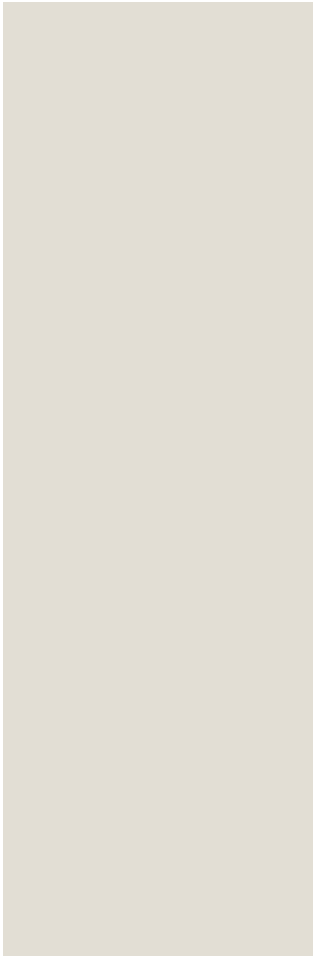
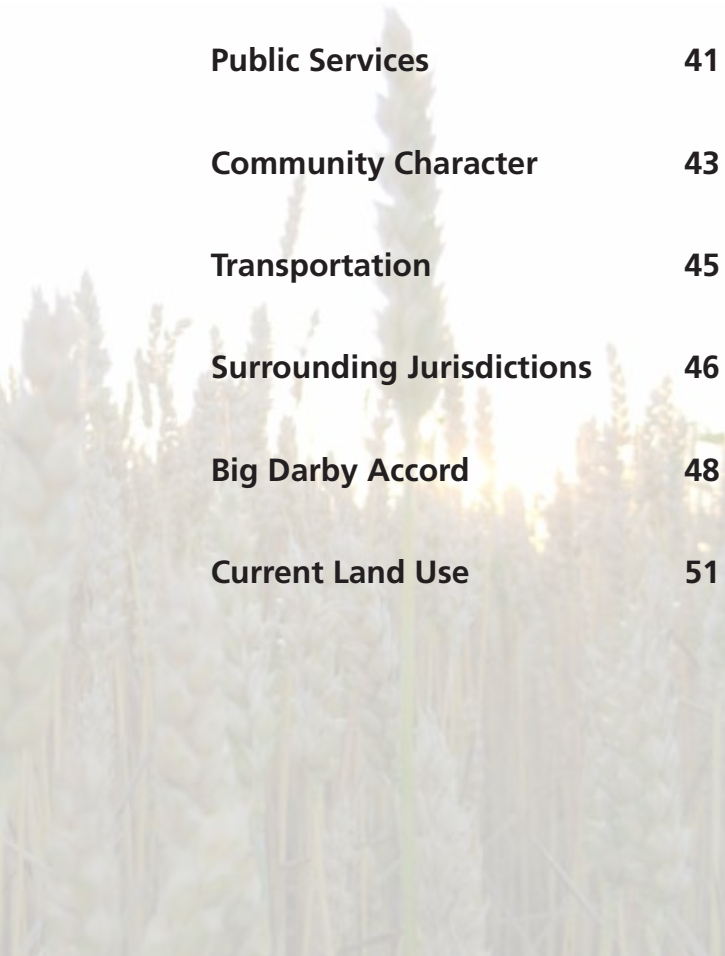


Section 3

Current Conditions

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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



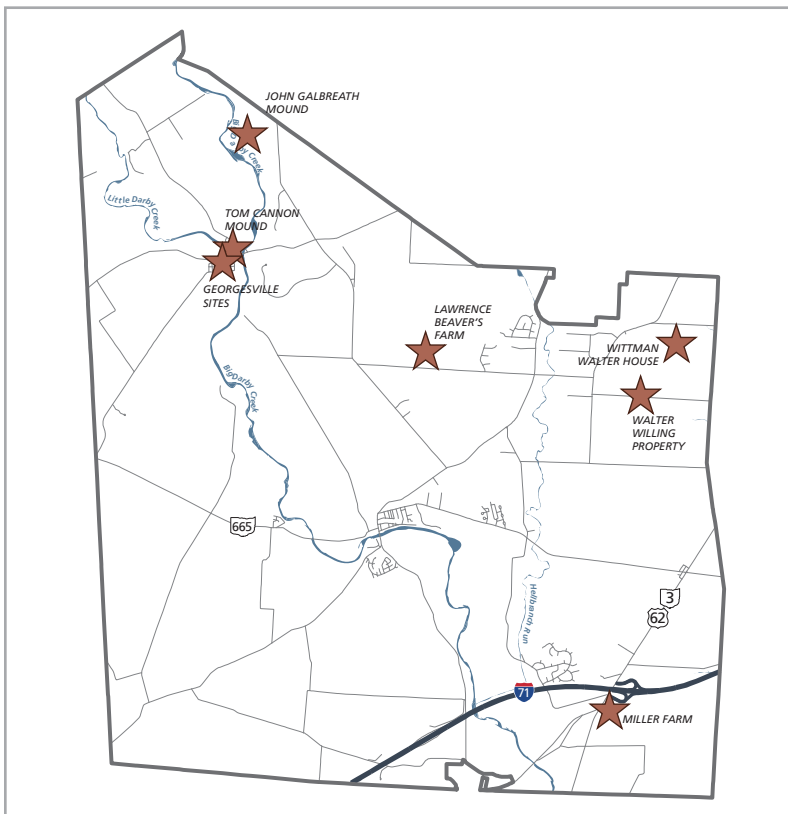
Franklin County

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.

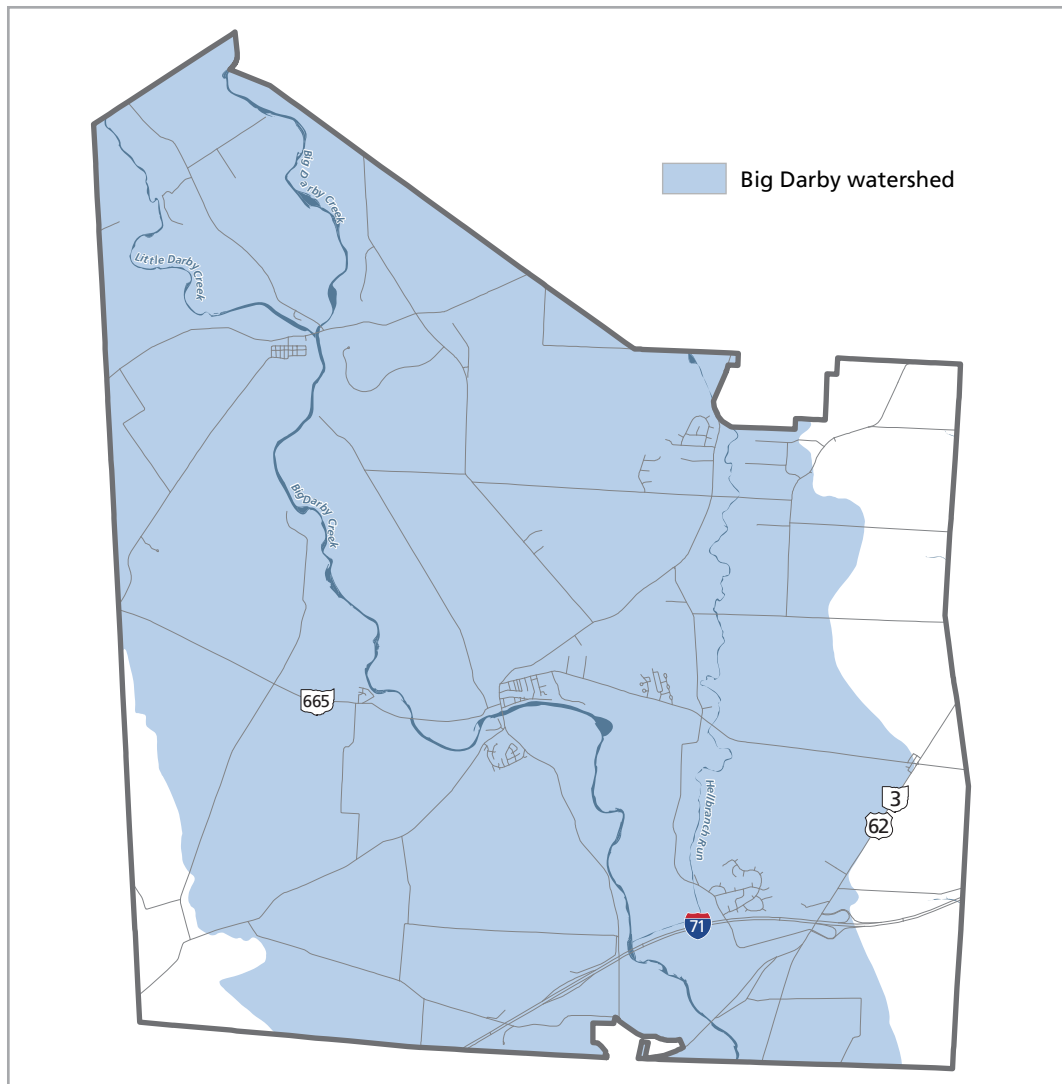


Figure 4
The majority of Pleasant Township is located within the Big Darby watershed

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.

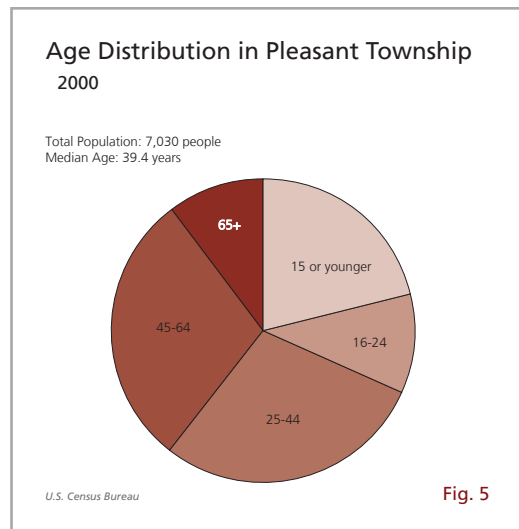


Fig. 5

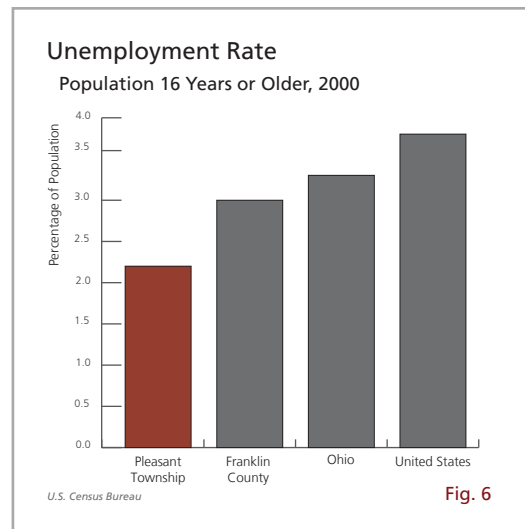


Fig. 6

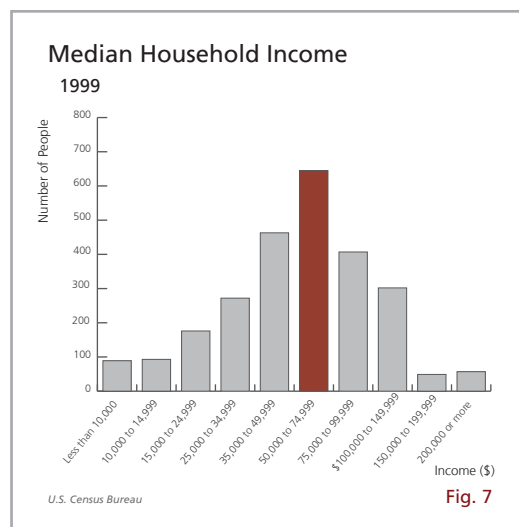


Fig. 7

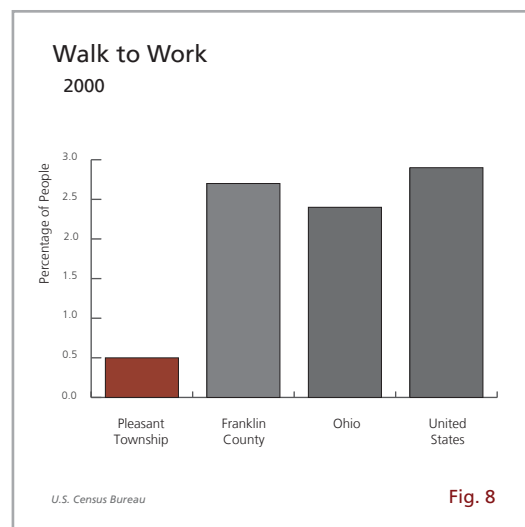
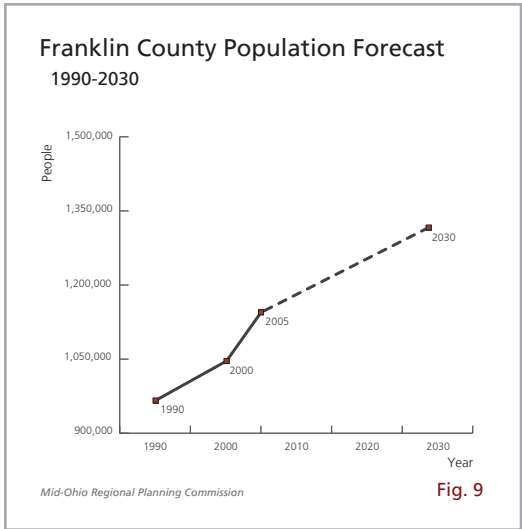


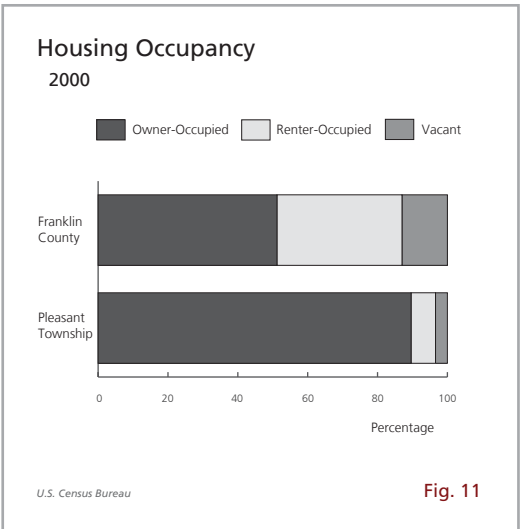
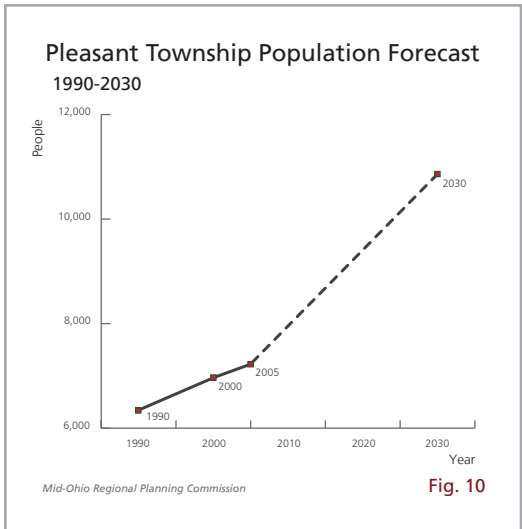
Fig. 8



The Big Darby Creek is widely recognized for its natural beauty



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,



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.

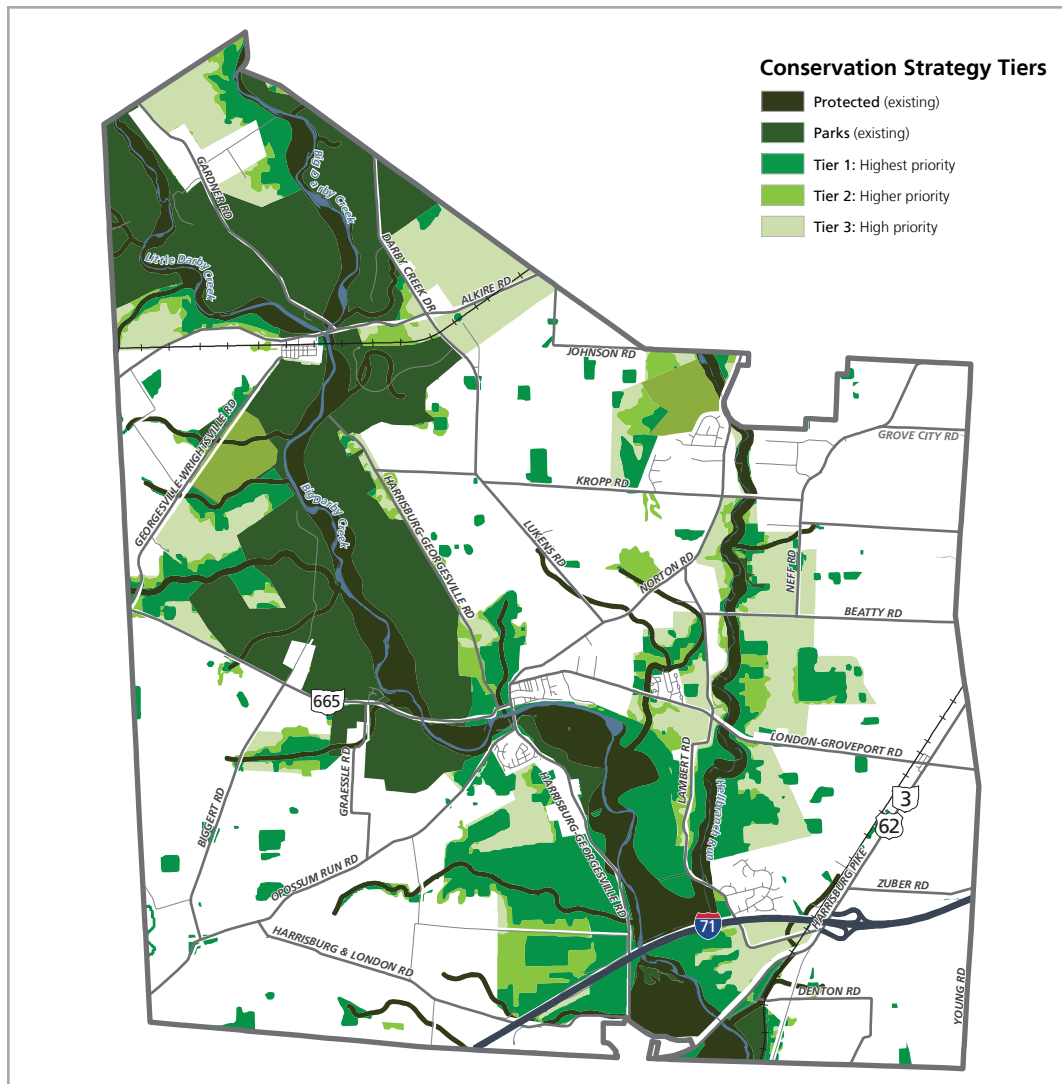


Figure 13
Environmental conservation
priorities, as found in
the Big Darby Accord

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.

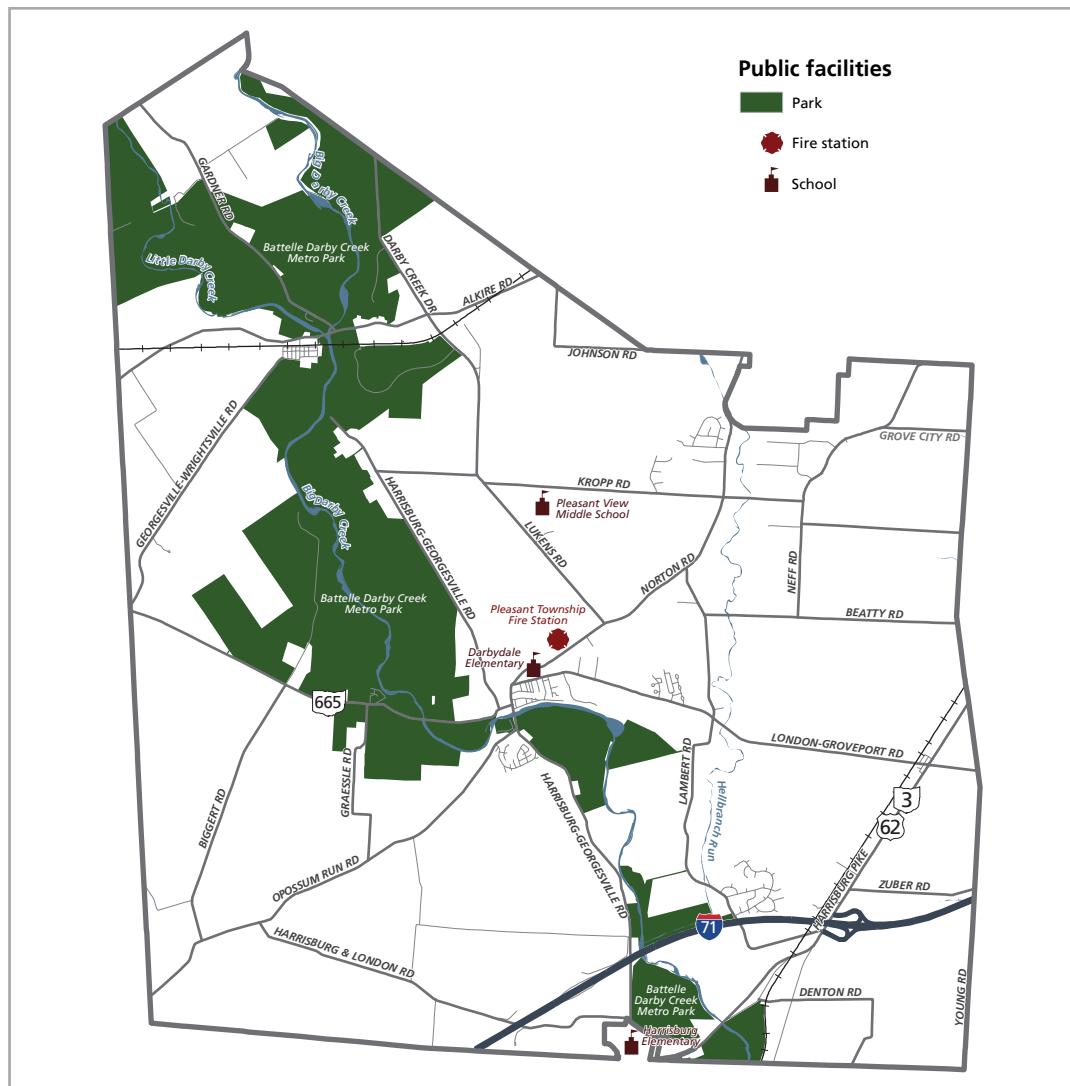


Figure 14
Locations of schools,
parks and fire station

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

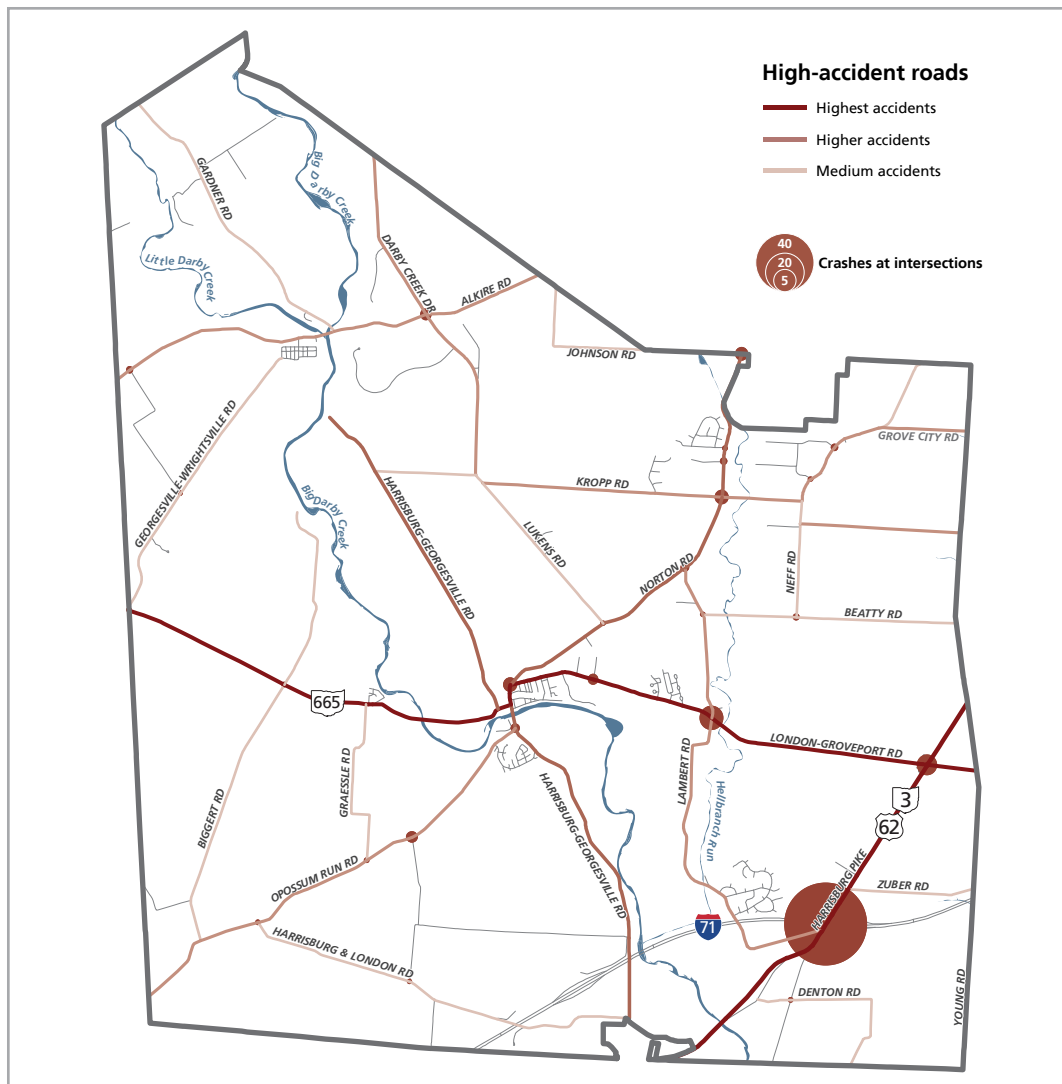


Figure 15
Locations of traffic hazards along Pleasant Township roads

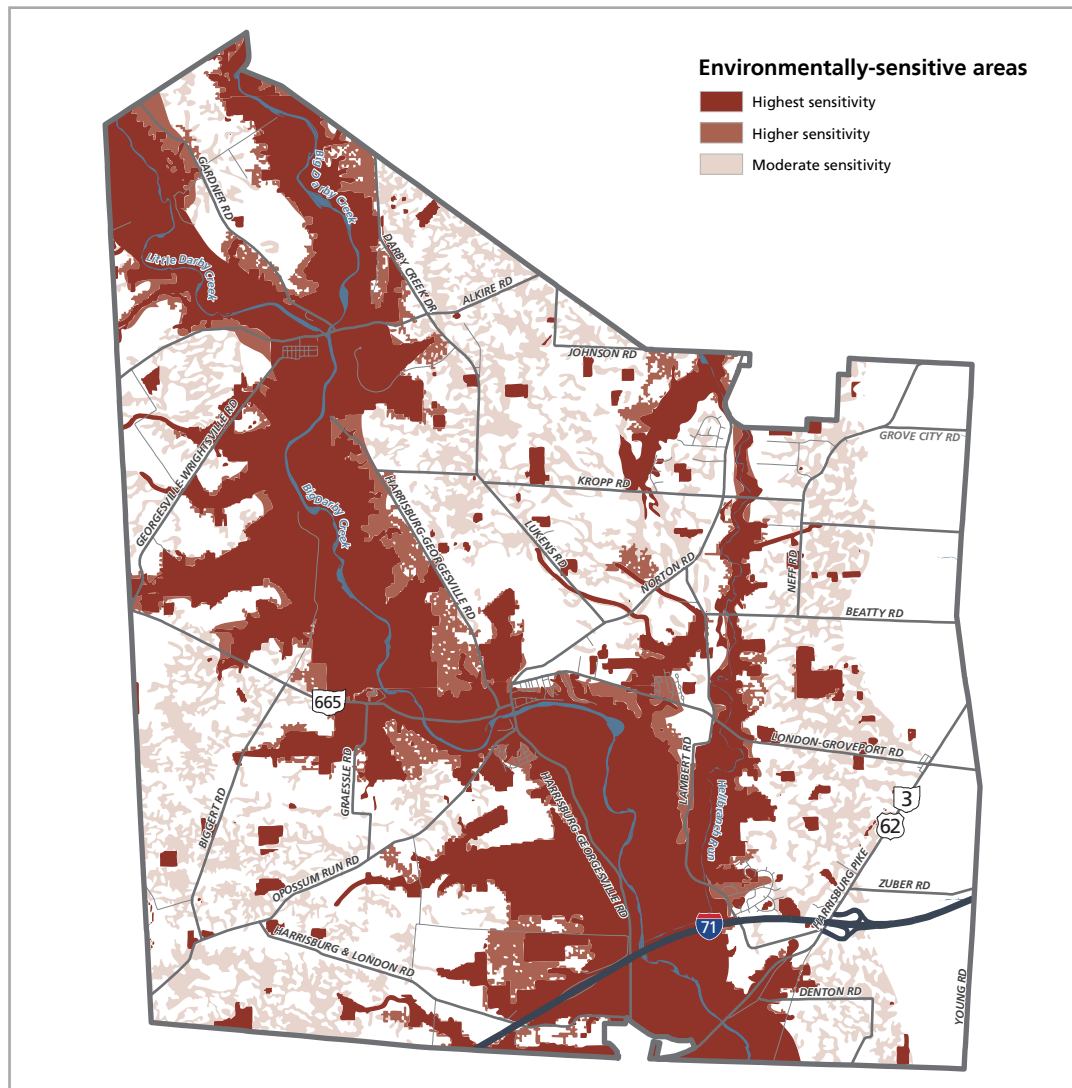


Figure 16
Environmental sensitivity
analysis, as found in
the Big Darby Accord



Darbydale Elementary
School

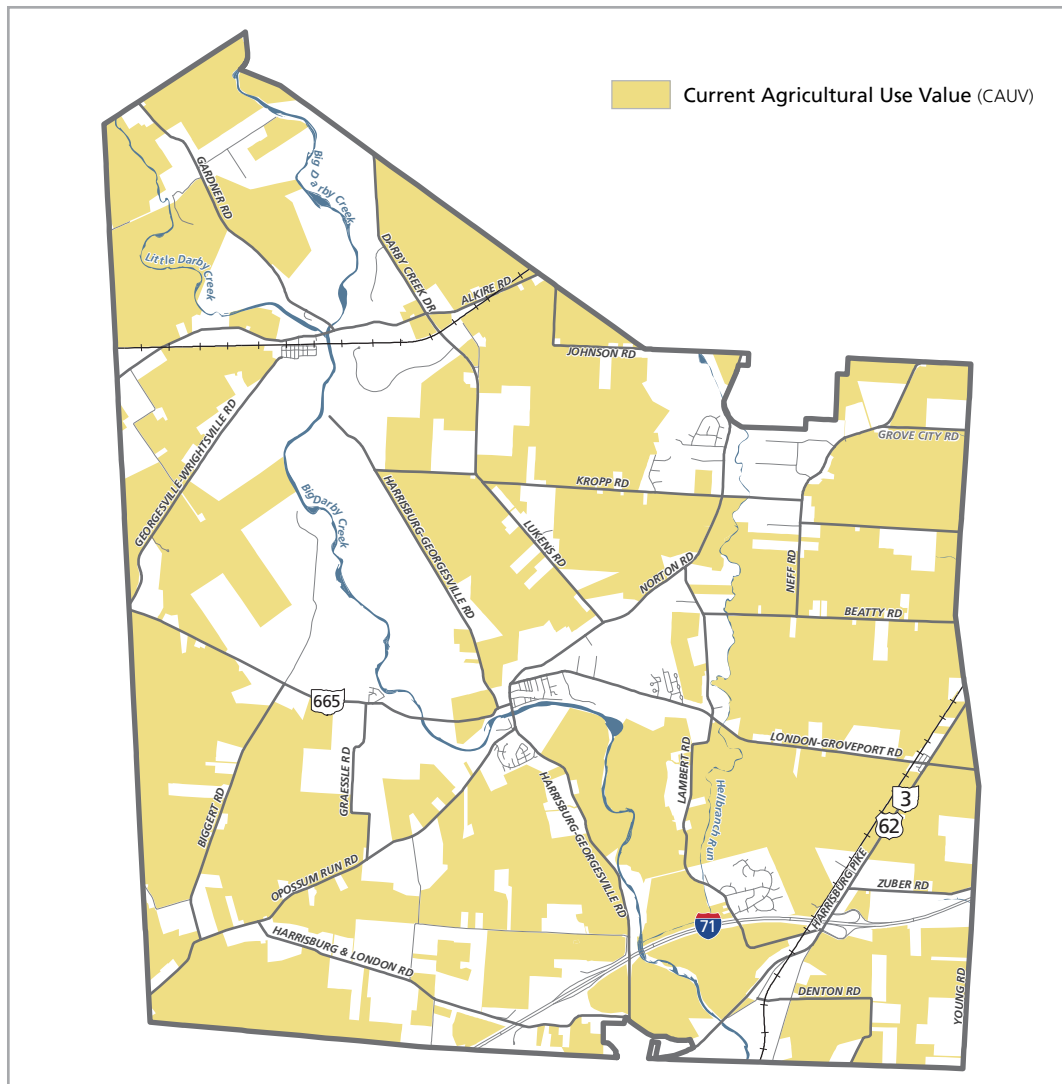


Figure 17
Parcels with Current
Agricultural Use
Valuation (CAUV)

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.

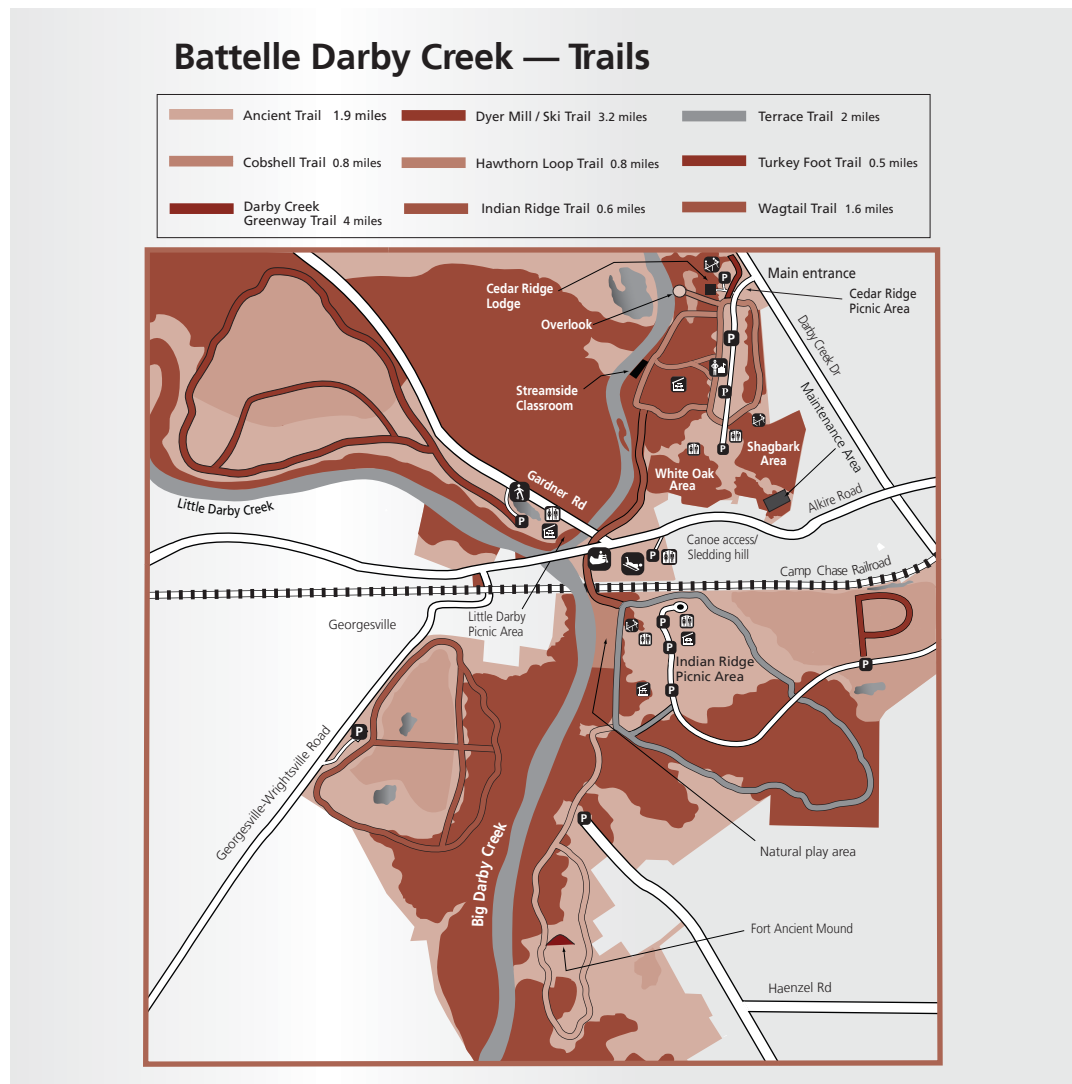


Figure 18
Trails located within
Battelle-Darby Creek
Metropark

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.

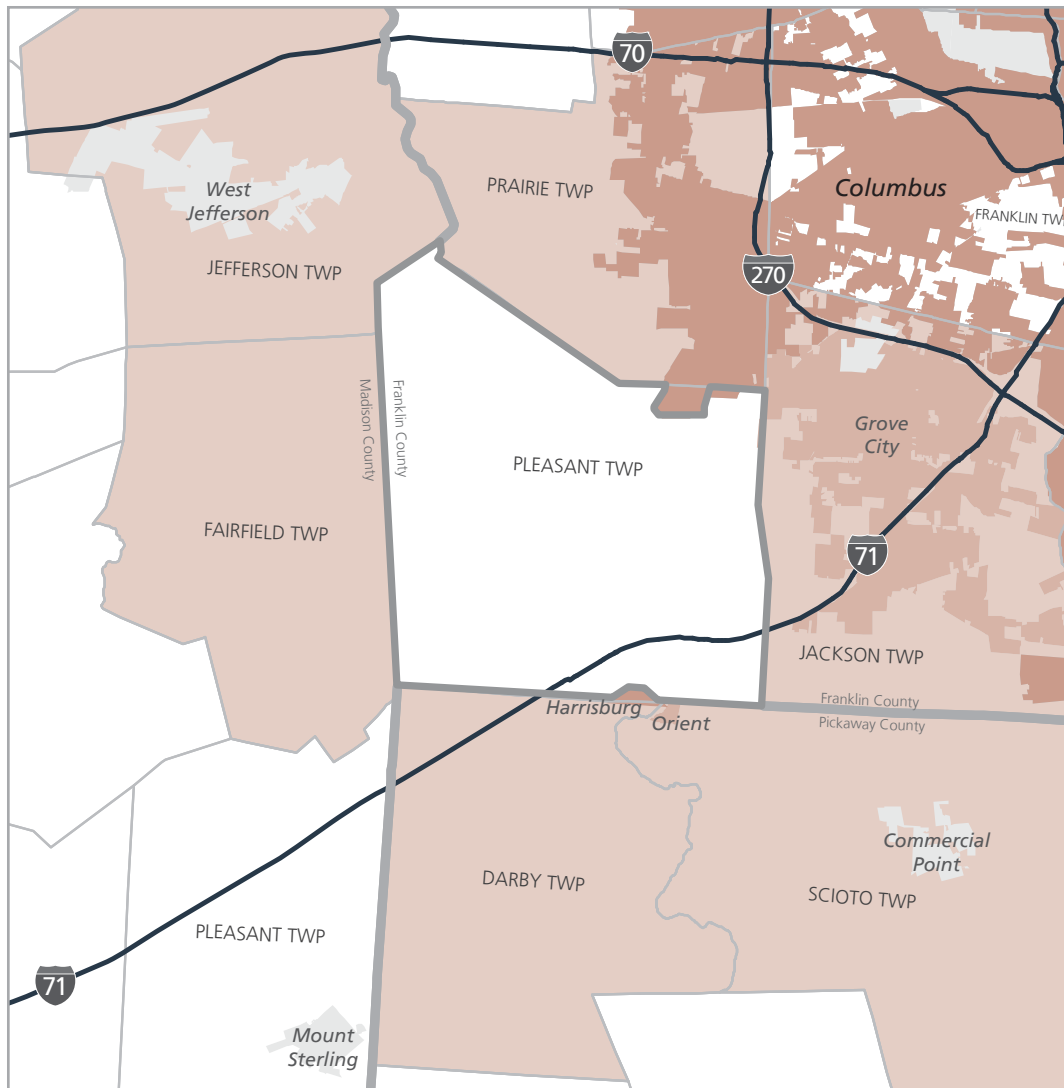


Figure 19
Ten jurisdictions in
three counties border
Pleasant Township

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.

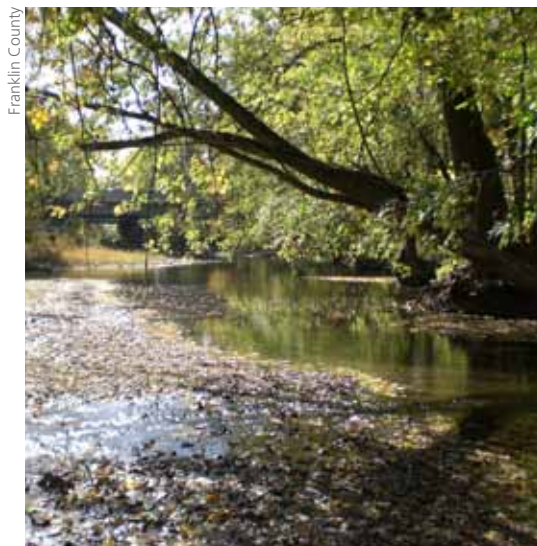
Infrastructure and Public services

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

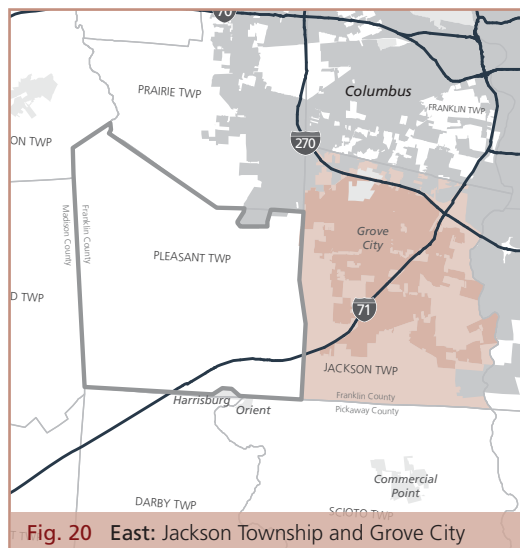


Fig. 20 East: Jackson Township and Grove City

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.

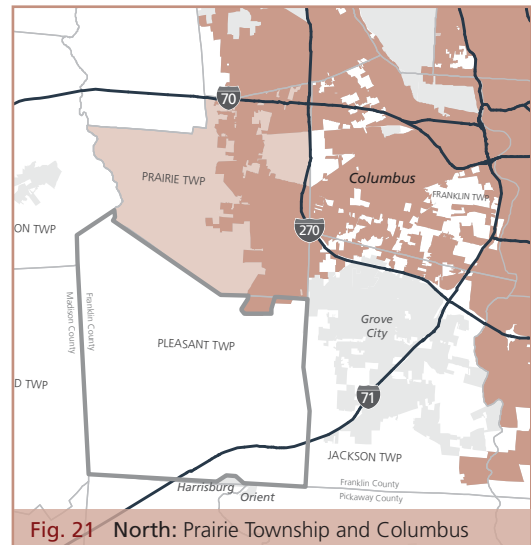


Fig. 21 North: Prairie Township and Columbus

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.

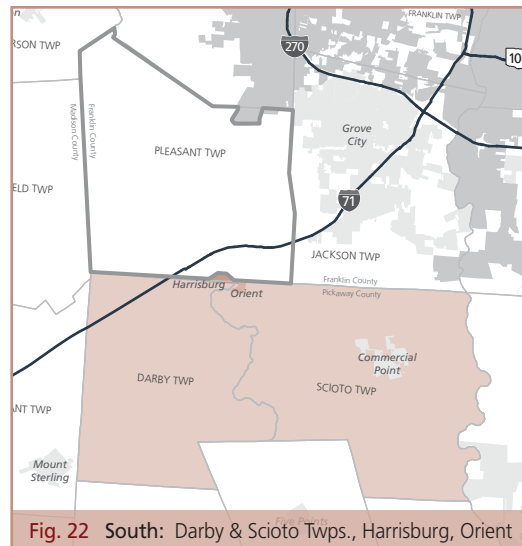


Fig. 22 South: Darby & Scioto Twps., Harrisburg, Orient

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.

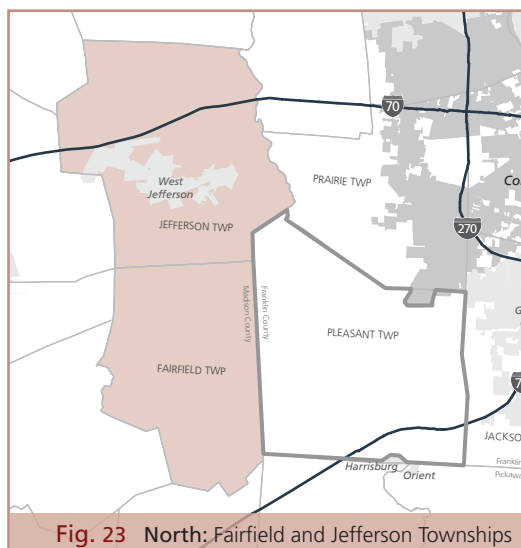


Fig. 23 North: Fairfield and Jefferson Townships

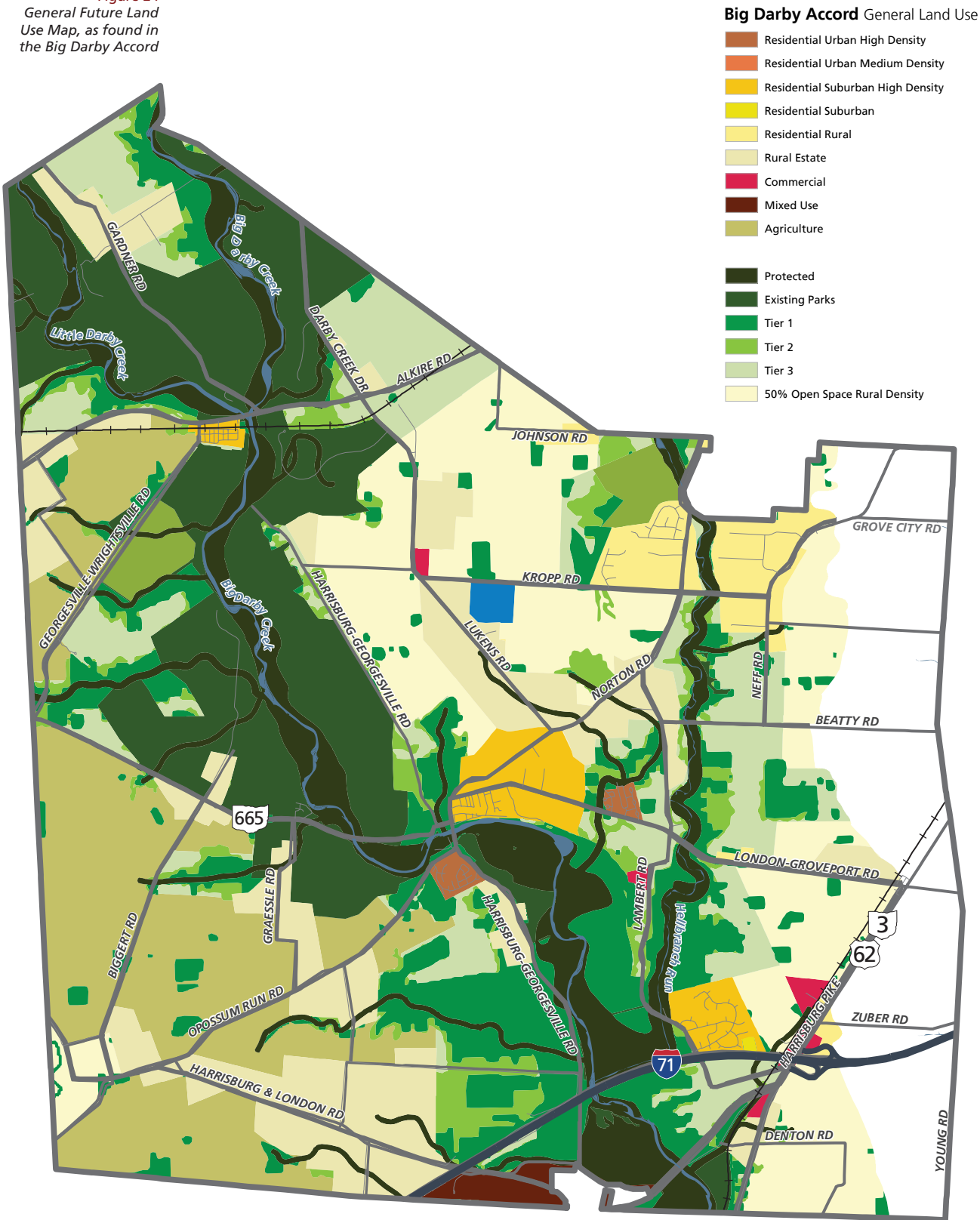
Fairfield Township (Madison County)

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.

