

## Triangle North Concept Plan

Original consultants: Burns, Bertsch, and Harris, Inc.  
Columbus, Ohio  
George Parker & Associates, AIA  
Gahanna, Ohio  
January, 1997

### Prologue & Intent

This plan portrays a vision of future land use patterns within the target area known as the Triangle Area. Redevelopment pressure is increasing within this area. It is not the intent of the plan to force or encourage uses other than those presently existing within the area. Rather, the Plan provides a basis for a public dialogue and the framework for the orderly redevelopment of the area. The existing land use pattern has occurred over time and the parcel patterns and uses are appropriate for those times and uses. However, as private owners explore redevelopment opportunities, and seek new zoning patterns from the City consistent with those opportunities, it is imperative that land use patterns, configurations and arrangements reflecting the public interest be considered. This Plan provides a guide for those discussions.

As redevelopment occurs, recognition must be given to the need to reassemble land from the existing parcel makeup into tracts which could accommodate the proposed uses. An alternative to the creation of new parcel configurations might include joint owner agreements or other legally binding arrangements which would result in meeting the intent of the principles contained within this Plan and appropriate to the new uses.

### Development Principles

1. The Concept Plan contains general land use categories only reflecting possible options. Mixed Development (MD) could include commercial (C), Office (O) and/or residential (R). Residential may include single family or higher density residential developments. In each case development proposals shall be accompanied by a "Sketch Plan" and should reflect reconfiguration of existing plotting patterns. Appropriateness of proposals will be judged partially upon compatibility with adjacent uses, preservation of natural habitat and the innovative approach of the concept.
2. The Plan does not commit the City to specific patterns nor to rezoning decisions. Discussions, related to specific patterns and the appropriate new zoning classifications will only be considered as proposals are made to the City.
3. The Plan identifies a desirable Primary Street pattern and it does not identify all streets which may be deemed appropriate and/or necessary. The purpose of the Primary Street is to provide access to the interior of the Triangle Area as redevelopment takes place. Parcel by parcel access to the existing Major Streets will be discouraged. Minimum rights-of-way of 60 feet shall be required for the Primary Streets. Additional improvements, e.g. turn lanes and medians may be required reflecting the demand created by specific proposals.
4. Direct access to the Major Streets adjacent to the Triangle Area (Hamilton, Morse and Johnstown [US RT 62]) shall be discouraged at intervals less than 600 feet between access points. Agreements between adjacent property owners shall be required assuring joint access to Major Streets prior to formal consideration of redevelopment proposals by the City.

5. An "Open Space Corridor" (OSC) shall be provided along all Major Streets. No structures or use except authorized signage and landscape treatments shall be permitted within the OSC. The corridor shall be measured from the centerline of the applicable Major Street and shall be as follows: 150 feet on Morse; 100 feet on Hamilton and Johnstown (US RT 62). Landscape plans within the OSC shall be provided for all redevelopment plans and reviewed by the appropriate City authorities.
6. Landscape buffers, pedestrian / bike paths shall be provided where redevelopment occurs adjacent to residential, park and open space areas.
7. An "Open Space Zone" (OSZ) shall be required along all of the major drainage areas as indicated on the Plan. This zone may include private open space, no build areas, conservation areas, flood plains and public open space. Removal of natural habitat within the OSZ and areas of steep topography will be discouraged.

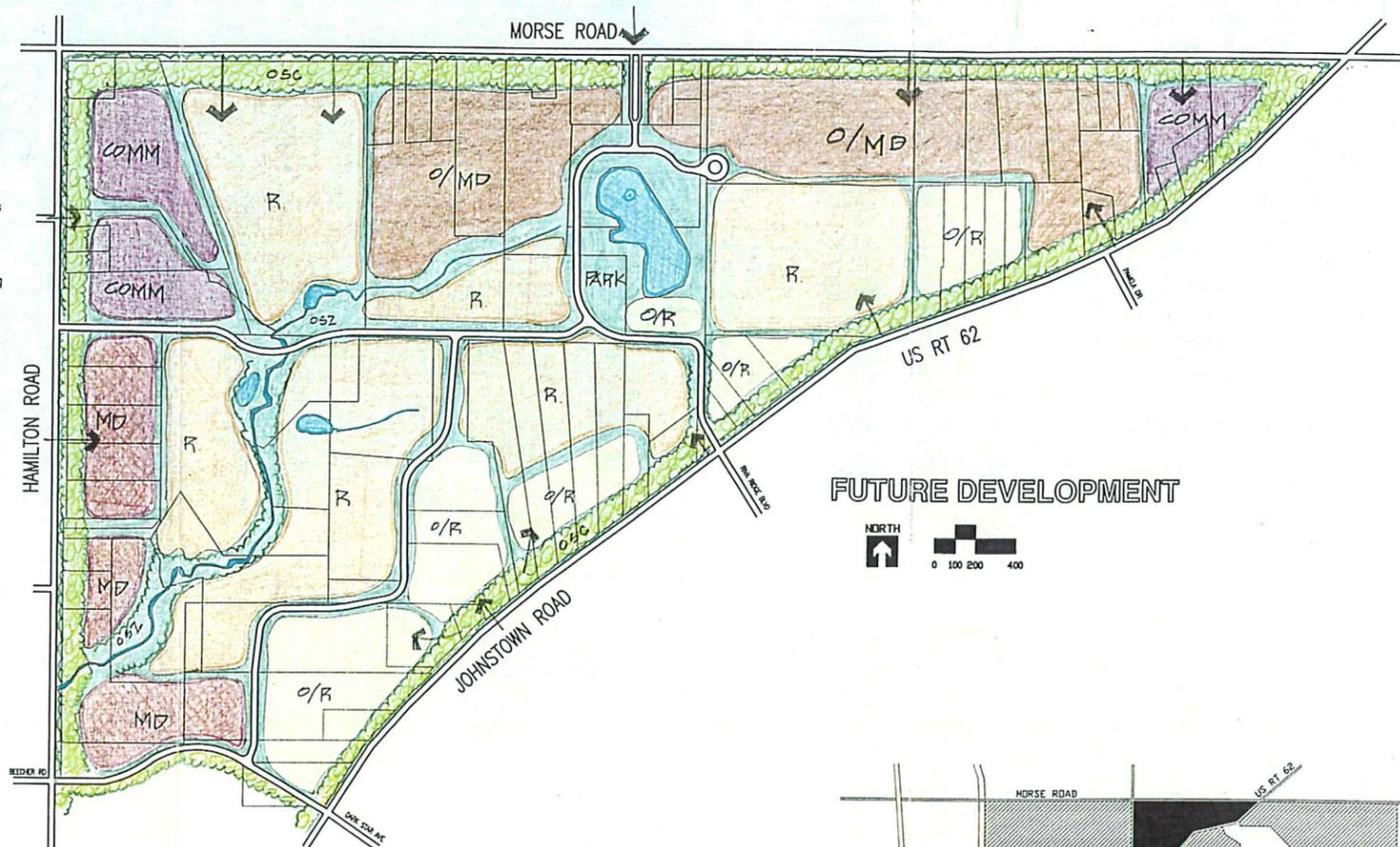
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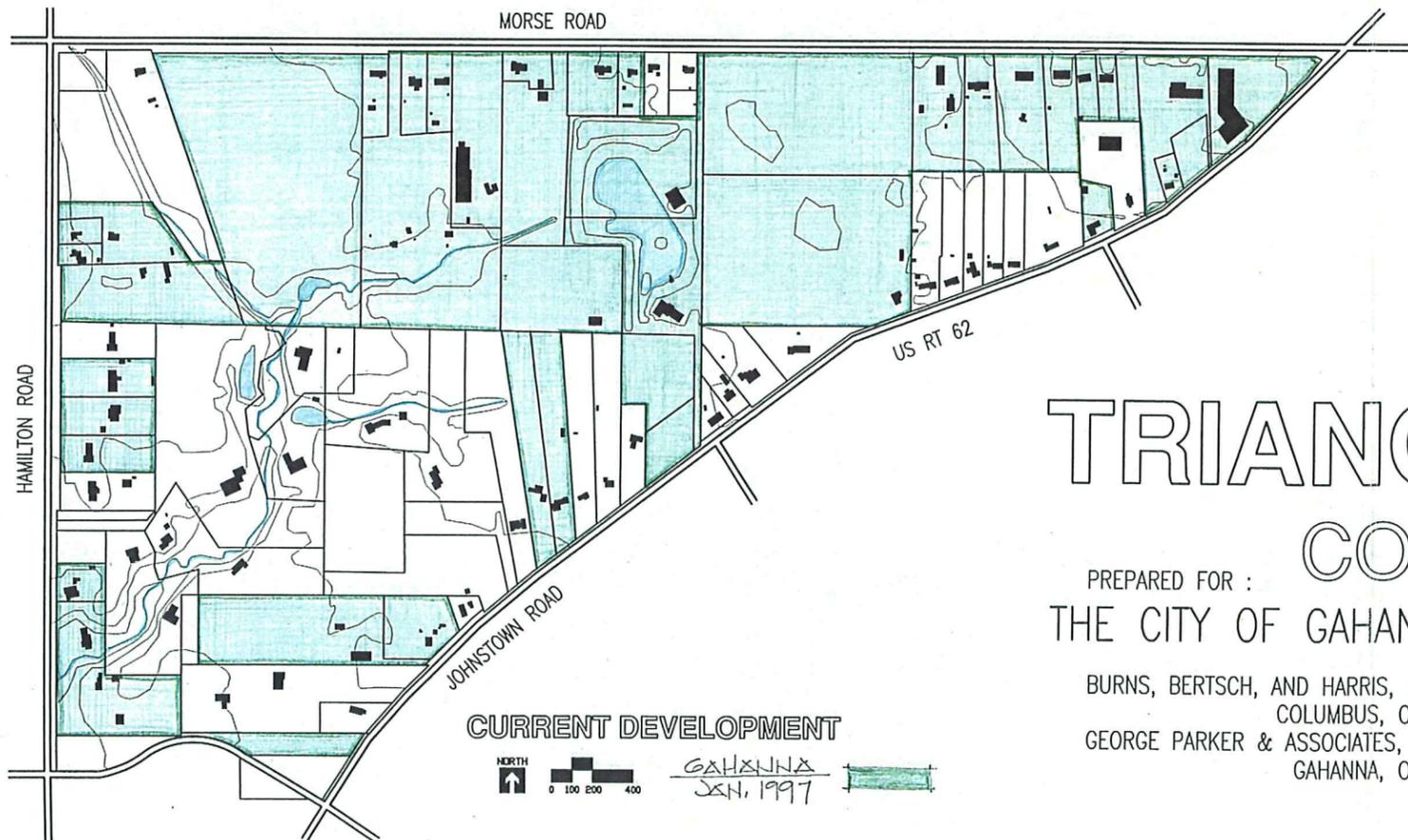
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## DEVELOPMENT PRINCIPLES

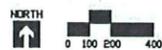
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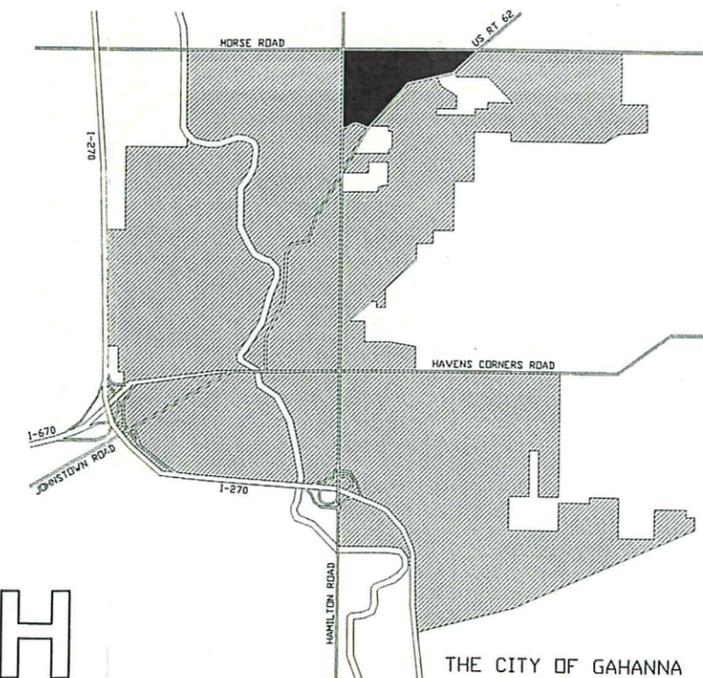
## FUTURE DEVELOPMENT



## CURRENT DEVELOPMENT



GAHANNA  
JUN. 1997



# TRIANGLE NORTH

## CONCEPT PLAN

PREPARED FOR : THE CITY OF GAHANNA , DEPARTMENT OF DEVELOPMENT

BURNS, BERTSCH, AND HARRIS, INC  
COLUMBUS, OHIO  
GEORGE PARKER & ASSOCIATES, AIA  
GAHANNA, OHIO

