

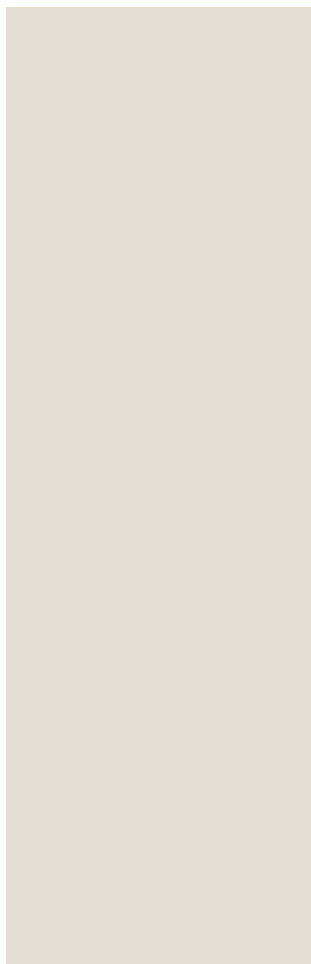
Section 5

Implementation

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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

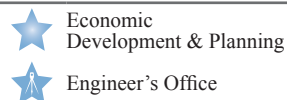


Encourage safety improvements to high-accident intersections



Key to symbols

Franklin County



Other government










Non-profit sector










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"/>	

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

Data Sources

We produced the maps, figures and other information in the 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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