

## Creating Quality 21st Century Neighborhoods

The overall development goal for Columbus is quality neighborhoods. The ingredients for creating quality neighborhoods are defined by the city's planning principles, policies, and standards. This is best expressed by the city's 21st Century Growth Team as "sustainable growth which includes both job growth and healthy neighborhood development. Healthy neighborhood development will assure that new neighborhoods will better support themselves and contribute to the community as a whole."

This is a city that is defined by its neighborhoods and their sustainability has long been a city goal. To better define this policy foundation the following principles are suggested.

Quality neighborhoods . . .

- ▲ Provide a full range of housing opportunities, including a variety of housing types, densities, ownership and rental choices, and affordability.
- ▲ Are served by a well connected street, pedestrian and bicycle network.
- ▲ Have mature street trees, parks, and provide access to natural areas for recreation and enjoyment.
- ▲ Are supported by a range of retail and service businesses and employment opportunities, preferably within walking distance or served by transit.
- ▲ Are served by accessible parks and recreational facilities.
- ▲ Are served by public schools, libraries, health care, and other community facilities.

## Planning Services

### Area and Neighborhood Plans

Area plans – and the subsets of neighborhood and corridor plans – are the traditional service provided by the division. A plan for the physical development (or redevelopment) of an area, neighborhood or district is prepared. The community is engaged through a participatory process that results in a consensus-based planning document. City Council adopts the plan as official city policy following review by the Development Commission

### Planning and Design Charrettes and Workshops

A charrette is an interactive and intensive planning event in which participants identify recommendations to address a location's physical and design issues. Charrettes and workshops focus on physical planning, urban design, and related issues. The division organizes and facilitates these tools with participants representing a range of stakeholders willing to work together using drawings, illustrations, maps, plans, etc. to jointly identify solutions in response to a common issue.

### Plan Revisions and Amendments

It is important that adopted plans be periodically reviewed and updated to ensure their relevancy. Planning Division staff consults with city leadership and stakeholders to determine the necessity, timing and scope of plan updates. Typically the update process should be expeditious and focus on key issues.



## What Does a Plan Do or Not Do?

A plan presents a consensus-based vision of the built and natural environments for an area or neighborhood for the next 10 years. This vision is defined by recommended land use and density patterns, urban design policies, and recommendations for supporting facilities and systems (transportation, other infrastructure, and community facilities).

A plan takes into account a variety of factors in achieving a vision – historical development patterns, urban form, land use, environmental features, zoning, transportation and infrastructure systems, economics, housing, and community facilities. It presents policies, guidelines, standards, and recommendations that define and implement the vision.

A plan establishes official city policy and provides guidance to public and private property owners, organizations, citizens, and other stakeholders regarding the vision of the plan. It is used in rezoning, Council and BZA variances, annexation reviews, and informs capital projects.

A plan does not resolve disputes between property owners. It does not address issues unrelated to the built and natural environment, such as health care, code enforcement, street lighting, and public safety. A plan does not "force" public and private entities to do something that they would not otherwise do. And a plan isn't zoning, though it provides the policy basis for future zoning and related development decisions.

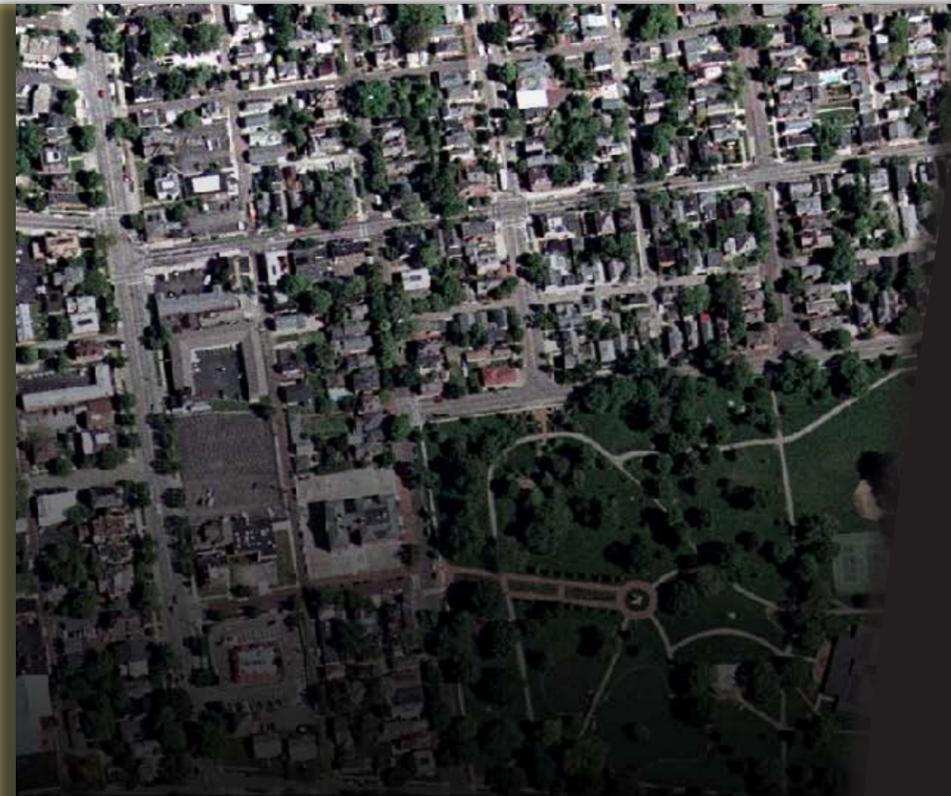
## Policy Foundation

There are a number of adopted policies and planning documents that establish a foundation upon which all area and neighborhood plans are undertaken. These documents are:

- ▲ Mayor Michael B. Coleman's Columbus Covenant 2000
- ▲ Columbus Comprehensive Plan (1993)
- ▲ 21st Century Growth Team
- ▲ Planning Division Principles

### For Further Information:

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City of Columbus  
Mayor Michael B. Coleman

## An Introduction to the Planning Division

Department of Development  
Boyce Safford III, Director  
Michael Stevens, Deputy Director  
Division of Planning  
Vince Papsidero, AICP, Administrator

# An Introduction to the Columbus Planning Division

**Welcome** to the Columbus Planning Division, one of several offices in the Development Department. Planning assists the people of Columbus in achieving a quality urban environment by preparing area and neighborhood plans, undertaking special planning-related projects, and preparing zoning code updates. The staff also works with developers and neighborhoods in the implementation of plan recommendations, such as the review of development cases and proposing commercial overlays. The Planning Division subscribes to the code of professional ethics adopted by the American Institute of Certified Planners. The division is comprised of the following sections.

## Administration

The Administration Office manages the day-to-day operations of the division, as well as major projects, and coordinates the work of all staff. The office provides planning support to the Development Director's Office and Mayor's Office, and coordinates communication with City Council. The office administers the annexation process and is coordinating division involvement in the zoning code update project. The office also staffs the Columbus Arts Commission.

## Long Range Planning

The Long Range Planning Section addresses a variety of development issues, such as the preparation and implementation of area plans for portions of the city experiencing territorial growth, working on new development policy and standards such as the Traditional Neighborhood Development (TND) zoning article, and analyzing growth issues. The section provides staff support to the Rocky Fork Blacklick Accord Panel, and Darby Accord Panel.

## Neighborhood Planning

The Neighborhood Planning Section focuses on the older, urban portions of the city – typically within the 1950 boundary – where issues of mixed use, walkability, and contextual design are of importance. The section prepares neighborhood plans, conducts economic analyses, and guides plan implementation through such tools as the Urban Commercial Overlay.

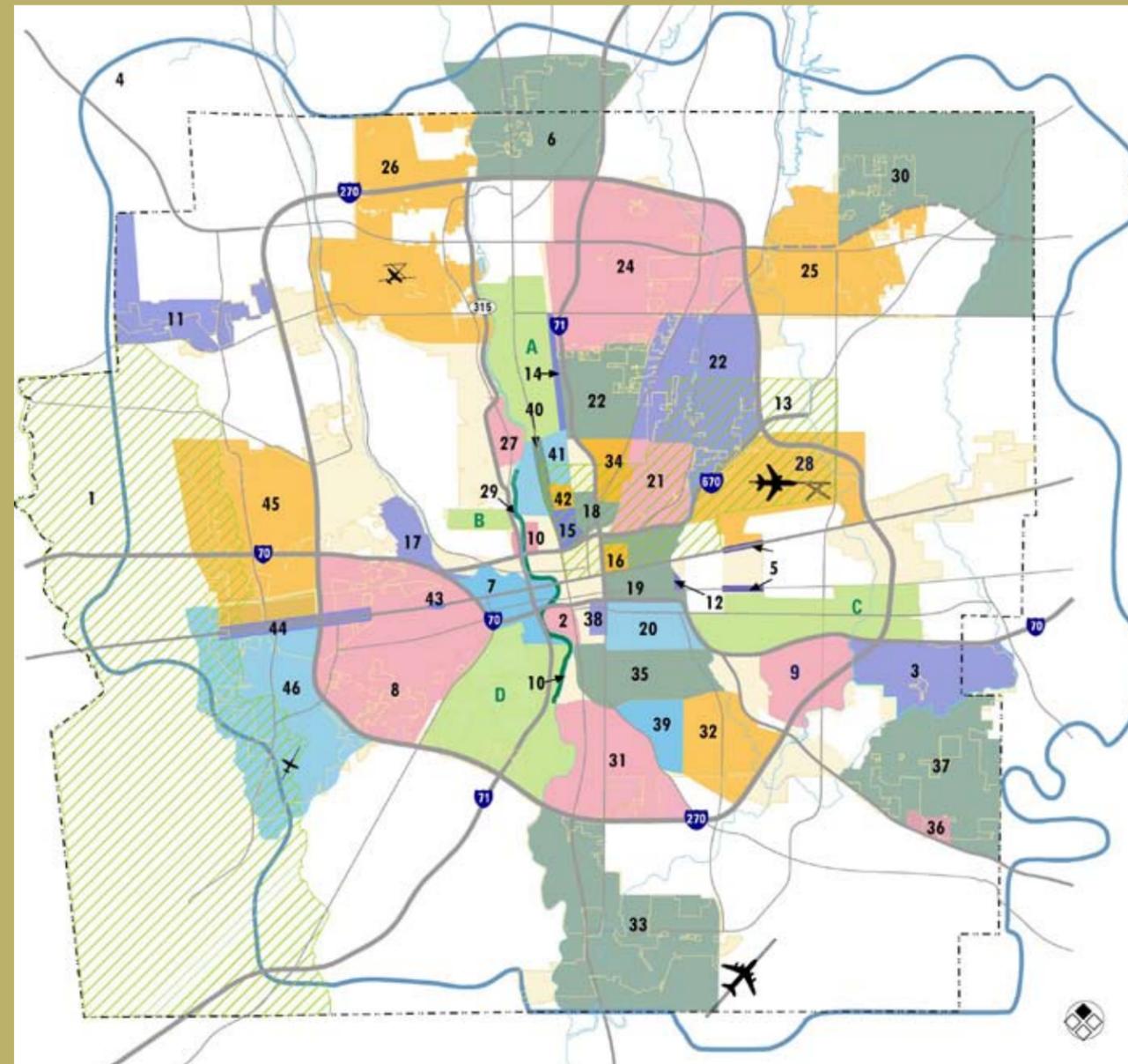
## Urban Design

The Urban Design Section provides design solutions and alternatives for the built environment that support area and neighborhood plans. Urban Design staff uses an approach emphasizing design principles and aesthetics to address development issues and to formulate basic standards promoting quality of development. The section also provides staff support to the University Area Review Board.



## Adopted and Underway Plans

A total of 46 separate plans have been adopted by City Council since 1989. An additional four are underway in 2008. The accompanying map and list provide a summary. All adopted plans and documents related to the plans that are underway can be found at [www.columbus.gov](http://www.columbus.gov) under the Columbus Plans and Overlays link on the web site's front page.



## Adopted Plans

1. Big Darby Accord (2006)
2. Brewery District Plan (1993)
3. Brice/Tussing Area Plan (1990)
4. Columbus Comprehensive Plan (1993)
5. Eastmoor Main and Broad Street Corridor Revitalization Plan (2007)
6. Far North Plan (1994)
7. Franklinton Plan (2003)
8. Greater Hilltop Plan (2001)
9. Hamilton Road Corridor/Eastland Area Revitalization Plan (2008)
10. Harrison West Plan (2005)
11. Hayden Run Corridor Plan (Interim) (2004)
12. Holtzman-Main Neighborhood Plan (2001)
13. I-670 Corridor Development Plan (1989)
14. Indianola Avenue Corridor Plan (2003)
15. Italian Village East Redevelopment Plan (2000)
16. King-Lincoln District Plan (2002)
17. McKinley Avenue Corridor Plan (2002)
18. Milo-Grogan Neighborhood Plan (2007)
19. Near East Area Plan (2005)
20. Near Southside Plan (1997)
21. North Central Plan (2002)
22. North Linden Neighborhood Plan (2003)
23. Northeast Area Plan Update (2007)
24. Northland Plan: Volume I (2001)
25. Northland Plan: Volume II (2002)
26. Northwest Plan (2007)
27. Olentangy River Road Urban Design Plan (2003)
28. Port Columbus Area Development Partnership (2008)
29. Riverfront Vision Plan (1998)
30. Rocky-Fork Blacklick Accord (1997)
31. Scioto Southland Area Plan (2007)
32. South Alum Creek Neighborhood Plan (2003)
33. South Central Accord and Amendments (1997)
34. South Linden Neighborhood Plan (2005)
35. South Side Plan (2002)
36. Southeast Area Plan/Bixby Road Economic Develop. Amendment (2007)
37. Southeast Area Plan (2000)
38. Southside Plan Amendment-Merion Village/Schumacher Place (2008)
39. Tri-South Neighborhood Plan (2004)
40. University/High Street Plan (2000/2002)
41. University Neighborhoods Revitalization Plan (1996)
42. Weinland Park Neighborhood Plan (2006)
43. West Broad Street Economic Development Strategy (2005)
44. West Broad Street Streetscape Improvement Plan (2007) (not adopted)
45. West Columbus Interim Development Concept (1991)
46. Westland Plan (1991)

## Underway Plans

- A. Clintonville Neighborhood Plan
- B. Fifth by Northwest Neighborhood Plan
- C. Livingston East Area Plan
- D. Southwest Area Plan