

ASHVILLE

PICKAWAY COUNTY

HARRISON TOWNSHIP



SOUTH BLOOMFIELD

North Gate Alliance

Cooperative Economic Development Agreement

STRATEGIC LAND USE PLAN

CEDA Partner Update - April 25th, 2012

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The Team

North Gate Alliance Partners:

Pickaway County
Village of Ashville
Village of South Bloomfield
Harrison Township

Land Use Planning / Visioning
Community Development



G₂ Planning & Design
Planning | Urban Design | Landscape Architecture

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Market Analysis
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GIS / Project Mapping:

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Susan Liggins

GIS Coordinator

THE PROCESS

4 Steps:



Think

Vision

Imagine

Community Vision Statement

Vision Statement

- Positive / present tense language
- Inclusive
- Focused on the communities desires
- Far reaching

Community Vision Statement

“Our Township and Village residents and leaders value their small town friendliness, community charm, and agricultural heritage and in the future, through smart growth policies and the coordination of local government resources and efforts, our entire community will promote balanced growth opportunities, coordinated transportation and pedestrian connectivity, and environmentally responsible industry that respects our environment, enhances our small village centers, and increases the success and quality of life of our families and employers.”

Defined Goals

- Positive language
- Topical – environment, transportation, character, etc.
- Specific objectives to be achieved
- Measureable / easily monitored

Community Goals

1. Continue to promote cooperation and collaboration between the Township and Villages to share resources, plan collectively, promote economic development, and make decisions that improve the quality of life for the entire community.
2. Protect the Rural character, small town charm and agricultural heritage of the community.

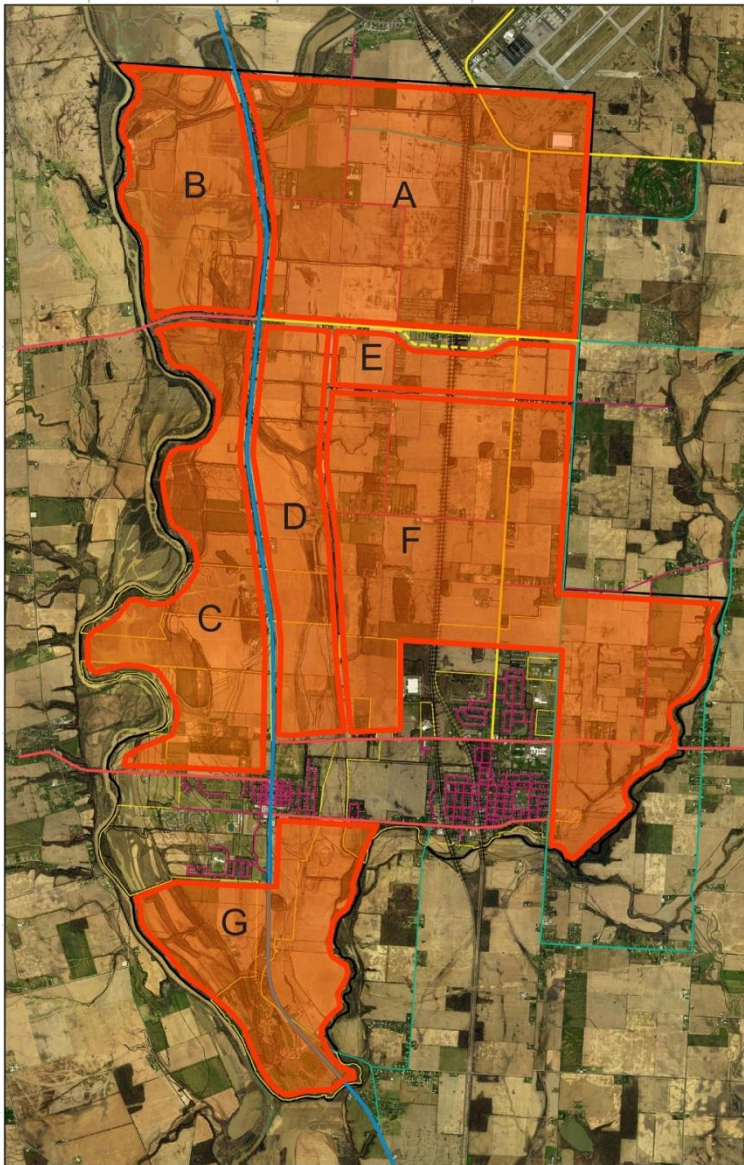
Community Goals Cont'd

3. Protect the character of 23 and establish a new gateway / sense of entry into the community and Pickaway County.
4. Preserve and/or support farmland as a viable industry where appropriate.
5. Promote economic development and the growth of jobs and industry north of Duvall Road and east of US 23 while protecting the character and environmental resources of the area.
6. Provide targeted areas for growth and development in and around the Villages that do not require extensive infrastructure costs to the community and that protects the character of the villages and the environment.

Community Goals Cont'd

7. Provide walking and biking connections between the villages, into targeted areas of the township and to important community facilities such as schools.
8. Develop consistent policies and regulations between the township and villages for the use of the 100 year floodplain.
9. Develop consistent zoning regulations and unified development standards between the village and the township for new growth and development.
10. Examine alternatives to address the concern over at-grade railroad crossings and the need for the fire department to reach all areas of the community.

Planning Sub Areas



Planning Sub Areas

- Township analyzed by criteria broken into sub-areas.
- Sub-areas organized around specific characteristics that will influence planning decisions
- Planning and land use recommendations primarily focused on the unincorporated areas for this study

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Single Family Homes – Future Demand

- Total projected demand of 575 – 675 through 2035
- 200 Homes in Rural Market
- 375 – 475 Homes in the Villages

Single Family Homes – Land Use Consumption

- 200 Rural Homes @ 5 acres = 1000 acres
- 375 – 475 Village Homes @ 2 houses / acre = 240 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Multi Family– Future Demand

- 74 units through 2022
- 150 units through 2035

Multi-Family – Land Use Consumption

- 74 units @ 10 units / acre = 8 acres
- 150 units @ 10 units / acre = 15 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Senior Assisted Living– Future Demand

- 70 units through 2022
- 140 units through 2035

Senior Assisted Living – Land Use Consumption

- 70 units @ 10 units / acre = 7 acres
- 140 units @ 10 units / acre = 14 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Senior Independent Living– Future Demand

- 77 units through 2022
- 150 units through 2035

Senior Independent Living – Land Use Consumption

- 77 units @ 6 units / acre = 12.5 acres
- 150 units @ 6 units / acre = 25 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

General Commercial – Future Demand

- Mixed bag (not office / not traditional retail)
- Potential 8 new businesses by 2035

General Commercial– Land Use Consumption

- 8 new businesses @ 3 acre average = 24 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Office – Future Demand

- Minimum 82,000 square feet
- Maximum 159,000 square feet

Office – Land Use Consumption

- 82,000 s.f. @ 10,000 s.f. / acre = 8 acres
- 159,000 s.f. @ 10,000 s.f. / acre = 16 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

Retail – Future Demand

- Immediate minimum 85,000 square feet
- Immediate maximum 160,000 square feet
- Future demand for additional 97,000 thru 2035

Retail – Land Use Consumption

- Immediate min 85,000 s.f. @ 10,000 s.f. / acre = 9 acres
- Immediate max 122,000 s.f. @ 10,000 s.f. / acre = 12 acres
- Future demand 97,000 s.f. @ 10,000 s.f. / acre = 10 acres

Future Land Use Needs

Land Use needs are projected to 2035 in most cases and are based upon the results of the market research.

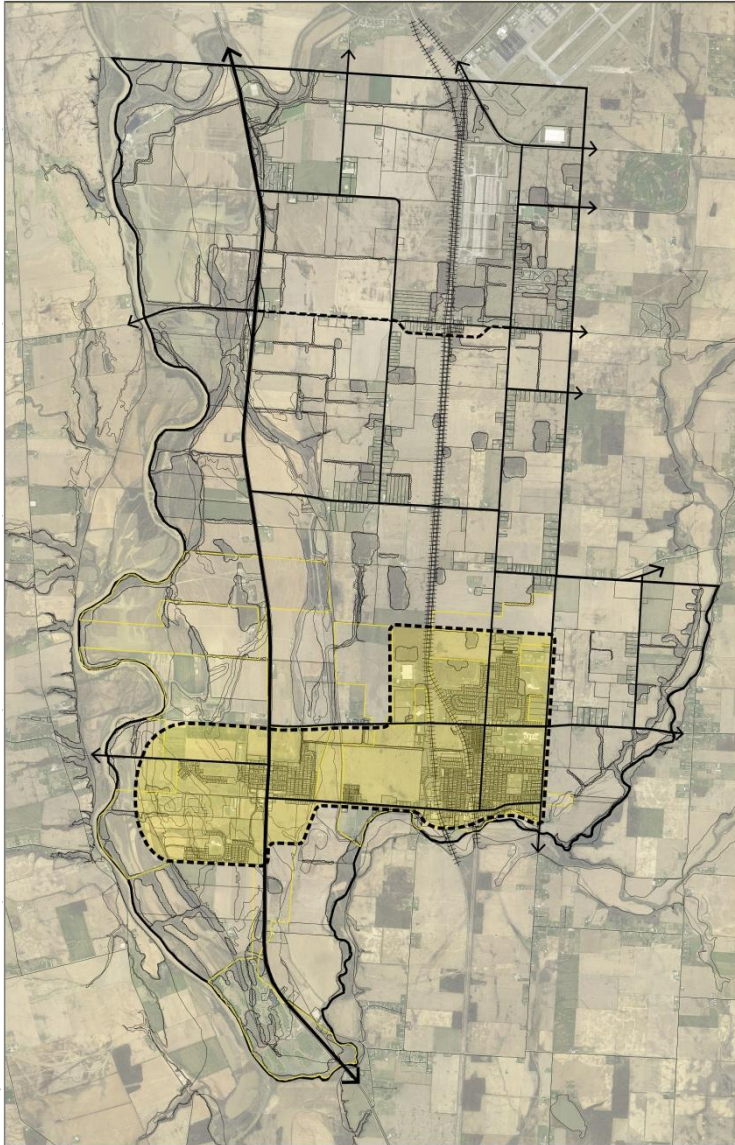
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Future Land Use Needs



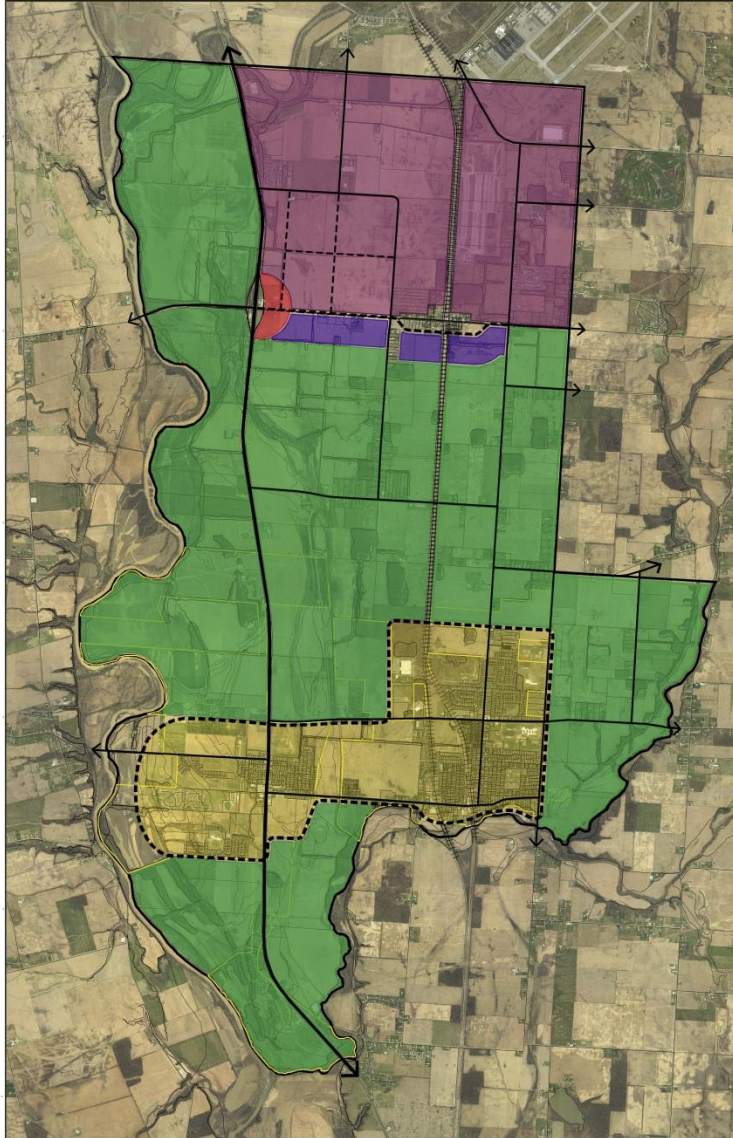
2035 Land Use Needs

Single Family (Village)	= 230 acres
Multi-Family	= 15 acres
Senior Assisted Living	= 14 acres
Senior Independent	= 25 acres
General Commercial	= 24 acres
Office Uses	= 16 acres
<u>Retail Uses</u>	<u>= 22 acres</u>

Total Land use needs = 346 acres

* Over 1000 acres of available land currently in the villages

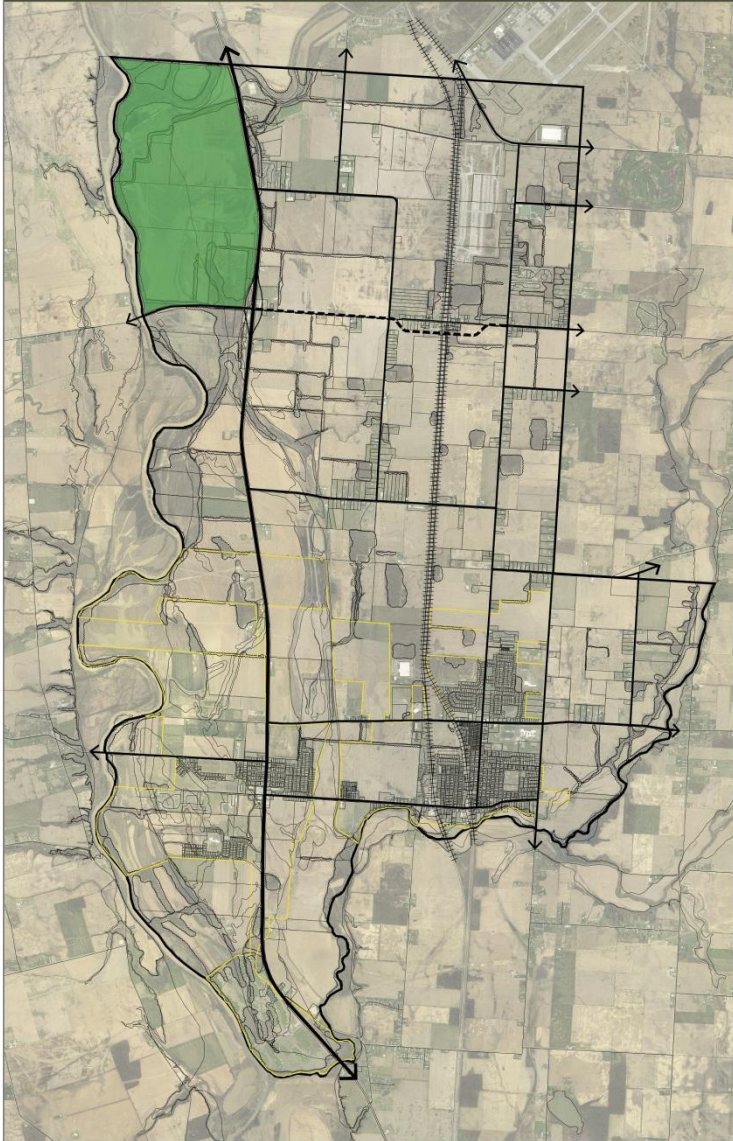
Land Use Recommendations



Overall Recommendations

- Concentrate on the Success of the Villages.
 - Keep most new development oriented to the villages.
 - Keeping development compact means less \$ on infrastructure.
 - Focus on development standards and create a sense of place.
- Continue to focus industrial / logistics growth north of Duvall Road.
- Utilize new Duvall interchange as opportunity to create a sense of entry.

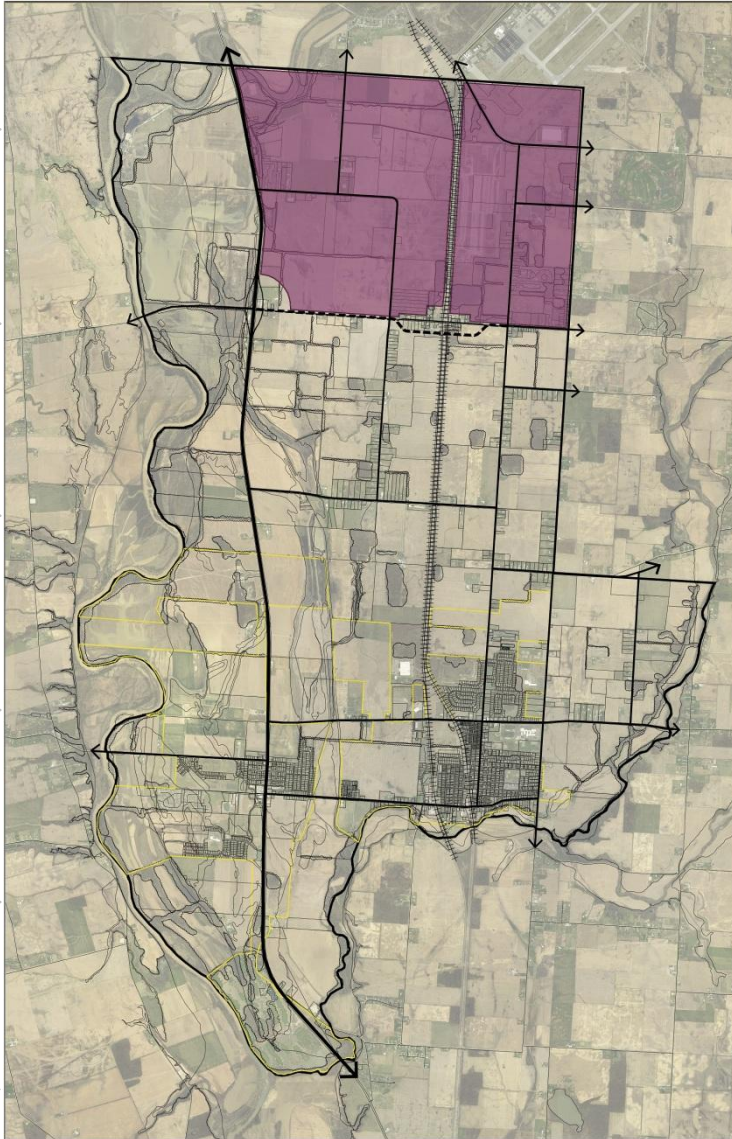
Land Use Recommendations



Sub Area 1

- 1300 acres mostly in the floodplain
- Contains ODNR nature preserve
- Maintain natural area with potential for following uses:
 - Agriculture
 - Recreation
 - Mineral extraction (with clear defined standards)

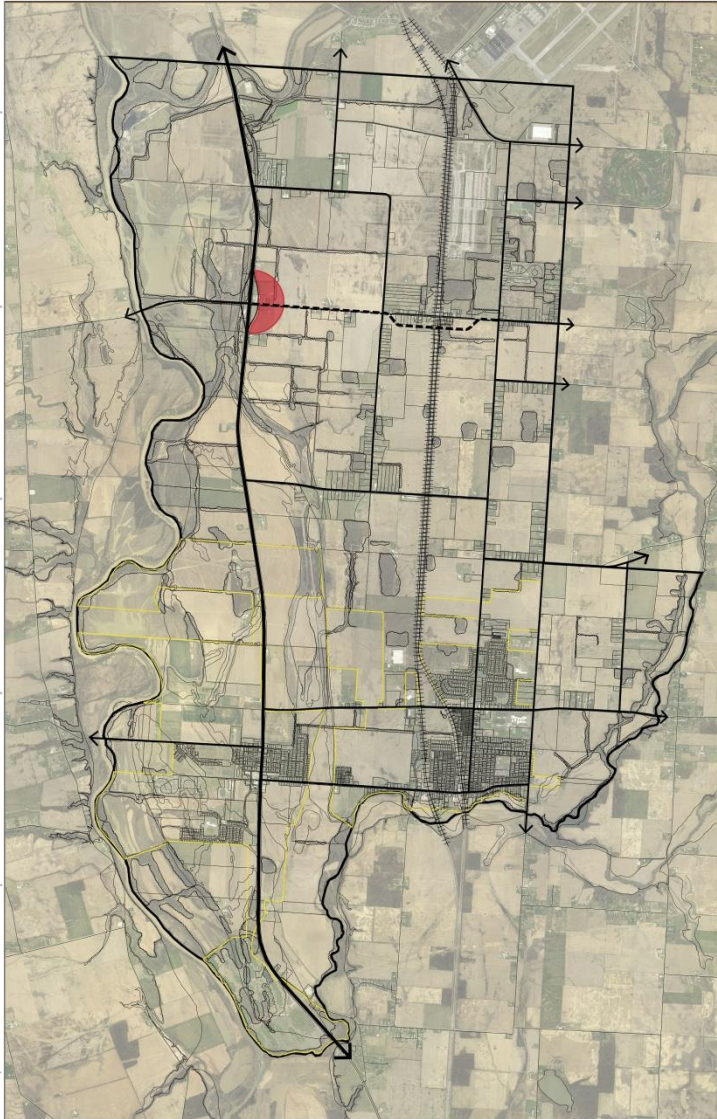
Land Use Recommendations



Sub Area 2

- 3415 acres
- Covered by JEDD and CEDA agreements as well as tax incentives.
- Will support total of approximately 61 million square feet of industrial.
- Maintain as agriculture until more industrial uses evolve.
- Do not promote development of large lot single family in the area.
- Allow for development of mix of commercial / industrial support uses along Duvall Road.

Land Use Recommendations

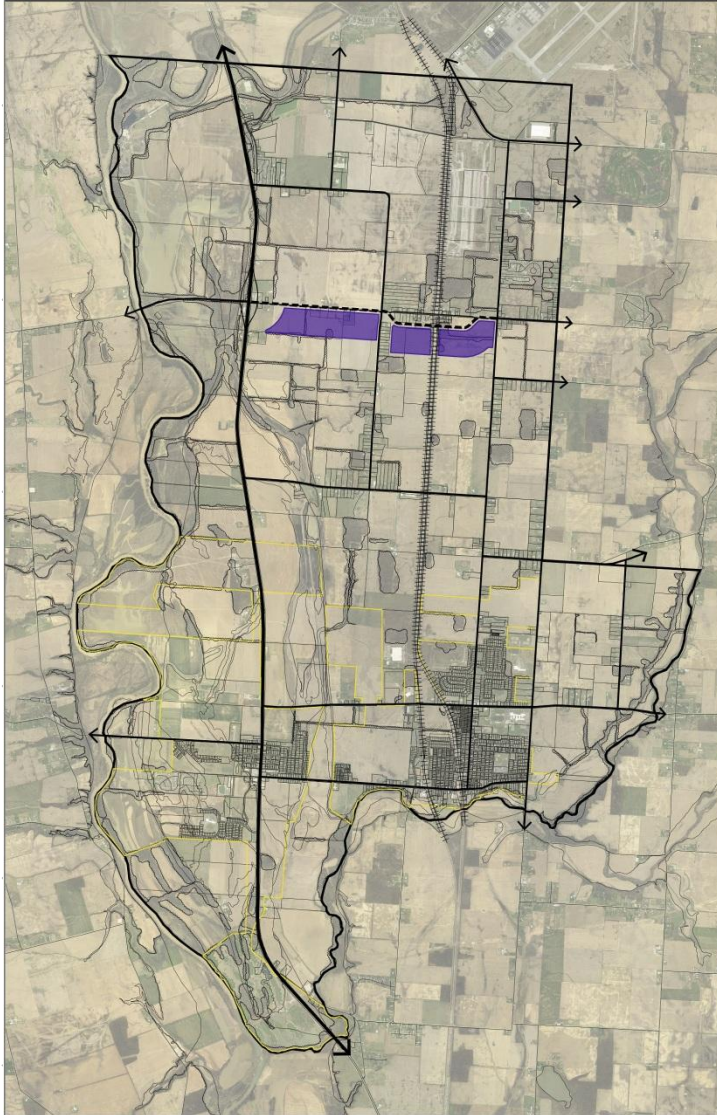


Sub Area 3

- +/- 60 acres
- Strategic location on new Duvall Road interchange.
- Will provide an attractive location for commercial uses.
- Establish design standards that will control the character of development and establish an appropriate gateway into Pickaway County.

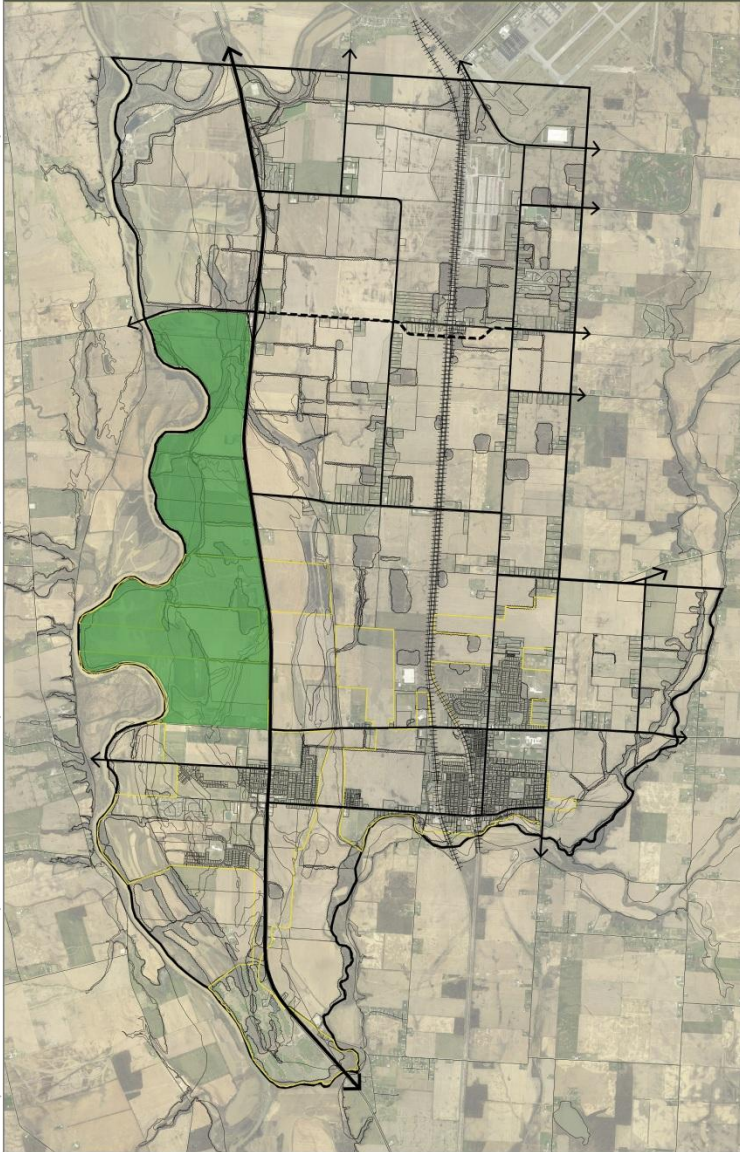
Land Use Recommendations

Sub Area 4



- 250 acres
- Opposite side of Duvall Road not covered by ED agreements.
- Creates a transition between increased traffic of Duvall Road and rest of township.
- Maintain as agriculture but permit commercial / business uses that support industrial growth.
- Allow for development of mix of commercial / industrial support uses along Duvall Road.

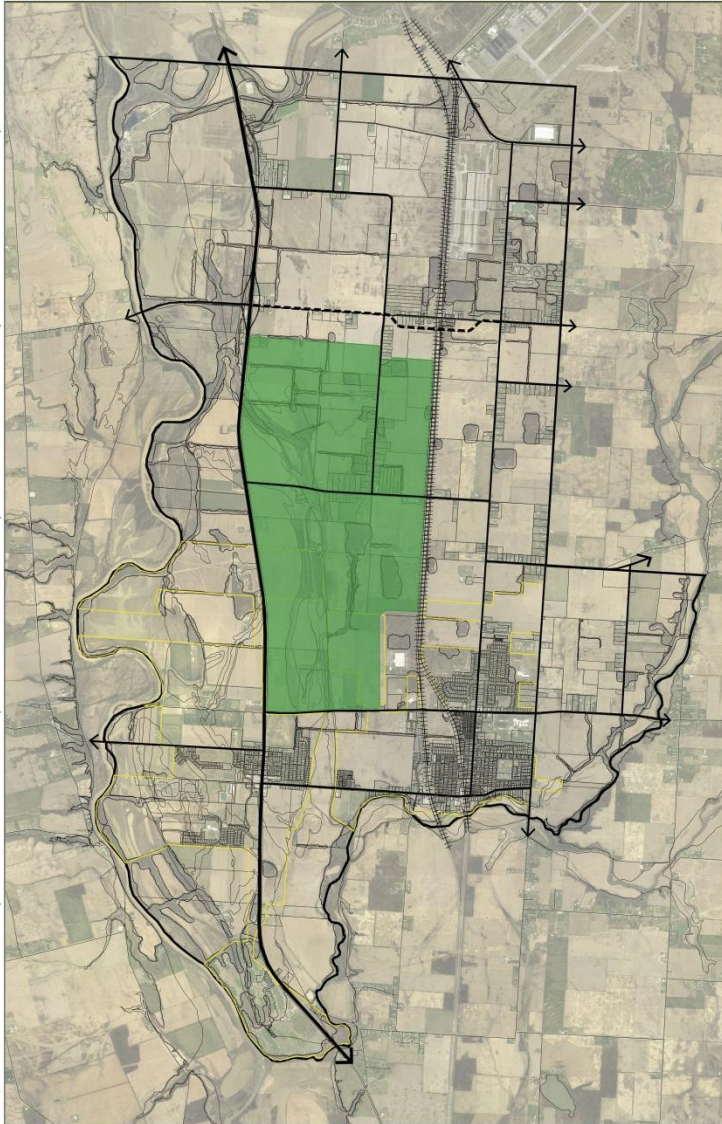
Land Use Recommendations



Sub Area 5

- 2148 acres (1187 acres in floodplain)
- Access to SR 23 and the Scioto River.
- No foreseeable demand to promote extension of growth down the corridor.
- Maintain as agriculture with the following permitted uses:
 - Recreation
 - Mineral extraction (with clearly defined standards)

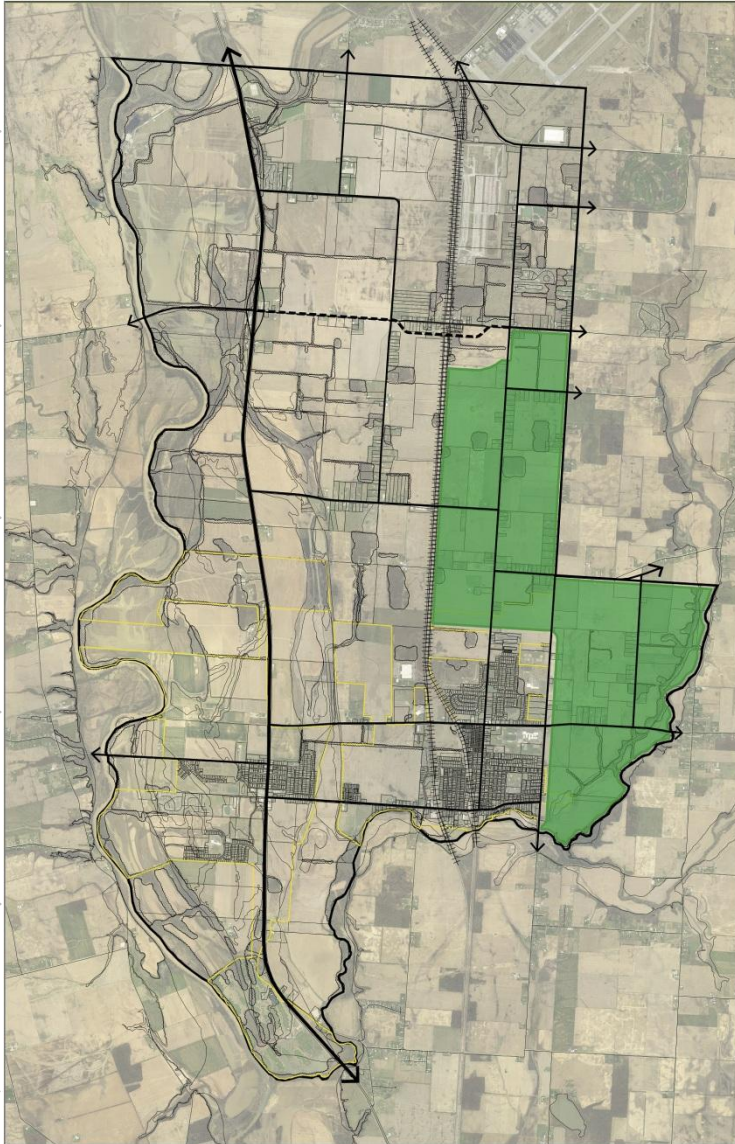
Land Use Recommendations



Sub Area 6

- 2660 acres
- Access to SR 23 and internal infrastructure.
- Continue to allow for agriculture as an economic engine.
- Create new standards for large lot development to deter “strip” or frontage development along existing roadways.

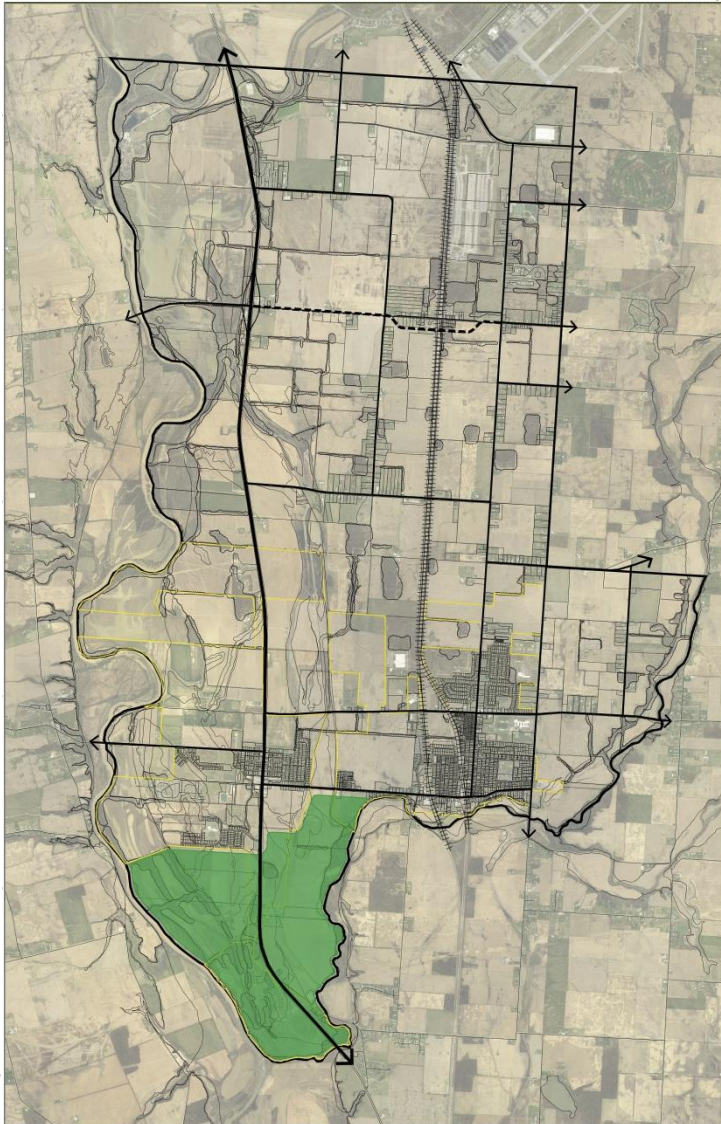
Land Use Recommendations



Sub Area 7

- 2820 acres
- Access to Ashville Pike and internal infrastructure.
- Continue to allow for agriculture as an economic engine.
- Create new standards for large lot development to deter “strip” or frontage development along existing roadways.

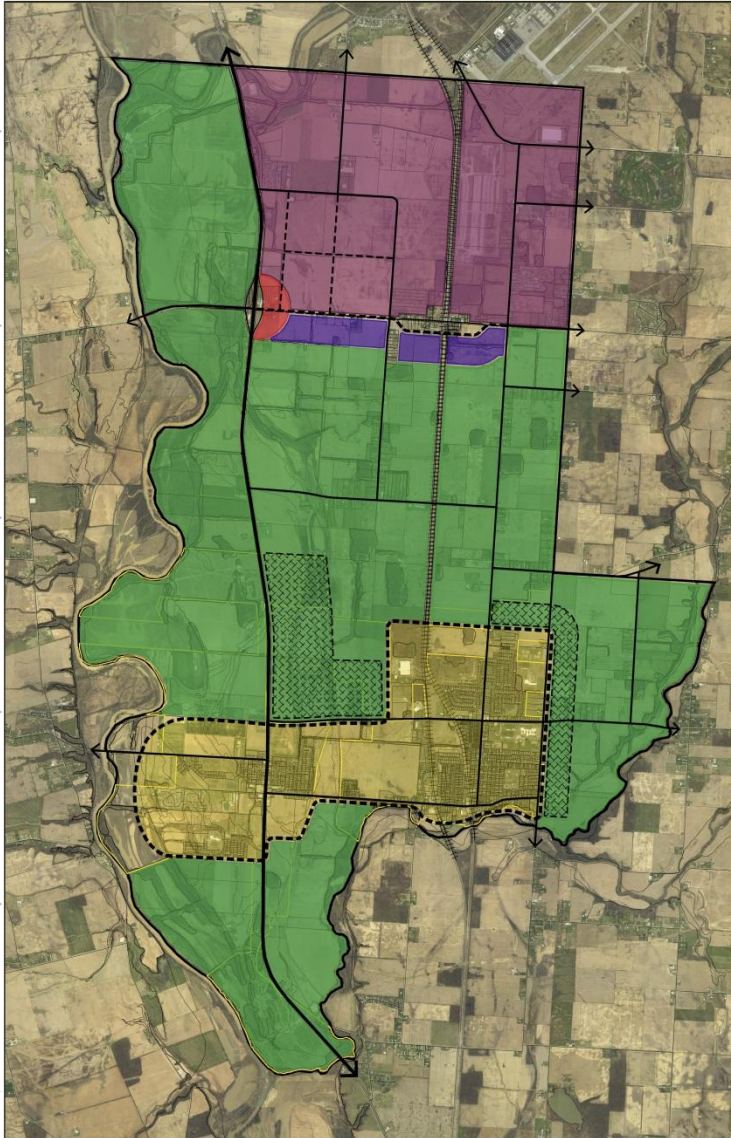
Land Use Recommendations



Sub Area 8

- 1674 acres (1222 acres in floodplain)
- Access to SR 23 and Scioto River Corridor.
- No foreseeable demand to promote extension of growth down the corridor.
- Maintain as agriculture with the following permitted uses:
 - Recreation
 - Mineral extraction (with clearly defined standards)
- Potential to allow for a creative use of land in concert with the golf course.

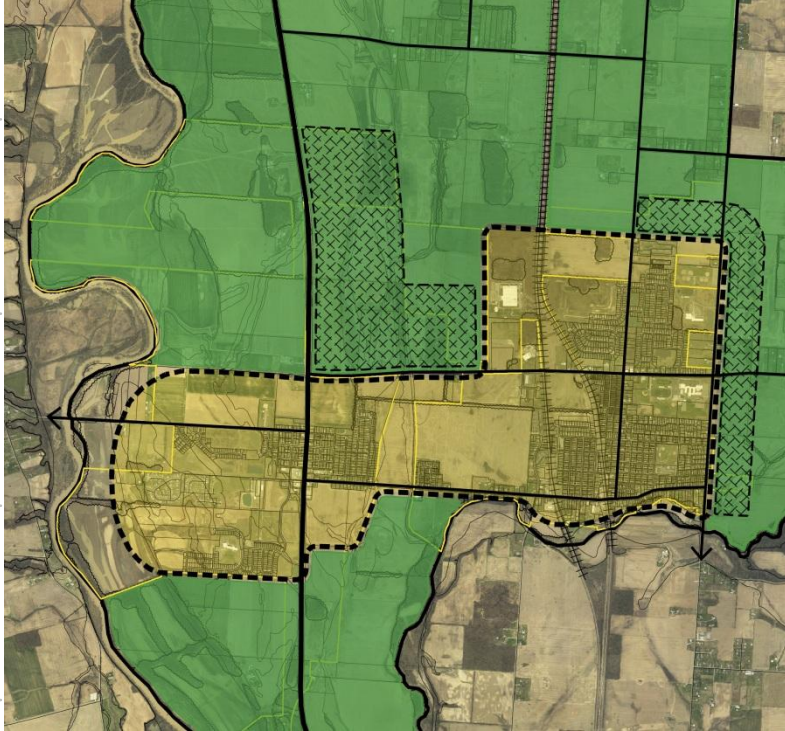
Land Use Recommendations



Internal Connections

- Promote new internal road network as areas develop that will handle new traffic, create more developable parcels and reduce pressure on existing roads.
- Maintain strict control of access along SR 23 to minimize conflicts and promote efficient traffic flow.
- Near the Village continue the current pattern of creating backage roads to access development along SR 23. Reducing access conflicts will prevent problems that will reduce the desirability of the Village.
- Promote Biking / Walking connections between Villages.

Land Use Recommendations



Alternate Development Areas

- Areas suitable for “long-term” future growth and extraordinary opportunities such as Berger Health along 23.
- Eventually look at mixed development in these areas to support more compact development patterns.
- Residential growth areas near Ashville should include a mix of neighborhood commercial to promote walkability.
- Near the Village continue the current pattern of creating backage roads to access development along SR 23. Reducing access conflicts will prevent problems that will reduce the desirability of the Village.



QUESTIONS ?

