

Hilltop Land Use Plan

Columbus Citywide Planning Policies

Columbus Planning Division
111 N. Front Street, 3rd Floor
Columbus, OH 43215

ADOPTED: MONTH DAY, 2019

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT



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CITYWIDE
PLANNING POLICIES

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Planning Division

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Project Team
Alex Sauersmith, Senior Planner (Project Lead)
Marc Cerana, GIS Analyst
James Goodman, Historic Preservation Officer
Patrick Holland, Senior Planner
Christopher Lohr, Planning Manager
Marc Rostan, Senior Planner
Belkis Schoenhals, Senior Planner
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Table of Contents



1 INTRODUCTION

About Columbus Citywide Planning Policies	7
Relationship to Existing Plans.....	9

2 ABOUT THE PLAN AREA

Plan Area.....	11
Plan Area Overview	11
Plan Area Boundary Map.....	12
Review of Recent Planning Efforts	13
Existing Land Use	15
Existing Zoning	17

3 PLAN PROCESS

Plan Process Overview.....	20
Summary of Public Input	20

4 RECOMMENDATIONS

Key Recommendations	23
Recommended Land Use Map.....	25
Hilltop Area Specific Policies	30



A Recently Updated Multifamily Building on Wrexham Avenue

SECTION I:

Introduction

WHAT IS A RECOMMENDED LAND USE (RLU) MAP?

The RLU map provides a land use recommendation for each piece of property within a plan area boundary. The recommendations correspond with C2P2 Land Use Policies and Area Specific Policies in the Land Use Plan. The map is a primary element of the Land Use Plan.

WHAT ARE AREA SPECIFIC POLICIES?

Each community has distinct land use situations in which more unique, specific land use guidance may be appropriate. In these cases, Area Specific Policies (ASP) are developed to respond to the unique attributes of individual areas. Area Specific Policies are included in area Land Use Plans.

ABOUT COLUMBUS CITYWIDE PLANNING POLICIES

Columbus Citywide Planning Policies (C2P2) serve as the basis for land use planning within the city of Columbus and specifically address land use and design in development review. C2P2 includes four primary elements: Guiding Principles, Design Guidelines, Land Use Policies, and Land Use Plans. The first three elements are applicable citywide, while Land Use Plans are area specific. Together, the four elements are used to guide community and city review of rezoning and variance applications. Table 1.1 (below) provides a description of each element.

TABLE 1.1

C2P2 Element	Description	Application
Guiding Principles	“Big picture” ideas that express how the city should develop and serve as the foundation for the Land Use Policies and Design Guidelines.	Citywide
Design Guidelines	Recommendations for the placement and design of development (what development should “look” like), including topics such as connectivity, setbacks, parking, open space, and natural resources.	Citywide
Land Use Policies	Detailed policies (text) designed to be used with the Recommended Land Use Map in an area’s Land Use Plan. These policies provide flexible guidance on key land use issues and scenarios.	Citywide
Land Use Plan(s)	Developed for each area individually. It includes a Recommended Land Use Map and Area Specific Policies , and provides recommendations to address special circumstances in each area.	Area Specific

C2P2 and the Hilltop

Columbus City Council adopted Columbus Citywide Planning Policies for the Hilltop Plan Area on [future date to be inserted] in order to provide the Hilltop with the most up-to-date, best practices for land use and design. Unlike a static plan, updates to the C2P2 Guiding Principles, Design Guidelines and Land Use Policies (when adopted by City Council) will apply automatically to the Hilltop Area.

The *Hilltop Land Use Plan* is a primary element of C2P2 (for more information, see Table 1.1). The Land Use Plan was developed by city staff in partnership with the community to provide specific land use recommendations for property within the plan boundary. It includes a description of the Hilltop Plan Area (Plan Area), an existing conditions summary, a Recommended Land Use Map, and Area Specific Policies. The Recommended Land

Use Map directly corresponds to C2P2 Land Use Policies and applicable Area Specific Policies. Rezoning or variance applications are reviewed by city staff and the community for consistency with Columbus Citywide Planning Policies, including the Design Guidelines, Land Use Policies, and Land Use Plan. For more information on how to use the *Hilltop Land Use Plan*, see *Using Columbus Citywide Planning Policies: Basic Steps* on page 9. Online training materials are also available at www.columbus.gov/planning

Columbus Citywide Planning Policies are:

- **Adopted city policy.**
- **Used to guide community and city review of future rezoning and variance requests.**
- **NOT...**City code or law, and do not change existing zoning or zoning overlays already in place.
- **NOT...**used to address operational issues or issues unrelated to the built and natural environment, such as healthcare, code enforcement, and public safety. These items are outside the scope of the planning process.
- **NOT...**used to directly plan for traffic, congestion, or storm-water issues. (Instead, these matters are addressed as part of the development review process managed by the Department of Building and Zoning Services.)



Multifamily and commercial buildings on West Broad Street



Glenview Park in Highland West

Using Columbus Citywide Planning Policies: Basic Steps

Follow five basic steps to review development proposals using the Columbus Citywide Planning Policies:

Begin with an area's C2P2 Land Use Plan (Step 1-3):

Step 1: Identify the location of the development on the Recommended Land Use Map located within the C2P2 Land Use Plan. Refer to the map legend to determine the recommended land use for the site location. The Recommended Land Use may also be determined using the Columbus Site Information Resource map (<http://gis.columbus.gov/csir/>).

Step 2: Refer to the Land Use Classification Table for a general description of the land use recommendation for the site.

Step 3: Review the Area Specific Policies located within the C2P2 Land Use Plan to determine if any apply to the site.

Then proceed to C2P2 Land Use Policies (Step 4):

Step 4: In the C2P2 Land Use Policies document, locate the policy that corresponds with the land use recommendation. This will provide more specific policy information.

Then proceed to C2P2 Design Guidelines (Step 5):

Step 5: In the C2P2 Design Guidelines document, refer to any relevant guidelines for the proposed development.

RELATIONSHIP TO EXISTING PLANS

The *Hilltop Land Use Plan* serves as adopted City policy and supersedes and replaces all previous plans and studies for the areas, including:

Greater Hilltop Plan (2001)

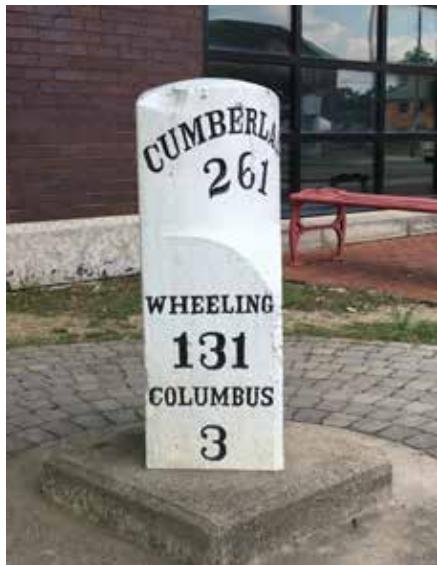
The *Greater Hilltop Plan* addressed issues pertaining to economic development, public safety, aesthetics of the neighborhood, community identity, along with traffic and circulation.

The Greater Hilltop Plan Amendment (2010)

The *Greater Hilltop Plan Amendment* served as an update to the 2001 *Greater Hilltop Plan*. The amendment addressed land use, urban design, economic development, and to a lesser extent, transportation.



Highland Avenue Elementary School



Mile Marker for the National Road at 2300 West Broad Street

SOURCES:

WOSU Public Media. "Hilltop, About This Neighborhood." 2013, <https://columbusneighborhoods.org/neighborhood/hilltop/>.

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Lentz, Ed. "As It Were: Hilltop had bucolic beginnings." This Week News, 11 Jun. 2018, <https://www.thisweeknews.com/news/20180611/as-it-were-hilltop-had-bucolic-beginnings>.

SECTION II:

About the Plan Area

PLAN AREA

The *Hilltop Land Use Plan Area* (Plan Area) is located in the western portion of the city of Columbus. The area is served by the Greater Hilltop Area Commission.

The area's 9,894 acres (approximately 15.46 square miles) are bounded by I-270 to the west, I-70 to the north, I-70 and the Indiana & Ohio Railroad to the east, and I-270 to the south (Figure 2.1). The Plan Area has a 2018 estimated population of 71,351 people comprising 26,160 households with an average household size of 2.69, and is located between the areas of Westland, West Scioto, Franklinton, and Southwest Columbus. (Source: ESRI)

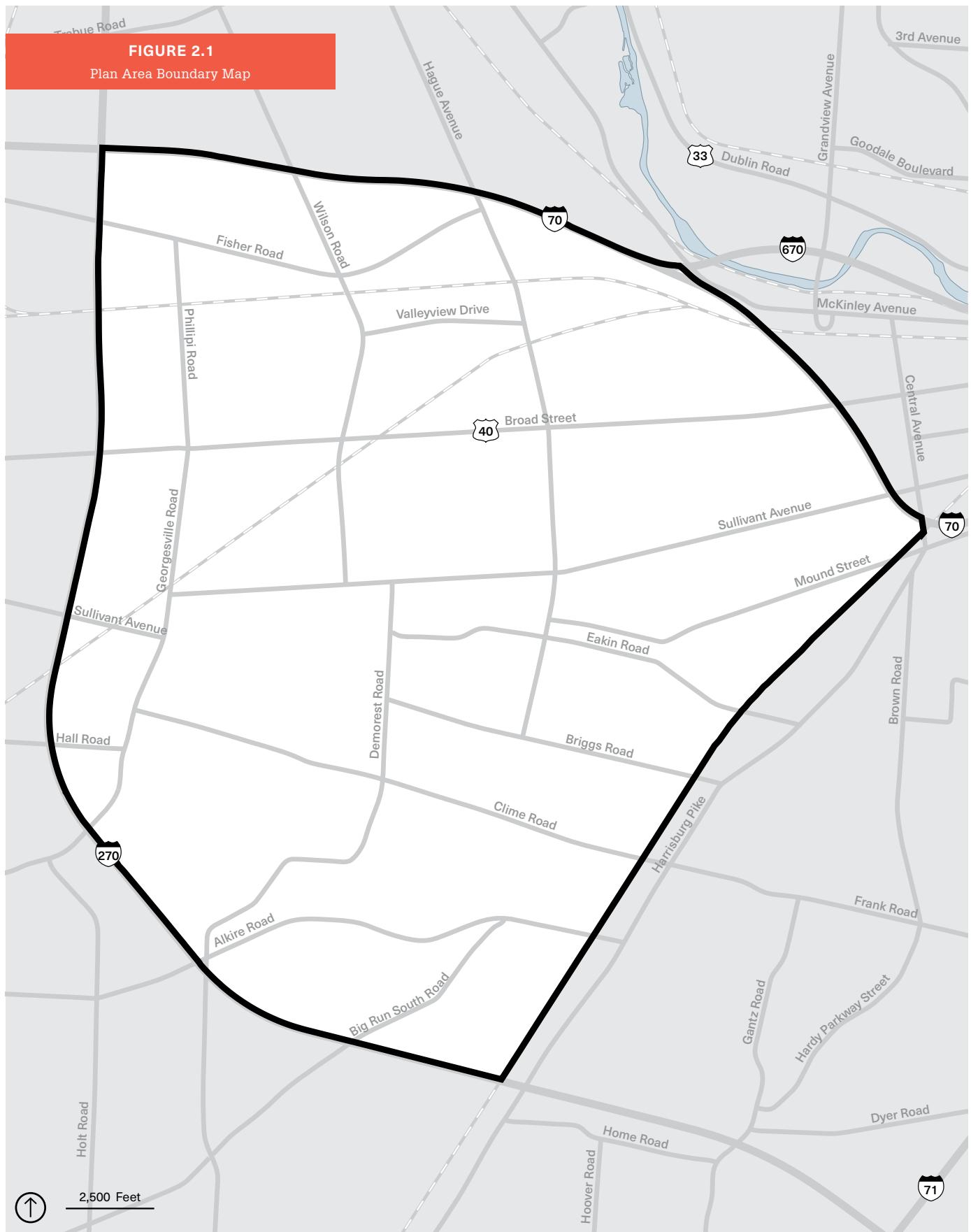
PLAN AREA OVERVIEW

The Hilltop area is a large and diverse Columbus neighborhood located west of Downtown and adjacent to the Franklinton neighborhood. The oldest section of the Hilltop area was originally owned by Lucas Sullivant who was given the land as payment for his work as a surveyor for the Virginia Military District in the late eighteenth century. While Lucas Sullivant founded and settled in Franklinton, his son William Starling Sullivant, moved to the ridge west of the Franklinton area after his father's death. The ridge came to be known as Sullivant's Hill, the Hilltop's original namesake. William Sullivant died in 1873, and a portion of his land was chosen as the site for the new Columbus State Hospital for the Insane. The Victorian-style asylum was completed in 1877, and at the time, was the largest building in the United States.

The Hilltop area had continued growth spanning several decades after the construction of the Columbus State Hospital. Population growth was spurred by new employment opportunities, the expansion of the streetcar system, and Columbus residents' desire to move farther away from pollution and industry near Downtown. Some of the neighborhoods established in the early twentieth century include Glenwood Heights, Highland Terrace, Hilltonia, Wicklow, and Westgate. Post World War II, middle and working class residents continued to move to the Hilltop area and many were employed at the Delphi manufacturing plant. The Lazarus store opened in 1962 and Westland Mall opened in 1969 as an open-air concept. Both projects ushered in a new era of commercial development to the area.

Like many central city neighborhoods, Hilltop experienced population loss and economic challenges in the later portion of the twentieth century and into the twenty-first century. Despite these factors, neighborhood leaders are working with the City and other partners to foster continued investment, building on the elements that contribute to a thriving community. Civic groups in Hilltop include the Greater Hilltop Area Commission, Highland West Civic Association, Westgate Neighbors Association, South Central Block Watch, the

FIGURE 2.1
Plan Area Boundary Map





Single family homes on Hague Avenue

Wilshire Heights Block Watch, Friends of the Hilltop, the Hilltop Business Association, and Summer Jam West.

Due to the history of development, the Hilltop area has a variety of commercial and residential architectural styles. Most commercial uses are located along West Broad Street and Sullivant Avenue with buildings that date from the early 1900s to the current time. Residential architecture ranges from Italianate, Queen Ann, Second Empire, and Greek Revival to later styles such as Bungalow, Four-Square, Colonial, English Cottage, and Dutch Colonial Revival. Housing built after WWII is comprised mostly of Cape Cods and 1-story ranch style homes.

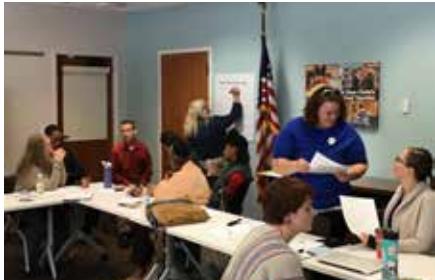
The grid street pattern in the Hilltop provides a high degree of connectivity for all travel modes, and the area is served by public transit service. The Central Ohio Transit Authority (COTA) #10 bus line runs east and west along West Broad Street as a frequent line (departure times every 15 minutes or better) and connects Westland, Downtown, Bexley, and Mt Carmel East. The COTA #6 bus line also serves the area with connections from the Hollywood Casino to the Arena Entertainment District, Downtown, Columbus State Community College, Linden and the COTA Northland Transit Center. The COTA #9 bus line and the #21 bus line serve the area connecting to Easton Town Center and Hilliard, respectively.

The area is also home to several noteworthy public and civic buildings. West High School was completed in 1929 and designed by Ohio-born architect Howard Dwight Smith who also designed the Ohio Stadium. Other significant buildings include Hoge Presbyterian Church, St. Aloysius Church, No. 17 Engine House, West Gate Lodge F & AM No 623, St. Mary Magdalene Catholic Church, John Burroughs Elementary School, Highland Elementary School, West Broad Elementary School, and the Columbus Metropolitan Library Hilltop Branch.

The Hilltop is home to many parks and recreation facilities. The largest park is Big Run Park (280 acres of parkland), Westgate Park is second largest (47 acres), and Wilson Park is a close third (46.5 acres). The Glenwood Community Recreation Center, Westgate Community Recreation Center, Holton Community Recreation Center, The Boys and Girls Club J Ashburn Center, and the Hilltop YMCA provide recreational and human services in the Hilltop area.



St. Aloysius Church on West Broad Street in Highland West



Brainstorming session at a CelebrateOne Westside Coalition Meeting



A resident presents their ideas at a Hilltop Community Plan meeting

REVIEW OF RECENT PLANNING EFFORTS

Greater Hilltop Plan (2001)

Adopted in 2001, the *Hilltop Neighborhood Plan* considered such issues as economic development, public safety, streetscape improvement, traffic and circulation, and housing. Key recommendations focused on these issues with action steps identified for community stakeholders. The document took the form of a strategic action plan rather than a traditional land use plan and consequently was amended through an effort focusing on development issues.

Greater Hilltop Plan Amendment (2010)

The 2010 *Greater Hilltop Plan Amendment* built on the 2001 plan with an emphasis on land use and urban design. The plan amendment included recommended land use for all parcels in the area and design guidelines intended for use in reviewing development proposals.

CONCURRENT PLANNING EFFORTS

CelebrateOne (2015-Present)

In June 2014, the Greater Columbus Infant Mortality Task Force ended its 6-month process with the release of its final report to the residents of Franklin County. In it were eight recommendations to reduce the community's alarming infant mortality rate by 40 percent and cut the racial health disparity gap in half by 2020.

CelebrateOne was created in November 2014 to carry out the Task Force's recommendations and ensure Franklin County meets its ambitious goal.

In the Hilltop, CelebrateOne works with residents and businesses in the community to make places where moms-to-be, babies and families live, learn, work and play healthier and safer. The work is driven by Community Connectors who help to reduce infant mortality by increasing the number of women of childbearing age connected to health and social supports within the Hilltop.

Hilltop Community Plan (2019)

The *Hilltop Community Plan* is a resident-driven planning effort designed to establish a vision for shared prosperity and growth based on the concerns, needs and aspirations of the community. The plan will develop strategies that address the needs of existing residents and businesses and explore opportunities for additional community growth. Areas of consideration include education, safety, housing, and economic development.

The *Hilltop Land Use Plan* is a primary element of Columbus Citywide Planning Policies (for more information, see Table 1.1). Columbus Citywide Planning Policies provide Hilltop with the most up-to-date, best practices for land use and design. These policies and guidelines complement the Hilltop Community Plan process, and together, these two planning efforts formulate a vision for the future of the Hilltop.



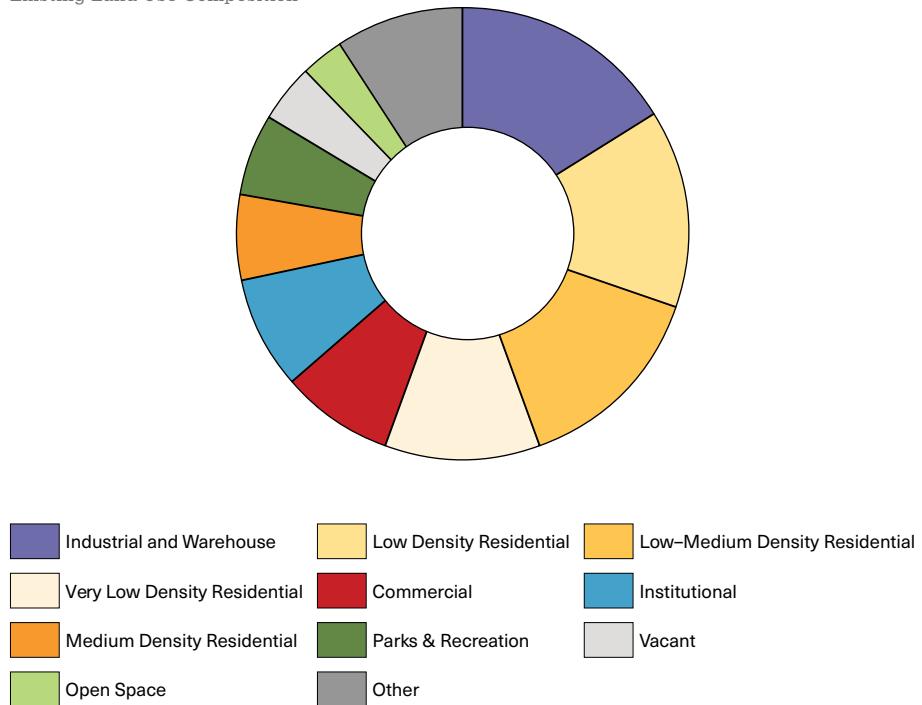
Wrexham Park in Highland West

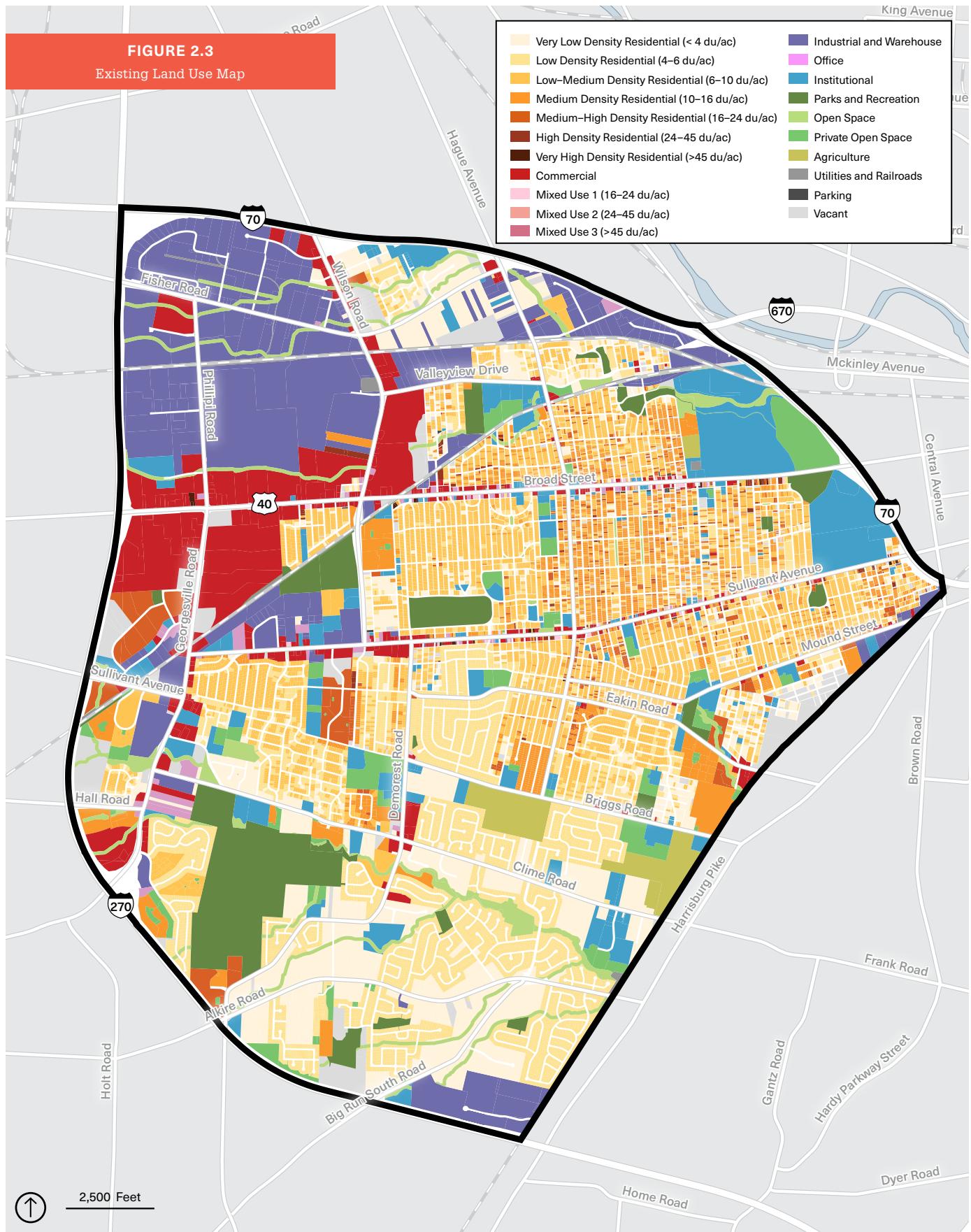
EXISTING LAND USE

Land use describes the type of activity occurring on a site. Land use can generally be categorized as residential, retail, office, institutional, or industrial and is typically consistent with the zoning district assigned to the parcel. Existing land use in Hilltop is illustrated in Figure 2.3. Combined residential uses comprise 48 percent of the area making it the most predominant land use in Hilltop. The majority of residential uses are single-family homes; however, areas of multifamily exist in the residential neighborhoods east of Wilson Road, west of Georgesville Road, south of West Broad and along Wedgewood Drive south of Sullivant Avenue. The highest single existing land use category is Industrial and Warehouse at 16 percent of the total acreage (1,340 total acres). Low Density Residential uses represent the second highest land use in the area at 14 percent of the acreage (covering 1,146 acres at 4–6 dwelling units per acre). Big Run Park is the largest park in the area with 280 acres of parkland.

FIGURE 2.2

Existing Land Use Composition







Bank Deposit Box on the Former Citizens Trust & Savings Bank in Highland West

EXISTING ZONING

The Plan Area includes 41 different City of Columbus zoning districts. The area also consists of parcels zoned by townships, but for the purposes of the plan, only City of Columbus existing zoning is summarized in this section. The M manufacturing district, characterized by industrial (mostly light industrial) and warehouse development, is the most common single zoning district in the area. Collectively, residential districts cover over 68 percent of the area. The most predominate residential zoning district is the R2 residential district; which covers 13 percent of the area. Commercial zoning districts cover 12 percent of the area, with the C4 commercial district being the most common. Commercial zoning is concentrated primarily along West Broad Street, Sullivant Avenue, Wilson Road and Georgesville Road. Pockets of commercial districts also exist in predominately residential areas. See Figure 2.4 and 2.5 for more information.

Commercial Zoning Overlays

The City of Columbus Zoning Code has three types of commercial zoning overlays designed to work in conjunction with underlying zoning districts to improve the character of commercial corridors, facilitate streetscape continuity, and encourage pedestrian-friendly development. The overlays regulate building placement, landscaping, graphics, lighting, parking, and other components of commercial site development and apply to retail, restaurant, and office uses. The Hilltop Plan Area contains several commercial overlays. In total there are two Urban Commercial Overlay districts (UCO), two Community Commercial Overlay districts (CCO), and one Regional Commercial Overlay district (RCO). All three designations exist along different portions of the West Broad Street corridor. Sullivant Avenue has both the UCO and CCO designation on portions of the corridor. The RCO designation exists on portions of Georgesville Road. For more information on the exact limitations of the commercial overlays please refer to the City of Columbus' online mapping resource, the Columbus Site Information Resource (<http://gis.columbus.gov/csir/>). Similar to all zoning regulations, the existing commercial zoning overlays are not affected or altered by the *Hilltop Land Use Plan*.

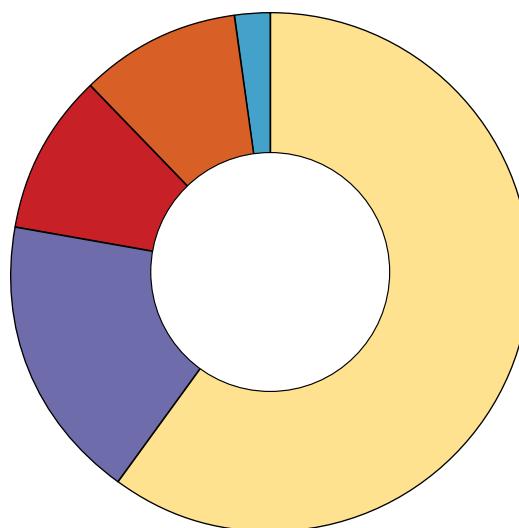
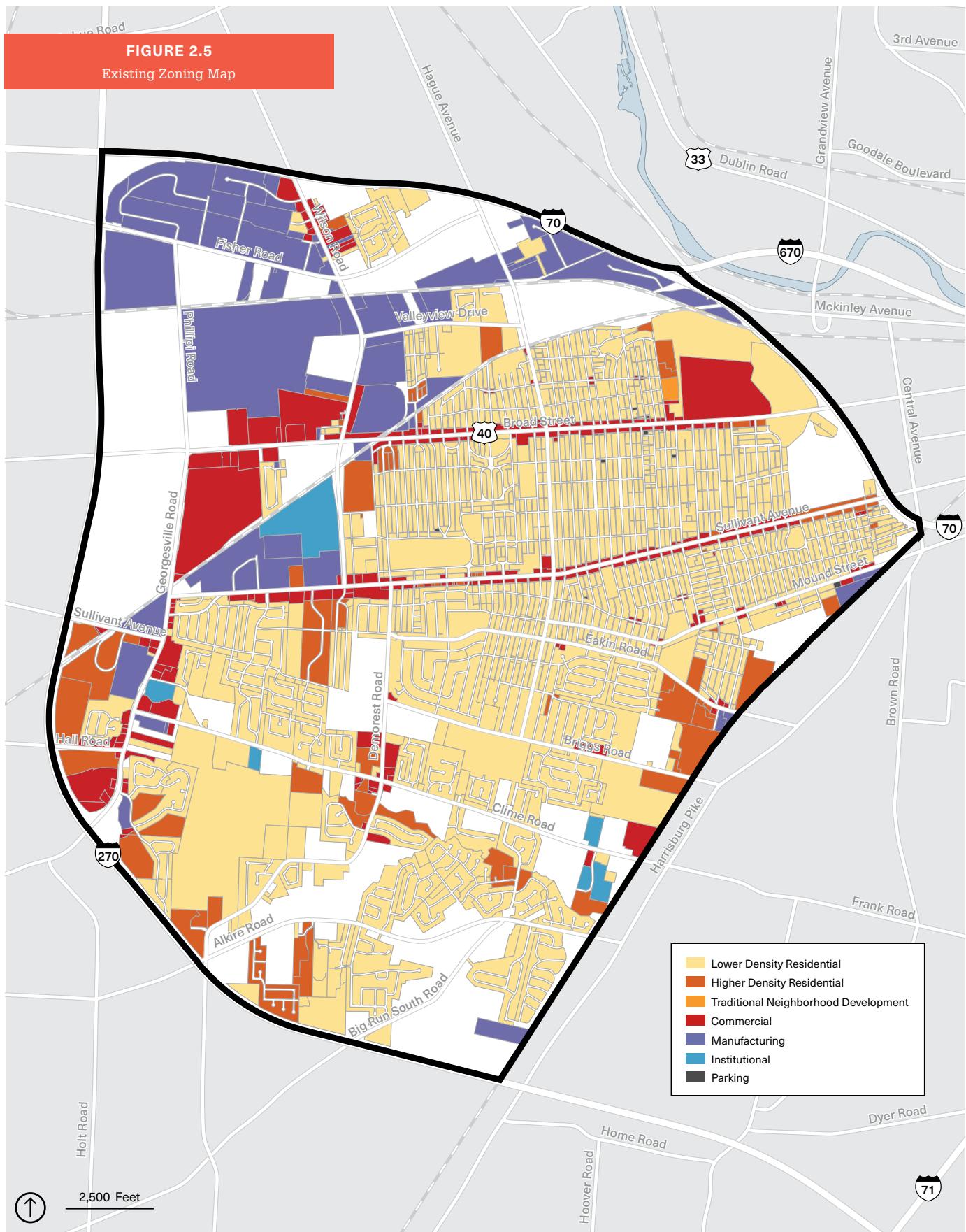


FIGURE 2.4
Existing Zoning Composition

- █ Lower Density Residential
- █ Manufacturing
- █ Commercial
- █ Higher Density Residential
- █ Institutional

FIGURE 2.5
Existing Zoning Map





View of the downtown skyline over I-70 from the Columbus Developmental Center property



SECTION III:

Plan Process

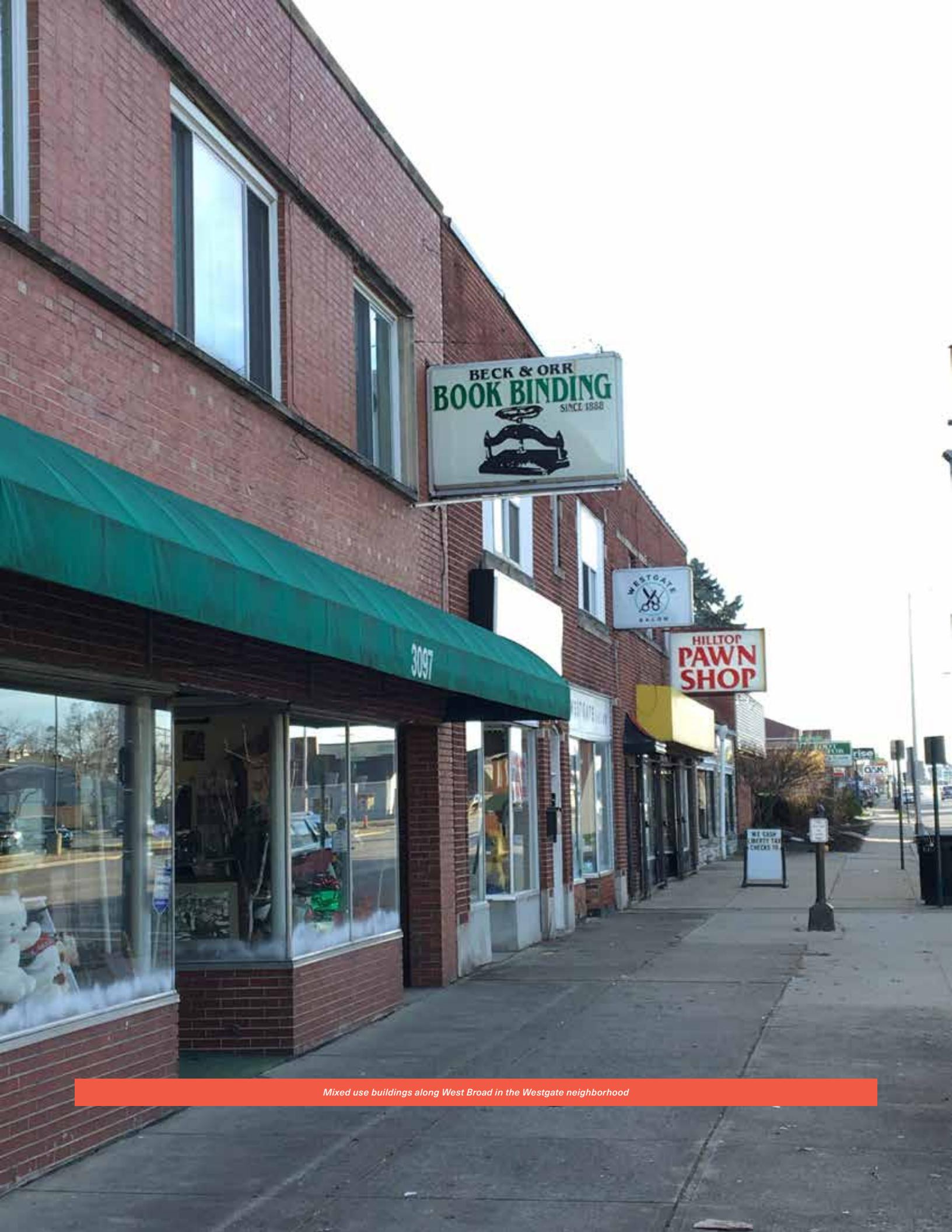
PLAN PROCESS OVERVIEW

The planning process included existing conditions research, a review of existing plans, staff analysis, and public input. Planning staff engaged with community stakeholders (residents, business owners, and local developers) through area commission meetings, an open house and open hours at the Hilltop Branch Library, two public open houses held in conjunction with the Neighborhood Design Center for the Hilltop Community Planning effort, online surveys, an interactive webmap, civic association meetings, and social media. After receiving community input, Planning Division staff prepared a draft plan for consideration by the Greater Hilltop Area Commission.

SUMMARY OF PUBLIC INPUT

Key areas of community input focusing on land use and urban design issues included the following:

- High density development is desired along the West Broad Street and Sullivant Avenue corridors, with more neighborhood oriented mixed use or commercial development along Sullivant Avenue
- Additional restaurants, shopping and entertainment uses are desired along the corridors and in the area
- There is a lot of untapped buying power in the area
- Preserving greenspace should be a priority
- Clean up the area—eliminate litter
- Good housing stock in the area
- The real estate prices are very affordable for both residential and commercial
- Home ownership needs to be encouraged more
- A more walkable environment is desired
- Redevelopment is welcome, but the historical character of the neighborhood should be preserved
- Too many used car lots, check cashing places, pawn shops, and drive-through carry outs



Mixed use buildings along West Broad in the Westgate neighborhood

SECTION IV:

Recommendations

WHAT IS DENSITY?

Density refers to the number of residential units within a given area. It is calculated by dividing the total number of residential units on a site by the total acreage of the site. For example, a development with 100 residential units on a 10-acre site has a density of 10 dwelling units per acre (du/ac), or a development with 40 residential units on a 10-acre site has a density of 4 du/ac. The density ratio does not differentiate between the type of residential development (single-family vs. multifamily). Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.

RECOMMENDED LAND USE MAP

The Recommended Land Use Map provides a land use recommendation for each parcel in the Plan Area and directly corresponds to C2P2 Land Use Policies and Area Specific Policies (pages 36–49). Development proposals within the Plan Area are reviewed for consistency with Columbus Citywide Planning Policies, including the Design Guidelines, Land Use Policies, and Land Use Plan (including the Recommended Land Use Map and Area Specific Policies). The given density ranges are guidelines for future development in an area and are intended to work in conjunction with C2P2 Design Guidelines. Density ranges do not guarantee minimum or maximum densities for development proposals. (For more information on how to use the *Hilltop Land Use Plan*, see *Using Columbus Citywide Planning Policies: Basic Steps* on page 9.)

For those portions of the *Hilltop Land Use Plan* that are currently in a township, the Plan's recommendations would only apply in the event that the property was to be annexed into the city of Columbus.

In the Hilltop Plan Area, within existing residential neighborhoods, there are pockets of zoning districts that permit high or very high density residential but are developed at densities consistent with the existing neighborhood. In these cases, the higher intensity zoning district is generally considered to be an intrusion in a consistently developed neighborhood, and land use recommendations have been provided based on overall neighborhood development patterns.

The map legend corresponds with Table 4.1, which provides generalized descriptions of the land use classifications and density recommendations.



Mixed use buildings on Sullivant Avenue



The Highland Youth Garden on Highland Avenue

DO RECOMMENDATIONS APPLY TO ALL FUTURE DEVELOPMENT IN THE PLAN AREA?

No, recommendations only apply when a property owner initiates a request to change the current zoning of a site or requests a variance for future development. Development that is permitted based on existing zoning does not go through the Plan review process. Property owners and developers are encouraged to review Columbus Citywide Planning Policies in order to implement the recommendations when possible with future development.

KEY RECOMMENDATIONS

The *Hilltop Land Use Plan* is designed to be used with the C2P2 Land Use Policies and Design Guidelines to review development proposals. Some of the plan's key recommendations are:

Design Guidelines: The C2P2 Design Guidelines work with the *Hilltop Land Use Plan* to encourage high quality design for future development proposals in the Plan Area.

Proposed Land Use: The recommended land use map in the *Hilltop Land Use Plan* provides guidance for every parcel in plan area. Together with the C2P2 Land Use Policies, the map will be used to review development proposals.

Mixed Use Development and Transit Corridors: The *Hilltop Land Use Plan* recommends focused mixed use development on West Broad Street and Sullivant Avenue, as well as portions of Georgesville Road and Mound Street. This is based on the idea that these areas will continue to serve as the Hilltop's "Main Street" and that these commercial areas represent transit corridors where new or more intense development is most appropriate.

Protection of Employment Centers: The *Hilltop Land Use Plan* designates several large areas with the Employment Center designation, which encourages the protection and expansion of employment related uses.

Neighborhood Infill: The *Hilltop Land Use Plan* supports new single family homes and doubles in the heart of the neighborhood.

Area Specific Policies: The *Hilltop Land Use Plan* provides focused attention on a number of issues. These include the use of commercial overlay standards within areas recommended for mixed use, future consideration of an urban mixed use zoning district along West Broad Street, support for preservation and reuse of contributing buildings on West Broad Street and Sullivant Avenue, natural resource preservation in the undeveloped area south of Rea Avenue, providing policy guidance on the expansion of commercial uses beyond an alley, and several other topics. See the *Area Specific Policies* section (pages 30–39) for further detail.



Old Engine House No 17 & West Family Health and Wellness Center on West Broad Street

TABLE 4.1

Land Use Classification Table

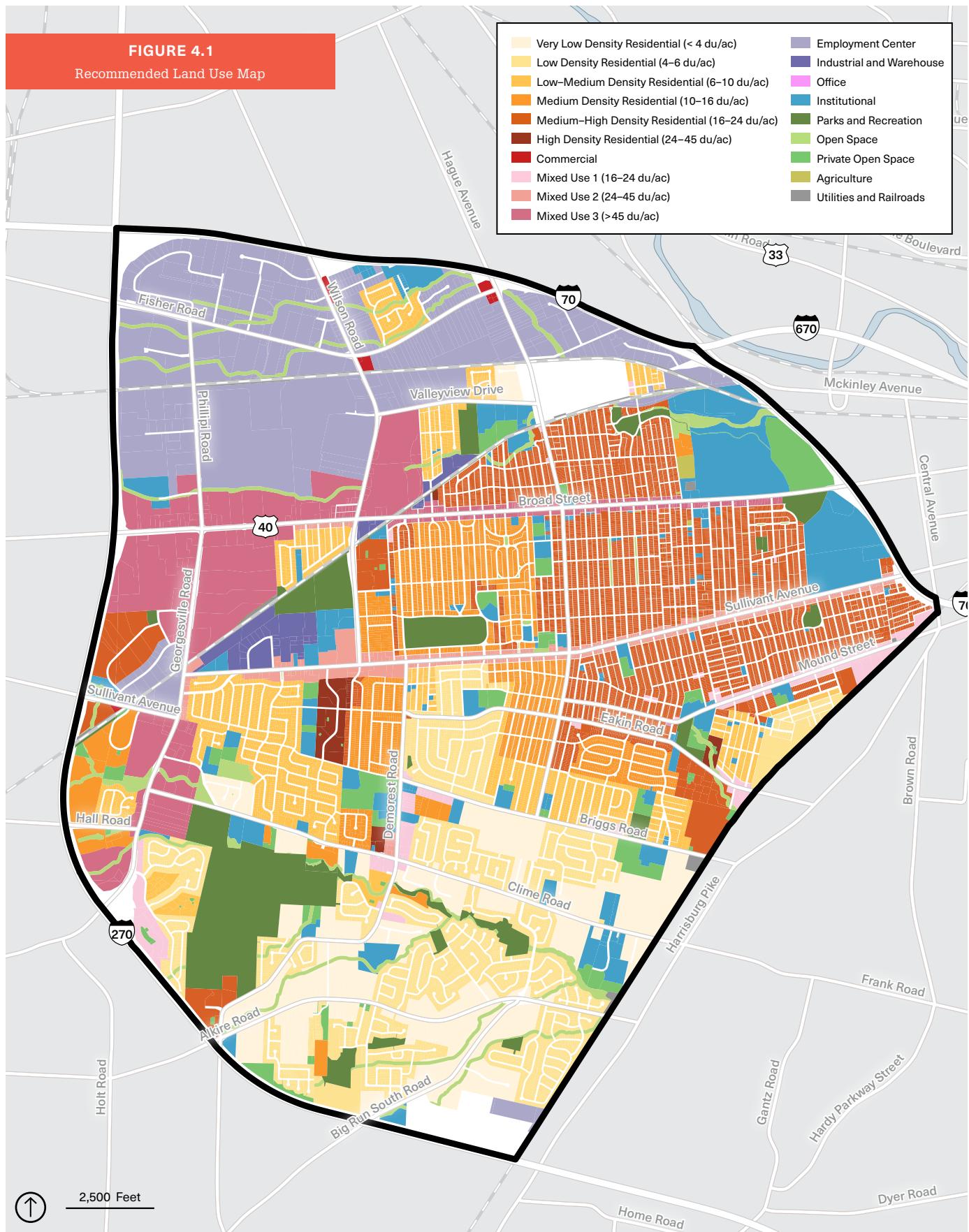
The Land Use Classification Table provides generalized descriptions of the Land Use Classifications used for existing and recommended land use. It provides examples of development for each classification, but is not all inclusive of the types of development that may occur in a classification. The Land Use Plan is to be used with C2P2 Land Use Policies and Design Guidelines to review and comment on development proposals. The relevant design guideline section for each classification is indicated in the table.

Classification	Sub-Classification	Density Guideline*	Map Color	General Description, including examples of supportable uses	C2P2 Design Guidelines
Residential	Very Low Density	Up to 4 du/acre		Predominantly single-family development. Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential sites.	Residential
	Low Density	4–6 du/acre		Predominantly single-family development, with limited amounts of multifamily	Residential
	Low-Medium Density	6–10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.	Residential
	Medium Density	10–16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.	Residential
	Medium-High Density	16–24 du/acre		Multi-story, multifamily housing.	Residential
	High Density	24–45 du/acre		Dense multi-story, multifamily housing.	Residential
	Very High Density	45 and higher du/acre		Highest density multi-story, multifamily housing.	Residential
Commercial				Retail, office, or institutional uses. Fuel service stations are supported in this classification.	Commercial
Mixed Use	Mixed Use 1	Up to 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.	Residential/ Commercial
	Mixed Use 2	24–45 du/acre			
	Mixed Use 3	45 and higher du/acre			
Employment Center				Dedicated to employment type uses, including office. Retail and hotel uses may be appropriate if developed as secondary uses to the primary employment use.	Commercial
Industrial and Warehouse				Industrial, manufacturing, and warehouse uses.	Commercial
Office				Office uses.	Commercial
Institutional				Schools, government property, and places of worship. The Plan recommends institutional land use for existing institutional sites, however, it is recognized that institutional sites may be subject to redevelopment. Refer to C2P2 Land Use Policies and Design Guidelines for additional standards regarding redevelopment of institutional sites.	Residential/ Commercial
Parks and Open Space	Parks and Recreation			Publicly owned parks and recreation facilities.	
	Open Space			Open space refers to natural areas that do not provide recreational facilities. This includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings.	
	Private open space			Golf courses, private sports fields, open space within a development owned by an HOA, or dedicated open space within developments. Refer to C2P2 Land Use Policies and Design Guidelines for additional standards regarding development of private open space.	Residential/ Commercial
Other	Agriculture			Agricultural uses, including traditional and urban farms. The Plan may recommend agricultural land use for existing agricultural sites, however, it is recognized that agricultural sites may be subject to redevelopment. Refer to C2P2 Land Use Policies and Design Guidelines for additional standards regarding redevelopment of agricultural sites.	Residential/ Commercial
	Utilities & Railroads			This classification applies only to existing utility and railroad uses.	Commercial
	Mining & Quarrying			This classification applies only to existing mining and quarrying uses.	Commercial
	Parking			This classification applies only to existing parking uses.	Commercial
	Landfills			This classification applies only to existing landfill uses.	Commercial

*Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.

FIGURE 4.1

Recommended Land Use Map



Area Specific Policies are in place for portions of the Hilltop. Refer to pages 30-39 for more information

FIGURE 4.2

Recommended Land Use Map

Subarea 1
 Please refer to pages 24–25 for land use category classifications

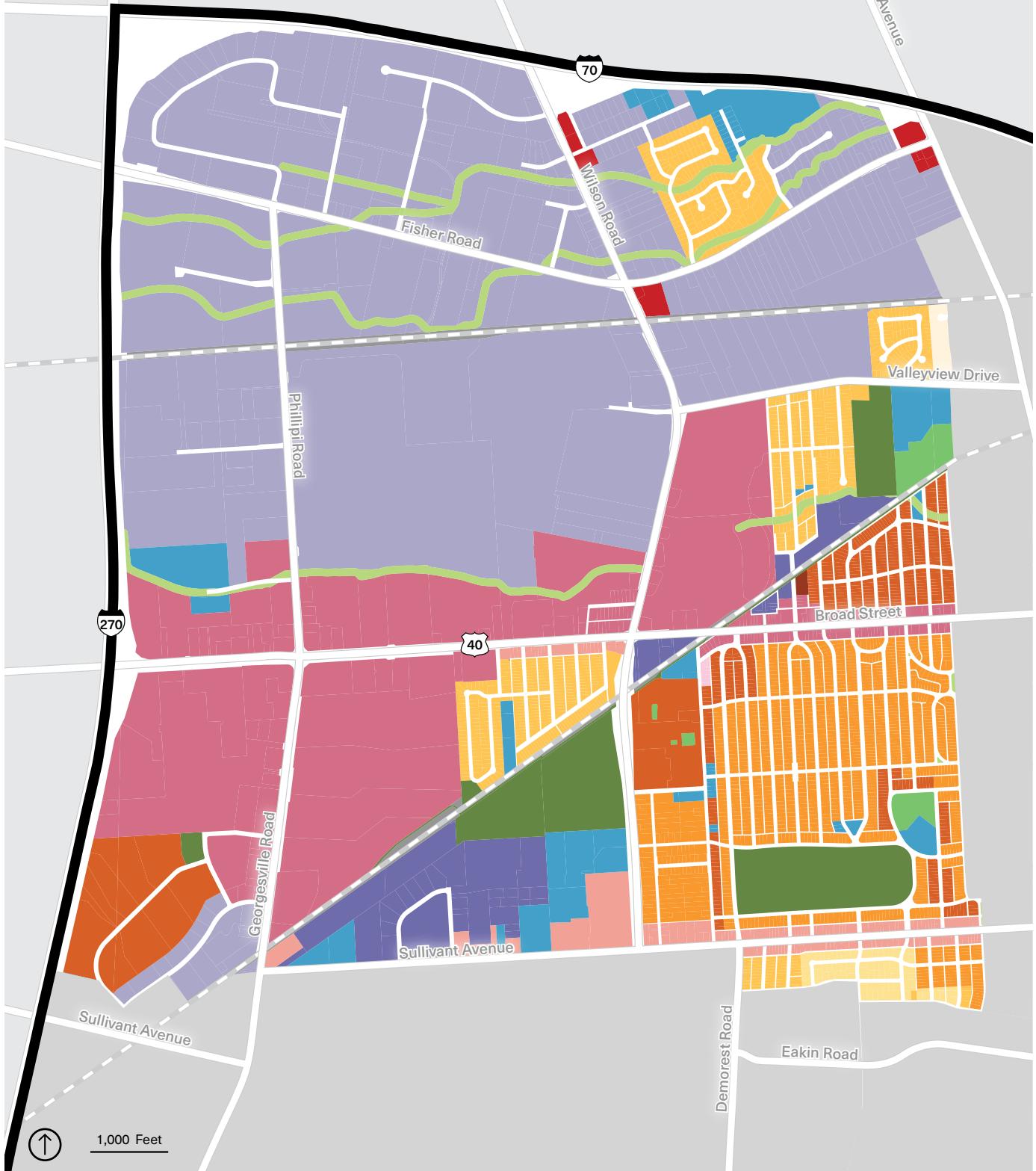
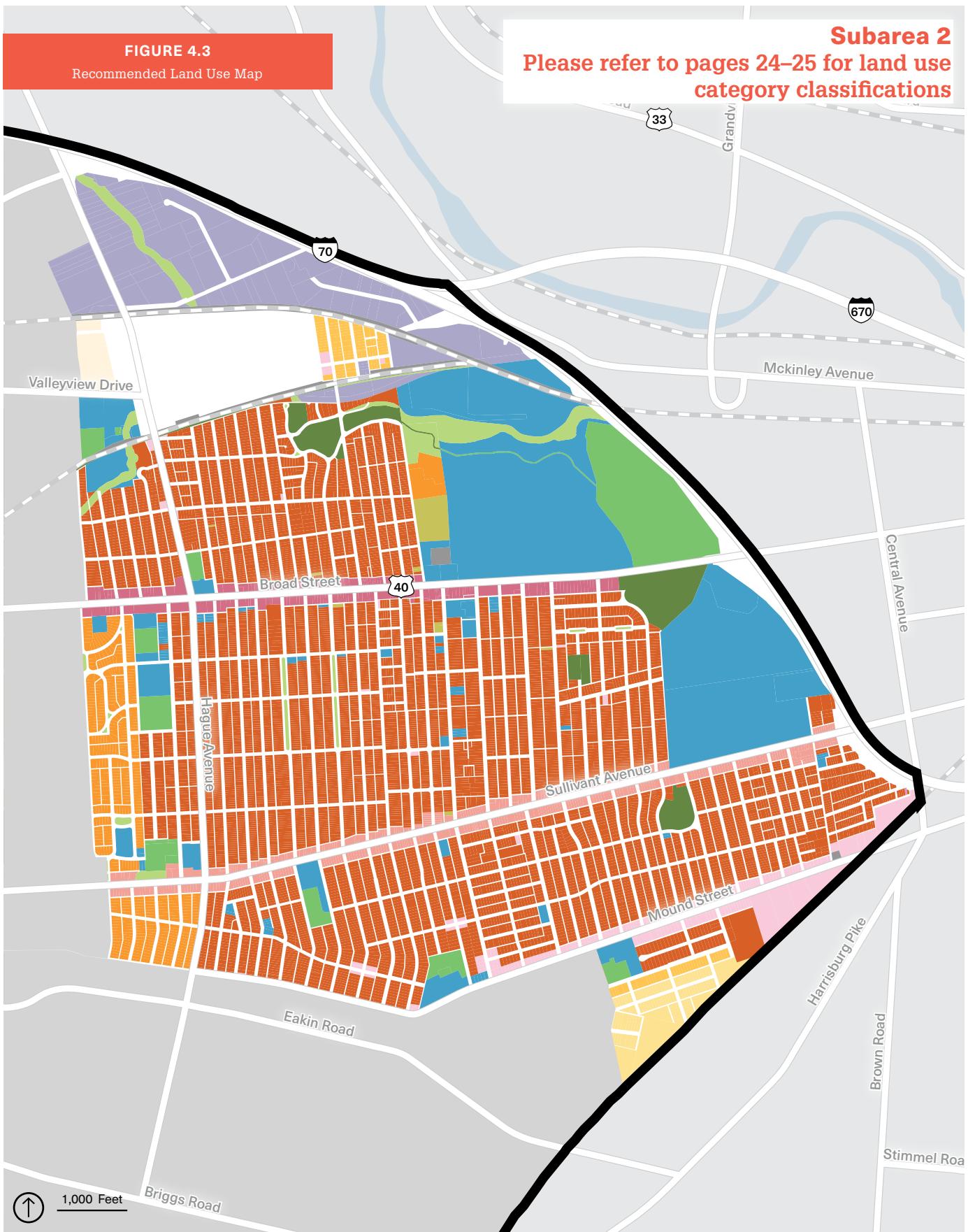


FIGURE 4.3

Recommended Land Use Map

Subarea 2
Please refer to pages 24–25 for land use category classifications



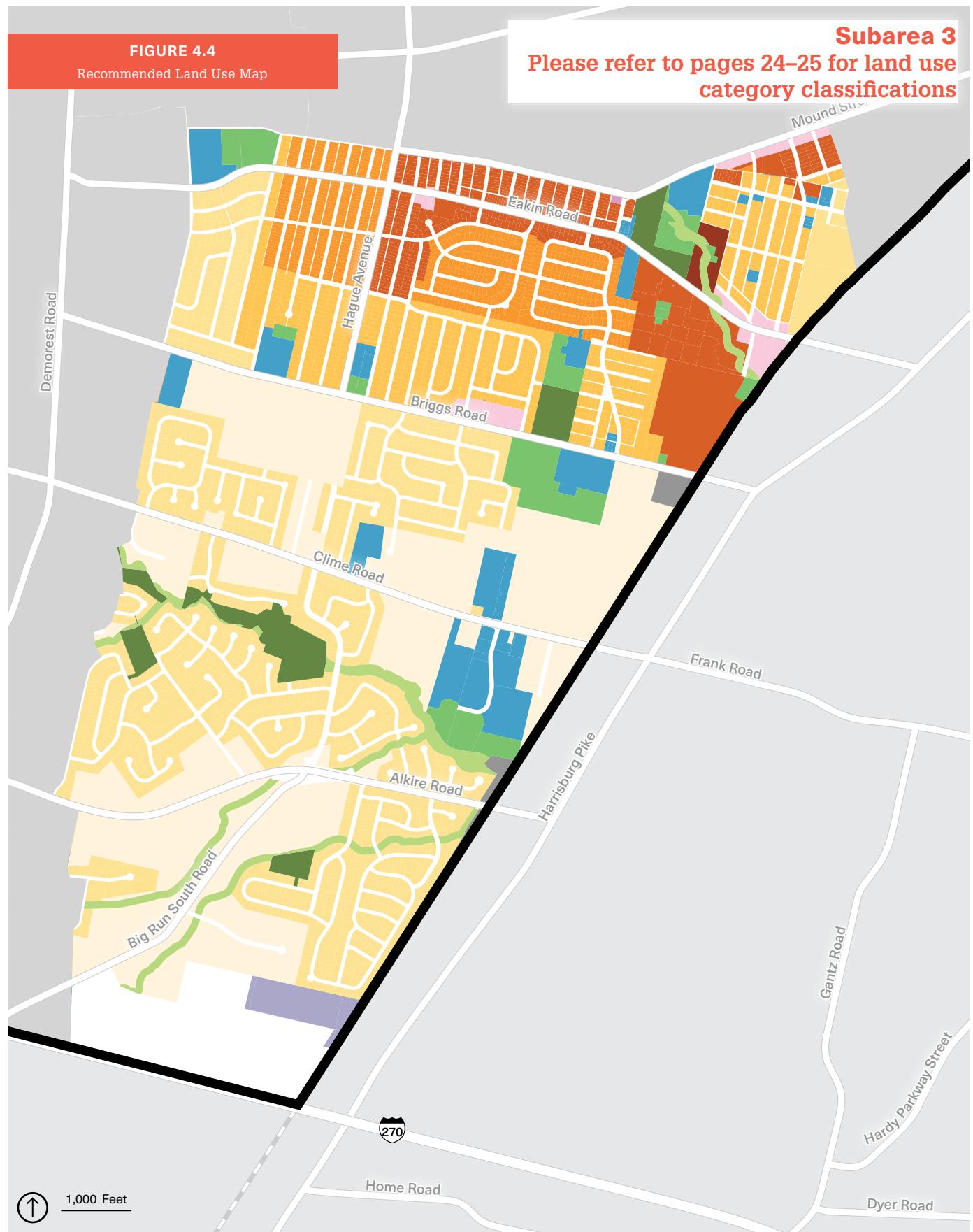
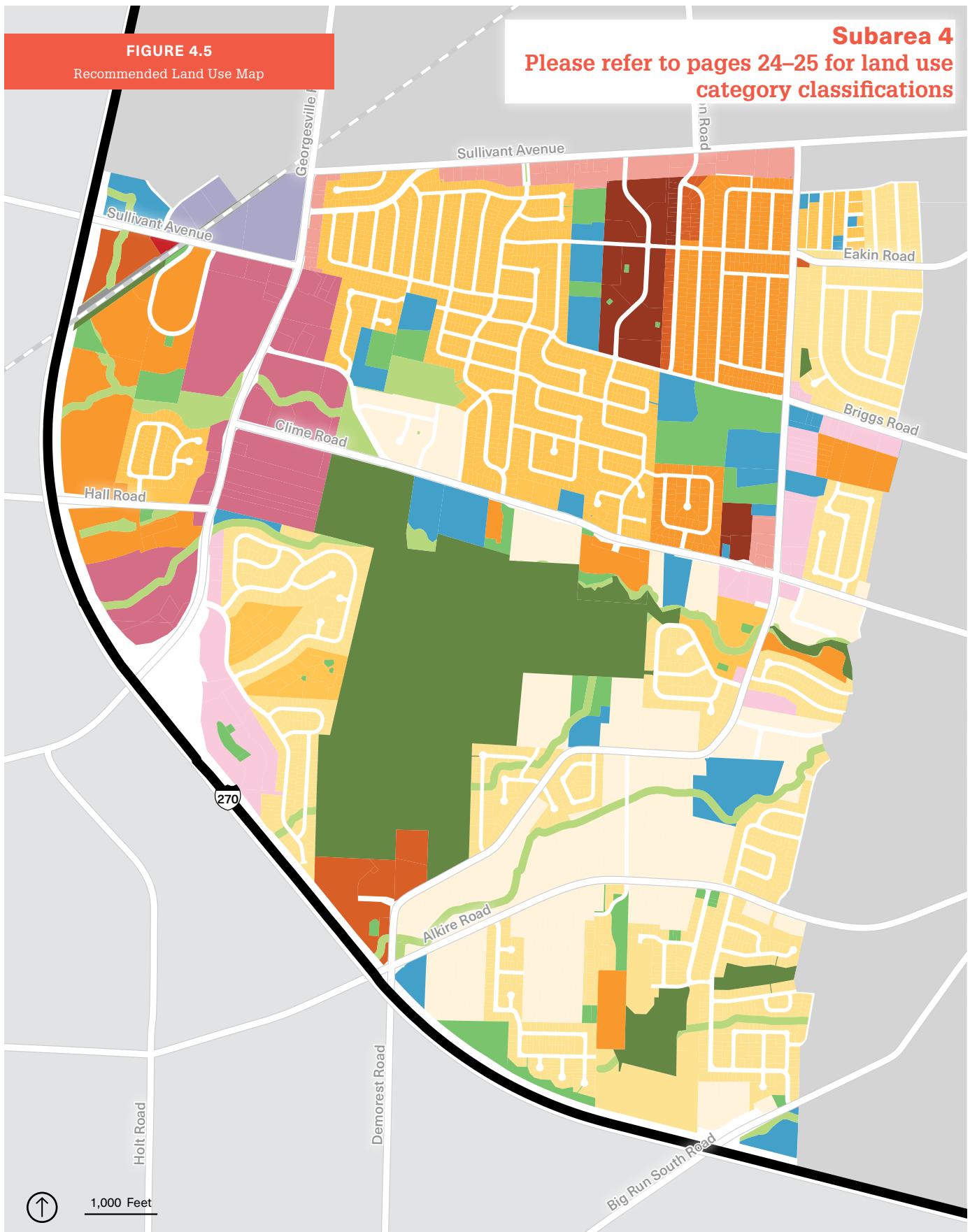


FIGURE 4.5

Recommended Land Use Map

Subarea 4

Please refer to pages 24–25 for land use category classifications



HILLTOP AREA SPECIFIC POLICIES

Introduction

Planning staff recognizes that each community has distinct land use situations in which more specific land use guidance may be appropriate. In these cases, staff has developed Area Specific Policies (ASP) to respond to the unique attributes of the Hilltop area.

Area Specific Policy 1 – Mixed Use

Consideration of Commercial Overlays

Commercial and Mixed Use Classifications

Consideration should be given to the development of commercial overlays for areas on the Recommended Land Use Map designated as Commercial and Mixed Use. Until such time overlays are in place for the Hilltop Plan Area, appropriate overlay standards, (guided by the most proximate existing overlay and existing site conditions) should be used along with C2P2 Design Guidelines for areas designated Mixed Use on the Recommended Land Use Map. Priority will be placed on developments providing a mix of uses and hiding parking to the greatest extent possible in areas recommended for Mixed Use.

Commercial overlays that already exist on portions of West Broad Street and Sullivant Avenue are not impacted by plan policy.



Cream and Sugar Ice Cream Shop on Sullivant Avenue

Area Specific Policy 2 – Mixed Use

Consideration of Urban Mixed Use Zoning District

West Broad Street

Consideration should be given to establishing an urban mixed use zoning district for use on West Broad Street that would allow a mix of commercial, residential, and institutional uses. Any proposed district should consider incorporating design and parking standards from the Urban Commercial Overlay, permitting building heights over 35', and including standards to ensure high quality development.

The goal of the district is to support and facilitate urban development on West Broad Street by providing greater flexibility of potential uses while ensuring pedestrian oriented development. Development within this district would not require the review of an appointed board, but would require staff review for consistency with the code and plan guidelines. This district would serve as a model for potential future application in additional commercial districts in Columbus.



Mixed Use building on West Broad Street



Older Single Family Home on West Broad Street in Highland West

Area Specific Policy 3 – Mixed Use

Development and Preservation of a Sense of Place

West Broad Street

Sullivant Avenue

Contributing buildings along West Broad Street and Sullivant Avenue add to the character of the neighborhood and are building blocks for developing vibrant, livable “main streets” in the Hilltop area. On the other hand, vacant lots and non-contributing buildings take away from the overall appeal of the corridor. The following policy is intended to encourage healthy redevelopment of West Broad Street and Sullivant Avenue, including the reuse, preservation and incorporation of contributing buildings* along these two corridors.

Mixed Use 3 is recommended for sites along West Broad Street. The Mixed Use 3 recommendation (unlimited density) will be supported when development is consistent with C2P2 Design Guidelines and achieves one or more of the following:

- A contributing building(s)* is preserved, adapted, and/or incorporated into new development; or
- A non-contributing building is razed and replaced; or
- Redevelopment of a vacant lot.

Mixed Use 2 is recommended for sites along Sullivant Avenue. The Mixed Use 2 recommendation (<45 du/acre) will be supported when development is consistent with C2P2 Design Guidelines and achieves one or more of the following:

- A contributing building(s)* is preserved, adapted, and/or incorporated into new development; or
- A non-contributing building is razed and replaced; or
- Redevelopment of a vacant lot.

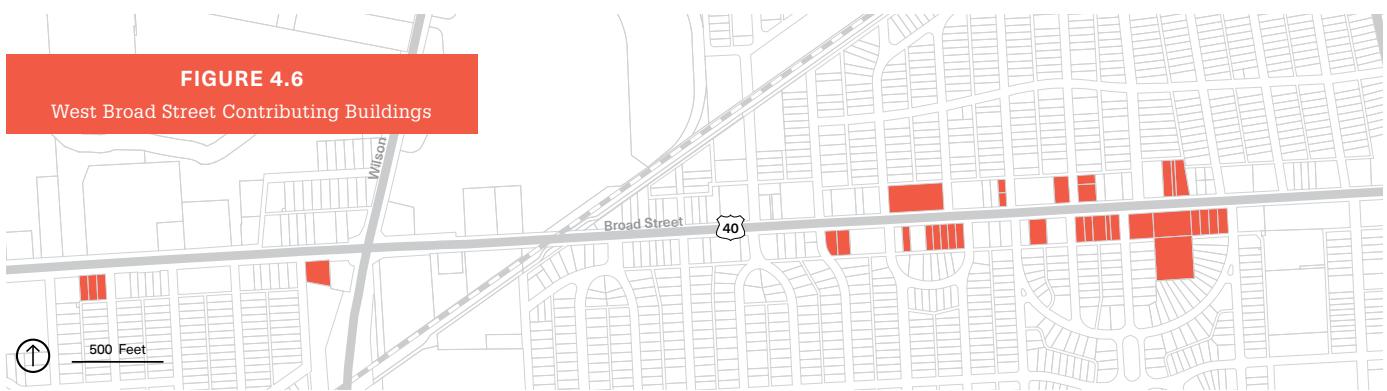
While demolition control is not in place in the Hilltop (or most of the city), Area Specific Policy 3 is intended to encourage reuse and preservation of contributing structures by supporting higher density development where preservation is included in an overall development plan.

Maps indicating the location of contributing buildings along W Broad Street and Sullivant Avenue have been provided for reference only (Figures 4.6 and 4.7). Modifications and/or disrepair may result in a building no longer being considered contributing*. Analysis of building conditions should be conducted at the time of development review to determine if a building is contributing.

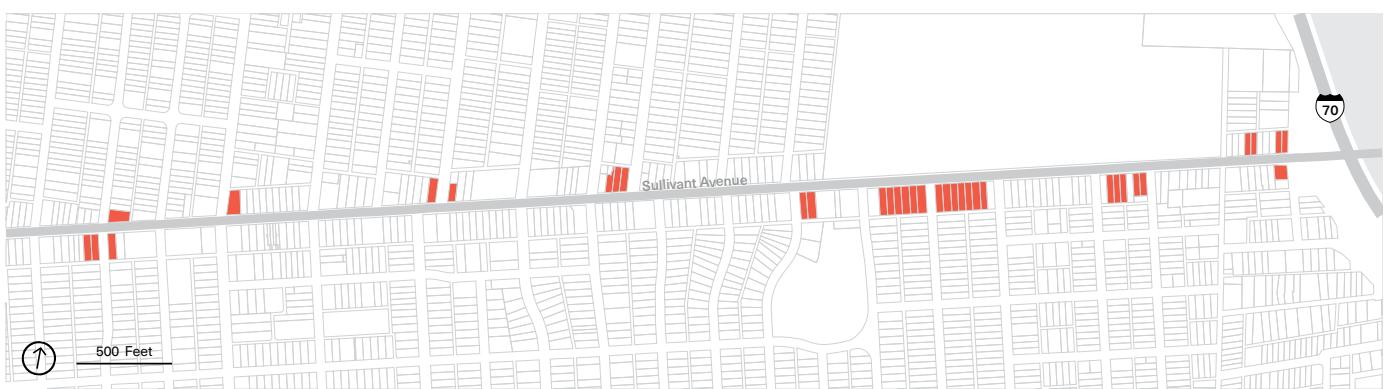
*“Contributing building” is a building determined to exhibit the architectural elements and/or lot position common to the original neighborhood character of the Hilltop area, and arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive generation buildings.

FIGURE 4.6

West Broad Street Contributing Buildings

**FIGURE 4.7**

Sullivant Avenue Contributing Buildings



Area Specific Policy 4 – Mixed Use

Limited Retail

Parkwick Drive and Georgesville Road

In these areas, a mix of uses are recommended, but retail uses are generally not supported.

Retail may be considered when developed as a secondary use in support of residential, office or other primary uses. (See Figure 4.8)



Area Specific Policy 5 – Mixed Use

Employment Center Focus

West Mound Street and Ryan Avenue

In these areas, a mix of uses are recommended, with a focus on employment center uses.

Retail may be considered when developed as a secondary use in support of residential, office or other primary uses. Residential may be considered when part of a large scale redevelopment of the site. (See Figure 4.9)



Area Specific Policy 6 – Employment Center

Residential uses located within the Employment Center classification

Areas north of West Broad Street, east and west of Wilson Road

Areas recommended for Employment Center may have scattered site residential uses located within the classification. The existing residential uses are supported, however, in the event that a residential site is proposed for redevelopment, the Employment Center recommendation would apply.

(See Figure 4.10)



Area Specific Policy 7 – Employment Center

Support for Employment Center in Residential areas

East side of Big Run South Road (near Deer Path Drive)

In this area, Very Low Density Residential is recommended, with support for Employment Center uses due to the proximity of an existing job center. Employment Center development should include appropriate landscaping, screening and buffering along Big Run South Road and adjacent residential uses, as recommended by the C2P2 Design Guidelines.

(See Figure 4.11)

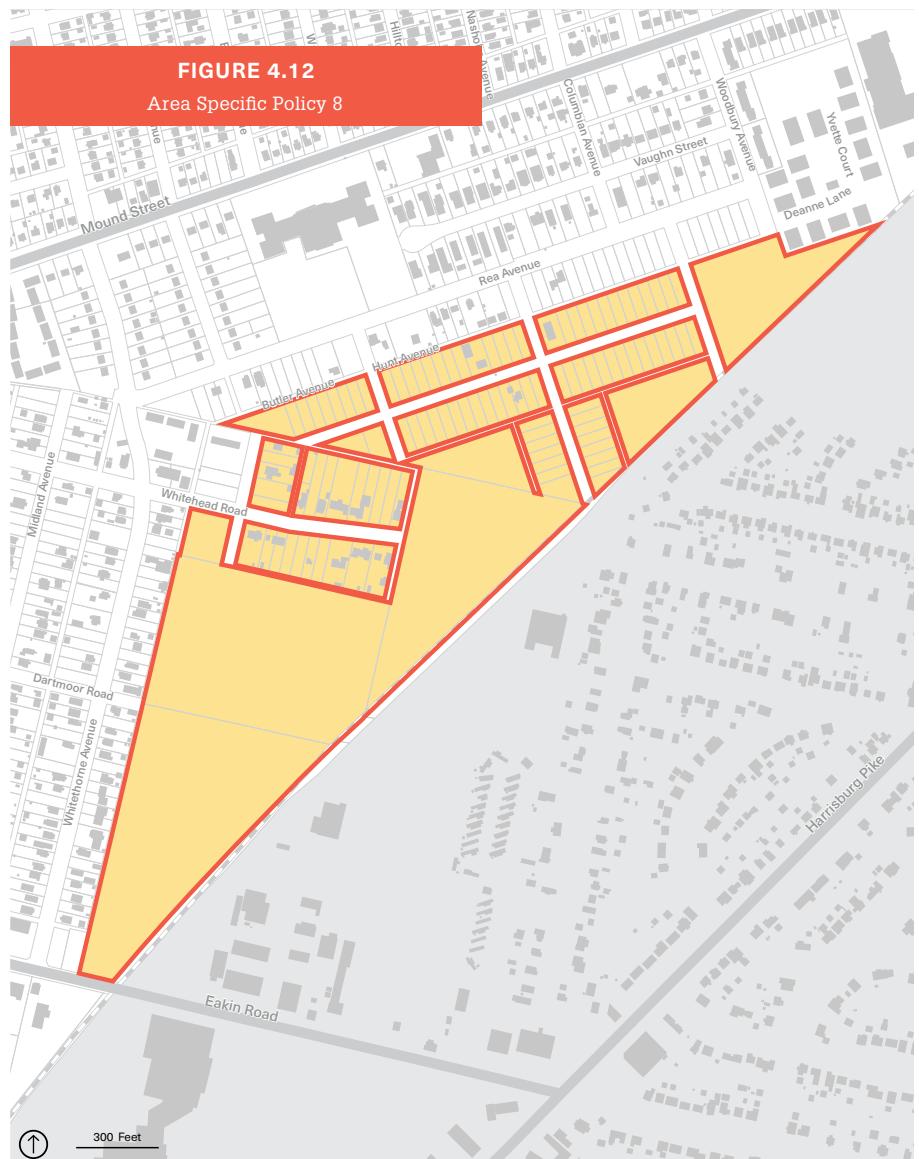


Area Specific Policy 8 – Low Density Residential***Support for Natural Resource Preservation***

North of Indiana & Ohio Railroad, south of Rea Avenue, east of Whitehorne Avenue

In this area, Low Density Residential with natural resource preservation is recommended. Site design for this area should include techniques such as clustering units on a smaller portion of the site and small lots sizes to support preservation of natural areas. (See Figure 4.12)

FIGURE 4.12
Area Specific Policy 8



Area Specific Policy 9 – Mixed Use

Commercial and Mixed Use Development beyond an Alley

West Broad Street

W. Broad Street is the most active commercial corridor in the Hilltop and acts as a primary thoroughfare for both local and regional transportation. In order to support a mix of uses, dense residential development, and high-capacity transportation options along the corridor, it may be appropriate in some situations to support expansion of uses beyond an alley and into a residential district.

Consideration for an expansion of uses beyond an alley should be based on the following:

- a. The proposed principle use (along the corridor) should be consistent with the adopted land use plan.
- b. Proposals should comply with existing commercial overlay standards or be consistent with adjacent commercial overlay standards and C2P2 Design Guidelines.
- c. New development should be designed to minimize or mitigate impacts, including noise and light, on the adjacent uses, especially residential uses.
- d. Buffering and landscaping should be provided to minimize impacts on the adjacent neighborhood.
- e. Proposals should attempt to preserve existing contributing structures along the corridor.



Commercial and Mixed Use Buildings along West Broad Street in Highland West

