

## Land Use and Development

In particular, an east-west roadway has been established through the site that connects to Waggoner and may be extended to the east with further development in the area. The roadway will be built to city of Columbus standards. The only parking allowed along the roadway will be parallel, thereby maintaining the feel of this connection as an actual neighborhood street. Buildings have been sited to front onto the roadway.

Secondly, an area has been designated along the wooded ravine for open space preservation and the location of a bike path. This will create an important link in the eventual connectivity of the pathway system in the area.

The roadway connections into the site from East Broad were more of a challenge. The concept of creating an inviting neighborhood feel to the roadway is difficult to achieve in conjunction with siting "big box" users. The resulting plan sites several buildings adjacent to the entry drive with parking located behind them and preserves open space that exists adjacent to the roadway. The large parking area for the "big box" retailer will be difficult to accommodate within the context of TND standards, however. A concept plan has been developed in the context of the existing zoning. Due to the "big box" component of the zoning, there is difficulty applying TND standards to the site, but there are still several improvements that are possible (see Figure 17, *Focus Area B Development Study* and Figure 18, *Focus Area B Recommended Street Sections*).

### 4.1.3 FOCUS AREA C

This 42-acre site is located along Waggoner Road, about 1000 feet north of East Broad Street (see Figure 19, *Focus Area C*). No development is currently underway on this property. This site is currently in Jefferson Township but is mostly surrounded by the city of Columbus. It would be very difficult for Jefferson Township to service this site, and there is little incentive for the Township to do so if it is to develop as residential. As the site is largely surrounded by single family uses,

so this potential use seems a reasonable assumption. In looking at this Focus Area, an alternate idea emerged. There is not a good way to develop this site in a traditional neighborhood design manner due to the difficult access issues and adjacency to low-density residential. The design principles of traditional neighborhood development could be applied to encourage clustering of development and a mixture of uses, but an appropriate land use other than single-family development is difficult to justify. The great value of the site is that it continues the natural beauty of Dysart Creek Ravine from the east, and provides a true scenic roadway experience in an area sorely lacking in such places. In addition, the entire site is heavily wooded. These factors, coupled with the absolute lack of recreational amenities in the study area, led the study to the conclusion that this site should be seriously considered for purchase as a public park. The city of Columbus currently has no public park in the area. While this would likely require a large investment, the recreational value to the area would be immeasurable. In addition, this park would serve as the nucleus of the bike/walking trail system contemplated for the area by this plan. Use of funds received as "fees in lieu" of park donation from development projects in the Study Area should be earmarked for purchase of land such as this site.

### 4.1.4 FOCUS AREA D

This 110-acre site is located near the southeast corner of East Broad Street and Reynoldsburg-New Albany Road (see Figure 20, *Focus Area D*). The site is currently in Jefferson Township, but is entirely surrounded by Reynoldsburg and Columbus and is in the Reynoldsburg service agreement area. It is also within the Reynoldsburg school district.

If development is to occur on this site, the first factor in determining the use should be the impact that will occur on East Broad Street and the overall study area. The second consideration should be whether the use can positively impact the existing development surrounding the site.