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RETURN To:

JACKSON TOWNSHIP
P.O. BOX 517
GROVE CITY, OH 43123

COMPREHENSIVE PLAN

Jackson Township, Franklin County, Ohio

Adopted By the Jackson Township Trustees by
Resolution No. 91-138 on October 8, 1991

Prepared With The Assistance Of:
MID-OHIO REGIONAL PLANNING COMMISSION

morpc

October, 1991

COPY

COMPREHENSIVE PLAN

Jackson Township, Franklin County, Ohio

To the Reader:


Jackson Township has long been home to many good people. It is a wonderful place to raise a family, educate children, and live a long and bountiful life. As we look ahead to the future, the Trustees and many of our fellow citizens have together established this framework.

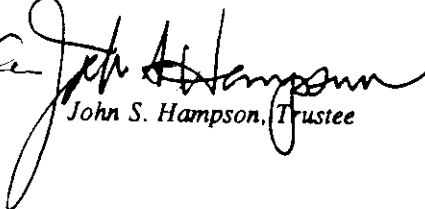
In preparing this document, the ideals, values and priorities of Township residents are clearly reflected in the recommendations that seek to manage land use and guide future change. The Jackson Township Comprehensive Plan is intended as a blueprint to influence public and private decisions.

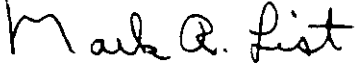
This document is not cast in stone and should evolve and reflect changes in the Township, changes that relate to who we are and how we perceive this community in the future. This plan is a living document that serves to unite all Township residents in our individual endeavors, bringing together the best we have to offer.

Thanks and appreciation are extended to the many individuals that participated in this process, in particular those Township residents who sat on the Steering Committee.

With these goals in mind, we present to the Township this plan.


Donald F. Miller, Chair
Jackson Township Trustees


John S. Hampson, Trustee


Mark R. List, Trustee

EXECUTIVE SUMMARY

Jackson Township Comprehensive Plan

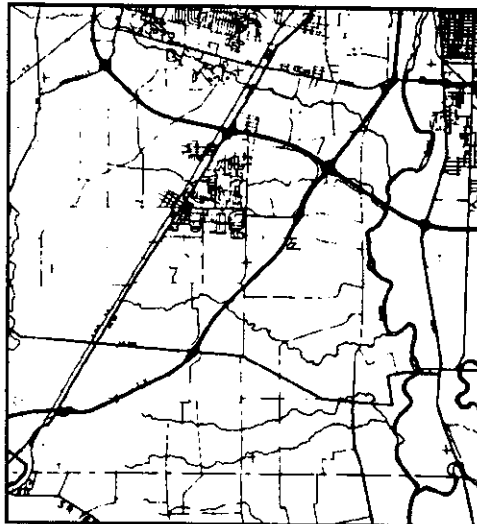
The Jackson Township Comprehensive Plan presents a series of policies that are intended to direct land use and future development with unincorporated Jackson Township. This document is the culmination of an 18-month process that established public policy based upon public input, assessed the natural and built environment, forecasted future growth trends, and identified an appropriate land use concept for the planning period.

Jackson Township plays an important role in southwestern Franklin County and occupies a unique niche in the metropolitan region, filling the gap between rural portions of Franklin and Pickaway Counties and the more urban/suburban environment of Grove City, Urbancrest and Columbus. This position, commonly called "exurban," presents its own set of unique issues and concerns.

Because Jackson, like other Franklin County townships, is not equipped to provide central utility services (water and sanitary sewer) under the Columbus defined utility structure, the natural environment plays a greater role in public and private land use decisions. These factors can be extremely constraining and often times limit property decisions. Simultaneously, opportunities exist for protecting and promoting the historical landscape within the Township, which is

comprised of working farms.

Local built factors also impact land use, but in a different way. Grove City growth trends influence unincorporated areas, as does the public solid waste facilities located in the Township. Other influencing factors include historic and archaeological areas, electrical transmission facilities, City of Columbus trunk sewer line, and the arterial system.



A key component of this planning process has been public input, which has involved several steps: the citizen-based Steering Committee which oversaw this effort, a detailed household survey, the production and distribution of several issue papers, several public meetings, media coverage, and a formal public hearing.

The purposes of this Comprehensive Plan are three-fold: to assist the Township in administering its zoning program; to provide private property owners, developers, and others a sense of the Township's priorities relative to land use and development; and to provide direction to various service-related interests. Implementation of the Plan and its recommendations will occur over a period of time and involve various Township bodies.

The Comprehensive Plan is not a fixed presentation, but should be considered

flexible and evolving. It is a tool to assist all public decision makers. Periodic updates will be necessary to ensure that the Plan consistently reflects public priorities and values.

SPECIAL THANKS

Special thanks and appreciation are extended to the Jackson Township staff, in particular Bob Collins, Zoning Officer, for their assistance during this project; to the City of Grove City for providing meeting space to the Steering Committee and Technical Review Committee; to those members of the Technical Review Committee who personally participated in this project, in particular Mike Long, Executive Director, Franklin County Regional Solid Waste Management Authority, and his staff; to the Automated Mapping Division, Franklin County Auditor's Office, for providing base map information; and to the Grove City Public Library for making available to the public copies of the various documents produced during this project.

VAP (8/28/91)

JACKSON TOWNSHIP COMPREHENSIVE PLAN

JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

JACKSON TOWNSHIP TRUSTEES

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John S. Hampson
Mark R. List

Janet Shailer, Township Clerk
Robert L. Collins, Zoning Administrator
Barbara Whittington, Secretary

COMPREHENSIVE PLAN STEERING COMMITTEE

Richard Barbee
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Jerry Blackburn
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Tom Smock
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TECHNICAL REVIEW COMMITTEE

City of Columbus, Planning Division
City of Columbus, Sewerage and Drainage Division
City of Grove City
Franklin County Board of Health
Franklin County Engineer's Officer
Franklin County Soil and Water Conservation District
Franklin County Regional Solid Waste Management Authority
MORPC, Transportation Department
South-Western City Schools
Village of Urbancrest

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1.0

INTRODUCTION

JACKSON TOWNSHIP COMPREHENSIVE PLAN

1.1 WHAT IS THE COMPREHENSIVE PLAN?

What does the future hold for Jackson Township? What are the values and priorities of its residents? What characteristics and assets form the lifestyle found in the Township? These are some of the basic questions that have been at the forefront in the Township's deliberations as this Comprehensive Plan has been prepared.

Community building, maximizing positive qualities, and limiting negative constraints is the process by which this Plan will create concrete results. The vision that is presented here is of a community that cherishes the American Dream, while protecting the historical qualities that are the foundation of Jackson Township: open space, working farms, families.

The challenge for Jackson Township and its residents lies in the limitations placed upon the township form of government by state law, as well as the Township's "caretaker" role as properties are annexed to a municipality for the provision of central water and sanitary sewer services.

1.1.1 POLICIES AND ASSESSMENTS

The Jackson Township Comprehensive Plan presents a series of policies and recommended actions for managing land use and development within the Township's unincorporated area. These locations fall under the authority of the Jackson Township Trustees as provided by the Township's adopted zoning resolution.

At the same time, the Comprehensive Plan provides an assessment of natural and built conditions which influence development throughout the Township

regardless of political jurisdiction. The Township is a complex community that is comprised of various jurisdictions: Grove City, Urbancrest, Columbus, and unincorporated Jackson Township.

1.1.2 DEFINING THE PLAN

The Jackson Township Comprehensive Plan can be defined by several basic characteristics:

(A) **Vision** - The Plan presents a vision for the future, one based upon the values identified in household surveys and community goals established by the Steering Committee and Township Trustees. This vision is most clearly found in the Land Use Element's recommendations which provide physical guidelines for managing land use and development within the unincorporated areas.

(B) **Comprehensive** - The Plan is comprehensive in scope, covering all major areas relative to planning: policy, natural environment, built environment, public services, and land use. This scope is somewhat limited in that township government is limited in its ability to manage the built environment. Certain functions and responsibilities are beyond the Township's ability to directly control, such as residential building regulations which are handled at the county level, or stormwater drainage, also managed at the county level.

(C) **Long-Range** - The Plan is long-range in scope, presenting land use recommendations for a 20-year planning period (1990-2010). A 20-year time frame is very typical for comprehensive plans, reflecting an effort to influence development into the near distant future. Many recommendations presented in the Comprehensive Plan will occur in a shorter time frame, and conditions may alter before reaching 2010. It is certain that conditions will change as time continues which cannot necessarily be predicted at this writing. This Plan, therefore, is not etched in stone and must be reviewed periodically, perhaps every five years, to determine whether changing conditions necessitate an update.



1.2 TODAY'S SETTING: TOWNSHIP IN TRANSITION

Jackson Township occupies a unique but not unusual position in Franklin County, filling a gap between urban/suburban development and more rural areas to the south. This position is transitional in nature and creates unique pressures that are difficult to address within the limitations of township-based government.

Jackson Township is typified by scattered single family homes on large lots, many of which are five acres or larger in size, and abundant agricultural acreage. Limited scattered commercial businesses are found as well.

The continuing development demand has been and will continue to be single family homesites. Many persons desire a small piece of the rural countryside without the tax burdens of living within a municipality (but also lacking many of the services commonly found within cities). While this demand can be easily met, it results in long-term land use changes that alter the once rural landscape.

A simultaneous phenomenon, which is unique to Central Ohio, is the limitation of central water and sanitary sewer extensions. Through agreements structured by the City of Columbus, a regional service area is defined by municipal annexations. Water and sewer services cannot be extended outside municipal boundaries without annexation if such service is derived from the City of Columbus. And service areas have been defined as well, which place a degree of limitation on suburban growth areas.

Townships in Ohio are public service "caretakers" for properties that may eventually be annexed to a

neighboring municipality. The responsibility inherent in this caretaker position is one of appropriate and wise land use management. For as central services are extended into a formerly rural area, drastic land use changes will occur. For townships this creates the need for prudence in addressing zoning requests for the good of the greater community.

1.3 HISTORICAL DEVELOPMENT

Jackson Township was officially organized and boundaries established in 1815 in an area that was originally a part of Franklin Township. This occurred only 12 years after the creation of Franklin County, an area which had formerly been a part of Ross County.

This area was a part of the Virginia Military District whose eastern border was the Scioto River. Warrants were issued to Virginia veterans of the Continental Army and could be claimed wherever prior claims for property had not been made. The District was not surveyed into ranges and townships as the eastern half of Franklin County, with a partial result confusion and disagreement over property boundaries and ownership.

Until the late 1850s, Jackson Township was isolated from the balance of Franklin County and specifically Columbus and Franklinton. Three significant roadways were constructed in this period, all of which opened the Township to transportation, commerce, and settlement. The new roadways were:

- (A) The Columbus and Harrisburg Turnpike (U.S. 62) was constructed in 1848-49 at a cost of \$35,602.
- (B) The Cottage Mills and Harrisburg Pike (S.R. 665) was constructed in 1852 at a cost of \$13,000 to link Columbus and Portsmouth Turnpike (U.S. 23) with Columbus and Harrisburg Turnpike.
- (C) The Franklin and Jackson Turnpike (S.R. 104) was constructed in 1852 at a cost of \$7,000 to \$8,000.

In 1840 the Township contained 784 residents, but

within 10 years that population had doubled to 1,550. By 1853 the Township was comprised of 12 school districts with a combined enrollment of 676 children.

In 1852 the village of Grove City was laid out, by W.F. Breck, Esq., and a post office was established. By 1858 Grove City had 30 families, two stores, one tavern, one physician, a large school, and three churches. There was no grist mill in the Township, but several saw mills served the growing community.

In Jackson Township three churches, all of the methodist denomination, had been erected by 1858: the "Hopewell" on Franklin and Jackson Turnpike; the "Concord" near Cottage Mills and Harrisburg Pike; and the "Hickory Seminary" which contained both a church and school house.



1.4 HOW WAS THE PLAN PREPARED?

Public efforts such as a comprehensive plan require the energy and intellectual input of many different players, some with specific agendas or interests. Organizing and formalizing this degree of participation is the primary focus of the planning process. The Jackson Township Comprehensive Plan is the product of a multi-level process in which numerous individuals and organizations served as participants.

A series of issue papers were prepared as background information. The Public Policy Issue Paper summarized and analyzed the results of the household survey, and identified major policy issues. The Natural Environment, Public Services and Facilities, and Land Use Issue Papers presented an inventory and analysis of existing conditions and identified planning issues in each area for the Steering Committee to address.

1.4.1 JACKSON TOWNSHIP TRUSTEES

The Jackson Township Trustees oversaw the general aspects of the planning process and formally reviewed and adopted the Plan as Township planning policy. The Trustees participated in Steering Committee meetings, providing relevant input and historic perspective that assisted the committee members in their deliberations.

1.4.2 COMPREHENSIVE PLAN STEERING COMMITTEE

The purpose in having a citizen-based committee oversee the planning process was to ensure that the residents of Jackson Township had a direct say in preparation of the Comprehensive Plan. The Township was sensitive to this need and was committed, through the committee, household

survey, and public meetings, to ensure that Township residents had every means possible to participate in this effort.

A Comprehensive Plan Steering Committee was established by the Township Trustees to oversee the detailed aspects of preparing the Plan, including detailed guidance on planning-related and policy decisions. The Committee was comprised of citizens representing Township residents, businesses, and the farming community. Many members have been previously active in Township affairs and have served in various capacities.

The Township Zoning Administrator played a key role as an adjunct member of the Committee, providing zoning and land use insight to the process.

The Committee met on a monthly basis for a 16-month period, and was provided written assessments, draft working papers, and draft plan elements for review and comment. The Committee was looked upon for guidance and decisions, setting policy and the Plan's ultimate direction. Committee members were present at several of the public meetings.

1.4.3 TECHNICAL REVIEW COMMITTEE

A Technical Review Committee was established to bring to the process input from various county-level agencies that participate in development regulations within the unincorporated area (e.g. Franklin County Engineer), as well as related public entities that impact the Township or are impacted by the Township (City of Grove City). A list of the participating agencies is found before the Introduction.

The Committee was asked to review a draft of the Comprehensive Plan, as well as the four issues papers, and to provide any comment or input from their unique perspectives. This input was reviewed by the Steering Committee and adjustments were

made to the Plan where deemed appropriate.

One of the intended goals of creating a Technical Review Committee was including those County agencies that would assist in implementing the Plan during the development process. Their participation and support is crucial to assisting Jackson Township in seeing this Plan through to fruition.

1.4.4 CITIZEN INVOLVEMENT

Citizen involvement in Jackson Township's comprehensive planning process occurred in several ways:

- (A) The Steering Committee which was comprised of citizens.
- (B) Household surveys which, as discussed in the Public Policy Element, provided a detailed means of assessing public input.
- (C) All four issue papers and drafts of the Comprehensive Plan were made available to the public for review at the public library in Grove City, Township, and MORPC offices.
- (D) Three public meetings were held at which those in attendance were able to comment upon the Plan and its elements.
- (E) Media coverage provided additional information through several local newspapers.
- (F) A public hearing was held by the Trustees.

1.4.5 MID-OHIO REGIONAL PLANNING COMMISSION

The Mid-Ohio Regional Planning Commission (MORPC) was asked by the Jackson Township Trustees to assist the Township in preparing the Comprehensive Plan. MORPC staff through Developmental Controls Department were hired on a contractual basis to provide these planning services. The Commission itself, outside of the staff, did not have a formal role in this process.

1.5 HOW IS THE PLAN IMPLEMENTED?

1.5.1 REGULATORY MEASURES

The major focus of comprehensive planning is land use and the means of implementing land use goals is through zoning. Jackson Township has adopted a zoning resolution and thereby maintains the key mechanism for implementing land use goals as presented in the Comprehensive Plan. This will be accomplished by the adoption of a comprehensive rezoning map for the unincorporated portions of the Township that reflects the land use goals of the Plan and through amendments to the zoning resolution which implement functional changes to the zoning system in response to Plan goals. The Land Use and Implementation Elements of the Plan provide detailed discussions on this subject.

1.5.3 SERVICE MEASURES

Service issues are addressed in the Public Services and Facilities Element, and a number of recommendations are presented to address several related concerns. Stormwater drainage, road improvements, and community preservation are issues that further implementation of the Comprehensive Plan.

1.5.3 REGULAR UPDATING

The Comprehensive Plan should be reviewed on a regular basis, perhaps every five years, to determine the degree that recommendations have been implemented and whether changing conditions are altering the appropriateness of Plan recommendations. This review could be accomplished by one of the following bodies or through combined efforts: Jackson Township Trustees, Jackson Township Rural Zoning Commission, Zoning Administrator, or a reconstituted Comprehensive Plan Steering Committee.



1:6 COMPREHENSIVE PLAN OUTLINE

The Jackson Township Comprehensive Plan follows the following outline.

1.6.1 INTRODUCTION

The Introduction serves as a user's guide to the Comprehensive Plan, introducing the general subject to the reader, as well as this document in particular. Topics discussed include: preparation of the Plan, implementation of the Plan, an outline of the Plan, and a definition of the planning area.

1.6.2 PUBLIC POLICY ELEMENT

The Public Policy Element presents policy that serves as the foundation for the Comprehensive Plan. This includes a discussion of the policy setting within the planning area, the primary goal statement, secondary goal statements, and a discussion of the input received from the public.

1.6.3 NATURAL ENVIRONMENT ELEMENT

The Natural Environment Element focuses on the natural environment and opportunities and constraints that affect land use. This includes a review of existing conditions, such as geology, soils, topography, drainage, tributaries, woodlands, and planning goals.

1.6.4 PUBLIC SERVICES AND FACILITIES ELEMENT

The Public Services and Facilities Element presents a discussion of public services and facilities that impact and/or serve the public within the planning area. This includes the circulation system (roadways), stormwater drainage, and parks. Certain services, such as central water and sanitary sewer, are outside the purview of Jackson Township

and are generally only available through annexation to either Grove City or Columbus.

1.6.5 LAND USE ELEMENT

The Land Use Element presents the land use analysis and goals that are a part of the Comprehensive Plan. This includes a review of regional planning issues that impact the Township, an assessment of projected population trends within the planning area, a review of current Grove City land use and annexation policies, an assessment of factors that impact land use in the planning area, a presentation of the land use concept for the Township, a detailed analysis of land use issues within specific planning areas, and recommended zoning mechanisms.

1.6.6 IMPLEMENTATION ELEMENT

The Implementation Element presents certain specific topics relative to implementation of the Comprehensive Plan and specific goals contained within the document. This includes a summary of the Plan's recommendations, identifying time frame and responsible parties, and a development checklist.

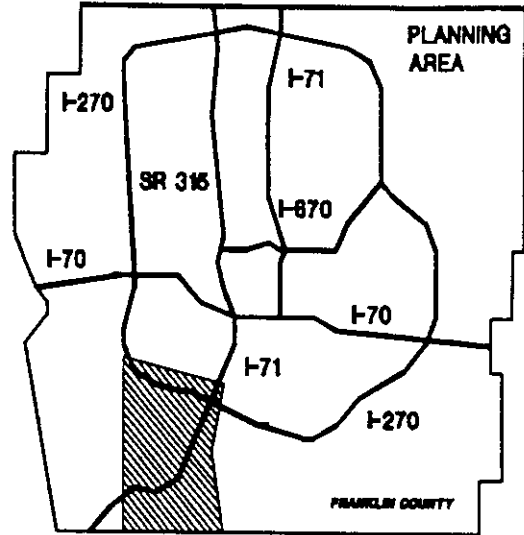
1.6.7 APPENDIX

The Appendix presents supplementary material that is pertinent to the Comprehensive Plan to assist the reader in understanding the technical aspects of the Plan. This includes a glossary of relevant planning terminology.



1.7 JACKSON TOWNSHIP PLANNING AREA

The Jackson Township planning area is bounded by the original township boundaries and contains about 25,450 acres. Within this area are several components; unincorporated Jackson Township (27.6 square miles), Grove City (10.3 square miles), Urbancrest (0.3 square miles), and Columbus (1.5 square miles). Such an extensive collection of urban/rural/suburban jurisdictions creates a complex area. This complexity challenges Jackson Township in implementing its planning goals. A map of the planning area is included in this Introduction.



MAP 1
Jackson Township Planning Area

2.0

PUBLIC POLICY ELEMENT

JACKSON TOWNSHIP COMPREHENSIVE PLAN

2.1 INTRODUCTION

One of the societal values of citizen participation is that it allows each citizen the right to influence governmental decision-making. Citizen participation is viewed as revitalizing democratic practice in general by giving opportunities for local self-government to the "average" citizen - a return to grass roots democracy . . .

It is argued that when citizens have been actively involved in the decision-making process they are more aware of the possible problems and are more willing to live with the consequences than they are when decisions are imposed from the outside.

The Practice of Local Government Planning,
International City Management Association

A comprehensive plan requires policy to direct its investigation and to serve as a basis for formulating recommendations. For any plan to accurately reflect the values, needs, and desires of the people to whom it serves, the plan must be based upon direct public input.

The policy presented here has been established through extensive public input and was molded by the Steering Committee. The Public Policy Element serves to establish the policy framework which has guided the Plan through to its inception and identifies the goal statements that have been adopted as a part of the Comprehensive Plan.

The public input process established as part of the this planning process involved the following steps:

- (A) A survey was distributed to 500 randomly selected households within unincorporated Jackson Township. (A detailed discussion follows in Section 2.5.)
- (B) A Public Policy Issue Paper was prepared as a summary and analysis of the survey results.
- (C) Public Meeting No. 1 was held to present and discuss the Public Policy Issue Paper.
- (D) Three additional issue papers were prepared (Natural Environment, Public Services and Facilities, and Land Use) and copies were made available to the public for review at the Grove City public library, Township offices, and MORPC offices.
- (E) Public Meeting No. 2 was held to discuss the second group of issue papers and to present the Land Use Concept for review and comment.
- (F) A draft Comprehensive Plan was prepared and copies were made available to the public for review.
- (G) Public Meeting No. 3 was held to present the final draft and solicit comments.
- (H) Formal public hearings were held by the Township Trustees to consider and formally adopt the Comprehensive Plan.



2.2 POLICY SETTING: A CONCERN FOR COMMUNITY

As the Steering Committee pondered Jackson Township and its future, a number of important issues were identified which focused upon the Township as a "community." These included future growth trends that occur hand-in-hand with annexation, as well as more profound changes that have taken place within the Township itself. The key question raised: Has the urbanization of Franklin County forever altered the Township as a community?

2.2.1 CHANGE IN IDENTITY

Residents of Jackson Township at one time considered themselves part and parcel with the Township. But today this identity has changed and residents appear to identify themselves more with the City of Grove City. No longer do residents "out in the country" refer to themselves as living in Jackson Township, they are "living in Grove City."

As a result the Township has lost a sense of itself as a place. It is difficult to identify the Township with a given image. Nothing unique to the Township exists that creates such an image and some persons find it difficult to describe the Township as a place, other than to say that the Township contains farms and homes.

2.2.2 CHANGE IN ATTITUDE

With this change in image has come a perceived decline in community spirit, neighborliness, and the qualities that made living in the country more enjoyable. No longer do people appear to be willing to help their neighbors, except in times of hardship, and six-foot wood privacy fences appear growing in popularity.

This trend may reflect general changes throughout our country, as people become more successful and therefore independent, not requiring neighborly assistance as often as one use to. It may also reflect the lack of time people have, with both heads of households working to support the family.

2.2.3 CITIZEN INACTION

One result of these changes has been a decline in the number of people who generally participate in local government. The township form of government is noted as being closest to the people, yet it is noted that the few times people come to a Trustees meeting have been to complain about a neighbor or problem with government service (real or perceived). Where are the future public leaders and how do we keep them involved in local government?

What does the future portend for Jackson Township? This Comprehensive Plan has the aim of affecting the outcome by interacting with the natural and built environments. The Public Policy Element is based upon the general concerns raised here. Whether these concerns can be effectively addressed will be determined in the future.

2.3 PRIMARY GOAL STATEMENT

The primary goal statement is intended as the basis for the Comprehensive Plan recommendations. It is followed in Section 2.4 by a series of secondary goal statements which support the Plan's central focus.

In considering the planning process goals, the Steering Committee identified a single policy statement as overriding. This statement identifies the importance placed upon appropriate growth within a suitable development rate and which is beneficial to the entire Township. It speaks of well managed development that is sensitive to the needs of Jackson Township. The following is the primary goal statement:

It is a goal of Jackson Township to properly manage future growth within unincorporated Jackson Township to ensure that such growth is appropriate, well-timed, and benefits the general well-being of the Township as a whole.

The annexation history as it has occurred in the Township is of concern because it has been somewhat haphazard (reflecting individual development opportunities) and has resulted in isolated pockets of unincorporated areas. The haphazard development pattern and these isolated pockets present service and public costs problems for respective jurisdictions.

In this Plan the Township stresses the need to proactively guide growth to those areas where it is most appropriate. Development should occur in a logical pattern that doesn't tax both public dollars and public infrastructure. Land use impacts will be minimized when coherent development patterns are followed.



2.4 SECONDARY GOAL STATEMENTS

To further guide long-range planning in Jackson Township and build upon the primary goal statement, secondary goal statements are presented below.

- (A) It is a goal of Jackson Township to ensure that future development is sensitive to the natural constraints that exist within the Township and to promote mitigation and sensitivity in siting future development.
- (B) It is a goal of Jackson Township to retain to the fullest extent possible its existing natural features and other environmental and aesthetic assets, including woodlands, open space, and wetlands.
- (C) It is a goal of Jackson Township to accommodate a variety of land uses that don't require access to centralized sanitary sewer and water service, including agriculture, low density residential uses, limited commercial uses, limited industrial uses, public and private recreational uses, other public uses, and related uses where appropriate, and land retained permanently in its natural state.
- (D) It is a goal of Jackson Township to encourage and protect working farms as appropriate components of the rural life-style found in Jackson Township.
- (E) It is a goal of Jackson Township to encourage residential land uses where natural constraints don't limit on-site waste water treatment and disposal systems, water sources, general construction practices, and stormwater drainage.
- (F) It is a goal of Jackson Township to encourage focused commercial development in limited clusters where appropriate and where natural constraints don't limit on-site waste water treatment and disposal systems and water sources.
- (G) It is a goal of Jackson Township to encourage limited industrial development where appropriate given both natural and built constraints, including the lack of centralized sanitary sewers and water.
- (H) It is a goal of Jackson Township to identify and prioritize those areas most affected by poor stormwater drainage, to seek various means and remedies for addressing these areas, and to proactively prevent any new problem areas from being created.
- (I) It is a goal of Jackson Township to create to the fullest extent possible additional environmental and aesthetic assets, including recreational facilities and permanent open space, for the benefit of Township residents.
- (J) It is a goal of Jackson Township to limit within the Township's ability the quantity and placement of transmission antennas to those locations most appropriate for such uses.
- (K) It is a goal of Jackson Township to create a community in which residents will take an active part in supporting and managing their community, and, in so doing, will create and maintain on-going dialogue with Township leadership.
- (L) It is a goal of Jackson Township to seek the development and adoption of a cooperative growth strategy with the City of Grove City and the Village of Urbancrest which is mutually beneficial for all parties involved. Coordination with the City of Columbus would be beneficial to this goal.

2.5 POLICY BACKGROUND: PUBLIC PARTICIPATION

The public played a vital role in the comprehensive planning process, from initial input to final review and comment, setting the stage for analyzing and formulating planning policy. The key stage for soliciting public input occurred with the circulation of a household survey.

A two-page survey was mailed to 500 households located in unincorporated Jackson Township, randomly selected from Franklin County Auditor's Office property records. About 203 completed forms were received, reflecting a return rate of 41 percent which far exceeds the typical rate of 20 percent for a mail return survey.

The survey was structured by the following five major sections: community needs and services; growth and planning issues; specific Township issues; future land use; and household demographics.

2.5.2 SURVEY RESULTS

The household survey results are presented in four major categories based upon an analysis of the input received. A detailed listing of the results by question can be found in the Public Policy Issue Paper.

(A) Rural Lifestyle - It was evident throughout the survey responses that respondents were concerned with protection of the lifestyle that they shared, defined as a low density, rural residential environment strongly defined by working farms. For instance, about 80 percent indicated their

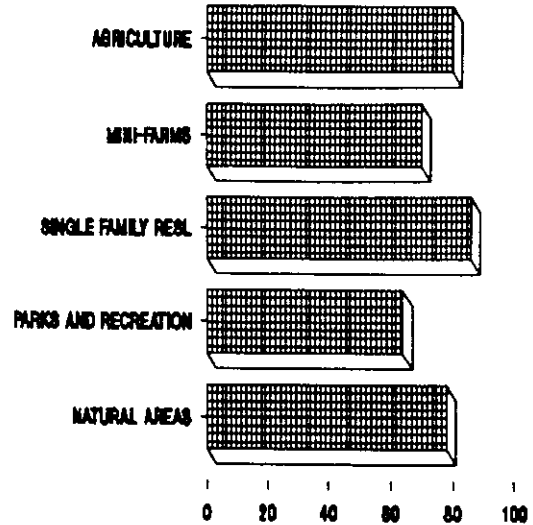


Figure 1: Household Preferences for Future Land Use by Percentage Responding

support for agriculture as an appropriate land use. Also, about 70 percent of respondents supported creation of a special zoning district to protect farmland from development.

However, while strong support was shown for preservation of agriculture and its appropriateness as a land use, there also was strong support for mini-farms (about 70 percent of respondents). Mini-farm developments typically convert productive farmland into less productive five-plus-acre lots.

In defining a rural lifestyle, it is important to note that respondents appear to be identifying a rural, residential lifestyle. Few respondents (about 15 percent) are active farmers, either full- or part-time. And the majority (71 percent) work outside both Jackson Township and Grove City.

(B) Managing Growth - Clearly respondents indicated a strong preference for managing growth, and showed a concern for the negative results of uncontrolled or fast growth. A very strong vote



was extended in favor of properly controlled growth, with 84 percent agreeing that this would be "good" for Jackson Township. At the same time, 68 percent agreed that the Township, Grove City, and Urbancrest should develop a cooperative growth strategy.

Given the more intensive development pattern in Grove City, Township residents appear threatened and impacted by Grove City development trends. About 34 percent said Jackson Township was growing too fast, while a larger margin indicated Grove City was growing too fast, about 54 percent.

Perhaps as a result of this concern for growth in Grove City, about 67 percent of the respondents stated that they would not favor annexation to Grove City. On a related matter, about 47 percent agreed that the Township should pursue a township-based water and sewer district.

(C) Future Land Use - A clear message was apparent as respondents in the survey were asked to rank future land uses and provided open-ended comments. Single family residential, mini-farms, agriculture, natural areas, and parks and recreation were the preferences. These results reflect a rurally-based lifestyle that is focused on low density residential development, farming, and open space.

An issue for the Township will be preservation of agriculture and open space as low density residential development continues. Such development patterns consume large quantities of land, with mini-farms in particular occupying five-acre or larger tracts of once productive farmland. How will the Township balance the need to protect a rural landscape while accommodating new residents? How will these new desires balance the needs of current residents who purposely moved to a rural area?

These issues are typical of an exurban area on the fringe of a metropolitan city that is facing continued suburban-type growth pressures. Not only is Grove

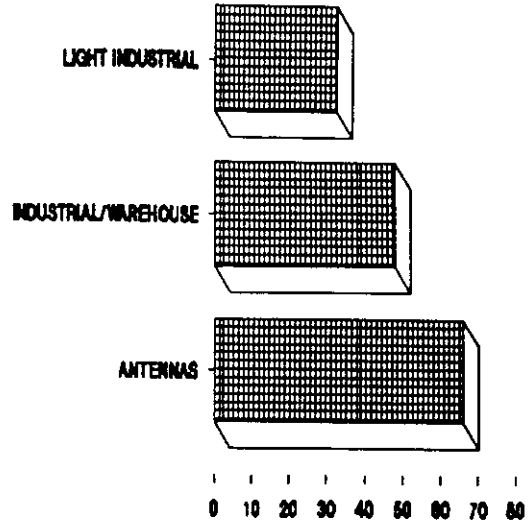


Figure 2: Future Land Uses Considered Undesirable by Households

City expanding its boundaries, but low density rural residential development is continuing within the unincorporated areas.

A secondary issue relative to respondents' land use priorities relates to Township finances. Residential development does not provide sufficient property taxes to support public services. Additional public costs must also be considered. Commercial and industrial development provides a tax base that balances residential development. However the lack of Township-based central water and sewer services makes it difficult to attract commercial and industrial development within unincorporated Jackson Township. This is a traditional problem for township-based government that is not easily resolved.

Transmission antennas were clearly labeled as unwanted and inappropriate in the Township. As a preferred land use, respondents ranked transmission antennas as undesirable or very undesirable by a combined 66 percent. Several comments stated that

such antennas were not "aesthetically appropriate."

Public facilities were treated with mixed results as a preferred land use, with 45 percent considered desirable or very desirable and 34 percent neutral. But from a commentary standpoint, many respondents highlighted the Franklin County Landfill as not appropriate in the Township. Concerns cited environmental impacts (real or perceived) and aesthetic concerns. It can be assumed that any new facilities of a similar nature will meet a degree of opposition.

(D) Stormwater Drainage - A major service-related issue is stormwater drainage which ranked a 38 percent poor rating and was identified numerous times as a problem for Township residents. Concerns were raised geographically, both in terms of site specific areas of poor drainage and in general. As is typical for Central Ohio, level topography, lack of maintenance (or destruction) of farm tiles and drainage courses, and unsuitable outlets has resulted in some flooding problems. As Jackson Township continues developing residentially, these problems will escalate. For instance, mini-farms that under state law bypass Franklin County's subdivision permitting process do not receive proper stormwater drainage review.

3.0

**NATURAL
ENVIRONMENT
ELEMENT**

JACKSON TOWNSHIP COMPREHENSIVE PLAN

3.1 INTRODUCTION

The natural environment forms the basis on which the use of land occurs, its characteristics defining land use type and degree of intensity. Without central water and sanitary sewer services, land use impact is that much greater on the natural environment and vice versa.

Central Ohio because of its very nature has many physical constraints that affect development, such as nearly level topography that constrain stormwater drainage, poor soils that prohibit on-site sanitary treatment and disposal, and low groundwater yields that limit on-site wells. Jackson Township is impacted by many of these natural constraints.

As a result, proper land use patterns must be carefully determined by taking these limitations into account. If environmental constraints are ignored when making land use decisions, several negative results can occur, such as the following results noted by the Ohio Department of Natural Resources (ODNR):

- (A) Endangerment of life and health.
- (B) Nuisances.
- (C) Damage to public and private property.
- (D) Harm to natural resources.
- (E) Diminishment of area aesthetics.
- (F) Denial to future generations the benefit of a balanced environment and the endowment of future problems.

The result of such errors typically is born by the taxpayer or individual property owners.

Several types of environmentally sensitive areas should be avoided when considering development, such as floodplains and flood-prone areas, economically valuable resource areas such as commercial mineral resources (sand, gravel, and clay),

farmland, forests, and unique and fragile areas containing rare or endangered plant and animal habitats, scenic areas, and wetlands.

The Natural Environment Element of the Jackson Township Comprehensive Plan identifies the natural characteristics found within the planning area, discusses constraints and opportunities to development, and presents planning goals and recommended actions to guide future development and land use.



3.2 EXISTING CONDITIONS

3.2.1 GEOLOGY

The planning area contains 25,448 acres and lies within the glaciated till plain of Central Ohio, which contains all of Franklin County. The Scioto River serves as the principal stream within the watershed and has several tributaries. All of the major streams in Franklin County flow in a southerly direction toward the Ohio River. The lowest elevation in the County, about 670 feet above sea level, is found in Jackson Township at the point the Scioto River leaves Franklin County.

The area containing Franklin County was glaciated during at least two different glacial periods, according to the Franklin County Soil Survey. Evidence of the first glaciation (Illinoian) can be found in fine, well-sorted sands in buried valleys beneath the second glaciation (Wisconsin) which left glacial till as physical evidence. The Wisconsin ice sheet last visited Central Ohio about 16,000 years ago.

The majority of the planning area has a depth to bedrock of 50 feet or greater, which presents few constraints to development. A large portion of the southern half of the Township, however, is not assessed by the Ohio Capability Analysis Program (OCAP), Ohio Department of Natural Resources (ODNR), because of insufficient data. However, the Franklin County Soil Survey should be consulted on a site specific basis.

3.2.2 SOILS

Soils are an important factor in the development process. Soil types impact such considerations as building design, location, and engineering. In areas where central water and sewer services are unavailable, soil types are more relevant in deter-

mining whether on-site sanitary treatment and disposal systems are feasible, as well as on-site water wells. The natural soil limitations found throughout Franklin County has resulted in the need for at least one acre to provide a suitable housing site where central services are unavailable. Actual practice has shown that such lots are averaging 2.2 acres in size.

(A) **Soil Suitability** - Soil conditions are extremely important to land development. Home sites may fall pray to failing foundations, wet basements, or poor ground water due to soil conditions. Soil bearing capacity may prevent construction of large scale buildings. Unsewered areas may have severe constraints (shallow bed rock and high water table) that limit on-site sanitary treatment and disposal systems, such as leach fields. High water tables can limit sites for a variety of uses. Map No. 2, Soils Suitability, presents this analysis.

The Franklin County Soil Survey provides detailed information on soil suitability. For the purposes of the Comprehensive Plan, the planning area was divided into four categories of soil suitability for construction. The following summarizes each category and the types of restrictions that may exist. The Franklin County Soil Survey should always be consulted on a site specific basis.

(1) **Group No 1: Floodplain - Avoid Development** - Group No. 1 contains soils that are regulated under the Franklin County Subdivision Regulations as "Floodplain and Poorly Drained Soils." The frequency, duration and extent of flooding may vary, however, and in most cases these soils do not constitute acceptable sites for building and leaching areas. Group No. 1 soils are found along the Scioto River and its tributaries, with some extensive areas north and south of S.R. 665, south of I-270, and in the Holton-Borror Roads area.

(2) **Group No. 2: Generally Unfavorable for Development** - Group No. 2 contains soils that are regulated under the Franklin County Subdivision Regulations as "Soils With Wetness and Drainage Limitations." Seasonally high water tables are present near the surface of the ground in these soils much of the year. Lack of positive surface drainage (periodic ponding in undrained depressions) is also a characteristic. Proposed lots should avoid creating new building and leaching areas in these soils. Group No. 2 soils are found in significant concentrations in the southwest, central, and northwest portions of the planning area, and several large concentrations are found in the southeast and along the Scioto River and its tributaries.

(3) **Group No. 3: Developable with Site Specific Limitations** - Group No. 3 includes soil types that may have site specific limitations that require additional consideration relative to appropriate activity, with the possible need for additional engineering, design, and construction techniques. The Soil Survey again must be consulted for site specific limitations. Group No. 3 soils are found in very limited locations along several tributaries.

(4) **Group No. 4: Generally Suitable for Development** - This final group contains remaining soil types that are generally suitable for development and pose few natural restrictions. Again, the Soil Survey should be consulted on a site specific basis to determine appropriate activity given soil characteristics. Group No. 4 soils are dominant and found throughout the Township.

(B) **Septic Tank Limitations** - Soils analysis can indicate limitations for on-site septic systems based

upon soil characteristics, such as slow percolation, soil wetness, flooding, and slope. OCAP assessments for the planning area found that about 82 percent of the area contained characteristics that severely limited septic system operation, which is not unusual for Franklin County. The Franklin County Board of Health requires a minimum lot of one-acre for placement of an on-site septic system.

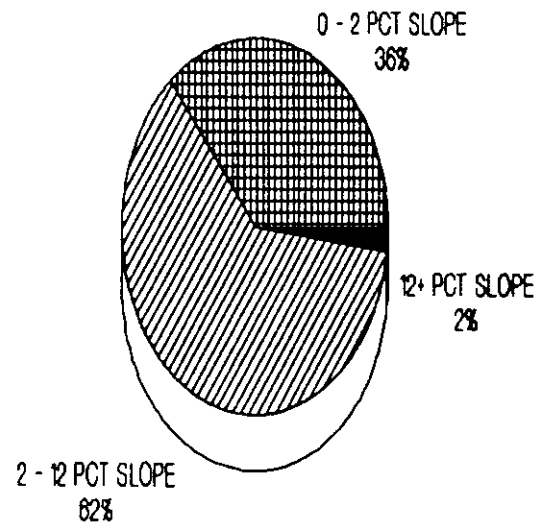


Figure 3: Breakdown of Planning Area by Slope

3.2.3 TOPOGRAPHY

Topography relates to surface relief and is an indication of the type and intensity of land use that may occur. Slope, the change in topography over a given distance, affects location of utilities, land use, design and siting of structures, drainage, and general aesthetic considerations. Map No. 3, Topography, shows areas impacted by slope and Figure 3 shows a cumulative breakdown of the planning area by slope.

Slopes of four percent or less are relatively flat and can be used for a variety of intensive activities, however utility service constraints may occur. Significant portions of the planning area (about 36



percent of the area) are impacted by slopes of less than two percent, as identified on the Topography Map. These locations are scattered throughout the Township and include both small and large areas.

Slopes between four and ten percent are considered easy grades and can be suitable for development sites. These slopes are found distributed throughout the planning area.

Slopes in excess of 12 percent require additional expense as building sites, increase the cost of utility extensions, and are affected by erosion. The use of any land with steep slopes can result in severe erosion and slippage. Areas containing slopes of 12 percent or greater (about 2 percent of the Township) are found along tributaries and some portions of the Scioto River floodplain. Such tributaries include the far western and far eastern portions of Plum Run, Grant Run and a few of its tributaries, Mulberry Run, and Marsh Run.

3.2.4 PRIME AGRICULTURAL LAND

There are many ways of classifying agricultural land. The Franklin County Soil and Water Conservation Service has identified soils that are considered prime agricultural soil units. About 90 percent of the planning area falls under these classifications.

The Franklin County Soil Survey classifies soil types for agricultural purposes in a series of eight classes, with Class I being the best farming soil. About 76 percent of the planning area fell under Class II soils.

3.2.5 GROUNDWATER

Groundwater availability is particularly important in those areas where centralized water service is unavailable. In general, low density single family residences can be adequately supplied by wells yielding as little as five to ten gallons of water per minute, according to OCAP analysis. An industry or stock farm may require as much as 100 to 500 gallons per minute or more. Simultaneously, the

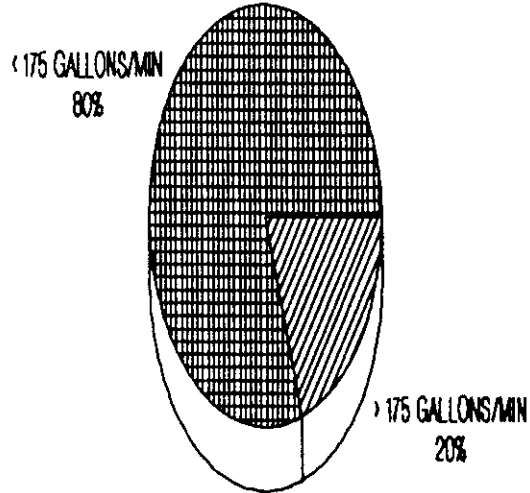


Figure 4: Estimated Groundwater Yields for Jackson Township

amount of water being generated from an aquifer can decline as the number of wells increases, resulting in the need for deeper wells to intersect additional aquifers.

Groundwater availability is not a general limitation within the planning area, as shown on Map No. 4, Groundwater Availability. Figure 4 shows a cumulative breakdown of groundwater yield for the planning area. Relative to single family needs, about all of the area offers yields of five to ten gallons per minute or greater. The limitation is at the higher end, above 175 gallons per minute, where only 20 percent of the Township falls into this category. The balance, about 80 percent, falls under 175 gallons per minute. The seasonally high water table, which indicates a potential building constraint, is shown on Map No. 5.

Of concern is the City of Columbus southern wellfields, located between U.S. 23 and the Scioto

River. The City recently adopted special legislation to control certain activities within a given distance of the wellfield to ensure its integrity. The City's wellhead protection ordinance provides Columbus the ability to regulate certain substances and activities that may impact existing wellfields regardless of jurisdictional location. Activities regulated include storage tanks and pipelines, and mining of industrial minerals.

3.2.6 TRIBUTARY SYSTEM

The planning area is located within the Scioto River watershed and is drained by numerous tributaries. The Scioto forms the Township's eastern boundary. Major tributaries within the Township include: Brown Run, Grant Run, Marsh Run, Mulberry Run, Plum Run, and Republican Run. Most of these streams have several tributaries themselves. Map No. 6, Tributaries, depicts the tributary system, including the 100-year floodplain boundaries.

(A) **Floodplains** - Many of the major streams serving the planning area contain a mapped 100-year floodplain along a major length of tributary. The Scioto River contains a significant area of floodplain along its western course through the Township, specifically south of I-270 and north and south of S.R. 665.

(B) **Stormwater Drainage** - Drainage is an important land use consideration, because areas that poorly drain can result in a variety of negative impacts: wet basements, cracked foundations, flooded property, and related maintenance problems. Agricultural areas are particularly impacted by poor drainage.

OCAP analysis indicates that about one-half of the area contains soil types that have drainage problems, from very poorly drained to somewhat poorly drained soils. About 30 percent of the Township is either moderately or well drained. Figure 5 shows a cumulative breakdown for the planning area. Those areas that were identified as

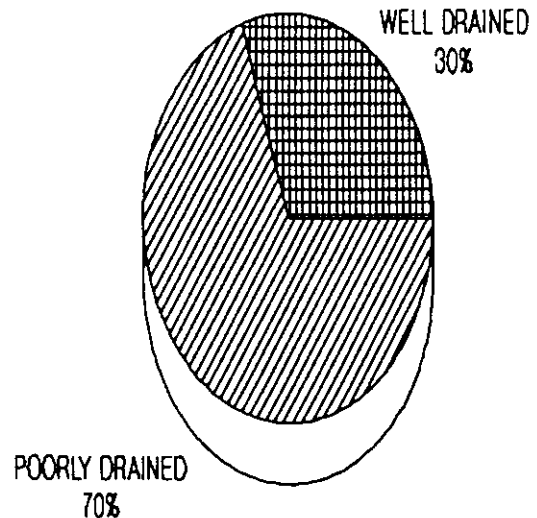


Figure 5: Estimated Soil Drainage Characteristics

well drained fell around the Scioto River and its tributaries within the Township. However, these were fairly well defined areas and did not cover significant amounts of acreage except within the Scioto River floodplain. The Franklin County Soil Survey should be consulted on site specific cases.

3.2.7 WOODLANDS

Woodlands serve a variety of important roles within developed and developing areas. As a part of the natural landscape, woodlands provide cover for wildlife. Woodlands and fence rows serve an aesthetic role in providing form and recognition to the landscape. On a more technical level, old wooded sites often are indicative of soils unfavorable to development and even agriculture because of a high groundwater table and poor drainage.

Often wooded tracts are cherished by residential developers as exceptional housing sites. Such wooded areas may be developed at a low density and no-build zones may be provided to protect certain treed areas. But experience shows that without



careful efforts heavier vegetation may die from development impacts.

The woodlands identified on Map No. 7, Woodlands and Wildlife, comprise a variety of vegetative areas that are not exclusively virgin timber, a rare commodity in Central Ohio, and are based upon aerial photography. A review of 1986 aerial photographs found limited areas of extensive woodlands and heavy vegetation. The majority occurred either in scattered locations or along tributaries. The degree of open land testifies to the Township's agricultural development and ongoing viability as a farming and residential area.

3.2.8 WETLANDS

Wetlands are considered those areas covered by water or that have water-logged soils for long periods during the growing season and which include vegetation typically adapted to a saturated environment. Although wetlands typically have been drained to provide tillable land, today we realize wetlands offer numerous benefits: storage and slow release of stormwater; groundwater discharge and maintenance of stream flow; water quality maintenance through capture of sediment and pollution (farm runoff); and wildlife habitat and recreation.

Activities within identified wetlands are regulated by the U.S. Army Corps of Engineers (Section 404 process) and Ohio Environmental Protection Agency (Section 401 process).

Hydric soil types have been identified by the Franklin County Soil and Water Conservation District as potential sites for wetlands. These soil groups, as well as others that can contain similar characteristics but at a smaller degree, must be checked in the field to determine whether actual wetlands exist. Many of these areas have been artificially drained. In some cases, if artificial drainage systems are removed, these soils can revert to functioning wetlands.

3.2.9 WILDLIFE

The extent of wildlife within Franklin County is typically limited to the small mammals, birds, shellfish, and limited fish found within such an urbanized county. The degree of diversity and quantity of such wildlife increase as appropriate habitats are protected or recreated.

On occasion, however, a unique species can be found within Franklin County, forging a link to the County's pre-settlement ecology. Two species, one of which is not wildlife but a tree, have been noted in the planning area by ODNR, Division of Natural Areas and Preserves, Heritage Data Services. Map No. 7, Woodlands and Wildlife, indicates the general location for each of the following species.

(A) **Post Oak (*Quercus stellata*)** - A former state champion tree measuring 9 feet, 2 inches in circumference, 65 feet in height, and 54 feet in spread. This specimen was indicated to be located on property owned by the Southeast Conservation Club.

(B) **Tiger Salamander (*Ambystoma tigrinum*)** - The Tiger Salamander is listed as potentially threatened by the State, which is not a legal designation. The species was indicated to exist along a tributary of Grant Run.

3.3 PLANNING GOALS

The following planning goals are presented relative to the natural environment.

3.3.1 ENVIRONMENTAL SENSITIVITY

GOAL NO. 1: *It is a goal of Jackson Township to ensure that future development is sensitive to the natural constraints that exist within the Township and to promote mitigation and sensitivity in siting future development.*

ACTIONS:

- (A) Inappropriate land uses should not be located in soil sensitive areas. The Franklin County Subdivision Regulations should be consulted, particularly in areas affected by "Floodplain and Poorly Drained Soils" (Section 502.02) and "Soils With Wetness and Drainage Limitations" (Section 502.04). The site plan review process should incorporate these soils as a factor.
- (B) Persons considering rezoning or development within Group No. 1, 2, and 3, as identified on the Soil Suitability Map, should be notified by the Township Zoning Officer, whenever possible, as to the potential limitations posed by such soils.
- (C) Development that is inappropriate to slope sensitive areas should be discouraged. Use of properties with slopes between 0 and 2 percent must consider additional steps to address stormwater drainage limitations. Development of properties with slopes in excess of 12 percent should be discouraged through the Jackson Township Zoning Resolution.
- (D) Intensive land uses should not be located in areas that have poor groundwater yields unless serviced by central water.
- (E) Inappropriate development, land uses, and

related activities should be discouraged in the 100-year floodplain. Continue implementation and enforcement of the Jackson Township Floodplain Regulations and continue to work with the Mid-Ohio Regional Planning Commission, the Community NFIP Administrator.

- (F) Stormwater management should be pursued at the watershed level. Approach all political entities within the immediate watershed to consider ways of managing stormwater and its impact, beginning with the City of Grove City, and to prevent future adverse impacts on adjacent communities. Educate property owners and realtors relative to the impacts of stormwater runoff, especially as farms are considered for division into five-acre and larger lots.

3.3.2 NATURAL ASSETS

GOAL NO 2: *It is a goal of Jackson Township to retain to the fullest extent possible its existing natural features and other environmental and aesthetic assets, including woodlands, open space, and wetlands.*

ACTIONS:

- (A) Existing woodlands, woodlots, and heavily wooded areas should be protected from inappropriate development practices. Educate property owners and the public as to the benefits of wooded sites. Encourage the clustering of residential development to protect environmentally sensitive areas. Promote the planting of buffer strips along all tributaries and ditches to minimize sedimentation, promote woodlands, and create suitable wildlife habitat.
- (B) Existing wetlands should be protected from the negative impacts resulting from development, fill, and drainage.
- (C) Identified wildlife habitats should be protected as much as possible from the

negative impacts resulting from nearby or adjacent development.

3.3.3 RECREATION AND OPEN SPACE

GOAL NO. 3: *It is a goal of Jackson Township to create to the fullest extent possible additional environmental and aesthetic assets including recreational facilities and permanent open space for the benefit of Township residents.*

ACTIONS:

- (A) Environmentally sensitive areas, such as floodplains, woodlands, and wetlands, should be designated as open space.
- (B) Recreational facilities should be located based upon population density, environmental factors, and facility design and functionality.
- (C) A public recreational facility should be considered for construction within the buffer area located to the north and west sides of the Franklin County Landfill on S.R. 665.

3.3.4 WORKING FARMS

GOAL NO. 4: *It is a goal of Jackson Township to encourage and protect working farms as appropriate components of the Township's rural character, which has been identified by the public as needing protection.*

ACTIONS:

- (A) Agricultural areas should be protected and preserved through the adoption of an agricultural conservation zoning district.
- (B) Additional mini-farm development should be discouraged.

4.0

PUBLIC SERVICES AND FACILITIES ELEMENT

JACKSON TOWNSHIP COMPREHENSIVE PLAN

4.1 INTRODUCTION

The Public Facilities and Services Element focuses on various service-related issues that impact unincorporated Jackson Township. Given the lack of such facilities outside of a municipal jurisdiction, this discussion in many respects is limited in scope. The long-term impact of central water and sewer services will be on annexation and a decline in the geographical size of the unincorporated portion of Jackson Township. This element focuses on: water systems, sanitary sewer systems, stormwater drainage, transportation, safety services, and township facilities (offices). Map No. 8, Public Services and Facilities, indicates these characteristics.

4.2 WATER SYSTEMS

4.2.1 UNINCORPORATED AREAS

The unincorporated portions of Jackson Township, in general, are not provided central water service. Most properties receive water on-site through private wells. As the Natural Environment Element has shown, groundwater availability is not a general limitation within the Township. Low density single family residences require yields of as little as five to 10 gallons per minute and OCAP analysis shows that the entire Township is capable of providing such a yield at a minimum.

The following locations were noted by residents in the household survey or through other sources as having problems or concerns with water service in the unincorporated area.

(A) **Briarwood Hills (Sec. 1 - 3) Neighborhood** - Located east of I-71 and south of White Road, this platted subdivision has reportedly experienced declines in water yields.

(B) **Allen-Edwards Neighborhood** - This is a Franklin County urban renewal area located east of Hoover Road and north of Stringtown Road in a pocket of unincorporated Jackson Township. The 1987 Franklin County Urban Renewal Plan noted that problems had not been documented relative to water wells within the area, but recommended that provision of public water service be considered as a high priority.

(C) **Casa-Ventura Neighborhood** - This is a Franklin County urban renewal area located between U.S. 62 and Haughn Road in a pocket of unincorporated Jackson Township. The 1987 Franklin County Urban Renewal Plan noted that many of the homes in this neighborhood are served by public water service (presumably the City of Grove City), however, along Casa Boulevard homes



were served by wells and that concern existed relative to low well yields.

4.2.2 MUNICIPAL AREAS

Central water service is provided in certain areas within the cities of Grove City and Columbus. Expansion of such service is only expected to occur either within current municipal boundaries or as a part of annexation, as per service agreements between Grove City and Columbus. The Grove City contract service area is bounded by I-270 on the north, Scioto River on the east, Zuber Road and S.R. 665 on the south, and the Jackson/Pleasant Township line on the west.

4.3 SANITARY SEWER SYSTEMS

4.3.1 UNINCORPORATED AREAS

The unincorporated portions of Jackson Township, in general, are not provided central sanitary sewer service. Most properties treat and dispose wastewater on-site or through aeration systems. The land suitability analysis presented in the Natural Environment Element indicates locations throughout the Township that are not appropriate for on-site systems. These areas are typified by Kokomo soils which are considered generally unsuitable for on-site systems under the Franklin County Subdivision Regulations and by the Franklin County Board of Health. Further, OCAP analysis shows that about 82 percent of the Township contains soil characteristics that severely limited septic tanks. Emersonia neighborhood is one unincorporated area that has been noted as having either problems or concerns with on-site wastewater treatment and disposal.

The City of Columbus maintains a large sanitary sewer trunk line between S.R. 104 and the Scioto River which drains a substantial portion of the regional system to the Southerly Wastewater Treatment Plant located on U.S. 23. The City has granted at last one tap along this line within unincorporated Jackson Township, a reciprocal policy that often applies to properties on which an easement to the City has been donated. Standard city policy, according to staff, is to grant a tap that will service only one single family home for each property on which an easement has been granted.

4.3.2 MUNICIPAL AREAS

Central sanitary sewer service is provided in certain areas within the cities of Grove City and Columbus. Expansion of such service is only expected to occur within current municipal boundaries or as a part of

annexation, as per service agreements between Grove City and Columbus. The Grove City contract service area is bounded by I-270 on the north, Scioto River on the east, Zuber Road and S.R. 665 on the south, and the Jackson/Pleasant Township line on the west.

The Indian Trails subdivision located east of Borror Road and north of S.R. 665 is currently served by a package wastewater treatment plant. Grove City has programmed replacement of the plant with a trunk line in 1991 by connecting the subdivision service area directly to the Columbus trunk that parallels the Scioto River. This lateral connection can be assumed to handle expansion the Indian Trails service area.

4.4 STORMWATER DRAINAGE

Accommodating stormwater drainage in Jackson Township is not managed in a comprehensive fashion and in the unincorporated area is dependent on private measures. Farm tiles are often used as outlets, however, many times they are inappropriately sized or fail to function due to lack of maintenance, neglect, or destruction.

Topography is a limiting factor in the Township as well. Slopes of less than two percent limit natural drainage and are found throughout the planning area, although major concentrations are located in the southwestern and southeastern portions, as well as along the Scioto River floodplain. Such slopes limit natural drainage.

The extent of poorly drained soils also indicates the degree that stormwater drainage is a problem. Two soil groups in particular, "Floodplain - Avoid Development" and "Generally Unfavorable for Development" (please see the Soils Suitability Map), together include scattered sites throughout the Township. Natural drainage in these areas is often lacking and stormwater ponding results.

The household survey found that residents ranked stormwater drainage lowest in the service and needs portion of the survey. Residents ranked stormwater drainage as "poor" by 38 percent, with 35 percent ranking it "fair", and 18 percent ranking it "good". The following locations were noted by residents in the survey as having either problems or concerns with stormwater drainage in the unincorporated areas.

- (A) McComb Road.
- (B) Gantz Road north of I-270.
- (C) Briarwood Subdivision, Sec. 1-3.



- (D) U.S. 62 south of Rensch Road.
- (E) Mulberry Run.
- (F) Grant Run tributary (Orders Road).
- (G) Borror Road south of S.R. 665.

4.5 TRANSPORTATION

4.5.1 STREETS AND HIGHWAYS

(A) **Franklin County Thoroughfare Plan** - The Franklin County Thoroughfare Plan establishes functional classifications for major roadways within the County. Table 1, Functional Roadway Classifications, summarizes these classifications.

When a subdivision in unincorporated Franklin County abuts a public right-of-way (ROW) that is shown on the Thoroughfare Plan and according to the Plan additional ROW is required, subdividers are required to dedicate that additional ROW to Franklin County in accordance with the Thoroughfare Plan.

The Thoroughfare Plan indicates only two major recommended improvements within the Township: the realignment (straightening) of London-Groveport Road between Jackson Pike and the Scioto River; and a new collector between Stringtown Road and Gantz Road. The Thoroughfare Plan is currently being updated by the Franklin County Engineer's Office.

(B) **Transportation Plan (1990)** - The Transportation Plan is prepared by the Mid-Ohio Regional Planning Commission and lists highway deficiencies and recommended improvements, and deficient bridges. The Plan catalogs long-term transportation needs and is a precursor to actual scheduling of such improvements, which occurs on the Transportation Improvement Program (TIP).

The major deficiency/recommendation in the planning area is construction of a new interchange at Hoover Road and I-71. The construction of this interchange is cited as a recommendation to address deficiencies at the I-270 and Harrisburg Pike

Table 1: FUNCTIONAL ROADWAY CLASSIFICATIONS Jackson Township	
CLASSIFICATION	ROADWAY
MAJOR ARTERIAL	Harrisburg Pike (U.S. 62) London-Groveport Road (S.R. 665) Jackson Pike (S.R. 104) Columbus Street Stringtown Road (West of I-71)
MINOR ARTERIAL	Holton Road Hoover Road Orders Road Stringtown Road (East of I-70) Gantz Road (South of I-270) Grove City Road Demorest Road Big Run South Road
COLLECTOR	Dyer Road Gantz Road (North of I-270) Haughn Road Holt Road White Road
Source: Franklin County Thoroughfare Plan	



interchange and I-71 and Stringtown Road interchange.

The following deficiencies and recommendations are presented for the Jackson Township planning area:

- (1) Hoover Road and I-71 interchange (new construction).
- (2) Interchange upgrading at Stringtown Road and I-71.
- (3) Major widening of Hoover Road between White and Gantz Roads.
- (4) Minor widening and safety improvements to Hoover Road between London-Groveport and White Roads.
- (5) Major widening of Columbus Street between Harrisburg Pike and Hoover Road.
- (6) Major widening of I-71 between I-270 and Stringtown Road.
- (7) Operational improvements at I-71 and Harrisburg Pike and Hoover Road.
- (8) Major widening of Harrisburg Pike between Hyde and Brown Roads.

The Transportation Plan lists structurally-deficient and obsolete bridges, designations based upon certain specific criteria. The following bridges were noted for the planing area.

- (1) Jackson Pike at Grant Run.
- (2) Jackson Pike at March Run.
- (3) I-71 under Young Road.
- (4) London-Groveport Road over I-71.
- (5) Gantz Road at an undesignated tributary.
- (6) Jackson Pike at Plum Run.
- (7) I-71 under Hoover Road.

(C) Transportation Improvement Program (TIP) 1992-1996 - The TIP is a staged, multi-year schedule of federally-funded transportation improvements in Franklin County and the surrounding transportation planning area. Any federally-funded transportation project must appear on the TIP before it is eligible to receive federal

funds.

The following improvement projects for the Jackson Township planning area have been identified on the TIP for 1992 to 1996.

- (1) Bridge, roadway, and ramp widening of Stringtown Road over I-71, a \$1.5 million project scheduled for FY92.
- (2) Bridge replacement on Jackson Pike over March Run, a \$92,000 project scheduled for FY92.
- (3) Bridge replacement on Jackson Pike over Grant Run, a \$420,000 project scheduled for FY93.
- (4) Resurfacing and tower lighting on various sections of the interstate and interchanges within the planning area.

(D) Traffic Volumes - Traffic counts for specific locations within unincorporated Jackson Township show, in general, that traffic volumes have increased throughout, reflecting growth patterns and continued residential development. The following observations were made:

- (1) The southern half of S.R. 104 has witnessed increased traffic with the largest volume at the S.R. 665 intersection, while the northern half has seen a decrease.
- (2) S.R. 665 has seen a general increase in traffic, with the largest volume at the Hoover Road intersection.

(E) Traffic Issues - The household survey noted that residents ranked street conditions as "fair" by 54 percent, with an additional 34 percent ranking street conditions as "good."

Comments from the household surveys focused upon functional needs within the arterial system in Jackson Township, such as widenings, traffic lights, non-specific improvements, and general areas of congestion. Specifically:

- (1) **Widening** - Dyer Road, S.R. 104, U.S. 62, Orders Road, Haughn Road, and Hoover Road.
- (2) **Improvement** - Home Road, Chateau Street, Hiner Road, Zuber Road, and Borror Road. Speed limits were considered too permissive on Holton Road.
- (3) **Traffic Lights** - Traffic lights suggested as needed at several intersections were: Rensch at S.R. 62, S.R. 104 at S.R. 665, S.R. 104 at Hibbs, S.R. 665 at Hoover, Hoover at Holton, Orders at Haughn, Hoover at Gantz, S.R. 104 at Hibbs, Stringtown at McDowell, and Stringtown at S.R. 104. Time-controlled lights were suggested at the Stringtown ramps at I-71.
- (4) **Congestion** - Capital Music Center/Beulah Racetrack, U.S. 62, Stringtown Road, S.R. 104 (truck), S.R. 665 (truck), Holton at Orders, and the Indian Hills area.
- (5) **Access** - Improved access on the west side of Urbancrest to Big Run South Road.

4.5.2 BIKEWAYS

In 1974 MORPC prepared a regional bikeway plan for Franklin County which had as a goal development of a balanced and diversified transportation system that did not totally depend on the private automobile. Jackson Township is linked to the remainder of the County in the Plan. A basic system of regional bikeway connectors is proposed, linking various communities within the planning region. The function of the connectors is to ensure continuity of routes between various communities. The proposed routes are designed to facilitate safe and convenient cycling. In Jackson Township, the following roads are identified as bikeways:

- (1) U.S. 62.



4.6 SERVICES AND FACILITIES

The Franklin County Sheriff's Department provides protection services to the unincorporated portions of Jackson Township. Jackson Township provides fire and emergency services through the Jackson Township Fire Department.

Township offices have been maintained at Fire Station on S.R. 665. However, with the failure of an operation levy in 1990, the offices were moved to available space in the Grove City municipal building.

4.7 COMMUNITY FACILITIES

4.7.1 *PARKS AND RECREATION*

No publicly-owned parkland currently exists in unincorporated Jackson Township. A recommendation, presented in detail in the Land Use Element, focuses on providing park space within the Franklin County Landfill (S.R. 665) buffer area that borders S.R. 665. This land, which could be leased to the Township for a nominal sum, could be developed as public park space for use by all Township residents.

The only private recreational facility in unincorporated Jackson Township is the Southeast Conservation Club. This facility was rezoned by the Township in 1990 to the Exceptional Use District under a detailed set of conditions.

4.7.2 *EDUCATION*

Public education is provided in the planning area by the South-Western City School District. No educational facilities are located within the unincorporated portions of the Township.

4.7.3 *HISTORIC RESOURCES*

Historic resources are an important link to the character and historical development of the community at large. The source for information provided here is the Ohio Historic Inventory which is maintained by the Ohio Historic Preservation Office (OHPO). The Inventory has listed 56 properties of historical importance in the area, one of which was listed on the National Register of Historical Site.

Most of the historical buildings were constructed of three different styles -Federal, Italianate, and Queen Anne. The Federal style houses are generally square or rectangular, brick or frame, three stories

high, topped with low hipped roofs, often with a balustrade. Door and window openings are scaled and articulated, frequently incorporating fan and oval forms. Mantels, cornices, door and window frames and ceilings are decorated with delicate rosettes, urns, swags, and oval paterna.

Italianate style houses have a low roof, overhanging eaves with decorative brackets, an entrance tower, round-headed windows with hood moldings, corner quoins, arcaded porches and balustrated balconies.

Queen Anne style houses have a variety of building materials: first floors are often brick or stone; upper stories are stucco, clapboard or decorative shingles. Huge medieval-type chimneys are common. Roofs are gabled or hipped, often with second-story projections and corner turrets. Gable ends are ornamented with half timbering or stylized relief decoration. Molding or specifically shaped bricks are used as decorative accents. Banks of casement windows are common, and upper panes are often outlined with stained-glass squares. Verandas and balconies open houses to the outdoors.

The following historic sites are highlighted here based on an unusual or significant characteristic as cited by the Ohio Historic Inventory.

(A) **Homer Thomas Farm** - Located at 4280 Rensch Road, the farm residence was built in the 1830's. The actual building was supposedly used for the underground railroad system, according to the Inventory. The basement has two fireplaces underneath the chimneys which are above the ground and two internal walls, supposedly made from clay found on the surrounding land, divide the main block into three rooms.

(B) **Samuel Landes Farm** - The farm home was built in 1848 for Samuel Landes, who acquired the farm in 1840, according to the Inventory. He served on the Board of Directors for the Franklin and Jackson Turnpike which later became State Route 104. The farm is located at 590 Hibbs Road.

(C) **Gantz Homestead** - Located at 2233 Gantz Road, the residence was constructed around 1830. It belonged to the Adam Gantz family, which was one of the first area families. The homestead was placed on the National Register of Historic Places on June 20, 1979. The building is currently used as an administrative office for the Grove City Parks and Recreation Department.

(D) **Charles Koogler Farm** - A wooden framed windmill and water tower were noted on the property, both built between 1880-1900. The farm is located at 4750 Big Run Road. The windmill is very unusual for the area and was noted by the Inventory as being endangered from neglect.

(E) **St. John Evangelical Lutheran Church** - Built around 1888, this brick church is located at 150 East Columbus Street. The interior was remodeled in 1917 and 1948, and an addition was built onto the church in 1956. The church was constructed in a Gothic Revival style with a belfry and tower and an imposing spire. It also has unique and beautiful stained glass windows, according to the Inventory.

(F) **Dr. Kenyon Corry Office** - Located at 700 Columbus Street, this structure is thought to have the first interior bathtub in Grove City, according to the Inventory. The home was built in 1889 with an Italianate architectural style. It has a tiffany-type leaded glass door, and bracketed cornice with eyebrow windows. There are six interior fireplaces with paneled chimneys, black marble around the fireplaces, and the famous bathtub made of copper, according to the inventory.

(G) **B & O Freight Passenger Depot** - Constructed between 1890-1900, the depot is located at 84 West Park Street. It has been used as a public meeting room, classroom, and a museum, according to the Inventory.



4.7.4 ARCHAEOLOGICAL RESOURCES

Archaeological resources are another link to the historical development of an area. Sites that have been indicated by the Ohio Historic Preservation Office as containing archaeological value usually are sites of some form of historic or prehistoric activity. In the Jackson Township planning area, four main clusters have been identified, which represents a total of 111 individual sites. These locations have been highly generalized.

- (A) The first cluster is located south of Stringtown Road, north of Holton Road, east of I-71, and west of the Scioto River. This is the largest cluster in the area and consists of approximately 50 sites.
- (B) The second cluster is located south of S.R. 665, east of S.R. 104, and west of the Scioto River. This cluster consists of approximately 16 sites.
- (C) The third cluster is located directly south of Hiner Road and west of S.R. 104. This cluster consists of approximately eight sites.
- (D) The fourth cluster is located south of Orders Road and west of I-71. This cluster consists of approximately seven sites.

4.8 PLANNING GOALS

The following planning goals are presented relative to public facilities and services.

4.8.1 UTILITY SERVICES

GOAL NO. 1: *It is a goal of Jackson Township that central utility services be extended by respective municipal jurisdictions to those areas where existing facilities are inadequate and where property owners demand such improved services through annexation or through provision under the Franklin County Urban Renewal Program.*

ACTIONS:

- (A) The Briarwood Hills, Allen-Edwards, and Casa-Ventura neighborhoods, as well as any other area experiencing problems, should be considered for improved water service.
- (B) As areas experience difficulties with on-site wastewater treatment and disposal facilities, such as septic tanks, actions should be taken to provide expanded sanitary sewer service to those areas.

4.8.2 STORMWATER DRAINAGE

GOAL NO. 2: *It is a goal of Jackson Township that areas suffering from inadequate stormwater drainage be addressed to minimize continuing problems and to improve stormwater drainage.*

ACTIONS:

- (A) Appropriate county agencies (Soil and Water Conservation District, Engineer's Office, and MORPC) should be contacted to conduct a survey of the noted areas and to determine possible causes and solutions.
- (B) A professional engineer should be retained to conduct an engineering analysis and cost estimate for addressing each specific area.

- (C) Actions to improve drainage should include a package of financial resources, including property assessments, general revenue, and Issue 2 funds.
- (D) A joint strategy to address stormwater at the watershed level should be pursued and contacts should be made with Grove City, Columbus, Urbancrest, and Franklin County.
- (E) Support should be extended to creation of a regional stormwater authority that would serve all of Franklin County.
- (F) The site plan review process discussed in the Land Use Element should be used as a tool to manage stormwater drainage on a site specific basis.

ACTIONS:

- (A) Pursue creation of a Township park facility on land currently used as a buffer for the Franklin County Landfill on S.R. 104, based upon secured funding.
- (B) Work with Grove City Parks and Recreation Department and the South-Western School District to pursue joint recreational facilities and programs that benefit all Township residents, whenever financially feasible.

4.8.3 THOROUGHFARE SYSTEM

GOAL NO. 3: *It is a goal of Jackson Township to support all public and private actions to continually improve the thoroughfare system that serves Jackson Township.*

ACTIONS:

- (A) Specific projects in MORPC's Transportation Improvement Plan that directly benefit Jackson Township should be supported.
- (B) Maintenance and upgrading of Jackson Township roads should be continued providing availability of sufficient funding.
- (C) The annexation of Township roads to a municipality with sufficient taxing authority for maintenance and improvement should be continued where appropriate.

4.8.4 PARKS AND RECREATION

GOAL NO. 4: *It is a goal of Jackson Township to pursue creation of Township-based public park facilities, where secured funding is available, that will provide recreational opportunities to Township residents.*

5.0

**LAND USE
ELEMENT**

JACKSON TOWNSHIP COMPREHENSIVE PLAN

5.1 INTRODUCTION

The Land Use Element is the major focus of Jackson Township's comprehensive planning process. How we use the land, whether as a homesite, open space, farming, or a business, can impact both the natural resource base and neighboring landowners. Managing both the public and private use of land helps to prevent negative impacts, while simultaneously building a special community character. The intent is not to "control" a person's rights relative to land, but to promote the public's general welfare.

Managing land use has been a public function with roots that date before the advent of zoning. The police powers accorded local government, including zoning, provide elected leaders with tools to manage land use while promoting and protecting the public's health, safety, and general welfare. Zoning is the primary means of implementing plans and affecting change in a community.

In a rural environment where central water and sanitary sewer service is non-existent, the need to properly manage land use is critical. Sensitivity to natural constraints, such as poor drainage, will reduce impacts to neighboring properties. More importantly, the ability to mitigate land use conflicts by transitioning land use is generally not available in unincorporated areas. The lack of water and sewer service reduces the range of possible land uses.

In the end we in Jackson Township are forced to relate land use principally to the natural environment and, secondly, to the potential growth trends of our neighboring municipalities. From a viewpoint of preserving the Township's character, the pressure is unrelenting.

5.2 REGIONAL CONTEXT

The regional context or setting within which we find Jackson Township is one of on-going change. Pressures from external development and actions to meet growing county-wide service needs are impacting the unincorporated areas on a regular basis.

5.2.1 REGIONAL GROWTH TRENDS

The southern half of Franklin County is beginning to benefit from regional growth trends that to date have focused on the County's northern half. In particular, new single family residential development is occurring in Grove City, Groveport, and Canal Winchester. Large lot residential demand is occurring throughout Franklin County's southern tier of townships. Relative to Grove City and Groveport, with the inclusion of Obetz, industrial development has been another focus for growth. The proximity of I-270 and I-71 has assisted in this regard. The nearness of Rickenbacker Air Industrial Park will be another supporting factor in years to come.

As evidence of the southern region's strength, City of Columbus demographic studies have identified two major southern growth areas: Grove City and Southwest Columbus. Each area is projected to have above average growth relative to population and housing between 1980 and 2010. Only 11 major areas in the County representing 32 individual traffic zones are similarly projected to grow. The Grove City area, which is represented as traffic zone 6312, is bounded by I-71 on the west, Stringtown Road on the north, S.R. 104 on the east, and Holton Road on the south.

Table 2 and Figure 6 indicate increased population growth for southwestern Franklin County. Population is projected to increase by 14 percent from 113,099 to 129,182 by 2010. Dwelling units

are projected to increase by 21 percent from 41,593 to 50,373 by 2010.

A major factor that will affect residential growth trends into the future within southwestern Franklin County includes additional employment growth. If development such as the 1 million-square-foot WalMart distribution facility are an indication, extensive new growth will bring an increase in market demand for residential development. This demand may assume to include multi-family as well as single family development. Areas within reach of central utility services can be expected to accommodate such growth, and when developable land is exhausted, will support the further extension of central utilities.

5.2.2 REGIONAL GROWTH FACTORS

Zoning decisions and development activity outside unincorporated Jackson Township can have impacts within the Township. The patchwork annexation pattern that typically occurs in Central Ohio supports this phenomenon.

The intensification of land use, such as a change from agriculture to multi-family, results in numerous impacts to the surrounding area, including increased traffic, demand for public park space, school enrollment increases, demand for additional retail space, increased stormwater runoff.

It is not unusual within the typical local government zoning process in Central Ohio that such cross-boundary impacts are unrecognized or unaddressed. In some cases, certain impacts can only be suitably addressed at a regional level, such as stormwater management.

The results can often include degradation of the quality of life outside a given political jurisdiction. The impact for unincorporated areas is even greater given the limited resources with which a township can react. Concern here is raised to recognize these impacts and to address the consequences before the public health, safety and welfare is affected.

Table 2: REGIONAL GROWTH PROJECTIONS Southwest Franklin County			
	1986	2010	PERCENT CHANGE
Population	113,099	129,182	14%
Dwellings	41,593	50,373	21%

Source: Traffic Zoning Analysis Program, MORPC

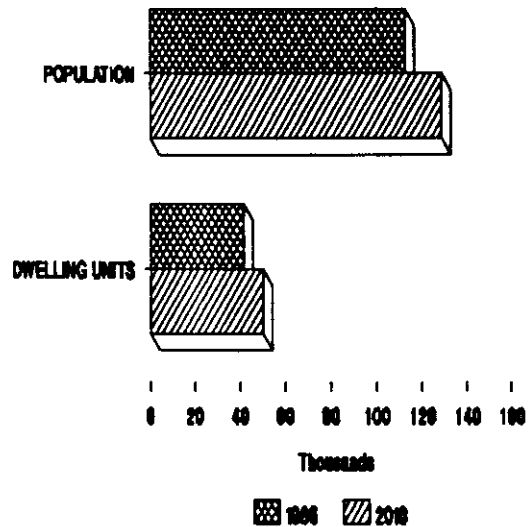


Figure 6: Comparison of Regional Growth Projections Through 2010

5.3 POPULATION TRENDS

Population change is an important factor as we address long-term planning and development within the Jackson Township planning area. Historical population change gives us some insight into potential future growth trends. The rate and degree of future population change will have obvious land use impacts. Projecting that change is both complicated and challenging.

5.3.1 CURRENT POPULATION TRENDS

Population change in Jackson Township, including Urbancrest and Grove City, has continued a positive trend since 1960, although at an ever declining rate. Overall population has grown from 13,693 persons in 1960 to 25,137 persons estimated for 1990. This reflects a three-decade growth rate of about 83.6 percent.

Table 3 and Figure 7 illustrate these trends. The actual rate for each decade has declined from a high of almost 48 percent during the 1960s to a low of about nine percent for the 1980s. Reviewing each of the major components of the Township for which data is available (Grove City, Urbancrest, and unincorporated Jackson Township) indicates distinct differences in population change. Grove City has dominated growth within the Township, growing from slightly over 8,000 persons in 1960 to about 19,000 in 1990.

The unincorporated areas have shown an almost steady population base for the same period, beginning with 4,557 in 1960 and ending with 5,440 by 1990. Urbancrest has shown decline with a 1960 population of 1,029 and a 1990 population of 816. Grove City contains about 75 percent of the Township's total population, with the unincor-

porated areas containing almost one-quarter and Urbancrest with the balance of around three percent.

**Table 3: POPULATION TRENDS
Jackson Township**

	1960	1970	1980	1990
GROVE CITY	8107	13911	16816	18881
URBAN- CREST	1029	754	880	816
UNINC. TWP	4557	5546	5328	5440
TOTAL	13693	20211	23024	25137
PCT CHANGE	na	47.8%	13.9%	9.2%

Source: U.S. Census Bureau, MORPC

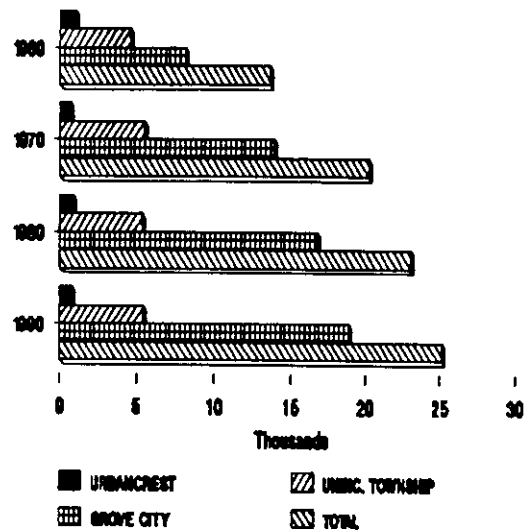


Figure 7: Population Trends Between 1960 and 1990



5.3.2 GROWTH IN THE 1980'S

Jackson Township witnessed continuing growth in the 1980s, though at a declining rate from prior decades, as indicated above. Residential building permits issued for all jurisdictions within the Township indicate 1,845 new dwelling units (single family, two family and multi-family) were added to the housing stock during this period. The years that witnessed this growth were concentrated in the early and middle portions of the decade (1982, '83, '85, and '86) and paralleled similar trends for the County as a whole. Residential growth was obviously focused in Grove City where almost 90 percent of development occurred. (Figures for residential building permits for the City of Columbus within the Jackson Township planning area are unavailable.)

Within Grove City, commercial/industrial valuations show that such construction totalled over \$31 million during the 1980s. The year 1988 in particular showed a major increase in the value of new commercial and industrial construction, with a total valuation of about \$16.8 million, representing an increase of about 300 percent over 1987. The later half of the 1980s appears to have been the strongest part of the decade for Grove City and preliminary indications for the early 1990s show exceptional growth rates, such as the proposed 1 million square foot WalMart warehouse and distribution facility.

5.3.3 PROJECTED POPULATION TRENDS

Various approaches are available for calculating population projections, each with a different degree of statistical accuracy. In general, projections can be based upon historical population trends, taking into account historical growth and development activity. It should be noted that numerous events and trends will affect population growth. These include changes at the national, state, and local economic levels, as well as changes in transportation, housing markets, utility services,

technology, and human preferences, all of which cannot necessarily be predicted at this date.

For the purposes of the Jackson Township Comprehensive Plan, three separate, generalized calculations were made to project growth through 2010. Each reflects a slight variation in how the projection was made, but all three are based on 1960 to 1990 growth for the Township.

(A) **Low Projection** - This projection was based upon the actual change in the growth rate for the 1970 to 1990 period, which shows a drop of 70 percent between 1970 and 1980 and a drop of 34 percent between 1980 and 1990. The low projection shows a population increase from 25,137 in 1990 to 29,239 in 2000 (16.32 percent increase) to 31,528 in 2010 (7.83 percent increase).

(B) **Medium Projection** - The medium projection was based upon residential building permit activity for the 1980s and used the growth rate for the total Township to project future residential growth. This calculation does not take into account shifts in population (i.e., migration), births, and deaths.

Table 4: PROJECTED POPULATION TRENDS: Medium Projection Jackson Township				
	URBAN -CREST	GROVE CITY	UNINC TWP	TOTAL
1990 Pop	816	18,881	5,440	25,137
Units Per 9 Years	27	1,476	162	na
2000 Pop	894	23,161	5,910	29,965
Units Per 9 Years	27	1,476	162	na
2010 Pop	973	27,442	6,380	34,749

Source: Mid-Ohio Regional Planning Commission

Table 3 summarizes this assessment. The medium projection shows a population increase from 25,137 in 1990 to 29,965 in 2000 (19.2 percent increase) to 34,794 in 2010 (16.1 percent increase).

(C) **High Projection** - The high projection is based upon the average growth rate for the 1960 to 1990 period, which is 23.6 percent. This rate was then applied to the two future decades to estimate potential population growth. The high projection shows a population change from 25,137 in 1990 to 31,069 in 2000 and 38,401 in 2010 (both a 23.6 percent increase).

(D) **Conclusions** - As Table 5 and Figure 8 show, the projection figures are very similar, which is understandable given that each method is based on historical figures. This gives support to the general observation that growth will continue in the Township, but not at the dramatic rates that have historically occurred.

This same projection reflects general growth trends within Franklin County. Most communities peaked in population growth during the 1950s and 1960s, and have begun to stabilize with small, but positive growth trends.

	Historic	Low	Median	High
1960	13693			
1970	20211			
1980	23024			
1990	25137			
2000		29239	29965	31069
2010		31528	34794	38401

Source: Mid-Ohio Regional Planning Commission

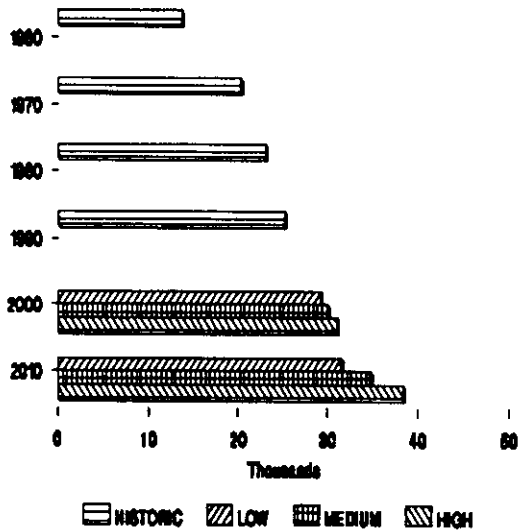


Figure 8: Comparative Population Projections Through 2010



5.4 GROVE CITY LAND USE AND ANNEXATION POLICIES

Grove City reflects typical suburban land use patterns found in Franklin County, however, the growth pattern has been more extensive and less concentrated than comparable communities. The majority of Grove City development is found west of I-71 with the focus on Stringtown Road, Hoover Road, and U.S. 62. As Grove City has grown, annexations have occurred along Stringtown Road east of I-71 and to the southeast (Indian Trails) and southwest around the I-71 and S.R. 665 interchange. This has created two jutting "arms" of the City which extend into unincorporated Jackson Township.

Two sources have been used to summarize Grove City land use policy:

- (A) A draft land use plan prepared in early 1990 for the City by a private consultant.
- (B) Interviews with the City administration.

The following summarizes the most pertinent policies.

5.4.1 DRAFT LAND USE PLAN

The draft land use plan, which was prepared in early 1990 by Frank Elmer and Associates, recommends extensive in-fill development within the City and limited additional new annexation. In-fill development recommendations included industrial uses north of Southwest Boulevard and southeast of I-71 and S.R. 665; office and general employment uses north of Stringtown Road and west of I-71, northeast of I-71 and S.R. 665, and north of Stringtown Road and west of S.R. 104;

commercial retail along Stringtown, west of I-71 and in the central business district; and residential along Hoover Road west of I-71 and north of Indian Trails. Limited annexation was recommended north of Ohio Auto Auction to I-270 and west and within Indian Trails to complete missing gaps.

5.4.2 ADMINISTRATION POLICY

Administration policy diverges from the draft land use plan and reflects certain changes that may not have been taken into account when the plan was prepared. Annexation is forecasted extensively between Indian Trails and S.R. 104, north to Holton Road (short-term) and White Road (long-term). A major portion of the area can be serviced by a sanitary trunk which is to be constructed in 1991 between the Indian Trails package treatment plant and City of Columbus trunk that parallels the Scioto River. This will make a large area currently within the Township developable (with annexation to Grove City) to intensive single family residential development, according to the administration.

In the I-71 and S.R. 665 area, extensive annexation is also forecasted, with the focus on continued industrial development. Southeast of the interchange, annexation is projected for those areas between existing industrial uses and Hoover, Zuber, and Seeds Roads. On the northwest side, annexation is projected for a large area (at least 300 acres) opposite the Franklin County Landfill and continuing east to Haughn Road. Between the landfill and I-71, the administration projects annexation and industrial development.

5.5 DEVELOPMENT FACTORS

Development factors define the current physical or built character of the Jackson Township planning area. At the same time, development factors influence future development by their very nature. As the following discussion illustrates, development factors provide a secondary influence over future growth in an unincorporated area lacking central utilities.

5.5.1 EXISTING LAND USE

Jackson Township is typified by a patchwork pattern of land use, as identified by 1990 aerial photography. Single family residential uses are found throughout the unincorporated Township area, intermingled with agricultural land use. Numerous farm-related residential structures were also identified. Map No. 10, Existing Land Use, presents an inventory of land use within the Township.

Large public land uses include the Franklin County Landfill on S.R. 665, the closed county landfill on S.R. 104 north of I-270, and the City of Columbus composting facility on S.R. 104. The Southeast Conservation Club and Columbus Southern Power electrical substation are two additional major land uses within the unincorporated area.

5.5.2 PRIMARY DEVELOPMENT FACTORS

Primary development factors directly influence land use and development trends within unincorporated Jackson Township. This is typically due to either the location of individual factors, or the scale at which they influence the built environment. Primary development factors are the following:

- (A) Existing residential areas.

- (B) Existing commercial areas.
- (C) Existing industrial areas.
- (D) Franklin County Landfill (S.R. 665).
- (E) Columbus composting facility (S.R. 104).
- (F) High-voltage power lines.
- (G) Southeast Conservation Club.
- (H) Grove City water and sewer service area boundary.
- (I) Columbus sanitary trunk (west side of Scioto River).

5.5.3 SECONDARY DEVELOPMENT FACTORS

Secondary development factors influence land use and development trends within unincorporated Jackson Township to a lesser extent than primary factors, typically because the location or degree of impact is much less. Secondary development factors are the following.

- (A) Columbus trash plant.
- (B) American Aggregate quarry operations.
- (C) I-71 and I-270.
- (D) All major arterials.
- (E) Conrail railroad right-of-way (west side of S.R. 62).
- (F) Beulah Park/Capitol Music Center.
- (G) Franklin County Landfill (S.R. 104).
- (H) Columbus Southern Power substation.

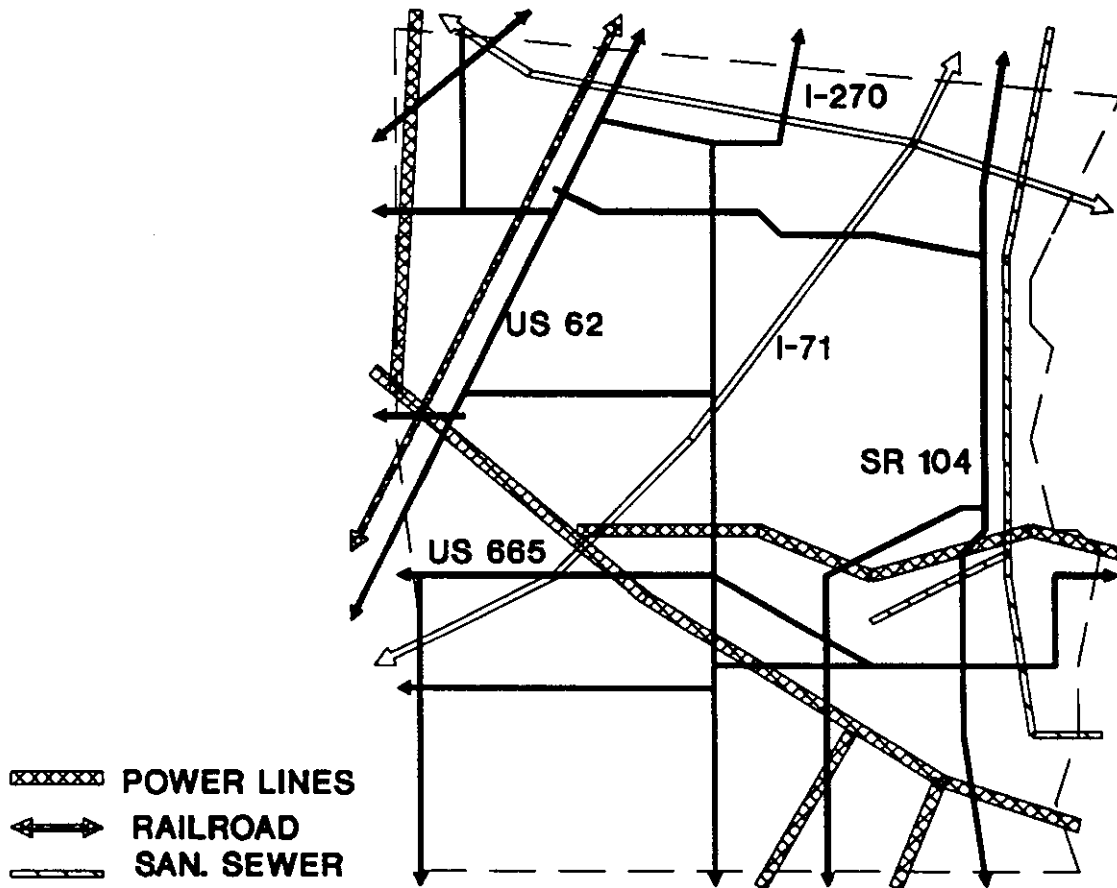
5.5.4 CRITICAL ENVIRONMENTAL FACTORS

As the Natural Environment Element has shown, several environmental factors are critical to land use and development. These factors, which are summarized below, are included here because they are factors that affect development. Critical environmental factors can be identified in each respective section of the Natural Environment Element. The critical environmental factors include the following.

- (A) Soil suitability.
- (B) Topography (slope limitations).



- (C) Prime agricultural land.
- (D) Groundwater (inadequate flow rates and seasonally high water table).
- (E) The 100-year floodplain (including floodway and floodway fringe).
- (F) Stormwater drainage limitations.
- (G) Wooded sites.
- (H) Wetlands.
- (I) Species habitats.



MAP 9
Public Utility Development Factors

5.6 LAND USE CONCEPT

The Land Use Concept is intended as a general recommendation regarding future land use for unincorporated Jackson Township and is based in part upon the policy goals established in the Public Policy Element. A detailed analysis of the concept and land use recommendations follows. Map No. 11, Land Use Concept, depicts the concept for the planning area.

5.6.1 ASSUMPTIONS

Attempting to recommend future land use within a semi-rural setting that is transitioning into suburban land use patterns is challenging. Unincorporated Jackson Township sits at the fringe of urbanized Franklin County. Managing development within this area, particularly given the limited control delegated to townships under Ohio state law, is a greater challenge. The Land Use Concept is based upon the following assumptions.

- (A) The Township is providing a transition between intensive uses within urbanized municipalities (Grove City and Columbus) and more rural portions of Franklin and Pickaway Counties.
- (B) With rural areas in the south and urbanized Grove City in the north, an effort is recommended to provide a logical means of transitioning land use throughout the Township (the "exurban" area).
- (C) A balance of competing needs exists, as the household survey found that residents, at various times, supported single family uses, mini-farms, and agriculture.
- (D) In many areas, short-term uses will be measured against long-term goals. It is assumed that intensive development will occur within Grove City because the Township cannot provide central utilities. This will place a burden on the Township

to manage development requests within the short-term.

- (E) The wise and efficient use of land is a goal and an assumption on which the Land Use Concept is based. Land is a dwindling commodity within the Township and the historical large lot residential patterns can be considered an inefficient land use pattern. Lot area ceilings are considered here as an appropriate means of encouraging a more rational land use pattern.

5.6.2 AGRICULTURAL CONSERVATION AREA

An agricultural conservation area is recommended south of Zuber Road. This area is an appropriate transitional area between more developed areas to the north and intensively rural areas to the south. Two concentrations of low density residential uses have begun forming within this area.

The purpose behind this designation is to relieve pressure to the transition to residential uses and the encouragement of rural conservation. As growth has continued, the amount of tillable land and farmstead homes has declined. The Township views agricultural preservation as an important public goal, as evidenced by the household survey.

The agricultural conservation area would be implemented through a new zoning district. To provide a degree of flexibility in meeting appropriate residential needs, single family development (including mini-farms) would be considered "conditional uses" within the agricultural conservation area. Persons proposing residential uses would have to meet certain development criteria, submittal requirements to determine what impacts would be minimized, and must preserve one-half of the site as agriculture, open space, or recreation. Minimum lot size within these clusters would be one acre.



A small area west of U.S. 62 and south of Beatty Road is recommended for general agricultural land use. This is an isolated location within the Township, west of the Conrail right-of-way and south of the Columbus Southern Power substation. As a result, general agriculture is recommended as the least intensive and most appropriate use of the area.

5.6.3 RESIDENTIAL LAND USE

Residential land uses are divided into three categories based upon density.

(A) **Rural Residential** - Rural residential is defined as very low density, single family residential development with a recommended maximum lot area of 2.5 acres, with an additional 2.5 acres possibly permitted as a conditional use. Rural residential land uses are not serviced by central water and sewer. It serves as a transition from agricultural areas south of Zuber Road to more developed areas to the north. Rural residential is also recommended east of S.R. 104 to protect the Scioto River corridor. With its extensive floodplains and wooded perimeter, the Scioto River is a valuable aesthetic resource that should be protected from over development.

(B) **Limited Rural Residential** - Limited rural residential is defined as low density, single family residential development with a recommended lot area of between 45,000 square feet and 2.5 acres, with an additional 1.5 acres possibly permitted as a conditional use. Limited rural residential land uses are also not serviced by central water and sewer. Lots of 45,000 square feet would be a minimum requirement to meet health code requirements and it is recognized that in some locations that will be insufficient for on-site wastewater treatment and disposal.

Limited rural residential uses are found west of I-71 and north of I-270 in locations where central water and sewer service is not projected to be extended. These locations are currently typified by one-acre

lots and single family homes, as well as agriculture. It is assumed this development pattern will continue until suitable road frontage is no longer available. Platted subdivisions meeting this density requirement would also be appropriate.

(C) **Suburban Residential** - Suburban residential is defined as typical suburban residential land uses that are served by central water and sewer. Lot sizes often range from one-quarter acre to one acre. Suburban residential recommendations in the unincorporated area are assumed to require annexation to Grove City prior to development. The Township does not expect these areas to develop as suburban residential without the provision of central water and sewer, otherwise the limited rural residential standards would apply.

Given this scenario the burden will be on the Township to strongly manage these areas to ensure private development does not conflict with these long-term recommendations. Suburban residential land use is recommended east of I-71 between S.R. 665 and Stringtown Road, west of S.R. 104.

5.6.4 COMMERCIAL LAND USE

Commercial land uses are recommended in limited locations, as well as within a special mixed-use corridor. This reflects resident concerns regarding excessive commercial development, based on household survey results, and an assumption that market demand for such uses will be limited, given actual and recommended residential densities.

(A) **Site Specific Commercial Recommendations** - Based upon the above concerns, commercial land use is recommended in the following specific locations: the west side of the I-71 and S.R. 665 interchange where commercial uses are currently located, the Hoover Road and S.R. 665 intersection, and on U.S. 62 north of I-270. In these locations a limited type of neighborhood-level commercial development is recommended, most likely of a retail and service nature. Service related commercial would be

appropriate along Haughn Road just north of the I-71 interchange.

(B) Mixed-Use Corridor - It is recognized commercial demand will continue along certain arteries within the Township that have been traditional commercial areas or areas that have been slowly transitioning toward commercial uses. However, continued commercial sprawl of these arteries is not encouraged, because such sprawl creates negative impacts relative to existing residences, traffic flow, and aesthetics.

A mixed-use corridor is proposed for U.S. 62 and Stringtown Road within the Township's planning area. This corridor, which would be implemented through a special zoning district, would permit commercial uses meeting certain development criteria. Screening, buffering, noise and traffic mitigation, clustering, as well as other issues would require addressing prior to approval.

5.6.5 INDUSTRIAL LAND USE

Recommended industrial land use reflects current planning area development patterns and builds upon existing areas of industrial growth. The major concentrations are southeast and west of the I-71 and S.R. 665 interchange. Additional industrial uses are recommended in the Thrailkill Road area north of Stringtown Road.

The land use concept recommends warehousing, distribution, light industry, and similarly less intensive industrial activities as appropriate within these industrial areas. Heavy polluting industrial uses are not recommended for any of these areas. In all cases industrial uses should be clustered, well buffered and screened, appropriately sited, and potential negative impacts minimized.

5.6.6 PUBLIC AND SEMI-PUBLIC LAND USE

The only recommended public and semi-public land uses within the Land Use Concept are the Jackson

Township fire station in the unincorporated area and two cemetery properties located in the Hoover Road and S.R. 665 intersection.

5.6.7 RECREATION AND OPEN SPACE

The only recommended recreation and open space land uses in the concept are the buffer areas associated with the Franklin County Landfill located on S.R. 665, properties currently owned by the Southeast Conservation Club, a private, member-only facility, and the Scioto River corridor with adjacent tributary floodplains. Open space preservation could include additional restrictions within the Township's floodplain zoning district.

(A) Franklin County Landfill - A buffer about 300 feet in depth is located along the northern boundary of the Franklin County Landfill (S.R. 665). This buffer is recommended for expansion along the northern and western boundary of an expanded landfill. This strip, which serves as a transitional buffer, is recommended here for development as a public recreational facility to be operated by Jackson Township (please see 5.6.8[C]).

(B) Southeast Conservation Club - The Southeast Conservation Club occupies a large area on the east side of Jackson Township, west of S.R. 104 and north and south of Borror Road. Residential uses are increasing in the club's vicinity and with the extension of a sanitary trunk by Grove City, it can be assumed that additional residential pressure will be placed on area properties. The 1990 rezoning to the Exceptional Use (EU) District by the Jackson Township Trustees provides a mechanism for mitigating many of the historical land use conflicts associated with this facility.

(C) Scioto River Corridor and Tributaries - Open space is recommended within the floodplain of the Scioto River and all other tributaries within the planning area. This open space, which includes



agriculture and natural areas, should include filter strips 15 feet in width along all tributaries to reduce sedimentation, create wildlife habitat, and maintain the natural scenic qualities found in the Township. This can be accomplished through the Township's floodplain zoning district.

5.6.8 SOLID WASTE FACILITIES

Solid waste facilities are discussed here relative to the following three existing facilities.

(A) **S.R. 665 Landfill** - The S.R. 665 landfill is currently meeting solid waste needs of Franklin County residents. Given its short-term life, the cost of constructing a new facility, and increasing solid waste demands, it is assumed this facility will be considered for expansion. While the landfill has created certain land use impacts since its inception, the degree that the Township has been impacted has been less than originally expected.

Given these issues and concerns, the Land Use Concept is recommending that expansion of the landfill is appropriate in the area bounded by Young Road on the west, S.R. 665 on the north, and I-71 on the east, excluding an existing commercial use located at the southwest quadrant of the I-71 and S.R. 665 intersection.

Residential properties within the immediate area but outside of any expansion of the landfill should be considered for appropriate financial assistance by the Franklin County Regional Solid Waste Management Authority (FCRSWMA) to assist those owners who may be economically impacted by landfill expansion. In concert with Ohio Environmental Protection Agency (OEPA) requirements, no residences or wells should be located within 1000 feet of the disposal area.

The existing northern buffer, about 300 feet in depth, is recommended to be expanded along the entire northern and western boundary of the landfill. This buffer is further being recommended for development as a public recreational area. (Please

see 5.6.7[A].)

(B) **S.R. 104 Landfill** - The S.R. 104 landfill is closed and is not assumed to be reopened or redeveloped during the planning period. A mobile home park to the immediate south is not located in an appropriate residential environment.

(C) **Columbus Composting Facility** - The composting facility is shown on the Land Use Concept as it exists today. Given the amount of available land at the composting facility, it is assumed that no additional expansion onto adjacent properties will be necessary. However, concern raised in the household survey regarding odor impacts from the facility indicate this land use impact as problematic within the immediate area.

5.7 LAND USE IMPLEMENTATION POLICIES

5.7.1 CENTRAL PLANNING AREA

The Central Planning Area is comprised of three subareas: the Home-Gantz-Marlene neighborhood, Hoover-Allen-Edwards-McDowell neighborhood, and Hoover-White neighborhood. The planning area is dominated by single family residential uses and open space. Land use concerns include accommodating additional residential growth within existing land use patterns and preventing the intrusion of non-residential uses within existing residential areas.

- (A) **Short-Term Land Use Policies**
 - (1) Maintain single family residential character.
 - (2) Work with City of Grove City regarding the extension of Southwest Boulevard from Hoover Road to the Southwest Boulevard stub located on the west side of Gantz Road.
- (B) **Land Use Concept**
 - (1) Suburban residential land use is recommended throughout the planning area, predicated on central sanitary sewers and water, otherwise limited rural residential land use is recommended.

5.7.2 EAST PLANNING AREA

The East Planning Area incorporates a large portion of the Jackson Township planning area and is bordered on the north by I-270, on the east by the Scioto River, on the south by Zuber Road and Indian Trails subdivision, and on the west by I-71. The planning area is predominantly comprised of agricultural areas, large lot residential uses,

Southeast Conservation Club, and several small platted subdivisions.

Land use concerns include additional development pressure from commercial and industrial uses located north of Stringtown Road in an area that has been partially annexed to the City of Grove City. Expansion of Grove City services into the planning area are expected to come from the White Road sanitary trunk and the proposed Indian Trails sanitary trunk. Both will encourage additional annexations.

The Southeast Conservation Club is expected to continue its presence as a private recreational facility following its rezoning to the Exceptional Use District by Jackson Township in 1990.

Concern is raised relative to the Scioto River corridor which provides the Township with its most attractive natural features. Continuation of large lot, single family land uses within the corridor is appropriate, however, site sensitivity is necessary to protect the corridor's most attractive visual assets. The expansion of excavation and quarry operations within the Scioto River corridor is a related concern from several perspectives: impacts to existing residential areas, visual impacts, removal of wooded areas, and future reuse. If excavation and quarry operations are deemed appropriate, public benefits must outweigh private interests.

The ability to tap into the Columbus sanitary sewer trunk line should be limited to single family residences only, predicated on easement contracts, given the City of Columbus' current policies.

- (A) **Short-Term Land Use Policies**
 - (1) Continuation of large lot single family residential uses is appropriate throughout the planning area. West of S.R. 104, non-residential uses are deemed inappropriate given the area's potential for annexation to Grove City and future development as residential uses. This is consistent with



land use policy provided to the Comprehensive Plan project by Grove City officials. In this area, lot sizes should range from 45,000 square feet to 2.5 acres unless annexed to Grove City, where higher densities are appropriate.

- (2) Continuation of the Southeast Conservation Club as a private recreational area in concurrence with the Exceptional Use rezoning granted by Jackson Township. Failure to comply with the EU stipulations can result in loss of the zoning.
 - (3) Protection of the open space and environmental characteristics of the Scioto River corridor are recommended through adoption and application of development guidelines.
 - (4) The further industrialization of the Thraikill Road neighborhood is recommended under the Land Use Concept. This transition should occur if sensitivity for the residential portion of Thraikill Road is incorporated in development plans (e.g., screening, buffering, impact mitigation). Redevelopment of existing residential properties to industrial uses should only be permitted if all residential properties are included in the proposal.
 - (5) Adoption of the Mixed-Use Corridor District (MUC) is recommended to manage appropriate and sensitive commercialization along Stringtown Road.
- (B) Land Use Concept**
- (1) Suburban residential land use is recommended for the portion of the planning area located west of S.R. 104, predicated on central sanitary sewer and water, otherwise limited rural residential land use is recommended.
 - (2) Open space and recreational use is recommended for the properties currently under the ownership of the Southeast Conservation Club.

- (3) Rural residential land use is recommended east of S.R. 104 along the Scioto River, which are low density, single family uses with a recommended maximum lot size of 2.5 acres.
- (4) Open space is recommended along the Scioto River within the 100-year floodplain and incorporating existing substantial vegetation and woodlands.
- (5) It is assumed that as annexation occurs, the Grove City corporate boundary may extend south of Stringtown Road to Jackson Pike then south to Zuber Road then west to existing corporate area.
- (6) Limited commercial development is recommended for Stringtown Road in accordance with the Mixed-Use Corridor District.

5.7.3 NORTH PLANNING AREA

The North Planning Area is bordered on the north by the original Jackson Township boundary, on the east by S.R. 104, on the south by I-270, and on the west by Conrail right-of-way. The planning area is a patchwork of incorporated and unincorporated areas, with the City of Columbus the principal municipality. Land uses include a mix of single family residences, several commercial and light industrial uses along U.S. 62, and several industrial-type land uses on Tanis Drive and Lazar Road in Columbus. A closed Franklin County landfill is located on the eastern portion of the planning area.

In-fill development within the planning area should be sensitive to existing land use patterns, and where appropriate, should comprise single family residences.

- (A) Short-Term Land Use Policies**
- (1) Single family residential uses are considered most appropriate for in-fill development or redevelopment within existing residential areas.
 - (2) Non-residential uses are not appropriate in existing residential areas.

- (3) Further commercialization of Harrisburg Pike is appropriate if properly sited, sufficiently screened from nearby residential uses, and when access management techniques are incorporated to manage access and traffic flow.
 - (4) Existing residences adjacent to the Franklin County Landfill on S.R. 104 are not in a suitable residential environment.
- (B) Land Use Concept**
- (1) Commercial land use is recommended along Harrisburg Pike where appropriate and based upon existing patterns.
 - (2) Suburban residential land use is recommended east of Harrisburg Pike and along Home Road, predicated on central sanitary sewers and water, otherwise limited rural residential land use is recommended.
 - (3) Limited rural residential land use is recommended in the Gantz-Dyer-Brown neighborhood, which is low density, single family development with a recommended lot area between 45,000 square feet and 2.5 acres.

5.7.4 NORTHWEST PLANNING AREA

The Northwest Planning Area is bordered by the original Jackson Township boundary on the north, Conrail right-of-way on the east, Big Run South Road on the south, and incorporated portions of Columbus on the west. This is an underdeveloped area comprised of large lot residential homes and open space.

In-fill development should be sensitive to existing land uses. Non-residential uses are inappropriate given the existing land use pattern and lack of major arterials to provide sufficient traffic management. Recent multi-family rezoning in the City of Columbus and construction of the WalMart distribution facility in Grove City will place different pressures on the planning area. Further industrialization within Grove City south of Big

Run South Road will have to be sensitive to residential uses to the north, incorporating screening, buffering, and setbacks into site plans.

- (A) Short-Term Land Use Policies**
- (1) Single family residential land use would be appropriate as in-fill development.
 - (2) Non-residential uses would be inappropriate within the planning area.
 - (3) Multi-family residential uses would not be appropriate within the unincorporated portion of the planning area because central sanitary sewer and water service is presumed unavailable except through annexation.
- (B) Land Use Concept**
- (1) Limited rural residential land use is recommended, defined as low density, single family development with a recommended lot area between 45,000 square feet and 2.5 acres.

5.7.5 SOUTH PLANNING AREA

The South Planning Area is bounded by Zuber Road on the north, the Scioto River on the east, the Franklin/Pickaway County line on the south, and Young Road on the west. This is a predominantly agricultural area with large lot single family residences scattered or in a limited number of clusters. The City of Columbus composting facility is located in the eastern portion of the planning area along the Scioto River.

The major land use concern is continued protection of existing agricultural areas and managing additional residential growth while guaranteeing a fair return on property investments.

- (A) Short-Term Land Use Policies**
- (1) The Township should adopt the Agriculture, Conservation, and Open Space District (ACOS) to protect farmland and manage residential development.
 - (2) Non-residential, non-agricultural uses are



- (3) inappropriate within the planning area. The Township should continue to work with the City of Columbus to minimize land use conflicts, existing and potential, relative to the municipal composting facility.
- (B) **Land Use Concept**
- (1) Agricultural conservation is recommended as the appropriate land use for the majority of the planning area.
- (2) Rural residential land use is recommended for four locations of existing single family residences, without expansion thereof, which includes low density, single family uses with a recommended maximum lot size of 2.5 acres.

5.7.6 SOUTH CENTRAL PLANNING AREA

The South Central Planning Area is bordered on the north by incorporated areas within the City of Grove City, on the east by Indian Trails subdivision, on the south by Zuber Road, and on the west by I-71. This area is comprised of public and quasi-public uses, large lot single family residences, open space, and limited commercial development. It is under pressure from industrial growth situated at the southeast quadrant of the I-71 and S.R. 665 interchange, which is in Grove City.

Further industrialization, while appropriate in specific locations, will impact nearby residential and agricultural areas. Development around the Hoover Road and S.R. 665 intersection is most appropriate for limited commercial uses, but should develop in a manner that is sensitive to environmental constraints and nearby residential areas.

- (A) **Short-Term Land Use Policies**
- (1) Areas recommended for limited industrial uses in the Land Use Concept must be sensitive to land use compatibility issues, given nearby residential and agricultural patterns.

- (2) Commercial development of the Hoover Road and S.R. 665 intersection should occur in a coherent fashion and follow a "town center" concept relative to building layout, off-street parking, amenities, and architectural character.
- (3) Residential uses should occur where appropriate, given the Land Use Concept. Non-residential uses are inappropriate where they impact existing and future residential areas.
- (B) **Land Use Concept**
- (1) Limited industrial use is recommended to extend east and south from existing uses, on the east side of Seeds Road, to Zuber and Hoover Roads, excluding properties currently commercial in nature or intended for quasi-public use (cemetery).
- (2) Rural residential land use is recommended west of Seeds Road to I-71 and Young Road, and between Zuber, Hoover, and London-Groveport Roads. Rural residential land use consists of low density, single family uses with a recommended maximum lot size of 2.5 acres.
- (3) Suburban residential land use is recommended north of S.R. 665 and east of Hoover Road, predicated on central sanitary sewers and water, otherwise limited rural residential land use is recommended.
- (4) Commercial development is recommended at the intersection of Hoover Road and S.R. 665.
- (5) Public and quasi-public land use is recommended, respectively, where the existing Jackson Township fire house is located on S.R. 665 and for properties owned for the purposes of a cemetery south of S.R. 665 and on both sides of Hoover Road.

5.7.7 SOUTHWEST PLANNING AREA

The Southwest Planning Area is bordered by Orders

Road on the north, I-71 on the east, and Young Road and the Jackson/Pleasant Township line on the west. The planning area is characterized by a variety of uses: large lot residential, agriculture and open space north of S.R. 665, the Franklin County landfill south of S.R. 665, and commercial and industrial development in the vicinity of the S.R. 665 and I-71 interchange.

The Franklin County Landfill has established land use trends that have affected adjacent properties relative to land use, as well as properties outside the immediate area. Expansion must be managed to maximize benefits and minimize negative impacts. Development of the buffer area adjacent to the Franklin County Landfill should occur within the public realm, benefiting the residents of Jackson Township through the addition of recreational space and facilities.

Limited industrial development that is recommended in the Land Use Concept can occur within the Township, depending on the need for utility services. Such expansion must be sensitive to nearby residential and agricultural uses. Further commercialization of Harrisburg Pike must follow a rational process that is sensitive to existing land use patterns.

(A) Short-Term Land Use Policies

- (1) The recommended expansion area for the Franklin County Landfill which is presented in the Land Use Concept, if it coincides with landfill plans, must be well managed from a land use perspective to minimize unnecessary impacts.
- (2) Development within those areas recommended for limited industrial uses in the Land Use Concept must be sensitive to these trends and be compatible with future development.
- (3) Adoption of the Mixed-Use Corridor District (MUC) is recommended to manage appropriate and sensitive commercialization along Harrisburg Pike.

- (4) Residential uses should occur where appropriate, given the Land Use Concept. Non-residential uses are inappropriate where they impact existing and future residential areas.
 - (5) Residences and wells should not be located within 1000 feet of the disposal area of the Franklin County Landfill, as per OEPA requirements.
- (B) Land Use Concept**
- (1) Expansion of the Franklin County Landfill is recommended for the area bordered by S.R. 665 on the north, I-71 on the east (excluding an existing commercial use at the corner of S.R. 665 and I-71), and Young Road on the west. The continuation of an 300-foot buffer and setback should continue along the northern and western boundaries of the landfill.
 - (2) The Franklin County Landfill buffer is recommended to be developed as a public recreational facility operated by Jackson Township, open to Township residents.
 - (3) Commercial development is recommended at the S.R. 665 and I-71 interchange.
 - (4) Limited industrial development is recommended on the north side of S.R. 665 for those properties that front the public right-of-way or extend along Haughn Road as shown on the Land Use Concept.
 - (5) Limited rural residential land use is recommended in the Orders-Haughn neighborhood, which is low density, single family development with a recommended lot area between 45,000 square feet and 2.5 acres.
 - (6) Limited commercial development is recommended for Harrisburg Pike in accordance with the Mixed-Use Corridor District (MUC).

5.7.8 WEST CENTRAL PLANNING AREA

The West Central Planning Area is bordered on the north by Big Run South Road, on the east by the City of Grove City, on the south by Orders Road, and on the west by the Jackson/Pleasant Township line. This area is typified by large lot, single family homes, several platted subdivisions limited in size, the Casa Boulevard neighborhood, agriculture and open space, and a Columbus Southern Power substation.

Commercial development along Harrisburg Pike may be appropriate at given locations depending upon each individual proposal and the ways in which impacts are minimized. The provision of public sewer and water service to the Casa Boulevard neighborhood is a growing concern.

(A) Short-Term Land Use Policies

- (1) Residential uses should occur where appropriate, given the Land Use Concept. Non-residential uses are inappropriate where they impact existing and future residential areas.
- (2) Adoption of the Mixed-Use Corridor District (MUC) is recommended to manage appropriate and sensitive commercialization along Stringtown Road.
- (3) Non-residential, non-agricultural uses are inappropriate within the planning area, except within the Mixed-Use Corridor District (MUC).
- (4) Annexation of the Casa Boulevard neighborhood to the City of Grove City should be pursued for the provision of public sewer and water service.

(B) Land Use Concept

- (1) Limited rural residential land use is recommended in the majority of the planning area, which is low density, single family development with a recommended lot area between 45,000 square feet and 2.5 acres.

- (2) Suburban residential land use is recommended, predicated on central sanitary sewers and water, otherwise limited rural residential land use is recommended.
- (3) Industrial land use is recommended for those properties occupied by the Columbus Southern Power substation.
- (4) Limited commercial development is recommended for Harrisburg Pike in accordance with the Mixed-Use Corridor District (MUC).

5.8 ZONING RECOMMENDATIONS

Three major means of implementing the Land Use Concept incorporated in the Comprehensive Plan are through the following measures:

- (1) A comprehensive rezoning of the Township based on the Land Use Concept.
- (2) Amendments to the existing zoning resolution to further the Plan's recommendations.
- (3) Adoption of several new zoning districts that implement the Plan's recommendations.

These mechanisms are discussed briefly below.

5.8.1 COMPREHENSIVE REZONING MAP

The optimum means of implementing the Land Use Concept is through a comprehensive rezoning of the Township. This should be considered once the Comprehensive Plan has been adopted by the Trustees as formal planning policy. Adoption of a comprehensive rezoning map follows the same basic procedure as a zoning map amendment. Several public meetings might be necessary to review the details of this move, answering all relevant questions and concerns. Once a comprehensive rezoning map is adopted, the need for individual zoning map amendments should drop significantly.

5.8.2 ZONING RESOLUTION AMENDMENTS

Zoning resolution amendments specifically relate to several changes that reflect plan recommendations.

(A) Residential District Lot Sizes - Residential district lot requirements. Two of the residential land use categories used in the Land Use Concept

recommend lot ceilings to control density and the division of agricultural land. These ceilings (2.5-acre ceiling in rural residential and limited rural residential includes a recommended lot size of 45,000 square feet with a 2.5-acre ceiling) should be added to the appropriate zoning districts that would apply in those areas designated in the Land Use Concept. In both classifications, a larger lot should be considered as a conditional use to provide additional flexibility, perhaps permitting additional acreage. In both cases, residences associated with agricultural land uses should not be required to meet this standard.

(B) Performance Standard Relative to Landfill Disposal Area - A performance standard should be adopted in the zoning resolution which would ban new residences and new wells within 1000 feet of the Franklin County Landfill (S.R. 665) disposal area, as per OEPA requirements.

(C) Site Plan Review - The site plan review recommendation focuses on the need to manage private, nonresidential development once a comprehensive rezoning map has been adopted. This mechanism provides a means of addressing an important implementation issue: private development.

(1) Requirement - Prior to issuance of a zoning certificate for all uses other than single family and two-family residential, a site plan as defined shall be submitted to the Rural Zoning Commission for review and approval.

(2) Submittal Requirements - Site plan showing: structures; access, parking, and pedestrian circulation; landscaping; easements; drainage; environmentally sensitive areas; topography; utilities; lighting; architectural character; and sedimentation and erosion control.

(3) Technical Review - The site plan may



... be forwarded to several county agencies for technical review, including Mid-Ohio Regional Planning Commission, Franklin County Engineer, and Franklin County Soil and Water Conservation District.

(4) **Design Standards** - Design standards to manage the built environment, including: compatibility with the Comprehensive Plan; preservation of environmentally sensitive areas; and stormwater drainage mitigation.

5.8.3 PROPOSED ZONING DISTRICTS

The following two zoning districts are provided as tools for implementing substantial portions of the Land Use Concept.

(A) **Agriculture, Conservation, and Open Space District (ACOS)** - The ACOS District is proposed as a mechanism to manage the transition from agriculture to large lot residential with a degree of preservation. The submittal requirements would be the responsibility of the subdivider, not necessarily the property owner. The following outlines the concept.

(1) **Purpose** - The purpose of the ACOS District is to maintain the rural, natural, and scenic qualities of Jackson Township by preserving farmland and significant open lands while allowing landowners a reasonable return on their holdings.

(2) **Establishment** - The ACOS District is recommended generally for the area bordered by Zuber Road, Scioto River, Franklin/Pickaway County line, and Jackson/Pleasant Township line.

(3) **Permitted Uses** - Agriculture, horticulture, or floriculture, and any accessory uses or structures; and the creation of one or two lots for residential use that meet Franklin County Board of Health requirements.

(4) **Conditional Uses** - The creation of three or more lots for residential use; and farm markets.

(5) **Conditional Use Submittal Requirements** - The following are submittal requirements: development plan meeting the preliminary subdivision plan requirements of the Franklin County Subdivision Regulations; and environmental analysis.

(6) **Development Standards** - The following development standards shall apply: development plan shows that proposal meets all subdivision requirements; minimum land for conditional use is six acres and density shall not exceed .5 dwellings per acre; total area of residual farmland or open space within the development shall be at least 50 percent of the total area; residual land shall be owned jointly or in common or be conveyed to the Township.

(B) **Mixed-Use Corridor District (MUC)** - The MUC District is proposed as a mechanism for managing commercial development within certain corridors that are typified by residential uses. The following outlines the concept.

(1) **Purpose** - The purpose of the MUC District is to maintain a higher degree of compatibility between residential land uses and the development of commercial land uses within specific corridors. It is recognized that certain arterials by their nature and location will exhibit pressure for commercial development. However, protecting the viability and property values of existing residential uses within these corridors is also a priority.

(2) **Establishment** - The MUC District is recommended for portions of Stringtown

Road and Harrisburg Pike within the unincorporated area.

(3) **Permitted Uses** - Permitted uses of the Neighborhood Commercial, Community Commercial, and Suburban Office and Institutional Districts; single family residential uses; accessory structures and uses.

(4) **Prohibited Uses** - Drive-thru uses; auto-related uses; and outdoor display and sales.

(5) **Submittal Requirements** - Development plan and a site plan.

(6) **Development Standards** - Minimum lot frontage on a public road of 100 feet, with minimum lot width at the building line of 125 feet; minimum lot coverage of 50 percent; screening of all outdoor storage; access drives regulated based on posted speed limit and lot width; landscaped buffers between off-street parking and right-of-way, and between nonresidential and residential uses; trash container screening; and noise mitigation.

(7) **Design Guidelines** - Design guidelines are recommended to provide site layout and architectural direction. Items to be addressed include clustering of commercial uses; lot layout; landscaping; architectural character and compatibility; external construction material; signage; lighting; and off-street parking.

6.0

IMPLEMENTATION ELEMENT

JACKSON TOWNSHIP COMPREHENSIVE PLAN

6.1 IMPLEMENTATION

Implementation of the Jackson Township Comprehensive Plan is crucial to its success as a framework for guiding the Township through the 1990's and into the 21st century.

The responsibility to implement major portions of the Comprehensive Plan rests with the Township Trustees, Rural Zoning Commission, Zoning Officer, and other public entities. Implementation of land use recommendations will fall to both the public and private sectors, as actions are taken to develop individual parcels of land.

6.1.1 IMPLEMENTATION TOOLS

This final section of the Comprehensive Plan includes several important tools for assisting Jackson Township in the implementation of its Plan. These tools are an Implementation Checklist, found in section 6.2, which summarizes many of the detailed recommendations found throughout this document. A Development Checklist, found in section 6.3, can be used by the Township in reviewing rezoning, conditional, and variance applications relative to the Comprehensive Plan and its recommendations.

6.1.2 COMPREHENSIVE REZONING MAP

The most effective means of implementing the Comprehensive Plan's land use recommendations (2010 Land Use Concept) is by adopting a comprehensive rezoning map. This would entail a complete rezoning of the Township's unincorporated portions, as per the amendment process provided for in the Jackson Township Zoning Resolution.

Good and bad reasons exist for making such a move. A comprehensive rezoning would be the

strongest means of implementing the Plan and would support adoption and use of the Site Plan process provided for in the Land Use Element.

However, comprehensive rezoning may upset property owners who don't understand the process, its consequences and benefits, or who in general question government actions that directly affect them, among other reasons.

Failure to adopt a comprehensive rezoning map should result in a piecemeal approach that would include adoption of the Agriculture Conservation and Open Space District (ACOS), Mixed-Use Corridor District (MUC), and specific recommended zoning amendments.

If neither process is accepted, then Township action on individual zoning applications will be the central means of implementing the Comprehensive Plan.

6.1.3 UPDATES

Over time social, economic, physical, and political conditions that affect Jackson Township will change. For this reason, the Township should review the Comprehensive Plan on a regular basis to determine if its recommendations, assumptions, and goals are still applicable.

How often should this review occur? Changing conditions should dictate appropriate times, but at a minimum this review should occur every five years. To assist, a Steering Committee or other body should be given the responsibility of reviewing the Plan and determining whether conditions have sufficiently changed to warrant a detailed review.

Following this review, which can be done in-house by the Committee, any changes should be considered as formal amendments and duly adopted in the same way that the Comprehensive Plan was adopted.



6.2 IMPLEMENTATION CHECKLIST

Several recommendations contained with the Comprehensive Plan require specific and detailed actions for implementation. Much of the balance of the text is descriptive in nature and will be implemented over time on day-to-day decisions. So to assist in the detailed implementation, the accompanying charts are provided as a summary of specific recommendations.

The charts, which are categorized by Element, identify the individual direct goals, accompanying actions recommended for implementing each goal, the entity with primary responsibility for implementing each action, and a suggested time frame within which implementation should occur.

6.2.1 IMPLEMENTATION RESPONSIBILITIES

Three major Township bodies hold responsibility for implementing the Comprehensive Plan: Township Trustees, Rural Zoning Commission, and Zoning Officer. Sometimes this responsibility is jointly held, while other times primary responsibility for a given goal lies with one body.

The Implementation Checklist charts are intended as a guide to assist the Township in the long-term implementation of the Comprehensive Plan.

It should be noted that individual bodies have various responsibilities for implementing the Comprehensive Plan. These are discussed below.

(A) **Township Trustees** - Certain goals as listed on the Implementation Checklist require action directly by the Trustees or joint action with other bodies. Many of the goals include appropriate Trustee action, given the board's responsibility as

political decision makers for Jackson Township, such as "approach all political entities within the immediate watershed to consider ways of managing stormwater." Such a goal necessitates direct activity on the part of the Trustees to directly contact neighboring jurisdictions.

Other goals are of a legislative matter, such as zoning resolution amendments, and thereby require Trustee action for implementation.

(B) **Rural Zoning Commission (RZC)** - This body maintains recommendation responsibility to the Trustees on zoning related matters. Several goals related to updating the zoning resolution thereby include the RZC as an appropriate partner.

(C) **Zoning Officer** - Several goals require day-to-day implementation as the Zoning Officer deals with development proposals, such as issues related to the natural environment. In other cases the Zoning Officer will play a subordinate role to the RZC or Trustees, providing assistance as a goal is implemented.

**IMPLEMENTATION CHECKLIST: Natural Environment Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
<p>3.3.1 ENVIRONMENTAL SENSITIVITY</p> <p>(A) Inappropriate land uses should not be located in soil sensitive areas.</p>	<p>(1) The Franklin County Subdivision Regulations should be consulted, particularly in areas affected by "Floodplain and Poorly Drained Soils" (Section 502.02) and "Soils With Wetness and Drainage Limitations" (Section 502.04).</p>	<p>Zoning Officer</p>	<p>Continuous</p>
<p>(B) Persons considering rezoning or development within Group No. 1, 2, and 3, as identified on the Soil Suitability Map, should be notified by the Township Zoning Officer, whenever possible, as to the potential limitations posed by such soils.</p>		<p>Zoning Officer</p>	<p>Continuous</p>
<p>(C) Development that is inappropriate to slope sensitive areas should be discouraged. Use of properties with slopes between 0 and 2 percent must consider additional steps to address stormwater drainage limitations. Development of properties with slopes in excess of 12 percent should be discouraged through the Jackson Township Zoning Resolution.</p>	<p>(1) Reference the Natural Environment Element during zoning administration process. (2) Consider performance standards relative to slope as a component of the zoning resolution.</p>	<p>Zoning Officer, Rural Zoning Commission Rural Zoning Commission, Township Trustees</p>	<p>Continuous 1991-92</p>
<p>(D) Intensive land uses should not be located in areas that have poor groundwater yields unless serviced by central water.</p>	<p>(1) Reference the Natural Environment Element during zoning administration process.</p>	<p>Zoning Officer, Rural Zoning Commission</p>	<p>Continuous</p>
<p>(E) Inappropriate development, land uses, and related activities should be discouraged in the 100-year floodplain.</p>	<p>(1) Continue implementation and enforcement of the Jackson Township Floodplain Regulations and continued to work with the Mid-Ohio Regional Planning Commission, the Community NFIP Administrator.</p>	<p>Rural Zoning Commission, Township Trustees</p>	<p>Continuous</p>
<p>(F) Stormwater management should be pursued at the watershed level.</p>	<p>(1) Approach all political entities within the immediate watershed to consider ways of managing stormwater. (2) Support creation of a county-wide stormwater utility.</p>	<p>Township Trustees Township Trustees</p>	<p>1992-93 1992-93</p>

**IMPLEMENTATION CHECKLIST: Natural Environment Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
<p>3.3.2 NATURAL ASSETS</p> <p>(A) Existing woodlands, woodlots, and heavily wooded areas should be protected from inappropriate development practices.</p>	<p>(1) Educate property owners and the public as to the benefits of wooded sites.</p> <p>(2) Encourage the clustering of residential development and proper siting of homes, as per the Agricultural Conservation and Open Space District (ACOS) and development guidelines.</p> <p>(3) Promote the planting of buffer strips along all tributaries and ditches to minimize soil erosion, promote woodlands, and create suitable wildlife habitat.</p>	<p>Zoning Officer</p> <p>Rural Zoning Commission</p> <p>Zoning Officer, FC Soil and Water Conservation District, FC Engineer</p>	<p>Continuous</p> <p>Continuous</p> <p>Continuous</p>
<p>(B) Existing wetlands should be protected from the negative impacts resulting from development, fill, and drainage.</p>	<p>(1) Educate property owners and the public as to the benefits of wetlands.</p> <p>(2) Work with the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency in wetlands permitting processes.</p> <p>(3) Work with FC Soil and Water Conservation District in identifying potential wetlands situations.</p>	<p>Zoning Officer</p> <p>Zoning Officer</p> <p>Zoning Officer</p>	<p>Continuous</p> <p>Continuous</p> <p>Continuous</p>
<p>(C) Identified wildlife habitats should be protected as much as possible from the negative impacts resulting from nearby or adjacent development.</p>	<p>(1) Reference the Natural Environment Element during zoning administration process.</p>	<p>Rural Zoning Commission, Township Trustees</p>	<p>Continuous</p>
<p>3.3.3 RECREATION AND OPEN SPACE</p> <p>(A) Environmentally sensitive areas should be designated for appropriate open space and less-intensive and non-destructive land uses, such as floodplains, woodlands, and wetlands.</p>	<p>(1) Reference the Natural Environment Element during zoning administration process.</p>	<p>Rural Zoning Commission, Township Trustees</p>	<p>Continuous</p>

**IMPLEMENTATION CHECKLIST: Natural Environment Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
<p>3.3.4 WORKING FARMS</p> <p>(A) Agricultural areas should be protected and preserved through the adoption of the Agricultural Conservation and Open Space District (ACOS).</p>	<p>(1) Review and adopt the ACOS District recommended in the Comprehensive Plan.</p> <p>(2) Review and adopt the comprehensive rezoning map as recommended in the Comprehensive Plan which identifies the area to be zoned under the ACOS District.</p>	<p>Rural Zoning Commission, Township Trustees</p> <p>Rural Zoning Commission, Township Trustees</p>	<p>1991-92</p> <p>1991-92</p>
<p>(B) Additional mini-farm development should be discouraged because of the impacts on land use, agriculture, and the environment.</p>	<p>(1) Review and adopt the single family residential lot size changes recommended in the Comprehensive Plan.</p> <p>(2) Review and adopt the ACOS District.</p>	<p>Rural Zoning Commission, Township Trustees</p> <p>Rural Zoning Commission, Township Trustees</p>	<p>1991-92</p> <p>1991-92</p>

**IMPLEMENTATION CHECKLIST: Public Facilities and Services Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
4.9.1 UTILITY SERVICES	(1) Pursue possible solutions with the Franklin County Community Development Block Grant Program, Issue 2 funding, or annexation to Grove City for extension of water services.	Township Trustees	Continuous
(B) As areas experience difficulties with on-site wastewater treatment and disposal facilities, such as septic tanks, actions should be taken to provide expanded service to these areas.	(1) Pursue possible solutions with the Franklin County Community Development Block Grant Program, Issue 2 funding, or annexation to Grove City for extension of water services.	Township Trustees	Continuous
4.9.2 STORMWATER DRAINAGE	(1) Request should be made to appropriate county agencies to investigate stormwater drainage concerns.	Township Trustees	1991-92
(A) Appropriate county agencies (Soil and Water Conservation District, Engineer's Office, and MORPC) should be contacted to conduct a survey of the noted areas and to determine possible causes and solutions.	(1) Select a civil engineer, with experience in stormwater management, to conduct the appropriate study.	Township Trustees	1992-93
(B) A professional engineer should be retained to conduct an engineering analysis and cost estimate for addressing each specific area.	(1) Pursue Issue 2 funds once engineering analysis is complete.	Township Trustees	1993-94
(C) Actions to improve drainage should include a package of financial resources, including property assessments, general revenue, and Issue 2 funds.	(1) Approach all political entities within the immediate watershed to consider ways of managing stormwater.	Township Trustees	1992-93
(D) A joint strategy to address stormwater at the watershed level should be pursued.	(2) Support creation of a county-wide stormwater utility.	Township Trustees	1992-93

**IMPLEMENTATION CHECKLIST: Public Facilities and Services
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
<p>4.9.3 THOROUGHFARE SYSTEM</p> <p>(A) Specific projects in MORPC's Transportation Improvement Plan that directly benefit Jackson Township should be supported.</p>	<p>(1) Continue support of transportation projects of benefit to Jackson Township.</p>	<p>Township Trustees</p>	<p>Continuous</p>
<p>(B) Maintenance and upgrading of Jackson Township roads should be continued providing availability of sufficient funding.</p>	<p>(1) Continue on-going road program. (2) Investigate use of Issue 2/LTIP funds for upgrades.</p>	<p>Township Trustees</p>	<p>Continuous</p>
<p>(C) The annexation of Township roads to a municipality with sufficient taxing authority should be continued and supported where feasible.</p>	<p>(1) As opportunities arise and where logical given a proposed annexation pattern, encourage and support the annexation of Township roads into a municipal corporation.</p>	<p>Township Trustees</p>	<p>Continuous</p>
<p>4.9.4 PARKS AND RECREATION</p> <p>(A) Pursue creation of a Township park facility on land currently used as a buffer for the Franklin County Landfill on S.R. 665.</p>	<p>(1) Continue conversations with the Franklin County Regional Solid Waste Management Authority regarding feasibility, mechanics, funding, etc. (2) Consider creation of a Township body to develop and manage the park. (3) Seek additional funding sources.</p>	<p>Township Trustees Park Authority Park Authority</p>	<p>1991-92 1992-94 Continuous</p>
<p>(B) Work with Grove City Parks and Recreation Department and the Southwestern School District to pursue joint recreational facilities and programs that benefit all Township residents, whenever financially feasible.</p>	<p>(1) As opportunities develop, consider working on joint recreational projects, particularly if funding exists.</p>	<p>Township Trustees</p>	<p>Continuous</p>

**IMPLEMENTATION CHECKLIST: Land Use Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
(A) Adoption of a comprehensive rezoning map to implement the 2010 Land Use Concept.	(1) The proposed comprehensive rezoning map must be prepared as an amendment to the Jackson Township Zoning Resolution and adoption thereof.	Rural Zoning Commission, Township Trustees	1991-92
(B) Adoption of a zoning mechanism to implement the 2010 Land Use Concept and to protect and preserve agriculture and open space where appropriate within a defined area.	(1) The Agriculture and Open Space Conservation District (ACOS) should be adopted.	Rural Zoning Commission, Township Trustees	1991-92
(C) Adoption of a zoning mechanism to implement the 2010 Land Use Concept within certain commercial corridors, while providing for commercial development that doesn't negatively impact existing residences.	(1) Adoption of the Mixed-Use Corridor District (MUC).	Rural Zoning Commission, Township Trustees	1991-92
(D) Adoption of a zoning mechanism to implement the Comprehensive Plan's development guidelines and to provide better guidance and management of the development process for non-residential uses.	(1) Adoption of the Site Plan Review provisions.	Rural Zoning Commission, Township Trustees	1991-92
(E) Amend residential zoning districts to provide for a maximum lot size that better manages the Township's dwindling land resource as it converts to residential home sites.	(1) Amend Rural District maximum lot size for residence to 2.5 acres, with a conditional use maximum lot size up to an additional 2.5 acres. (2) Amend Restricted Suburban Residential District maximum lot size for residence to 2.5 acres, with a conditional use maximum lot size to an additional 1.5 acres.	Rural Zoning Commission, Township Trustees	1991-92
(F) Development guidelines should be reviewed and portions thereof adopted as development standards in the Zoning Resolution, where appropriate.	(1) As development guidelines are implemented through the Site Plan Review process, consider adoption of those guidelines into the Zoning Resolution as development standards where appropriate.	Rural Zoning Commission, Township Trustees	Continuous

**IMPLEMENTATION CHECKLIST: Land Use Element
Jackson Township Comprehensive Plan**

GOAL	ACTION	PRIMARY RESPONSIBILITY	SUGGESTED TIME FRAME
<p>5.7.1 CENTRAL PLANNING AREA</p> <p>(A) Work with City of Grove City regarding the extension of Southwest Boulevard from Hoover Road to the Southwest Boulevard branch located one the west side of Gantz Road.</p>	<p>(1) Coordinate extension through annexation or as properties remain within Jackson Township's jurisdiction.</p>	<p>Township Trustees</p>	<p>Continuous</p>
<p>5.7.2 EAST PLANNING AREA</p> <p>(A) Protection of the open space and environmental characteristics of the Scioto River corridor.</p>	<p>(1) Designate open space relative to the Scioto River corridor and consider restrictions within floodplain zoning district. (2) Continue to implement the Township's floodplain regulations.</p>	<p>Rural Zoning Commission, Township Trustees Zoning Officer</p>	<p>Continuous Continuous</p>
<p>5.7.5 SOUTH PLANNING AREA</p> <p>(A) Work with the City of Columbus to minimize land use conflicts, existing and potential, relative to the municipal composting facility.</p>	<p>(1) Contact the Public Utilities Division and express concerns to the Director. (2) Monitor future activities.</p>	<p>Township Trustees Zoning Officer</p>	<p>Continuous Continuous</p>
<p>5.7.6 SOUTH CENTRAL PLANNING AREA</p> <p>(A) Commercial development of the Hoover Road and S.R. 665 intersection should occur in a coherent fashion and follow a "town center" concept.</p>	<p>(1) Use planned district approach to managing commercialization of intersection. (2) Encourage single developer for entire intersection.</p>	<p>Rural Zoning Commission, Township Trustees Rural Zoning Commission, Township Trustees</p>	<p>Continuous Continuous</p>

6.3 DEVELOPMENT REVIEW CHECKLIST

Over time, property owners and other individuals will seek zoning amendments (rezonings) that may be contrary to the Comprehensive Plan's recommendations. Some differences may be obvious, while others may be harder to identify.

To assist the Township in administering their zoning program relative to the Comprehensive Plan, the accompanying Development Review Checklist is provided as a tool.

This is a simple, straight forward form that should aid the Zoning Officer in reviewing individual zoning applications. It may also be used in reviewing conditional use and variance applications.

A completed checklist should be provided to the Rural Zoning Commission, Township Trustees, MORPC staff (relative to rezonings), and the applicant prior to all public hearings. It should also be included in the records of each respective case.

DEVELOPMENT REVIEW CHECKLIST JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO		
The following is to be completed by the Zoning Officer.		Date: / /
Application Number:		
Applicant's Name:		
Street Address:		
Existing use of the property:		
Proposed use of the property:		
Comprehensive Plan recommended use of the property:		
DOES THE PROPOSAL:	YES	NO
1. Conflict with any policy objective? (See Sec. 2.3, 2.4)		
2. Conflict with the 2012 Land Use Concept? (See Sec. 5.6)		
3. Conflict with any implementation policy? (See Sec. 5.7)		
4. Conflict with any Plan zoning recommendations? (See Sec. 5.8)		
5. Involve an environmentally sensitive area? (See Sec. 3.2)		
6. Require central utilities?		
7. Involve a recommended transportation improvement? (See Sec. 4.5)		
8. Increase stormwater runoff?		
9. Involve a historic resource or archaeological area? (See Sec. 4.7)		
10. Involve a recommended implementation action? (See Sec. 6.2)		
ADDITIONAL COMMENTS:		

7.0

APPENDIX

JACKSON TOWNSHIP COMPREHENSIVE PLAN



7.1
GLOSSARY



7.1 GLOSSARY

ACCESS - A way or means of approach to provide physical entrance to a property.

AESTHETIC - The perception of artistic elements, or elements in the natural or man-made environment which are pleasing to the eye.

AESTHETIC ASSETS - Components of the built or natural environment that are aesthetically pleasing and contribute to a community's sense of identity.

AQUIFER - An underground bed or stratum of earth, gravel, or porous stone that contains water.

AQUIFER RECHARGE AREA - The exposed ground level portion of the aquifer.

BASIN, DETENTION - A storage facility for the temporary storage of stormwater runoff.

BASIN, RETENTION - A pond, pool, or basin used for the permanent storage of water runoff.

BUFFER STRIP - Land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.

BUILDING ENVELOPE - The two-dimensional space within which a structure is permitted to be built on a lot and which is defined by yard setbacks.

BUILT CONSTRAINTS - Characteristics of the built environment that constrain human land use activities, such as sanitary sewer service area limits, high-voltage power lines, and hazardous waste facilities.

BUILT ENVIRONMENT - The physical elements

and characteristics relating to land use, structures, and buildings constructed and/or used by persons.

CONSERVATION EASEMENT - An easement precluding future or additional development of the land.

CLUSTER - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive features.

DEMOGRAPHICS - Characteristics of the population, such as age, gender, and income.

DEVELOPER - The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

DEVELOPMENT - (1) The division of a parcel of land into two or more parcels; (2) The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; (3) Any mining, excavation, landfill, or land disturbance; (4) Any use or extension of the use of land.

EXURBAN - An intensity of land use that is less dense and lower scale than suburban, but not as undeveloped as a rural environment, including large lot, single family residential scattered development, agriculture, and open space.

FILTER STRIP - A strip of land typically 50 feet in width along a tributary that contains trees and shrubs which serve to filter sedimentation from runoff.

FLOODPLAIN - The channel and relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.



FLOODWAY - The channel of a natural stream or river and portions of the floodplain adjoining the channel, which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.

FLOODWAY, REGULATORY - The channel and the adjacent land areas that must be reserved in order to discharge the regulatory base flood without cumulatively increasing the water surface elevation more than two tenths of one foot.

FCRSWMA - Franklin County Regional Solid Waste Management Authority.

GEOLOGY - The science that deals with the history of the earth and its life, especially as recorded in rocks, such as geologic features.

GROUNDWATER - The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

HAPHAZARD DEVELOPMENT PATTERN - A sporadic pattern of development that is not concentrated or clearly geographically directed (see "sprawl").

INFILL DEVELOPMENT - The development of new housing or other buildings on scattered vacant sites in a built up area.

LANDSCAPE - The addition of lawns, trees, plants, and other natural and decorative features to land.

LAND USE - A description of how land is occupied or utilized by persons.

MINI-FARMS - A residential piece of property, typically five acres or larger in size, in which a degree of agricultural, horticulture, floriculture, or animal husbandry is pursued, subordinate to the principle use which is typically single family residential.

MORPC - Mid-Ohio Regional Planning Commission.

NATURAL CONSTRAINTS - Characteristics of the natural environment that constrain human land use activities, such as the 100-year floodplain, wetlands, and poorly drained soils.

NATURAL ENVIRONMENT - The physical elements and characteristics relating to land, water, air, plant, and animal life.

OCAP - Ohio Capability Analysis Program.

ODNR - Ohio Department of Natural Resources.

OEPA - Ohio Environmental Protection Agency.

OHPO - Ohio Historic Preservation Office.

ON-SITE WASTE WATER TREATMENT AND DISPOSAL - An approved method of treating and disposing of human waste without the use of a central sanitary sewer system, such as septic tanks and leach fields.

RESIDENTIAL, LOW DENSITY - Single family residential land use with lot sizes in the one-half acre to one acre range (or .5 to 1 dwelling unit per acre).

RESIDENTIAL, SUBURBAN - Single family residential land use with lot sizes of less than one-half acre (.25 to .16 units per acre), typically including platted subdivisions and central utilities.

RESIDENTIAL, VERY LOW DENSITY - Single family residential land use with lot sizes greater than one acre.

RURAL - A sparsely developed area where the land is predominantly undeveloped or primarily used for agricultural purposes.

RZC - Rural Zoning Commission, Jackson

Township.

SCREENING - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

SETBACK - The distance between a building or any projection thereof and the street right-of-way or property line.

SLOPE - The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

SPRAWL - An uncontrolled or unmanaged form of urban/suburban growth that uses land inefficiently and which results in traffic congestion and land use conflicts.

STREET, COLLECTOR - A street which collects traffic from local streets and connects with minor and major arterials.

STREET, MAJOR ARTERIAL - A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

STREET, MINOR ARTERIAL - A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.

SUBURBAN - An intensity of land use that is characterized by medium density and lower scale development, typified by platted subdivisions and commercial/retail concentrations.

TIP - Transportation Improvement Program.

TOPOGRAPHY - The configuration of a surface area showing relative elevations.

TRANSITIONAL AREA - (1) An area in the

process of changing from one use to another; (2) An area which acts as a buffer between two land uses of different intensity.

TRIBUTARY - A stream or creek that flows into a larger stream or river, which together with other tributaries comprise the drainage system of a watershed.

URBAN - An intensity of land use that is characterized by high density and compact development, typified by large cities with extensive industrial, commercial, and residential areas.

WATER TABLE - The upper surface of groundwater, or that level below which the soil is seasonally saturated with water.

WATERSHED - The area drained by a given stream or river.

WETLANDS - Those areas that are inundated or saturated by surfacewater or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

7.2
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7.2 BIBLIOGRAPHY

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7.3 SUBJECT INDEX

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