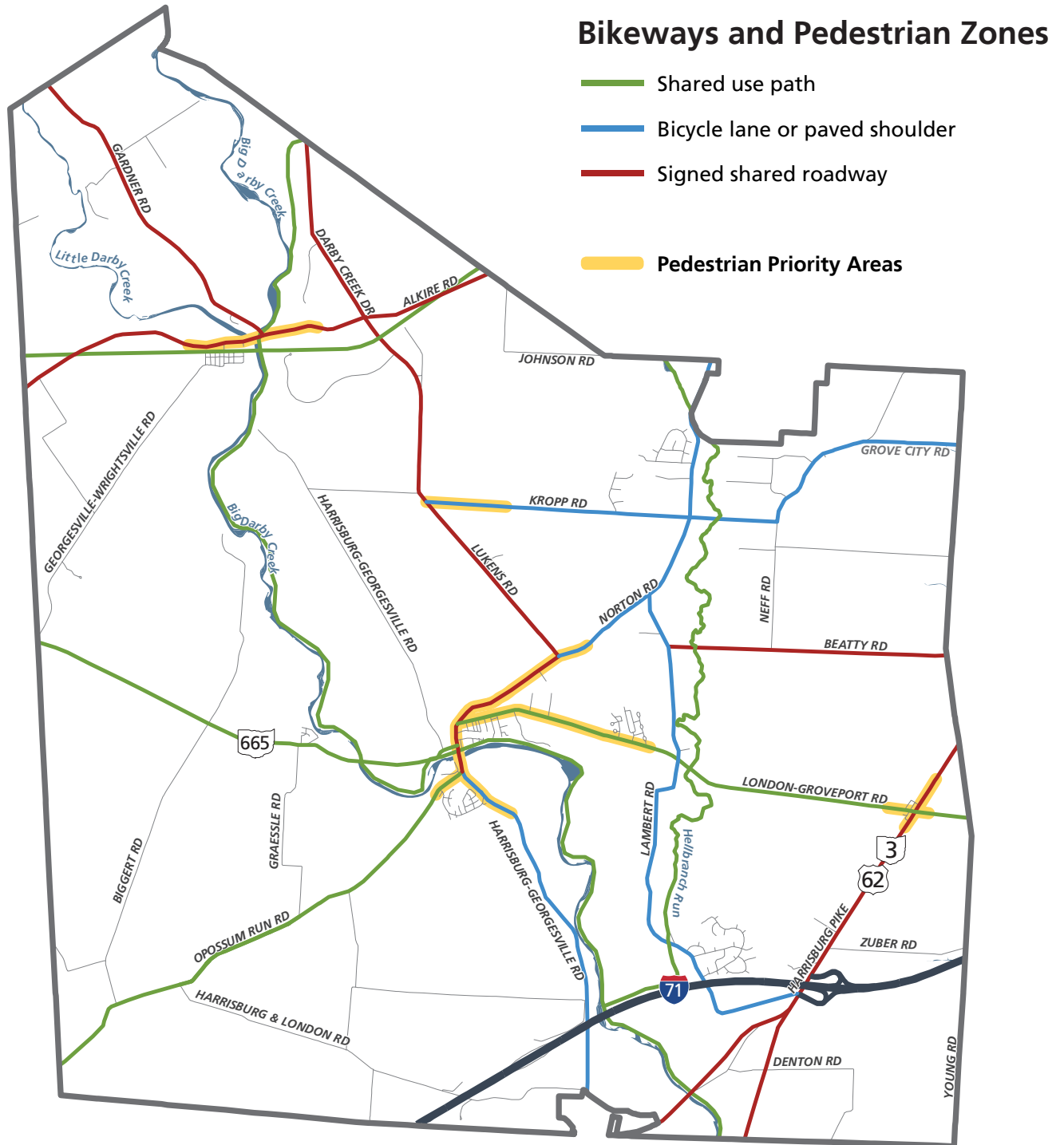
People bike in the township largely for recreational purposes. Scenic vistas, wide open spaces and destinations such as the metro park draw cyclists. The road network does not accommodate bicycles well. Many thoroughfares have stretches with long straightaways and 55 mph speed limits, which contribute to high vehicle speed and driver inattention. This increases the potential for collisions with cyclists. Measures should be taken to improve safety for cyclists.

Bicycle-oriented recommendations are designed for compatibility with current efforts to promote bicycling in Central Ohio. Recommendations by the Mid-Ohio Regional Planning Commission, Columbus and Franklin County Metro Parks and the Columbus Bicentennial Bikeways Plan are incorporated into this plan.

Pedestrians face danger on London-Groveport Road, at Pleasant Corners (left) and near Darbydale



Figure 5
Bikeways and pedestrian
priority areas



Bikeways and Pedestrian Areas map

Action 2**Designate roads for “Share the Road” bike signage**

Share the Road bike signage lets motorists know bicyclists are using the road. The signs remind bicyclists and motorists alike to respect each user’s right to use the public road. Signs should be installed on the following roads:

- Darby Creek Drive
- Alkire Road
- Lukens Road
- Norton Road, west of Lukens Road
- Beatty Road
- Harrisburg Pike
- Stahl Road
- Gardner Road

Action 3**Designate roads for paved shoulders or bicycle lanes**

Additional paved areas in the form of paved shoulders or bicycle lanes provide designated areas for bicyclists to travel safely. These areas are especially critical on roads with higher traffic volumes or those with limited visibility because of topography. Bicycle lanes should be installed on the following roads:

- Kropp Road
- Grove City Road
- London-Groveport Road, west of Big Darby Creek
- Lambert Road
- Norton Road, east of Lukens Road

Support the establishment of shared-use paths

Shared-use paths are pavement areas for bicycles and pedestrians that are separated from regular traffic. Especially attractive for shared-use paths are waterways and railways with a defined right-of-way. These paths are well-suited for recreation and should be installed along the following roads:

- Big Darby Creek
- Hellbranch Run
- Camp Chase Railway
- London-Groveport Road, east of Big Darby Creek
- Opossum Run Road

Strategy C**Improve the safety of the road network**

Most roads in the township have two lanes, many with 55 mph speed limits. Accident data shows several high-accident roads and intersections. Improvements should be made to increase safety.

Action 4**Maintain existing narrow roads for slower traffic**

Many township roads are narrow compared to county- and state-maintained roads. Studies show narrow lanes cause drivers to reduce speed. For safety, the roads should maintain their narrow width.

Narrow roads encourage slower traffic. Shown here are Gay Road and Young Road



Action 5**Encourage speed limit reductions on high-accident roads**

Accident data shows crashes on several Pleasant Township roads. The data is backed by resident reports of excessive speed. The township, however has no direct authority to order a reduction in speed limits. Speed limit reductions must proceed through a process defined by the Ohio Department of Transportation. That process should review speed limits on the following roads:

- London-Groveport Road
- Harrisburg Pike
- Lambert Road
- Lukens Road
- Norton Road



Franklin County

*Bicyclists on a rural highway***Action 6****Encourage safety improvements to high-accident intersections**

Residents identified intersections with a high degree of perceived danger. Although townships have limited authority on county and state roads, this plan encourages the state and county to consider safety improvements at the following intersections:

- Norton Road and Kropp Road
- Lambert Road and London-Groveport Road

Environmental Protection

Plan Theme



Franklin County

Goal: Enhance and preserve the environment

Chapter highlights

- Prioritize preservation of highly environmentally-sensitive land
- Follow recommendations of the Big Darby Accord
- Use stormwater best management practices to protect streams
- Encourage reduction in household energy use

Strategy A

Harmonize township environmental policies with the Big Darby Accord

The Big Darby watershed has been the focus of recent efforts to preserve and protect the watershed's delicate ecological balance. A culmination of many efforts is the Big Darby Accord, a historic multi-jurisdictional partnership in which four municipalities, five townships and Franklin County agreed to work collaboratively to outline land use and environmental policies that preserve and protect the watershed.

The Big Darby Accord outlines a land use plan and a series of development and environmental policies that preserves and protects the watershed. The Pleasant Township plan seeks to uphold all the policies in the Accord.

Action 1

Adopt the conservation tiers of the Big Darby Accord

The Big Darby Accord performed a comprehensive inventory of environmental resources throughout the watershed. The document ranked all environmentally-sensitive areas using a tiered priority system. To maximize protection of environmental resources, this plan adopts those tiers.

The Big Darby Creek is an environmental asset to Pleasant Township



Franklin County

Action 2

Require new developments to adequately preserve significant natural features

When new development is proposed, developers should use the conservation tiers as a guide for locating development. Presence of natural features should be field-verified using the conservation tiers as a guide.

Action 3

Use Low Impact Development techniques

Low Impact Development is an approach to managing stormwater using natural processes rather than engineered solutions. LID involves a range of tools used throughout the development process, from site selection to construction and maintenance. LID results in cleaner water and lower costs than conventional practices. Pleasant Township, working with environmental partners, strongly promotes the use of LID techniques, such as the following:

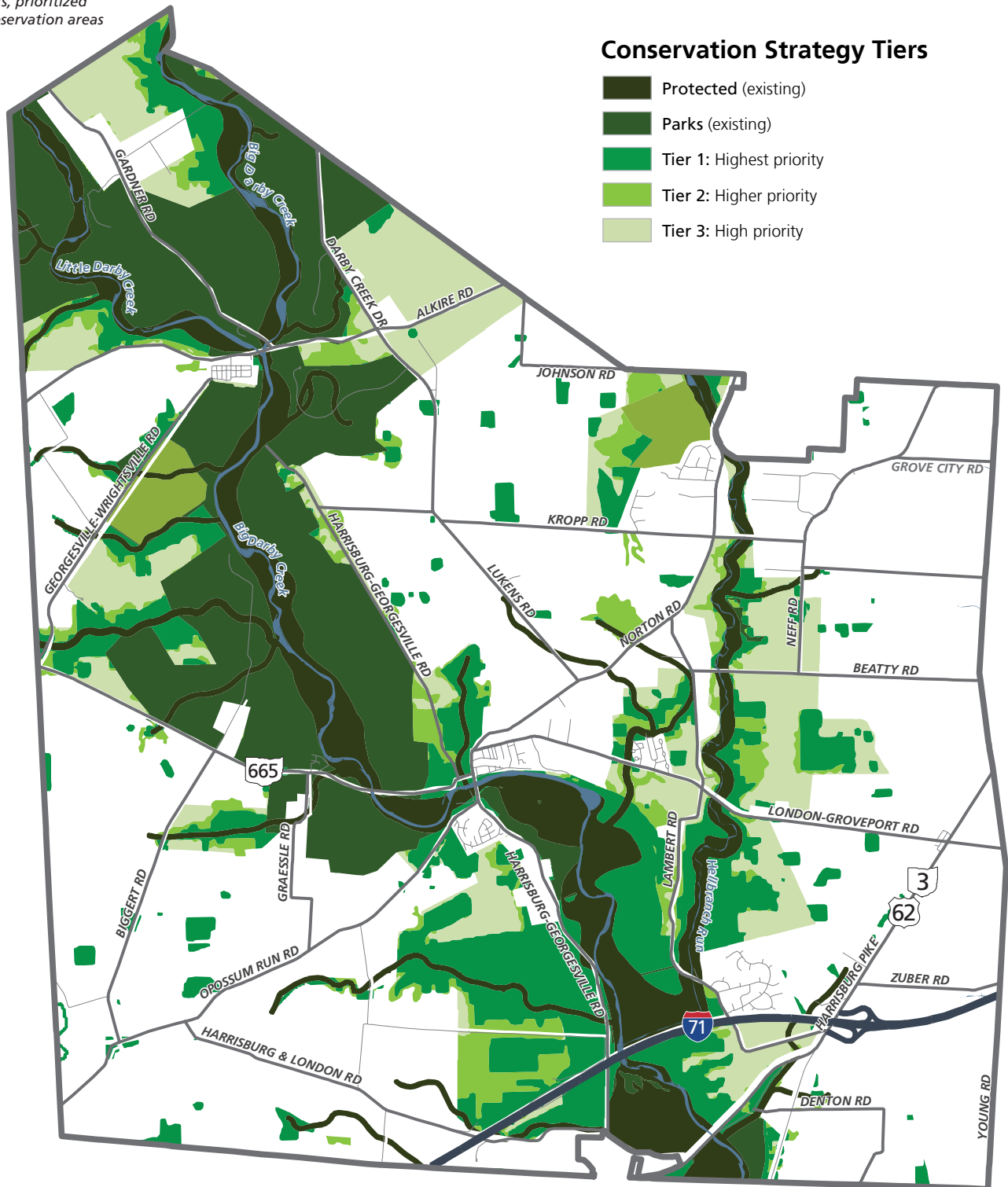
- Bioswales: Planted areas that accept stormwater, helping recharge ground water and preventing pollutants from rushing off paved areas and into streams
- Native Landscaping: Using native plants that are well-adapted to the central Ohio climate, drought-tolerant and resistant to invasive species
- Pervious Paving: Hard surfaces for driveways and parking areas that allow rain water to soak into the ground rather than running off to ditches
- Rain Gardens: Small planted areas that accept rain water, helping recharge ground water and preventing pollutants from rushing off paved areas and into streams

Strategy B

Increase awareness and education of environmental stewardship

Public awareness of environmentally-sensitive development practices is increasing, but has a long way to go. Successful results can be achieved by providing better explanations about the consequences of developing in a conventional manner. With better education and out-

Figure 6
Conservation
tiers, prioritized
preservation areas



Conservation Strategy Tiers

Use this map in conjunction with the
Future Land Use map, p. 59

Impact Development, Best Management Practices, Conservation Easements and other public programs

Public agencies and environmental groups should coordinate to provide information on development techniques that minimize damage to the environment. Since there are many ways to use LID, coordinating efforts from multiple information sources will provide people with a range of options.

Action 5 Pilot a rain garden project to inform residents of its ease and aesthetic value

A rain garden is a planted area that receives stormwater. Instead of sending stormwater to a storm sewer or drainage ditch, water is sent to the rain garden. Rain gardens are planted with native vegetation that can tolerate both wet and dry conditions. As a demonstration project, the township should partner with the Franklin Soil and Water Conservation district to install a rain garden in a high-profile area, such as the township hall or local school. Wider awareness of rain gardens translates into wider prevalence.

Strategy C

Encourage reduction in household energy use

Higher energy costs and environmental concerns have sparked consumer interest in alternative energy. Some are drawn by cost savings, others by concern for diminishing fossil fuel resources. New development in Pleasant Township should embrace and encourage reductions in the use of non-renewable fuels.

Action 6 Encourage alternative energy use for new construction

With rising costs for non-renewable fuels, renewable energy is often price-competitive with conventional solutions. There are numerous ways to employ these uses in new construction, such as geothermal heating and solar hot water heaters. These energy sources should be encouraged in new development.

Action 7 Encourage residents to explore alternative energy techniques for their homes

Alternative energy sources, like solar and wind, can reduce energy costs and have no emissions. Pleasant Township should encourage siting of alternative energy sources while being careful not to damage rural character.

Action 8 Allow for the installation of non-emitting alternative energy sources or passive energy reductions in new developments

New developments often include a set of restrictions as part of a deed or homeowners association. No deed or homeowners association should place new restrictions on the installation of alternative energy sources that are emission-free, such as solar panels or small wind turbines, or on the use of passive energy reductions, such as the line-drying of clothes.

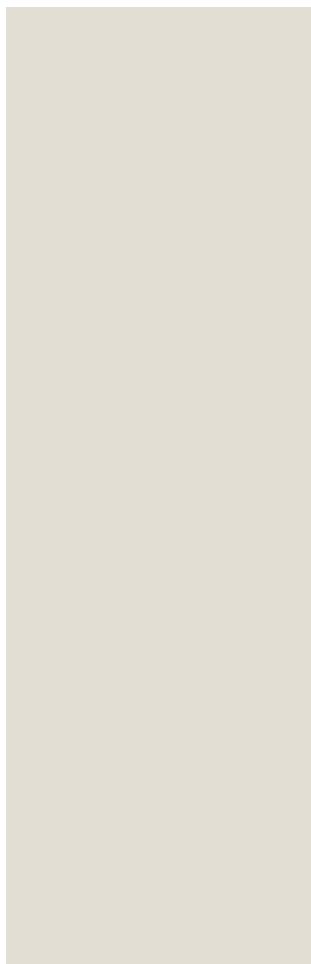
Section 5

Implementation

Implementation strategies 71

Implementation tables 73

New development checklist 83



Implementation strategies

Strategy A

Craft a framework for efficient and effective implementation of the plan

After completing a plan, efficient implementation of its recommendations is essential to achieving the community's desired vision for the future. Parts of this plan are reactive. For instance, the future land use map will be used to evaluate development proposals as they happen, from months to years into the future. Other parts are proactive: this plan recommends installing sidewalks in certain already-developed areas.

For proper implementation, there are two key factors: assigning responsibility and determining priority. Assigning responsibility defines what firm, agency or group of individuals is responsible for carrying out a specific action item. Determining priority ranks the proactive recommendations, targeting the most critical items for execution before completing others.

Action 1

Report progress to the trustees and community on an annual basis

Each year, a staff member from the Franklin County Economic Development and Planning Department and the plan implementation committee should prepare a brief report to the Pleasant Township Board of Trustees and the community. The report should list the year's development proposals and their conformance with the plan. The report should also track progress on the implementation items.

Action 2

Begin a plan update four years after adoption

Although this plan has a 10-year-plus planning horizon, factors and circumstances change constantly. In order to have a document that reflects the current will of township residents, a plan update should begin four years after this plan is adopted.

Strategy B

Improve communication between Franklin County and Pleasant Township residents

Franklin County is responsible for enforcing the County Zoning Resolution and providing professional staff and services for boards and commissions. Pleasant Township, large and sparsely populated, presents a physical challenge for distributing information. That is why the plan recommends using Internet communication whenever possible. For those without Internet access, the recommendations call for designating a specific person that township residents know has access to information related to new proposed development.

Action 3

Designate a township liaison as a point person for development and zoning-related information for Pleasant Township

Since the county handles zoning for Pleasant Township, they are the source for information concerning upcoming meetings, submitted applications and policies. Often, information is sent to townships, but may be sent to various people. One person, possibly the township's fiscal officer, should be designated as the chief receiver of this information.

Action 4

Designate a plan steward at Franklin County who is responsible for monitoring implementation of the plan

The plan includes several implementation items and steps. Within these, the planning department is identified as a major actor in the implementation. One person in the planning office should be designated as the plan steward to increase accountability.

Action 5

Develop better electronic methods for accessing timely information and enhance the county's web-based interface

Much of the planning department's business is conducted using only paper methods and faxing. Efforts should be made to have current and historical information available electronically.

Action 6

Provide information on land use and nuisance regulations and how to anonymously report zoning violators

Many township residents are unaware of what zoning and other regulations allow and prohibit. Additionally, few know how to register a complaint. Information on both these items should be provided to the township liaison.

Action 7

Deliver a year-end status report on the plan's progress

The plan includes numerous recommendations. One year after its passage, there should be a report on what the plan has accomplished.

Action 8

Encourage creation of a Pleasant Township website to inform residents about public programs and policies and upcoming land use issues

Since Pleasant Township has approximately 7,000 residents spread over 43 square miles, electronic information distribution is the most efficient way to reach people. The township should consider a basic website as a means of communicating important information.







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. 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 don't intend to be exclusive; other organizations are encouraged to help.

Plan theme	Enhance and Preserve the Environment				
Goal	Goal A: Harmonize environmental policies with the Big Darby Accord				
	<table><tr><th>Action item</th><th>Responsible parties</th></tr><tr><td>Adopt the Conservation Tiers of the Big Darby Accord</td><td> </td></tr></table>	Action item	Responsible parties	Adopt the Conservation Tiers of the Big Darby Accord	 
Action item	Responsible parties				
Adopt the Conservation Tiers of the Big Darby Accord	 				

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	 Pleasant Township	 Private property owners
 Engineer's Office	 City of Columbus	
	 Ohio Department of Transportation	

Preserve Rural Character













Strategy A: Designate areas for future residential growth, using site design techniques to protect rural character

Action item	Responsible parties
Use cluster-style development to protect rural character	    
Build away from environmentally sensitive features	    
Set back new development from scenic corridors	    
Require new development to provide rights of way to accommodate trails as designated by the Bikeways Plan map	    
Encourage residential shared-access points	    
Design residential lot splits so that lots and structures are clustered to have minimal impact on sensitive land and view-sheds	    
Encourage density bonuses for extraordinary conservation in cluster-style development projects as outlined in the Big Darby Accord	    
Keep residential development density neutral, outside of density bonuses for extraordinary conservation: Only allow increased densities if density is reduced elsewhere in the township	    
Install underground utilities for new development projects where feasible	    
Maintain and encourage farming in the Agriculture zone while allowing property divisions consistent with current zoning	    
















Strategy B: Designate limited areas for commercial development, using site design techniques to protect rural character

Action item	Responsible parties
Allow commercial development only in the commercial and mixed-use areas shown on the future land use map	
Implement new development standards for buildings in the commercial and mixed-use areas	   
Seek zoning changes to prohibit inappropriate uses in areas without central utilities	  
Allow permitted-use home occupations only	















Strategy C: Enhance sense of place

Action item	Responsible parties
Establish gateways consisting of monument-style signs on major arterial roadways	   
Establish scenic byways on appropriate roads	   
Highlight and protect historic and cultural resources	   

Strategy D: Preserve and enhance agricultural production

Action item	Responsible parties
Provide information to connect producers and consumers of local foods	     
Encourage property owners to enroll in conservation programs, land stewardship programs and agricultural subsidies	   
Direct existing Franklin County small business programs/loans to new farmers or farming operations	  
Direct funds generated from The Big Darby Accord to purchase agricultural easements from farmers interested in farmland conservation	 

Key to symbols






















Franklin County	Other government	Non-profit sector	Private sector
 Economic Development & Planning	 Pleasant Township	 Mid-Ohio Regional Planning Commission	 Private property owners
 Engineer's Office	 Big Darby Accord partners	 Columbus Landmarks Foundation	
 Soil and Water Conservation District	 Ohio Historical Society	 Natural Resources Conservation Service	
 Board of Health	 Ohio Department of Transportation	 Local Matters	
		 Social Responsibility Initiative at the Ohio State University	

Safe transportation network for autos, pedestrians and bicyclists










Strategy A: Improve pedestrian accessibility in areas with high demand

Action item	Responsible parties
Designate pedestrian priority zones as illustrated on the Bikeways and Pedestrian Priority Zone Map	   










Strategy B: Improve the safety of biking along existing roads

Action item	Responsible parties
Designate roads for “Share the Road” bike signage	      
Designate roads for paved shoulders or bicycle lanes	      
Support the establishment of shared-use paths	      

Strategy C: Improve the safety of the road network








Action item	Responsible parties
Maintain existing narrow roads for slower traffic	  
Encourage speed limit reductions on high-accident roads	  
Encourage safety improvements to high-accident intersections	  

Key to symbols








Franklin County	Other government	Non-profit sector
 Economic Development & Planning	 Pleasant Township	 Mid-Ohio Regional Planning Commission
 Engineer's Office	 City of Columbus	 Rails-to-trails Conservancy
	 Grove City	
	 Metro Parks	
	 Ohio Department of Transportation	

Enhance and preserve the environment







Strategy A: Harmonize township environmental policies with the Big Darby Accord

Action item	Responsible parties
Adopt the conservation tiers of the Big Darby Accord	 
Require new developments to adequately preserve significant natural features	  
Use Low Impact Development techniques	 





Strategy B: Increase awareness and education of environmental stewardship

Action item	Responsible parties
Provide residents with information on Low Impact Development, Best Management Practices, Conservation Easements and other public programs	   
Pilot a rain garden project to inform residents of its ease and aesthetic value	  

Strategy C: Encourage reduction in household energy use

Action item	Responsible parties
Encourage alternative energy use for new construction	 
Encourage residents to explore alternative energy techniques for their homes	 
Allow for the installation of non-emitting alternative energy sources or passive energy reductions in new developments	 

Key to symbols

Franklin County	Other government
 Economic Development & Planning	 Pleasant Township
 Soil and Water Conservation District	 Metro Parks

New development checklist

Pleasant Township Comprehensive 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 Pleasant Township Comprehensive Plan.

Directions

- ❶ Fill out Section 1 for all new developments
- ❷ Fill out the appropriate area for either residential or commercial development
- ❸ Fill out the Project Information box and return it to us with your development application

❶ All New Developments

	Yes	No	n/a	Notes
Proposed land use matches future land use map	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Development is setback from environmentally sensitive areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Low Impact Development techniques are used	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sidewalks indicated for priority areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Appropriate right-of-way for bicycles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Development preserves agricultural uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

❷ Residential Development

Development is clustered to protect open space/environmental features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Development is set back from scenic corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Residential shared-access points are used	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

	Yes	No	n/a	Notes
Residential Development (continued)				
Development meets threshold for density bonuses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Commercial Development				
Building is oriented toward the road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Building is architecturally compatible with surrounding buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sufficient landscaping is present	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Parking is oriented to the side and rear of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

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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 Pleasant Township Comprehensive Plan using data from the following sources:

- Big Darby Accord Partners
- City of Columbus, Ohio
- Columbus and Franklin County Metropolitan Park District
- Columbus Regional Airport Authority
- Franklin County Auditor's Office
- Franklin County Sanitary Engineers
- Grove City, Ohio
- Madison County, Ohio
- Mid-Ohio Regional Planning Commission
- The Nature Conservancy
- Ohio Department of Development
- Ohio Department of Transportation
- Ohio Historical Society
- Ohio Memory
- Pickaway County, Ohio
- Pleasant Township, Franklin County, Ohio
- South-Western City School District
- 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.

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