

Adopted Plans Recommendations And Drafts (In Italics)	<u>Prairie Township</u> Comprehensive Plan – June, 2003	<u>Brown Township</u> Comprehensive Plan 1992, 1998, update in progress	<u>Pleasant Township</u> Comprehensive Plan-2002	<u>Norwich Township</u> Land Use Plan - 2001	<u>CORF- Darby Creek Stormwater Strategies - 2001</u>
Are Stream Buffers Required? If so, distance and stream type	“Stream Corridor Policies requires preserving natural drainage patterns, promotes open space and protects water quality.	140-foot buffer from creek centerline.		120-foot riparian corridor shall be adopted around all waterways, recommended by Franklin County Greenways Plan.	- Create a variable width, naturally vegetated buffer system along all perennial streams that also encompass critical environmental features such as the 100 year floodplain, steep slopes and freshwater wetlands - Enclosing, straightening, and relocating streams should be discouraged during all new development.
Floodplains - Subdivision regulations? - Zoning resolutions?		Areas within the 100-year floodplain should be designated as open space. The goal of the open space area is conservation of existing land, agriculture, and protection as an undeveloped area. The floodplain is also part of the Environmental Conservation District in the Comprehensive Plan. Development is discouraged in this district.	<i>Review Darby Stormwater Strategies and Hellbranch Run Greenways Plan and revise Comprehensive Plan</i>	Filling of the floodway fringe in discouraged. Channel relocation is discouraged.	<i>Variable width, naturally vegetated buffer system along all perennial streams that also encompass critical environmental features such as the 100-year floodplain, steep slopes, and freshwater wetlands.</i>
Methods to reduce impervious Surfaces?	Minimize impervious surfaces at the site level as well as through efficient, compact development that minimizes roads and parking lots. Amend the zoning resolution to include development standards aimed at minimizing impervious surfaces.		<i>Impervious surfaces should be minimized to prevent excessive runoff and allow for natural groundwater recharge.</i>		- Design residential streets for the minimum required pavement width to support travel, parking, and emergency vehicles. - Reduce parking size by providing compact car spaces, using pervious surfaces for spillover parking areas, and shared parking areas - Incorporate landscaping into cul-de-sacs. - Promote alternate driveway surfaces and shared driveways.
Erosion and Sediment Controls? If so, what and who manages?	Revise the zoning resolution to require that new development that disturbs an area of one acre or more complete a storm water plan based on best management practices (BMPs) as recommended in Franklin County’s NPDES Phase II process. Work with the Franklin SWCD to draft and enforce this amendment				<i>Incentives and flexibility in the form of density compensation, buffer averaging, property tax reduction, stormwater credits, and by-right open space development should be encouraged to promote conservation of stream buffers, forests, meadows, and other areas of environmental value. Off-site mitigation for open space, stormwater management and forest resources (excluding riparian buffers) within the same watershed should also be encouraged.</i>
Stormwater Controls? Briefly Describe	Protect soils from development-related runoff by coordinating zoning review with county, state, and federal stormwater and sediment and erosion control measures Development of other land disturbing activity should not occur on slopes with grades in excess of 15%	-Filter strips are recommended as important conservation practices along all tributaries within the Township - Stormwater shall not be discharged directly into a receiving stream. Rather, a method should be implemented to “buffer” stormwater surges that might degrade the integrity and	– <i>Platted subdivisions, without central water and sanitary sewer service, should be separated from one another to prevent increased groundwater degradation and soil saturation from on-site wastewater treatment systems. Physical</i>		- Wherever possible provide Stormwater treatment for parking lot runoff using bioretention areas, filter strips, or landscaping islands. - Where conditions permit, vegetated open channels should be used in the street right of way to convey and treat Stormwater - New development should not discharge unmanaged Stormwater - Direct rooftop runoff to pervious surfaces

		performance of a receiving stream, ditch or watercourse.	<i>separation will help protect water quality.</i>		
Residential Unit Density - Subdivision Regulations? - Zoning Resolutions?	<p>1. Limited Growth Option – One unit per acre east of Hamilton Ditch Floodplain. West of the floodplain one use per 5 acres</p> <p>2. Higher Density Option- (Central sewer and water available) – overall density of 2-4 units per acre east of Clover Groff Floodplain and north U.S 40. Areas West of Clover Groff and along U.S. 40 will have a density of one unit per acre.</p> <p>3. Transition Areas - In the middle of the township will develop at highest densities allowed w/o central sewer and 2 units per acre with sewer.</p> <p>- The township will formulate zoning that provides density credits in exchange for meeting environmental objectives.</p>	<p>Low-density development is desired with a maximum net density of .40 homes per acre. It is recommended that the minimum lot size for a single-family residence should be 2.5 acres.</p>	<p><i>Low-density residential from the township line to Hellbranch Run. To provide a transition between the urban community and rural community, lower density is recommended for northwest area of Pleasant Township up to Hellbranch Run.</i></p>		<p><i>Relax side yard setbacks and allow narrower frontages to reduce total road length in the community and overall site imperviousness. Relax front setback requirements to minimize driveway lengths and reduce overall lot imperviousness. Reduce the total length of residential streets by examining alternative street layouts to determine the best option for increasing the number of homes per unit length.</i></p>
Greenspace in Developments Briefly describe	<p>- Incorporate a prohibition on development of steep slopes into the Zoning Resolution. As such, these areas should be considered as primary conservation areas for the purpose of designing conservation developments.</p> <p>- Consider steep slope areas when determining open space ratio compliance as part of a conservation-style development.</p> <p>- Include incentives for conservation-style development in the Zoning Resolution that give minor allowances in exchange for preserving significant open space.</p>	<p>Woodlands are recommended to be protected from adverse impacts and managed as a vital natural resource. Open space in the form of woodlands and the 100-year floodplain are recommended for preservation</p>	<p><i>Cluster Neighborhood, Farm Village and Conservation Village are considered.</i></p>	<p>Developers are to preserve open space onsite.</p> <p>– Trees shall be preserved before and after construction. Natural corridors along roads and waterways shall be preserved. Should have landscaping plans that provide for natural features and plantings</p>	<p>Advocate open space development that incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.</p> <p>Clearing and grading of forests and native vegetation at a site should be limited to the minimum amount needed to build lots, allow access, and provide fire protection. A fixed portion of any community open space should be managed as protected green space in a consolidated manner. Clearly specify how community open space will be managed and designate a sustainable legal entity responsible for managing natural, recreational, and stormwater management open space.</p> <p>Conserve trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native plants. Wherever practical, manage community open space, parking lot islands, and other landscaped areas to promote natural vegetation</p>

Adopted Plans Drafts/Recommendations (In Italics)	<u>Franklin County</u>	<u>City of Columbus</u> WP -- The Westland Plan – February, 1994 WCIDC -- West Columbus Interim Development Concept – February, 1991 CCP – Columbus Comprehensive Plan - November, 2000	<u>City of Hilliard</u> City of Hilliard Master Plan - 1987
Are Stream Buffers Required?		<u>WCIDC</u> – Provide a forested buffer adjacent to tributary streams to act as a filter for run-off, sediments and chemicals. <u>WP</u> – Adopt ODNR recommended natural buffer of 120 feet, or the 100-year floodplain, whichever is greater, along Hellbranch Run and Big Run. Reserve the land as a no-build zone and encourage passive parkland where possible. <u>CCP</u> – Establish a greenways zoning overlay.	
Floodplains		<u>WCIDC</u> and <u>WP</u> - Reserve the land in the 100 year floodplain for recreational and parkland uses.	
Methods to reduce impervious Surfaces?			
Erosion and Sediment Controls?		<u>WP</u> and <u>CCP</u> – Encourage development and enforcement of policies that promote environmental protection during the site development process.	
Stormwater Controls?		<u>WCIDC, WP</u> – Control density of future single-family development to minimize negative impacts of stormwater drainage. <u>WCIDC</u> – Integrate park and rec. facilities into areas that are being used for Stormwater retention. - Conduct a thorough study to determine current limitations of existing system. - Require new development to respect existing natural and man-made drainage systems. Natural drainage systems should be allowed to continue in a natural state or as a man-made alternative where a natural state is not feasible. - Update older, existing Stormwater drainage infrastructure in order to tie in with new development <u>WP</u> – Search for regional not case by case solutions <u>CCP</u> – Implement city policy that storm sewers that carry urban run-off should not flow directly into bodies of water. They should be released into a rip-rap filled channel or artificial wetland.	
Residential Unit Density		<u>WCIDC</u> - Designate the far western portion of the West Columbus Interim Development Concept Clover Groff Ditch to Alton Darby Creek Road) as a very low-density residential area (2 1/2 to 3 acres per unit). <u>WP</u> - Develop the far northwest portion of the Westland planning area as low-density residential (2 units/acre) – higher density should be considered if water and sanitary sewer services become available. Cluster design for developments is encouraged. The Westland Plan reaffirms the existence of the Environmental Conservation District in the northwest corner of the planning area and makes recommendations for land uses ranging from very low residential (1 unit/acre) to a maximum of five units per acre. <u>CCP</u> - The city of Columbus should discourage urban density territorial expansion in areas that should be protected due to significant environmental attributes of the area and discourage development in these areas. The Columbus Comprehensive plan establishes the Environmental Conservation District and recommends against development until further analysis of the environmental issues.	Agricultural or low-density (min. of 2 acres) residential uses (estates on large lots in sub-area 3) recommended for parts of Hellbranch watershed. Uses should be encouraged by zoning policies.
Greenspace in Developments		<u>WCIDC</u> – The remaining woodlots and major wooded tracts in the area should be identified and reserved for open space and aesthetic value wherever possible. The updated <u>Westland Plan</u> includes recommendations for additional parkland and connectivity of the greenspace through multiuse paths and otherwise.	
Open Space/Parks and Rec.?		<u>WCIDC</u> – Ensure that development in the Hellbranch Run Watershed is sensitive to water quality concerns since the Hellbranch empties into Big Darby Creek, a designated scenic river <u>CCP</u> – Protect the Environmental Conservation District: Do not extend water and sewer services, discourage development in the district and support efforts to protect opens space and establish a Metro Park	