8/25/99

GAHANNA HEARTLAND CONCEPT PLAN

Prologue & Intent

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

As redevelopment is proposed, a requirement is set forth that land is reassembled into tracts which could accommodate the new uses without disrupting the sense of neighborhood and community values. *The intent of redevelopment in any assembled area is to PROTECT the residential character of the single-family neighborhood.*

Development Principles

1. All development proposals within the ***Heartland*** shall be accompanied by a "Sketch Plan".

2. The Plan identifies general land use categories reflecting possible "pressure areas" for redevelopment. The Plan does not commit the City to specific patterns nor rezoning decisions. Discussion, related to specific proposals and the appropriate new zoning classifications, will only be considered as proposals are made to the City. The assumption is that "existing land use patterns and uses are reasonable" and "any proposal to modify that pattern and those uses must further promote the public health, safety and morals".

3. The Plan identifies desirable patterns for ingress and egress to any "new parcels". Further, the Plan indicates possible new internal street patterns which could facilitate movement between and within developments. Direct access to major streets including Hamilton Road an U. S. Route 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.

4. The Plan suggests an "Open Space Concept" as the foundation for the Heartland neighborhood. This concept builds upon the existing open space elements including the Big Walnut Corridor, Creekside and Friendship Park. The proposal illustrates a linear green open space connecting the Big Walnut Corridor and Friendship Park to Shull Park, Rocky Fork Creek, Sycamore Run and small neighborhood parks throughout the ***Heartland***. As part of the redevelopment of that part of Sycamore Run north of the Colony and Gahanna Heights neighborhoods, consideration should be given the provision of detension measures to alleviate flooding down stream.

   It is anticipated that these open space additions would occur as parcels become available through sale or redevelopment opportunities. It may be possible to provide open space linkages and/or pathways through negotiated easements or land trusts.

5. All of the existing land uses within the ***Heartland*** will be respected and protected when considering rezoning and redevelopment proposals. Redevelopment concepts depicted within the Plan provide a framework for any consideration of new uses, reflecting the public interest, as existing property owners weigh their opportunities.

   Proposals for redevelopment shall be permitted only as new tracts are created reflecting acceptable combinations of existing parcels. As previously noted, the existing parcels reflect development patterns consistent with today's uses not necessarily adequate for new uses. It is required that six or more adjacent properties be combined before considering redevelopment. Redevelopment concepts shall include building setbacks from U.S. Route 62 and Hamilton Road of no less than 150 feet from the centerline of said street. Landscape plans shall be developed by the owner, buffering the street frontage as well as adjacent properties and interior neighborhoods. Existing topography and tree cover shall be respected.

Redevelopment along Carpenter Road should not occur.

6. Redevelopment can enhance the family character of the neighborhood providing redevelopment is accompanied by the aggregation of existing parcels in a manner that protects the remaining uses. No redevelopment will be permitted unless land parcels are reconfigured for the intended use.

   The primary intent of redevelopment in any reassembled area is to protect the single-family residential character of the Heartland neighborhood.

   Suburban office development is only an option of redevelopment if, through planning and implementation strategies, the developer can clearly demonstrate and guarantee that the existing residential areas are appropriately buffered and protected from any negative impacts.