



# Diley Road

## Corridor Study and Plan



Prepared for the City of Pickerington by:  
Adopted by City Council:  
April 7, 2009

**McBrideDALE**  
CLARION



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# INTRODUCTION

## Overview

Faced with the challenges of managing growth along the newly improved Diley Road, the City followed up the recommendations of the *2005 Growth Management Assessment and Strategy* with a study and plan focused on the land use alternatives for the Diley Road Corridor. The plan will prepare the City for the development catalyzed by the widening of the roadway and the interchange improvements with U.S. Route 33.

### Purpose of the Plan

The purpose of this plan is to present alternative land uses that are appropriate along the corridor to help maintain a balance of nonresidential and residential uses in a location that has potential for economic development opportunities; manage access to Diley Road; and address the relationship of new development to the widened roadway and surrounding existing neighborhoods in a manner that is sensitive to the existing and future uses. The plan is also intended to present a vision for the land along Diley Road that can be shared by the City of Pickerington, Violet Township and Canal Winchester, to ensure that growth is of high quality and is coordinated between the jurisdictions.

### Jurisdiction of the Plan

Once adopted by the City of Pickerington, *The Diley Road Corridor Plan (The Corridor Plan)* will stand as the City's official land use policy for the land within the Corridor Study Area. The City will use this plan as a guide to make zoning decisions and annexation agreements. Although the entirety of the study area is not within the City, Pickerington does have the ability to plan for growth outside of its boundaries to address land use issues in the event of annexation.

### Structure of the Plan

In the following sections of the Introduction, the plan presents background information from the study and analysis phase of the process, and summarizes the forces and trends impacting development along the corridor. Following the Introduction, the Goals and Objectives lay out the framework for the plan. The Goals are carried forward from the *Growth Management Assessment and Strategy* and are followed by objectives specific to the Diley Road Corridor. The recommendations of the Plan are included in the Future Land Use Alternatives and the Design Concepts which define where various land uses are appropriate and what the development could look like. The final element of the plan, the Implementation Alternatives, identifies approaches that could be used to implement the recommendations of the plan under the varying circumstances including, annexation, rezoning, text or map amendments, and planned development options.

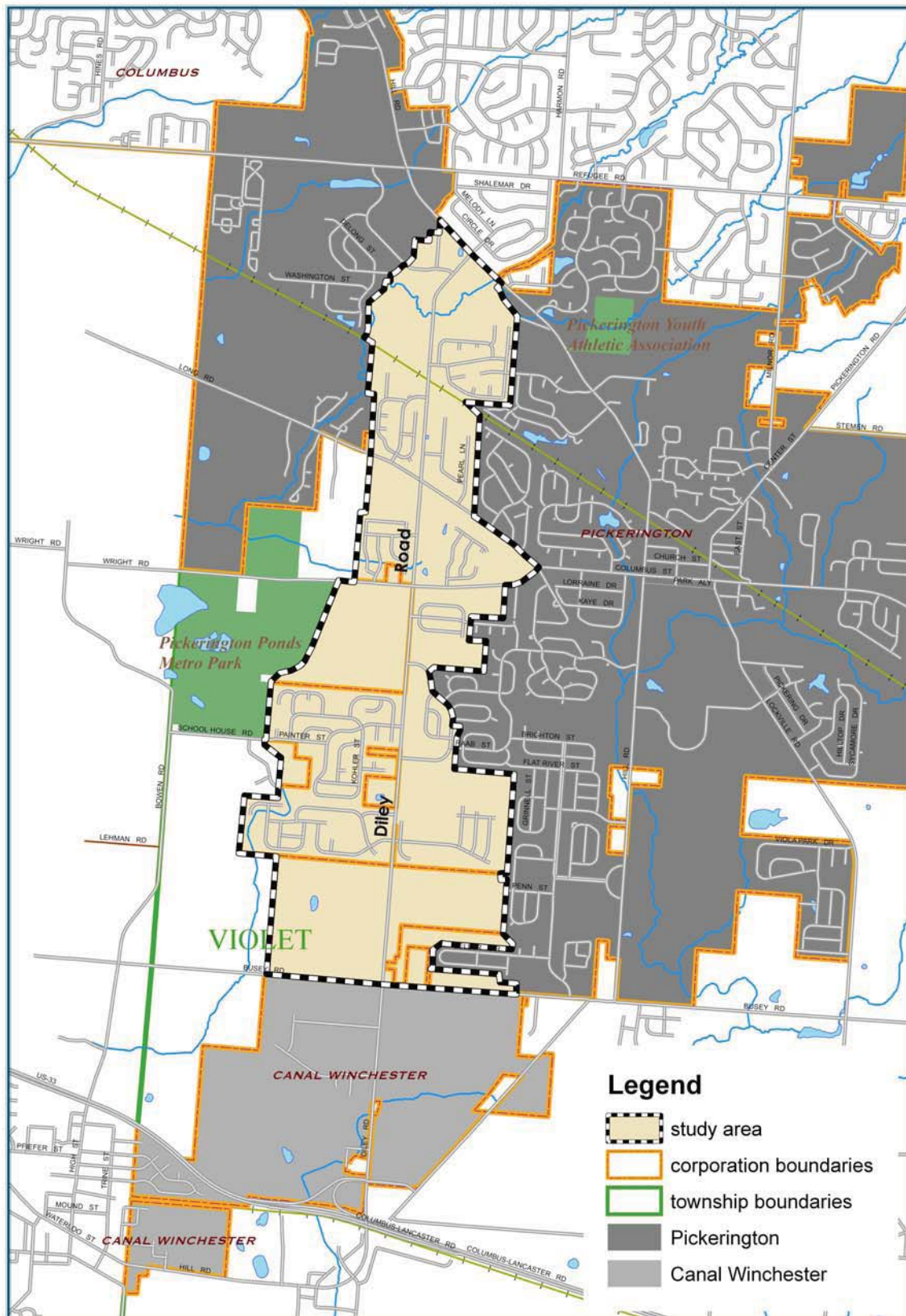
## The Diley Road Corridor

### The Study Area

The Diley Road Corridor Study Area includes approximately 1,500 acres of land on both sides of Diley Road from Hill Road South to Busey Road. The study area extends east and west approximately 2,000 feet from Diley Road to include land that has potential to be affected by the expansion of Diley Road. The Corridor Study Area Map on the following page shows the area examined in this plan.



## MAP 1: THE CORRIDOR STUDY AREA



## Existing Land Use

The corridor's current land use is primarily a mix of single-family residential and agriculture. McBride Dale Clarion (MDC) completed the inventory of existing land use to determine the land available for future development or redevelopment and establish the context for recommendations for the undeveloped areas along the corridor. Land in the corridor study area was identified as one of twelve land uses. These uses include:

- **Agriculture/Unbuilt**-This is land currently being used for farming or other agricultural activities or currently undeveloped/vacant or fallow. This land is potentially available for future development.
- **Commercial/Retail**-This includes land currently developed with shopping or retail establishments. This is a committed land use and is not considered for redevelopment.
- **Approved/Unbuilt Commercial**-This category includes land that has been approved for commercial development by the City of Pickerington and development has either not yet begun or is in very early phases. This is a committed land use; however the development concept for these areas is still undetermined.
- **Green Space**-This category includes land set aside for stormwater management, as buffers or other non-built activity. These areas are assumed to be a terminal or committed land use and are not considered for development or redevelopment potential.
- **Churches**-This includes all land owned and used by a church. Although this is a committed land use there is some potential for modifications or redevelopment.
- **School**-This includes any public or private schools and associated land. This is generally a committed land use; however, redevelopment is possible.
- **Civic**-This includes land and public facility buildings such as the water treatment plant. This is a committed land use; however some redevelopment is possible.
- **Power Station**-This includes power substations. This is a committed land use.
- **Single-Family Residential**-This category includes all single-family homes with access off of a roadway other than Diley Road. This is a committed land use and is not considered for redevelopment or change of use.
- **Large Lot Single-Family Residential**-This category includes all single-family homes on lots in excess of 1.25 acres. These properties may experience pressure for redevelopment as the character of the corridor changes after the widening is completed. Because these uses will be influenced by changes in the corridor they are considered transitional land uses and have been considered for potential redevelopment in this assessment.
- **Corridor Single-Family**- This category includes all single-family homes with frontage and access on Diley Road. These properties will be significantly impacted by the widening of the road and the increased traffic. As the corridor evolves these properties are likely to experience pressure for reuse or redevelopment, most likely with a mix of residential and nonresidential uses. Because these uses will be influenced by changes in the corridor they are considered transitional land uses and have been considered for potential redevelopment in this assessment.

- Approved Unbuilt Single-Family-This category includes all partially completed residential subdivisions, and approved but unbuilt single-family lots along the corridor. This is a committed land use but there is some potential that depending on market conditions these areas could be replatted and developed with different land uses.

The *Existing Land Use Map* shows the location of the various land uses.

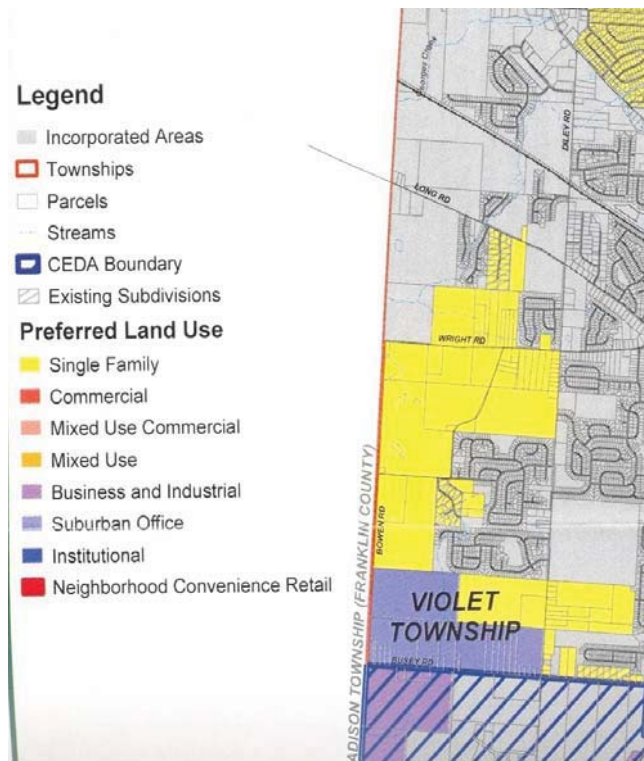
### Existing Zoning

Existing Zoning in the study area is divided between two jurisdictions, the City of Pickerington and Violet Township. The land located in Violet Township is zoned either "R-1" Residential or "R-2" Residential except for two commercially zoned parcels and the township's *Land Use and Transportation Plan* adopted in 2005 shows the land designated for either Single-Family Residential or Suburban Office. The inset maps taken from that plan show the existing zoning and recommended land uses in the township.

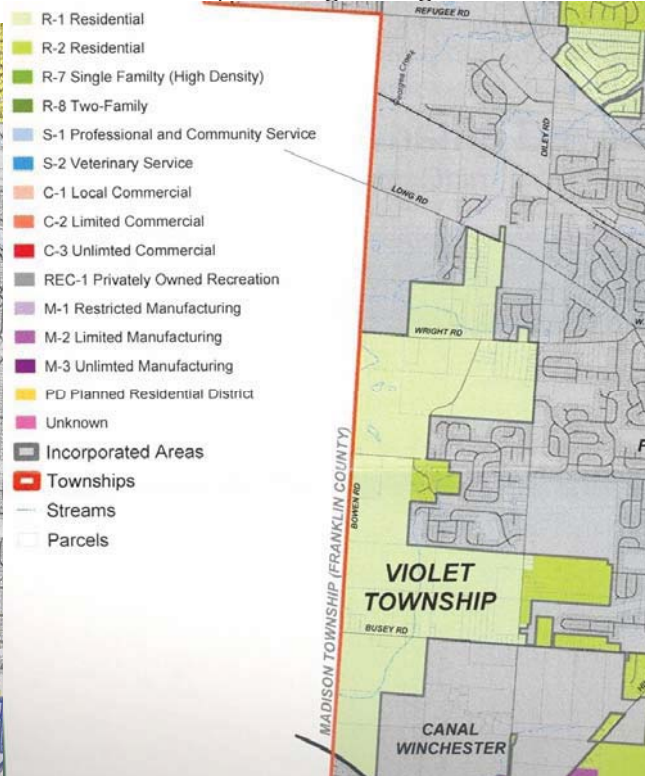
The land in the City of Pickerington is currently zoned with a mixture of single-family residential, planned single-family residential, agriculture, and commercial uses. The existing zoning is shown on Map 3. The specific zoning for each area is discussed in detail for each target area.

While the existing zoning is a representation of how the land development is regulated today, because of the growth pressure anticipated due to the widening of Diley Road, the recommendations in the plan anticipate a number of changes to the existing zoning designations along the corridor. The forces and trends affecting the recommendations of this plan are detailed in the following section.

### Violet Township: Preferred Land Use Alternative



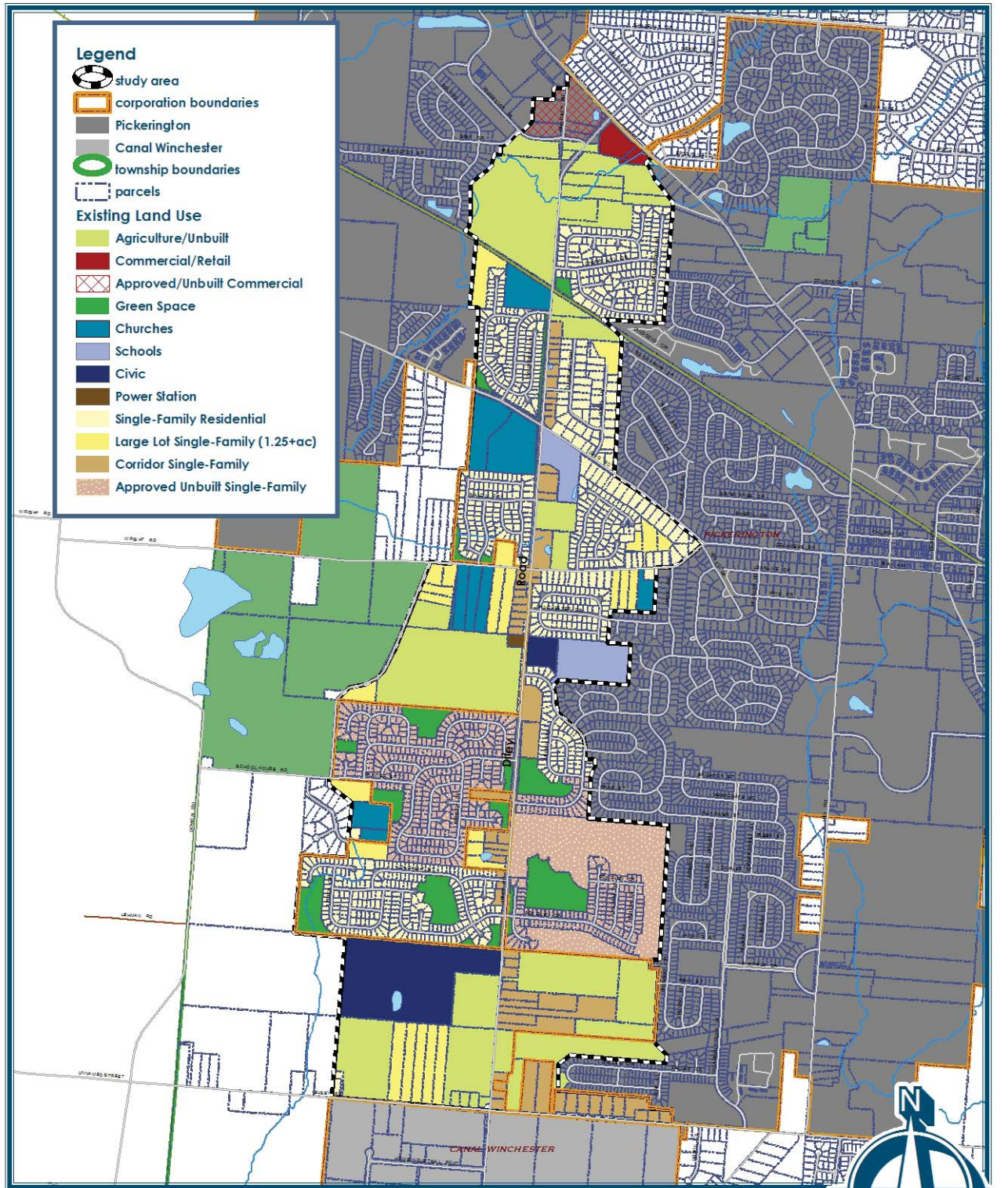
### Violet Township: Existing Zoning



Source: *Violet Township Development & Transportation Plan*. Edwards and Kelcey. 2004.



## MAP 2: EXISTING LAND USE

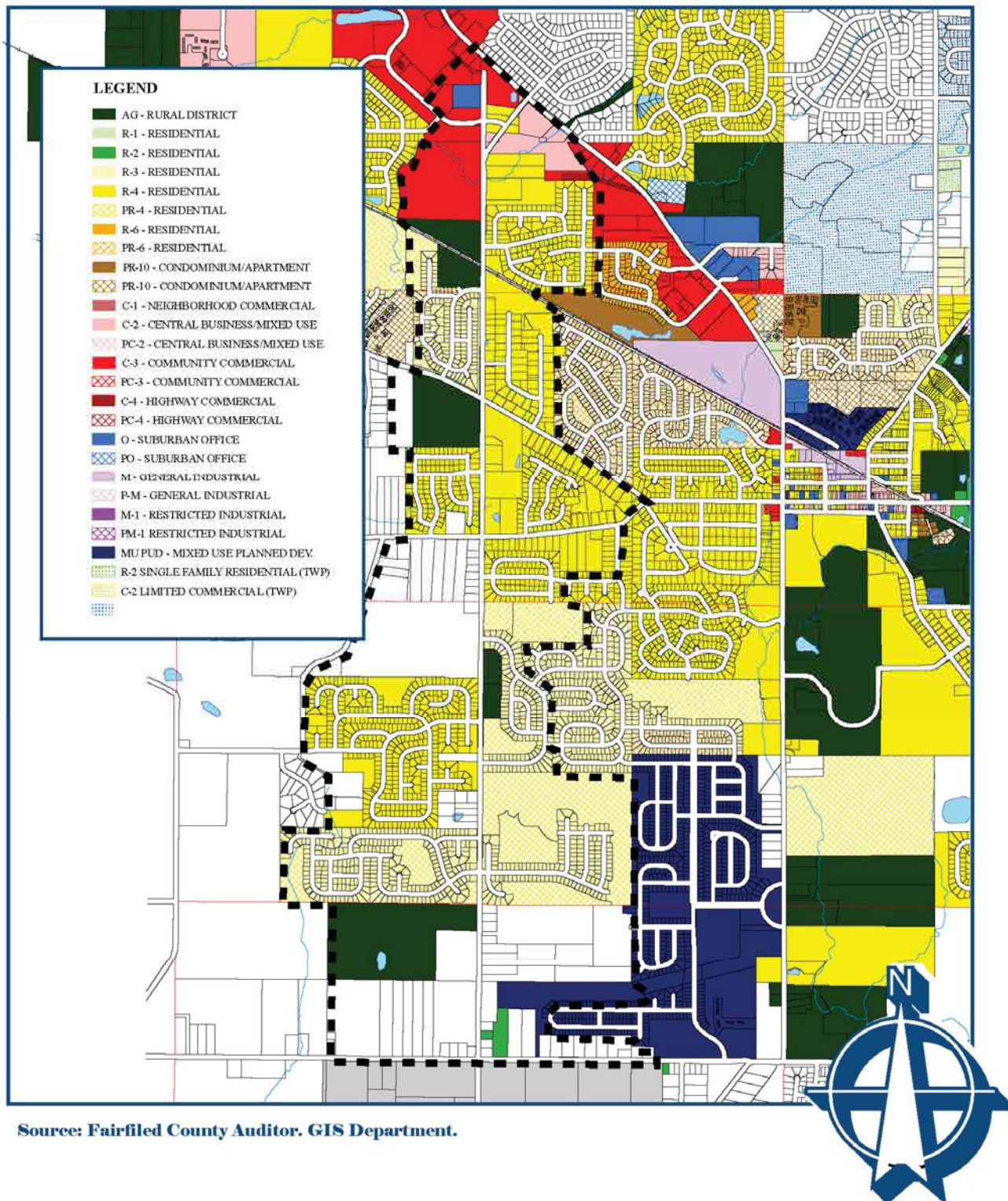


Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed January 2, 2008.

0 0.25 0.5 1 0 750 1,500 3,000  
Miles Feet



### MAP 3: EXISTING ZONING, PICKERINGTON



## Forces & Trends

In addition to the basic conditions associated with the existing land use and zoning regulations on the land in the corridor, there are several forces and trends influencing the creation of this plan. They include:

### Diley Road Widening

The City is in the process of widening Diley Road to accommodate additional traffic in conjunction with the improvements to the interchange with U.S. 33 completed in 2004. The roadway will be widened from two lanes in most areas to five lanes. Widening of the road has already been completed in Canal Winchester from the interchange with U.S. 33 to Busey Road. The widening of the road will effectively change the character of Diley Road from a rural road to a major thoroughfare. Traffic speeds will increase as will traffic volumes. As a rural route, many homes have frontage on and direct access via Diley Road. For the most part, these homes are on lots approximately 200 feet deep, with homes set between 75 and 100 feet from the former pavement line. With the increase in the right-of-way width for Diley Road the lots are losing between 12 and 25 feet of depth. Once Diley Road is functioning at the improved width with additional development along the corridor, traffic volumes will increase making these lots less desirable for single-family residential uses. Additionally, much of the residential development that is not in a contemporary residential subdivision is composed of large lots that will likely experience redevelopment pressure as the profile of the corridor changes. It is important the City be prepared for the opportunities and challenges associated with a significant change in the character of the roadway. The recommended land uses and development concepts the plan presents are intended to produce developments that are more compatible with the widened roadway.

### Annexation

Large portions of the corridor study area are not currently within the Pickerington City limits. Of the target areas, only the northern most areas are completely in the City; the other areas are currently partially or completely in the unincorporated areas of Violet Township. However, the City has agreements with Canal Winchester that stipulates any properties in the study area located north of Busey Road must be annexed into the City to access sanitary sewer and water utility services.

### Sewer and Water Provision

The City of Pickerington's Diley Road Water Treatment Facility and well locations are in the study area near the southern portion of the corridor. Strategies for development of land within the wellhead protection area will need to be created to ensure development in these areas does not adversely impact the quality of drinking water. The City is in the process of adopting a wellhead protection ordinance which will be used to implement protection measures in the study area. The Development Concepts and recommended land use alternatives provide guidance on the types of uses appropriate within the Wellhead protection areas. Pickerington is the water provider for the entirety of the study area. Sanitary sewer services are provided by both the Pickerington and Canal Winchester systems. Sanitary sewer provision is essential in the southern portions of the corridor if development is to occur, to ensure on-site systems do not contaminate the wells for the Diley Road Water Treatment Facility. Furthermore, public water and sewer services will be necessary to support the intensity of development recommended along the corridor.

### Balanced Development

In the *Growth Management Strategy and Assessment* the importance of balancing residential growth with nonresidential growth was highlighted. Generally, residential development of the type traditionally constructed in the City costs more to provide services to than it generates in revenue through property taxes used to fund service provision. The City has recently enacted impact fees to cover the cost of providing services to new growth. Another way to increase revenue in the City is to diversify the types of land uses and development that occur. In the Growth Management

Strategy and Assessment it was also found that office, and industrial development have a positive fiscal impact for the City. Balanced growth that includes both residential and nonresidential components is important for multiple reasons including, but not limited to the following;

- Balanced growth promotes fiscal sustainability for the City by providing higher revenue generating uses in conjunction with negative revenue generating land uses to help off-set the cost of providing services and infrastructure to all new development.
- Balanced growth provides locations for services and jobs for the residents of the City in a convenient location, reducing energy consumption for travel, thereby improving the quality of life in the City.
- Balanced growth, when properly designed, can promote walkable neighborhoods with amenities, services and homes all within an easily walkable distance, further reducing dependency on automobiles for everyday activities and needs.

As stated in the trends regarding the widening of Diley Road, the character of the corridor will be changing in the future, opening up opportunities for improvements in the mix of uses within the City. The improved access and traffic flow created by the widening of the road increases the opportunities for the creation of nonresidential nodes and mixed-use developments, moving toward a more suburban corridor away from the traditionally rural/residential character of the area.

The national trend of aging population and shifts in household sizes are also factors in creating greater diversity in the housing stock within Pickerington. Trends both nationally and locally are showing increasing demand for different types of housing beyond traditional single-family suburban residential. Homes catering to empty nesters, older adults and young professionals are creating demand in increasing numbers for homes with different amenities and features than traditionally found in suburban communities. Diversifying the housing types encouraged and permitted in the City will extend the marketability of Pickerington to other sectors of the population beyond young families.

#### Development in Canal Winchester

The recent improvements to the U.S. 33 Interchange and Diley Road south of Busey Road have catalyzed growth in the Village of Canal Winchester. Recent (announced or completed) major developments include a power center, a Meijer Superstore, and a hospital, with continued development in the Canal Point Industrial Park. These new uses expand opportunities further north along the corridor for nonresidential uses, particularly professional offices. The improved access to U.S. 33 enhances the draw to the corridor for business development. It is anticipated that the increased nonresidential growth in the area will spur demand for new homes in the area.

#### Timing of Growth

From the late 1990's to 2003 the City experienced population growth in the range of 5.5% annually and was averaging about 200 new housing starts each year. With the recent downturn in the housing market it is not yet clear how this will impact growth in Pickerington. It may be a temporary slow down that picks up in a few years or it may be an extended period of slower growth for the City. However, even if the population projections from the Growth Management Strategy and Assessment hold, the timeframe for buildout of the corridor would appear to be fairly long-term in the range of 30+ years. Although it is impossible to predict exactly how development will play out along the corridor, it is anticipated that growth will likely move in from the north and south with the central area developing toward the end of the timeframe.



## GOALS & OBJECTIVES

In order to develop an appropriate land use plan and design concepts for the corridor MDC created a general vision for the future state of the corridor based on discussion with City, township, and village leaders. This Vision is. . .

*The Diley Road Corridor will be a location with nonresidential development that capitalizes on the recent improvements to Diley Road. The City will encourage appropriate access management and site design to incorporate nonresidential uses with the existing residential neighborhoods to provide a sustainable, high quality of life for residents. The development of the corridor will be coordinated between the City of Pickerington and Violet Township in an effort to provide valuable services and jobs in a manner that is mutually beneficial as well as coordinated with the availability of public facilities.*

In 2005, the City adopted the *Growth Management Assessment and Strategy* and with it a series of ten overarching goals specifically focused on fiscal substantiality and quality of life. These goals are stated below and are being carried forward to apply specifically to the plan for Diley Road to maintain conformance with the City's established goals. Diley Road specific objectives are provided under each goal to further develop a direction for this growth corridor.

Goal 1-Economic Development: The City will identify and cultivate economic development opportunities in specialized market niches.
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- Objective 1: Identify appropriate locations for nonresidential development along the corridor and establish appropriate policies to prevent development with residential uses.
- Objective 2: Capitalize on the local market associated with medical facilities developing outside of the study area and provide land development policies to support medical office uses.
- Objective 3: Identify the potential for industrial land use and the appropriate locations for industrial land uses along the corridor.
- Objective 4: Identify strategic and limited areas for retail/commercial uses to serve Pickerington and the Diley Road Corridor.

Goal 2-Regional Partnership: The City will develop regional multi-jurisdictional partnerships to address issues that transcend City boundaries, such as economic development and traffic.
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- Objective 1: Invite representatives from Violet Township and Canal Winchester to discuss land use, concept plan alternatives, and open dialogue to discuss cooperation and sharing of services.
- Objective 2: Identify a phasing strategy that coordinates growth along the corridor between jurisdictions as adequate public facilities and services can be provided.

Goal 3-Land Use and Capital Facility Planning: The City will have a capital improvement program that is integrated and linked with its land use plan and related forecasts, with capital improvements made concurrent with new growth.

- Objective 1: Identify necessary improvements to capital facilities and services to address the additional demand generated by the preferred land use scenario.
- Objective 2: Establish policies to promote growth to occur adjacent to current development with services and facilities to allow for efficient expansion of facilities.
- Objective 3: Promote intensification and redevelopment of land with current access to services and facilities.

Goal 4-Cost of Growth: New growth will pay its fair share of the cost of providing infrastructure needed as a result of that new growth. Cost of growth considerations will help guide land use planning and decisions.

- Objective 1: Capitalize on the regional accessibility and the arterial status of Diley Road to allow for nonresidential growth in Pickerington to help offset the cost of providing services to residential growth in other areas of the City.
- Objective 2: Utilize the expansion of Diley Road and the improved regional access as a way to increase the pace of nonresidential development (especially office and light industrial uses).
- Objective 3: Encourage alternative forms of residential development that have a higher value than the typical single-family on quarter acre lots.

Goal 5-Rate of Growth: The City will continually monitor the rate of growth relative to its ability to provide public facilities and services in a fiscally responsible manner, and will consider rate of growth control systems as a tool to address problems created by high rates of growth.

- Objective 1: Prioritize nonresidential development along the corridor and encourage nonresidential development prior to or in conjunction with residential development.

Goal 6-Focused Land Use Planning: Future land use planning will occur as a part of a comprehensive approach, but it will focus on targeted areas to maximize the potential of strategically important sites.

- Objective 1: Establish specific land use recommendations for the target areas in the corridor.
- Objective 2: Encourage redevelopment recommendations for parcels along the corridor which will be affected by the widening of the right-of-way.

- Objective 3: Establish a land use pattern that provides appropriate transition from the regional-scale retail development in Canal Winchester to the low-intensity residential development common along the corridor between Busey and Hill Roads.
- Objective 4: Identify land areas in need of protection or specific development controls to protect valuable resources such as wellhead protection areas or landmarks.

Goal 7-Zoning: The City will provide state-of-the-art land use regulations that fit its unique needs.

- Objective 1: Create and adopt appropriate zoning regulations such as planned unit development standards to ensure the recommended land use and design concepts are implemented.

Goal 8-Design Quality: The City will require high quality development that promotes a positive and aesthetically attractive image.

- Objective 1: Establish preferred design concepts for key sites along the corridor to ensure high-quality and appropriate transitions between various uses.
- Objective 2: Establish development policies for redevelopment areas regarding quality.

Goal 9-Parks & Recreation: The City will provide a linked parks and recreation system for its residents.

- Objective 1: Identify potential locations for park and recreational areas along the corridor.
- Objective 2: Identify appropriate connections, including but not limited to bike and pedestrian connections, between proposed and existing parks or recreation areas in the City or corridor in accordance with the recently adopted parks and recreation plan.

Goal 10-Changing Demographics: The City will plan for the long-range trend of an aging population.

- Objective 1: Identify potential locations for alternative forms of housing that would be more appealing to empty nesters.
- Objective 2: Identify potential locations appropriate for retirement housing or assisted living facilities in close proximity to medical services and retail.

## **FUTURE LAND USE ALTERNATIVES**

### **Overview**

The diverse trends shaping the future of the corridor make it challenging to recommend a single and very specific land use plan for the corridor. For this reason, MDC has prepared several Land Use Alternatives for the corridor to respond to market conditions. The primary objectives are to maintain a balance of land uses to help maintain a strong fiscal base for the City, while promoting high quality development to contribute to the identity of the City. The corridor contains a significant amount of development potential and will therefore take many years to fully develop. The rate at which the corridor builds out will be strongly influenced by the regional market demand for residential and nonresidential development. The three land use alternatives offer options for appropriate land use configurations along the corridor with all of them focusing on a balanced approach. The alternatives have been further explained using development concept site plans showing specific building orientations, buffering, and access configurations to further illustrate the appropriate form and configuration of development along the corridor.

### **Land Use Definitions**

The following land use definitions are divided into three subcategories and provide general land use recommendations including types of uses, intensity of uses, and general design considerations. The same land use categories apply to all of the alternatives and throughout the corridor.

#### **Business Designations**

Business designations are the land uses that relate to commercial uses such as employment, retail, or industrial.

##### *Regional Commercial*

Regional Commercial includes large format retail uses designed to serve a regional population. Typically these uses occur in concentrations in excess of 100,000 square feet and individual buildings may have building footprints in excess of 15,000 square feet with many in excess of 100,000 square feet to house large scale retail uses. Individual regional commercial uses may require sites of nine or more acres to accommodate buildings and adequate parking, or for multiple use developments sites in excess of 30 acres are required. Regional Commercial may include general retail, department stores, home goods stores, building supply retail, electronics retail, grocery, and wholesale clubs. Regional commercial uses are often accompanied by neighborhood commercial uses in "outlots" within the same development.

##### *Neighborhood Commercial*

Neighborhood Commercial includes small to medium scale retail and service uses designed to serve both a local and regional population. Typically these uses are housed in structures less than 15,000 square feet and are located on parcels of between one and five acres. Neighborhood Commercial is typically not found in large concentrations except when located near Regional Commercial. Individual corner lots or lots in close proximity to office uses are key locations for Neighborhood Commercial. Neighborhood Commercial may include convenience stores, small markets, small scale specialty retail, professional services, personal services, design showrooms or studios with retail components. Gas stations are a use that may be appropriate in some neighborhood commercial locations provided adequate buffering and site size is available to separate the gas station from residential uses with another more residentially compatible use such as office.



*Flex Industrial/Warehousing*

Flex Industrial/Warehousing designates locations for storage of goods or material manufactured off site and limited operational office space. There is no retail component with these uses. Common occupants would include self-storage units or distribution centers.

*Employment Campus*

Employment Campus includes a concentration and variety of office and institutional uses in a campus setting. They can accommodate large format buildings in excess of 30,000 square feet and should display a high level of design consideration for both architecture and landscaping. These areas typically require sites in excess of 50 acres and should be designed as a cohesive and planned development. Buildings in an Employment Campus may be multiple-stories to accommodate a high concentration of employment. Transportation networks and open space are integral components of an Employment Campus. Locations should have good regional access and adequate on-site circulation to accommodate high-levels of traffic at peak periods. Typical occupants in an employment campus may include a branch location for post-secondary education, corporate offices, professional offices, medical facilities, or research and development facilities.

*Community Office*

Community Office includes medium scale office uses in moderate concentrations usually not exceeding 100,000 square feet. Individual buildings may range in scale from a few thousand square feet to 30,000 square feet. Buildings will typically be one or two stories in height. Community Office buildings may be arranged in office parks or as individual uses or along major roads.

*Office/Residential*

Office/Residential is a very small-scale transitional designation for areas along Diley Road that are currently single-family residential. Office/Residential uses may remain as single-family homes or may be converted to offices. Existing structures may be adaptively reused or new structures that keep within a residential scale may be constructed. To remain in scale and context with typical single-family homes new structures should not exceed 5,000 square feet in size, and should not exceed two stories in height. Office/Residential may be accommodated in designated areas on lots with frontage along Diley Road particularly on lots with a depth less than 300 feet. Typical occupants in office/residential uses may include medical or dental offices, studios (architectural, interior design, photography, and artist), salons, spas, daycares, real estate offices, and other professional or personal services.

**Residential Designations***Multi-Family*

Multi-family describes the future land use of an area where small-to medium scale multi-family buildings are appropriate. The gross net density in these areas should be between 6 and 8 units per acre. Individual buildings may have three (3) to eight (8) units and are typically no more than three (3) stories. They are built on lots that allow moderate setbacks on all sides. Multiple structures may be constructed on a single lot. They may be retained as rental units or as owner-occupied units with no land ownership associated with the condominium unit. They are typically built on large lots with perimeter buffers or landscaping to screen them from adjacent uses. Properly designed multi-family homes are also appropriate as part of Planned Residential Developments.

*Planned Residential*

Planned residential is a mixed residential designation that allows for the planned design of neighborhoods that contain single-family detached, townhouses, and small scale multi-family buildings. The gross density of these areas should remain relatively consistent with the surrounding residential at between 2 and 4 units per acres. However, smaller lot sizes may be appropriate when

portions of the total land area can be designated and protected as open space or parks. Key features of planned residential include pedestrian friendly architecture and sidewalks. Land with this designation should be located within 1/4 mile radius of other active uses such as employment, recreation, civic or retail uses to promote pedestrian and bicycle travel from these areas. Creative development design is encouraged in these areas to maximize the value of properties by capitalizing on unique assets of the site such as views, resource protection or proximity to other resources such as parks or activity centers.

#### *Attached Single-Family*

Attached single-family or townhomes are single-family residences that have individual entrances at grade, and private rear yards. This type of housing is particularly appropriate in proximity to nonresidential uses or in planned or mixed residential neighborhoods. The lot dimensions for attached single-family can be between 20 and 30 feet in width and sufficiently deep to allow for a back yard and an attached or detached garage, often with access off of an alley. Townhouses should be configured along a street or green rather than fronted by parking areas. Generally townhouses should be treated just as a detached single-family home with front porch, stoops, or other entry feature. Sidewalks are encouraged along the frontage of townhouse development. Townhouses should be developed as part of a planned residential design or as a transition from nonresidential uses to single-family homes.

#### *Adult Living Residential*

As the population ages, additional housing options for older Americans are in increasing demand. Currently, the City does not have many housing options that cater to this segment of the population. Adult living residential identifies areas where alternative housing options that range from single-floor plan detached homes with zero lot lines and different amenities than the common single-family home, to garden condos, apartments for retirees and or assisted living or long-term care facilities, are appropriate. The Adult Living Residential is a land use category intended to promote housing options that cater to the needs of a mature population, empty nesters, and senior citizens.

#### *Detached Single Family*

Suburban Single-Family represents the majority of the existing development in the area and is an appropriate future land use in locations in close proximity to existing detached single-family. Common characteristics of this land use designation are moderate sized lots with detached single-family homes set on curvilinear streets with cul-de-sacs and limited public spaces. Homes are roughly set in the center of lots with large front and back yards. Homes have attached garages with on-street parking as a secondary option. Appropriate densities in Detached Single-Family are between 2 to 3 units per acre. Detached single-family units are also appropriate as part of Planned Residential developments.

#### *Planned Estate Residential*

Planned Estate Residential is a form of planned residential development that employs planned residential concepts with large lots of 5 acres or more. The goal with this land use category is to maintain a rural character by maintaining low residential development densities. This land use category is intended to promote high-end estate residential with views of parks and open spaces in close proximity to employment opportunities. The density of this type of residential will range between 1 unit per 3 acres to 1 unit per 5 acres.

### **Other Designations**

#### *Utilities*

Utilities designate land areas currently occupied by power substations and other public utility infrastructure.

*Public/Government*

Public/Government is the category for City, County, or State owned land used to conduct government functions.

*Semi-Public/Institutional*

Semi-public/institutional is the category for larger format uses such as schools or churches that are run by institutions other than the City, County, or State.

*Parks/Recreation/Open Spaces*

Parks/Recreation/Open Spaces are land areas designated for recreational activities or to be preserved in perpetuity as undeveloped open spaces. These locations may include recreation centers and structures, ball fields, paths and trails, nature preserves, or landscaping.

## DEVELOPMENT CONCEPTS

In addition to the land use alternatives, MDC has created the development concepts to provide design guidelines for the potential development of portions of the corridor. These concepts are intended to provide inspiration and guidance for creative site design and building configurations and to serve as examples of the intent of the land use recommendations. They have been based on the land use recommendations, but do not necessarily represent the only appropriate way to approach development in the corridor. These concepts should be referred to as examples of how development could be designed to achieve the vision for this corridor plan. However, because it is not possible to predict the exact properties that will be submitted for development approval, variations from these concepts are expected.

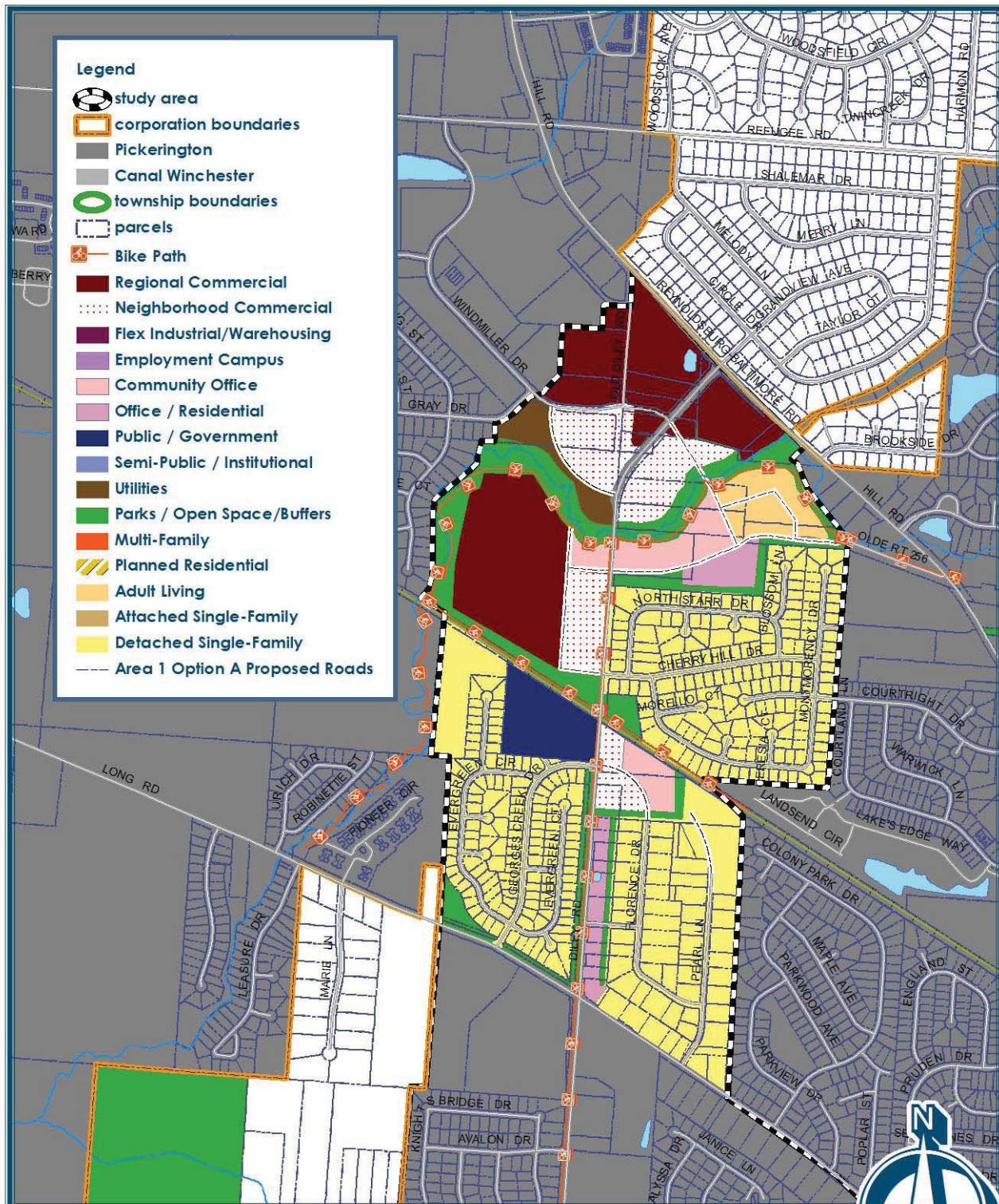
## Area 1

*Overview*

Area 1 includes the northern most portion of the Corridor Study Area. This portion of the corridor is currently within the City of Pickerington. Significant portions of the site are already zoned for commercial development and much of the land with frontage along Diley Road in the southern parts of this area is occupied by single-family homes. The primary vision for this area is a continuation of the commercial and office development from State Route 256 with the addition of some alternative form of housing including either an adult living element or creative and high quality multi-family units. The following land use alternatives are proposed for this portion of the Diley Road Corridor. The extensive amount of land available in the corridor makes the buildout horizon for this plan long-term. Following the land use maps is a target area map showing the four subareas of Area 1. Further recommendations and development guidelines are provided for these target areas following the maps.

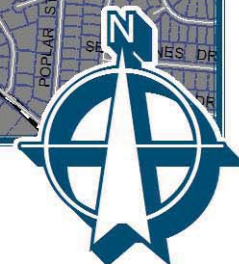


## MAP 4: AREA 1 RECOMMENDED LAND USE ALT. A



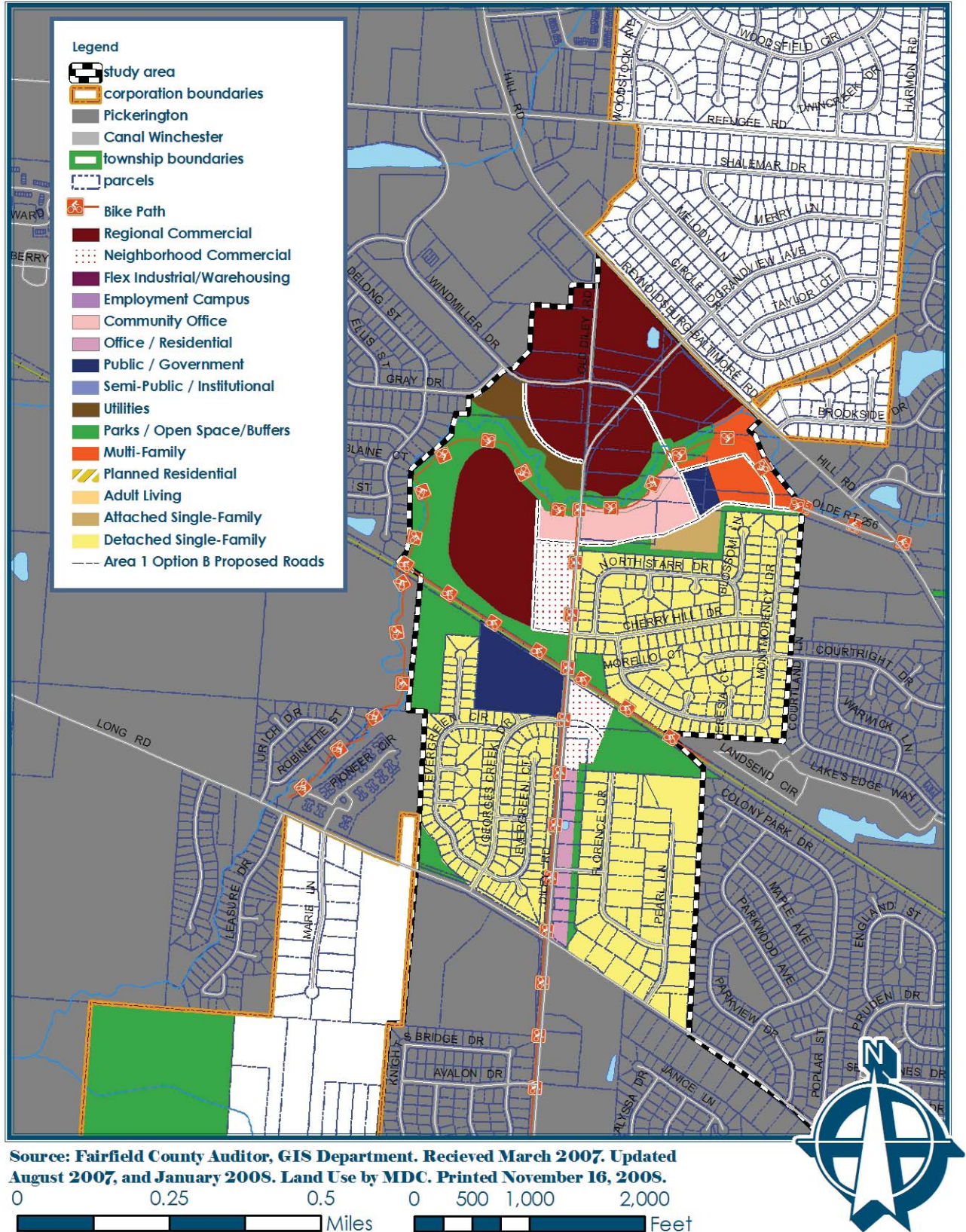
Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed November 16, 2008.

0 0.25 0.5 0 500 1,000 2,000  
Miles Feet



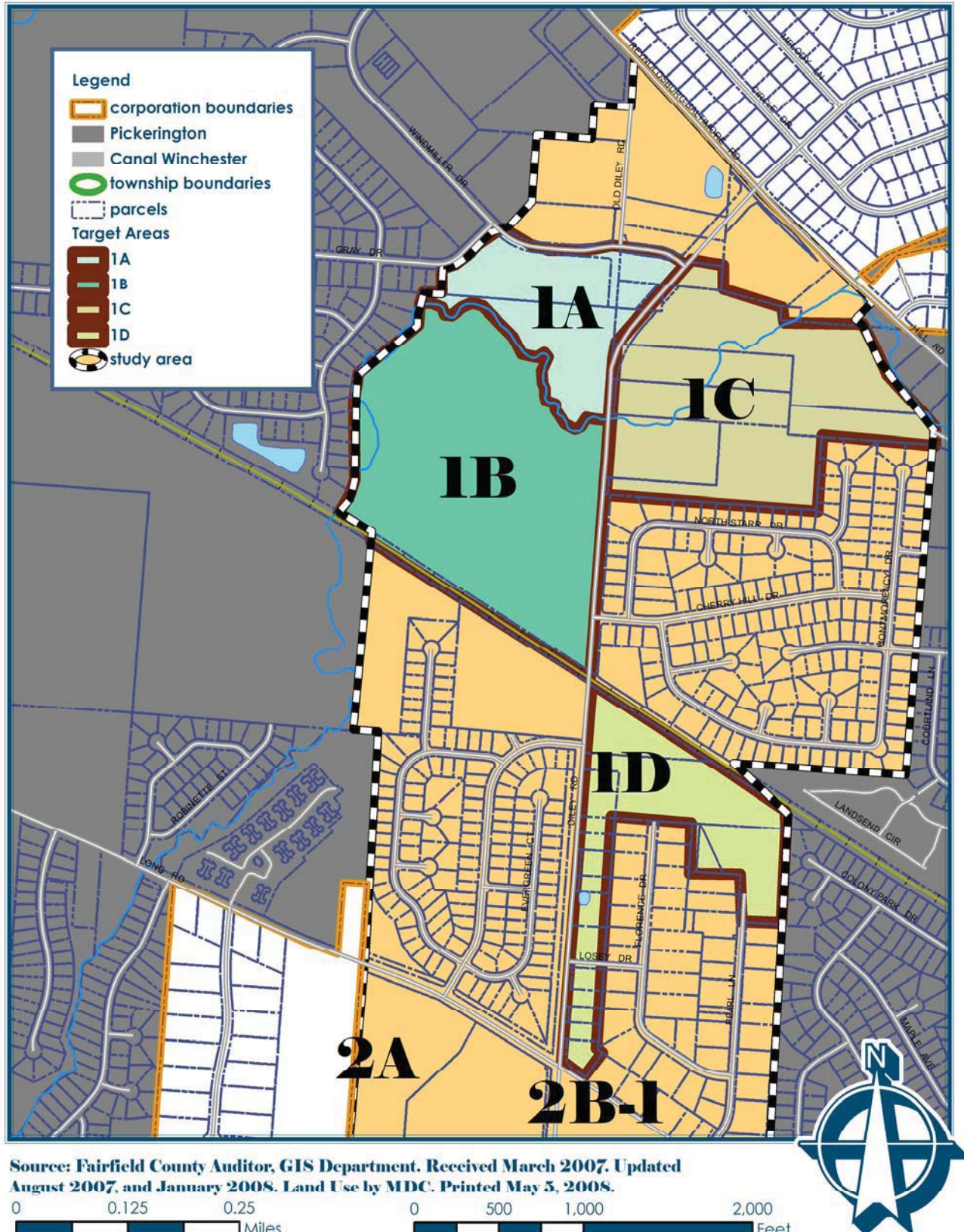


## MAP 5: AREA 1, RECOMMENDED LAND USE ALT. B





## MAP 6: AREA 1, TARGET AREAS



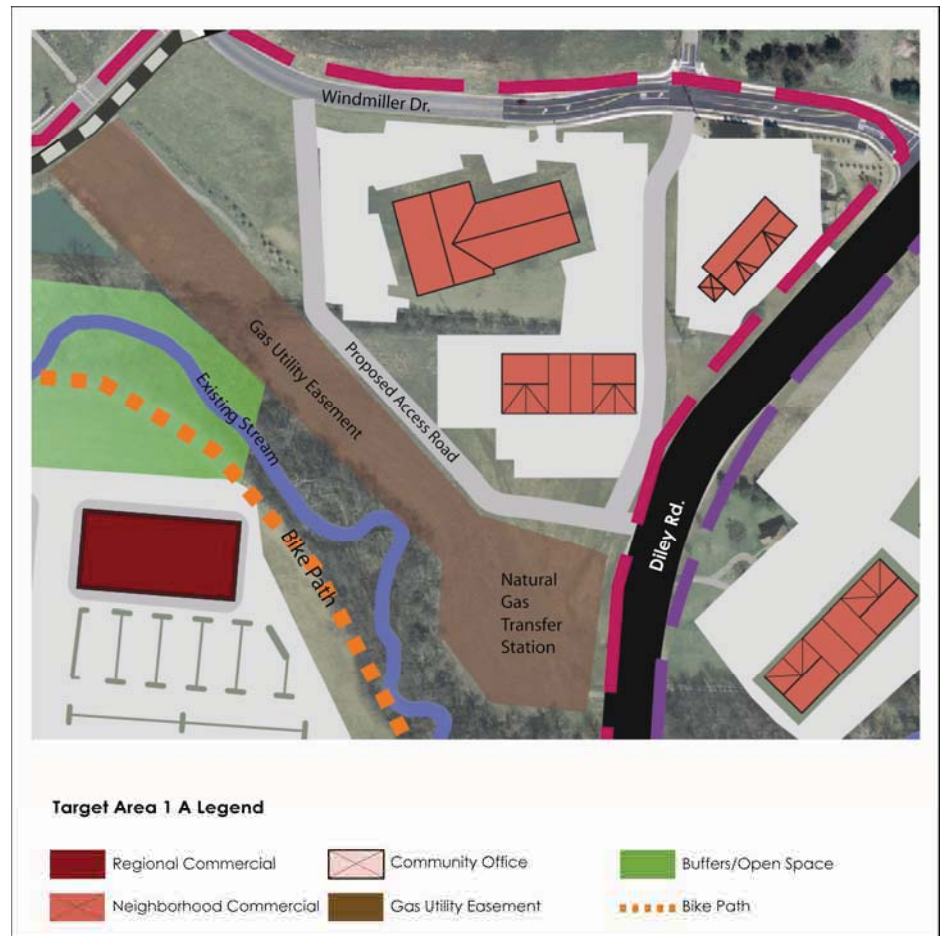
### Target Area 1A

Target Area 1A is approximately 19 acres and is currently zoned C-3, C-2, and R-4. This target area is located in the City of Pickerington and is an appropriate location for a mix of service and moderate scale retail uses. A bowling alley recently received Planning and Zoning Commission approval while staff has had discussion with the property owner concerning a shopping center on two of the C-3 Community Commercial zoned sites. The third site was created with the realignment of Diley Road. This site is currently zoned R-4 Residential, and C-2 Central Business Mixed-Use. The land use recommendation for this area is either Regional or Neighborhood Commercial. A natural gas transfer station with an associated 150 foot wide easement are also located in this area and are considered long-term uses that will be continued.

#### Development Guidelines

The following guidelines should apply to development in Target Area 1A:

1. A park, green or other gateway feature should be provided at the southwest quadrant of the intersection of Diley Road and Windmill Drive.
2. There are a couple of access options for vacant parcels west of Diley Road and north of the creek. Option one would be a private access easement that parallels the east side of the gas easement along the west side of the bowling alley and southwest of the shopping center that connects Diley Road and Windmill Drive.



Option two could utilize the old Diley Road right-of-way to provide access to the site.

3. The gas line easement and transfer station should remain.
4. The existing tree cover on the northern side of the stream running along the southwestern boundary of Target Area 1A should be preserved to maintain tree cover and the integrity of the stream.
5. All development shall meet the requirements of the *City of Pickerington's Nonresidential Design Guidelines*.



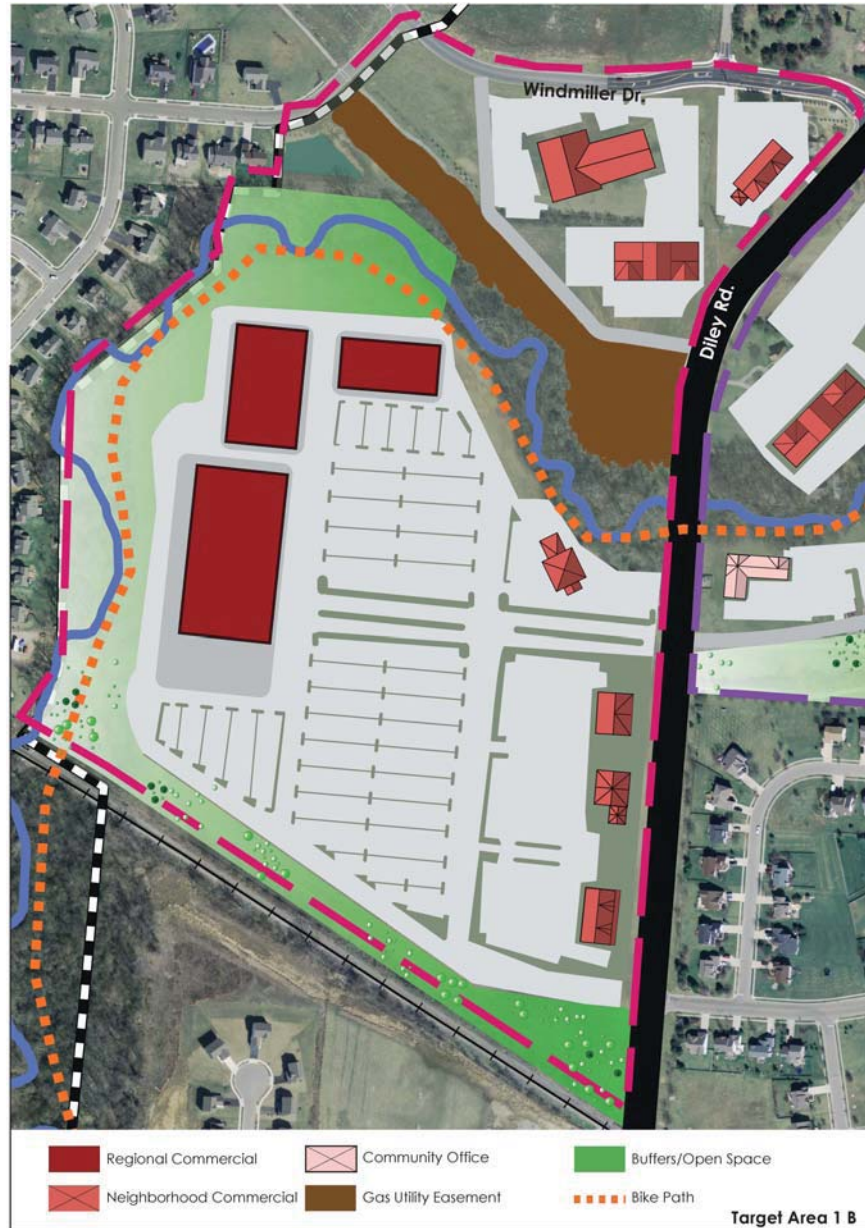
### Target Area 1B

This area is the appropriate location for a mix of commercial, service, retail, and office uses. Larger format buildings are appropriate in this location; however, transition in scale is important in areas in close proximity to existing residential development. The site offers opportunity for a creative mixed-use development, however, existing zoning allows for more traditional suburban format development. Either pattern of development would achieve the goals of this plan. The Development Concept to the right shows one option for a site layout for Target Area 1B and illustrates potential building configurations and yields. This development concept provides inspiration for intensity and site layout; however, creative and alternative site layouts are acceptable provided they meet the development guidelines detailed below.

#### Development Guidelines

The following guidelines should apply to development in Target Area 1B:

1. A minimum of a 100 foot wide naturalized buffer should be established on either side of the creek running on the northern and western border of this site to help maintain water quality in the stream.
2. Existing trees along the stream corridor should be preserved to the maximum extent to maintain buffering between adjacent residence and future development in this area and to protect water quality.
3. A minimum of a 50-foot wide naturalized or landscaped buffer that complies with the zoning code shall be provided along the southern boundary of the site, adjacent to the railroad right-of-way.
4. Public access following the general path of the stream should be provided to allow for a bicycle trail that is connected to the citywide/regional network of bicycle trails to promote alternative modes of transportation.
5. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens.





6. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, and/or rain gardens, and use of native plants in landscaping.
7. In areas adjacent to existing residential development, large format buildings should be separated from residential structures by large buffer yards or smaller format buildings to provide a transition in scale and intensity.
8. All development shall meet the requirements of the *City of Pickerington's Nonresidential Design Guidelines*.
9. Access points shall be provided per the *City of Pickerington Access Management Plan* or as shown on the recommended land use and development concept plan with a traffic impact study approved by the City Engineer.

### Target Area 1C

Target Area 1C is located on the eastern side of Diley Road at and just south of the intersection of Windmill Drive. Single-family detached homes are located to the south of this area along Northstar Drive and Blossom Lane in the Cherry Hill Subdivision. This target area is appropriate for a mix of moderate scale retail, services, and office uses. The northeast quadrant of this site is appropriate for an adult living facility or well designed attached homes with a possible civic component. Target Area 1C is currently within the City of Pickerington and is zoned for residential development. The Development Concept below shows one option for a site layout for Target Area 1C and illustrates potential building configurations and yields. This development concept provides inspiration for intensity and site layout; however, creative and alternative site layouts may be acceptable provided they meet the development guidelines detailed below.



### Development Guidelines

The following guidelines should apply to development in Target Area 1C:

1. A minimum of a 100 foot wide naturalized buffer should be established on either side of the creek running through the site to help maintain water quality in the stream.
2. Existing trees along the stream corridor should be preserved to the maximum extent to protect water quality and maintain tree cover.
3. A minimum of a 50 foot wide naturalized or landscaped buffer that complies with the zoning code shall be provided along the southern boundary of the site, adjacent to the existing residential development.
4. Public access following the general path of the stream should be provided to allow for a bicycle trail that is connected to the citywide/regional network of bicycle trails to promote alternative modes of transportation.
5. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens.
6. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.
7. In areas adjacent to existing residential development, large format buildings should be separated from residential structures by large buffer yards or smaller format buildings to provide a transition in scale and intensity.
8. The individual footprint of buildings located adjacent to the existing residential development should not exceed 5,000 square feet and buildings should be no more than two stories in height.
9. All development shall meet the requirements of the *City of Pickerington's Nonresidential Design Guidelines*.
10. Access points shall be provided per the *City Access Management Plan* or as shown on the recommended land use and development concepts plan with a traffic impact study approved by the City Engineer.
11. Any structures developed on sites along Diley Road should be designed to face Diley Road with their primary façade. If located on a corner of Diley Road and a new internal drive, buildings should be designed in a configuration to present an equally detailed façade to both frontages.
12. Interconnected roadways are strongly encouraged in this area. Connections are encouraged between the internal circulation and the Drug Mart site to provide cross access.
13. A public road per the *City Thoroughfare Plan* should connect Diley Road to SR 256 at the eastern edge of Target Area 1C.
14. Consolidated access points via private or public roads should be provided for all development within Target Area 1C. No individual site should have access directly onto Diley Road.



### Target Area 1D

Target Area 1D is located on the eastern side of Diley Road just south of the CSX Railroad in the City of Pickerington. The whole target area is currently zoned R-4 Residential. The target area includes approximately 24 acres and includes undeveloped land partially owned by the City, single-family homes with frontage on Diley Road to Long Road, and a large lot residential area at the end of Pearl Lane just north of the Violet Springs Subdivision. The target area's proximity to the rail line and homes offers an opportunity for a transition in uses along the corridor to provide services.

The recommended alternative for this area includes a mix of small scale retail and office uses with infill residential development at the end of Pearl Lane. The alternative recommends using the northeastern portion of the site for a flexible light industrial or warehousing use that would be compatible with the location next to the railroad.

#### *Development Guidelines*

The following guidelines should apply to development in Target Area 1D:

1. More intense uses including a potential gas station should be contained to the northwestern portion of the target area and capitalize on the location next to the rail line and the larger scale church on the west side of Diley Road. The site is large enough to provide buffering for the adjacent residence with lower impact uses such as offices or service businesses.
2. A buffer with a minimum of 50 feet in width per the zoning code shall be provided between any business use and adjacent residential uses to reduce the impact of noise and light generated on the business site. The buffers should be heavily landscaped with a mix of evergreen and deciduous trees and shrubs to provide year round screening. Berms, mounds, walls or fences should be used in combination with plantings to provide screening between business and residential uses.



3. Access for the northern portion of the site should be provided via a new road aligned with Georges Creek Road. The new road may connect to Florence Drive or may be terminated before the southern property line.
4. The residential parcels located along Diley Road in the southern tail of this target area are recommended for Residential/Office which would allow for residential uses or conversion of the structures to business uses while maintaining the residential scale. If these structures are converted to business uses, adequate buffering should be provided along the eastern property lines.
5. Furthermore, if the residential uses are converted to business uses, consolidated access is encouraged to manage access from Diley Road and improve accessibility to the individual uses.
6. If parking areas are required in the conversion, they should be located to the side or rear of structures.
7. The average setback along Diley Road as it exists today should be observed in the redevelopment of any of the sites within the Residential/Office area to maintain consistency with the residential character of the surrounding area.
8. If the large residential lots at the north end of Pearl Drive are further subdivided to provide additional single family housing, access should be provided via an extension of Pearl Drive. However, if a business use is developed on this site, access should be provided via a new access point from Diley Road aligned with Georges Creek Road.

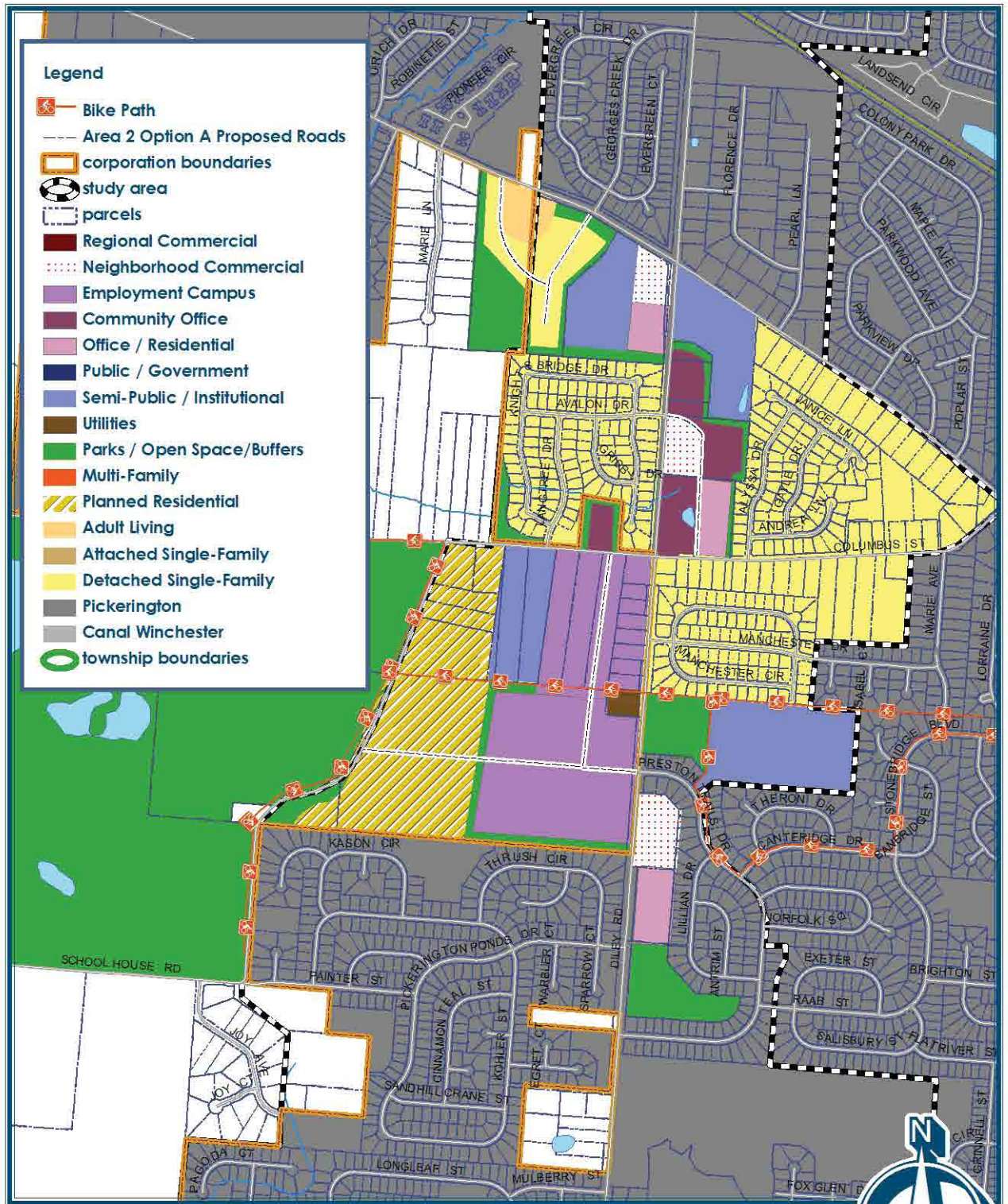
## Area 2

### Overview

Area 2 includes the central portion of the Diley Road Corridor. This area is bound to the north by Long Road and to the south by the Fox Glen subdivision. This area has two relatively large areas for potential development and two moderate sized locations for potential redevelopment. Additionally options for reconsideration of the land use in the Reserve at Pickerington Ponds subdivision are presented in this Area. Because of the central location in the corridor, this portion is likely the area with the longest timeframe for buildout.



## MAP 7: AREA 2, RECOMMENDED LAND USE ALT. A



Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed May 5, 2008.





## MAP 8: AREA 2, RECOMMENDED LAND USE ALT. B



Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed November 16, 2008.

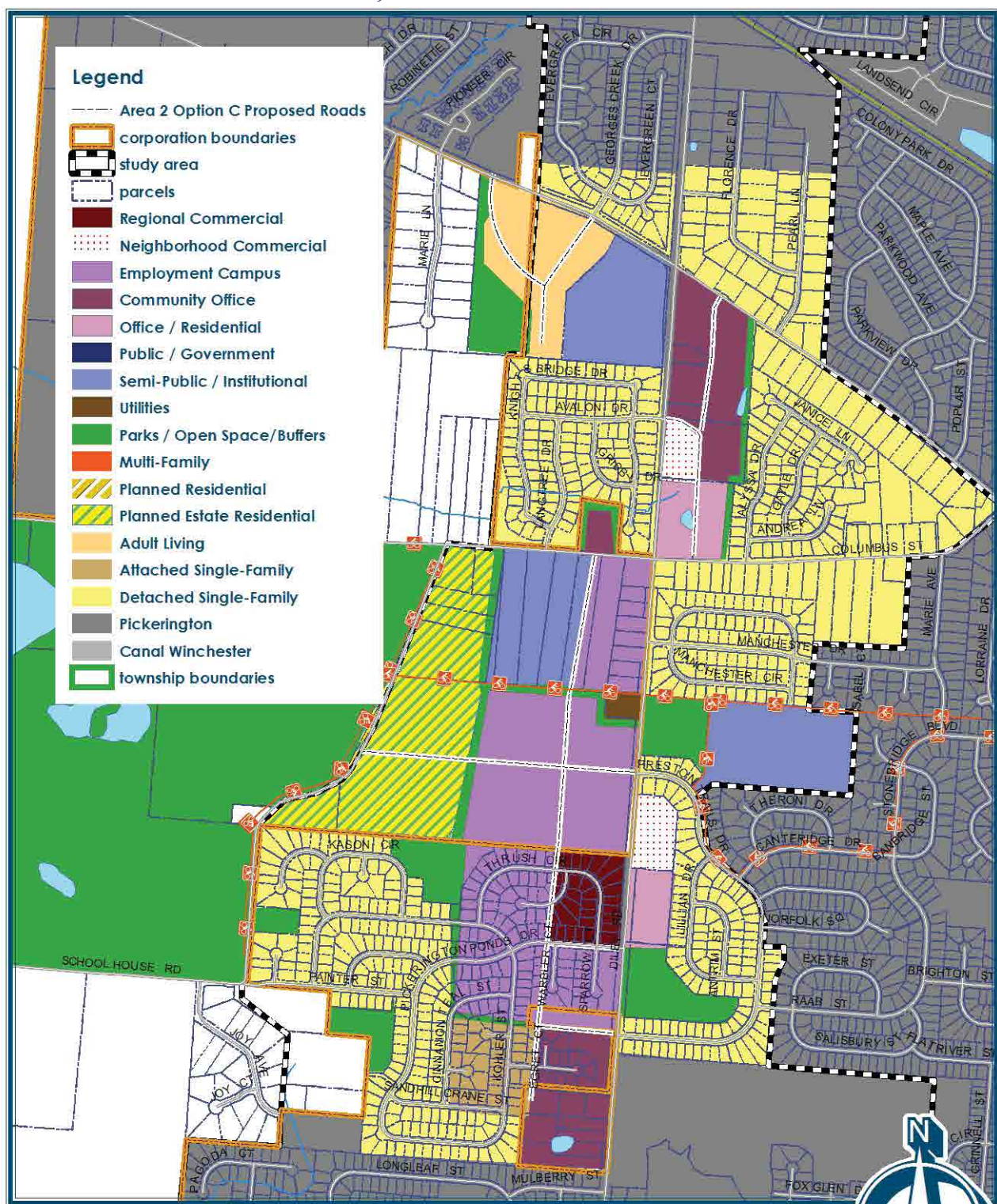
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## MAP 9: AREA 2, RECOMMENDED LAND USE ALT. C

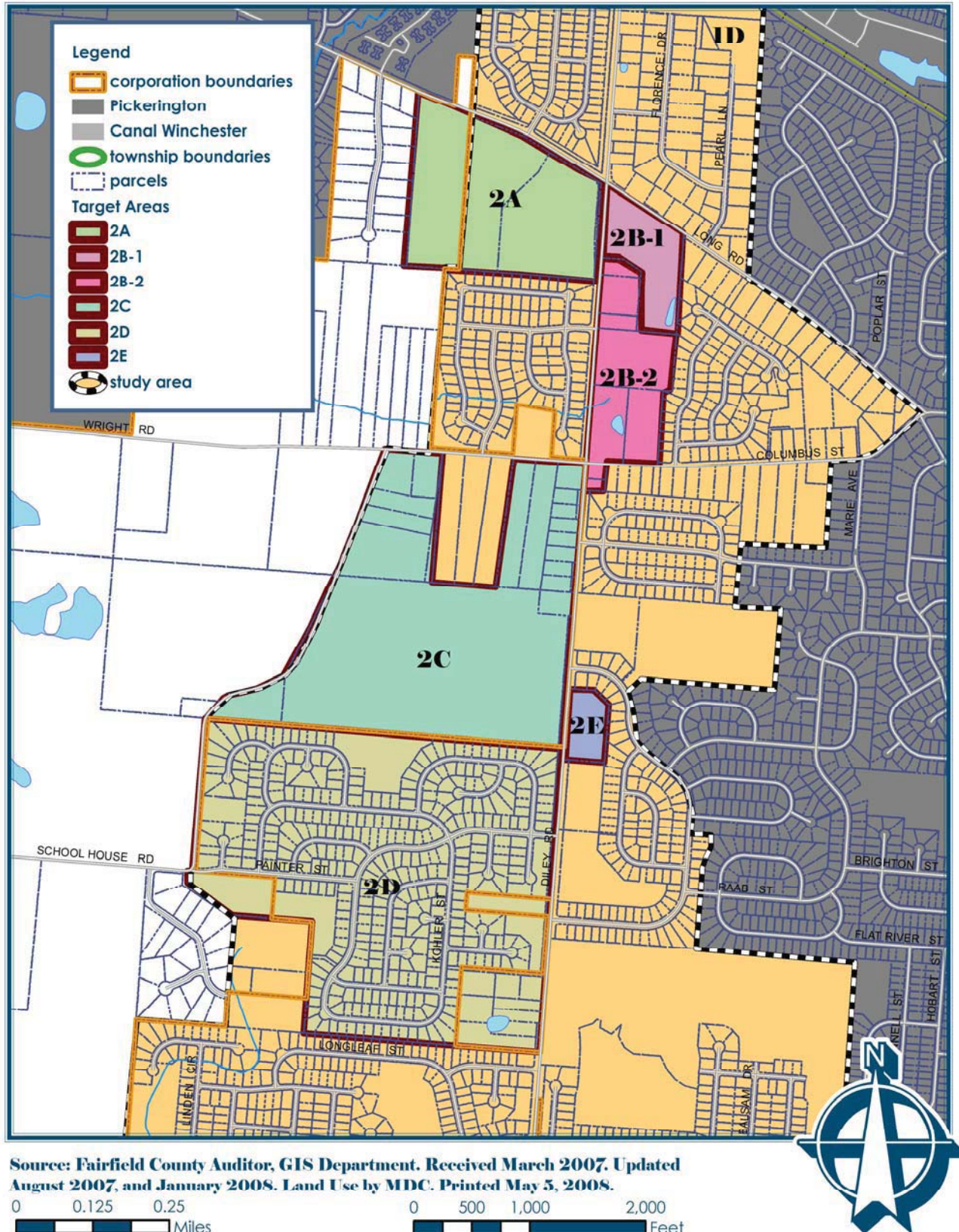


**Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed May 3, 2008.**





## MAP 10: AREA 2, TARGET AREAS





### Target Area 2A

Target Area 2A includes four parcels located at the southwest corner of Long and Diley Roads. The 45.7 acres is partially in the City (29.5 acres) and is currently zoned AG-Rural District. The portion of this area in the City is occupied by a church. The parcel located in Violet Township is occupied by a home and out buildings on a large lot. As part of the Diley Road widening, this intersection will be signalized. The land uses in this target area are appropriate future land uses, however, as conditions along the corridor change, redevelopment or intensification of this area may be proposed. Recommended uses for this area include a mixed residential development which employs conservation design to preserve open spaces for the portions of the area west of the existing church building. In redevelopment of this area, preservation of the existing home and out buildings and church use could be incorporated into the site design. Possible reuse of the frontage along Diley Road for small scale retail/commercial uses, office or service uses that would take advantage of the access, and be compatible with the existing church use would be appropriate. The Development Concept shows how detached homes could be clustered on the western parcels at a density equivalent to permissible single family densities while preserving significant open spaces and allowing for potential assisted living or larger format civic or institutional uses along the frontage of Long Road. Specialty housing types for older adults, empty nesters or individuals who are looking for lower levels of individual property maintenance are feasible options for the residential recommendations for this area. The existing church is maintained with the addition of commercial/retail and office or service related businesses along Diley Road.

#### Development Guidelines

The following guidelines should apply to development in Target Area 2A:

1. Commercial, retail or office uses should be contained to the first 300 feet of depth along Diley Road.
2. Access for any businesses on Diley Road shall meet the recommendations of the *City of Pickerington Access Management Plan* or as shown on the development concept with a traffic impact study approved by the City Engineer.
3. Uses located along Diley Road should be compatible with the church and the elementary school on the adjacent corner.



4. New buildings and site design for business uses shall meet the requirements of the City of Pickerington's Nonresidential Design Standards.
5. The western portion of the area should be used for a mix of residential and institutional uses. This area should be designed to preserve larger portions of open space in excess of 50% of the total area.
6. A maximum of 70 detached or attached single-family units should be permitted on the western 27.8 acres (an average of 2.5 units per acre) in exchange for the preservation of 50% or more of the site as open space. Additional residential units may be accommodated in facilities such as assisted living buildings on the same site.
7. Innovative subdivision techniques should be employed to provide on-site amenities, appropriate transitions, and aligned access points as part of any residential development.
8. Trees along fence rows and on the site should be preserved through the location of the open space.
9. A landscaped buffer a minimum of 50 feet in width per the zoning code shall be provided between any residential development and the existing church, although pedestrian paths or access is encouraged from residential development in the western portions of the area to Diley Road.

### Target Area 2B

Target Area 2B includes two subareas and is located in the southeast quadrant of the Long and Diley Roads intersection. Combined, the two subareas are approximately 34.5 acres. This area is within the current City limits and is zoned R-4 Residential. Currently the area is occupied by an elementary school (2B-1) and single-family homes on larger lots (2B-2). Land use recommendations include a mix of civic/institutional, community scale office, residential scale office, and neighborhood scale retail. The alternatives for this area show preferred options for retention of the school or potential reuse of the school site for community scale office if the schools would decide to discontinue use of the existing facilities. Location at a key signalized intersection will make this a highly desirable location for business uses. Close proximity to established residential neighborhoods indicate a significant need for sensitive transitions and buffer if the frontage along Diley Road is redeveloped with business uses.

The development concept for this area shows a possible configuration for office, retail, and service oriented buildings with the application of a buffer zone to transition from the residential to business uses.

### *Development Guidelines (Target Area 2-B1)*

The following guidelines should apply to development in Target Area 2-B1:

1. Area 2-B1 should be retained as a school or other civic or semi public use or redeveloped with community-scale office buildings.



2. Access points shall be provided per the *City of Pickerington Access Management Plan* or as shown on the recommended land use and development concept plan with a traffic study approved by the City Engineer.
3. In the event the site is redeveloped with office uses, a buffer of a minimum of fifty feet in width including naturalized swales, tree, and shrub plantings and/or a fence shall be provided along the eastern property line to reduce the visual and noise impact on adjoining homes.
4. Through access from Long Road to the recommended access road in subarea 2-B2 is recommended for improved traffic flow if a comprehensive redevelopment of the area is proposed.
5. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens.
6. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.
7. If possible, development of this area should be coordinated with the development plan for Target Area 2-B2 to provide for a cohesive circulation pattern and appropriate transition from Diley Road to the residential neighborhoods to the east.
8. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Standards*.

#### *Development Guidelines (Target Area 2-B2)*

The following guidelines should apply to development in Target Area 2-B2:

1. If redeveloped, Area 2-B2 should be a mix of neighborhood scale retail, community scale office, and residential office.
2. Larger nonresidential structures should be situated closer to Diley Road and in the northern portions of the target area to reduce negative impact on existing homes.
3. Access shall be provided per the *City of Pickerington Access Management Plan* or as indicated in the development concept with a traffic impact study approved by the City Engineer.
4. All buildings and sites shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
5. In the event the site is redeveloped with office uses, a buffer of a minimum of fifty feet including naturalized swales, trees, and shrub plantings and/or a fence shall be provided along the eastern property lines to reduce the visual and noise impact on adjoining homes.
6. A consolidated redevelopment plan for this area is encouraged which addresses building orientation, buffering, and uses to ensure a coordinated redevelopment of this area.
7. A maximum floor area ratio (FAR)<sup>1</sup> of 0.25 should be applied in this area.
8. Small or Neighborhood-scale retail, convenience retail, or gas stations are only appropriate in the location designated as Neighborhood Commercial in the land use alternatives if they are buffered from the homes to the east and south by mid- or small-scale office or service uses.
9. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens. Retention of existing stream courses and ponds is strongly encouraged.

<sup>1</sup> A floor area ratio is a methodology for determining the potential floor area yield on a nonresidential lot. The FAR is a ratio applied to the total land area of a development site to calculate the maximum building yield. A 0.25 FAR applied to a one acre lot (43,560 square feet) would yield a maximum building area of 10,890 square feet of building space, or 43,560 multiplied by 0.25.



10. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.

### Target Area 2C

Target Area 2C is one of the largest opportunity areas along the Diley Road Corridor. The area is located at the southwest corner of Wright Road and Diley Road. Currently located in unincorporated Violet Township these 107.9 acres are contained in 24 different parcels. The current land uses in this area include larger lot residential, agriculture, a church and a power substation. The availability of a larger area in conjunction with the central location along the corridor provide a unique opportunity in the area for the creation of an employment campus that combines large format offices, institutional uses and some support services or retail in a park-like setting. The eastern portion of this area is recommended for Employment Campus in all of the alternatives. The western portion of this target area offers an opportunity for an expansion of the campus uses if the market could support such a concentration of such uses, but is also an appropriate location for some type of innovative high end housing. The two land use alternatives show options for a mixed-residential development including a variety of housing types such as townhomes and unique lot configurations focusing on formal open spaces or larger lot estate residential with views into the Pickerington Ponds Metro Park along School House Road. In any of the alternatives it is recommended that this area be developed as a cohesive mix of uses that provides both a new type of housing to the area as well as bolsters the employment base by accommodating larger format offices, research facilities, or institutional establishments like college branch campuses.





The development concept for this area shows a mixed-residential development with a focus on views of parks and formal open spaces combined with a moderate intensity employment park layout which includes frontage along Diley Road.

#### *Development Guidelines*

The following guidelines should apply to development in Target Area 2-C:

1. Access shall be provided per the *City of Pickerington Access Management Plan* or as indicated in the development concept with a traffic impact study approved by the City Engineer.
2. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
3. A master plan or planned unit development process is strongly encouraged for both portions of this area to create a consolidated plan.
4. A floor area ratio of 0.25 to 0.35 is encouraged for the nonresidential areas. If adequate parking can be accommodated in structures, higher FARs may be appropriate.
5. Integration of office, retail, service and residential uses into a walkable neighborhood is strongly encouraged to promote an alternative option to other subdivisions in the area.
6. At a minimum, the eastern portions of this target area should be reserved for employment generating uses until such time the market can support the development.
7. An internal street network of interconnected streets should be created to provide alternative routes for traffic in the event this area is developed with intense uses.
8. A minimum of 30% of the land in any phase of development for this area should be preserved as open space as either an active recreation area or passive naturalistic areas. Individually required yards should not be considered as part of this required open space.
9. A maximum of 130 residential units should be built in this target area unless more than 30% open space is provided.
10. Residential types appropriate for this target area can be determined by market demand; however, attached townhouses, estate homes, and lifestyle homes are encouraged. This target area should be developed with a mix of uses which should include at a minimum, formal or informal open space, civic or recreational use, a mix of residential types, and commercial retail uses.
  - a. A minimum of 50% of the total dwelling units in this area should consist of single-family detached dwellings.
  - b. Multi-family dwellings (excluding townhouses) shall not comprise more than 15% of the total dwelling units in the mixed residential development.
11. For any portion of a mixed residential development that abuts an R District with existing development, one of the following buffering approaches should be required:
  - a. The applicant may propose development of a similar dwelling type and lot size (or larger lot size) as that of the adjacent R-District along the shared boundary (e.g., the applicant may propose single-family dwellings on lots of 14,000 square feet along the mixed residential development boundary line adjacent to an existing development consisting of single-family dwellings on 14,000 square foot lots); or
  - b. The applicant may provide a 50-foot wide buffer along all property lines that abuts an R District that complies with the zoning code.
12. Right-of-way for walking and bicycle paths should be set aside in any subdivision of this land to support alternative modes of travel and access to the Pickerington Ponds Metro Park.
13. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and or rain gardens. Retention of existing stream courses and ponds is strongly encouraged.

14. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.
15. Buffers a minimum of 50 feet in width including naturalized swales, tree, and shrub plantings and/or a fence shall be provided between any nonresidential use and existing or planned homes reduce the visual and noise impact on adjoining homes.

## Target Area 2D

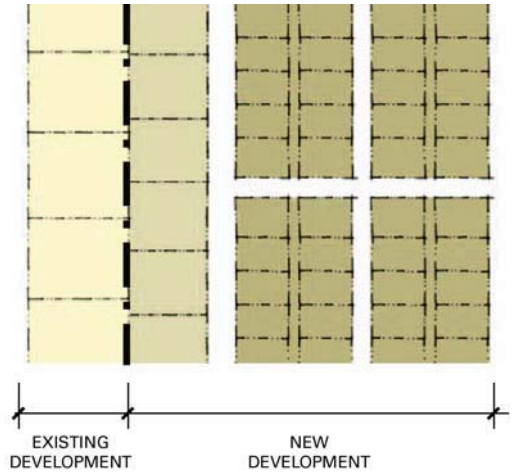
Target Area 2D is essentially an extension of Target Area 2C to the north. This area is currently subdivided as the Reserve at Pickerington Ponds Subdivision with over 400 individual parcels. This Corridor Plan provides recommendations for this area in the case the residential market remains flat and opportunities arise to develop this land with nonresidential uses that are supportive to the planned business park and residential character recommended for Target Area 2C. This location has some roads completed and there are a handful of single family homes in the northeast quadrant of the area which are already occupied. With the widening of Diley Road new access possibilities are opening up for this segment of the corridor. Use of the first 600-1000 feet of frontage along Diley Road as an extension of the business park or a mixed-use development is feasible. The development should be designed in a way that provides a concentrated center of retail, institutional and business activities surrounded by a neighborhood of planned or attached single-family homes feathering out to areas of typically single-family development. No specific development concept has been prepared for this area as the current land subdivision and R-4 Residential Zoning are a recent approval. This area is located within the City of Pickerington and is approximately 162 acres.

## Development Guidelines

The following guidelines should apply to development in Target Area 2-D:

1. Access shall be provided per the *City of Pickerington Access Management Plan* or as indicated in the recommended land use alternatives with a traffic impact study approved by the City Engineer.
2. An internal street network of interconnected streets should be developed to provide alternative routes for traffic in the event this area is developed with intense uses. Roadways and connections with the development in area 2C shall be required if both areas are developed with nonresidential uses.
3. Pedestrian paths and roadways that connect residential neighborhoods to business uses should be required to promote homes with bicycle or pedestrian access to jobs.
4. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
5. A master plan or planned unit development process is strongly encouraged for the development of this area.
6. A floor area ratio of 0.25 to 0.35 is encouraged for the nonresidential areas. If adequate parking can be accommodated in structures, higher FARs may be appropriate.
7. For successful development, the existing subdivided parcels will have to be consolidated and re-subdivided to provide for proper street alignments and lot sizes to accommodate larger format business uses.
8. The development of this site should include a mix of retail, office, and institutional uses with integrated neighborhoods of single-family homes both detached and attached.
9. Retail uses should be centrally located between the two termini of Preston Trails Drive to avoid conflict with the homes on the eastern side of Diley Road.
10. Integration of office, retail, service and residential uses into a walkable neighborhood is strongly encouraged to promote an alternative option to other subdivisions in the area.

11. A minimum of 30% of the land in any phase of development for this area should be preserved as open space as either an active recreation area or passive naturalistic areas. Individually required yards should not be considered as part of this required open space.
12. Residential types appropriate for this target area can be determined by market demand; however, attached townhouses, estate homes, and lifestyle homes are encouraged as follows:
  - a. A minimum of 50% of the total dwelling units in this area should consist of single-family detached dwellings.
  - b. Multi-family dwellings (excluding townhouses) should not comprise more than 15% of the total dwelling units in the mixed residential development.
13. For any portion of a mixed residential development that abuts an R District with existing development, one of the following buffering approaches shall be required:
  - a. The applicant may propose development of a similar dwelling type and lot size (or larger lot size) as that of the adjacent R-District along the shared boundary (e.g., the applicant may propose single-family dwellings on lots of 14,000 square feet along the mixed residential development boundary line adjacent to an existing development consisting of single-family dwellings on 14,000 square foot lots); or
  - b. The applicant may provide a 50-foot wide buffer along all property lines that abuts an R District that complies with the zoning code.
14. Right-of-way for walking and bicycle paths should be set aside in any subdivision of this land to support alternative modes of travel and access to the Pickerington Ponds Metro Park.
15. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens. Maintenance of existing stream courses and ponds is strongly encouraged.
16. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.
17. Buffers a minimum of 50 feet in width including naturalized swales, tree, and shrub plantings and/or a fence shall be provided between any nonresidential use and existing or planned homes which are not appropriately transitioned with scale, block, and roadway design to reduce the visual and noise impact on adjoining homes.



## Target Area 2E

Target Area 2E is approximately 8.5 acres in two parcels located on the east side of Diley Road between the two termini of Preston Trails Drive. The area is currently within the City of Pickerington and is zoned AG-Rural District. A brick farmhouse and wood barn occupy the northernmost parcel lending an element of identity as a traditionally rural community to this portion of the corridor. Potential uses which may be appropriate for this area include residential, commercial or office uses only if the existing structures are maintained. Adaptive reuse of the existing structures is strongly encouraged to preserve a unique landmark along the corridor. The City should work with the property owners to investigate the potential of designating the site as a local landmark, or the feasibility of designation as a national register site.



## Development Guidelines

The following guidelines should apply to development in Target Area 2-E:

1. Protect the existing structures on the northern parcel with minor exterior modifications to preserve the character of this location along the corridor.
2. If the site is redeveloped with nonresidential uses, appropriate landscaping and buffering per the zoning code shall be provided to create a buffer from noise or visuals created by any business activities on the site.
3. Access shall be provided per the *City of Pickerington Access Management Plan* with a traffic impact study approved by the City Engineer.
4. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens. Maintenance of existing stream courses and ponds is strongly encouraged.
5. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.

## Area 3

### Overview

Area 3 includes the southern most portion of the Corridor Study Area. This location is closest to the Interchange with US 33 and includes the land in the two northern quadrants of the Diley Road/Busey Road intersection. The proposed development activity in the Village of Canal Winchester on the opposite side of Busey Road includes an existing Industrial/Office development to the west of Diley and a proposed large format commercial project to the east. Opportunities in this area include

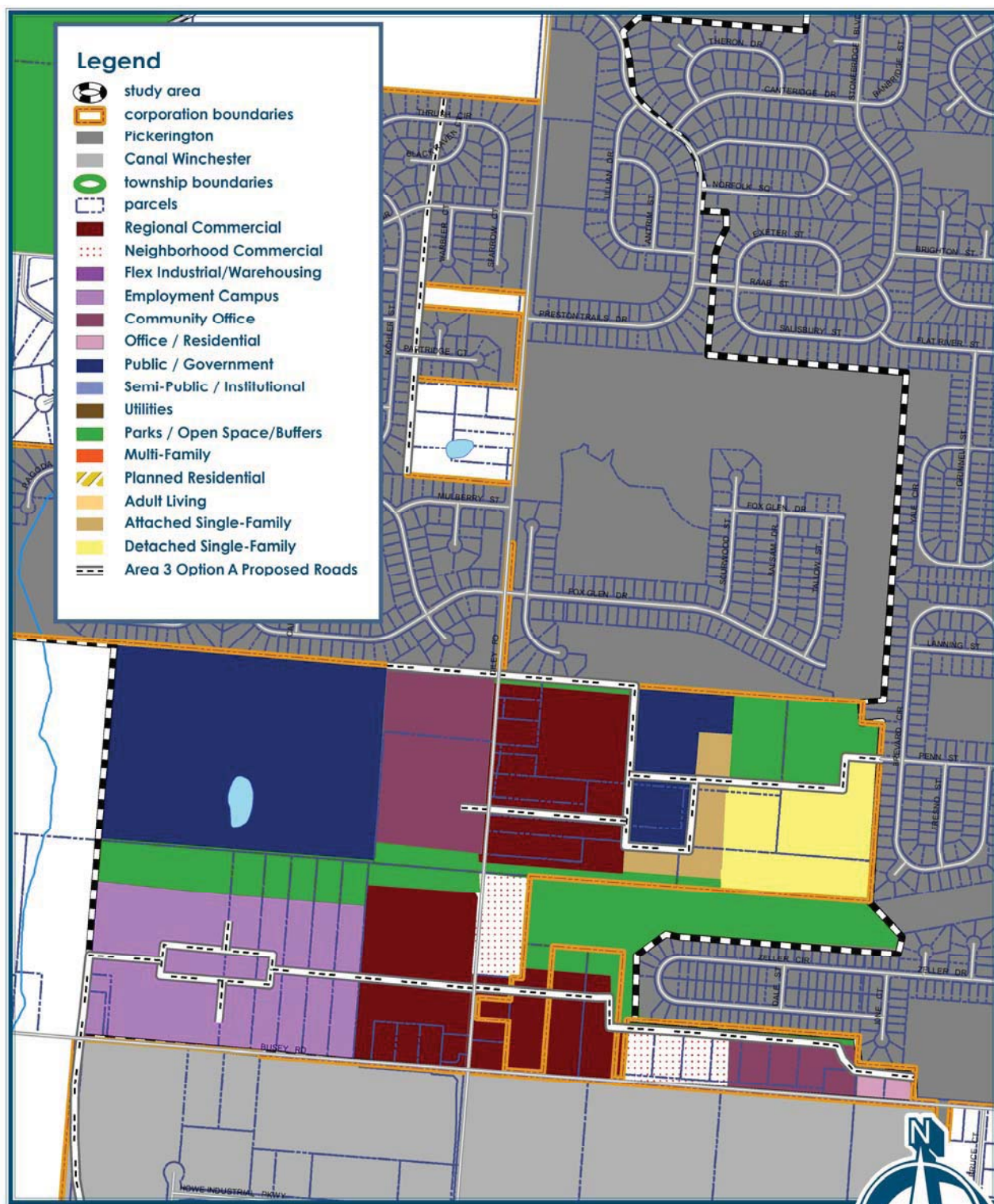
some of the larger tracts of land in the corridor, and prime location to capture the additional growth spurred by the interchange improvements to Diley Road at US 33.

Challenges in Area 3 include proximity to residential subdivisions, location of the City of Pickerington's wellhead protection area, and the unincorporated status of virtually all of the land within the area. Area 3 has been subdivided into two Target Areas for the purpose of recommendations.

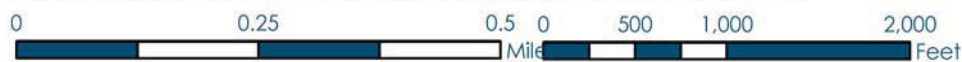


<b>Area 3 Legend</b>					
wellhead protection	1-year time of travel zone	Regional Commercial	Employment Campus	Multifamily Residential	Single-Family Lots
wellhead protection	5-year time of travel zone	Neighborhood Commercial	Community Office	Townhouse Lots	Retention/Detention Ponds

## MAP 11: AREA 3, RECOMMENDED LAND USE ALTA

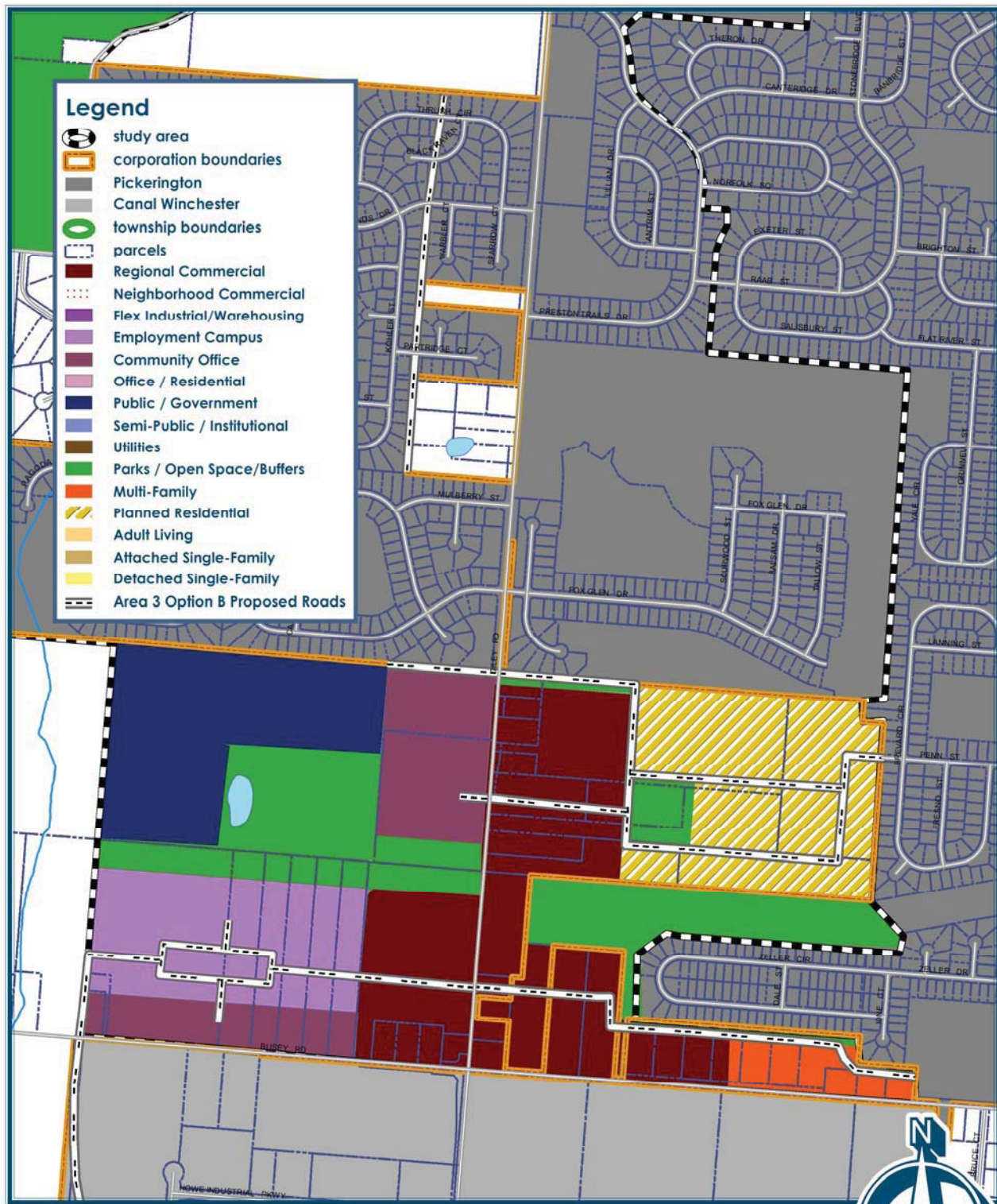


**Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed May 5, 2008.**





## MAP 12: AREA 3, RECOMMENDED LAND USE ALT. B



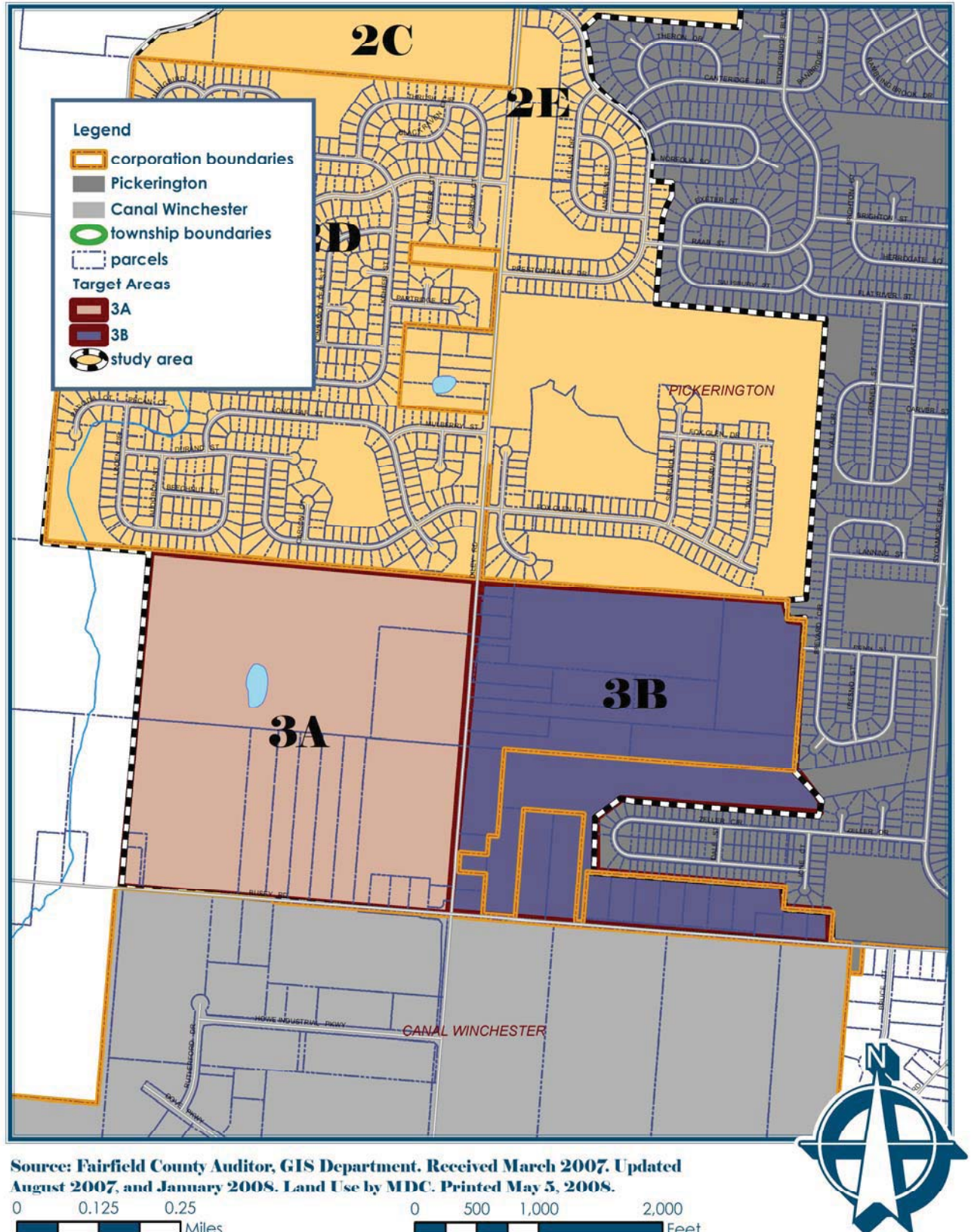
Source: Fairfield County Auditor, GIS Department. Received March 2007. Updated August 2007, and January 2008. Land Use by MDC. Printed May 3, 2008.

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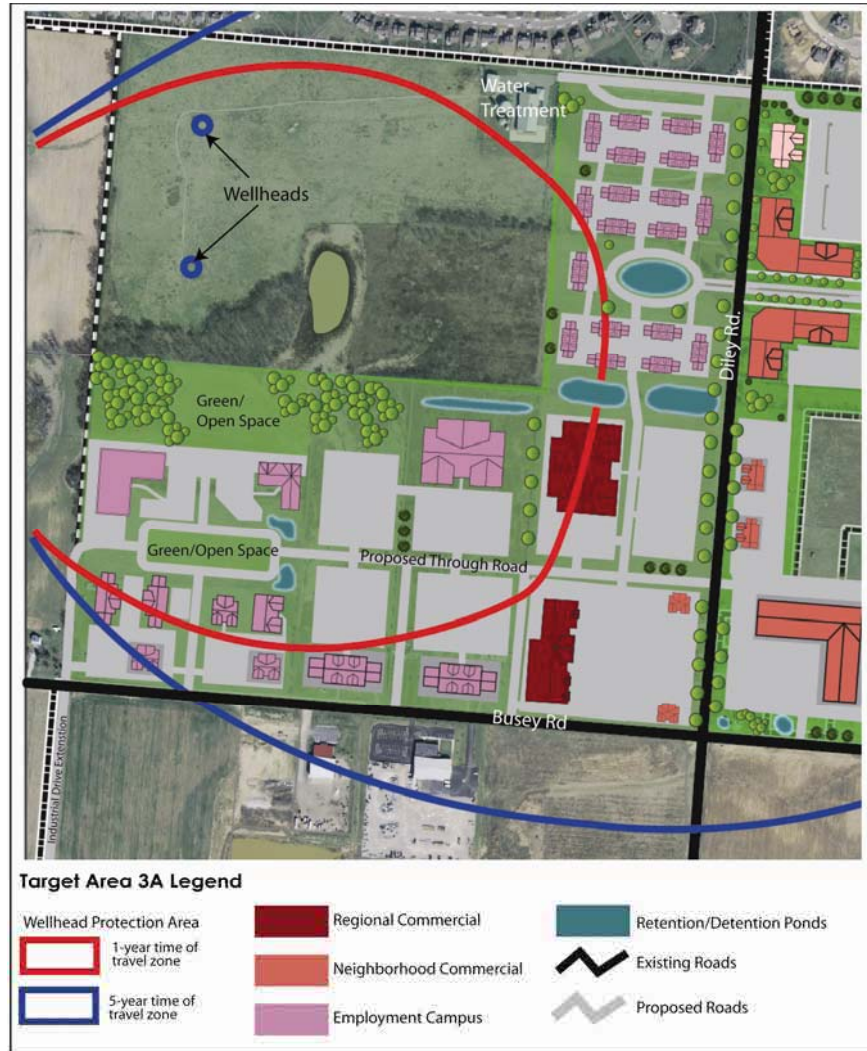


## MAP 13: AREA 3, TARGET AREAS



### Target Area 3A

Target Area 3A is a large group of parcels with very low intensity development. The area is located in the northwest quadrant of Busey and Diley Road intersection just south of the Fox Glen Subdivision. The entirety of this area is in unincorporated Violet Township. The sixteen parcels in this area combine for approximately 163 acres of land. The City owns 64 of the acres that include the wellheads and water treatment facilities for the City water supply and ball fields closer to Diley Road. The City recently received a concept plan proposal for a commercial retail and office development for the frontage along Diley Road south of the ball fields. The majority of the southwestern quadrant of the target area is rural residential with the approval by the county/township for a small business use near the Busey Road frontage. The location of the City's water supply well heads in this area is a challenge because the target area is located within the one and five year time of travel influence zones for the wells. Development activity in this area must be sensitive to the protection of water quality. Significant opportunities in this area include good visibility and access at the intersection for Diley and Busey Roads, adjacency of the industrial park and a proposed future hospital facility in Canal Winchester, and growth spurred by the US 33 and Diley Road interchange. This area is a prime location for non-polluting employment, distribution, or manufacturing uses with opportunities for smaller scale offices and retail. The design concept shows this area developed with a mix of small scale offices and larger format industrial/office buildings with a concentration of commercial development on the southeast corner. Important features include open spaces, integrated street connections and building orientation.



### Design Guidelines

The following guidelines should apply to development in Target Area 3A:

1. The highest priority in this target area shall be the protection of water quality. City water quality should be protected through the following guidelines:
  - a. Any development or business operating within the one or five year time of travel influence zone shall operate using methods approved by Ohio's EPA for activities within influence of drinking water well fields to manage potential contaminants.
  - b. The State shall post signs indicating the location of the drinking water protection area.



- c. The following uses shall be prohibited from locating within one thousand feet<sup>2</sup> of the wells:
    - i. Automobile body/repair shops;
    - ii. Gas stations;
    - iii. Fleet/trucking/bus terminal;
    - iv. Dry cleaner;
    - v. Electrical/electronic manufacturing facilities;
    - vi. Machine shop;
    - vii. Metal plating;
    - viii. Chemical processing/storage facilities;
    - ix. Wood preserving and treatment;
    - x. Junk/scrap/salvage yards;
    - xi. Mines/gravel pits;
    - xii. Irrigated nursery/greenhouse stock;
    - xiii. Confined animal feeding operations;
    - xiv. New septic systems;
    - xv. Equipment maintenance/fueling areas;
    - xvi. Injection wells, dry wells or sumps;
    - xvii. Underground storage tanks (except those with spill, overfill, and corrosion protection requirements in place); and
    - xviii. Any other operation involving the collection, handling, manufacture, use, storage, transfer or disposal of any solid or liquid material or waste with potentially harmful impact on groundwater quality.
  - d. The portions of the City owned property shall be maintained by the City and may be used for the following, parks, greenways, recreational areas such as foot, bicycle or horse paths, golf driving range facility or expansion of necessary public facilities for the treatment and provision of the drinking water supply.
  - e. A green buffer shall be employed a minimum of 100 feet from the property line of the City owned property. This area can be shared with the high tension power lines which run through the area.
2. All new development shall be serviced by sanitary sewer.
  3. Stormwater management techniques such as retention and detention and contaminant removal shall be employed to manage contaminant overflow from parking and building surfaces into the water supply.
  4. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens. Maintenance of existing stream courses and ponds is strongly encouraged.
  5. Innovative and sustainable development practices should be encouraged including but not limited to site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.
  6. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
  7. The frontage of the City owned property as shown on the development concept or land use alternatives may be redeveloped with small to moderate scale office uses in a development plan that links with the proposed development to the south.
  8. Access shall be provided in accordance with the *City of Pickerington Access Management Plan* or as shown on the development concept plan with a traffic impact study approved by the City Engineer.

<sup>2</sup> The 1000 feet distance from the wells is usually the location for the critical protection area or the 6 month time of travel areas.



Key north/south connections within Target Area 3A and the existing road in the industrial park in Canal Winchester should be established for efficient traffic circulation.

9. Roads and internal access should be designed to accommodate the turn radius of tractor-trailers to allow for safe and efficient deliveries.
10. Sidewalks, pedestrian paths or bicycle paths should be installed throughout the site and with connections to adjacent developments.
11. Development in this area should be focused on employment, regional commercial, distribution, and clean light industrial land uses to balance the residential growth in the City and capitalize on the key location at a major intersection in close proximity to other nonresidential growth.

### Target Area 3B

Target Area 3B is located in the northeast quadrant of the intersection of Diley and Busey Road. The target area is bound to the north by the eastern portions of the Fox Glen subdivision. Thirty-five parcels combine to total the area's 145 acres. The northern section of this target area is the largest concentrated section and is surrounded by the phases of the Villages of Sycamore Creek Subdivision. The southern section of the target area is comprised of frontage lots along Diley and Busey Road. The majority of this target area is located in unincorporated Violet Township. The existing uses include rural residential and open or agricultural land. Key challenges in this area focus on integrating potential demand for nonresidential uses in the context of existing residential neighborhoods at a future high traffic location in close proximity to a growing commerce center. Opportunities exist for the creation of a high-quality mixed development and provision of a civic focal space in the southern part of the corridor to serve the residence in this area. The five year time



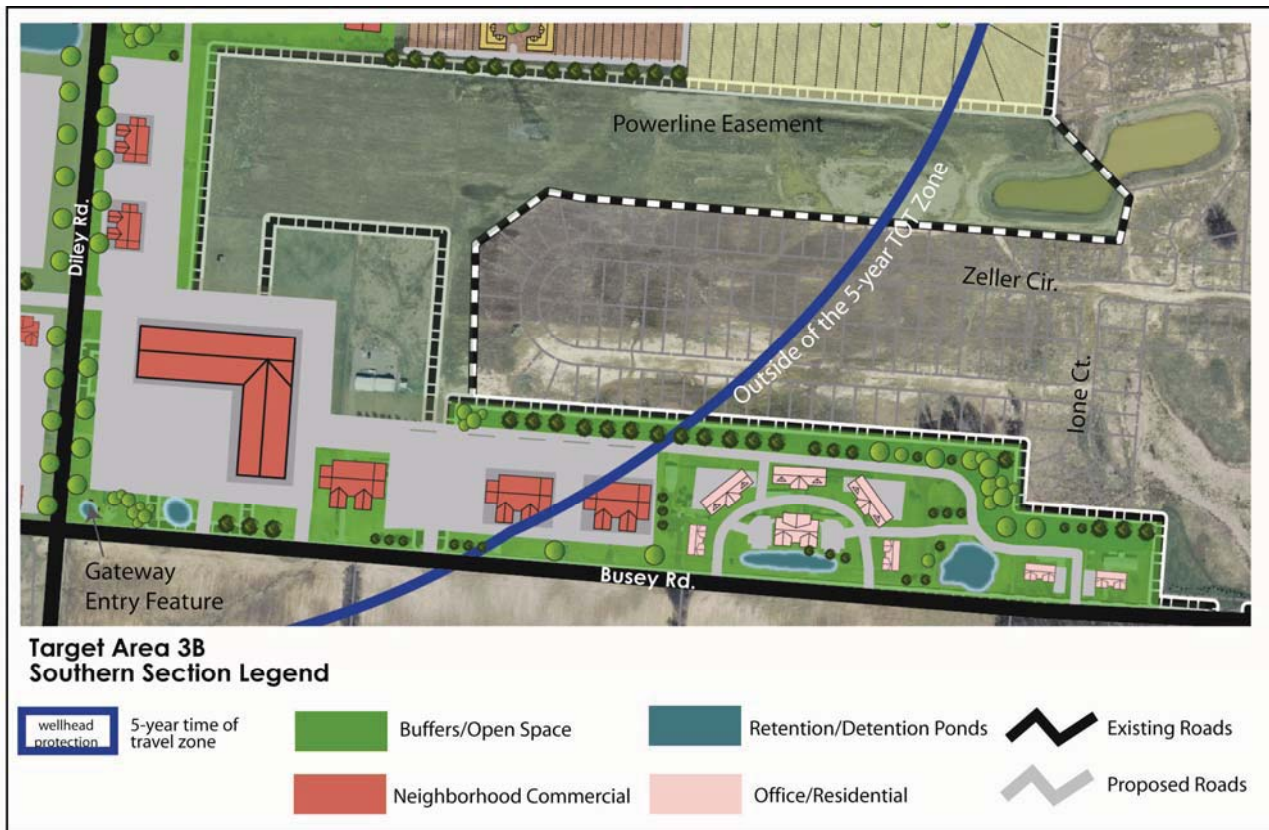
of travel influence area for the City of Pickerington's wells' extends into Target Area 3-B. The blue line on the concept plan shows the eastern boundary of this area of influence. The development concept for this target area shows a moderate concentration of retail commercial configured around a boulevard closest to Diley Road. The primary access drives align with the access to development on the west side of Diley in Target Area 3A (see the overview concept on page 39). The eastern two-thirds of the target area are designed as a civic/recreation center with outdoor ball fields and townhouses and single family houses organized around a green or another civic use.

#### *Design Guidelines (Northern Section)*

The following guidelines should apply to development in the northern portions of Target Area 3B:

1. Consolidated development of the northern section of this target area is strongly encouraged.
2. A 50 foot minimum buffer should be provided between any adjacent residential lots in the Fox Glen Subdivision located to the north.
3. Access shall be provided per the *City of Pickerington Access Management Plan* or as shown in the recommended land use alternatives or the development concept with a traffic impact study approved by the City Engineer.
4. A through road should be provided from Diley Road and connecting to the stump on Penn Street stub west of Brevard Circle.
5. A boulevard entrance to mirror that of the proposed adjacent development on the west side of Diley Road is recommended to create a cohesive appearance between the two sides of the corridor and create a node of development rather than a "strip" appearance.
6. A grid street network with maximum right-of-way widths of 45 feet including sidewalks and tree lawns is encouraged. Alleys are also strongly encouraged to promote rear access garages with the townhomes.
7. Sidewalks, pedestrian paths or bicycle paths should be installed throughout the site and with connections to adjacent developments.
8. A park or landmark style building or structure should be situated at the terminus of the boulevard to provide a focal point and lend identity to the development.
9. This target area should be developed with a mix of uses which should at a minimum include, formal or informal open space, civic or recreational use, a mix of residential types, and commercial retail uses.
10. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
11. Buildings should be designed to present a finished or primary façade to Diley Road or an interior road. Double façades can be employed to allow for better accessibility from parking areas.
12. Although the market can dictate the exact number and type of dwelling units in this location:
  - a. A minimum of 30% of the total dwelling units in this area shall consist of single-family detached dwellings.
  - b. Multi-family dwellings shall not comprise more than 35% of the total dwelling units in the mixed residential development.
13. For any portion of a mixed residential development that abuts an R District with existing development, one of the following buffering approaches shall be required:
  - a. The applicant may propose development of a similar dwelling type and lot size as that of the adjacent R- District along the shared boundary (e.g., the applicant may propose single-family dwellings on lots of 14,000 square feet along the mixed residential development boundary line adjacent to an existing development consisting of single-family dwellings on 14,000 square foot lots); or
  - b. The applicant may provide a 50-foot wide buffer along all property lines that abuts an R District per the zoning code.

14. The gross density of 2.5 units per acre should be the maximum intensity for residential development in this target area. However, individual lot sizes and the type of housing (attached or detached) may be determined by the market. A gross density increase to 3 units per acre may be permitted if 25 acres or more are designated for civic or recreational uses open to the public. Minimum lot sizes should be as follows:
  - a. 2,500 square feet for attached single-family (Townhomes), with a minimum lot width of 25 feet.
  - b. 5,000 square feet for a detached single family home or two-family home, with a minimum lot width of 50 feet.
  - c. 2,500 square feet per unit for multi-family units, with a minimum lot width of 60 feet.
15. Stormwater management should be accomplished through aerated surface ponds incorporated into the landscape, bio-swales, and/or rain gardens. Maintenance of existing stream courses and ponds is strongly encouraged.
16. Innovative and sustainable development practices should be encouraged, including but not limited to pervious pavements, site design that incorporates the natural contours of the land, bio-swales, rain gardens, and use of native plants in landscaping.



#### Design Guidelines (Southern Section)

The following guidelines should apply to development in Target Area 3B's southern section:

1. Access shall be provided per the *City of Pickerington Access Management Plan* or as shown in the recommended land use alternatives or the development concept per a traffic impact study approved by the City Engineer. Interconnection between individual uses should be completed to limit curb cuts on Diley and Busey Roads.
2. The lot depths in this area are generally appropriate for small- to mid-scale commercial/retail uses, office, assisted living, small concentrations of multi-family development, or residential office conversions.



3. The corner may be appropriate to accommodate larger format retail development, but should be designed in a way to create a gateway to the corridor. Landscaping, signage, and/or monuments should be established at the northeast corner of the intersection to create a gateway feature.
4. All buildings shall meet the requirements of the *City of Pickerington Nonresidential Design Standards*.
5. Buildings should be oriented to have a primary façade facing onto Diley or Busey Road. Surface parking should generally be located to the side or rear of the buildings.
6. Landscaping, signage, and/or monuments shall be established at the northeast corner of the intersection to create a gateway feature.
7. A 50 foot buffer yard in accordance with the zoning code shall be provided along the property line adjacent to the residential properties in the Villages of Sycamore Creek.

## IMPLEMENTATION APPROACH

### Overview

This plan presents a number of options to implement the recommendations detailed for the various target areas. The corridor includes land that is both within and outside the jurisdiction of the City so the approaches to implement these recommendations vary for each of the target areas depending on the current jurisdiction, existing zoning, and the rate at which development occurs. The following implementation alternatives illustrate options the City may pursue to achieve the vision for the corridor. Each alternative includes the general process which would be required and the responsibilities of the City and the applicant. Additionally a timeframe is indicated for each alternative to indicate the required time and financial resources necessary to pursue the option. The following sections present the following alternatives:

- Annexation Agreements
- Planned Development Process
- Zoning Map Amendments
- Zoning Text Amendments

The development of land in the City is regulated by the City's Codified Ordinances including access, subdivisions, and zoning. The recommendations of this plan focus on specialized criteria for the development of areas along the corridor that may vary from the scope of the City's adopted ordinances. While much of the intent of this plan could be implemented through current regulations such as the recently adopted Nonresidential Development Standards, rezoning, annexations, and planned overlay districts will likely be required in some combination for implementation in each of the target areas. There are a number of options the City could pursue to implement this plan but each carries with it a cost in both time and money. The following implementation options present alternatives the City can use to regulate development along the corridor at varying levels of resource commitment from the City.

### Pre-Annexation Agreements

The City has used pre-annexation agreements in the past when dealing with development approval as a condition of annexation into the City. Since many of the larger potential development areas are located in Violet Township, the City would require them to be annexed into Pickerington in order to receive water and sanitary sewer services. Pre-annexation agreements can be used to establish development criteria, which may vary from the zoning and subdivision sections of the City's ordinances. Criteria such as development densities, access plans, mix of uses, and open space requirements can be established in pre-annexation agreements to ensure the City can provide adequate services to the new development and that the proposed development fits the character of the City. The guidelines in this plan could be used as a guide for the conditions of pre-annexation agreements. The commitment of resources from the City would require staff resources to review and manage the agreement process, and input from the City's committees and commissions and final approval by City Council. The applicant would be required to create the documentation and materials necessary for the agreement.

### Planned Development Process

Chapter Eight of the Planning and Zoning Code provides for the use of Planned Unit Overlay Districts (PUD) in the City. The planned unit overlay district facilitates flexibility to the property owner and the City while allowing for a master planned approach which undergoes public review and allows for adequate and economical provisions for public improvements. Furthermore, a planned unit overlay

would allow a measure of flexibility to the underlying standards which would allow for smaller lots, differing setbacks, and provision of amenities to support the recommendations of this plan. A Planned Unit Overlay District could be applied in practically all of the designated target areas for an outcome which would be in line with the recommendations of this plan except in terms of residential densities which are limited to a maximum of two units per acre. The use of a planned unit overlay is essentially a rezoning which carries with it a plan for development. The application of a Planned Unit Overlay district follows a special process established in the zoning ordinance, which would take a minimum of seven months.

The advantages to this alternative include:

1. The PUD allows for the actuation of the recommendations of the plan without requiring a new zoning district to be adopted by adding flexibility and a planned component to all of the City's existing zoning districts;
2. A PUD is almost universally applicable for all of the target areas, both those currently in the City limits and those that may be annexed in the future;
3. The rezoning process allows for specific approval of a development plan and criteria by the City and includes public hearings to review the application with the public prior to approval;
4. The standards allow for density bonuses for residential development which are in keeping with the recommendations of this plan;
5. The standards include provisions for open spaces, bike trails and other on-site amenities recommended in this plan; and
6. The use of the planned unit overlay district requires minimal financial obligation from the City aside from the staff resources to review the submissions.

Conversely, the disadvantage to implementation solely through the planned overlay is the lack of control from the City. Although, the Planned Development process is usually applicant-driven, the City could initiate a PUD rezoning with the property owner(s) consent. The rezoning to a PUD cannot occur unless the land owner(s) or developer chooses to, or agrees to the use of the Planned Development process. If they do not rezone to a Planned Unit Overlay they may still develop the site under existing base zoning. The result in this circumstance may be an application for development of housing which is not in conformance with the recommendations of this plan but is permitted as of right under existing zoning.

## Zoning Map Amendments

Zoning map amendments allow the City to apply a different zoning designation to the target areas along the corridor. For the most part the recommendations of the plan could be carried out through the existing zoning districts established in the City Zoning Code. However, because the majority of the target areas are currently zoned for residential development the City would require a map amendment to permit the types of development recommended in this plan. A zoning map amendment can be initiated by the Planning and Zoning Commission, City Council, or at the request of a developer/landowner applicant. The City could opt for a rezoning of areas within the City to match the recommendations of this plan, or could wait and allow applicants to determine when a rezoning would be requested. There would be limited cost associated with either option in a zoning map amendment because in either case the work would be limited to recommendations from staff, public review process, and the technical revisions and production of a modified zoning



Land Use Recommendation/Zoning Correlation Table	
<i>Recommended Land Use Category</i>	<i>Appropriate Existing Zoning District</i>
<b>Business Categories</b>	
Regional Commercial	C3-Community Commercial
Neighborhood Commercial	C1-Neighborhood Commercial or C2-Central Business/Mixed Use
Flex Industrial/Warehousing	C3-Community Commercial or M1-Restricted Industrial District
Employment Campus	O-Suburban Office and Institutional or M1-Restricted Industrial (with Planned Unit Overlay)
Community Office	O-Suburban Office and Institutional <sup>3</sup>
Office/Residential	C2-Central Business/Mixed Use <sup>4</sup>
<b>Residential Categories<sup>5</sup></b>	
Multi-Family	R-10 Residential
Planned Residential	R-4 through R-10 Residential (with Planned Unit Overlay)
Townhouses	R-10 (with Planned Unit Overlay recommended)
Adult Living Residential	R-4, R-6, R-10 Residential and C2-Central Business/Mixed Use or O-Suburban Office and Institutional
Detached Single Family	R-1 through R-10 Residential
Planned Estate Residential	AGR-Agricultural Residential (with Planned Unit Overlay recommended)
<b>Other Categories</b>	
Utilities	Any
Public/Government	Office, Commercial, or Industrial Districts
Semi-Public/Institutional	Residential, Office, or Industrial Districts
Park/Recreation/Open Space	Any

map. Advantages to this option are the use of the existing zoning districts to regulate development in the target areas. However, if the City decides to allow the developer to request a rezoning, the rezoning may not occur and development may be completed as permitted under existing zoning rather than in accordance with the plan. Of course this is only particularly relevant in the locations already in the City's jurisdiction. Furthermore, an initiative petition approved by the City electorate on November 5, 2002 which was effective December 9, 2002 limits the density of all residential land to a maximum of two units per acre, making the implementation of the residential recommendations of this plan impractical under current zoning districts.

The zoning map amendment process is similar to that of the Planned Unit Overlay and takes a minimum of five months from submission to adoption. Even with an annexation agreement, new

land annexed into the City will need to be zoned and the City can implement many of the target area land use recommendations by applying an existing zoning district. The table above shows the correlation between the land use recommendations of this plan and the existing zoning districts.

<sup>3</sup> The O-Suburban Office and Institutional District is the closest existing zoning district to the recommendations for community office land use. However, community office recommends a maximum concentration of uses of 100,000 square feet and individual building cap of 30,000 square feet. The O-District does not address maximum building areas.

<sup>4</sup> The C2-District is the closest in terms of intent and mix of uses but is focused more toward commercial uses which may not be compatible with surrounding uses as much as the preferred professional offices recommended in the plan would be.

<sup>5</sup> The residential intent statements and general development criteria apply. However, the restriction of a maximum density of 2 units per acre applied across all zoning districts limits the effectiveness of implementing most of the residential recommendations of this plan. As shown in the Growth Management Assessment and Strategy, 2005, it is not only the intensity of residential development which affects the fiscal impact of development, but the overall balance of land uses developed in the City of Pickerington. The key is to phase residential development with nonresidential development to offset the cost of providing services and infrastructure to the residential units. A secondary strategy is to return to the recommendations of the Growth Management Strategy and establish impact fees for development.

## Zoning Text Amendments

Some recommendations of this plan cannot be fully implemented through the current regulations of the City's ordinances. In these cases the City may want to consider text amendments to address the special circumstances along Diley Road. Text amendments follow a similar procedure to map amendments and would require staff review and recommendation time and commission time for hearings as well as action by City Council after public hearings. The text amendments could likely be prepared by City staff if time permits. The following is a list of topics from this plan that could be more fully implemented through such text amendments.

### 1. Residential Office Zoning District

The City does not currently have a zoning district that fully addresses the scale of development and mix of uses recommended in the Office/Residential Category. The City may consider amendments to the Zoning Code Text to create a new zoning district to address the unique circumstances of allowing a transition of use from residential to office in proximity to a major roadway and established neighborhoods.

### 2. Maximum Residential Densities

In 2002, the electorate of Pickerington passed an ordinance establishing a maximum density of two units per acre for all residential districts, excluding the AGR district which is set at 1 unit per 5 acres or 1.15 units per acre under a Planned Unit Overlay. This ordinance effectively limits the implementation of the recommendations of this plan in providing a variety of housing types and using density bonuses as an incentive to promote creative compact and walkable neighborhoods with integrated open spaces. MDC understands that part of the impetus behind this density cap was the desire to regulate the cost of growth and maintain a community character within the City. With the *2005 Growth Management Assessment and Strategy* it was demonstrated that the cost of residential growth is not solely contingent on the density of growth, nor is the character of the community impacted only by density. In fact, the balance of growth between nonresidential and residential growth as well as the quality of development and inclusion of amenities are much stronger identifiers than density alone. Because this plan recommends a high percentage of nonresidential land uses allowing for a broader mix of uses to offset the costs associated with residential development we recommend the City revisit the density cap, particularly in relationship to the Planned Overlay maximum densities to reinstate densities that vary from one zoning district to the next and to provide incentives for creative and mixed development that supports the objectives of the City.