

General Land-Use Guidelines

A large portion of the planning area has previously been annexed into Columbus and has some form of Columbus zoning in place. Many of these parcels, however, remain undeveloped. There are several general locations that offer unique challenges as the region continues to grow and develop.

It is the recommendation of the Northland Plan - Volume II that:

- existing land-use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.
- all relevant provisions of the Columbus Comprehensive Plan, adopted by Columbus City Council in 1993, be applied to this planning area.
- land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1995 as a planning guide for development in northeast Franklin County, and the Northland Plan-Volume I, be considered when reviewing rezoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.
- the following guidelines be considered based on categories of opportunity sites:

1. Development Sites With Freeway Exposure

- reservation of development sites adjacent to the freeway be encouraged for their highest and best economic use.
- pleasing views (including buffering) from the highway be encouraged when development occurs along the interstate system.
- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- office and mixed-use development be encouraged on these sites as an appropriate transition use between residential and commercial development.
- major commercial development of five or more acres be zoned in planned or limited districts to ensure that the developments meet appropriate standards.

2. Undeveloped Land Located In Residential Areas

- zoning be used to protect residential neighborhoods from intrusion by commercial and manufacturing uses.
- * ○ zoning be used to encourage new development to be sensitive to density, buffering, traffic and circulation pattern, and architectural details of the surrounding area.
- * ○ all appropriate agencies be contacted in order to reserve adequate land for parks, recreation facilities, and schools in major rezoning areas.
- * ○ infill developments compatible with their surroundings be encouraged.