

The Northwest Plan

LAND USE PLAN AND DESIGN GUIDELINES

Columbus Planning Division

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

The Northwest Plan

LAND USE PLAN AND DESIGN GUIDELINES

Columbus Planning Division

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Adopted: December 5, 2016

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Introduction

The Introduction section describes the purpose of the Plan, how the Plan is used, and the planning process. The section includes a summary of community outreach and public input received throughout the Plan process.

Planning Area

The Northwest planning area is located in the northwest portion of the city of Columbus. The area is served by the Northwest Civic Association and the Far Northwest Coalition. The area's 12,686 acres (approximately 20 square miles) are bounded by the Olentangy River to the east, Henderson Road and the city of Upper Arlington to the south, the Scioto River and the city of Dublin to the west, and the Franklin County line to the north (Figure 1.1). The planning area had a 2014 population of 75,759 residing in 33,300 households (Source: Esri).

What is a plan and how is it used?

Area plans address future land use and design. The Plan is primarily used to guide community and city review of future rezoning and variance requests.

Area Plans:

- Provide land use recommendations for the planning area that serve as a framework for zoning and other land use decisions.
- Provide guidelines for the design of new development.

Area Plans Do Not:

- Solve issues unrelated to the built and natural environment, such as health care, code enforcement, and public safety.
- Address traffic, congestion, or storm-water issues. (*While these matters are not addressed by the Plan, they are addressed as part of the development review process managed by the Building and Zoning Services Department.*)
- Recommend new parks on privately held land unless already identified by Recreation and Parks for acquisition.
- Change zoning or zoning overlays already in place, although the Plan does provide the policy basis for zoning and related development decisions moving forward.

Plan Format

An area plan contains two primary sections: existing conditions and recommendations. The recommendation section includes a Land Use Plan and Design Guidelines for commercial and residential development. The Land Use Plan is comprised of Land Use Policy (text) and the associated Recommended Land Use Map (Figure 3.1).

Northwest Plan: Introduction Steps

Follow four basic steps to review development proposals using the *Northwest Plan*. The Development Review Checklist found on pages 58–59 is also available to ensure relevant plan recommendations are considered.

Step 1: Identify the location of the development on the Recommended Land Use Map located on page 22 of this document. Refer to the map legend to determine the recommended land use for the site location. Online mapping applications are also available at: www.columbus.gov/planning.

Step 2: Refer to the Recommended Land Use Classification Table on page 23 for a general description of the land use recommendation for the site.

Step 3: Locate the Land Use Policy text (pages 29–41) that corresponds with the land use recommendation for more specific policy information.

Step 4: Refer to any relevant Design Guidelines for the proposed development. (Residential Design Guidelines are located on pages 44–48 and Commercial Design Guidelines are located on pages 49–55.)



THE NORTHWEST PLAN

Columbus Planning Division

Relationship to Existing Plans

This plan supersedes previously adopted city planning and development policy for the Northwest area, including the *Northwest Plan* (2007), the *Sawmill Corridor Development Standards* (1977), and the *Bethel Road Development Standards* (1980).

Plan Process

The planning process included existing conditions research, a review of existing plans, staff analysis and public input. Planning staff engaged with community stakeholders (residents, business owners and local developers) through public meetings, working group meetings, stakeholder interviews, online surveys and social media. A summary of this process for the *Northwest Plan* is shown below.

Northwest Plan Process Summary

- Winter 2014/15: Review of Existing Conditions
- Throughout 2015: Stakeholder Interviews
- March 5, 2015: Civic Workshop #1
- May 20, 2015, Public Workshop #1: Review of Draft Land Use Plan
- December 8, 2015: Civic Workshop #2
- January 25, 2016, Public Workshop #2: Review of Draft Land Use Policies and Design Guidelines
- May 26, 2016: Civic Workshop #3
- June 7, 2016: Public Open House
- July 27, 2016: Far Northwest Coalition voted to recommend the *Northwest Plan* to City Council
- August 3, 2016: Northwest Civic Association voted to recommend the *Northwest Plan* to City Council
- October 13, 2016: Development Commission
- December 5, 2016: Columbus City Council

◀ Figure 1.1

The Northwest planning area



Civic Workshop Meeting on March 5, 2015



Public Meeting on January 25, 2016

Summary of Public Input

As a part of the larger outreach to the general public, staff held three public meetings with extended public comment periods and received input from over 100 community members. Staff also engaged 19 stakeholders from the civic, institutional, and business communities of the Northwest Area.

During one-on-one conversations, stakeholders recognized that the planning area is in a great location with successful retail locations. They also noted the area is largely built-out, and therefore, most development opportunities will be infill development. Other comments included:

- Retail is overbuilt and existing commercial centers located at key nodes should be strengthened;
- Mixed uses are appropriate with appropriate transitions to existing residential neighborhoods;
- Along primary thoroughfares, roadway improvements are desirable; and
- Natural resources should be preserved via additional parks, open space, and urban trees.

The first public meeting was held on May 20, 2015. Twenty-four members of the public attended the meeting and forty-three participants took the corresponding survey. Questions from the public focused on concerns related to traffic, stormwater, and further development of multifamily in the planning area.

The second public meeting was held on January 25, 2016. The workshop provided community members the opportunity to review the draft Land Use Plan and to comment on the draft Design Guidelines. Over 85 people participated through the meeting and the corresponding survey. Specific comments included:

- Preference for front access garages vs. alley access;
- Provide recommendations for height and exterior lighting standards related to the OSU Airport;
- Concerns about extended stay hotels/apartments and impacts on the neighborhood;
- Recommend trees to be provided in open space and limit grass with no landscaping;
- High quality building materials should be provided;
- Concern with the height of multifamily buildings; and
- Concerns about access and traffic on SR 161.

Existing Conditions

The Existing Conditions section provides a summary of the planning area's data and trends that inform physical planning. The section reviews the area's physical attributes, including land use, zoning, and density.

Earlier Planning Efforts

Sawmill Road Development Standards (1977)

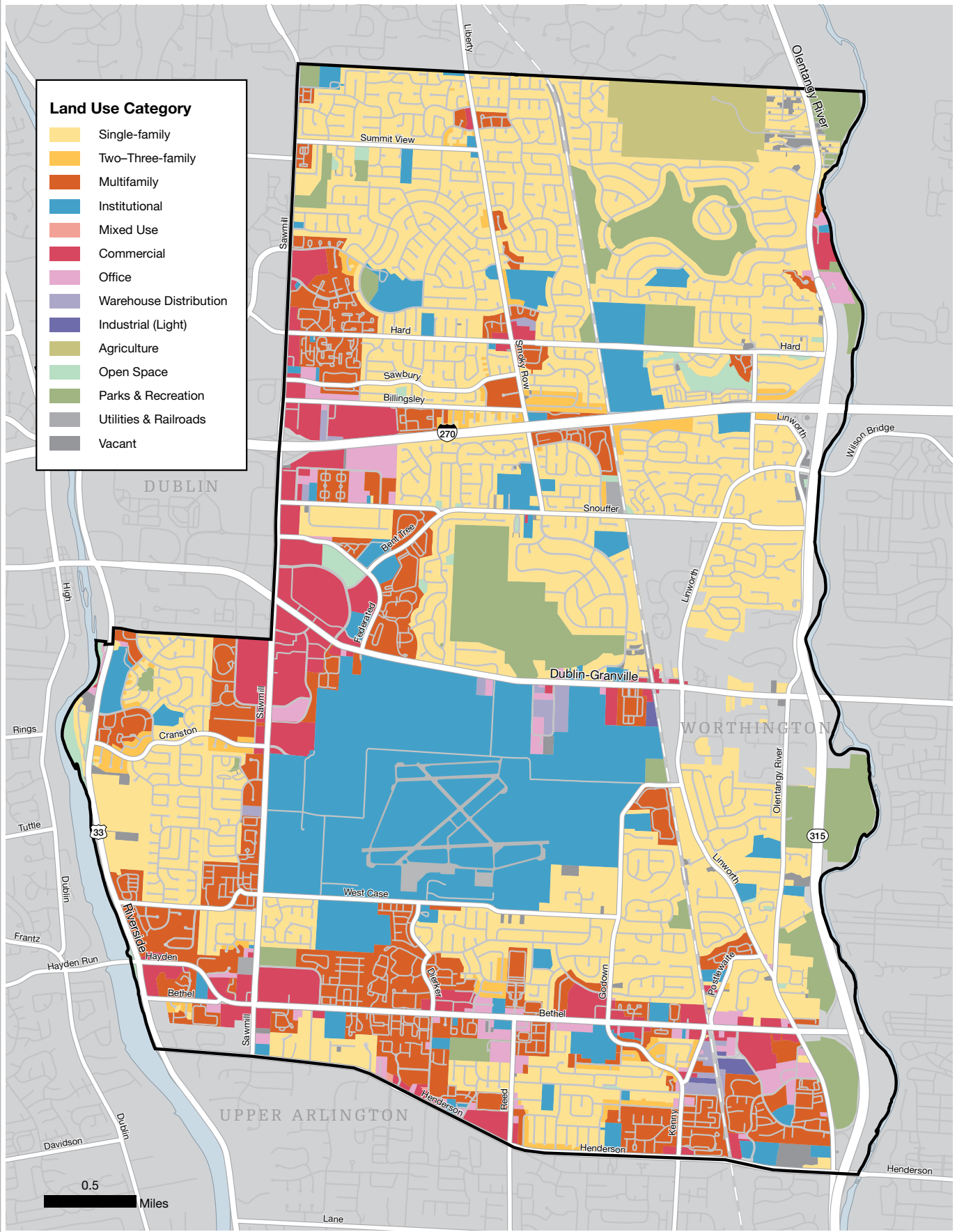
The *Sawmill Road Development Standards* were created to guide future development of undeveloped land in the study area located west of Sawmill Road roughly between Case and Martin roads. The purpose of the standards were “to achieve a unity and a continuity that would not otherwise be achievable in normal development patterns.” The Standards include Design Guidelines for lighting, graphics, neighborhood commercial standards, traffic and access management, school and park locations, and bikeway and sidewalk standards.

Bethel Road Development Standards (1980)

The *Bethel Road Development Standards* cover all of Bethel Road from the Olentangy River to the Scioto River. The Standards were created as guidelines for future development with a goal “to achieve a unity and continuity of functional and aesthetic characteristics that will be advantageous to all property owners and to the community.” Similar to the *Sawmill Road Development Standards*, recommendations include Design Guidelines for lighting, graphics, landscaping, traffic and access management and parking standards.

Northwest Plan (2007)

The *Northwest Plan* was adopted in 2007 to address infill development, commercial and office redevelopment, sidewalks and bike paths, parks, and city services. The Plan also provided interim guidance for roadway improvements and land use character along SR 161 (pending the completion of a comprehensive traffic analysis for improvements to SR 161) and recommended the adoption of the Regional Commercial Overlay and Community Commercial Overlay along primary commercial corridors in the area. The Plan did not include a Land Use Plan for the Northwest area.



Existing Land Use

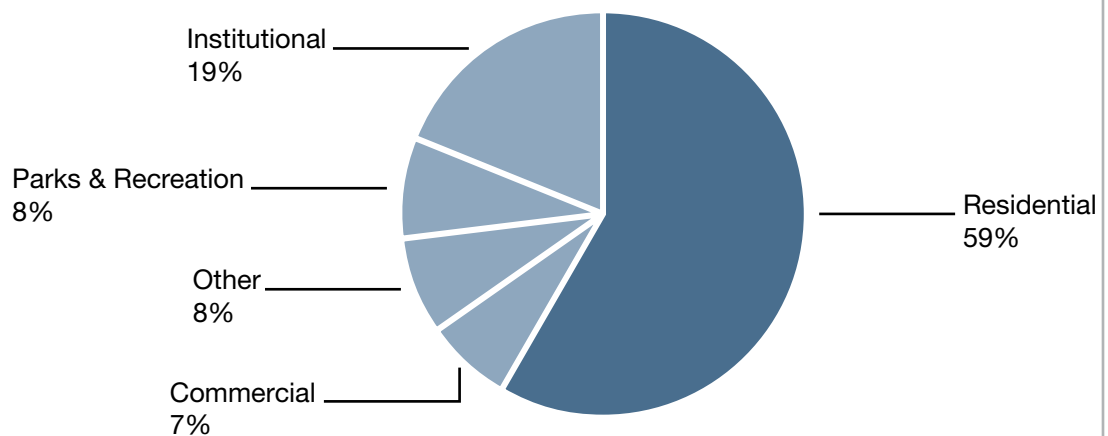
Land use describes the type of activity occurring on a site. Land use can generally be categorized as residential, retail, office, institutional, or industrial and is typically consistent with the zoning district assigned to the parcel. Existing land use in the Northwest area is illustrated in Figure 2.1.

The Northwest planning area contains a mix of existing office, commercial, residential and institutional land uses. Residential uses comprise 59 percent of the area making it the most predominant land use in the Northwest. The majority of residential uses are single-family homes; however, large areas of multifamily exist near Bethel and Sawmill roads and other scattered sites throughout the area. As its own category, multifamily development accounts for 14 percent of the Northwest area. The planning area also includes scattered two-family and three-family units.

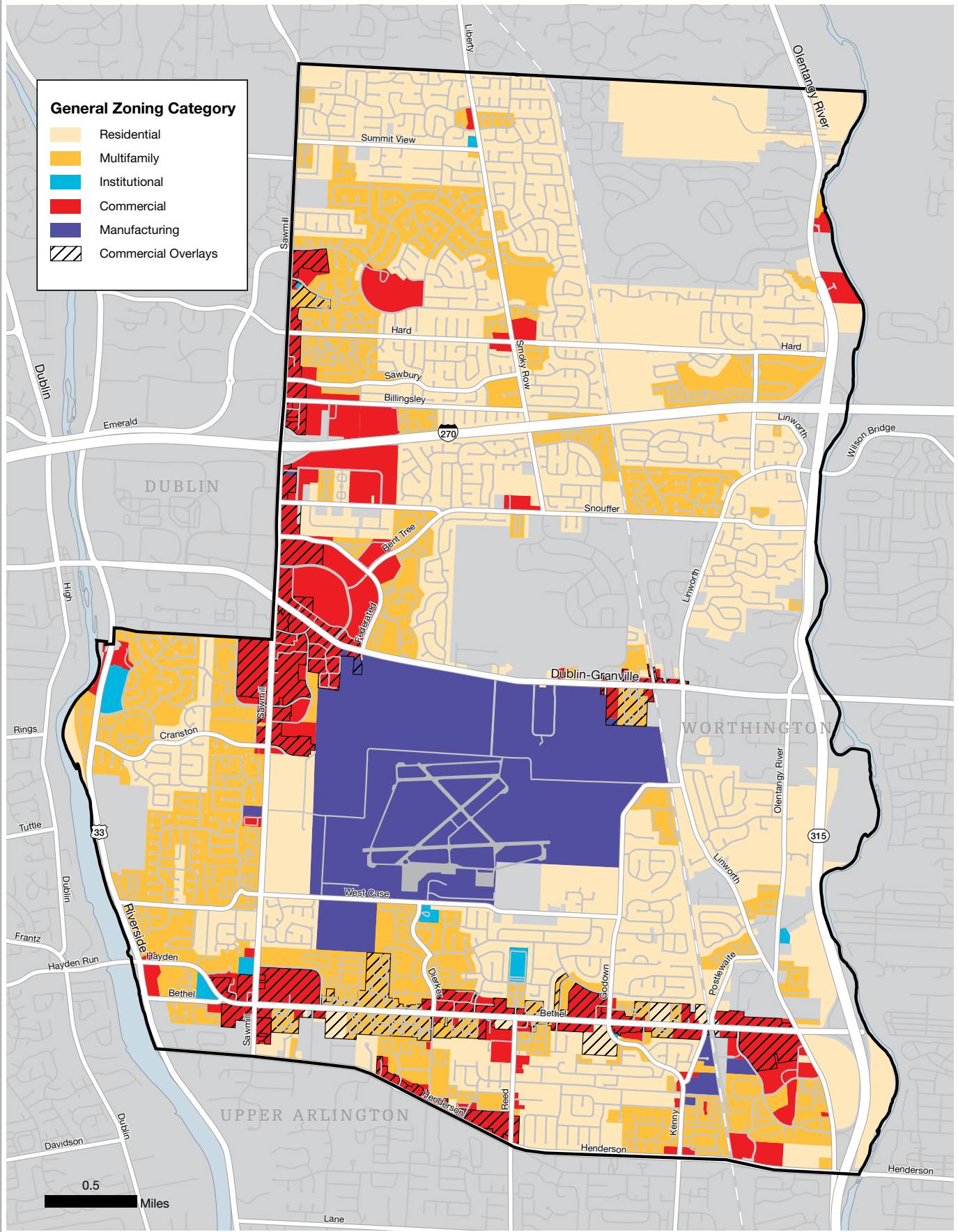
Institutional uses represent the second highest land use in the area. The Ohio State University Airport (OSU Airport), located along SR 161 and Sawmill Road, covers a large portion of the planning area and is classified as an institutional land use. Overall, institutional land use accounts for 19 percent of the planning area.

Chart 2.1

Existing land use measured by percent of total acres per land use category.



◀ **Figure 2.1**
Existing land use map

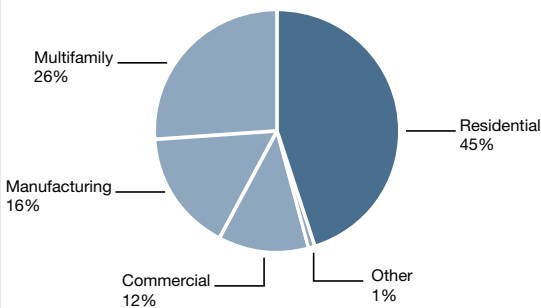


What is Zoning?

Zoning regulates the type of activity that may occur within specific geographic areas of the city. Zoning districts regulate the use, placement, spacing and size of land and buildings within each district. The Columbus Zoning Code provides zoning districts that can be grouped under three general categories: residential, commercial and industrial.

Chart 2.2

Existing zoning measured by percent of total acres per general zoning category.



Existing Zoning

The Northwest planning area includes over 20 different zoning districts. The vast majority of properties fall within four general categories: 1-4 unit residential; multifamily residential; manufacturing; and commercial. Residential zoning (1-4 unit and multifamily) far outweighs all other categories and accounts for 72 percent of the planning area. The most predominant residential classifications include residential (R1, RR, R), planned unit development (PUD6, PUD8), and multifamily (AR12).

Planned Unit Development (PUD) districts allow for unified development of a site at densities of approximately 2, 4, 6 or 8 dwelling units per acre. The zoning map (Figure 2.2) and its corresponding chart illustrate planned unit developments as multifamily zoning. However, PUD development may employ any type of housing including single-family residential. Refer to the existing land use map (Figure 2.1) for additional information on single-family and multifamily land use patterns.

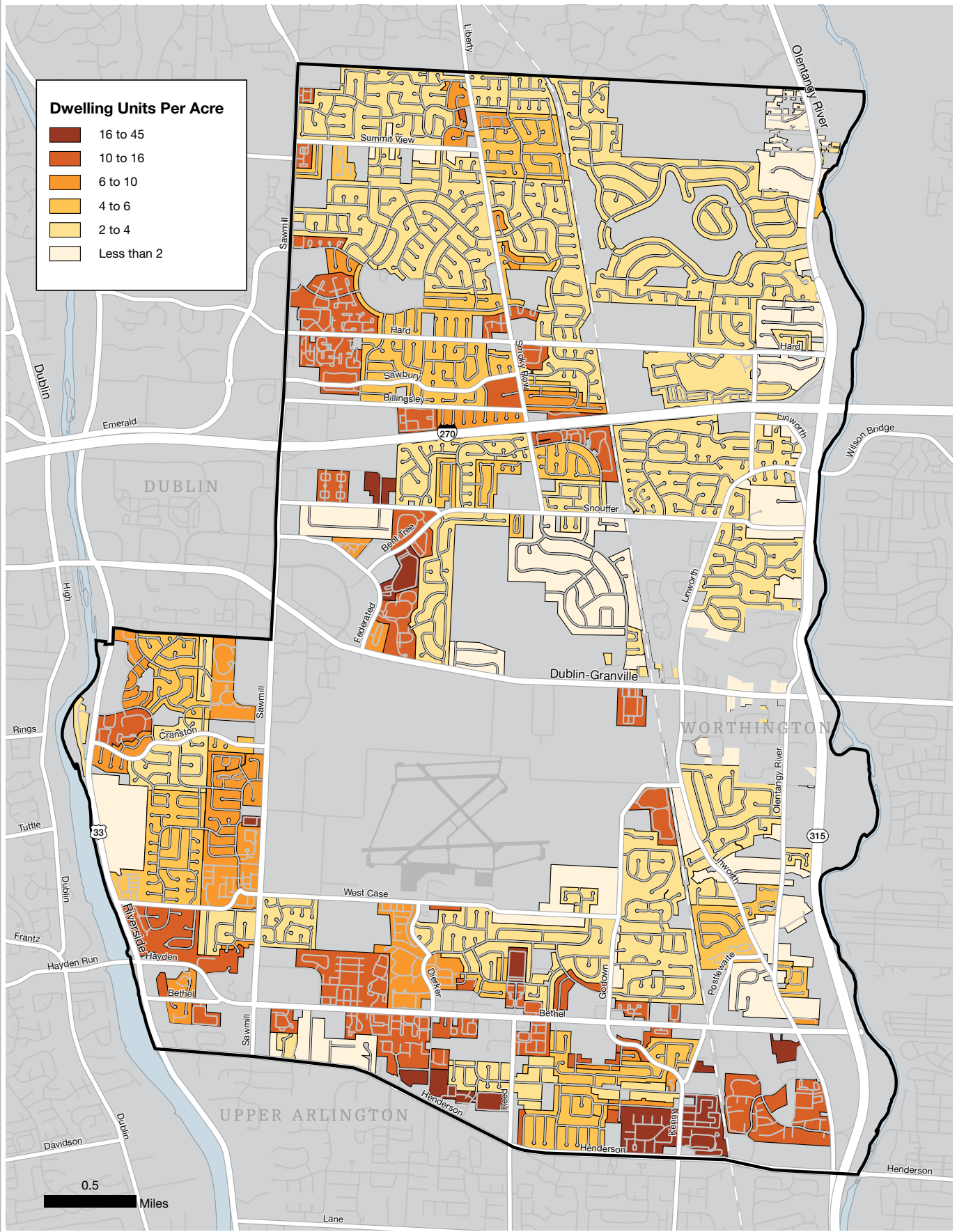
Land zoned for Manufacturing accounts for 16 percent of the Northwest area, and land zoned Commercial comprises nearly 12 percent of the area. The OSU Airport is zoned for manufacturing and accounts for the majority of the zoning district in the Plan area. Commercial zoning districts are located primarily along the Sawmill, Bethel and Henderson road corridors.

Commercial Zoning Overlays

The City of Columbus Zoning Code has three commercial zoning overlays designed to work in conjunction with underlying zoning districts to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development. The overlays regulate building placement, landscaping, graphics, lighting, parking and other components of commercial site development and apply to retail, restaurant and office uses.

The Northwest area contains two (2) Community Commercial Overlays (CCO) and five (5) Regional Commercial Overlays (RCO). The CCO designation is in place on portions of Henderson Road and West Dublin-Granville Road (SR 161), and the RCO designation is in place on portions of Bethel, Hayden Run, Sawmill, Henderson, and West Dublin-Granville (SR 161) roads. Similar to all zoning regulations, the existing commercial zoning overlays are not affected or altered by the *Northwest Plan*.

◀ **Figure 2.2**
Existing zoning map



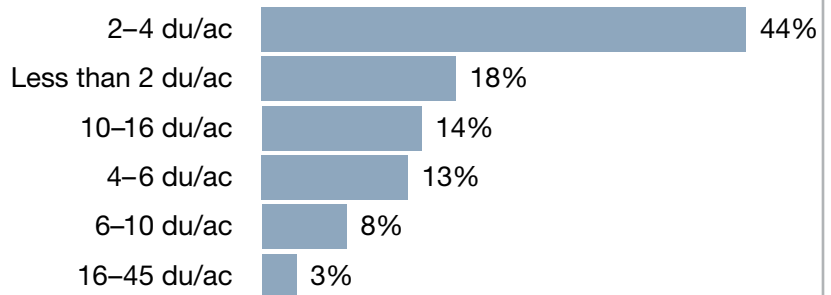


Existing Density

The Northwest area is comprised of a range of housing types and units. The density map (Figure 2.3) illustrates the number of units located within a given site or subdivision relative to the acreage of the site. Similar to existing land use in the planning area, the majority of residential units in the Northwest are located on sites that have 4 dwelling units per acre (du/ac) or less. Higher density sites are typically located along the primary commercial corridors (Henderson, Sawmill, and Bethel roads). Medium density sites are scattered throughout the planning area.

Chart 2.3

Residential density pattern measured by percent of total acres per density category.



◀ **Figure 2.3**

Existing density map

Recommendations

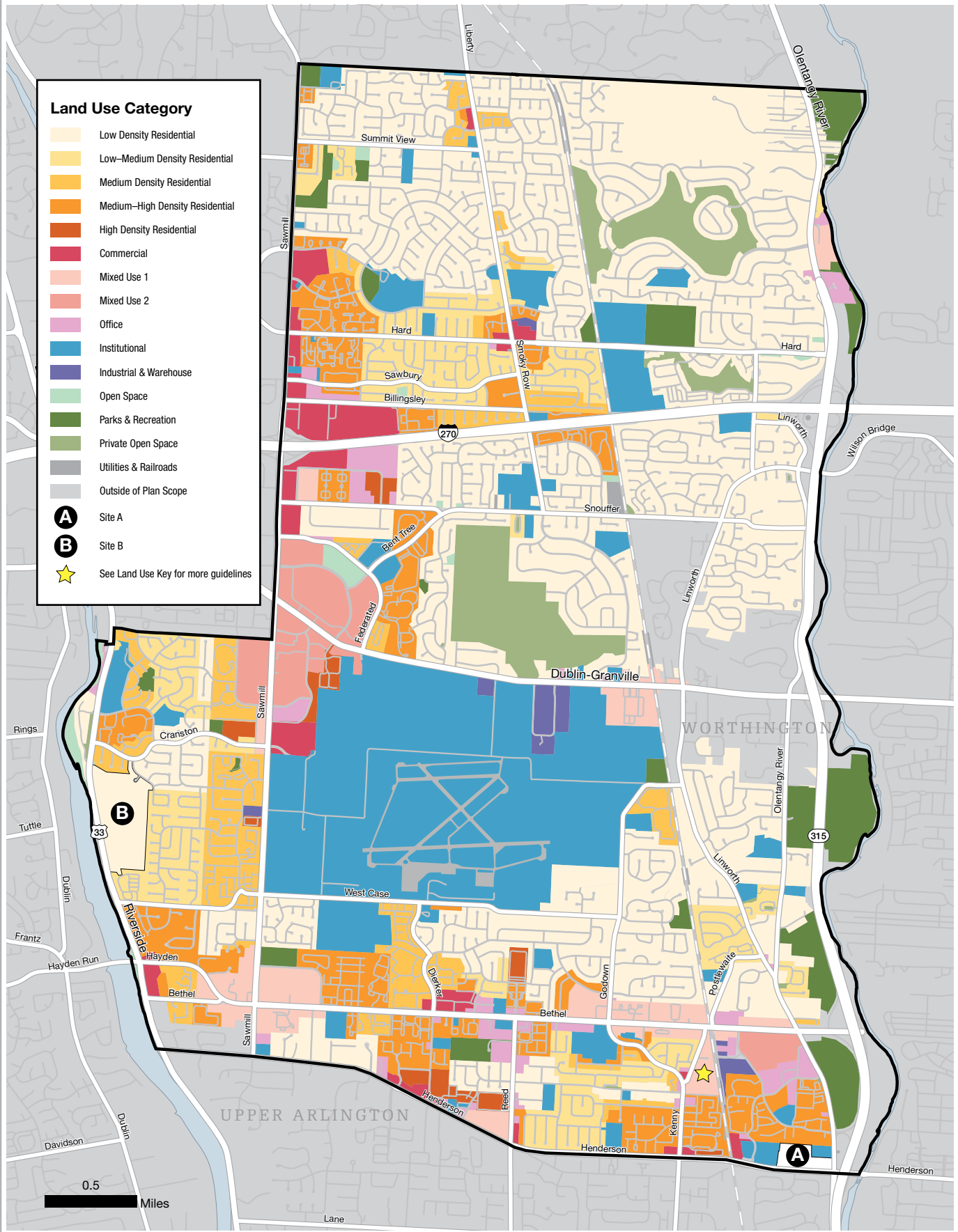
The Recommendations section includes a Land Use Plan and Design Guidelines for commercial and residential development. The Land Use Plan serves as a central element of the Northwest Plan by providing a land use recommendation for every parcel in the planning area. Classifications are provided for each land use in the area, including residential, commercial, office, mixed use, institutional, and industrial uses. The recommendations of the Land Use Plan are used to review zoning and variance requests for future development.

Land Use Plan

The Land Use Plan provides a land use recommendation for each parcel in the Northwest area. It consists of the Recommended Land Use Map (Figure 3.1) and the corresponding text found on pages 29-41. For reference, the Recommended Land Use Map has been enlarged and split into four quadrant maps located on pages 24-27. The map legend (Figure 3.1) corresponds with Table 3.1, which provides generalized descriptions of the recommended land use classifications and density recommendations. The given density ranges are guidelines for future development in an area, but do not guarantee that development proposals will be approved at the maximum density. Recommendations of this plan do not apply to properties outside the City of Columbus. Land use recommendations for areas that are currently not in Columbus are provided in the event they are annexed to the City in the future.



Anheuser Busch Park



Land Use Category

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Commercial
- Mixed Use 1
- Mixed Use 2
- Office
- Institutional
- Industrial & Warehouse
- Open Space
- Parks & Recreation
- Private Open Space
- Utilities & Railroads
- Outside of Plan Scope
- A Site A
- B Site B
- See Land Use Key for more guidelines

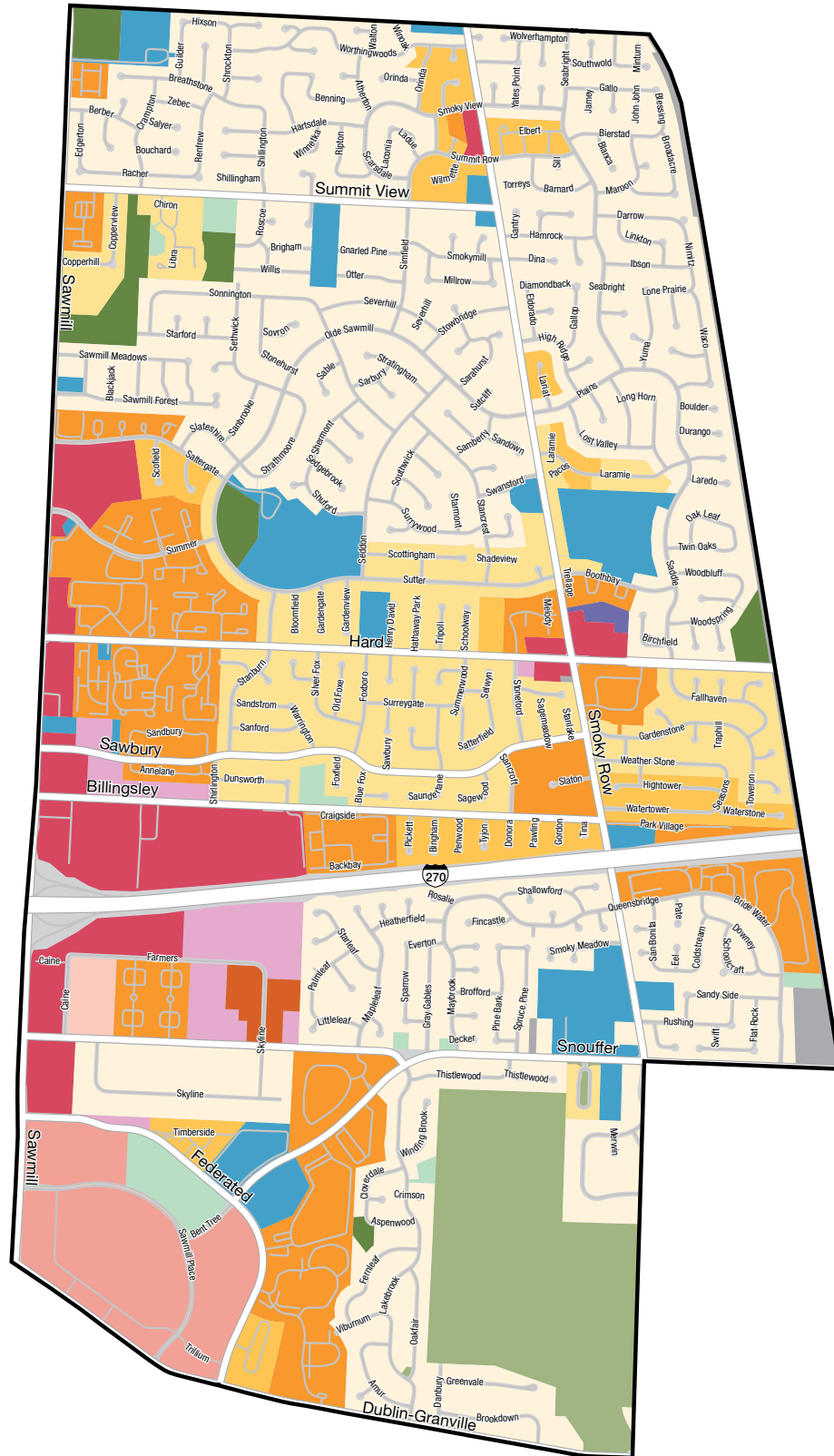
Classification	Density Guideline	Map Color	General Description, including examples of supportable uses
Low Density Residential	Less than 4 du/acre		Predominantly single-family development. Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential sites.
Low-Medium Density Residential	4-6 du/acre		Predominantly single-family development, with limited amounts of multifamily.
Medium Density Residential	6-10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.
Medium-High Density Residential	10-16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.
High Density Residential	16-24 du/acre		Multi-story, multifamily housing.
Commercial			Retail, office, or institutional uses. Fuel service stations are supported in this classification.
Mixed Use 1	Less than 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario. ★ For the area designated Mixed Use 1 located on the east side of Kenny Road between Weybridge Road and Bethel Road, the existing Manufacturing uses (M) are recognized and supported. Expansion of a manufacturing use in this area should be supported provided it is consistent with the Industrial and Warehouse classification policies and Commercial Design Guidelines. Additional retail development is not supported in this area.
Mixed Use 2	Less than 45 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
Office			Office uses.
Institutional			Schools, government property, and places of worship. The Plan recommends institutional land use for existing institutional sites, however, it is recognized that institutional sites may be subject to redevelopment. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment institutional sites.
Industrial and Warehouse			Industrial, manufacturing, and warehouse uses.
Open Space			Open space refers to natural areas that do not provide recreational facilities. This includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings.
Parks and Recreation			Publicly owned parks and recreation facilities.
Private Open Space			Golf courses, private sports fields, open space within a development owned by an HOA, or dedicated open space within developments. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the development of private open space.
Site A: Northwest Corner of Henderson and Olentangy River roads		A	Office, institutional, medical, and/or multifamily would be appropriate land uses for this 20 acre site. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.
Site B: Properties on Riverside Drive in Perry Township		B	The Plan supports the existing residential uses at this location, which are currently in Perry Township. In the case that parcels in this area are annexed, office and residential uses would be appropriate. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment of low density residential sites including text on buffering and open space.

Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.

▲ **Table 3.1**
Recommended Land Use
Classification Table

◀ **Figure 3.1**
Recommended Land Use
Map of the planning area

Northwest Quadrant



2,000 Feet

Figure 3.2

Please refer to pages 22–23 for land use category classifications

Northeast Quadrant



Figure 3.3

Please refer to pages 22–23 for land use category classifications

Southwest Quadrant

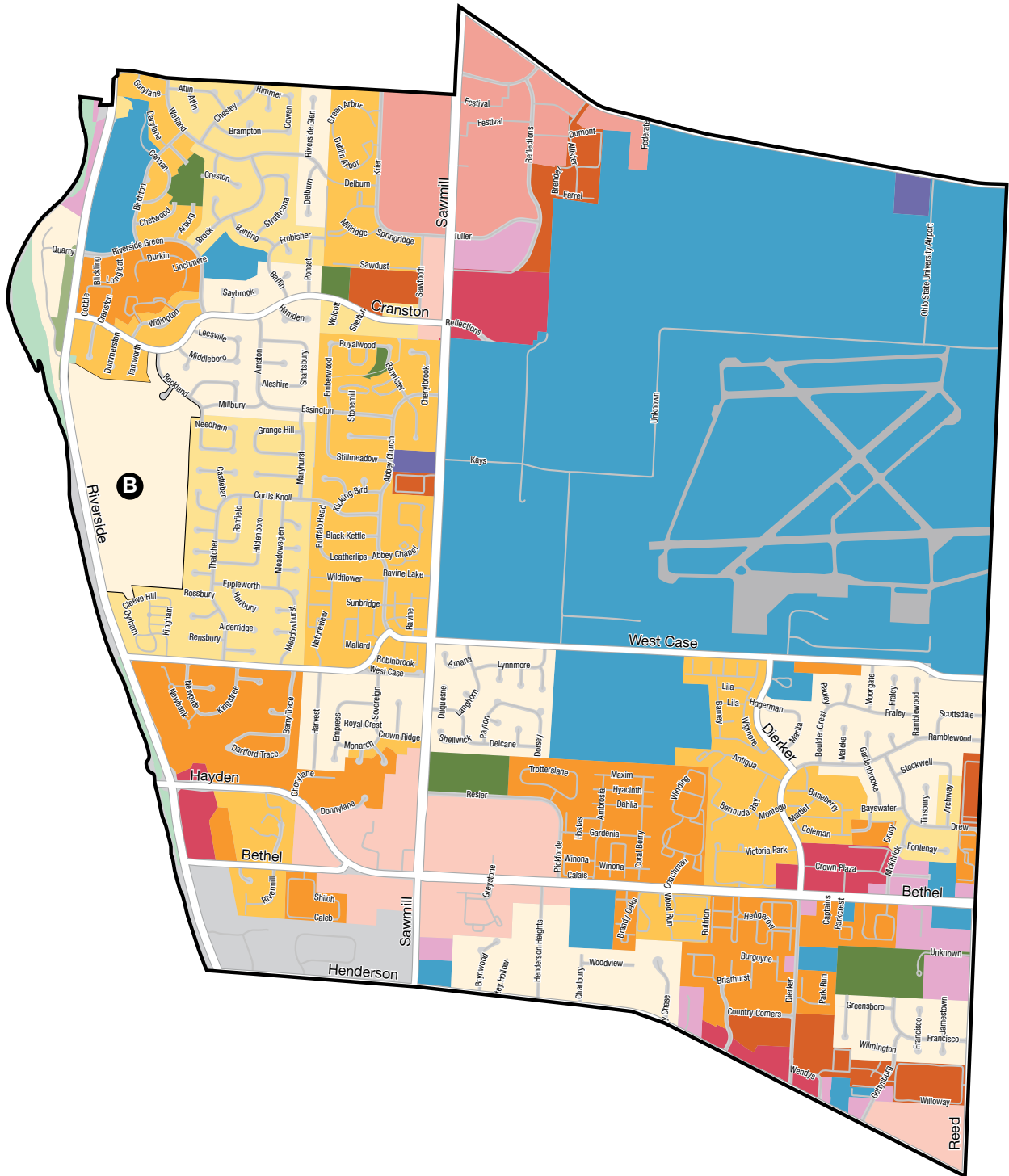


Figure 3.4

Please refer to pages 22–23 for land use category classifications

Southeast Quadrant

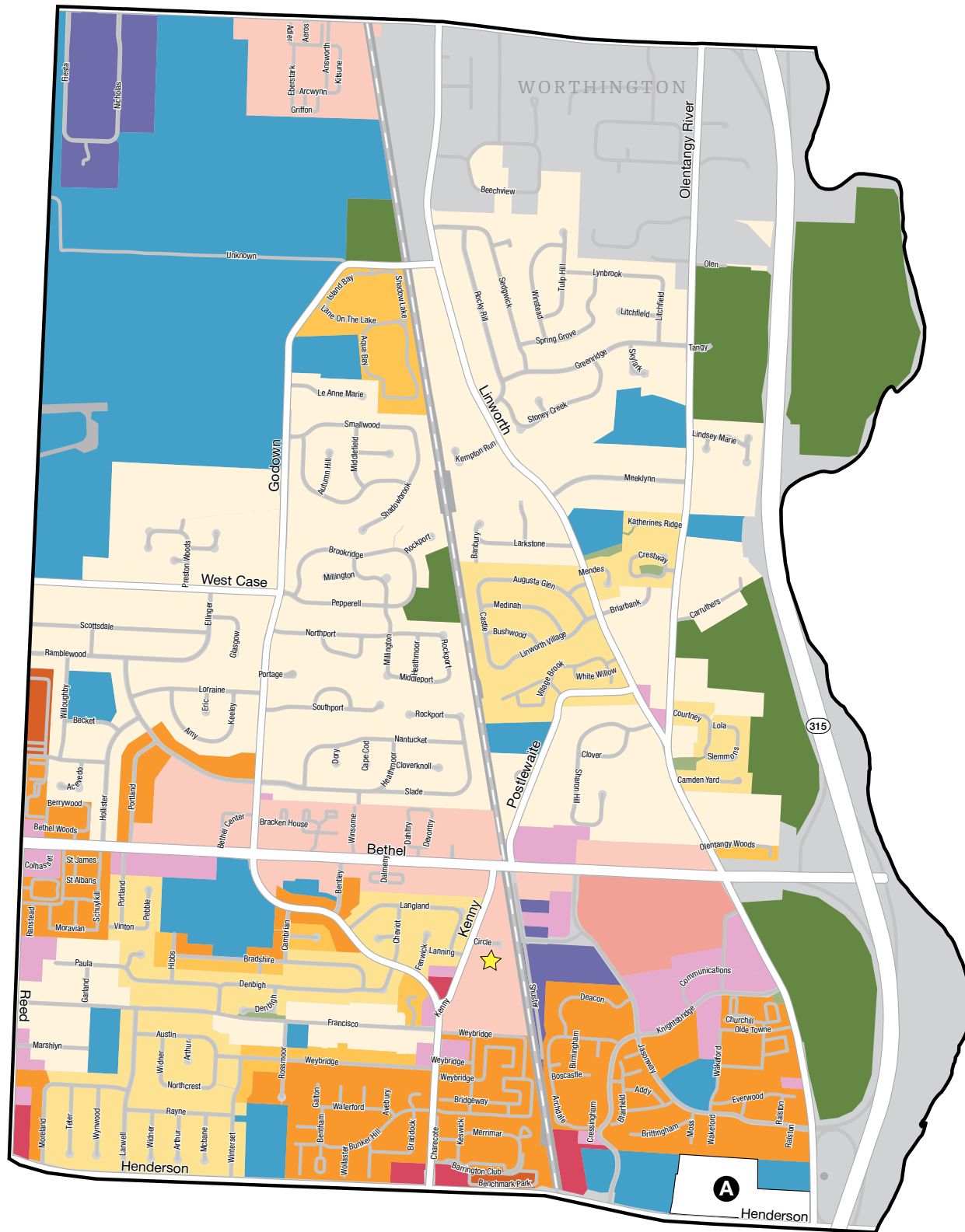


Figure 3.5

Please refer to pages 22–23 for land use category classifications



Left: Sidewalks on Bethel Road provide pedestrians a safe alternative to driving



Right: Sycamore Hills is an existing single-family neighborhood in the Northwest area

What is density?

Density refers to the number of residential units within a given area. It is calculated by dividing the total number of residential units on a site by the total acreage of the site. For example, a development with 100 residential units on a 10 acre site has a density of 10 dwelling units per acre (du/ac), or a development with 40 residential units on a 10 acre site has a density of 4 du/ac. The density ratio does not differentiate between the type of residential development (single-family vs. multifamily). Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.

Do recommendations in the Plan apply to all future development in the Plan area?

No, recommendations within the Plan only apply when a property owner initiates a request to change the current zoning of a site or requests a variance for future development. Development that is permitted based on existing zoning does not go through the Plan review process. Property owners and developers are encouraged to review the adopted area plan and implement the recommendations when possible with future development.

Why does the Plan provide land use recommendations when the community doesn't want development to occur?

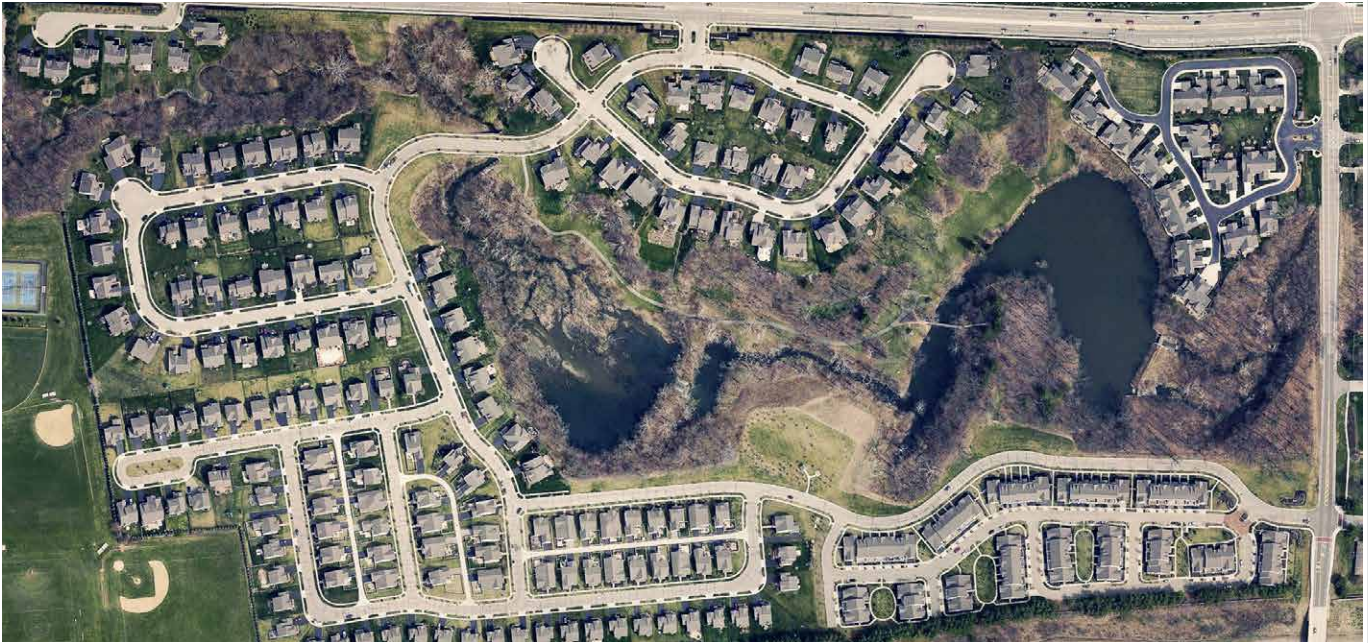
Area plans provide the opportunity to help shape and direct the development patterns of an area, but they are not able to prevent future development from occurring. Providing an informed and appropriate recommendation for each parcel in the area better equips city staff and the community to respond to proposals for future development.

Land Use Policies

Guiding Principles

The primary goals of the Land Use Plan are to preserve existing low density residential neighborhoods, strengthen employment centers, and maintain the long-term vitality of the Northwest area. The following principles serve as a foundation for the Land Use Plan policies and recommendations:

1. Land use recommendations are informed by existing zoning, land use, density and other related factors.
2. Neighborhoods within the area should have a mix of uses that provide a variety of housing types, neighborhood services and employment.
3. In general, low density residential neighborhoods should be preserved, and higher density residential development should be located on the primary commercial and mixed-use corridors.
4. Priority is placed on retaining office uses, which serve as important components of a neighborhood.
5. New retail uses should be developed in a manner consistent with the land use recommendations (Commercial and Mixed Use classifications).
6. Mixed use development should be located along primary corridors or within established commercial centers. Focusing higher density residential development in these areas will strengthen existing retail, promote more walkable neighborhood centers, and reduce development pressure in other areas of the Northwest where lower density development is preferred.
7. Natural areas, open space, and parks provide many benefits in urban and suburban settings including habitat for wildlife, recreation for residents, and encouraging healthy living. Existing publicly owned park and recreation facilities should be maintained and new development should provide open space and preserve natural site features. Opportunities for parkland dedication should be pursued when recommended by the Recreation and Parks Department.
8. Proposals to redevelop existing institutional, residential, office or private park/recreation uses may be supported if the use and design are compatible with surrounding uses.
9. Access to multiple transportation options should be provided, including walking, biking, personal vehicles and public transportation.



The Lakes of Worthington is an example of cluster development

General Land Use Policies

The general land use policies apply to multiple land use classifications and are used to review development proposals when applicable. It is important to note that area plan recommendations are adopted as city policy, not code. The policies do not replace the zoning code or apply to existing uses that are consistent with the zoning code or legally nonconforming.

1. Development proposals that require a zoning change or variance are reviewed for consistency with land use and density recommendations of the adopted plan.
2. Density is typically measured in terms of dwelling units per acre (*i.e.* "Gross Density"). The calculation includes the area of the entire site including internal roads and vehicular circulation.
3. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.
4. Recommendations of this plan do not apply to properties outside Columbus. Land use recommendations for areas that are currently not in Columbus are provided in the event they are annexed to the City in the future.
5. Requests for homebased daycare within residential areas should be reviewed per the State of Ohio standards. Columbus Planning does not consider requests for daycare in residential areas to be a change of use, and therefore does not comment on such requests.



A single-family neighborhood

Low Density Residential, <4 du/acre

Low density residential development is predominantly comprised of single-family homes at a density of less than 4 du/acre. This classification applies to the least intense residential portions of the planning area and includes existing low density residential neighborhoods, single-family homes on large lots, and areas of undeveloped land. A primary goal of the Land Use Plan is to preserve low density residential neighborhoods and guide infill development to be compatible with existing development patterns of the neighborhood. Within areas designated low density residential, the following applies:

1. Proposals should follow the Residential Design Guidelines.
2. Existing single-family homes on large lots and undeveloped lots are recommended for low density residential development in support of the Plan's goal to preserve existing single-family neighborhoods. It is recognized that large lots and undeveloped lots, particularly those that are located along primary corridors, may be subject to development proposals inconsistent with the land use recommendation in terms of use and/or density. Alternative proposed uses and/or higher density proposals may merit support if they are compatible with adjacent development. In situations where a proposed use is inconsistent with the Low Density Residential recommendation, the following are to be considered:
 - a. Consideration of densities higher than the recommended land use may be appropriate in instances where more intense uses are present, such as higher density residential, manufacturing, or commercial. In these situations, the proposed net density (not including regulated floodway, floodplain or stream corridor protection zones) will be reviewed for compatibility with adjacent uses, potential impact on natural resources, and other factors.
 - b. New uses could include office, residential, institutional, recreation, and/or open space, depending on the scale and intensity relative to surrounding uses.
 - c. Proposals should follow the Design Guidelines for the proposed use.



Wood Run Place Condominiums

Low-Medium Density Residential, 4–6 du/acre

This classification is similar to the Low Density Residential classification and includes single-family homes and limited amounts of multifamily housing developed at a density of 4–6 du/acre. The classification predominately applies to existing neighborhoods in the Northwest area including subdivisions located west of Sawmill Road, south of Bethel Road and north of Billingsley Road. Proposals should follow the Residential Design Guidelines.

Medium Density Residential, 6–10 du/acre

Medium Density Residential is characterized by smaller lot, single-family homes, doubles, townhouses, and smaller scale multifamily housing developed at a density of 6–10 du/acre. In general, areas recommended for this designation are existing multifamily housing developments located on scattered sites throughout the Northwest area. Proposals should follow the Residential Design Guidelines.

Medium-High Density Residential, 10–16 du/acre

This classification is similar to the Medium Density Residential classification, but with somewhat higher densities. It is characterized by smaller lot, single-family homes, doubles, townhouses, and smaller scale multifamily housing developed at a density of 10–16 du/acre. In general, areas recommended for this designation are existing multifamily housing developments located near Bethel and Henderson roads, the intersection of Sawmill and Hard roads, and to the north of SR 161. Proposals should follow the Residential Design Guidelines.



Grafton Park Apartments

High Density Residential, 16–24 du/acre

High Density Residential is characterized by multi-story, multifamily housing developed at a density of 16–24 du/acre. Higher density residential development in primary corridors and commercial districts support neighborhood retail by creating a strong local market, and facilitating a walkable, transit supportive environment. Areas recommended for this designation are limited to a small number of existing multifamily housing developments located on Dierker, Reed, and Snouffer roads, and south of SR 161 at Sawmill Road. While there is a limited amount of High Density Residential designated on the Land Use Plan, the Mixed Use 1 and Mixed Use 2 land use classifications also support residential densities in this range. Proposals should follow the Residential Design Guidelines. Within areas designated High Density Residential, the following applies:

1. Some high density residential sites were developed in the 1960s and 1970s as intrusions in otherwise lower or medium density residential areas. In these instances, consideration should be given to alternative future land uses, including lower density residential designations.



The Lane in Upper Arlington is an example of infill mixed use development on a commercial corridor (Retrieved from <http://www.welcometothelane.com/progress/>)

Mixed Use 1, <24 du/acre

This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multifamily residential. Development may include a mix of uses on one site (for example, residential units located either above or next to the commercial uses) or only one use per site. Mixed Use 1 areas generally represent the smaller shopping corridors and neighborhood commercial hubs. These areas, in consideration of nearby residential areas, are appropriate for a mix of uses including residential densities less than 24 du per acre. Areas recommended for this designation include the Bethel Road corridor, Kenny Road south of Bethel Road, Sawmill Road south of Krier Road, SR 161 west of Linworth, Snouffer Road at Caine, and Olentangy Valley Center on Olentangy River Road. Within areas designated Mixed Use 1, the following applies:

1. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
2. For the area designated Mixed Use 1 located on the east side of Kenny Road between Weybridge Road and Bethel Road, the existing Manufacturing uses (M) are recognized and supported. Expansion of a manufacturing use in this area should be supported provided it is consistent with the Industrial and Warehouse classification policies and the Commercial Design Guidelines. Additional retail development is not supported in this area.
3. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.

Mixed Use 2, <45 du/acre

This classification is the most intense use in the planning area. It is similar to the Mixed Use 1 classification, but supports residential densities less than 45 du/acre. This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multifamily residential. Development may include a mix of uses on one site (for example, residential units located either above or next to commercial uses) or only one use per site. Mixed Use 2 areas are the commercial hubs and corridors of the area, as well as existing large shopping centers. Areas recommended for this designation include the existing retail centers on SR 161 at Sawmill Road and south of Bethel Road at Olentangy River Road. Within areas designated Mixed Use 2, the following applies:

1. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
2. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.

Taylor House apartments
within Olentangy Plaza





Retail located near Sawmill and SR 161



Commercial office building



Medical office building

Commercial

The Commercial classification includes retail, office, or institutional uses. Fuel service stations are also supported in this classification. Areas recommended for this designation are limited to existing commercial developments located on Sawmill Road, Smoky Row Road at Hard Road, Smoky Row Road at Smoky View, Bethel Road, and Henderson Road. Within areas designated Commercial, the following applies:

1. Retail, services, and office uses are important components of neighborhoods and should be clustered where possible for increased viability.
2. Neighborhood plans do not distinguish between types of retail proposals within the commercial land use recommendation.
3. Proposals should follow the Commercial Design Guidelines.

Office

The Office classification includes traditional office and medical office uses. Areas recommended for this designation include existing office uses generally located on Sawmill, Bethel, Henderson, and Olentangy River roads. Within areas designated Office, the following applies:

1. Office uses are important centers of employment in the city, and the maintenance of office uses is a priority for the City of Columbus.
2. Proposals should follow the Commercial Design Guidelines.
3. Proposals for alternative uses in areas designated for office are generally not supported. In situations where a proposed development is inconsistent with the Office land use recommendation, the following are to be considered:
 - a. The site is part of a larger development trend in the vicinity, or is otherwise isolated.
 - b. The site is part of a redevelopment that would better represent the highest and best use of the parcel.
 - c. New uses could include residential, institutional, recreation, and/or open space. Retail uses are generally discouraged in existing office locations.
 - d. Proposals should follow the Design Guidelines for the proposed use.



The Ohio State University Airport

Institutional

The Institutional classification includes schools, libraries, government offices, places of worship and other institutional uses. The Land Use Plan recommends Institutional for existing institutional uses scattered throughout the Northwest area. Within areas designated Institutional, the following applies:

1. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.
2. Existing institutional sites may be subject to redevelopment. In situations where a proposed development is inconsistent with the Institutional land use recommendation, the following are to be considered:
 - a. Pending support of the Recreation & Parks Department, opportunities for parkland should be explored.
 - b. A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood.
 - c. New uses could include office, residential, recreation, and/or open space, depending on scale and intensity relative to surrounding uses. Careful attention should be given to impacts on adjacent properties and residences.
 - d. Retail and entertainment uses may be appropriate on commercial corridors, but are not appropriate in residential areas.

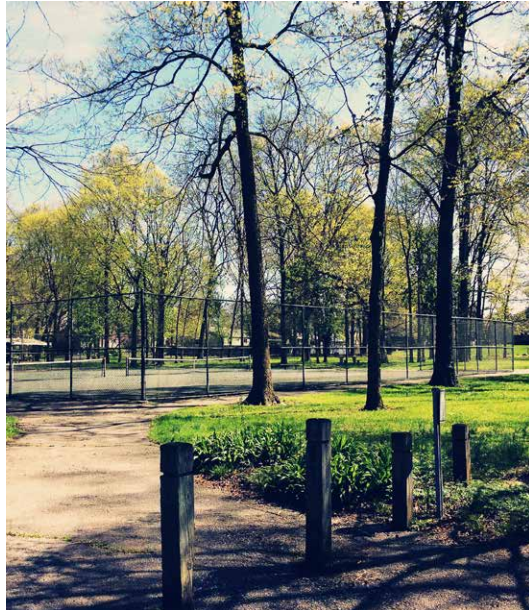


Industrial site located west of the railroad tracks on Kenny Road

Industrial & Warehouse

The Industrial and Warehouse classification is characterized by industrial, manufacturing, and warehouse uses. Industrial uses play an important role in employment and the economic vitality of the city. Areas recommended for this designation are primarily located on SR 161 and on Bethel Road east of the railroad tracks. Within areas designated Industrial and Warehouse, the following applies:

1. In general, industrial areas should be maintained and supported as job centers.
2. Industrial development should be designed to minimize or mitigate impacts on adjacent uses, especially residential uses, through such means as landscaping, buffering and enhanced setbacks.
3. In general, building heights should be limited to 35 feet when located adjacent to a residential area.
4. Less objectionable uses, including but not limited to, warehousing and distribution are preferred. Industrial uses (including types of manufacturing) that have health and environmental impacts must be carefully considered for impacts on the surrounding area.
5. Loading, storage, and other external activities that generate noise and other impacts should not face public rights-of-way or residential or institutional uses. In the event that this is not possible, such areas should be fully screened.
6. Proposals should follow applicable Commercial Design Guidelines.



Left: Riverside Green Park is located within an existing neighborhood



Right: New 3-acre park dedicated to the City of Columbus on Cranston Drive

Why doesn't the Plan recommend areas for Open Space or Parks?

Providing a land use recommendation of "Park" or "Open Space" cannot prevent development of a site due to property owners' legal right to develop their property in accordance with the zoning code. The Recreation and Parks Department is responsible for park planning, and therefore, it is not within the scope of the Plan to provide recommendations for Parks or Open Space.

Parks & Recreation

The Parks and Recreation designation is for publicly owned park and recreation facilities. The *Northwest Plan* does not provide site specific recommendations for new parks. Instead, a list of strategies identified in the 2014 *Columbus Recreation and Parks Master Plan*, and a list of projects already identified in the Northwest Area by the Recreation and Parks Department have been documented. Connectivity within and among development to parks and open space should be a design priority. Specific to the Northwest area, the Recreation and Parks Department has planned the following projects:

1. Olentangy Trail: Anheuser-Busch Sports Park Connector (Project start date To Be Determined)
2. Olentangy Trail: Wilson Bridge Road and SR 161 Connector (Project start date To Be Determined)
3. Park improvements: 3-acre park on Cranston Drive (Project start date To Be Determined)

Open Space

The Open Space classification refers to natural areas that do not provide recreational facilities and includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings. Rights-of-way controlled by the city or other government bodies are not considered or designated Open Space. Depiction of Open Space on the Recommended Land Use Map is limited to the following scenarios:

1. City and other public agency owned property designated for such use;
2. A conservation easement is in place; or
3. Acquisition is actively underway by a state or local agency, such as the Franklin Soil and Water Conservation District.



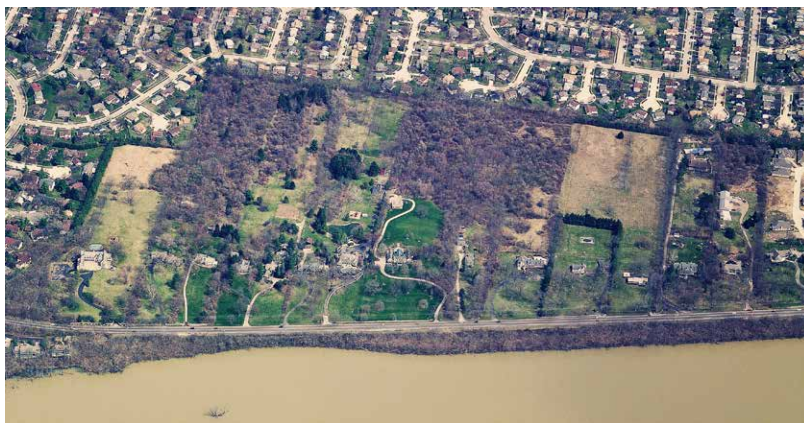
Private Open Space

The Private Open Space classification is characterized by private golf courses and sports fields. It also includes dedicated open space within a development and open space owned by Home Owners Associations. Private Open Space serves to complement existing public parks and recreation facilities. Within areas designated Private Open Space, the following applies:

1. Existing private open space sites may be subject to redevelopment. In situations where a proposed development is inconsistent with the recommended land use, but mitigating circumstances merit the consideration of the proposal, the following are to be considered:
 - a. Pending support of the Recreation & Parks Department, opportunities for parkland should be explored.
 - b. A broad range of adaptive reuses may be appropriate for existing private open space uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood.
 - c. New uses could include office, education, housing, recreation, and/or open space, depending on scale and intensity relative to surrounding uses.
 - d. Retail and entertainment uses may be appropriate on commercial corridors, but not in residential neighborhoods.
 - e. Proposals should follow the Design Guidelines for the proposed use.



Site A: Twenty-acre site located at the northwest corner of Henderson and Olentangy River roads



Site B: Large residential lots located on Riverside Drive in Perry Township

Site Specific Recommendations (Sites A & B)

In certain cases when a site has unique characteristics, a land use recommendation is tailored to the conditions of the given site. Two specific cases exist within the Northwest planning area and are described below.

Site A

Site A is located on the northwest corner of Henderson and Olentangy River roads. Office, institutional, medical and/or multifamily are recommended for this 20-acre site. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.

Site B

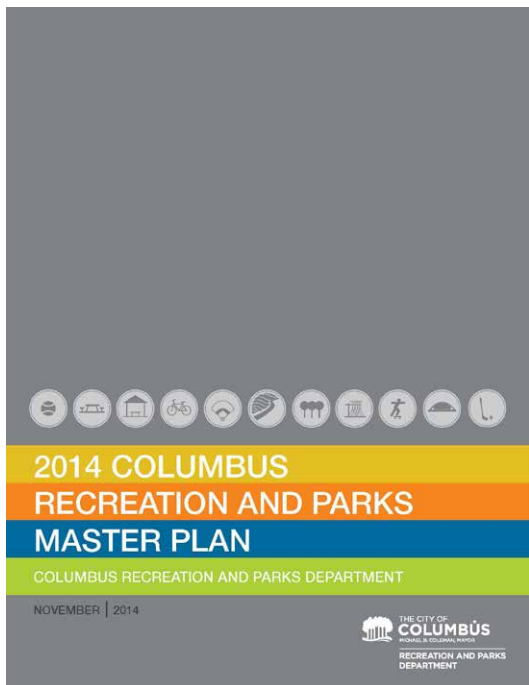
Site B consists of several large lot residential properties located on Riverside Drive in Perry Township. The recommendations of this plan do not apply to properties outside the city of Columbus, and the land use recommendation for Site B is provided in the event township property is annexed to the city in the future. The Plan supports the existing residential uses at this location. In the case that parcels in this site are annexed, office and residential uses would be appropriate. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment of Low Density Residential sites including text on buffering and open space.

2014 Columbus Recreation And Parks Master Plan Summary

The 2014 *Columbus Recreation and Parks Master Plan* provides overall recommendations for the City of Columbus in regards to parks and facilities, multi-use trails, blueways, aquatics, recreational centers, programs, and communications. Planning areas covered in the 2014 Master Plan include Central, North, Southeast, In-Town, and Southwest Columbus. Several maps are included in the 2014 *Recreation and Parks Master Plan* to display and identify specific projects and ideas related to each planning area. For more information, the Plan can be found online at <https://columbus.gov/2014MasterPlan/>.

The North planning area, as designated in the 2014 Columbus Recreation and Parks Master Plan, covers over 63 square miles of the city of Columbus which includes the Northwest planning area. The following strategies were identified to improve the parks system in the North planning area:

- Update five Neighborhood Parks per year
- Update one Community Park per year
- Update and invest in revenue producing sports fields
- Continue to expand the multi-use trail network
- Make connections to neighborhoods and parks
- Investigate public/private partnerships to meet facility and program needs
- Strive to meet the benchmark of locating Neighborhood Parks within one-half mile of all neighborhoods. Given that some of these locations are in built-out, urban portions of the city and that land acquisition is not always achievable, strategies should be explored to make use of existing city-owned properties and initiatives that could increase the total acreage and distribution of Neighborhood Parks
- Acquire enough land to meet recommended standards for all classifications of parkland; continue to work with neighborhood groups to improve and maintain parks; remove access and circulation barriers to city parks
- Strategies for Neighborhood Parks
 - Make acquiring land for Neighborhood Parks a high priority
 - Make acquiring land for Community Parks a high priority
- Strategies for Multi-Use Trails
 - Improve access to existing trails from surrounding neighborhoods, business districts and parks
- Strategies for Blueways
 - Provide access for different types of watercraft, depending on locations
 - Legitimize access, improve ease of use and promote blueways
 - Develop educational programming related to river health, sustainability and the river ecosystem
 - Install spray grounds in areas where there are gaps in service in the north-east and northwest parts of the city



What are Design Guidelines?

Design Guidelines address the visual component of development. The guidelines provide recommendations for the size, placement, height and design of residential and commercial development, as well as, connectivity, open space and natural features.

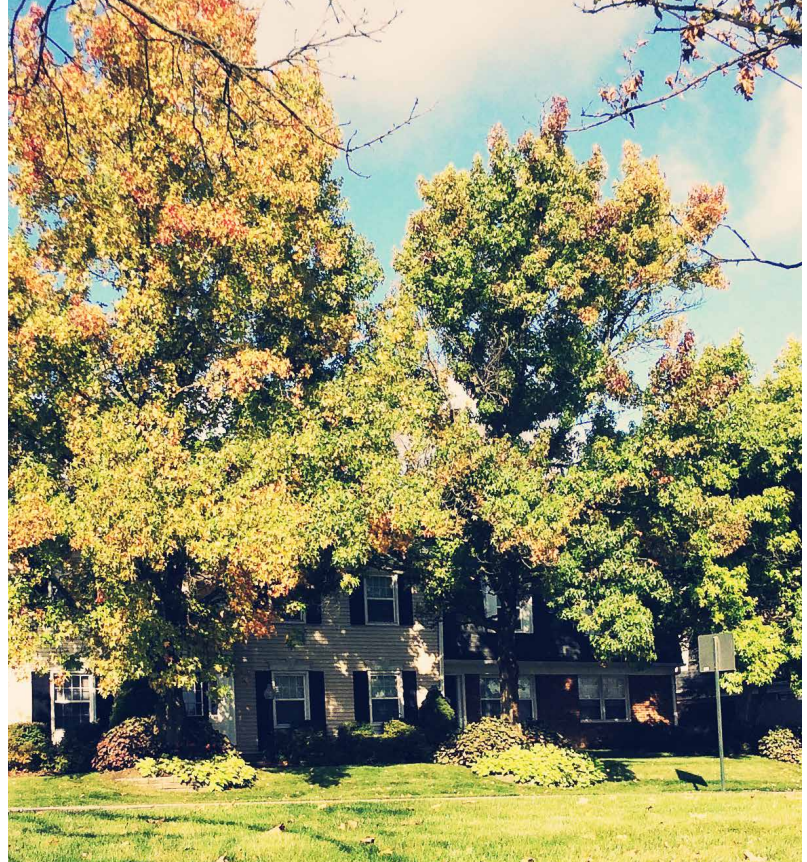
Design Guidelines

The Design Guidelines apply to new development proposals that require rezoning or variance requests, and are intended to provide property owners, tenants, and the design community with an understanding of design expectations for the area. While the guidelines include specific standards for design, they are intended to allow for flexibility in their application and are typically incorporated into the design of a project during the review process or as a condition of approval. The guidelines are intended for use by the community and city staff in reviewing projects throughout the Northwest area.

It is important to note that the guidelines are not regulations and do not replace the zoning code and its legislatively adopted standards. The guidelines also do not replace regulations for traffic management, storm water and sewer management, or parkland dedication. These regulations are managed by the Department of Public Service, Department of Public Utilities, and the Recreation and Parks Department, respectively. Additionally, the guidelines do not replace FAA and State notification requirements for construction in the vicinity of airports. As required by the Ohio Administrative Code, a permit from the Ohio Department of Transportation Office of Aviation must be obtained prior to the start of any construction on or near airports in Ohio that are open to the public. Regulations regarding airports are managed by the FAA and Ohio Department of Transportation.



Natural features can serve as an integral component to development



Trees and landscaping enhance streets and community character

Design Principles

The following design principles serve as a foundation for the *Northwest Plan* Design Guidelines:

1. New development should preserve and enhance the unique characteristics of the community.
2. High-quality development attracts business investment and promotes the economic vitality of commercial areas, while minimizing adverse impacts to adjacent residential neighborhoods.
3. Neighborhoods should have an interconnected street and sidewalk system providing connections to existing and future residential, commercial, and recreational areas.
4. Site design should highlight natural features and open space. Opportunities for parkland dedication should be pursued when supported by the Recreation and Parks Department.
5. Parking should be balanced with the goal of reducing development's impact on the natural environment, as well as the goal of creating walkable and bikeable neighborhoods and encouraging the use of transit.



Top Left: Historic farmhouse on Dierker Road



Top Right: Single-family home with side facing garage

Residential Design Guidelines

1. GENERAL

- a. Sensitive site design, cluster development and other design approaches should be used to preserve open space, natural resources, and other ecologically sensitive areas.
- b. Building materials should be of high quality and durability, such as traditional masonry, stone, stucco, cedar, etc.
- c. Windows and doors should constitute no less than 20 percent of the building's front facade.
- d. Development adjacent to parkland should be oriented in such a way that it faces the park (houses should not back up to parkland).
- e. Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
- f. Building owners/developers are encouraged to conserve and rehabilitate historic buildings and architectural elements and to consult the Historic Preservation Office regarding best practices in maintaining and rehabilitating historic structures.

2. SINGLE AND TWO FAMILY

- a. New single and two-family housing should be oriented to the street and reflect the prevailing setback and spacing of nearby homes, as appropriate.
- b. Front porches are encouraged.
- c. Garages facing front elevations should not exceed 40 percent of the home's width (including the garage) and be set back at least two feet from the front elevation.
- d. Accessory buildings (including, but not limited to, detached garages) should be located to the rear of the principal building.
- e. The scale and proportion of additions should be compatible with the principal and nearby structures.



Example of multifamily development with balconies and varying rooflines



This open space serves as a central green space and includes trees

3. MULTIFAMILY

- a. The primary facade on the ground level of multifamily buildings should include entrances, stoops, porches, balconies or other features to contribute to street activity.
- b. Multifamily buildings should incorporate building articulation through the use of bays, balconies, cornice lines, and varying rooflines.
- c. Variation in building design is encouraged for multifamily developments with multiple buildings.
- d. Building height transitions should be used to create scale and massing compatible with surrounding uses.
- e. Setbacks of higher stories from the front facade should be considered for taller buildings to lessen their visual impact.
- f. Multifamily development should include usable open space as described in the Open Space guidelines. Neither required setbacks nor stormwater detention basins substitute for recommended open space.
- g. Multifamily development should face public streets and open space. Parking lots should be placed behind or, if necessary, next to buildings.

4. OPEN SPACE

- a. Open space should be integrated into new development, serving in one or more of the following ways: an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
- b. Open space should include landscaping, trees and connections to sidewalks or trails as appropriate. The design and placement of landscaping should consider the type of open space, its relationship to the built environment and the best use of the space.
- c. Development proposals should clearly delineate areas set aside for stormwater management.
- d. Neither required stormwater detention basins nor setbacks substitute for recommended open space.
- e. Development should address open space—buildings should front parks and open space.



Bike lanes and sidewalks provide connectivity

5. PARKING

- a. Requests for parking reductions, including those beyond that provided by any applicable overlay provisions, will be considered based on:
 - the presence of on-street parking,
 - mixed use development pattern of surrounding area,
 - pedestrian accessibility,
 - access to transit,
 - extent of variance requested,
 - size and nature of use,
 - potential impact on adjacent residential uses, and
 - provision of pedestrian and bicycle facilities beyond that required by code.
- b. Shared parking arrangements are encouraged, particularly between land uses with differing peak hours.
- c. The use of green technologies to manage stormwater runoff in parking lots, subject to city engineering requirements, is encouraged. Examples include rain gardens, bio-swales and pervious pavement.
- d. Bicycle parking should be incorporated into development projects as required by code. Additional consideration should also be given to including supporting facilities in multifamily, office and mixed use developments.
- e. Structured parking, designed to minimize visual impacts and buffered from adjacent residential, should be considered for high density residential, mixed use, office, or institutional projects.
- f. Parking structures should not front primary corridors, but should instead be placed at the rear of development.



Left: Parking lot screening and trees provide shade and aesthetic appeal

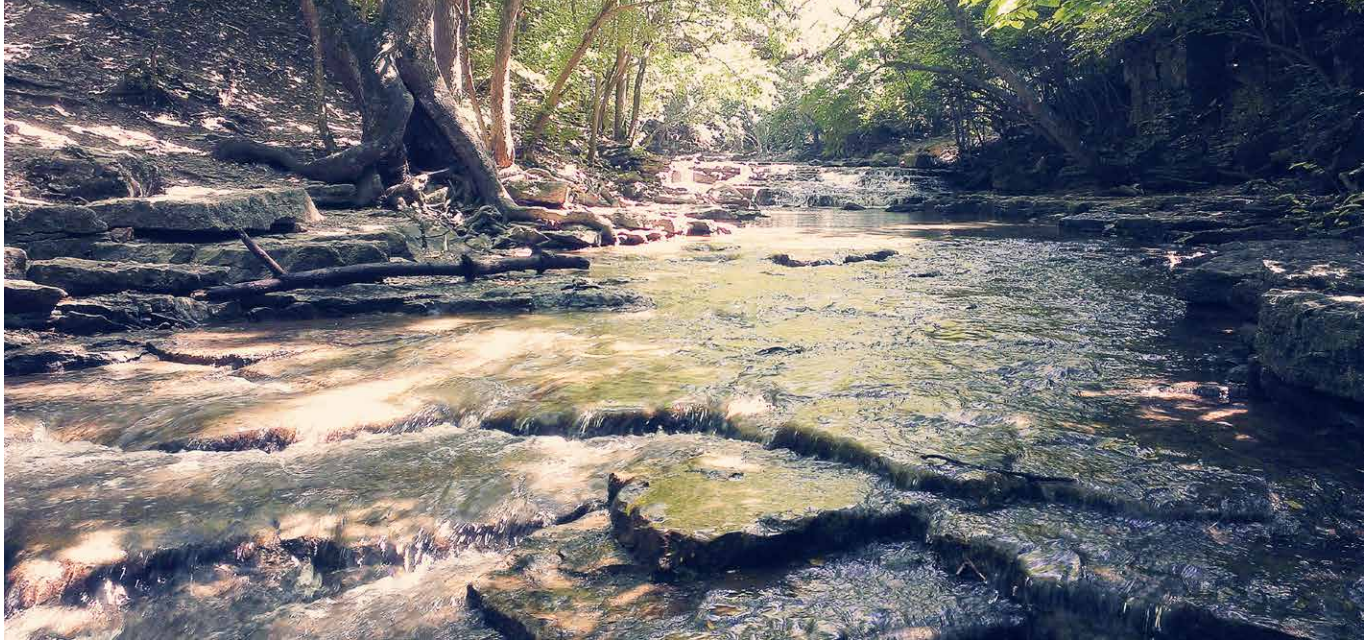
Right: Example of buffering between low density residential and multifamily development

6. CONNECTIVITY

- a. Development should connect to the public sidewalk, bikeway network, adjacent parks, and multi-use trail network. Within a given site, an interconnected series of streets, sidewalks, and paths should be provided.
- b. Connectivity within and among developments to parks and open space should be a design priority.
- c. Connectivity between developments via public streets is encouraged. In the case connectivity via public streets is not feasible, pedestrian connections between developments should be considered.
- d. Traditional suburban curvilinear block and street design should be avoided unless it facilitates preservation of natural features.
- e. Maintenance of existing street and alley grids is encouraged. Evaluation of potential disposal of right-of-way (ROW) should consider whether the subject ROW is improved and the degree to which it provides connectivity not otherwise available.

7. LANDSCAPING, BUFFERING, AND SCREENING

- a. Landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.
- b. Buffering of adjacent uses, particularly lower density residential, should use elements such as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and placement of site lighting such that it avoids spillage into adjacent sites.
- c. Landscaping should be used to support storm water management goals for filtration, percolation, and erosion control consistent with the Department of Public Utilities Stormwater Manual.
- d. Plant species should be adapted to urban conditions. Native species are encouraged and invasive species should be avoided.
- e. Existing landscaping should be preserved and integrated into site design where feasible (see also Natural Resources section).
- f. Screening should be provided between residential and non-residential uses. Service and loading zones should be located to the rear, side, or in an internal location to reduce visibility and noise. Screening should be provided per code.
- g. Chain link fencing is not appropriate for screening.
- h. Street trees should be provided as part of new development, per the City Forester's recommendation.



Streams should be protected in a natural state

8. NATURAL RESOURCES

- a. Development should be appropriately sited to conserve natural features as integral components of development or as part of public or private park and recreation systems.
- b. Protected natural areas should be clearly delineated from development to prevent encroachment, particularly in the case of single-family homes (e.g. *split-rail fencing and bollards*).
- c. Stream corridors, wetlands, ravines and the 100-year floodplain should be protected in a natural state (more specific methodology is found in the Department of Public Utilities Stormwater Manual).
- d. Mature trees provide significant environmental benefits and should be preserved whenever possible. Tree preservation measures should be density neutral.
- e. Alternative “green” methods to manage stormwater should be considered (i.e. *bio-swales, vegetated swales, native landscaping, naturalized detention and retention basins, pervious surfaces*), consistent with Department of Public Utilities Stormwater Manual.

9. PUBLIC AND PRIVATE ART

- a. Art placed on city property or within public right-of-way must be approved by and meet the evaluation criteria of the Columbus Art Commission, as provided in City Code.
- b. Existing art incorporated into structures should be conserved where feasible.
- c. Integration of art in larger development projects is encouraged, as is placement of art in public spaces, such as plazas.
- d. Works of art should be designed with consideration to maintenance and durability.

Commercial Design Guidelines

1. GENERAL

- a. Buildings should be generally parallel to and facing the street, with an entrance door(s) connected to the public sidewalk. A pedestrian area should be delineated through any parking lot and provide connection to the public sidewalk.
- b. A consistent level of detailing and finish should be provided for all sides of a building, allowing for service areas.
- c. Building materials should be of high quality and durability, such as traditional masonry, stone, stucco, cedar, etc.
- d. Buildings should be articulated by dividing façades into modules or bays, use of piers and columns, recessed and projecting bays, varying rooflines and building setback above cornice line as appropriate.
- e. Drive-through pickup windows and coverings should be located to the rear or side of the principal building.
- f. Awnings and associated framing systems should be compatible with building design.
- g. For multistory buildings, ground floor uses should address and contribute to the street. This can be accomplished through such design elements as door entries, windows, and landscaping.
- h. Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
- i. Building owners/developers are encouraged to conserve and rehabilitate historic buildings and architectural elements and to consult the Historic Preservation Office regarding best practices in maintaining and rehabilitating historic structures.



Best practices include facing buildings parallel to the street and using high quality building materials



Top Left: Distinguishing elements between lower and upper story windows provide interest in the design



Top Right: Ground floor commercial uses should include elements such as windows to encourage pedestrian activity



The primary parking lot within the Sun Center is hidden behind outlot development on Sawmill Road and SR 161

2. FACADES

- a. Street level facades adjacent to a public sidewalk should be as transparent as possible to create an interesting pedestrian environment, except for residential spaces on ground floors.
- b. Street level facades should incorporate a high level of design and material quality.
- c. Blank walls should not be presented to primary streets. Buildings with blank walls (without doors or windows) adjacent to side streets and residential areas should use building articulation and landscaping to mitigate any impacts on adjacent uses.
- d. Design elements should be used to distinguish between street level and upper story windows.

3. SETBACKS

- a. Front setbacks for smaller scale shopping centers should provide for no more than two rows of parking plus drive aisle.
- b. Consideration should be given to allow reduced setbacks for commercial buildings when parking and circulation are placed behind the principal structure.
- c. Larger shopping centers should incorporate outlot development designed in such a way as to screen parking areas.



Open space can provide opportunities for a community garden

4. HEIGHT

- a. Support for buildings that require a height variance should be based on such factors as the site size and situation, adjacent uses, quality of architectural design and materials, and parking provision.
- b. Building height transitions should be used to create scale and massing compatible with surrounding uses.
- c. The use of a setback from the front facade for higher stories or other design strategies should be considered to lessen the visual impact of taller buildings.

5. OPEN SPACE

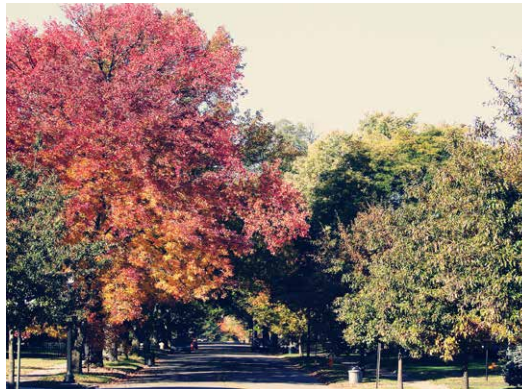
- a. Open space should be integrated into new development, serving in one or more of the following ways: an organizational element, a central green space, connection to adjacent open space, protection of natural areas, and/or as a buffer along scenic roadways.
- b. Open space should include landscaping, trees and connections to sidewalks or trails as appropriate. The design and placement of landscaping should consider the type of open space, its relationship to the built environment and the best use of the space.
- c. Development proposals should clearly delineate areas set aside for stormwater management.
- d. Neither required stormwater detention basins nor setbacks substitute for recommended open space.
- e. Development should address open space—buildings should front parks and open space.



Retail parking lots that are underutilized provide an opportunity for shared parking arrangements

6. PARKING

- a. Requests for parking reductions, including those beyond that provided by any applicable overlay provisions, will be considered based on:
 - the presence of on-street parking,
 - mixed use development pattern of surrounding area,
 - pedestrian accessibility,
 - access to transit,
 - extent of variance requested,
 - size and nature of use,
 - potential impact on adjacent residential uses, and
 - provision of pedestrian and bicycle facilities beyond that required by code.
- b. Shared parking arrangements are encouraged, particularly between land uses with differing peak hours.
- c. The use of green technologies to manage stormwater runoff in parking lots, subject to city engineering requirements, is encouraged. Examples include rain gardens, bio-swales and pervious pavement.
- d. Bicycle parking should be incorporated into development projects as required by code. Additional consideration should also be given to including supporting facilities in multifamily, office and mixed use developments.
- e. Structured parking, designed to minimize visual impacts and buffered from adjacent residential, should be considered for high density residential, mixed use, office, or institutional projects.
- f. Parking structures should not front primary corridors, but should instead be placed at the rear of development.



Left: Parking lot screening blocks headlights and provides aesthetic appeal

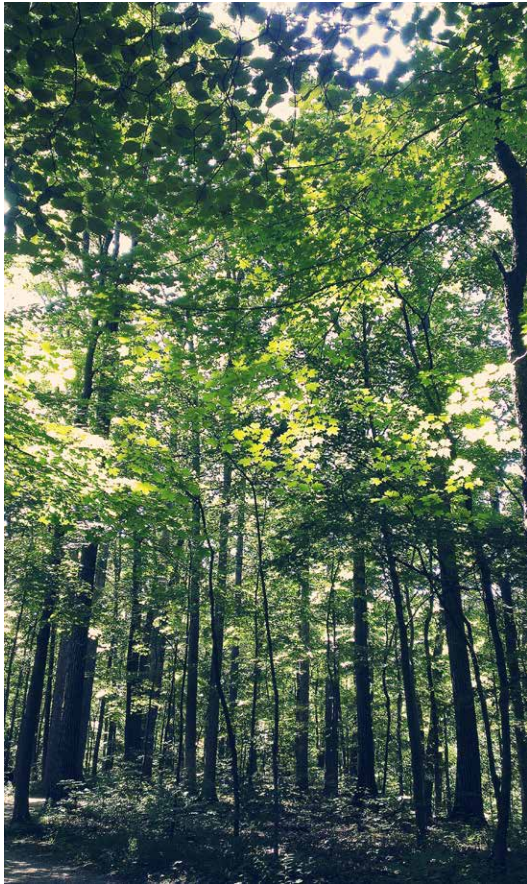
Right: Street trees provide shade, add aesthetic appeal, and environmental benefits

7. CONNECTIVITY

- a. Development should connect to the public sidewalk, bikeway network, adjacent parks, and multi-use trail network. Within a given site, an interconnected series of streets, sidewalks, and paths should be provided.
- b. Connectivity within and among developments to parks and open space should be a design priority.
- c. Connectivity between developments via public streets is encouraged. In the case connectivity via public streets is not feasible, pedestrian connections between developments should be established.
- d. Traditional suburban curvilinear block and street design should be avoided unless it facilitates preservation of natural features.
- e. Maintenance of existing street and alley grids is encouraged. Evaluation of potential disposal of right-of-way (ROW) should consider whether the subject ROW is improved and the degree to which it provides connectivity not otherwise available.

8. LANDSCAPING, BUFFERING, AND SCREENING

- a. Landscape installations should enhance buildings, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. In the Northwest, the “Bethel” and “Sawmill” style split-rail fences should be considered along Bethel and Sawmill roads.
- b. Buffering of adjacent uses, particularly lower density residential, should use elements such as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and placement of site lighting such that it avoids spillage into adjacent sites.
- c. Landscaping should be used to support storm water management goals for filtration, percolation and erosion control consistent with the Department of Public Utilities Stormwater Manual.
- d. Plant species should be adapted to urban conditions. Native species are encouraged and Invasive species should be avoided.
- e. Existing landscaping should be preserved and integrated into site design where feasible (see also Natural Resources section).
- f. Screening should be provided between residential and non-residential uses. Service and loading zones should be located to the rear, side, or in an internal location to reduce visibility and noise; screening should be provided per code.
- g. Chain link fencing is not appropriate for screening.
- h. Street trees should be provided as part of new development, per the City Forester’s recommendation.



Mature trees should be preserved whenever possible

9. NATURAL RESOURCES

- a. Development should be appropriately sited to conserve natural features as integral components of development or as part of public or private park and recreation systems.
- b. Protected natural areas should be clearly delineated from development to prevent encroachment, particularly in the case of single-family homes (*e.g. split-rail fencing or bollards*).
- c. Stream corridors, wetlands, ravines and the 100-year floodplain should be protected in a natural state (more specific methodology is found in the Department of Public Utilities Stormwater Manual).
- d. Mature trees provide significant environmental benefits and should be preserved whenever possible. Tree preservation measures should be density neutral.
- e. Alternative “*green*” methods to manage stormwater should be considered (*i.e. bio-swales, vegetated swales, native landscaping, naturalized detention and retention basins, pervious surfaces*), consistent with Department of Public Utilities Stormwater Manual.



Pole signs are generally discouraged



A business with a wall style sign located on Sawmill Road

10. PUBLIC AND PRIVATE ART

- a. Art placed on city property or within public right-of-way must be approved by and meet the evaluation criteria of the Columbus Art Commission, as provided in City Code.
- b. Existing art incorporated into structures should be conserved where feasible.
- c. Integration of art in larger development projects is encouraged, as is placement of art in public spaces, such as plazas.
- d. Works of art should be designed with consideration to maintenance and durability.

11. GRAPHICS

- a. Signage should be oriented to both pedestrians and vehicles. Monument style signs are recommended and should not be taller than six feet.
- b. Wall signs should not obscure or interfere with architectural lines and details and should be sized to fit in with the building's facade design.
- c. New signage should be designed to be a logical and complementary component of the overall design of a storefront.
- d. Buildings should not be dominated by graphics. Crowded or cluttered graphics arrangements should be avoided.
- e. Signs for storefronts/businesses in the same building/development should be of coordinated design—reinforcing rather than competing with each other.
- f. Large commercial developments should utilize integrated signage, with an emphasis on wall signs and central identification signage for the entire development, rather than multiple freestanding signs.
- g. Excessively large signs are discouraged.
- h. Some types of signs are generally discouraged (or otherwise prohibited in city code), including ad murals, off-premises signs, billboards, signs with flashing lights or bare bulbs, co-op signs, rotating signs, pole signs, automatic changeable copy signs, bench signs, and roof-mounted signs.

Development Review Checklist

The development review checklist may be used by the community to review development proposals for consistency with plan recommendations.

Development Review Checklist

The development review checklist is a summary of the development guidelines and recommendations found in the Plan. It is designed for stakeholders to review development proposals that require a rezoning or variance for consistency with plan provisions. Guidelines from the Plan are not city code, but as part of a city-adopted plan they serve as city policy. This provides a basis for stakeholders to review development proposals and request the guidelines are considered and included in a proposed development.

While using the checklist, stakeholders should reference the full plan description of each element being reviewed. The checklist is not intended to provide a full description of plan recommendations and should be used as a guide in the review process. Additionally, nothing in the checklist is intended to speak to the development proposal's conformance with other city code requirements and policies.

Recommendations regarding the use of the development review checklist include:

1. Applicants requesting a rezoning and/or variance are encouraged to review the development review checklist and incorporate the Plan's recommendations in their proposal.
2. The Northwest Civic Association, Far Northwest Coalition, and other stakeholders are encouraged to use the checklist to evaluate development proposals in their respective areas.

Guidelines and Recommendations	Yes	No	N/A	Notes
Land Use				
Is the proposal consistent with the Land Use Plan?				
If the proposal is located on a site recommended for Low Density Residential, have the matters on page 30 been considered?				
If the proposal is for the redevelopment of an Office use, have the matters on page 35 been considered?				
If the proposal is for the redevelopment of an Institutional use, have the matters on page 36 been considered?				
If the proposal is for an Industrial or Warehouse use, have the matters on page 37 been considered?				
If the proposal is for the redevelopment of Private Open Space, have the matters on page 39 been considered?				
Design Guidelines: Residential				
For residential development, have the design recommendations related to the following subjects been considered?				
General considerations				
Setback and site design				
Height and massing				
Building design				
Open Space				
Parking (Multifamily)				
Connectivity				
Landscaping, buffering, and screening				
Natural resources				

Guidelines and Recommendations	Yes	No	N/A	Notes
Design Guidelines: Commercial				
For commercial, mixed use, office and industrial development, have the design recommendations related to the following subjects been considered?				
General considerations				
Building orientation				
Building design				
Building facades				
Building setbacks				
Building height				
Open Space				
Parking				
Connectivity				
Landscaping, buffering, and screening				
Natural resources				
Mixed uses				
Design Guidelines: Graphics				
Regarding graphics, have the design recommendations related to the following subjects been considered?				
Sign style (ground, wall, etc.)				
Signage integrated into architecture and site design				
Public Art				
Regarding public and private art, have the recommendations on page 48 or 55 been considered?				