

PLANNING IN COLUMBUS

January 2014

Planning Division
Department of Development
City of Columbus

Presentation Outline

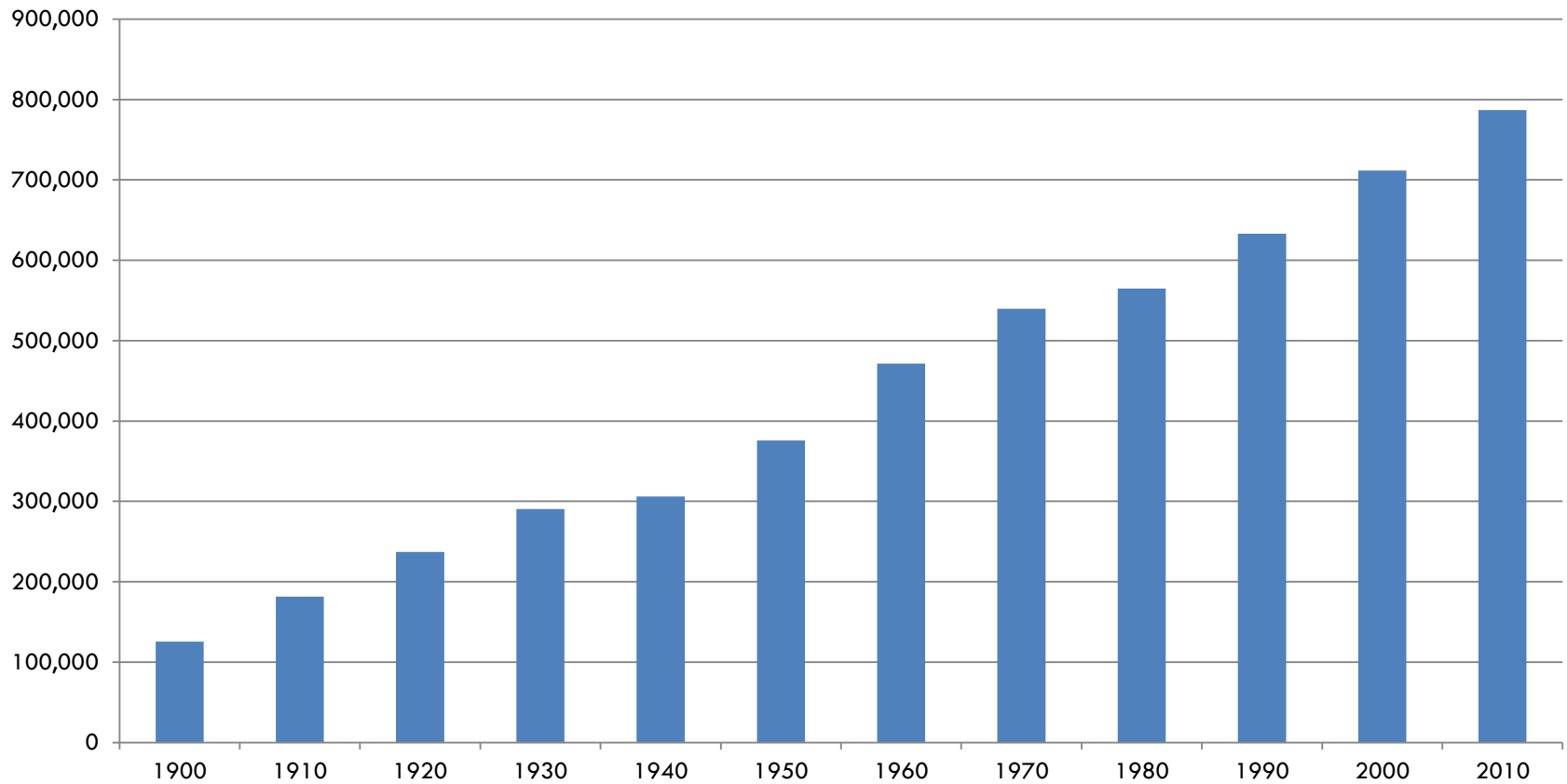
- Columbus Growth History
- Historic Preservation
- Neighborhood Planning
- Development Review
- Additional work of the Division
- Website

Columbus Growth

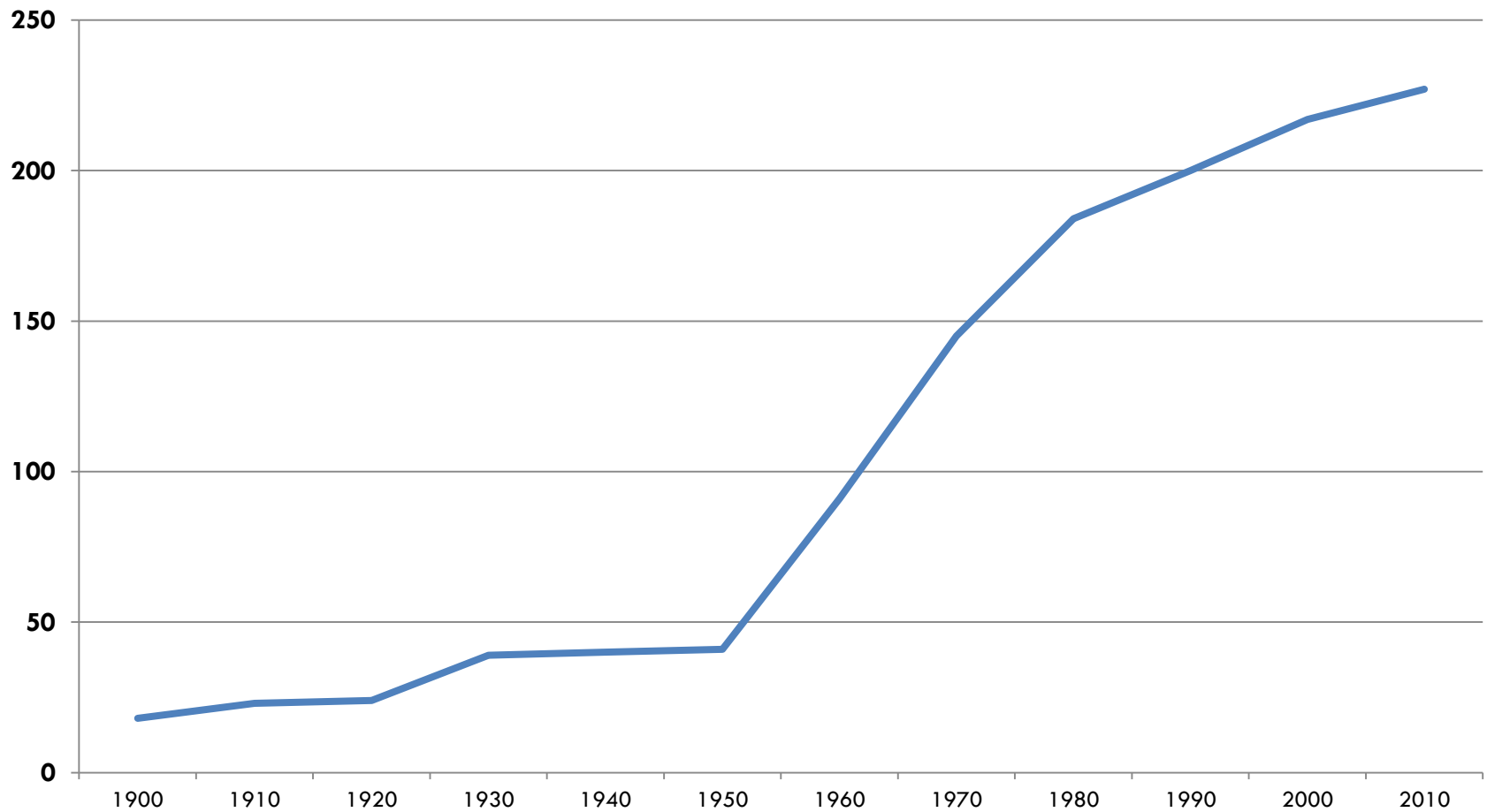
- ❑ 15th largest in US – largest in Ohio.
- ❑ 2010 Census population: 787,033
- ❑ 2013 MORPC population estimate: 794,956
- ❑ Approximately 227 square miles
- ❑ Presence in three counties
- ❑ Border 21 townships & 24 municipalities
- ❑ 16 school districts

Columbus Growth: Population

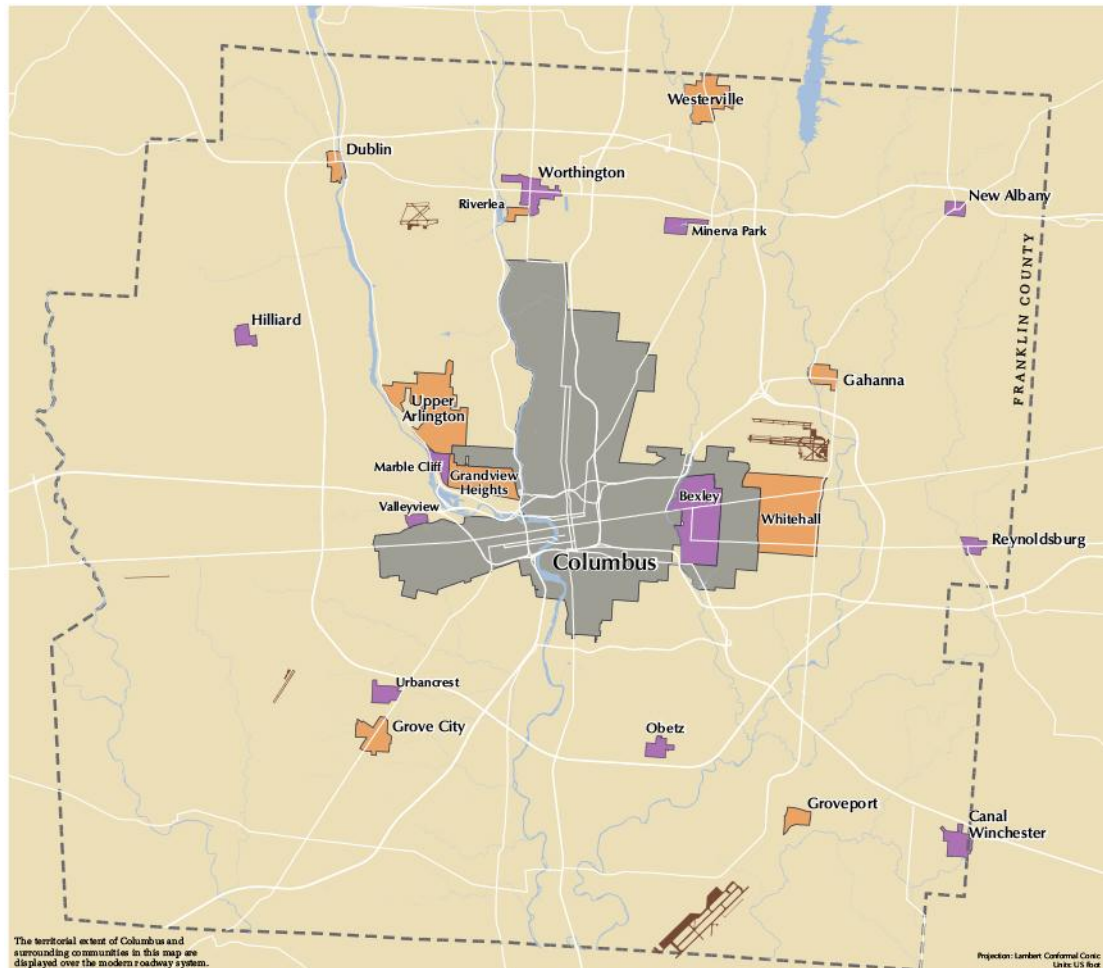
Population



Columbus Growth: Territory



Columbus Growth (1950)



COLUMBUS and Surrounding Municipalities 1950

1950 POPULATION

Bexley: 12,378	New Albany: 268
Canal Winchester: 1,194	Obetz: 1,049
Columbus: 375,901	Reynoldsburg: 784
Dublin: 289	Riverlea: 324
Gahanna: 596	Upper Arlington: 9,024
Grandview Heights: 7,659	Urbancrest: 823
Grove City: 2,339	Valleyview: 611
Groveport: 1,165	Westerville: 4,112
Hilliard: 610	Whitehall: 4,877
Marble Cliff: 437	Worthington: 2,141
Minerva Park: 232	

Franklin County: 503,410



0 2 4 Miles

October 2012

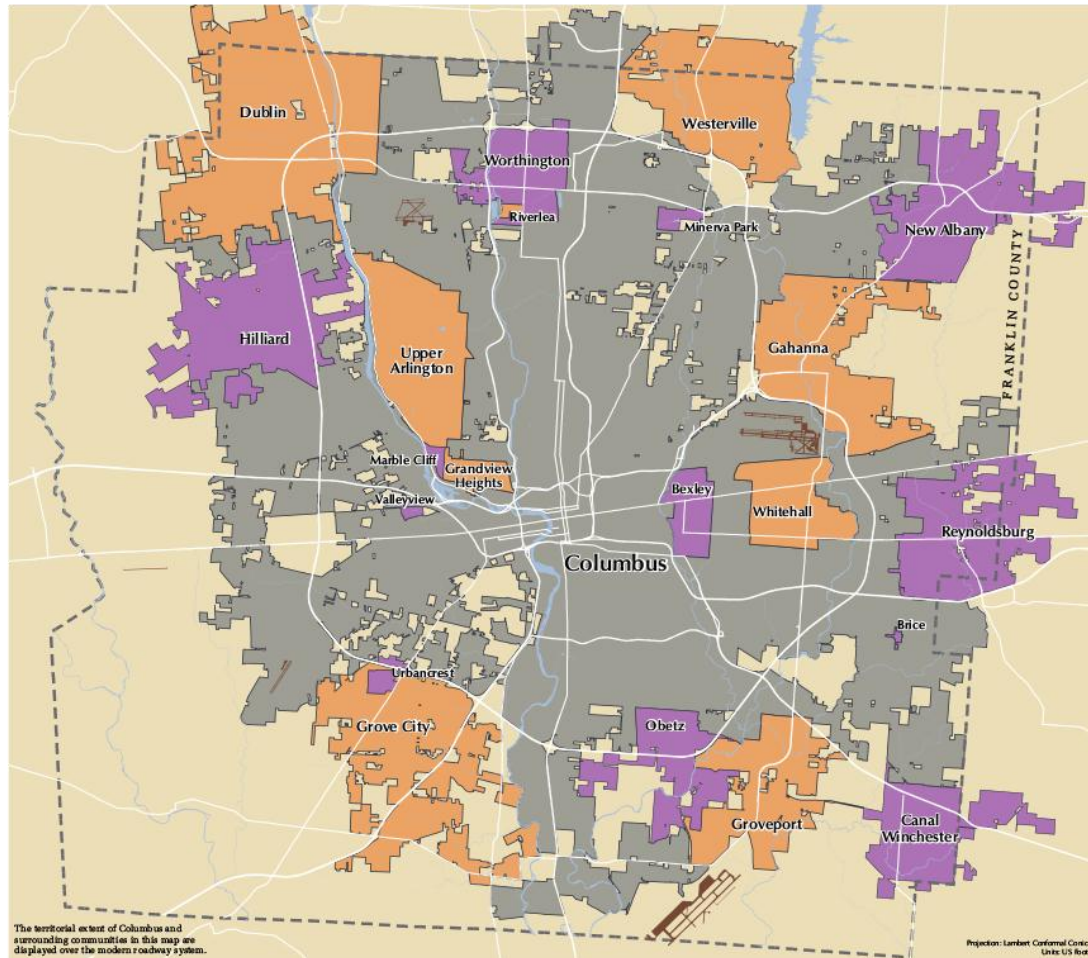
Columbus Planning Division/mc
109 N. Front Street
Columbus, OH 43215

Data provided by the City of Columbus,
Franklin County Engineer's Office, and
U.S. Census

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

Columbus Growth (2010)



COLUMBUS and Surrounding Municipalities 2010

2010 POPULATION

Bexley: 13,057	Minerva Park: 1,272
Brice: 114	New Albany: 7,724
Canal Winchester: 7,101	Obetz: 4,532
Columbus: 787,033	Reynoldsburg: 35,893
Dublin: 41,751	Riverlea: 545
Gahanna: 33,248	Upper Arlington: 33,771
Grandview Heights: 6,536	Urbancrest: 960
Grove City: 35,575	Valleyview: 620
Groveport: 5,363	Westerville: 36,120
Hilliard: 28,435	Whitehall: 18,062
Marble Cliff: 573	Worthington: 13,575

Franklin County: 1,163,414



0 2 4 Miles

October 2012

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The territorial extent of Columbus and
surrounding communities in this map are
displayed over the modern roadway system.

Projection: Lambert Conformal Conic
Units: U.S. Feet

Planning Division - Organization

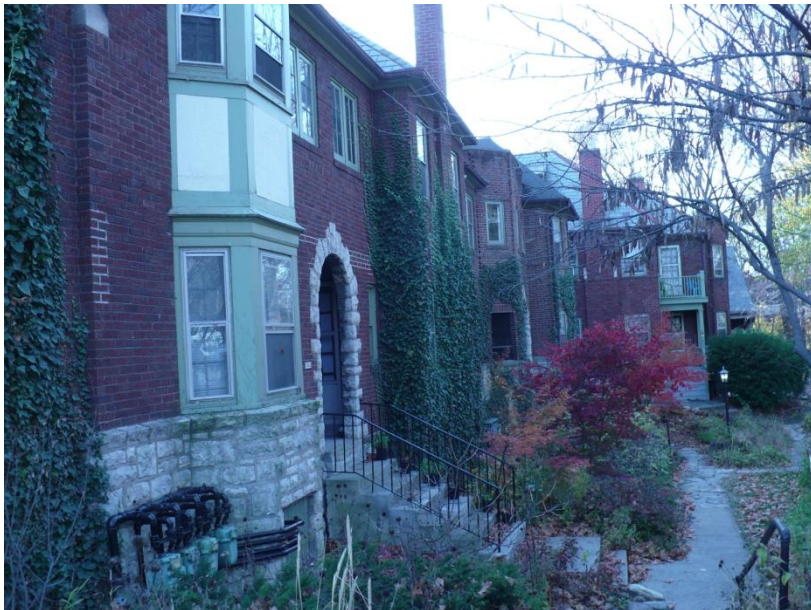
Development Dept.

- ▣ Administration
- ▣ Code Enforcement
- ▣ Economic Development
- ▣ Housing
- ▣ Land Redevelopment
- ▣ Planning

Planning Division

- ▣ Administration
- ▣ Historic Preservation
- ▣ Neighborhood Planning
- ▣ Urban Design

Historic Preservation



- ❑ Architectural Review Commissions
- ❑ 18 Districts, 59 Individual Listings
- ❑ 7000+ parcels
- ❑ Technical assistance
- ❑ Board of Commission Appeals

Historic Preservation

Commissions

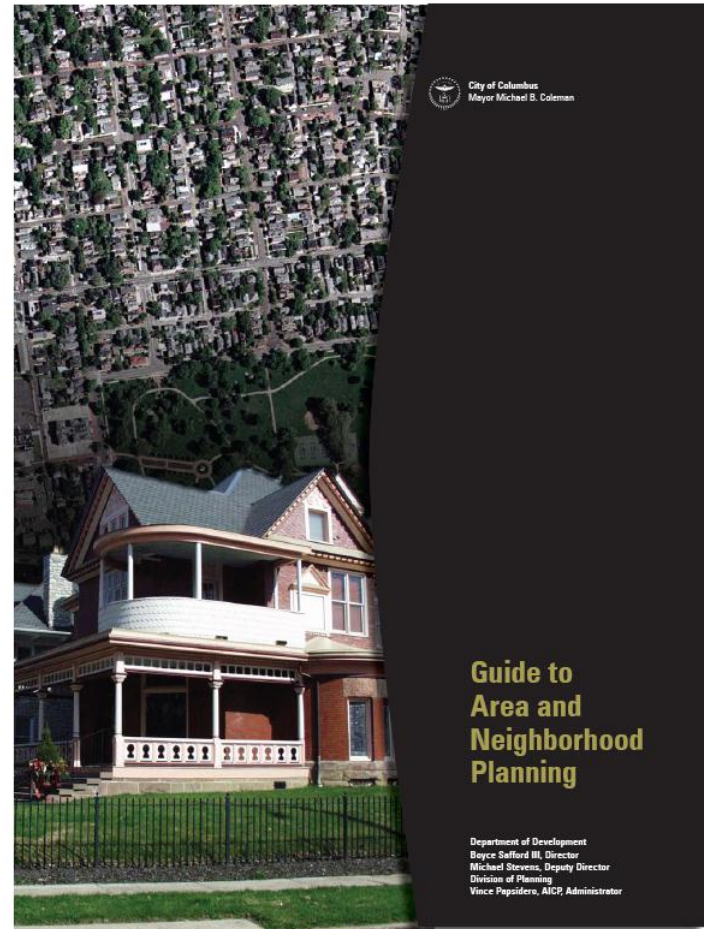
- ❑ Brewery District
- ❑ German Village
- ❑ Historic Resources
- ❑ Italian Village
- ❑ Victorian Village

Commissions and staff consider
Certificate of Appropriateness
Applications



Neighborhood Planning

- ❑ Planning Division works with neighborhoods to prepare plans
- ❑ 50+ adopted plans
- ❑ Consistent methodology
- ❑ Consensus based
- ❑ 12-month timeframe
- ❑ Emphasis on land use, urban design, and development guidelines
- ❑ Guide to Area and Neighborhood Planning



Neighborhood Plans

What is a Plan and how is it used?

- ▣ Framework for zoning and other land use decisions.
- ▣ Guidelines for the design of new development.
- ▣ Informs capital improvement priorities.

Plan Format

- ▣ Introduction
- ▣ Existing Conditions
- ▣ Plan Recommendations
- ▣ Implementation Strategy

Neighborhood Plans

An area plan does not:

- ▣ Address issues unrelated to the built and natural environment, such as health care, code enforcement, street lighting, and public safety.
- ▣ Change zoning or other existing code.

Planning Process – Primary Phases

1. Start Up (PSA, Work Program, Working Committee)
2. Data Gathering and Analysis
3. Visioning
4. Plan Development
5. Plan Finalization
6. Plan Adoption
7. Plan Implementation

Public Involvement

- ❑ Ongoing contact with stakeholders
- ❑ Planning committees
- ❑ Stakeholder Interviews
- ❑ Surveys
- ❑ Website
- ❑ Open Houses
- ❑ Media Coverage
- ❑ Fliers, Newsletters, etc.

Plan Vision



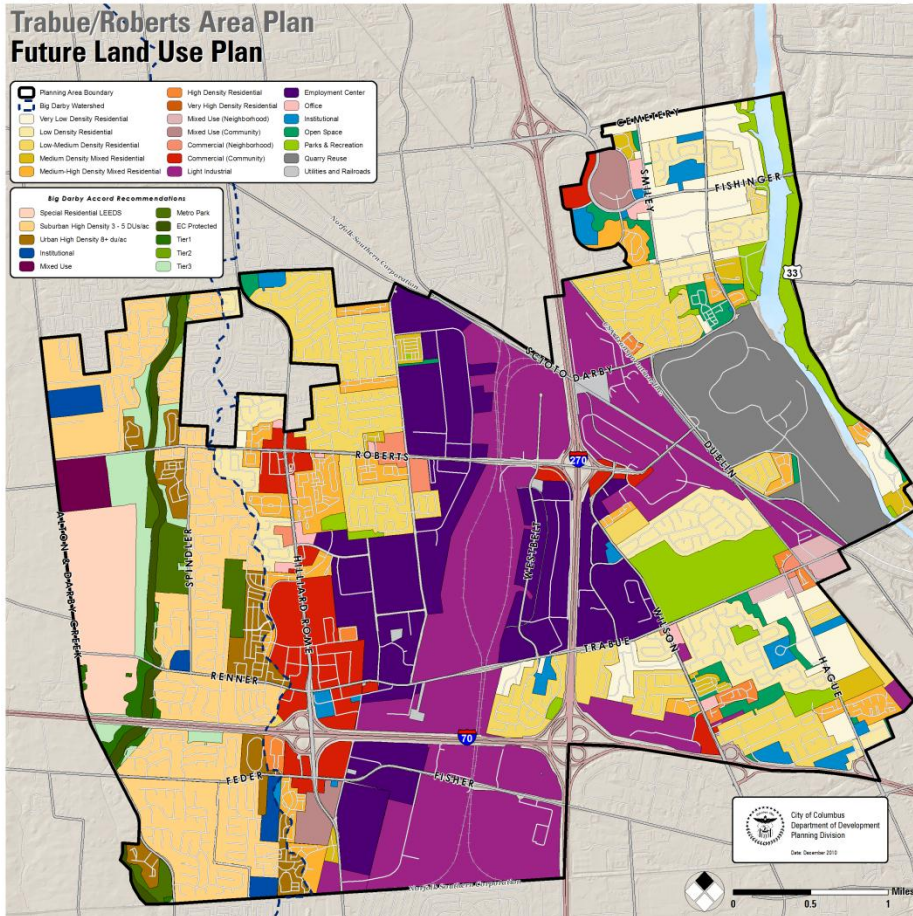
- Range of housing opportunities.
- People can walk, bicycle, and drive.
- Access to parks and natural areas.
- Range of retail, service and employment opportunities, preferably within walking distance.
- Primary goals of planning today consistent with original goals (health, economic development).

Plan Recommendations – Best Practices

Best Practices

- ☐ Land use compatibility and density
- ☐ Commercial and industrial design guidelines
- ☐ Residential design guidelines
- ☐ Site design and landscaping
- ☐ Mixing uses
- ☐ Biking
- ☐ Buffering and screening
- ☐ Natural resources
- ☐ Parking
- ☐ Recreation and parks
- ☐ Signage
- ☐ Transportation network

Plan Recommendations – Land Use



Trabue-Roberts Plan

Current Projects

Concluding

- ☐ Northland I Plan
- ☐ McKinley Dublin Plan
- ☐ North Linden Plan
- ☐ Far North Plan
- ☐ Northwest Overlays

Current Projects

Underway

- ☐ South Side Plan
- ☐ University Plan
- ☐ West Franklinton Plan

Commercial Overlays

- ❑ Urban, Community, Regional
- ❑ Established in 1999
- ❑ 40+ designations
- ❑ Work with underlying zoning
- ❑ Commercial/office uses
- ❑ Addresses:
 - Streetscape continuity
 - Building placement/setback
 - Parking requirements/placement
 - Pedestrian orientation



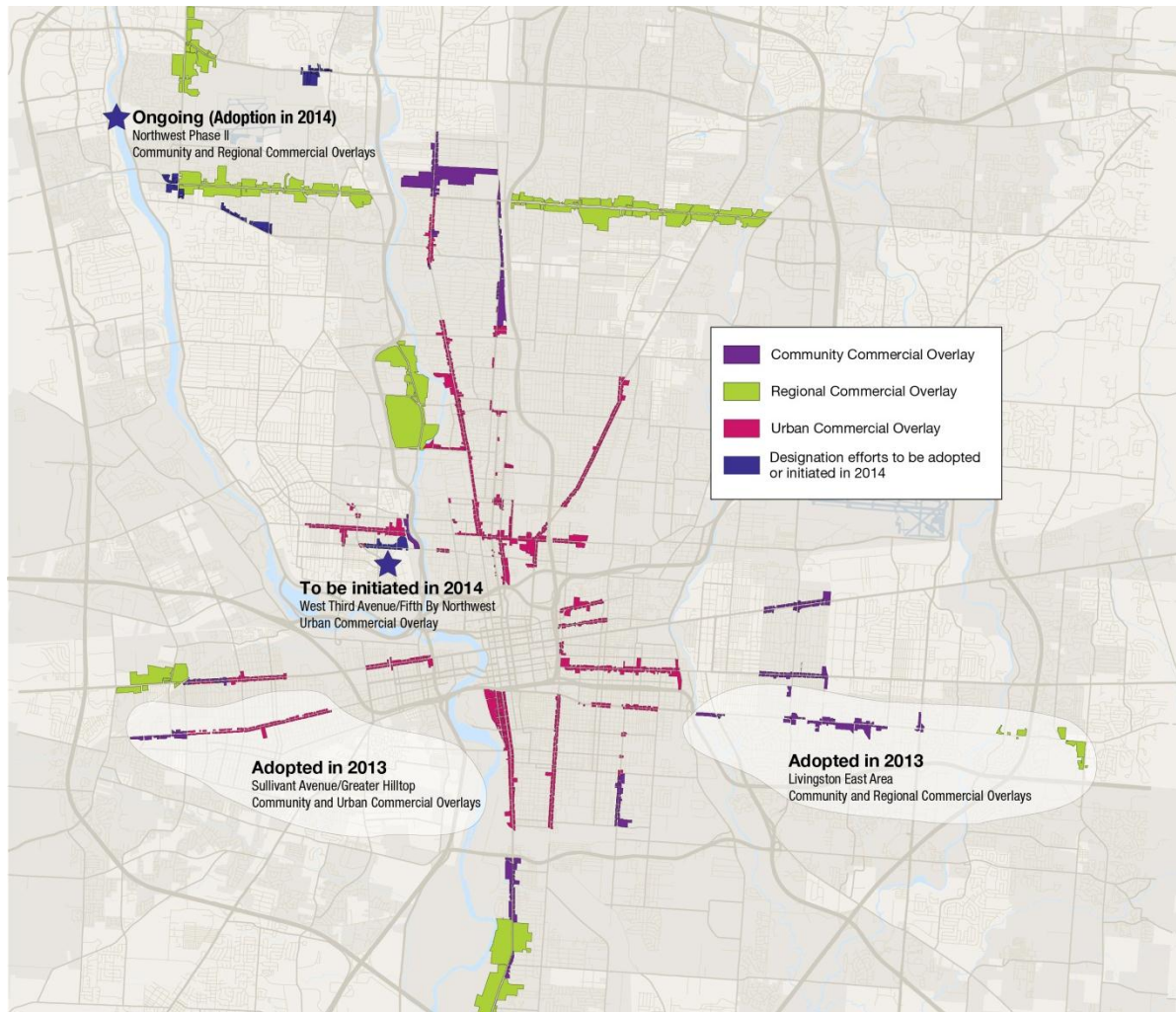
Urban Commercial Overlay (without)



Urban Commercial Overlay (With)



Commercial Overlays - MAP



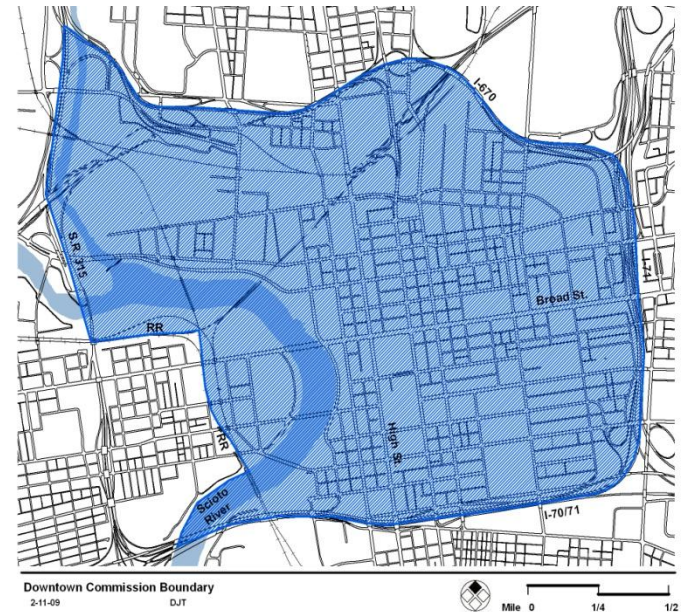
Development Review: Boards, Commissions, Panels

Approval Authority

- ❑ Downtown Commission
- ❑ East Franklinton Review Board
- ❑ University Area Review Board
- ❑ Historic Commissions

Advisory

- ❑ Rocky Fork Blacklick Accord Panel
- ❑ Big Darby Implementation Panel



Development Review: Policy

Review for consistency with adopted plans:

- ❑ Annexation
- ❑ Zoning Proposals
- ❑ Variance Requests
- ❑ Right-of-way Vacations



Other Areas of Focus



- ❑ Annexation
- ❑ Public art
- ❑ Special projects
- ❑ Code development

Planning Division Website



<http://development.columbus.gov/planning>

Planning Division Website

Key Pages:

- ❑ Administration
- ❑ Annexations
- ❑ **Boards Commissions & Panels**
- ❑ Calendar
- ❑ Code Development
- ❑ Commercial Overlays
- ❑ **Current Projects**
- ❑ Demographics
- ❑ FAQ's
- ❑ Historic Preservation
- ❑ Long Range Planning
- ❑ Neighborhood Planning
- ❑ Planning Areas
- ❑ **Planning Document Library**
- ❑ Public Art
- ❑ Staff
- ❑ Urban Design



Questions

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Planning Division

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