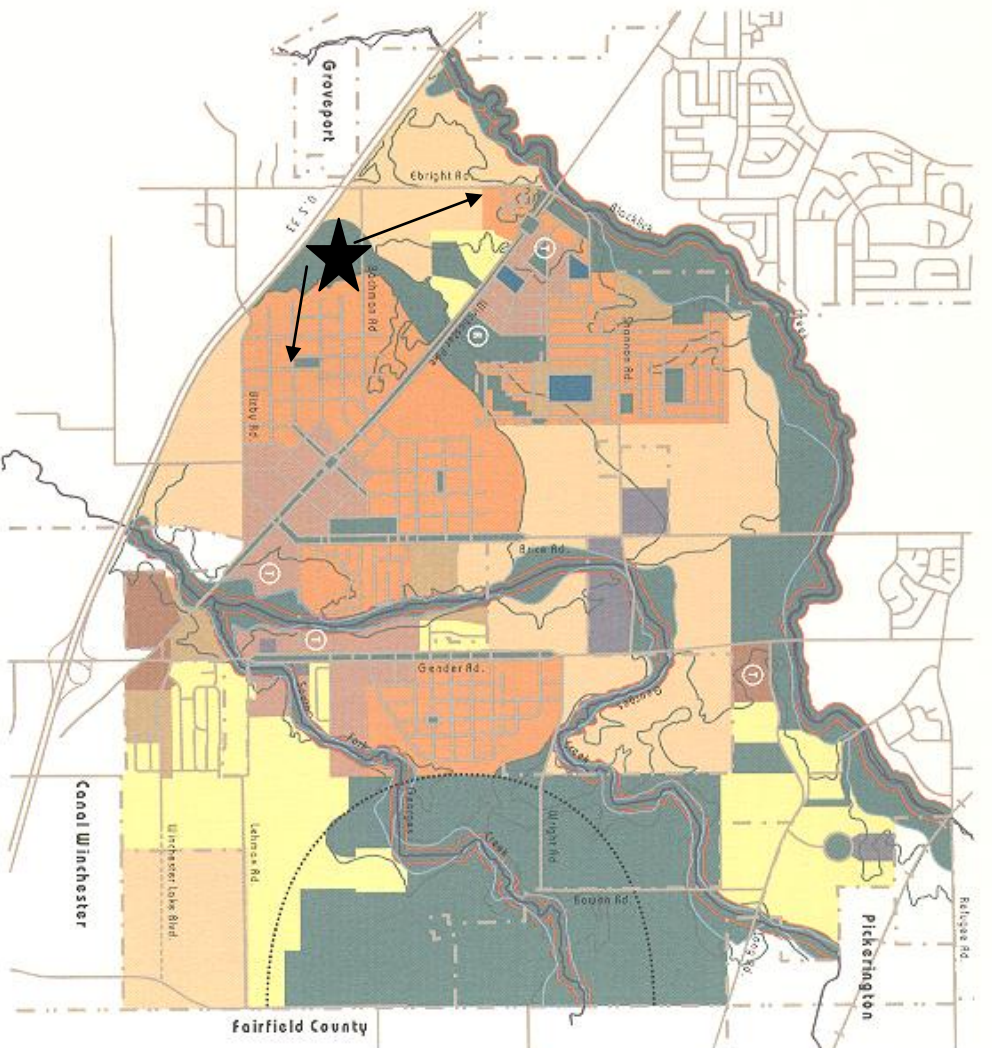


Recommended Land Use

The Southeast Area Plan is intended to guide public and private sector development decisions for a period of 15-20 years. Because of the dynamic nature of the Southeast area some assumptions were made in order to prepare land use recommendations. These assumptions include:

- ◆ The development plan for the Southeast will be based upon a combination of neotraditional village/neighborhood districts and hamlet/open space subdivisions.
 - ◆ Open space and natural areas should be used as organizational elements in the area.
 - ◆ Preservation of open space and the character it creates is an important goal of the plan.
 - ◆ The natural stream corridors provide continuous areas of open space with multiple functions including floodplain protection, habitat protection, and greenway for linkages which will tie the Southeast together.
 - ◆ Maintaining open space along roadways outside of village/neighborhood districts helps preserve the rural character of the area.
 - ◆ Commercial development should be limited in scale and should be located in the neotraditional village/neighborhood districts centers or in existing commercially zoned parcels.
 - ◆ Density and scale of development should be coordinated with the proposed thoroughfare plan (See map 11) and the proposed system's ability to maintain a minimum satisfactory level of service of "D".
- The plan's goals and those assumptions provide an overall framework for all recommendations. The proposed land use map (map 10) illustrates the plan's recommendations.



Proposed Land Use

Map 10
12.00

	Neotraditional Village/Neighborhood Center		Rec Center
	Neotraditional Village/Neighborhood		Transit Stops
	Hamlet/Open Space Subdivision		
	Residential		
	Multi-Family Residential		
	Institutional		
	Parks		
	Commercial		
	Floodway		
	150' Protective Buffer		
	Floodplain		
	Buffer For Pickerington Ponds		

