

Far East Land Use Plan

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

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 Far East Area

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

The Far 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 Far East Land Use Plan includes a description of the Far East 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

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

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 Far 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.

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):

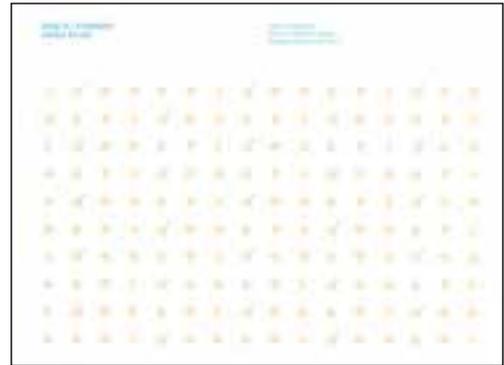
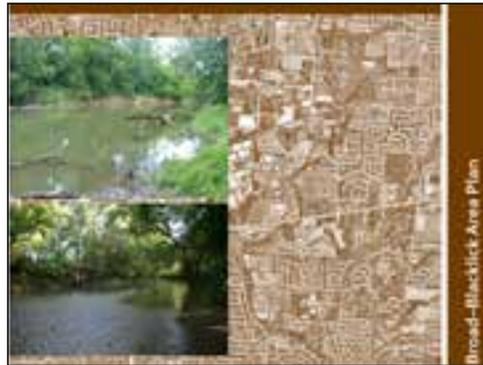
Step 5: In the C2P2 Design Guidelines document, refer to any relevant guidelines for the proposed development.

RELATIONSHIP TO EXISTING PLANS

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

Broad-Blacklick Area Plan (2011)

The Broad-Blacklick Area Plan addressed issues pertaining to land use, urban design, and to a lesser extent economic development and transportation.

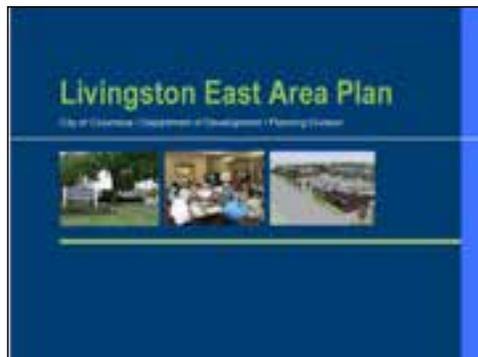


Portions of the Brice-Tussing Area Plan (1990)

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 Far East Area Commission to the north of the Norfolk Southern rail line is being superseded. The balance of the Brice-Tussing Area Plan is located within the Greater South East Land Use Plan planned for adoption in 2018.

Portions of the Livingston East Area Plan (2009)

The Livingston East Area Plan addressed issues pertaining to land use, urban design, and transportation. Only that portion of the Livingston East Area Plan within the Far East Area Commission to the east of Big Walnut Creek is being superseded.

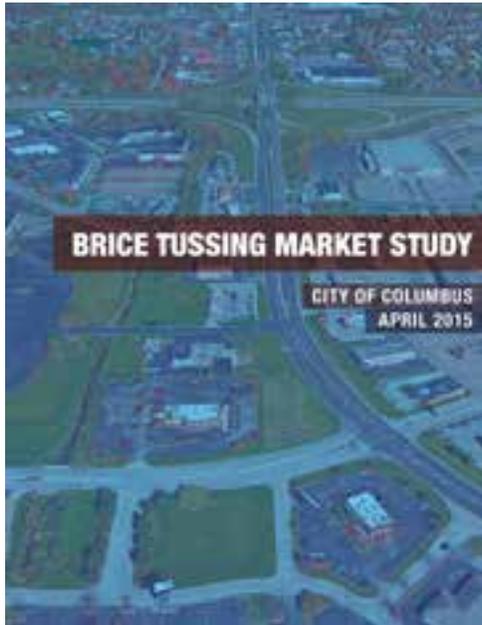


Additionally, the Far East Land Use Plan compliments, but does not supersede the findings of the following study:

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 Far 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 Far East Plan Area, please contact:

Jefferson Township 614-855-4265
Truro Township 614-525-3094 (Franklin County)

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

City of Whitehall 614-545-9702
City of Gahanna 614-342-4015
City of Pataskala 740-927-2168
City of Reynoldsburg 614-322-6829
City of Pickerington 614-833-2204



SECTION II:

About the Plan Area



PLAN AREA

The Far East Land Use Plan Area is located in the easternmost portion of the city of Columbus. The area is served by the Far East Area Commission.

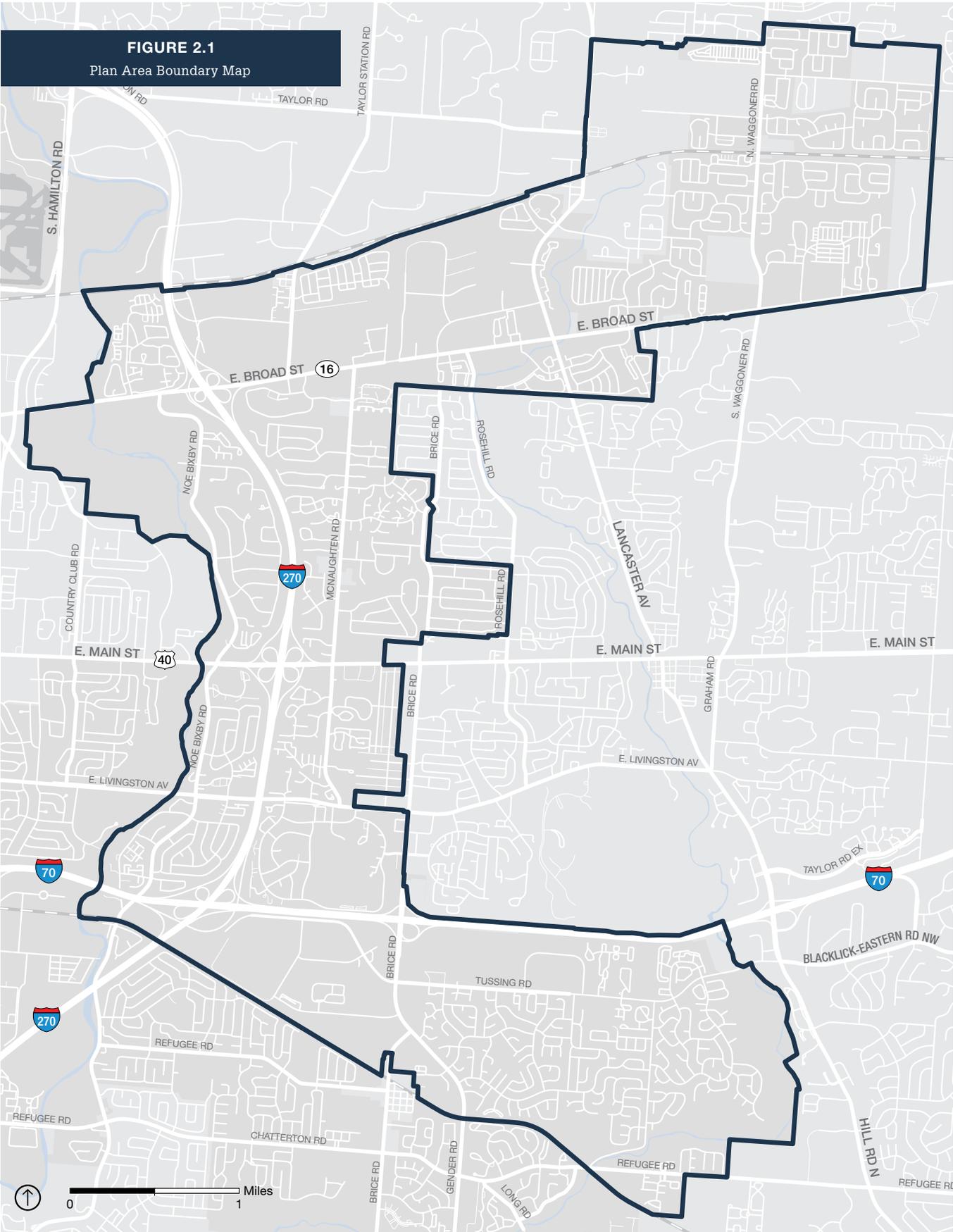
The area's 9,483 acres (nearly 15 square miles) are bounded by the City of Whitehall, Big Walnut Creek, and the Mideast Area (Columbus) to the west, the City of Gahanna, Jefferson Township, and the Columbus & Ohio River rail line to the north, the Cities of Pataskala, Reynoldsburg, and Pickerington to the east, and the Norfolk Southern rail line, Village of Brice, and the Greater South East Area (Columbus) to the south (Figure 2.1). The Plan Area has a 2016 estimated population of 55,039 people comprising 23,681 households with an average household size of 2.31. (Source: ESRI)

PLAN AREA OVERVIEW

The Far East Plan Area is one of the largest areas of the City of Columbus, accounting for approximately six percent of the city's population in 2016, and nearly 7% of the city's area. The Plan Area is approximately 9 miles from its northernmost point to its southernmost point. For comparison, downtown Columbus is roughly 10 miles from the I-270 Outerbelt at East Broad. The result is that the Area functions as a collection of neighborhoods. The boundaries of neighborhoods within the Area often include major interstate highways (I-270 and I-70), railroad tracks in the north and south, and Blacklick and Big Walnut Creeks. In the northern portion of the Plan Area, neighborhood identity often corresponds to the primary east-west corridors of E. Broad Street, E. Main Street, and E. Livingston Avenue. South of I-70 neighborhoods generally identify with the Brice and/or Tussing Road area. Many residents also identify with local block watches, neighborhood civic associations, and subdivisions.

The area has a wide range of land uses, ranging from large commercial and employment centers to bedroom communities. Annexation into the city of Columbus for a majority of the Plan Area occurred before 1975. The exception to this is the areas east of Reynoldsburg-New Albany Road along E. Broad Street, where annexations occurred in the 1980's and 1990's. Smaller infill annexations continue to occur, but are limited by adjoining municipal boundaries and Jefferson Township's ability to provide utility services.

The Area includes a number of natural amenities, including Big Walnut and Blacklick creeks, which are identified regionally as Central Ohio Greenways. The Blacklick Creek Trail is currently built out in the southern portion of the Plan Area south of I-70 and provides connections to regional Metro Parks and municipal parks as the creek heads generally southwest. Extensions of the Blacklick



Creek Trail are planned for the northern portion of the Plan Area near Reynoldsburg-New Albany Road, with a connection to areas of Jefferson Township and the City of New Albany further north.

The Big Walnut Creek trail, as outlined by the Central Ohio Greenways, is largely unbuilt but will eventually provide connectivity between Hoover Reservoir, Gahanna, and Three Creeks Metro Park by following a path along the western edge of the Far East Plan Area. Additional trails are also planned along Rocky Fork Creek through Gahanna, Jefferson Township, and into the New Albany area that would connect with the planned Big Walnut Creek trail.

Due to its size, the Far East Plan Area is difficult to characterize in broad brushes so subareas are a useful way to characterize the area's diversity. A map of the subareas identified in the Far East can be found in Figure 2.2.

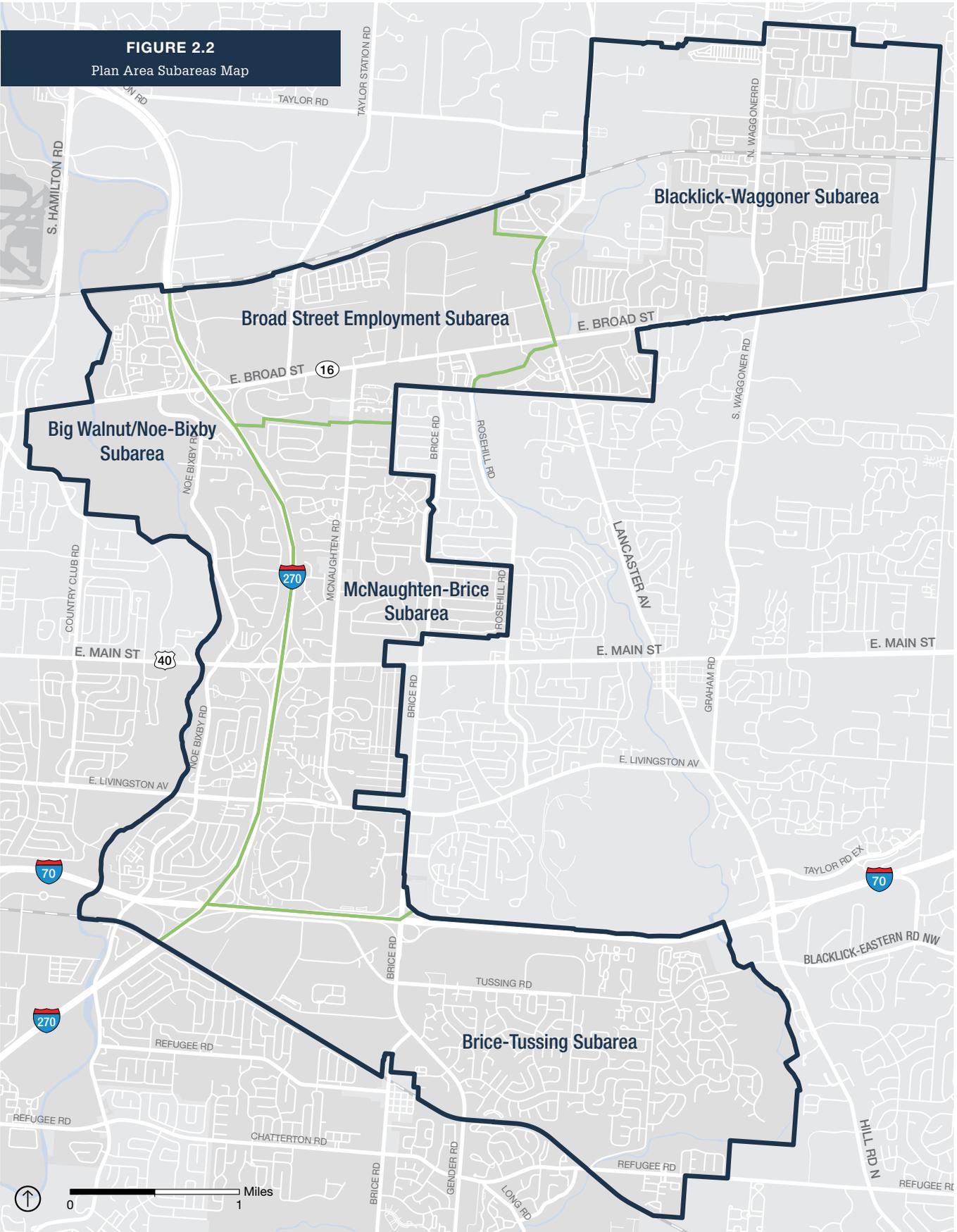
SUBAREA OVERVIEWS

Blacklick-Waggoner Subarea: The Blacklick-Waggoner Subarea is primarily residential but is anchored by a large retail center at Waggoner and East Broad, which includes retail on the south side of East Broad located within Reynoldsburg. A large proportion of the single family residential in this subarea is within the Licking Heights or Gahanna-Jefferson school districts. Portions of unincorporated Jefferson Township remain in this subarea, but these are largely built-out.

Broad Street Employment Subarea: Found along East Broad west of Reynoldsburg-New Albany, the Broad Street Employment subarea is characterized by its access to I-270 and proximity to John Glenn Columbus International Airport. The subarea is anchored by Mount Carmel East Hospital and is home to a number of office, light industrial, warehouse, as well as a number of retail and hotel options. Due to locational advantages, this area is expected to remain an important employment area for both the city and the Far East area.

Big Walnut/Noe-Bixby Subarea: The Big Walnut/Noe-Bixby Subarea is characterized by a mix of residential types with predominantly single family subdivisions, including some homes with larger lots built out in the late 1950's and early 1960's. Institutional uses associated with assisted living and senior care is located near both Broad and Main. This subarea is entirely within the Columbus school district. Higher density residential can be found near Livingston, Main, and adjacent to I-70, as well as north of Broad. Big Walnut Creek is a prominent feature and generally marks the western boundary of both the subarea and Far East Area, while I-270 marks the eastern edge of the subarea. Small commercial areas can be found along Livingston, and to a lesser extent along Main.

McNaughten-Brice Subarea: The McNaughten-Brice Subarea includes a broad range of residential and commercial uses, with low and very low density residential being predominant for the portion between Main and Broad. An eclectic mix of residential ranging from very low to high density exists between Livingston and Main, while a more orderly mix of densities can be found south of Livingston where densities step up from very low to the high density multifamily located adjacent to I-70 and I-270. Portions of this subarea are within the Reynoldsburg school district; however, the majority is Columbus schools. The subarea is anchored by larger commercial retail



centers located at Main and McNaughten, with additional commercial uses exhibiting a more fragmented pattern of ownership along Brice between Livingston and I-70. The Brice Road corridor in this subarea has received streetscape improvements in partnership with the City of Reynoldsburg.

Brice-Tussing Subarea: The Brice-Tussing Subarea is characterized by a range of retail, light industrial, and employment related uses that are able to take advantage of the access and visibility to I-70 via the Brice Road exit. The retail in this area, especially those retail areas without visibility to Brice Road, has experienced decline since the 1970's and 80's, with many of the businesses relocating to SR 256 or closing. East of Brice along Tussing, multifamily with large subdivisions of low density residential to the south was largely developed between the late 1970's and mid 1990's. These subdivisions extend into Fairfield County, and are in the Groveport Madison or Pickerington school districts. Blacklick Creek and its associated parks, golf courses, and trails form the eastern edge of this subarea.

REVIEW OF RECENT PLANNING EFFORTS

Broad-Blacklick Area Plan (2011)

The Broad-Blacklick Area Plan addressed issues pertaining to land use, urban design, and to a lesser extent economic development and transportation.

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.

Portions of the Livingston East Area Plan (2009)

The Livingston East Area Plan addressed issues pertaining to land use, urban design, and transportation.

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 2.3) showing mixed use along Brice Road.

FIGURE 2.3

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

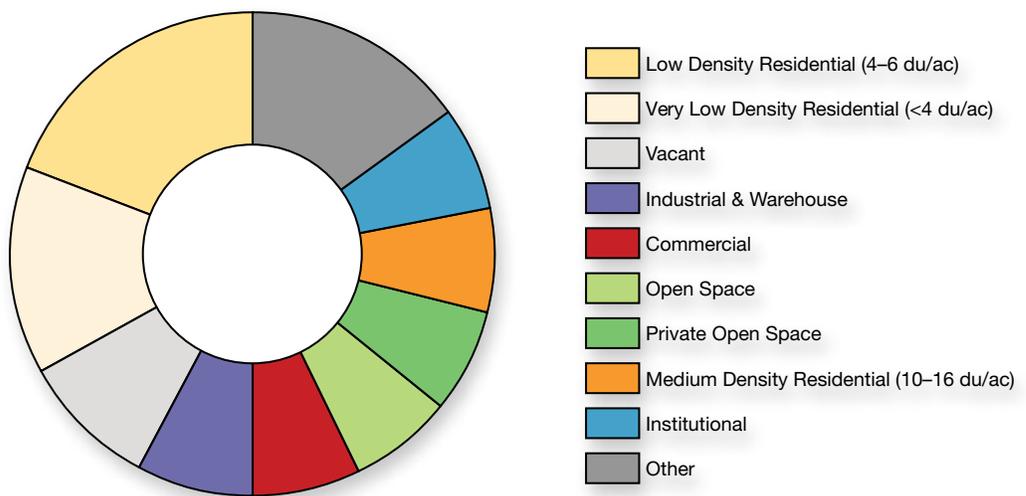


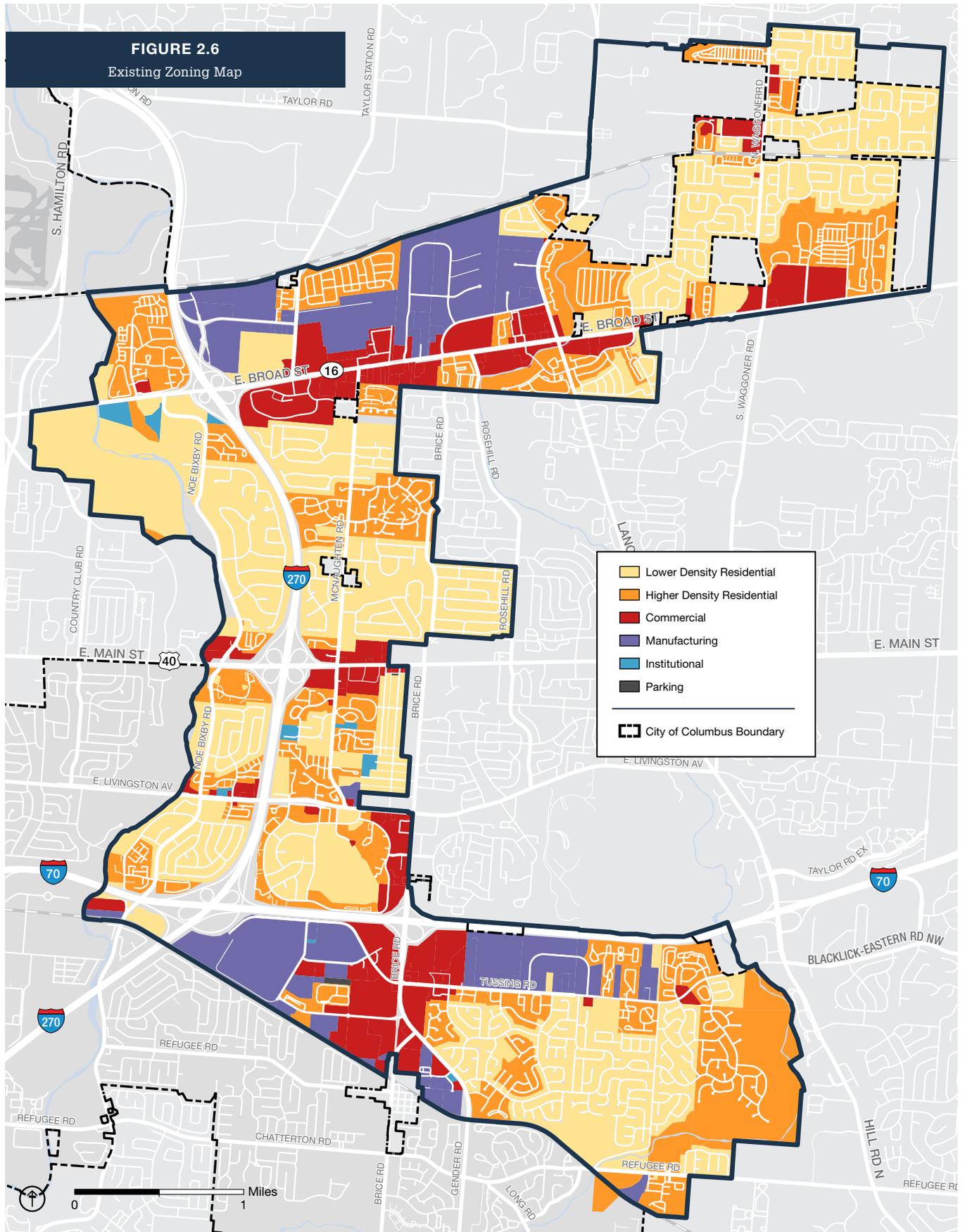
EXISTING LAND USE

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 Far East is illustrated in Figures 2.4 and 2.5.

Combined residential uses comprise 47 percent of the area making it the most predominant land use in the Far East. The majority of residential uses are single-family homes; however, areas of multifamily exist at scattered sites throughout the area. The most common land use classification is Low Density Residential at 19 percent of the acreage (covering 1,507 acres at 4-6 dwelling units per acre). Very Low Density Residential uses represent the second highest land use in the area at 14 percent of the acreage (1,149 total acres). Industrial and Warehouse, and Commercial combined make up 15 percent of the acreage (661 and 588 acres, respectively). Open Space, Private Open Space, and Parks and Recreation combined make up 18 percent of the acreage (576, 536, and 361 acres, respectively).

FIGURE 2.5
Existing Land Use Composition





EXISTING ZONING

The Far East Land Use Plan Area includes 44 different zoning districts, including a number of districts with limitation texts. The Area also includes portions of Truro and Jefferson Townships in which land use is regulated by separate zoning resolutions. The percentages to follow apply only to that portion of the Far East that is within the City of Columbus. The R2 residential district, characterized by single-family development, is the most common (10% of the Far East Area), followed by: LAR12, Limited Apartment Residential District (8%); RRR, Restricted Rural Residential District (7%); M2, Manufacturing District (7%); CPD, Commercial Planned Development District (6%); SR, Suburban Residential District (6%).

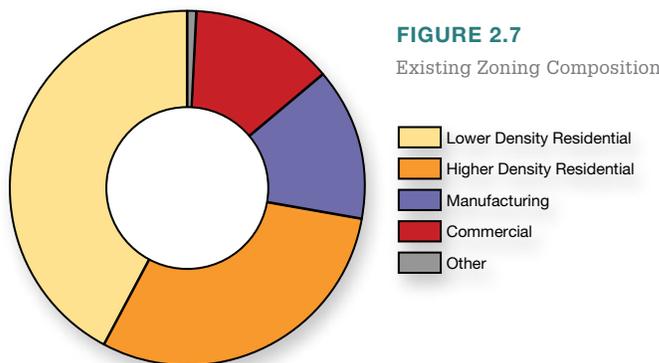
Collectively, lower density residential districts (singles, doubles, triples, and quads) cover 42% of the area, with the majority of this being developed as single family residential. Higher density residential districts cover 30% of the area, while manufacturing districts (14%) and commercial districts (13%) account for the bulk of the remaining zoning categories, with M2 and CPD being the most common districts in each, respectively. Rounding and a negligible amount of Institutional and Parking zoning districts account for the remainder. Existing zoning in the Far East Plan Area is illustrated in Figures 2.6 and 2.7.

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 contains one Regional Commercial Overlay (RCO). The RCO designation is in place for portions of Livingston Avenue as well as on Brice Road between Livingston and I-70. Similar to all zoning regulations, the existing commercial zoning overlays are not affected or altered by the Far East Land Use Plan.

Note that Area Specific Policy 1 recommends that the commercial overlays be explored for areas recommended for Commercial or Mixed Use (1, 2, or 3) on the Recommended Land Use Map (see page 30 for more information).





SECTION III: Plan Process

Community Open House



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 meetings, an online stakeholder survey, a public open at Mt. Carmel East, an online focus area survey, an interactive webmap, a randomized mailer to 500 residential addresses, and social media.

SUMMARY OF PUBLIC INPUT

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

- The Far East community is strong, especially the neighborhood-based civic and block watch organizations, but there are concerns about growth and its impact on existing neighborhoods and traffic;
- There is concern that the community will see increases in crime and that existing issues with traffic and infrastructure will go unaddressed moving forward;
- There is a potential for growth and increased business activity;
- Desire for destinations such as parks, recreation centers, and sit-down restaurants;
- Responses to the Draft Recommended Land Use Map at, and immediately following, the Public Open House generally sought a reduction in density for the identified Mixed Use focus areas. These changes were incorporated into the final Recommended Land Use Map;
- Employment Centers identified as focus areas were generally viewed as important to protect; and
- *Guided Growth and Sustainable Development* was viewed as the highest priority C2P2 Guiding Principle, which states:

As Columbus' population grows over the next few decades, how and where development occurs will impact the quality of life in our city. Guided and planned development will conserve both economic and environmental resources, provide access to natural areas and open space, and encourage investment in neighborhoods.



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 37–41). 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 Far East Land Use Plan, see *Using Columbus Citywide Planning Policies: Basic Steps* on page 8.)

In those portions of the Far 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 31), which provides generalized descriptions of the land use classifications and density recommendations

Examples of existing development in the Far East Area

Mount Carmel East



Walnut Hill Park



Target on East Broad



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 Far 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 that work with the Far East Land Use Plan 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 Far East Land Use Plan provides guidance for every parcel in the 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 Far East Land Use Plan recommends focused mixed use development on the primary corridors, including E. Broad Street, E. Main Street, Livingston Avenue, and Brice Road. This is based on the idea that these commercial areas represent transit corridors where new or more intense development is most appropriate.

Protection of Employment Centers: The Far East Land Use Plan designates two areas with the Employment Center designation, which encourages the protection and expansion of employment related uses.

Area Specific Policies: The Far East Land Use Plan provides focused attention on a number of issues. These include a sensitive site on Waggoner Road, multifamily within Employment Center and industrial areas, the use of the Community Commercial Overlay (CCO) standards within areas designated as Mixed Use, and Mixed Use "step-downs" at Broad & Waggoner and at Main & McNaughten. See the Area Specific Policies section for further detail.

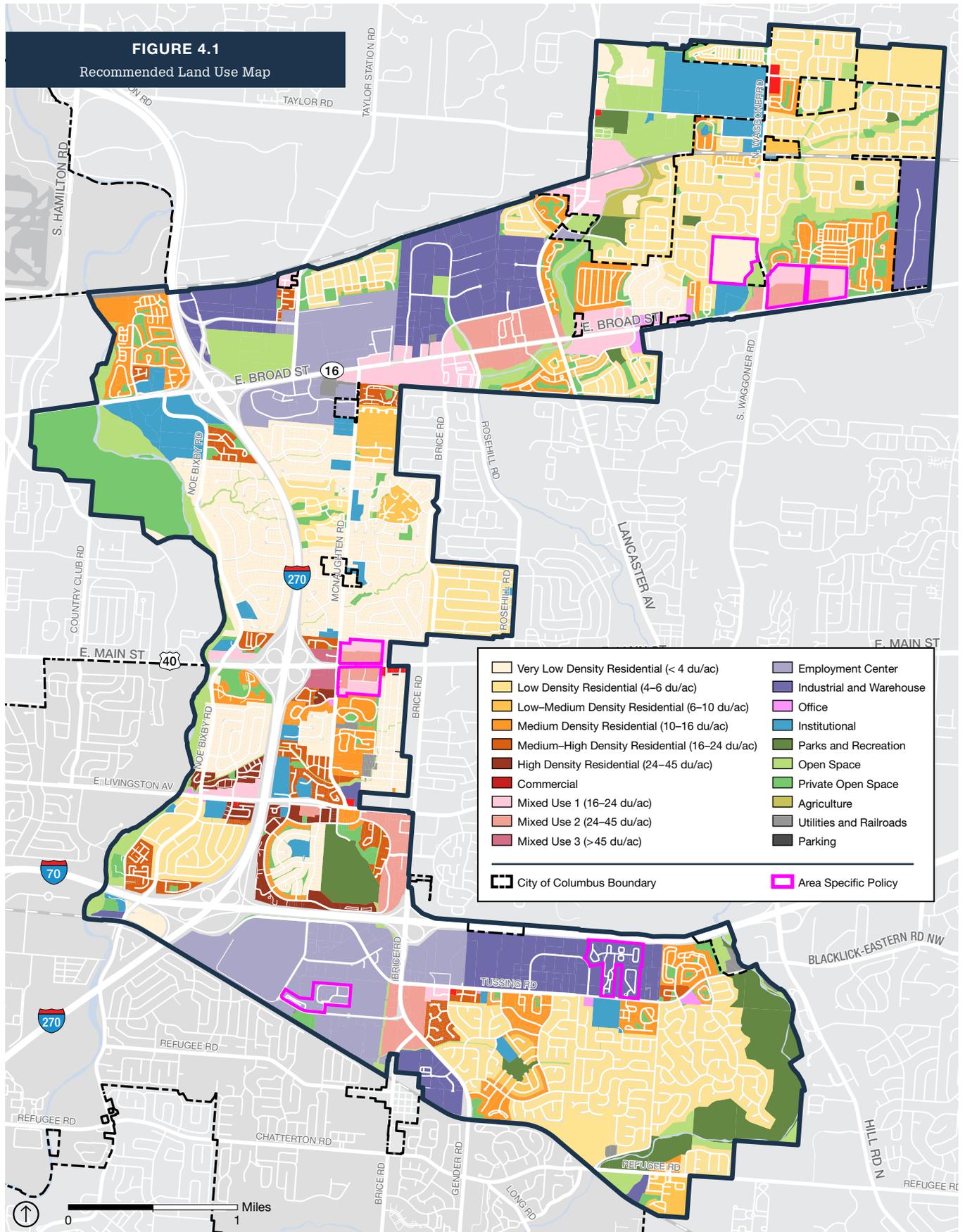


TABLE 4.1
Land Use Classification Table

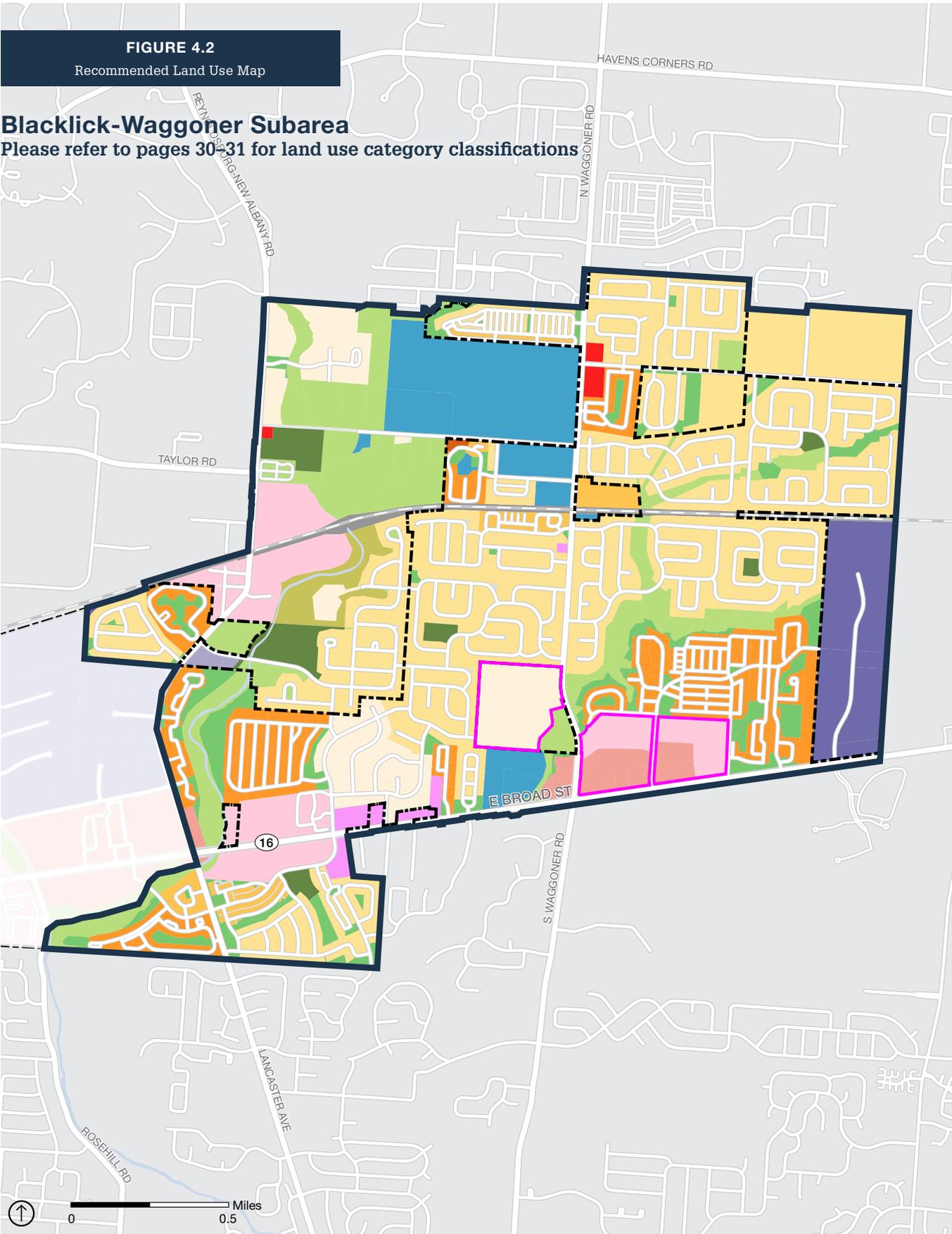
The Land Use Classification Table provides generalized descriptions of the Land Use Classifications used for existing and recommended land use. It provides examples of development for each classification, but is not all inclusive of the types of development that may occur in a classification. The Land 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.

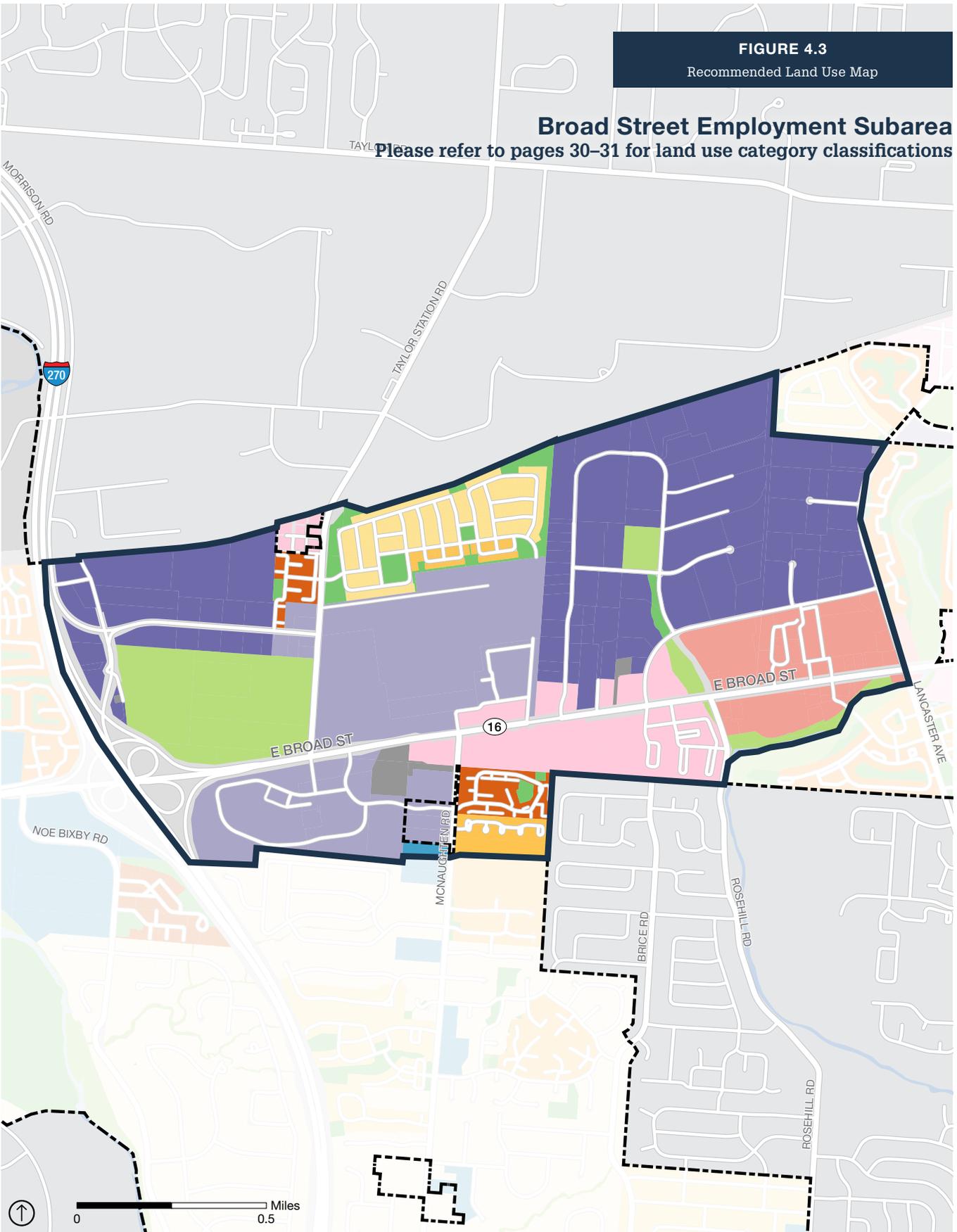
Classification	Sub-Classification	Density Guideline*	Map Color	General Description, including examples of supportable uses	C2P2 Design Guidelines
Residential	Very Low Density	Up to 4 du/acre		Predominantly single-family development. Refer to the Land Use Policies and Design Guidelines for additional 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.

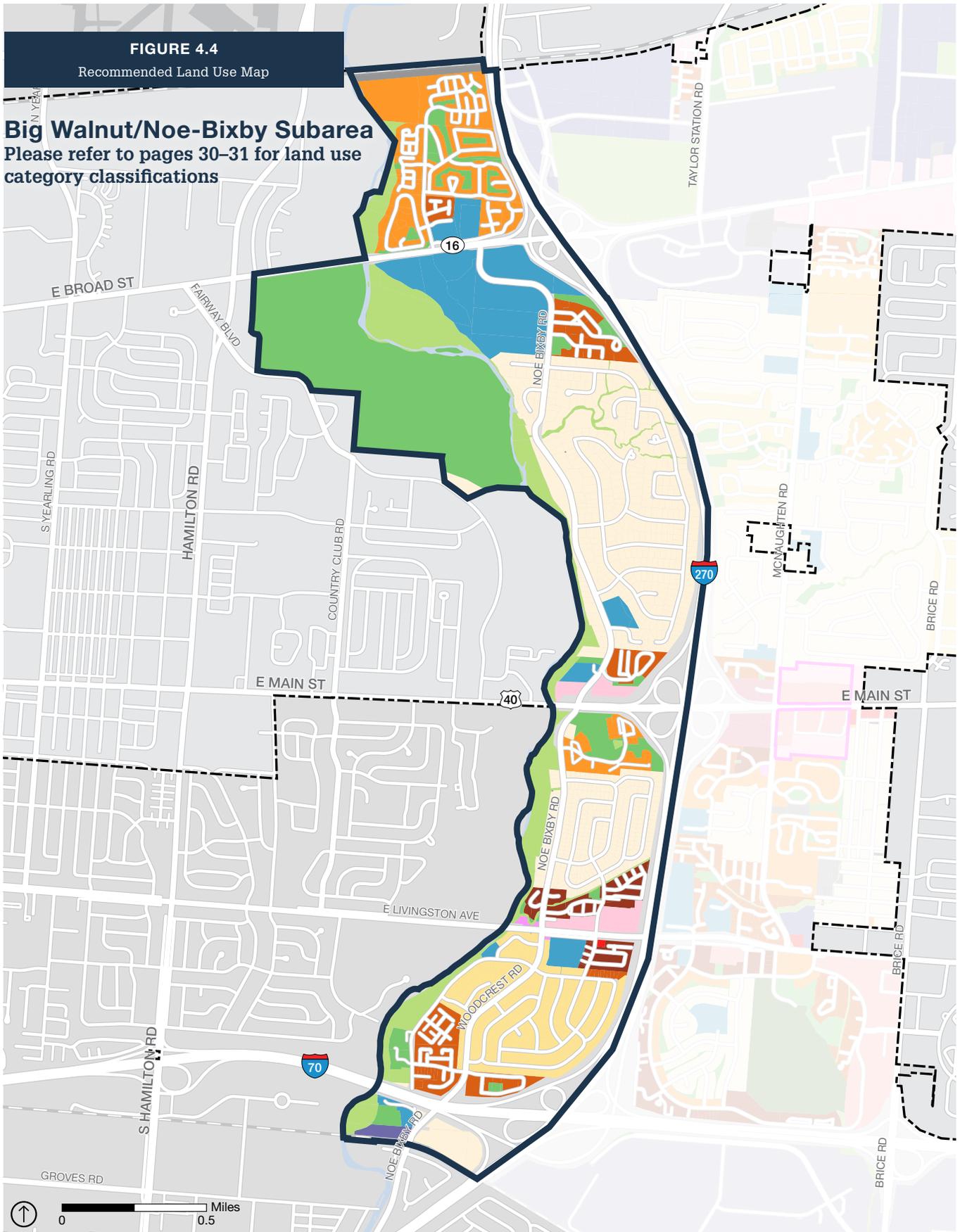
*Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural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

FIGURE 4.2
Recommended Land Use Map

Blacklick-Waggoner Subarea
Please refer to pages 30-31 for land use category classifications







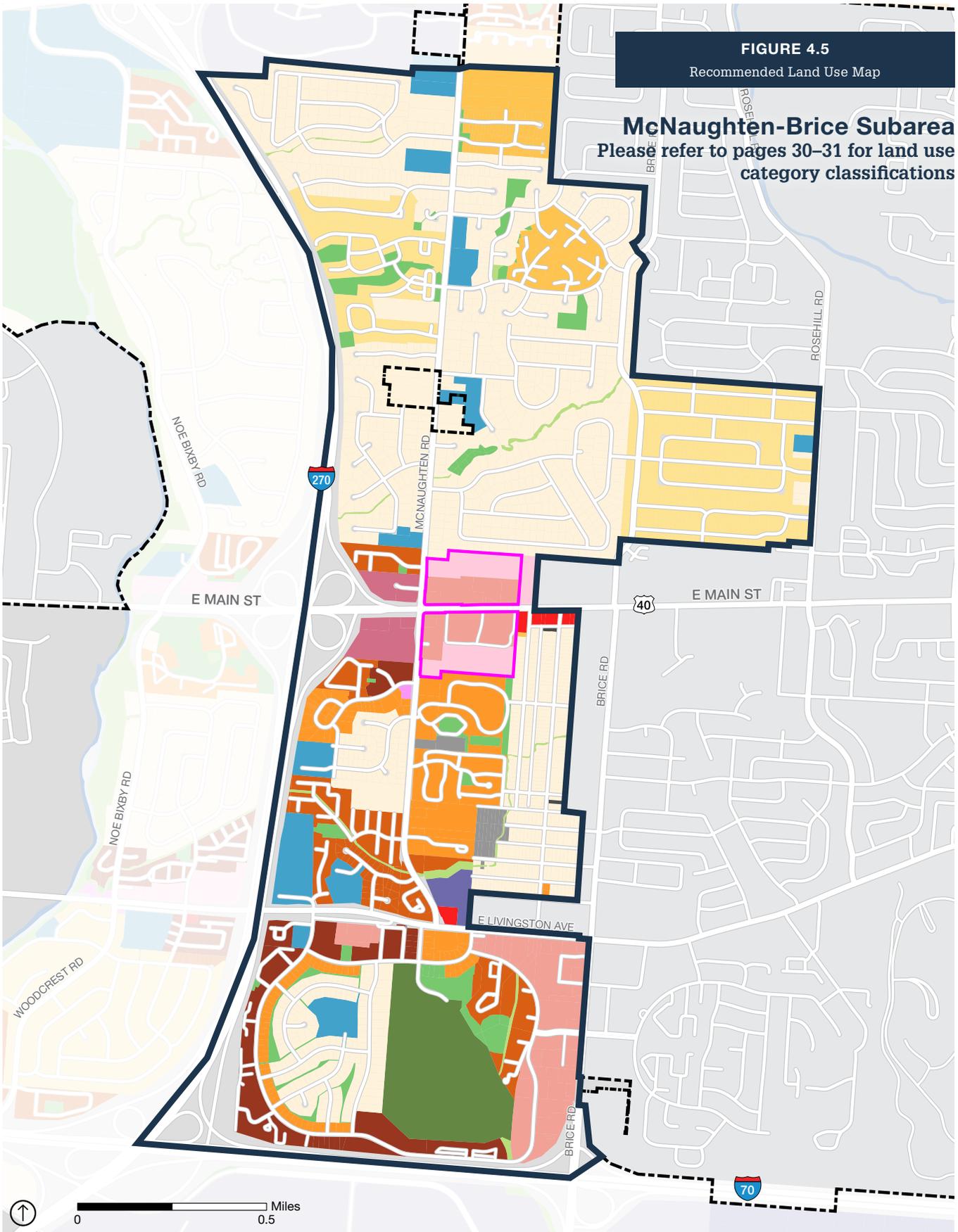
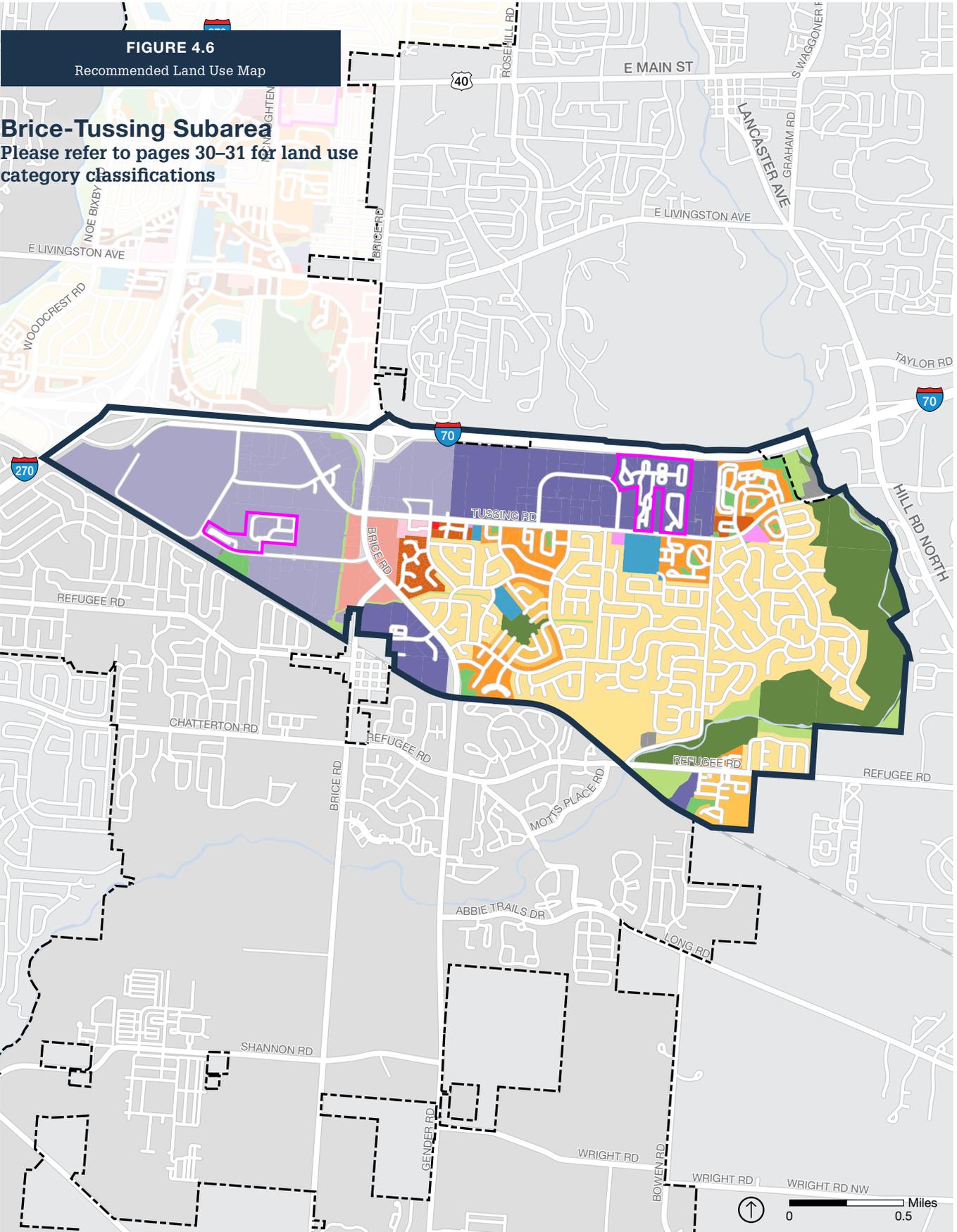


FIGURE 4.5
Recommended Land Use Map

McNaughten-Brice Subarea
Please refer to pages 30-31 for land use category classifications



FAR 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 Far East area.

Area Specific Policy 1

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 Far 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.

Shops at Rocky Fork



Area Specific Policy 2**Mixed Use Area Step Down**

At Broad & Waggoner and Main & McNaughten, staff noted concerns regarding the intensity of Mixed Use, particularly as it relates to existing nearby residential. As a result mixed use redevelopment that may occur in these areas should step down in height and intensity near adjacent residential. The boundaries shown on the Recommended Land Use Map between the Mixed Use 1 and Mixed Use 2 classifications should be interpreted generally, not literally, when reviewing a proposal.

Potential Mixed Use site near existing residential along E. Main Street



Area Specific Policy 3

Multifamily Residential within Industrial & Warehouse Classification

The multifamily residential located north of Tussing Road is within an area otherwise recommended for Industrial & Warehouse. The existing use is supported, however, in the event that a large scale redevelopment of the site is proposed, the Industrial & Warehouse recommendation would apply.

Mutifamily in Industrial along Tussing Road



Area Specific Policy 4**Multifamily Residential within Employment Center Classification**

The multifamily residential located north of Chantry Drive is within an area otherwise recommended for Employment Center. The existing use is supported, however, in the event that a large scale redevelopment of the site is proposed, the Employment Center recommendation would apply.

Multifamily in Employment Center along Chantry Drive



Area Specific Policy 5**Waggoner Forested Lot**

The roughly 43 acre site located to the west of Waggoner Road is heavily wooded and was previously recommended for consideration as public parkland. Consistent with the C2P2 Land Use Policies, staff does not recommend sites for the Parks & Recreation land use classification unless it is publicly owned for that purpose. As such, the Recommended Land Use Map shows the site as recommended for Very Low Density Residential (< 4 du/ac). The C2P2 Land Use Policy for Very Low Density Residential uses includes several caveats that provide guidance on and allow for potentially denser future development. In addition to the considerations found in the C2P2 Land Use Policy for Very Low Density Residential for proposals that are inconsistent with the density recommendation, the following policy would apply.

In the event of redevelopment, resource preservation, in particular mature trees and other natural features found on the site, is a priority.

Waggoner Forested Lot

