



Far South Side Plan Draft for Public Review



**City of Columbus
Mayor Michael B Coleman
Department of Development
Planning Division**



Agenda

- What is a plan and how is it used?
- Overview of process to date
- Urban Design
- Land Use
- Transportation
- Economic Development
- Natural Resources and Open Space
- Implementation
- Next Steps
- Questions



What is a Plan & How is it Used?

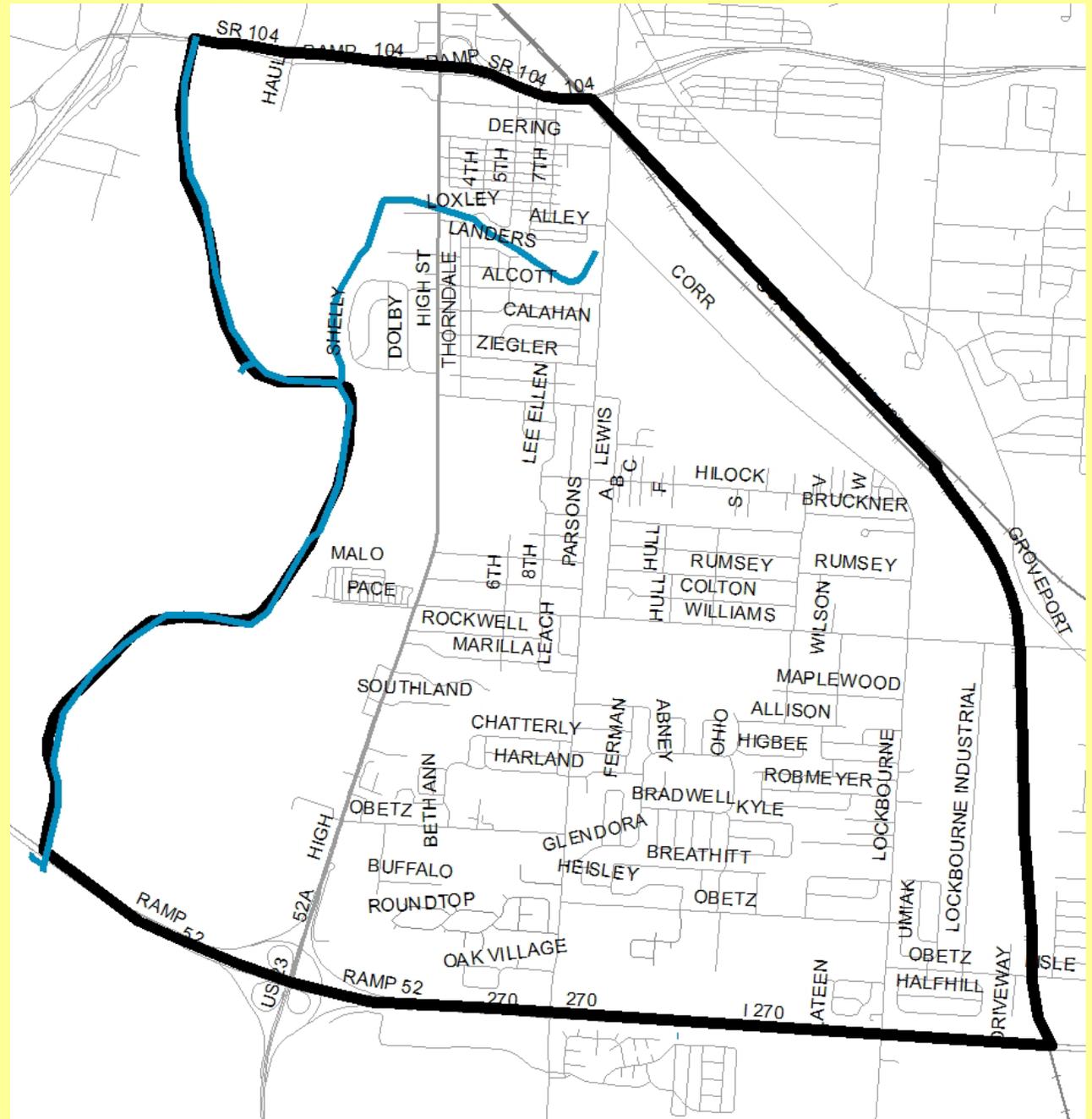
- **A Plan Addresses the Following:**
 - **Urban design**
 - **Land use**
 - **Transportation**
 - **Infrastructure**
 - **Community Facilities**
 - **Economic development**
 - **Housing**
 - **Natural resources**
 - **Implementation**



What is a Plan & How is it Used? (Cont.)

- **Reflects neighborhood desires for the future**
- **Provides a framework for zoning and other land use decisions**
- **Establishes priorities regarding capital improvements**
- **Provides guidelines for the design of new development**

Far South Side Planning Area





Overview of Plan Process to Date

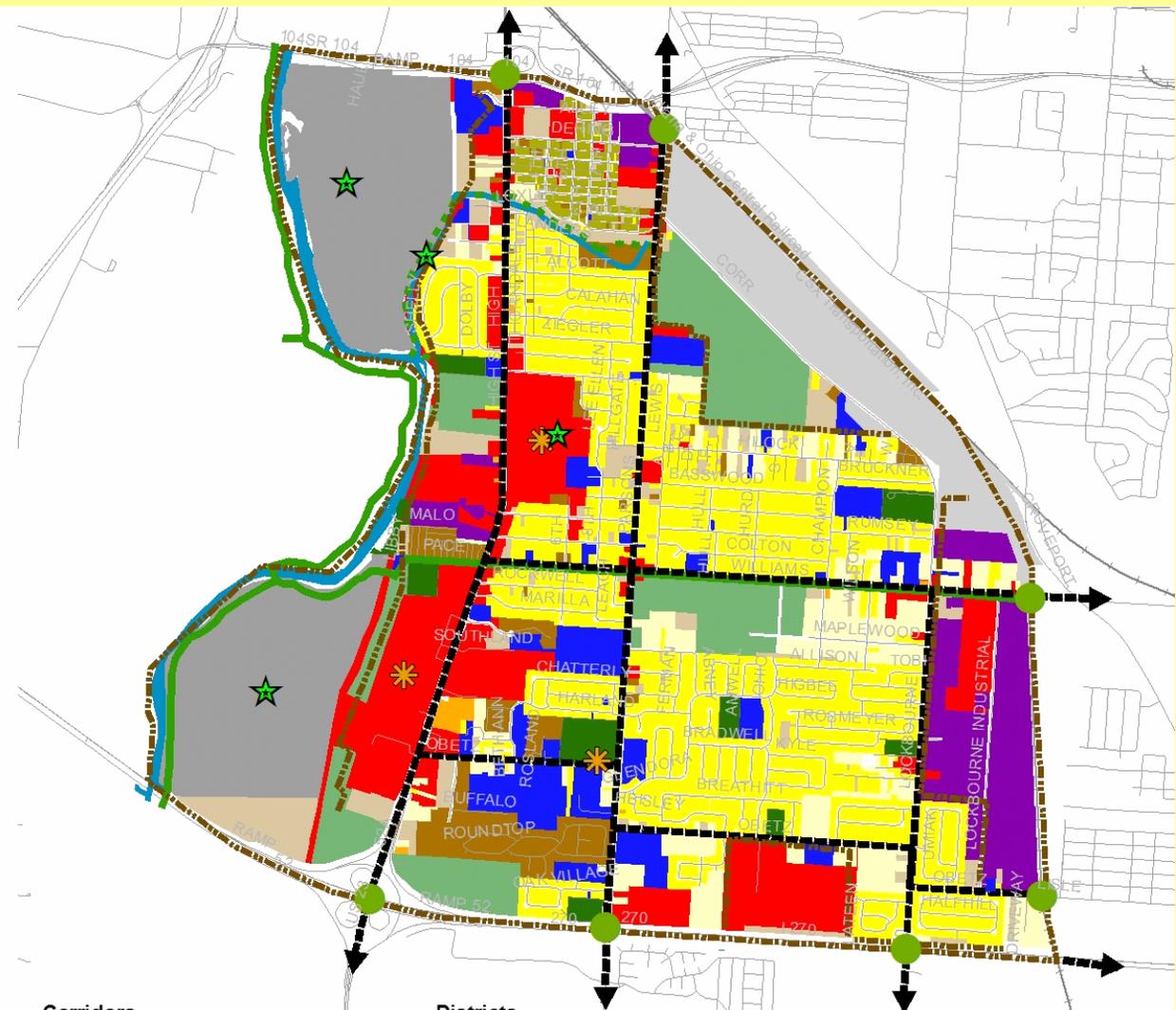
- **Research and Analysis**
- **Working Group Meetings**
- **Design Charrette and Focus Group Meetings**
- **Open House**



Urban Design

- **Physical relationships and functionality of neighborhood components**
 - How all the parts relate to each other and work together.
- **Addresses:**
 - Gateways
 - Corridors
 - Districts
 - Edges
 - Density
 - Landmarks
- **Design Guidelines:**
 - Residential
 - Industrial
 - Commercial

Urban Form



Corridors

- Landmarks
- Gateways
- Edges
- Primary Road Corridors
- Multi-Use Trails Planned
- Multi-Use Trail: Recommended

Districts

- Activity Centers
- Major Open Space
- Vacant Land
- Large Lot Residential
- Early Suburban
- Suburban Residential
- Multi-Family Residential Development

- Farmland
- Institutional
- Commercial
- Office
- Manufacturing
- Quarry
- Railroad



Residential Development Guidelines

- **Preserve natural features and utilize as organizational element**
- **Mix housing types and sizes**
- **Green technologies encouraged**
- **Garages should not be the dominant feature of any house**
- **Porches recommended**
- **Multi-family projects with 20 units+ have more than one building type and/or façade option**



Industrial/Manufacturing Development Guidelines

- Adequate buffering and screening
- Building and Site design
- Light manufacturing preferred



Commercial Design Guidelines

- **Site Design**
- **Building Design, Materials, and Orientation**
- **Landscaping**
- **Roads, Pathways, and Parking**
- **Signage and Lighting**
- **Environmental Protection**

Great Southern Shopping Center – Regional Commercial Overlay Applied





Great Southern Shopping Center – Mixed Use

- **Primarily infill, building on a portion of the parking lot that goes unused**
- **Regional and community draws to the area:**
 - **Restaurants**
 - **Office**
 - **Second floor residential**
 - **Hotel space**
- **Gathering space**

Great Southern Shopping Center – Infill Development



Great Southern Shopping Center – Infill and Landscaping

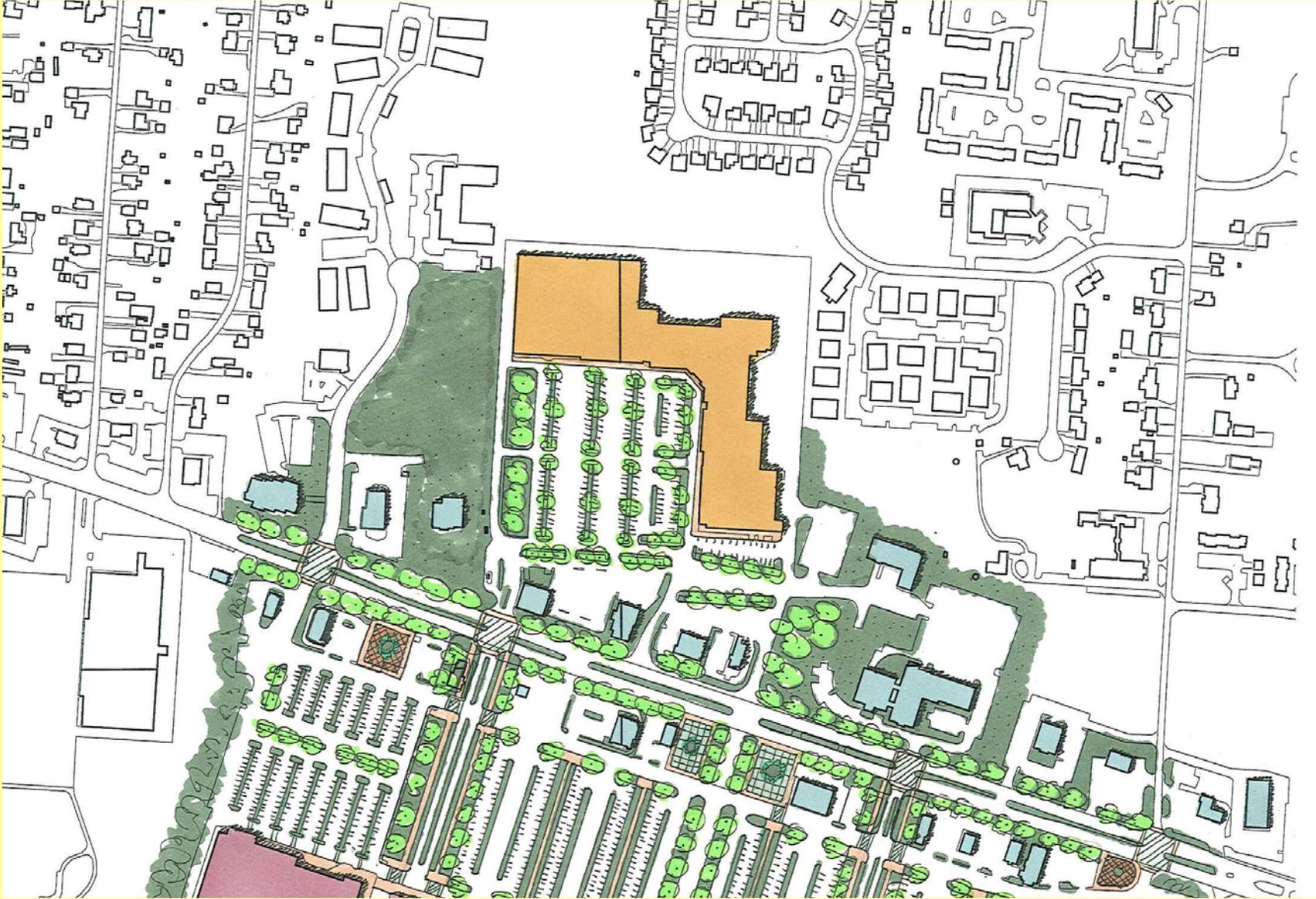
Before



After



Old Southland Mall/Expo – Regional Commercial Overlay Applied



Old Southland Mall/Expo Property – Mixed Use

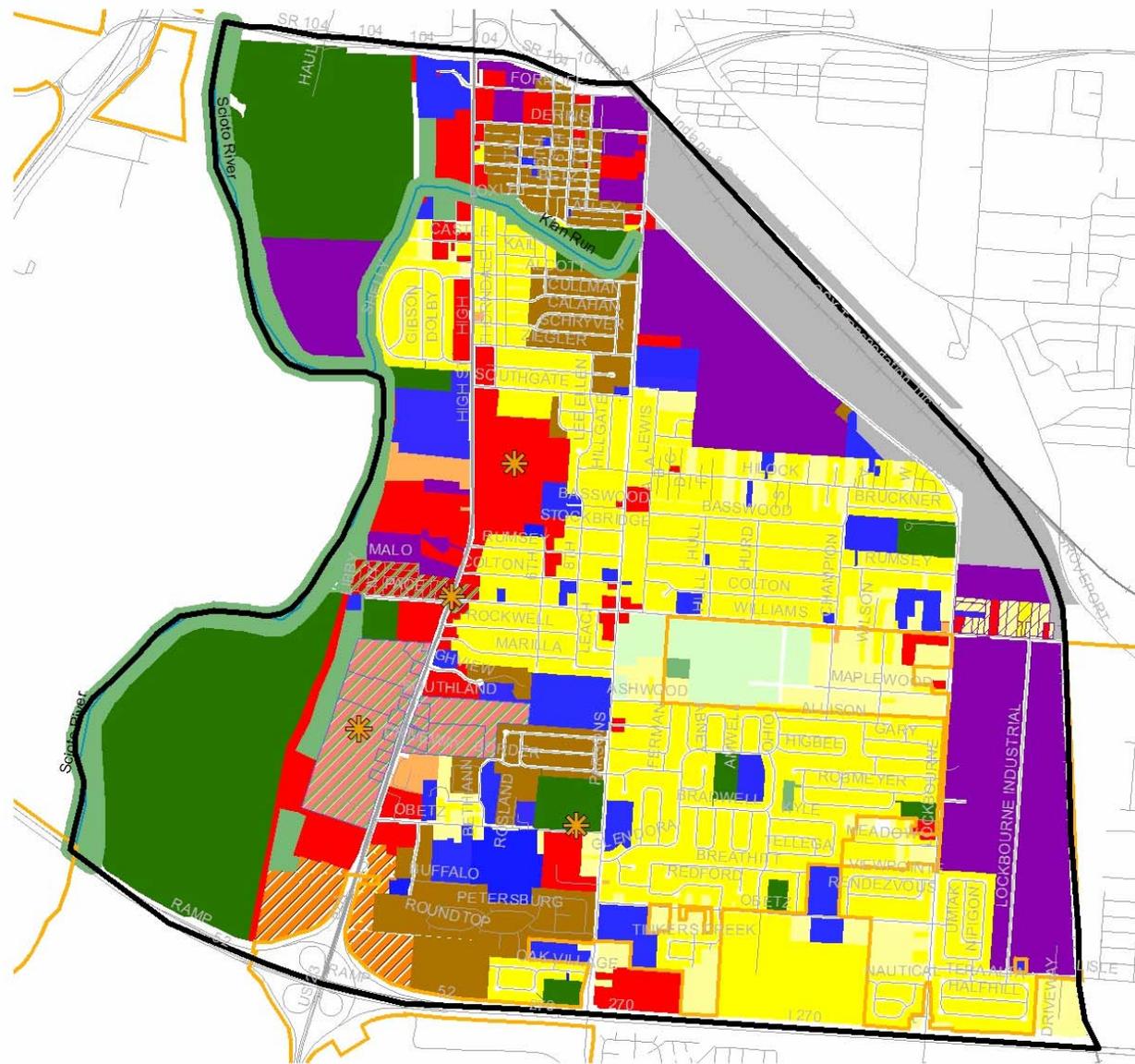
- **Office space**
- **Retail**
- **Gathering space**
- **Townhomes or Condos**



Old Southland Mall/Expo – Infill Development



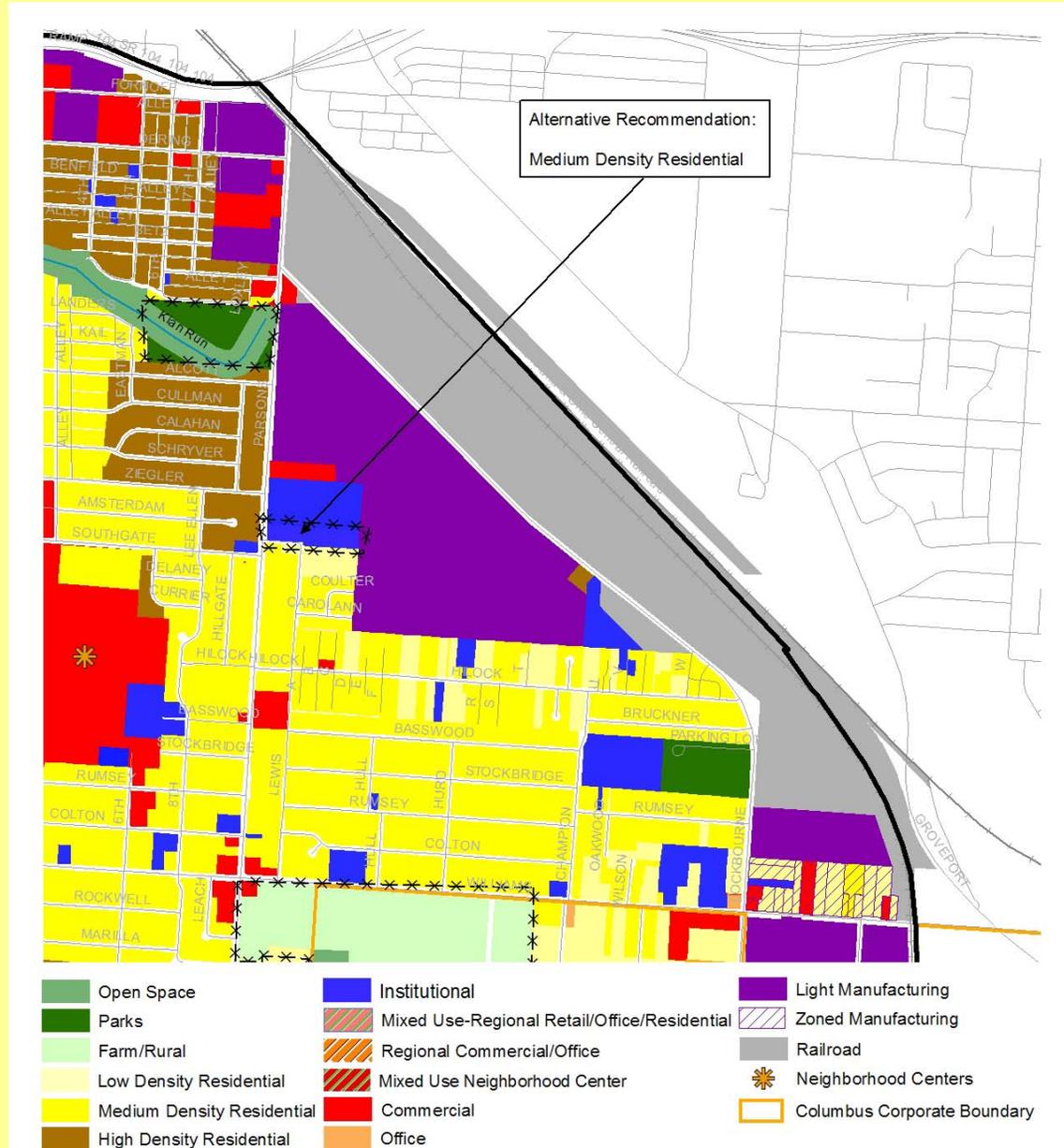
Land Use Plan



- | | | |
|--------------------------|--|-----------------------------|
| Open Space | Institutional | Light Manufacturing |
| Parks | Mixed Use-Regional Retail/Office/Residential | Zoned Manufacturing |
| Farm/Rural | Regional Commercial/Office | Railroad |
| Low Density Residential | Mixed Use Neighborhood Center | Neighborhood Centers |
| High Density Residential | Commercial | Columbus Corporate Boundary |
| | Office | |

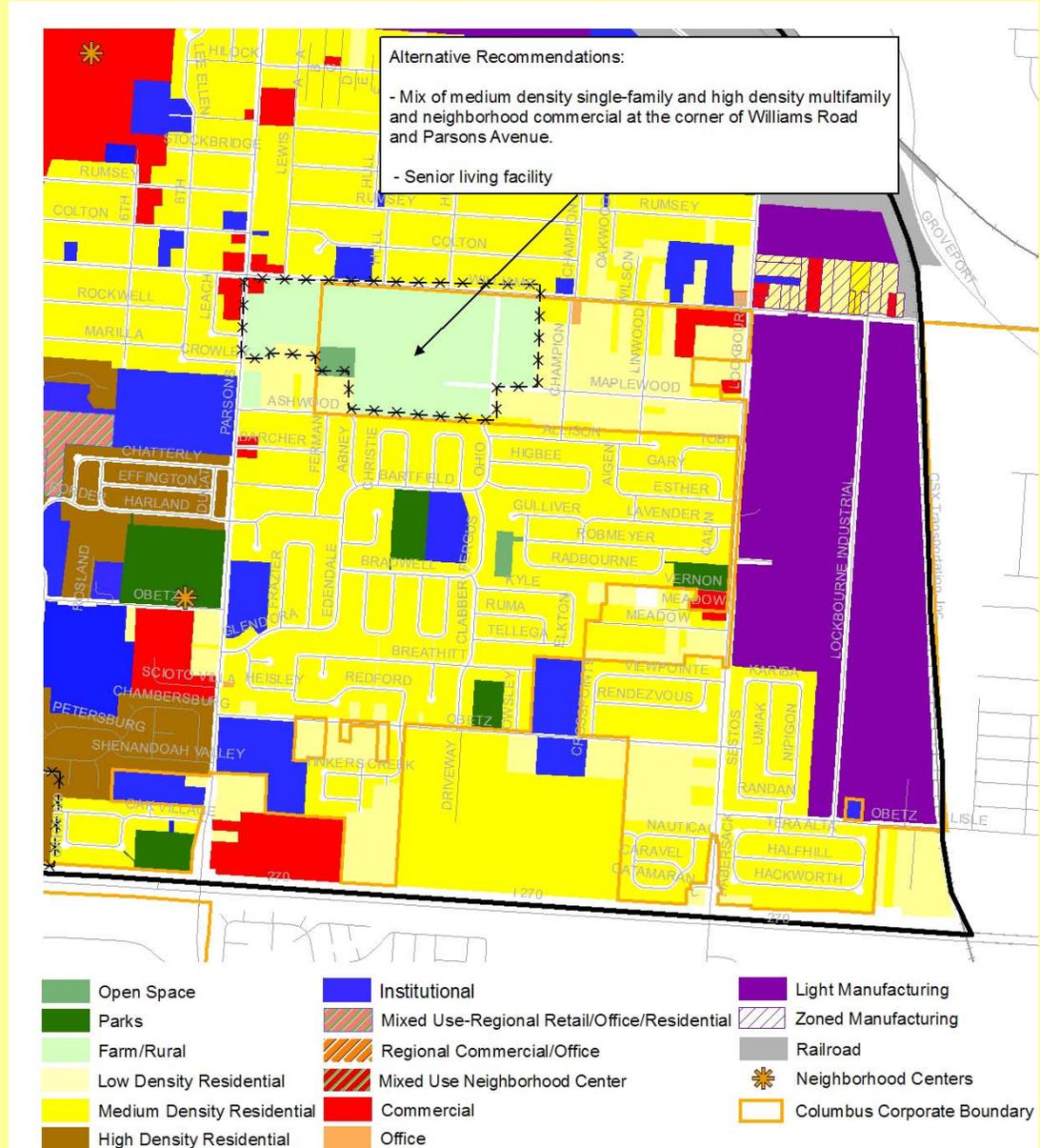
Northeast Quadrant – Land Use

- Continued development of light industrial jobs.
- Provide adequate buffering between industrial and the existing residential district.
- Expand Buckeye Middle School open space by incorporating the vacant parcel south of the school or as an alternative, medium density residential development is recommended.



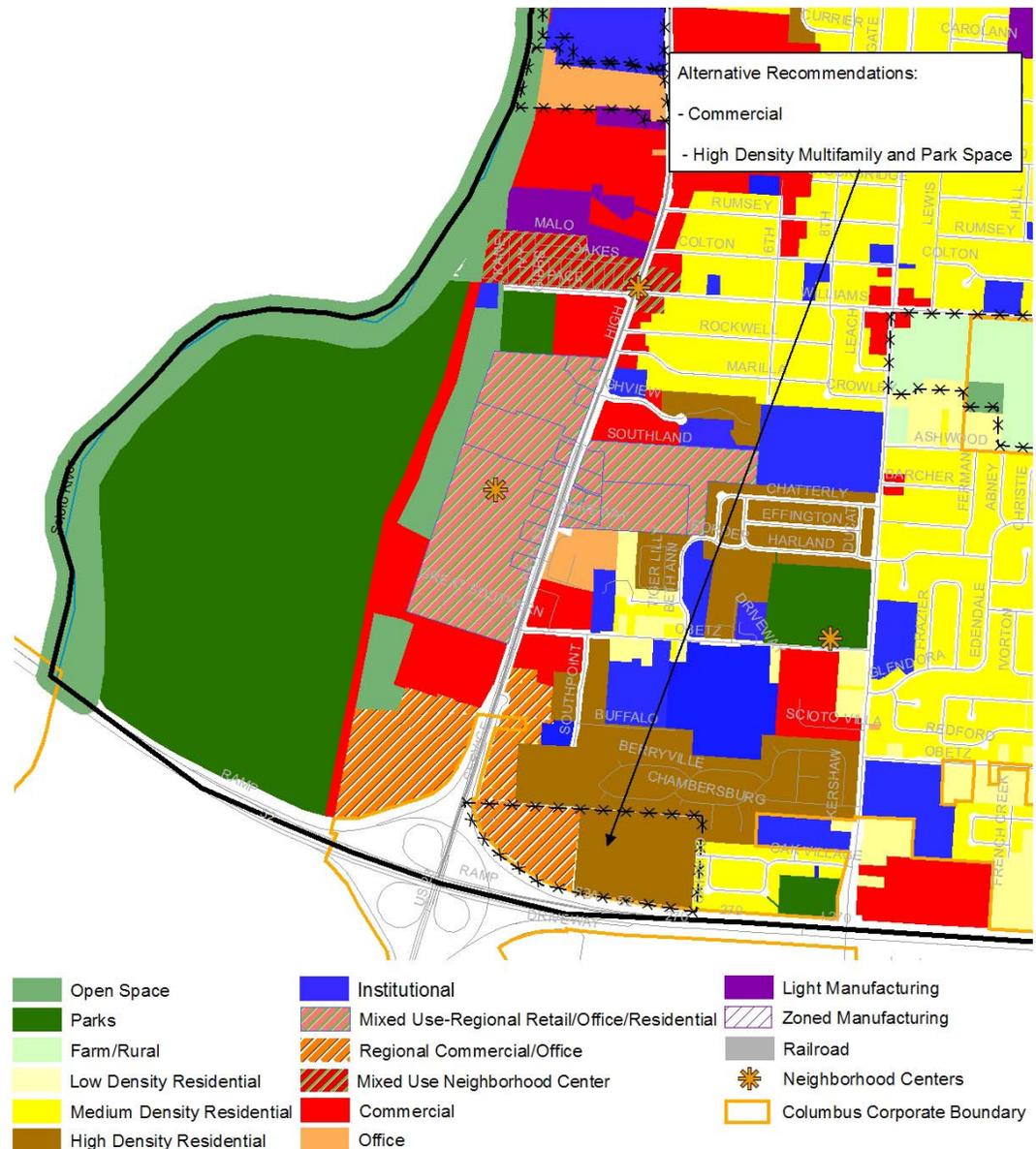
Southeast Quadrant – Land Use

- If the farmland at the southeast corner of Williams Road and Parsons Avenue is annexed into the city, the following recommendations apply:
 - Working and educational farm. A farmers market would then be recommended at the corner of Williams Road and Parsons Avenue,
 - Medium density single-family and townhomes or condominiums. Establish a neighborhood commercial use at the corner of Williams Road and Parsons Avenue, or
 - Senior living facility.
- Medium density residential is recommended for the undeveloped land on Obetz Road in Hamilton Township, across from Clabber Road.



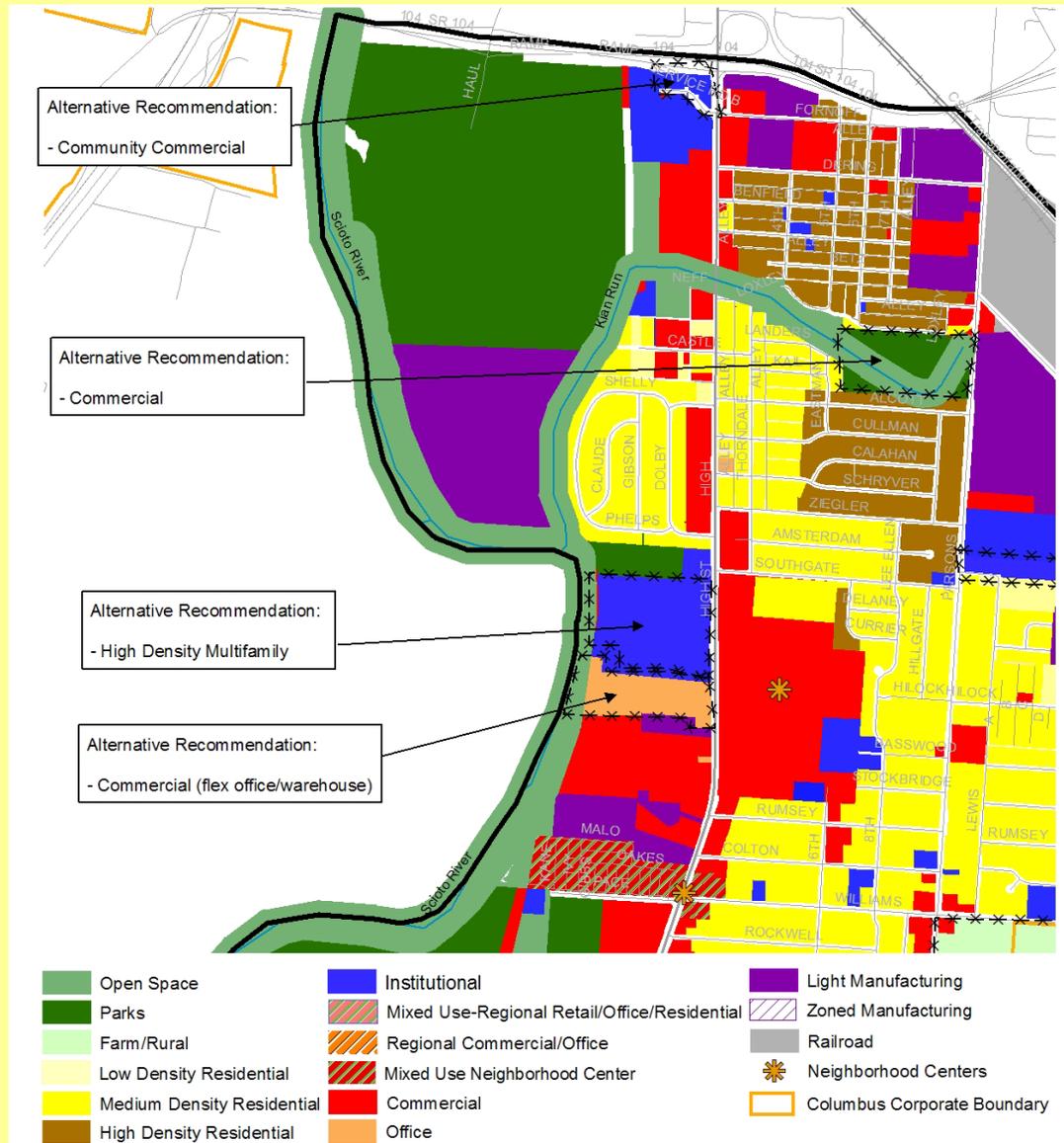
Southwest Quadrant – Land Use

- SE corner of Williams and High: mixed-use neighborhood center.
- Old Southern Expo/Southland Mall: mixed-uses of regional retail, office, and residential (townhomes or garden apts)
- East side of High, south of Obetz Road: regional commercial/office.
- Northeast corner of High and I-270:
 - Regional commercial or office and condominiums/townhomes
 - Commercial, or
 - Condominiums/townhomes
- Great Southern Shopping Center: mixed-uses of regional retail, office, and a gathering space.
- Northwest corner of High and I-270: regional commercial/office.
- Quarries: Parkland, recreational boating.



Northwest Quadrant – Land Use

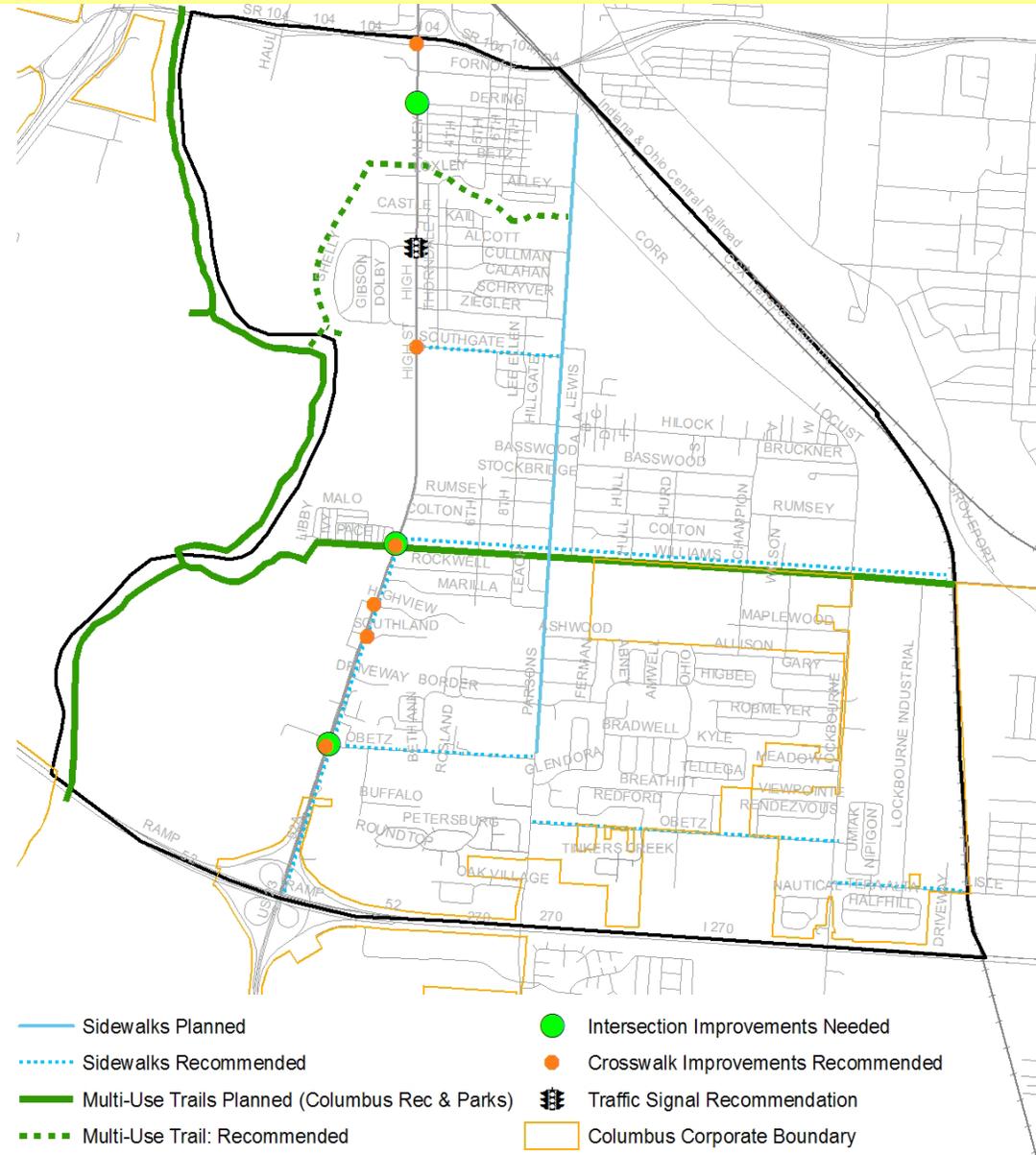
- DeringParsons: continued light manufacturing
- Commercial dev.within existing commercial sites.
- Develop community-scale commercial on High.
- SW corner of High and SR104:
 - Institutional, as additional church space, or
 - Community commercial
- Parsons south of Loxley:
 - Parkland, or
 - Commercial (sensitive to stream corridor)
- NW corner of High and Williams: mixed-use, with senior living.
- NE corner of High and Williams: mixed-use.
- Property on High across from the drive-in:
 - Office complex or medical offices, or
 - Flex office/warehouse space.
- South of Scioto Trail School:
 - Senior housing, or
 - Townhouses or condominiums.



- SE corner of High and Southgate: commercial and residential.
- Quarry: parkland and impound lot.

Transportation

- Context sensitive/complete streets.
- Provide for additional traffic capacity using design recommendations.
- Study need for additional traffic capacity on Obetz.
- Continue to evaluate High St for additional traffic signal.
- Scioto Trail, Williams Road multi-purpose trail, and seek opportunities for east-west connections.
- Improve connectivity for pedestrians and bicyclists.
- Improve capacity at railroad underpasses.



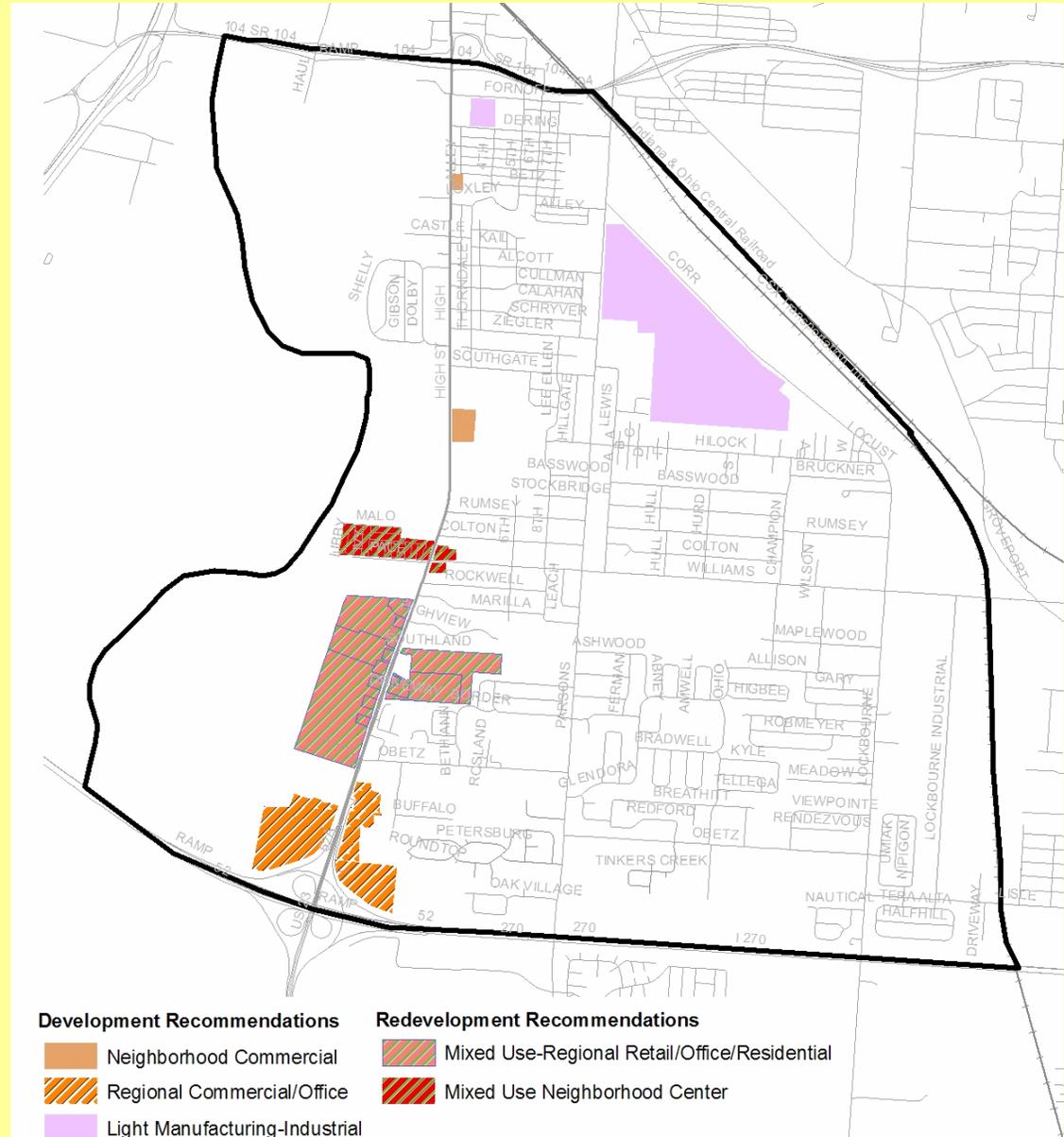
Complete Streets

- Street trees and landscaping
- Eliminate shoulder
- Sidewalks
- Refuge in median for crosswalk
- Delineated crosswalk
- Planted median
- Decrease radius at corner
- Multi-purpose path or bike lane



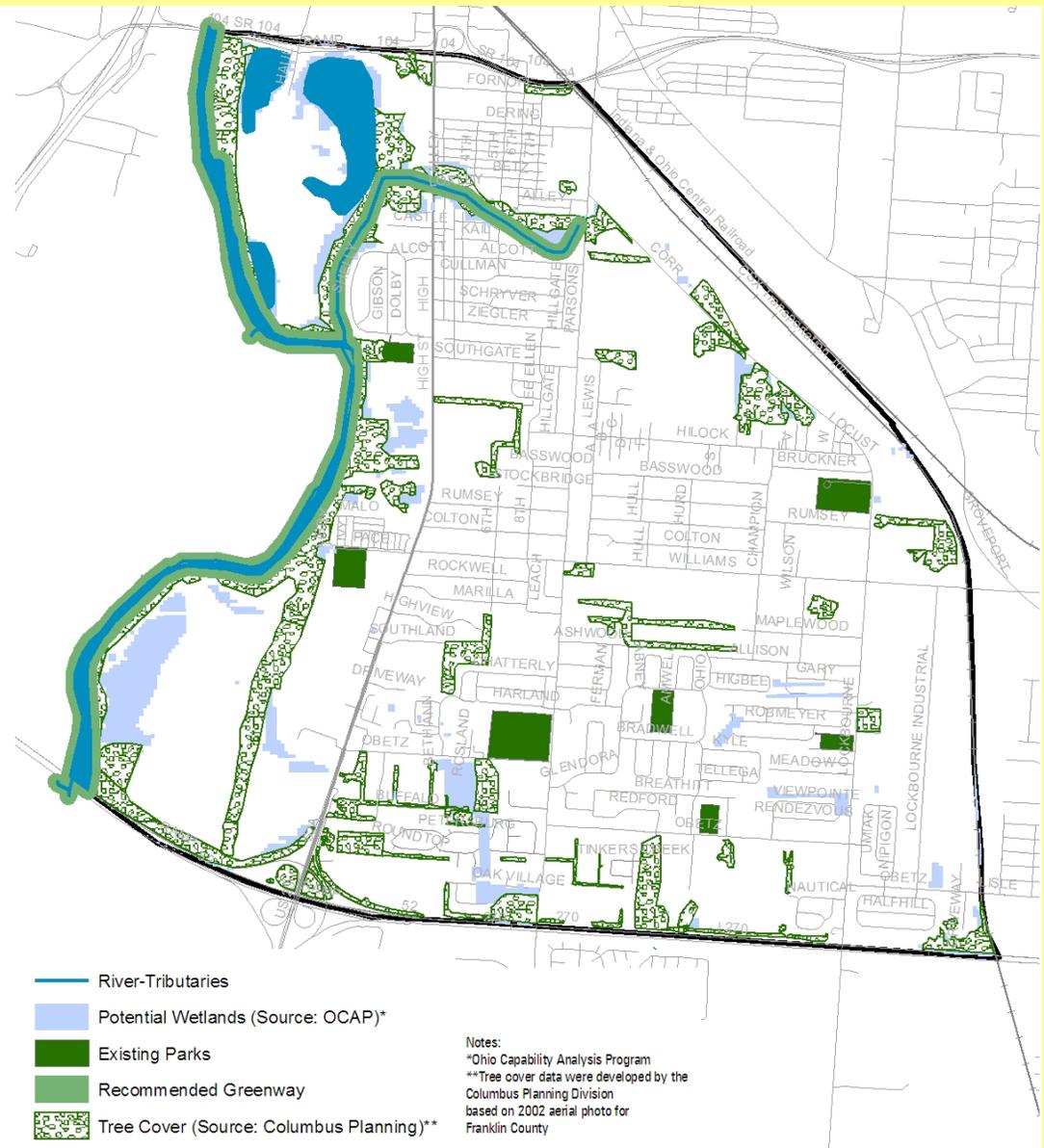
Economic Development

- Expand professional and office employment.
- Provide incentives for job growth that are consistent with the Land Use, Urban Design, and other plan elements.
- The development of new entertainment or destination events.
- Future commercial uses are located in the appropriate locations to utilize existing commercial space.
- Develop industrial development consistent with manufacturing design recommendations from this plan.



Natural Resources & Open Space

- Develop Scioto River and Kian Run corridors as greenways over time.
- Acquire land along the Scioto River and its tributary Kian Run for preservation of open space, water quality and low impact recreational purposes.
- Preserve trees, slopes, wetlands, ponds, and other environmentally sensitive areas within the Scioto River and Kian Run corridors.
- Incorporate natural environment into new developments in order to preserve natural features and enhance the quality of the neighborhood and property values.





Implementation

- Education, and Outreach
- Development Review Checklist
- Chart of Action Oriented Recommendations



Development Review Checklist

- **What is it?**
 - **Summary of development standards and recommendations in plan**
- **Who should use it?**
 - **Stakeholders should use the checklist when reviewing development proposals for consistency with plan.**
- **When should it be used?**
 - **Use it for zoning and variance requests, investments in community facilities and infrastructure, and other initiatives or request impacting the built environment**
 - **It is also intended as a means to provide a concise record of stakeholder input**



Action Oriented Recommendations

- **Strategic Recommendations for action on part of the Far South Side area in cooperation with the City of Columbus and other stakeholders**
- **Strategic Recommendation table**
- **It is recommended that upon adoption of the plan, the Far South Side civic associations and area commission utilize this table to prioritize recommendations and work toward implementation**



Next Steps

- ▶ Provide us your input by Aug. 16
- ▶ Present to Scioto Southland Civic Assoc. on Monday, Sept. 10 at 7 pm at the Good Shepherd Community Church
- ▶ Pending SSCA recommendation, present to Development Commission on Sept. 27
- ▶ Pending Development Commission recommendation, bring to Council



Questions?