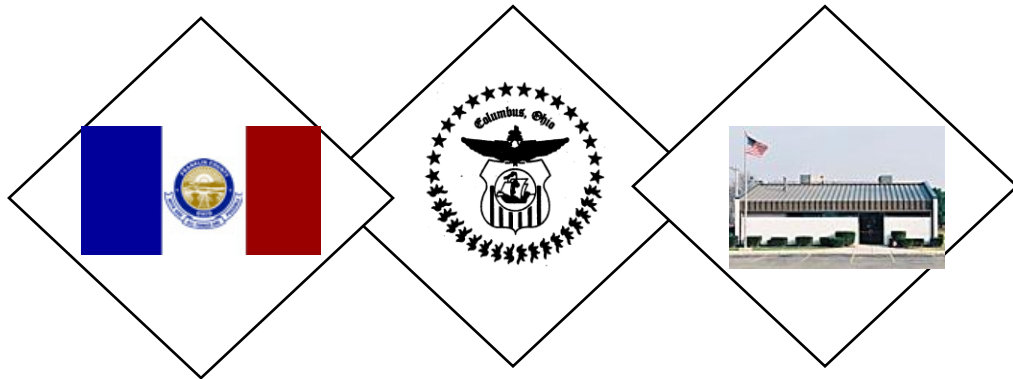


PROPOSED SOUTH CENTRAL ACCORD AMENDMENT

January 23, 2004



Background

Adopted in 1997, the South Central Accord was developed cooperatively by the City of Columbus, Hamilton Township, and Franklin County. The document provides long-range land use and development policy guidance for the approximately 16 square mile planning area. Recent residential proposals in the planning area have focused attention on residential guidelines for the area. After several meetings between Hamilton Township leaders, City of Columbus Council representatives, and Columbus planning staff to discuss these issues, a determination was made to update some provisions of the accord that relate to residential land uses. All information is in DRAFT form and has not yet been finalized. For additional information contact Columbus Planner Jane Turley (614-645-0663).

The following provisions are to be added to the South Central Accord as adopted by Columbus City Council in November 1997 and amended in October 2000. They are intended for application with residential land uses in the South Central Accord area.

- 1) A **new Guiding Principle** is added to the ten original guiding principles:
 - **“Build great neighborhoods that are good places to live and reflect the principles of the Accord.**

Original Principals

- Protect River Corridors
- Preserve Community Heritage
- Improve Transportation System
- Integrate Reclaimed Quarries into the Area’s Overall Land Use Pattern
- Maintain Agricultural Resources
- Encourage and Guide Rickenbacker Related Development
- Protect Existing Residential Clusters Including Villages
- Ensure the Township and City Role in the Areas Future
- Safeguard the South Well field
- Establish More Balanced Land Use

- 2) A **Quality Neighborhood Checklist** is adopted that establishes objectives and standards that are based on these guiding principles. These objectives and standards are intended to apply to residential uses and fall under the headings of:

- Density
- Natural and Historic Resources
- Transportation
- Trails and Greenways
- Parks and Open Space
- Aesthetics

This checklist addresses these issues as they relate to the quality of life in new residential neighborhoods in the South Central area. Nothing in this review is intended to speak to the application’s conformance with other city zoning requirements and policies. In addition to other code requirements, we recommend that new developments incorporate the following features as minimum standards:

DENSITY DEFINITION

OBJECTIVE: *Define low and high density.* Low and high-density residential areas are identified in the South Central Accord. Further definition of those areas is needed to outline options for types of housing permitted in each category.

Low Density Residential: Low Density residential must be developed using one of the following two approaches:

Low Density – Standard Single-Family Option					
Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
Minimum lot size is 6000 square feet.					
No lots are less than 50’ wide.					
At least 50% of the lots are a minimum of 60’ wide. This may be reduced to 25% if neighborhood amenities not otherwise required, such as increased dedicated open space, are provided.					
Use allowed is single family detached.					
Maximum project density is 4.5 du/acre.					

Low Density – Cluster Development Option					
Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
Project density is based on the number of lots that may be obtained using the standard single-family option for the buildable portion of the site. This calculation would exclude unbuildable portions of the site, such as floodway, existing bodies of water, jurisdictional wetlands, overhead utility easements, setbacks from existing roads and required open space dedication.					
Project density does not exceed 4.5 dwelling units per acre.					
Allowable uses are single-family detached or lower-density attached units (not to exceed 6 units per building).					
A minimum of 25% of land must be reserved as open space.					
Open space is used to preserve natural and historic features, such as floodplain, tree stands, canal beds, wetlands, etc.					
Whenever possible open space is located contiguous to other open space.					

(Low Density Cluster continued)	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
No more than 25% of required open space is comprised of ponds, lakes, or storm water retention/detention basins.					
No more than 25% of required open space is comprised of floodway.					
Overhead utility lines/easements and above ground structures do not count toward required open space.					

High Density Residential

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
High density residential does not exceed 10 DU per acre project density and is limited to multi-family units.					
A minimum of 25% of land must be reserved as open space.					
Open space is used to preserve natural and historic features, such as floodplain, tree stands, canal beds, wetlands, etc.					
Whenever possible open space is located contiguous to other open space.					
No more than 25% of required open space is comprised of ponds, lakes, or storm water retention/detention basins.					
No more than 25% of required open space is comprised of floodway.					
Overhead utility lines/easements and above ground structures do not count toward required open space.					

Notes:

**All Columbus residential projects are required to comply with the city's Parkland Dedication Ordinance (City Code 3318).*

**The Neighborhood Edge (NE), Neighborhood General (NG), and Neighborhood Center (NC) Districts of the TND Article may be used in conjunction with the low-density cluster option subject to the limitations listed above.*

NATURAL AND HISTORIC RESOURCES

OBJECTIVE: *Protect natural resources and historic structures in the area.* The prominent natural features in the South Central area are the Scioto River and Big Walnut Creek. They serve a critical role in the region’s natural storm water drainage system, provide habitat for plants and animals, provide recreational opportunities, and make a tremendous contribution to the aesthetics of the South Central area. There are also historic homes, schools and churches worthy of preservation. The canal locks are one of the more unique historic attributes of the area.

Are standards met?

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstance
Maintains natural drainage patterns and protects riparian corridors.					
Buffers are maintained along the Scioto River and Big Walnut Creek consisting of at least the entire floodway or 150’ from the edge of the waterway, whichever is greater.					
Buffers are left in their natural state or allowed to revert over time but permit trail access.					
Buffers permit public trail access.					
Existing lakes, ponds, streams, and wetlands are retained.					
Significant tree stands are retained.					
Existing historic resources are preserved and incorporated into Civic Space whenever possible.					
Canal locks are preserved and incorporated into plans.					
An effort has been made to preserve a portion of floodway fringe.					

Note:

**All residential projects must comply with City of Columbus storm water requirements with respect to open channels.*

TRANSPORTATION

OBJECTIVE: *Provide adequate auto, mass transit, pedestrian and bicycle connections throughout area.* A variety of safe and adequate transportation choices are vital to a neighborhood’s success. Automobile alternatives, when available, lessen the burden on the roadways.

Are standards met?

Standard	Yes	No	N/ A	Conditions to approval	Mitigating Circumstances
317 and Alum Creek Access management guidelines followed.					
Residential roads are stubbed to allow future linkages.					
If public transportation is available, stops have been identified.					
Plan includes accommodation for a pedestrian and bicycle network.					
Pedestrian and bicycle easements or connections are provided to adjacent residential and commercial uses.					

Notes:

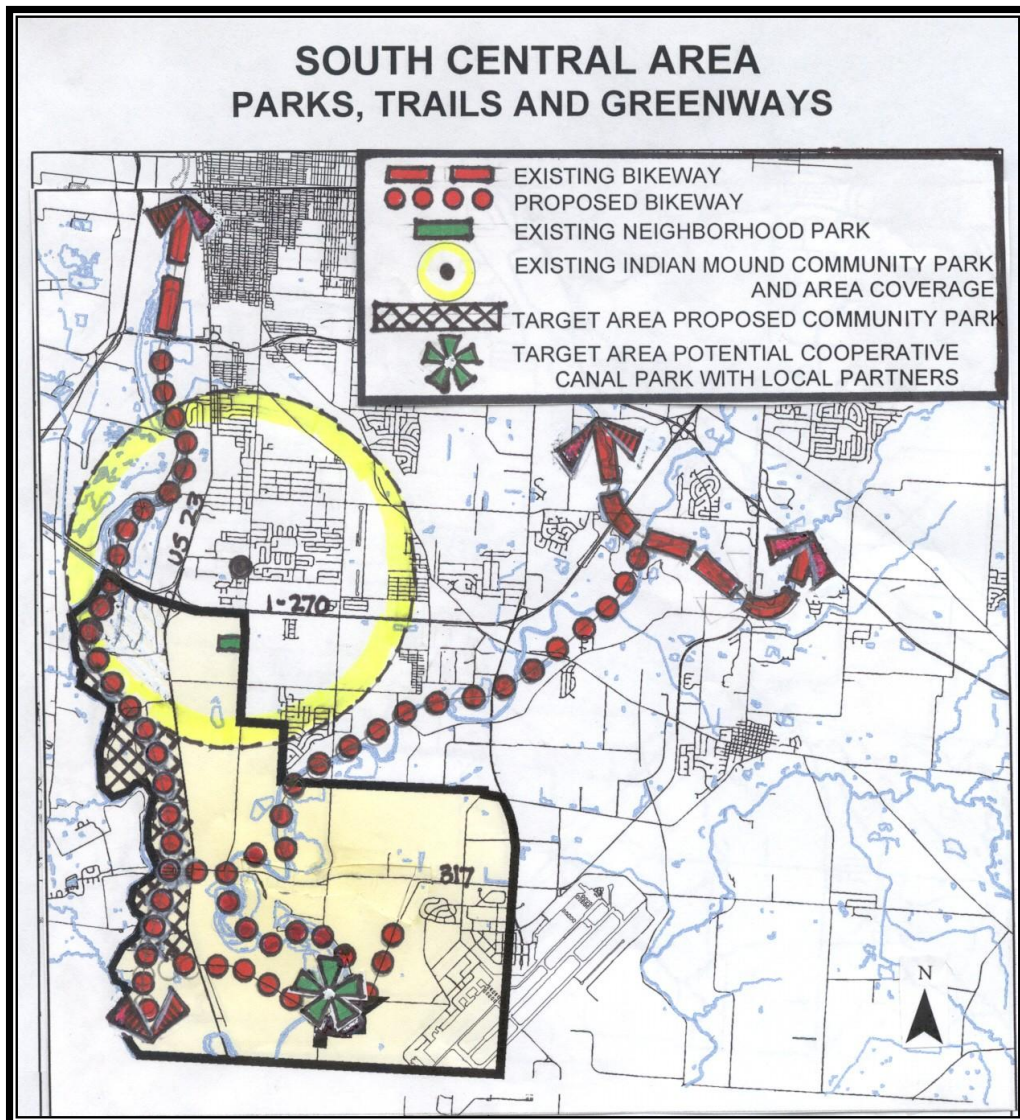
**All Columbus residential projects are required to comply with the city’s Traffic Standards Code (City Code 3125)*

**All Columbus residential projects are required to comply with the city’s Pedestrian Facilities Code (City Code 3123.17).*

TRAILS AND GREENWAYS

OBJECTIVE: *Designate new trails in the most scenic locations and plan connections with trails in adjacent areas.* The South Central Area should capitalize on trails that are already built or proposed in adjoining areas. Linkages with other trails maximize residents' access to adjoining recreational opportunities.

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
Are easements provided for:					
o Scioto River trail?					
o Big Walnut Creek trail?					
o 317/ Canal Road/ Rowe Rd.					



PARKS AND OPEN SPACE

OBJECTIVE: *Provide adequate access to recreational facilities and open space.* These amenities are an attraction to homebuyers and workers of all ages, improve the health of the residents, add to the aesthetics of the area, enhance existing property values, and contribute to the general quality of residential life in the area. The Scioto River and Blacklick Creek corridors are ideal locations for most of the parkland and open space and provide a natural connecting point for the various facilities. The dual purpose of resource protection can be accomplished simultaneously.

Are standards met?

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
A neighborhood park exists or is planned within ½ mile of the development.					
Parks and open space are connected to neighborhoods with pedestrian and bicycle pathways.					
Parks and trails are publicly accessible.					
Parks and open space are adjacent to high-density housing.					
Parks and open space are developed in conjunction with natural features such as streams.					
Whenever possible parks and open space are located contiguous to other open space.					
No more than 25% of required open space is comprised of ponds, lakes, or storm water retention/detention basins.					
Overhead utility lines/easements and above ground structures do not count toward required open space.					

Notes:

**Neighborhood parks are smaller parks that are focused on needs of the local neighborhood and contain elements such as picnic areas, playgrounds and open fields.*

**All Columbus residential projects are required to comply with the city’s Parkland Dedication Ordinance (City Code 3318). For additional requirements and restrictions associated with city parkland contact the Department of Recreation and Parks.*

AESTHETICS

OBJECTIVE: *Maintain green corridors along existing roadways.* The South Central area includes extensive open space associated with agricultural activity as well as large public and semi-public uses. Existing roadways have an open and at times natural character. Additionally, heavy existing truck traffic compromises the quality of life in neighborhoods located in close proximity to the roadways. While setbacks for existing residential uses in the area varies, most are 90’ or more from the roadway right-of-way.

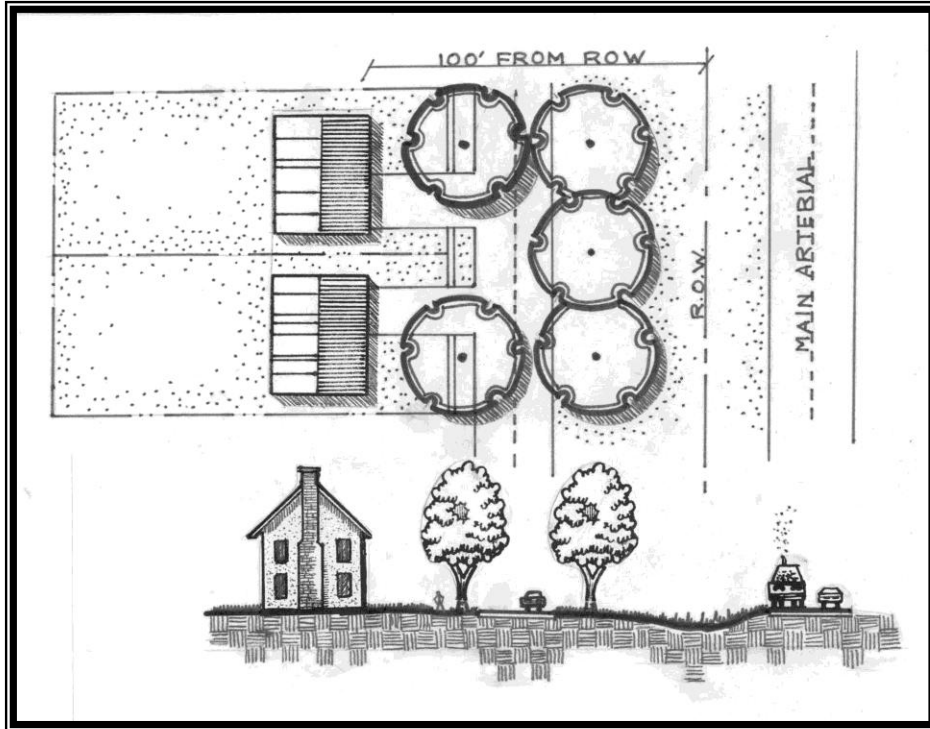
The following standards apply to new residential development along Parsons Avenue, London-Groveport Road (SR317) Lockbourne Road, Rathmell Road, Rowe Road, Rohr Road, Canal Road, and South High Street (US 23).

One of the following setback options must be selected for each development:

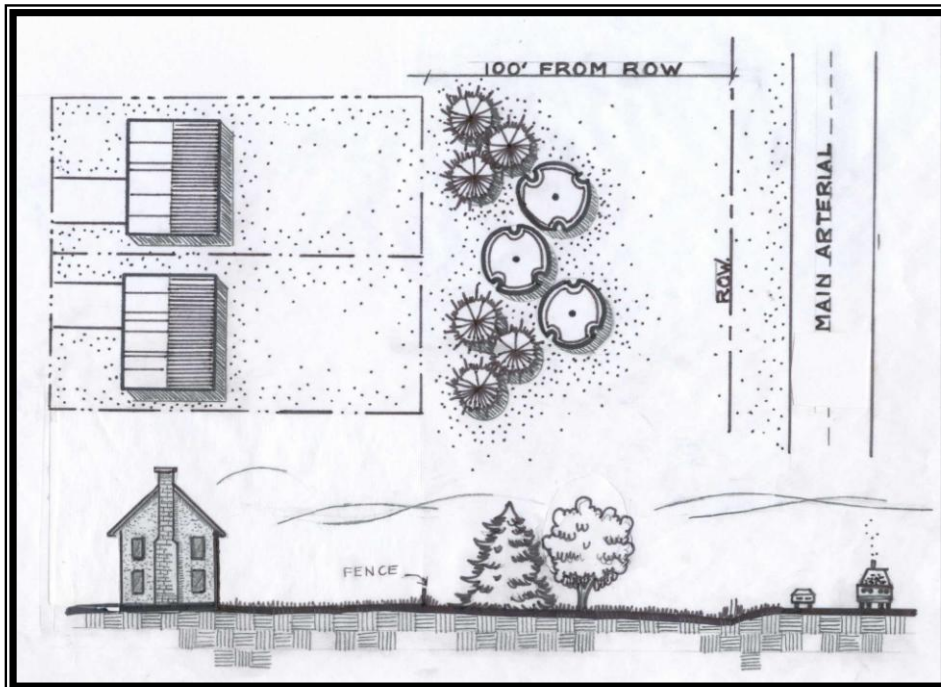
Are standards met?

Setback Standard – Option 1 (Residences fronting the road)	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
The front façade of buildings is located a minimum of 100’ from the right of way for building facades.					
Houses do not back onto streets.					
The first 45’ from the right-of-way contains only landscaping, mounding, water features, major entry roads, underground utilities and entry features.					
The landscaped portion of the setback (at least first 45’) consists of existing or proposed vegetation at a minimum rate of three, 2 ½” caliper deciduous trees per 100’.					
Front yards, driveways, walkways and access drives that are sited parallel to the existing roadway may be placed in the portion of the setback at least 45’ from the right of way.					
All parking lot street frontages along roadways listed above are screened by a wall, earth mound and/or hedge with a 3’ min. height and 75% opacity within 5 years.					

SETBACK STANDARDS



OPTION 1: RESIDENCES FRONT ROAD



OPTION 2: RESIDENCES DO NOT FRONT ROAD

Setback Standard – Option 2 (Residences do not front road)	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
The rear property line of individual homes sits no closer than 100' from the right-of-way.					
The setback contains only landscaping, mounding, water features, underground utilities, major entry roads and entry features.					
The setback consists of existing or proposed vegetation at a minimum rate of 9 trees per 100' comprised of a mix of evergreen (5-6' minimum height) and ornamental deciduous (1 ½" minimum caliper) trees.					
All parking lot street frontages along roadways listed above are screened by a wall, earth mound and/or hedge with a 3' min. height and 75% opacity within 5 years.					

Note: The above option is not available for use with TND zoning.

OBJECTIVE: *Protect residential areas from conflicting uses.* Some existing uses conflict with the quality of residential life in new neighborhoods. For example, quarry mining produces considerable noise and dust. Commercial land uses can create objectionable light and noise and odors.

Are standards met?

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
A 100' vegetative buffer is provided between residential and industrial uses (including quarry operations) as outlined in South Central Accord.					
A 15' vegetative buffer is provided between residential and commercial uses, comprised of new and existing plant material and/or earthen mounds that provide a screen with a minimum height of six feet and 75% opacity within 5 years.					

OBJECTIVE: *Protect the aesthetic quality of the neighborhoods.* The layout and design of buildings, utilities, landscaping, open space and vehicular areas in a neighborhood have a big impact on the quality of life in those areas.

Are standards met?

Standard	Yes	No	N/A	Conditions to approval	Mitigating Circumstances
Open space, retail or civic buildings are used as an organizational element and/or central focus.					
Garage door opening(s) facing a frontage do not exceed forty (40) percent of the width of the house facade (including the garage).					
SF homes of substantially the same design are not located adjacent to or across from each other.					
Building height is limited to the city's H-35 district.					
All new wiring is underground					
Residential streetlights are post-top style decorative fixtures that do not exceed a height of 14'.					
Parking lots are planted with shade trees (2 ½" minimum caliper) at a minimum of 1 tree per 10 parking spaces.					
Parking lots exceeding 60 spaces have trees located in curbed landscape islands that contain a minimum of 100 sq ft in area.					
Street Trees are provided on all public and private streets as approved by the City Forester.					