

Big Darby Accord Plan Principles

December 12, 2005

Protection of Environmentally Sensitive Areas

The preliminary draft land use plan protects environmentally sensitive areas in a green infrastructure of over 20,000 acres. The green infrastructure includes floodplains, wetlands, groundwater and surface flow exchange areas, special habitat areas, wooded areas, and areas with groundwater pollution potential. These elements contribute to the Darby's unique ecosystem and should be protected and preserved according to the mission statement.

A preliminary land use plan that balances environmental protection and responsible growth.

Development is managed and focused in a sustainable town center and in conservation-style development patterns. The land use pattern offers a mix of uses, maximizes access to infrastructure, and guides development to less sensitive areas. This approach promotes a responsible growth pattern as recommended in the mission statement.

A preliminary land use plan that is based upon the by-right condition of existing zoning.

The by-right condition equates to existing zoning and development rights currently in place. The plan preserves these rights by providing a mechanism to transfer the development rights into defined growth and development areas such as a new town center.

Growth areas will be served by adequate public facilities, particularly central sewer.

Central sewer service is planned for identified growth areas including the town center. Central sewer service is not planned, or anticipated for, a majority of the study area, including areas associated with lower density conservation development. Non-centralized services would be subject to standards and inspection programs to ensure the systems are functioning properly.

A mechanism to address equity and fairness through the Transfer of Development Rights (TDRs).

TDR's offer property owners an innovative mechanism for compensation. The establishment of a TDR program would give property owners the ability to sell their development rights in exchange for permanently protecting environmentally sensitive resources. Developers would purchase the development rights and exercise them in defined areas such as the town center. Other programs to support equity and fairness will also be recommended.

A memorandum of understanding (MOU) among Accord members to implement the agreed upon plan.

The MOU represents a commitment to continue to implement the plan and work together to leverage resources. The MOU encourages consistency and compliance across political boundaries. As a primary step in a long-term implementation process, the MOU underscores the importance of adaptive management techniques to monitor plan implementation.

Development without the condition of annexation.

The City of Columbus is offering the limited extension of water and sewer services without the condition of annexation. As part of the Accord process, the City of Columbus is identifying conditions that must be met to qualify for utility extensions.

Mechanisms for cooperative revenue sharing among Accord members.

Through the creation of joint economic development districts (JEDD), cooperative economic development agreements (CEDA), and/or community authorities, Accord members can structure specific agreements to allow revenue sharing across political boundaries as development comes on line. Cooperative agreements can be established to help provide community resources and amenities and to initiate joint projects in the study area.

Water quality, biological integrity, and adaptive management.

This plan relies on the principle of adaptive management, an ongoing process. This includes prediction, monitoring, inspection, enforcement, and ongoing planning to continue to maintain and pursue aggressive OEPA water quality goals that will improve the water quality and biological integrity of the Big Darby Watershed.