

# South East Land Use Plan

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## Columbus Citywide Planning Policies

### Columbus Planning Division

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

ADOPTED: MONTH DAY, YEAR

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

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DEPARTMENT OF  
DEVELOPMENT



**COLUMBUS**  
**CITYWIDE**  
**PLANNING POLICIES**



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# 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.

### C2P2 and the South East Area

Columbus City Council adopted Columbus Citywide Planning Policies for the South East Plan Area on [future date to be inserted] in order to provide the South East 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 South East Area.

The South East Land Use Plan is a primary element of C2P2 (for more information, see Table 1.1). It was developed by city staff in partnership with the community to provide specific land use recommendations for property within the plan boundary. The South East Land Use Plan includes a description of the South East 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

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 <b>Recommended Land Use Map</b> and <b>Area Specific Policies</b> , and provides recommendations to address special circumstances in each area.	Area Specific

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 South East Land Use Plan, see *Using Columbus Citywide Planning Policies: Basic Steps* on page 8.

### **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.)

### **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. Online mapping applications are also available at: [www.columbus.gov/planning](http://www.columbus.gov/planning).

**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

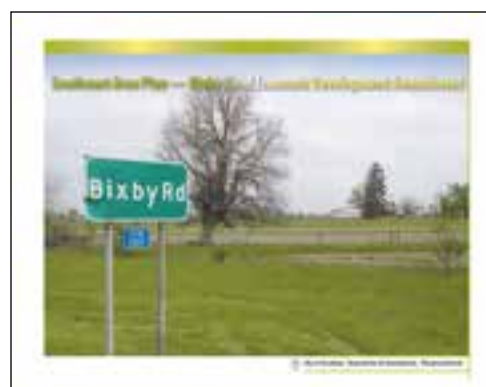
The South East Land Use Plan serves as adopted City policy and supersedes and replaces all previous plans and studies for the areas, including:

### South East Area Plan (2000)

The South East Area Plan addressed issues pertaining to land use policies, development issues, and selected supporting facilities and services.

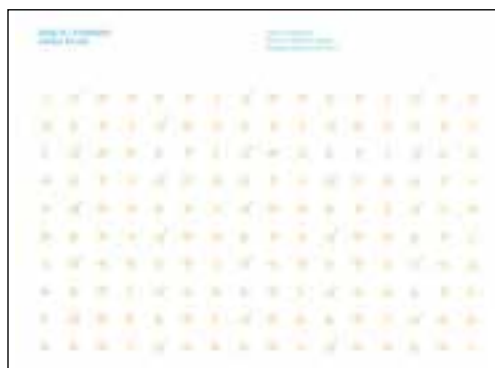
### Southeast Area Plan — Bixby Road Economic Development Amendment (2007)

The Bixby Road Economic Development Amendment provided guidance on capturing income and job potential attracted by the future Bixby Road interchange located on US 33.



### Portions of the Brice-Tussing Area Plan (1990)

The Brice-Tussing Area Plan addressed issues pertaining to land use and transportation, and to a lesser extent urban design, economic development, schools, and other city services. Only that portion of the Brice-Tussing Area Plan within the Greater South East Area Commission boundary (generally to the south of the Norfolk Southern rail line and east of Big Walnut Creek) is being superseded. The balance of the Brice-Tussing Area Plan is located within the Far East Land Use Plan planned for adoption in 2018.

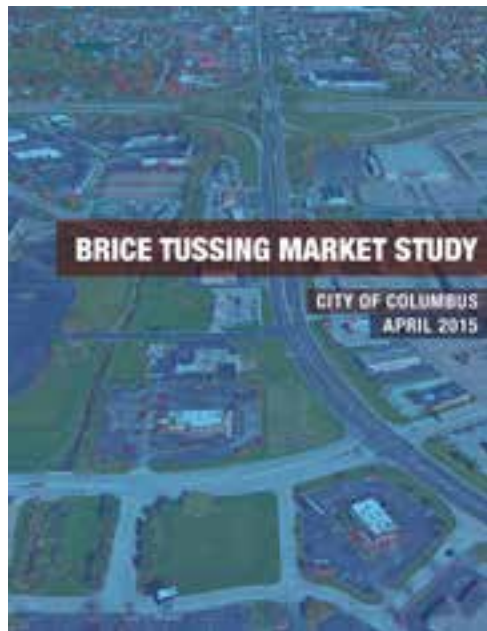


Additionally, the South East Land Use Plan compliments, but does not supersede the findings of the following study:

### **Brice Tussing Market Study (2015)**

The Brice Tussing Market Study was intended to serve as a base for development of area land use plans in the Brice-Tussing area.

*Note: the Brice Tussing Market Study is not a City Council adopted plan.*



## AREAS OUTSIDE OF THE CITY OF COLUMBUS

In those portions of the South East Land Use Plan that are currently in a township, the Plan's recommendations only apply in the event that the property is annexed into the city of Columbus. For information about zoning and land use plans that exist for township portions of the South East Plan Area, please contact:

Madison Township      614-525-3094 (Franklin County)

Truro Township      614-525-3094 (Franklin County)

Violet Township      614-575-5560

For information about zoning and land use plans that exist for adjoining municipalities, please contact:

City of Canal Winchester 614-837-6742

City of Groveport      614-830-2045

City of Pickerington      614-833-2204





## SECTION II:

# About the Plan Area

### PLAN AREA

The South East Land Use Plan Area is located in the southeastern portion of the city of Columbus. The area is served by the Greater South East Area Commission.

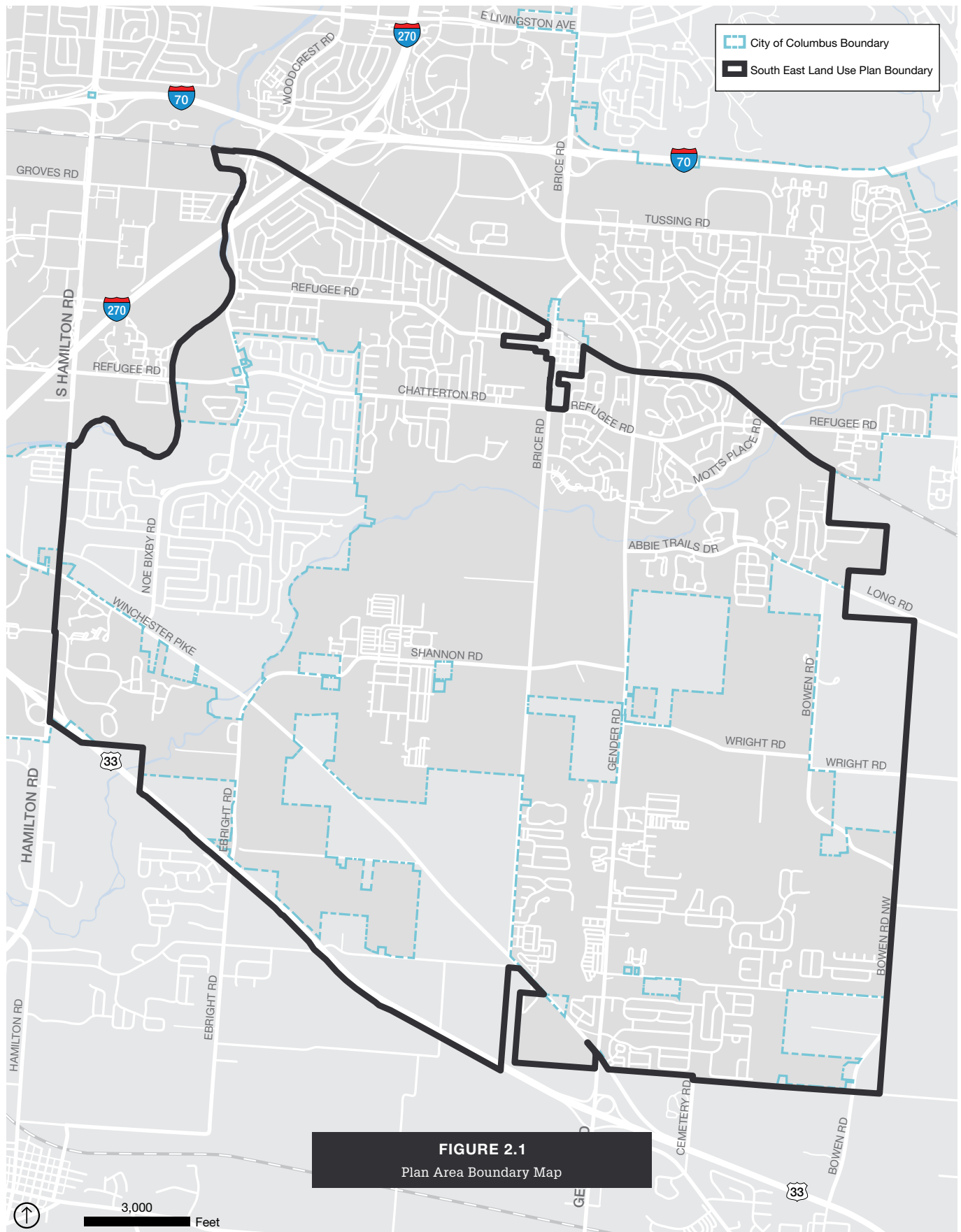
The area's 9,836 acres (15.4 square miles) are bounded by the Norfolk Southern rail line, Village of Brice, and the Far East Area Commission (Columbus) to the north, the City of Pickerington and the Franklin County line to the east, US 33 and the Cities of Groveport and Canal Winchester to the south, and Hamilton Road and Big Walnut Creek to the west (Figure 2.1). The Plan Area has a 2017 estimated population of 43,418 people comprising 16,657 households with an average household size of 2.60. (Source: ESRI).

### PLAN AREA OVERVIEW

The South East Plan Area is primarily a residential community with a significant amount of agricultural uses and natural resources. The Plan Area is located in the southeastern portion of Franklin County and includes areas within Madison, Truro, and Violet townships. A very small portion on the Plan Area is located within Fairfield County. Unique natural characteristics of the area include extensive floodplains and wetlands, including the Pickerington Ponds Metro Park, a 1,608 acre park that provides protection to numerous wetlands, as well as trails and activities for visitors.

Pickerington Ponds







Much of the South East Plan Area was settled by pioneers arriving from Virginia, Maryland, Pennsylvania, Kentucky, and other eastern states as early as 1795. Archaeological sites, including at least three documented Indian Mounds, and numerous historic farmhouses, barns, and accessory buildings (ranging in age from 105 to 185 years old) are located within the Plan Area. Several of the historic structures (farmhouses, barns, and schoolhouses) have been documented and included in the Ohio Historical Inventory (OHI), including homes that belonged to the Lehman family. Abraham Lehman arrived in the area in 1842, and the Lehman family, along with the Huffman family, founded a Mennonite church in the area. His farmhouse at 40 Lehman Drive in Canal Winchester has been listed on the National Register of Historic Places since August 1989.

Additionally, several historic cemeteries are located within the South East Plan Area. A 150-year old Mennonite cemetery sits west of the Gender and Lehman road intersection and contains approximately 50 grave sites, including an estimated five Civil War veterans' graves. The Stevenson (Bowman) cemetery is located north of Shannon Road in the western portion of the Plan Area. The Stevenson family is one of the original families in the area, and the cemetery was rededicated on Memorial Day, 1990. An additional historic cemetery, Hockman Cemetery, is located on the west of Pickerington Ponds Metro Park and south of Wright Road.

Older homes in the Plan Area (pre-WWII) are mostly found on large lots spread out along rural roads, and were typically associated with farming at one time. Large single-family developments located in the northwest portion of the Plan Area were developed in the 1960s and are within the city of Columbus, Truro Township, and Madison Township jurisdictional boundaries. Recent decades (approximately 1990 – 2010), have seen increased pressure for additional residential development in the area. Most of this activity occurred along Gender and Brice roads, north of Winchester Pike.

The recommendations of Southeast Area Plan (2000) helped to establish a foundation for natural resource preservation and an awareness of historic resources in the area. As a result of the plan efforts, Pickerington Ponds Metro Park grew from approximately 900 to 1,600 acres and the Southeast Franklin County Historic Property Inventory and Evaluation was completed. The South East Land Use Plan (2018) also recognizes the unique characteristics of the Plan Area and, as part of the Columbus Citywide Planning Policies, provides recommendations for open space and natural resource preservation, sensitivity to historic sites when new development is proposed, and appropriate development practices for agricultural land.

Agricultural land



## REVIEW OF RECENT PLANNING EFFORTS

### **Portions of the Brice-Tussing Area Plan (1990)**

The Brice-Tussing Area Plan addressed issues pertaining to land use and transportation, and to a lesser extent urban design, economic development, schools, and other city services.

### **South East Area Plan (2000)**

The South East Area Plan addressed issues pertaining to land use policies, development issues, and selected supporting facilities and services. Key recommendations of the plan included neotraditional planning techniques, open space/natural resource preservation, including protecting the Pickerington Ponds Wetlands and Wildlife Refuge, transportation planning and environmental recommendations.

### **Southeast Area Plan — Bixby Road Economic Development Amendment (2007)**

The Bixby Road Economic Development Amendment provided guidance on capturing income and job potential attracted by the future Bixby Road interchange located on US 33. The goals of the amendment were to foster economic development, encourage job growth, encourage high quality development and support conservation in the area.

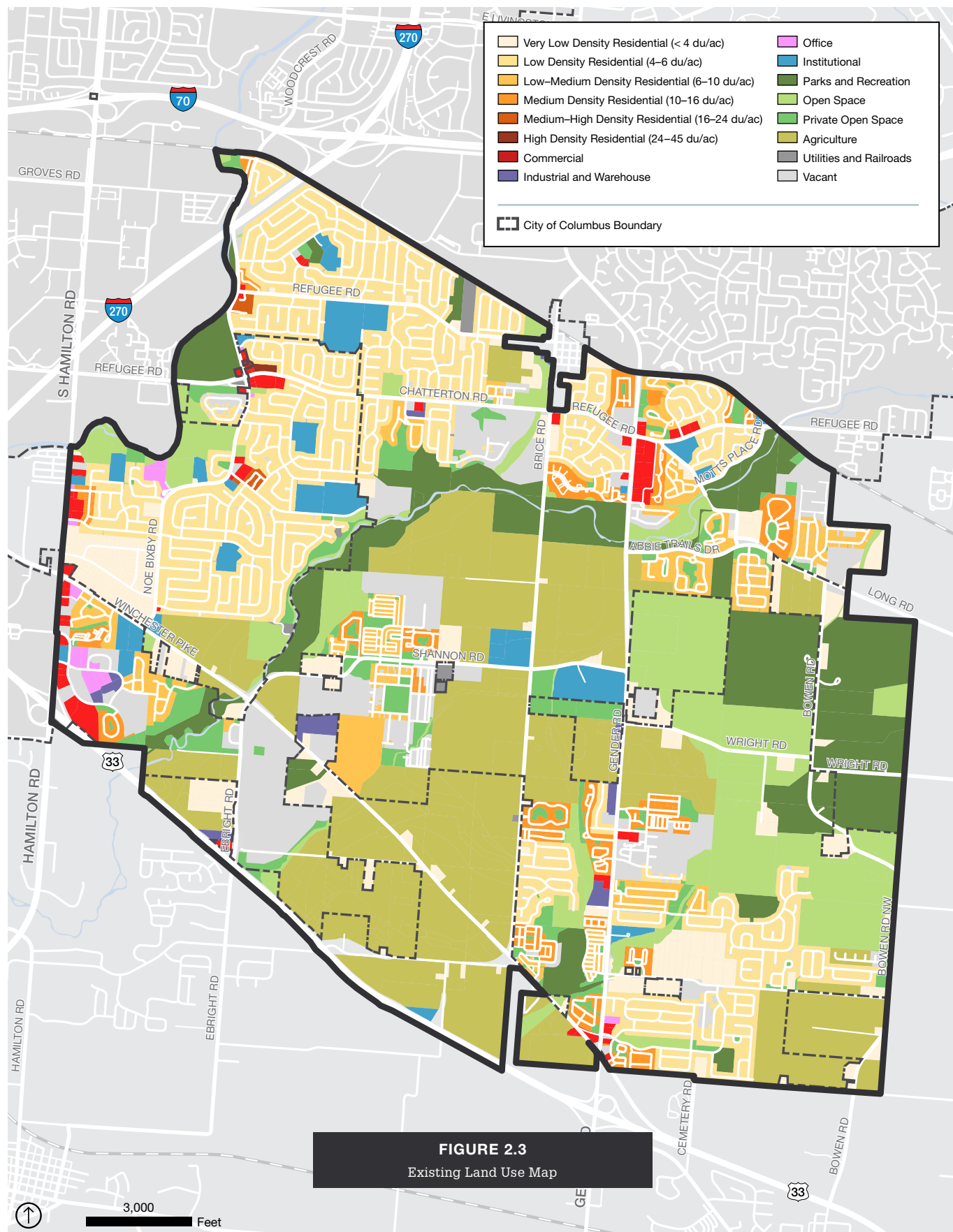
### Brice Tussing Market Study (2015)

The Brice Tussing Market Study is not an adopted plan, but a market study that is relevant to land use and design. It recognizes the locational advantages inherent with the Brice/70/270 area, the existing retail vacancy rates due to poor retail visibility, and the opportunity that exists for ODOT's potential redesign of the interchange. The Study also identifies near and longer term development potential for the area—with a public meeting exhibit (Figure 2.2) showing mixed use along Brice Road.

**FIGURE 2.2**

Brice Tussing Market Study Draft Land Use Scenario (Public Meeting Exhibit)





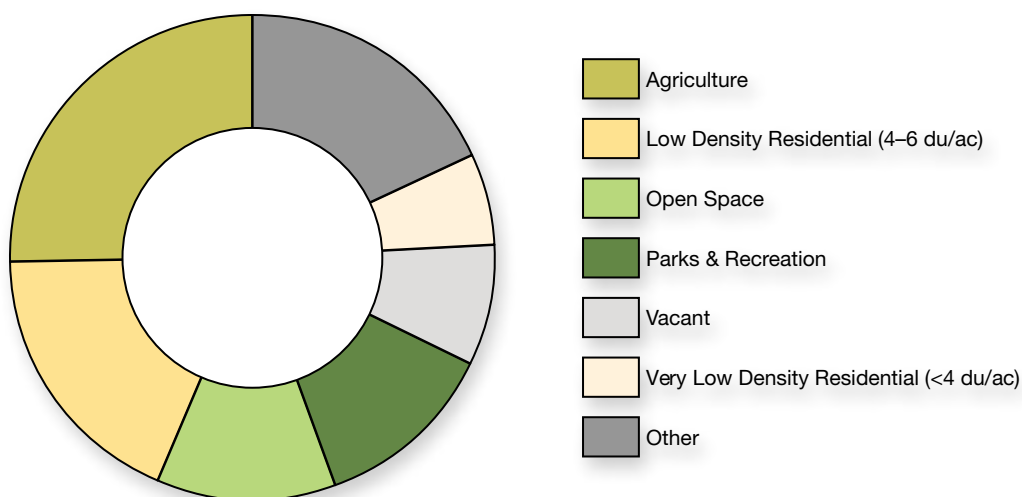
## EXISTING LAND USE

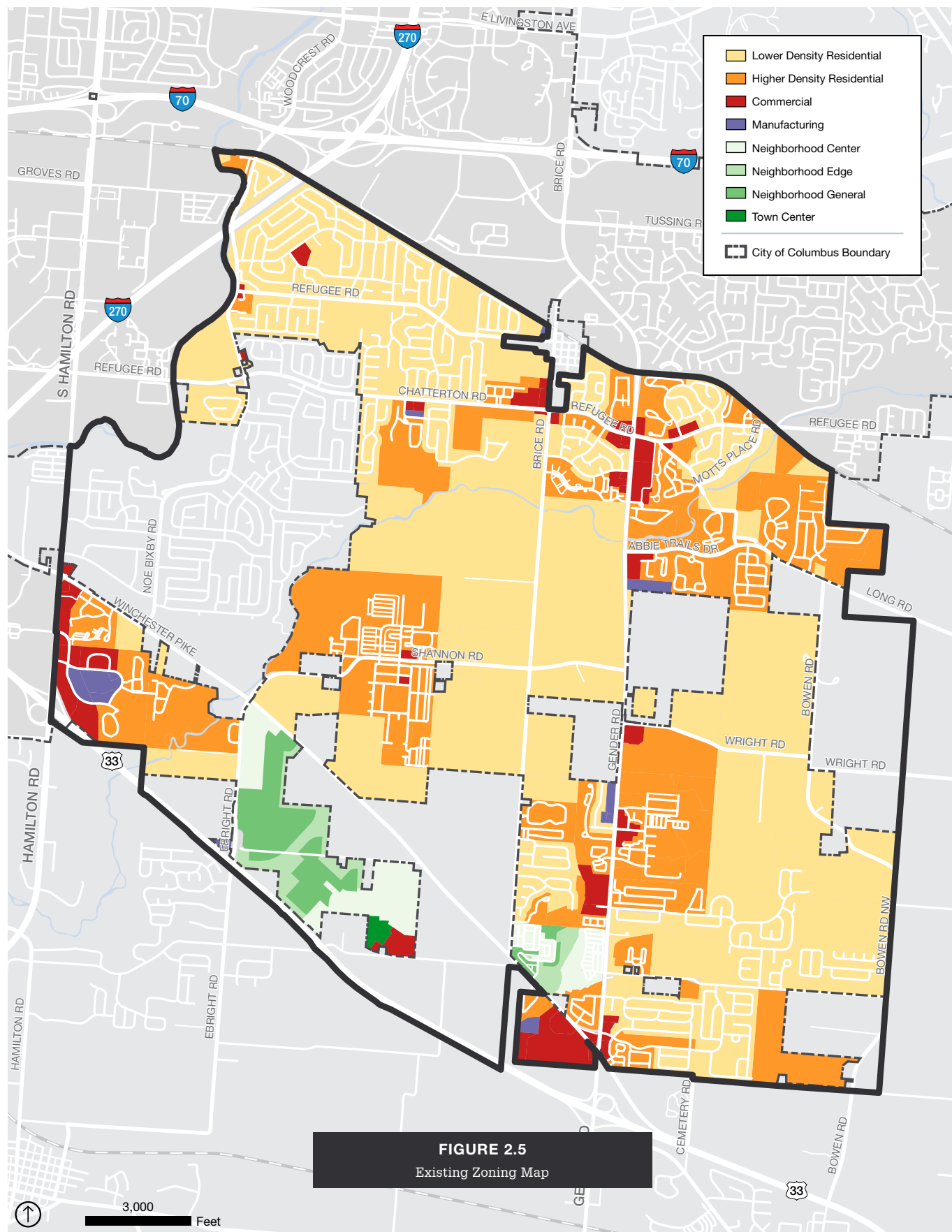
Land use describes the type of activity occurring on a site. Land use can generally be categorized as residential, retail, office, institutional, or industrial and is typically consistent with the zoning district assigned to the parcel. Existing land use in the South East Plan Area is illustrated in Figures 2.3 and 2.4.

Combined residential uses comprise 33 percent of the area making it the most predominant land use in the South East. The majority of residential uses are single-family homes; however, areas of multifamily exist intermingled with single-family developments throughout the area. The most common land use classification is agriculture at 25 percent of the acreage (2,254 acres). Low density residential represents the second highest land use in the area at 18 percent of the acreage (covering 1,583 acres at 4-6 dwelling units per acre). Open space (1,089 acres) and parks and recreation (1,084 acres) combined account for 24% of the South East area. The majority of this space can be found in the Pickerington Ponds Metro Park, along the Blacklick Creek Greenway, and in Nafzger Park on Big Walnut Creek.

**FIGURE 2.4**

Existing Land Use Composition







## EXISTING ZONING

The South East Land Use Plan Area includes 38 different zoning districts, including a number of districts with limitation texts. The Plan Area also includes portions of Madison Township in which land use is regulated by a separate zoning resolution. The percentages to follow apply only to that portion of the South East that is within the City of Columbus. The R, Rural District, is characterized by agriculture and large lot single-family development, and is the most common (33% of the South East Area), followed by: PUD8, Planned Unit Development District (10%); LR2, Limited Residential District (10%); LAR12, Limited Apartment Residential District (7%); SR, Suburban Residential District (6%); PUD6, Planned Unit Development District (5%); R2, Residential District (5%).

Collectively, lower density residential districts (singles, doubles, triples, and quads) cover over 58 percent of the area, with the majority being developed as single family residential or agriculture. Higher density residential districts cover 29% of the area, while Traditional Neighborhood Development (TND) districts account for 7% and Commercial districts account for 4%. The most common Commercial District is the LC4, Limited Commercial district. Manufacturing districts account for less than 1% of the area. Existing zoning in the South East Plan Area is illustrated in Figures 2.5 and 2.6.

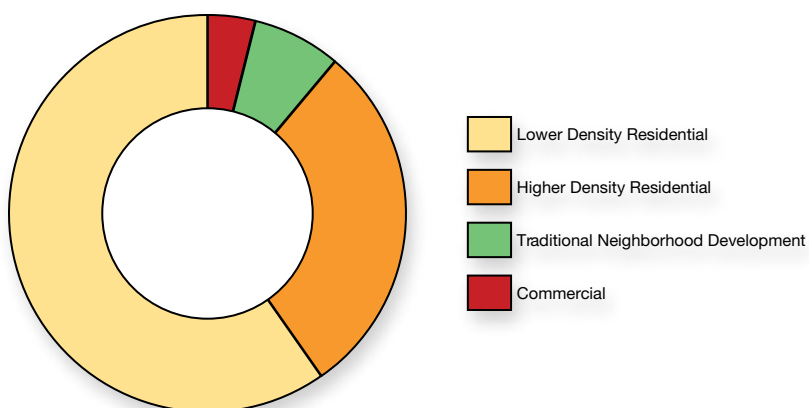
### Commercial Zoning Overlays

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 Plan Area does not currently contain any commercial overlays. Note that Area Specific Policy 2 recommends that commercial overlays be explored for areas recommended for Commercial or Mixed Use (1, 2, or 3) on the Recommended Land Use Map (see page 28 for more information).

**FIGURE 2.6**

Existing Zoning Composition





## 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 from the civic, institutional, and business communities throughout the plan process. A variety of methods were used to engage the community, including area commission meetings, stakeholder interviews, community kiosk stations, a public open house, online surveys, an interactive webmap, a story map, and social media.

### SUMMARY OF PUBLIC INPUT

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

- Along primary thoroughfares, roadway improvements are desirable, including ensuring complete streets for bike and pedestrians;
- Employment/Income producing uses should be encouraged;
- Natural resources and existing open space are an asset to the community and should be preserved;
- The importance of the appearance of the area, ranging from property upkeep to revitalization of existing commercial corridors;
- The area lacks a cohesive development pattern and design to ensure that new developments are attractive and contribute to community character;
- Local streets should be improved in order to decrease traffic congestion and accommodate influx of new residential developments.
- Retail is oversaturated in the area and there are dying commercial corridors;
- Usable open space where residents, especially children, can play should be encouraged for all new residential developments; and
- New developments should be connected to existing trails and bike paths in the area.



Community Open House







## 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 34–36). 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 South East Land Use Plan, see *Using Columbus Citywide Planning Policies: Basic Steps* on page 8.)

In those portions of the South East 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.

The map legend corresponds with Table 4.1 (page 29), which provides generalized descriptions of the land use classifications and density recommendations.

## Examples of existing development in the South East Plan Area

Gender Park Community Playground



Open space in a residential neighborhood



The Greene Apartments





### 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 South East 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:

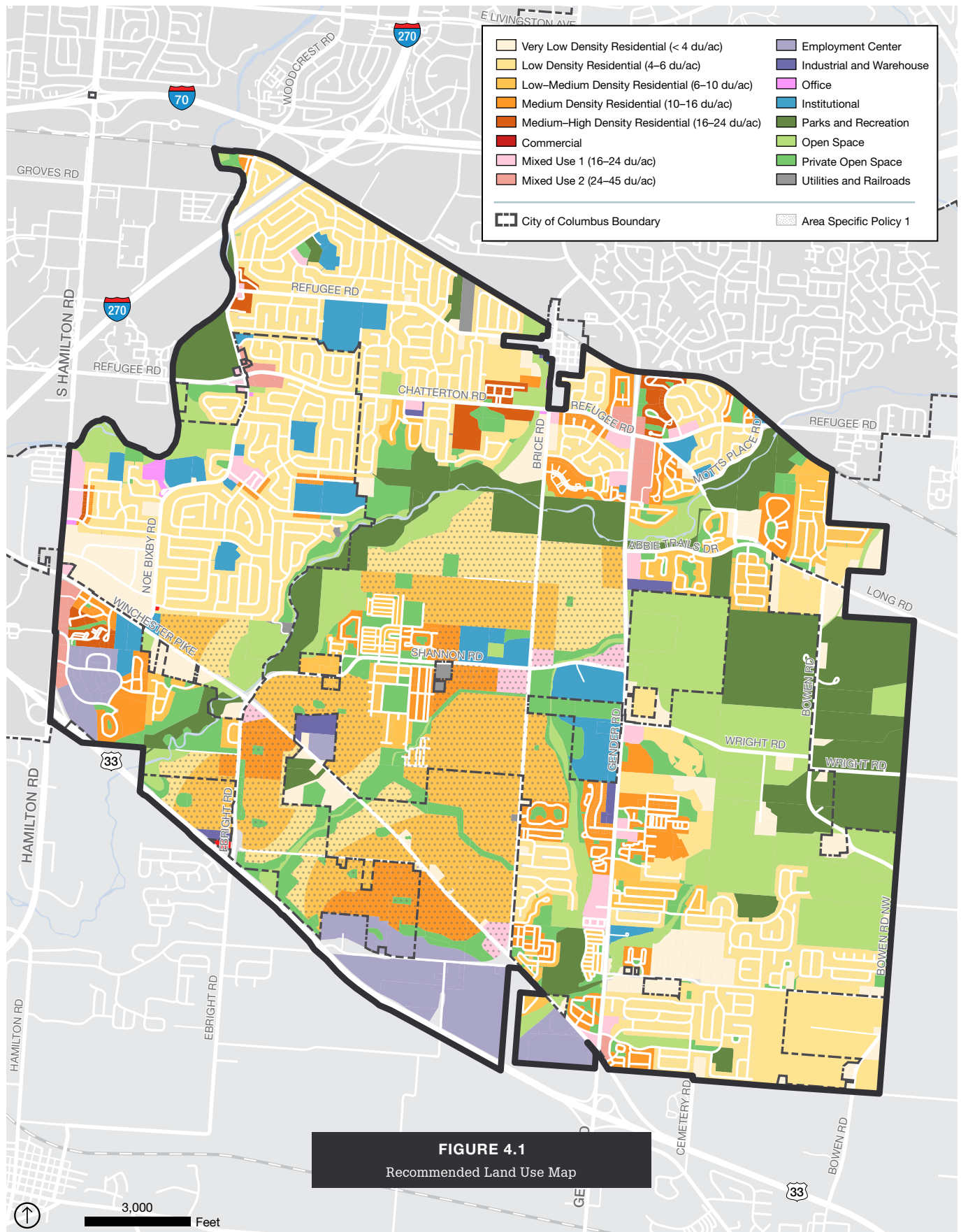
**Design Guidelines:** The C2P2 Design Guidelines work with the South East Land Use Plan to encourage high quality design to be included in future development proposals in the Plan Area.

**Proposed Land Use:** The Recommended Land Use Map in the South East 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:** The South East Land Use Plan recommends focused mixed use development on Hamilton and Gender roads and at key nodes or intersections. This is based on the idea that these areas may serve as gathering places within the South East Plan Area and that focused growth may support neighborhood retail and transportation options. Area Specific Policy 2 provides guidance on site design for areas recommended for Mixed Use in the Plan Area (see page 36 for more information).

**Agricultural Areas:** The South East Plan Area includes a significant amount of agricultural land, which includes many natural resources such as streams and floodplains. While agricultural uses in this and other areas are supported, development proposals are likely to emerge over time. Area Specific Policy 1 provides specific guidance to review development proposals for sites currently used for agriculture (see page 34 for more information).

**Employment Center:** The South East Land Use Plan recognizes the importance of job creation in the area. Employment Center uses (businesses that create and support jobs) are recommended for the area north of U.S. 33 near Brice Road and east of Hamilton Road. Employment Center uses are also supported by Area Specific Policy 1 for existing agricultural sites (see page 34 for more information).

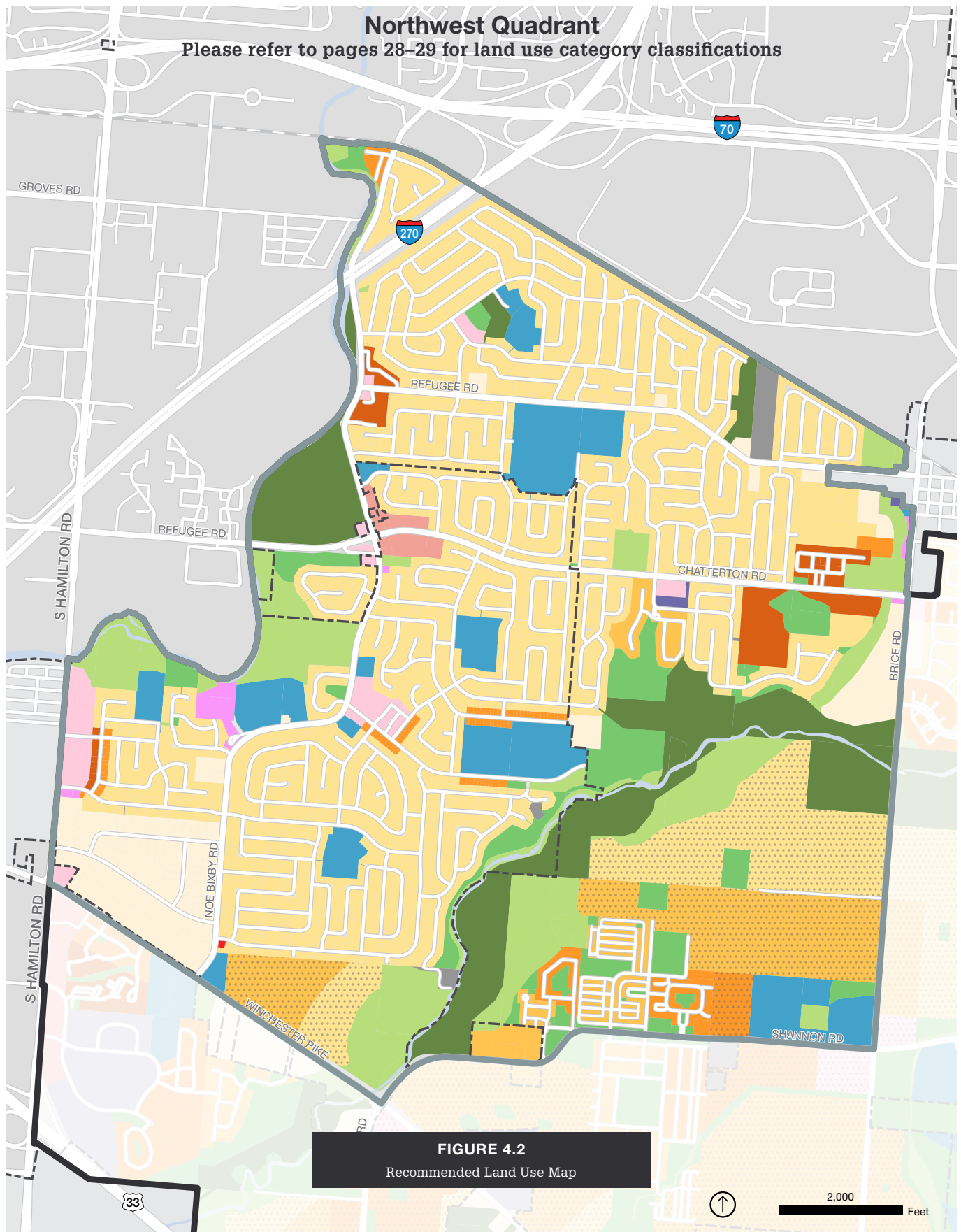


**TABLE 4.1**

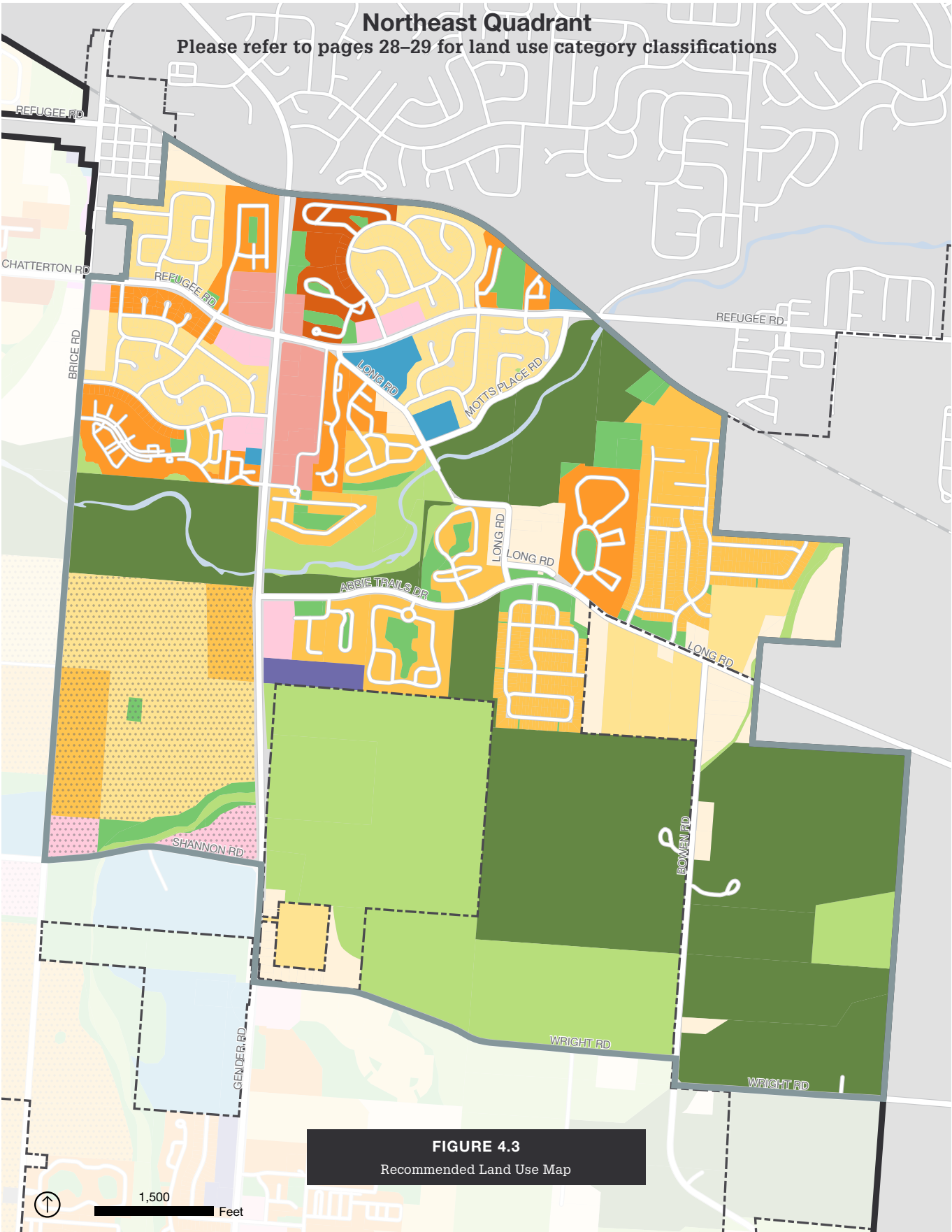
Land Use Classification Table

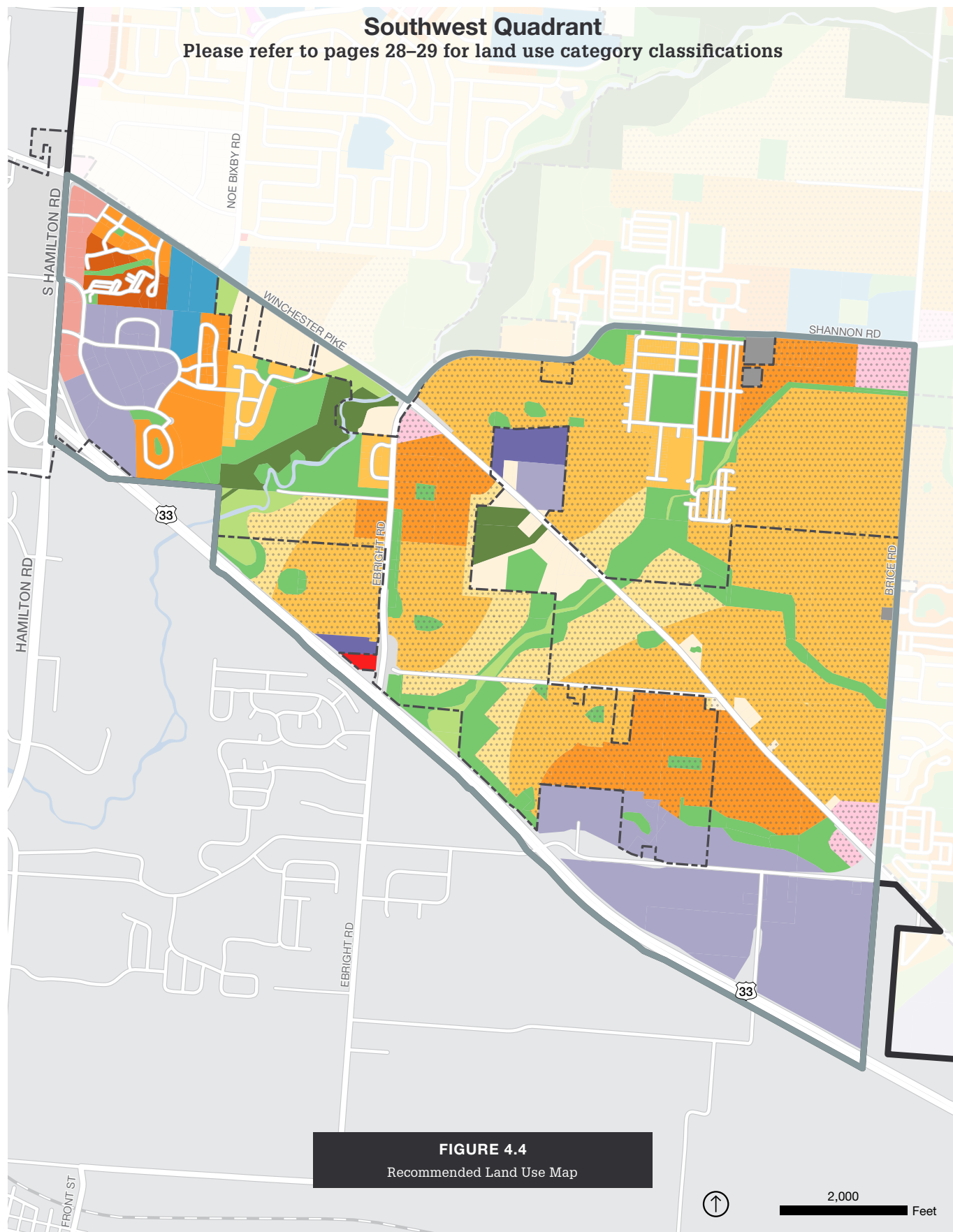
The Land Use Classification Table provides generalized descriptions of the Land Use Classifications used for existing and recommended land use. It provides examples of development for each classification, but is not all inclusive of the types of development that may occur in a classification. The Land 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
	Vacant			This classification applies only to existing vacant sites.	
<p>*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.</p>					

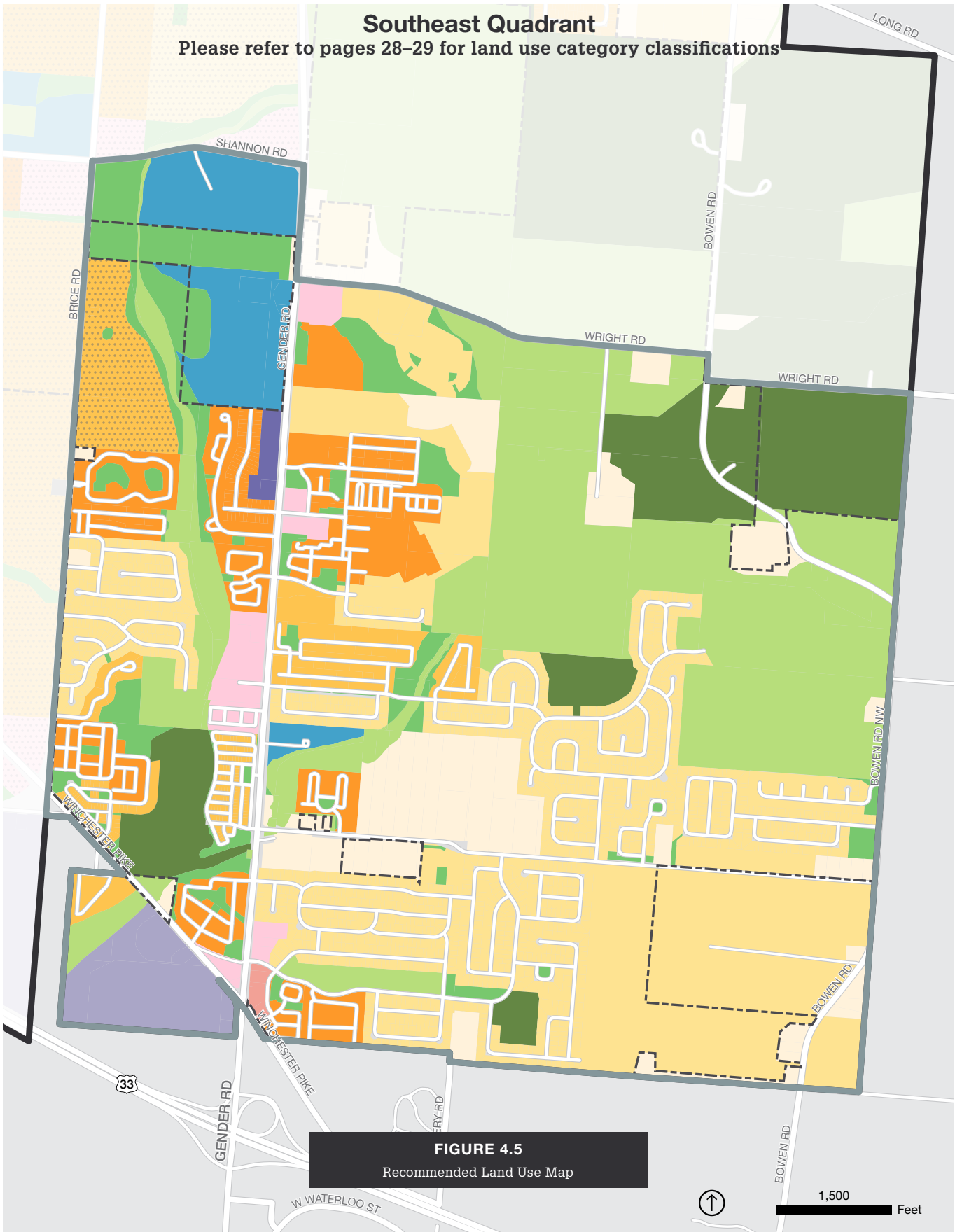












## SOUTH EAST AREA SPECIFIC POLICIES

### Introduction

Planning staff recognizes that each community has distinct land use situations in which more unique, 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 South East Plan Area.

### Area Specific Policy 1

#### Agricultural Land

The South East Plan Area has a significant amount of agricultural land, which includes many natural resources such as streams and floodplains. The area depicted on the Land Use Plan map with a dot pattern has a particular concentration of farmland. While agricultural uses in this and other areas are supported, development proposals are likely to emerge over time. The plan anticipates this and provides recommended land use designations accordingly. The size and nature of this area raises some unique development challenges and opportunities. The following policies should be used in conjunction with the Recommended Land Use Map and C2P2 Land Use Policies and Design Guidelines to review development proposals in the designated area:

1. Recommendations for this area are intended to provide general guidance for future development, and therefore, the classification boundaries on the map should be interpreted generally and not as literal boundary lines.
2. Plan recommendations support a range of housing types and sensitive site design or cluster development to preserve natural resources. An example of this may be a larger development which includes several different residential unit types and a central open space centered on a stream corridor.
3. Sites that incorporate cluster development and varying unit types will be reviewed based on gross density. Densities higher than those shown on the Recommended Land Use Map may be supported if a high level of architectural and site design is provided that includes a range of housing types, natural resource preservation or parkland dedication (if supported by Recreation and Parks Dept.).
4. Emphasis should be placed on aggregating open space among multiple developments. Pending support of the Recreation and Parks Department, opportunities for parkland should be explored.
5. Priority should be placed on vehicular and pedestrian connectivity between developments and to the broader area.

6. Employment center uses may be supported in this area, especially job creating uses related to agriculture. In situations where an employment center use is proposed, the following should be considered:
  - a. The appropriateness of the site for the proposed use, including the number of similar uses in an area and potential impacts on adjacent residential neighborhoods.
  - b. Site design that is sensitive to adjacent uses through the use of elements such as landscaping, screening and buffering (see also C2P2 Design Guidelines).
  - c. The type and number of jobs created by the proposed use.
  - d. Retail uses are generally not supported as an Employment Center use.
7. Retail uses are supported in areas designated Mixed Use, but are generally not supported outside this designation.
8. Proposals should follow the C2P2 Design Guidelines for the proposed use.

Agricultural land



### Area Specific Policy 2

#### Mixed Use Areas and the Community Commercial Overlay

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 South East Plan Area, Community Commercial Overlay (CCO) standards should be used along with C2P2 Design Guidelines for areas designated Mixed Use on the Recommended Land Use Map. Priority will also be placed on developments providing a mix of uses and hiding parking to the greatest extent possible in areas recommended for Mixed Use.

Commercial development on Gender Road



Commercial development on Gender Road







