PLAIN CITY COMMUNITY PLAN

COMPREHENSIVE PLAN ADOPTED DECEMBER 17, 2018

18

1818-2018 BICENTENNIAL COMMUNITY PLAN

200



VILLAGE VISION

The Village of Plain City is a family oriented community that works cooperatively to promote outstanding quality of life, securing a sustainable environment for future generations, while preserving our unique heritage and character.

TABLE OF CONTENTS

1 CONTEXT	PG 6
INTRODUCTION WHY UPDATE THE PLAN?	PG 8 PG 14
2 FOUNDATION	PG 20
COMMUNITY PROFILE EXISTING CONDITIONS	PG 22 PG 26
3 GUIDANCE	PG 46
COMMUNITY OUTREACH COMMUNITY PRIORITIES PLAN PRINCIPLES	PG 48 PG 52 PG 62
4 RECOMMENDATIONS	PG 64
10 STRATEGIES 6 SYSTEM PLANS Open Space Conservation Plan Growth Management & Land Use Plan Planned Land Use Map (pg 113) Planned Land Use Categories (pg 116) Regional Trails Plan	PG 66 PG 104 pg 106 pg 112 pg 126
10 STRATEGIES 6 SYSTEM PLANS Open Space Conservation Plan Growth Management & Land Use Plan Planned Land Use Map (pg 113) Planned Land Use Categories (pg 116)	PG 66 PG 104 pg 106 pg 112
10 STRATEGIES 6 SYSTEM PLANS Open Space Conservation Plan Growth Management & Land Use Plan Planned Land Use Map (pg 113) Planned Land Use Categories (pg 116) Regional Trails Plan Roadway Improvements Plan Utilities Infrastructure Plan Uptown Revitalization Strategy	PG 66 PG 104 pg 106 pg 112 pg 126 pg 130 pg 136 pg 138
10 STRATEGIES 6 SYSTEM PLANS Open Space Conservation Plan Growth Management & Land Use Plan Planned Land Use Map (pg 113) Planned Land Use Categories (pg 116) Regional Trails Plan Roadway Improvements Plan Utilities Infrastructure Plan	PG 66 PG 104 pg 106 pg 112 pg 126 pg 130 pg 136

HISTORIC BUILDING INVENTORY INVENTORY MAPS









ACKNOWLEDGMENTS

THANK YOU

Thank you to everyone who helped to create this plan. It was truly a community effort—from initial interviews with stakeholder groups, to participation in three community meetings, to the dedication of the Steering Committee and guidance from Village staff—this plan could not have become such an inspiring vision for the future without you. Thank you for bringing your vision to help shape the future of Plain City, Ohio for the next 10 – 20 years.

ADOPTION

This Plain City Comprehensive Plan: the 2018 Bicentennial Community Plan was adopted by Village Council on the seventeenth of December, two-thousand eighteen.

MO 12/17/2018 Darrin Lane, Mayor

12/17/2018

Nathan Cahall, Village Administrator



ACKNOWLEDGMENTS

STEERING COMMITTEE

John Kaltenbach, Committee Chair Janika Adler, Resident, Board of Zoning Appeals Mark Bennett, Resident Colleen Davis, Church Representative Kerri Ferguson, Local Business Owner Hilary Frambes, Local Artist Ashley Hayes, Resident Angi Kaltenbach, Resident Jack Kuntzman, Village Zoning Inspector (former) Darren Lee, Planning & Zoning Elizabeth MacDowell, Jonathan Alder Schools Shannon Pine, Council Representative Planning & Zoning (former) Amy Rucker, Planning & Zoning

PLAIN CITY LEADERSHIP

Darrin Lane, Mayor Kevin Vaughn, Village Administrator (former) Nathan Cahall, Village Administrator Inge Witt, Communications Director Renee Sonnett, Fiscal Officer

CONSULTANT TEAM



Brian Kinzelman, FASLA AICP LEED AP , Senior Principal, Principal-in-Charge

Justin Goodwin, AICP, Associate, Project Manager

Arin Blair, AICP, Project Planner

Christopher Will, Project Planner

Nikki Polizzotto, Planner



Amanda Golden, Managing Principal

Josh Lapp, Principal



Randy VanTilburg, PE, Senior Project Manager

1 CONTEXT

The framework from which the plan was initiated and conducted.

CONTEXT

The framework from which the plan was initiated and conducted.

PLAN NAVIGATION

INTRODUCTION

WHY UPDATE THE PLAN

ZEOUNDATION

EXISTING CONDITIONS

GUIDANCE

COMMONITY OUTREAU

PLAN PRINCIPLES

PLAN PRINCIPLES

RECOMMENDATIONS STRATEGIES

SYSTEM PLANS

INITIATIVES

NEXT STEPS



SECTION OUTLINE

Overview of the plan and planning process to provide context and understanding that lay the groundwork for the plan's recommendations.

- + Plan Overview
- + Plan Process
- + Planning Area
- + Prior Planning
- + Regional Context



An explanation of the circumstances that make it a critical time to update the community's plan for the future.

- + Deteriorating Sewer & Water infrastructure
- + Regional Growth & Development Pressure
- + Village Approaching City Status
- + Residents' Desire for More Businesses & Amenities

KEY FINDINGS

Key findings for this section include:

- + This plan was written in a time period of exceptional regional growth, with new growth occuring within and around the village.
- + Plain City's water and sewer infrastructure is reaching the end of its useful lifespan.
- + The village is exploring a sewer and water service agreement with the City of Columbus.
- + Plain City is quickly approaching the size of transition from a village to a city (5,000 census population).
- + Growth is occurring amidst changing preferences for housing and neighborhoods. These trends include an increased desire for smaller homes on smaller lots that are walkable to public spaces and local businesses, more age groups desiring rental housing options, and desire for bicycle and transit connections.

PLAN OVERVIEW

The 2018 Bicentennial Community Plan is a Comprehensive Plan for Plain City and is the result of a community-driven process which, as implemented, will guide development and decision-making in Plain City for the next 10 to 20 years. The plan is not a regulatory or legally binding document but rather a guide for decision makers, village staff and community leaders as they implement the community's vision.

The plan is **visionary** in that it reflects the aspirations of the community. It is **grounded** by an analysis of current trends and future projections. The plan is **achievable**, as it defines clear, actionable objectives. And the plan is **strategic**, allowing the community to prioritize how it uses its resources and to pursue opportunities as they arise.

What is a Comprehensive Plan?

A comprehensive plan is both aspirational and actionable. It reflects the community's vision for the future and outlines a clear strategy for achieving it.

Who Created the Plan?

Village administration, village council, a team of planning consultant, and most importantly residents of Plain City and other community members all helped to shape and create the plan.



How Will the Plan Be Used?

The plan is not a regulatory or legally binding document but rather a guide which provides policy directive to shape the community for the future.

8

PLAN PROCESS

Community Understanding

The plan process began with a thorough assessment of Plain City's existing physical, demographic and economic conditions and the community's relative position in the Central Ohio region. This included a community tour and audit, Steering Committee survey, stakeholder interviews, meetings with local departments and agencies, and existing conditions analysis. This baseline understanding of Plain City resulted in a series of maps and analysis findings, as well as a communications and engagement plan. These assets set a course for a robust communitydriven planning process tailored to the unique needs and aspirations of Plain City.

Community Visioning

The visioning process asked the community to think big about the future of Plain City, helping the planning team to understand what is most important to Plain City residents and business owners. The findings from a Community Visioning Workshop and Steering Committee meetings defined the planning principles and community priorities. These guided the development of physical planning concepts for the Village. A Community Review Workshop helped refine the initial concepts, including placemaking, land use, development, and transportation ideas, to become the plan's recommendations.

Synthesis

Building on the community review and direction of the planning process, the visioning, strategies and plan concepts were synthesized into a complete document. The plan was then reviewed by the community and the planning & zoning commission and adopted by village council.

2016

SURVEY ON THE FUTURE

2017

2018

PHASE 1: COMMUNITY UNDERSTANDING

Establishing baseline knowledge and a shared understanding with the community.

PHASE 2: COMMUNITY VISIONING

Focusing on specific strategic goals, objectives, and actions to guide the Plan.

Community Meeting 2: Review Workshop

Community Meeting 3: Draft Plan Open House

Community Meeting 1: Visioning Workshop

PHASE 3: SYNTHESIS

Combining the vision, strategies and concepts into a graphic-rich comprehensive plan document.

ADOPTION + FINAL PLAN

PLANNING AREA

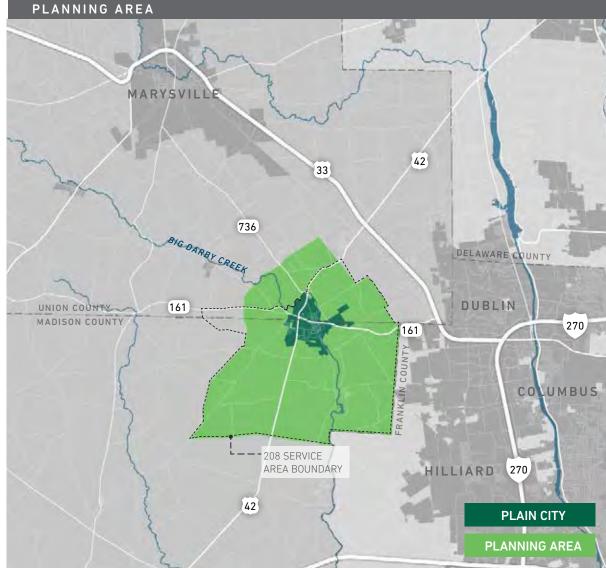
Planned Sewer and Water Service Area

Before the Comprehensive Plan process, the Village of Plain City conducted a cost-benefit study to examine the options for how to best address the village's existing and future wastewater management needs. Alternatives include updates to the village's own facilities, gaining services through Marysville's facilities, or services through the City of Columbus. Because utilities infrastructure from other jurisdictions would likely need to be installed along the SR 161 corridor, a development feasibility study for the corridor was also conducted as part of this process. Village administration concluded that a water and waste water service agreement with the City of Columbus is the best option. To purse the agreement with Columbus, the Ohio Environmental Protection Agency (EPA) and the Clean Water Act require a facilities plan (commonly referred to as a Section 208 plan) to responsibly manage wastewater and preserve water guality. The resulting proposed 208 service boundary is shown on the map to the right.

Planning Area Boundary

The proposed 208 boundary helped to direct the limits of the planning area for the Community Plan. In addition to the existing incorporated area within the village, the planning area Includes portions of Darby and Canaan Townships in Madison County and Darby and Jerome Townships in Union County. Area outside the proposed 208 boundary to the north was included in the planning area as it provided strategic planning considerations important to maintaining the character of Plain City.



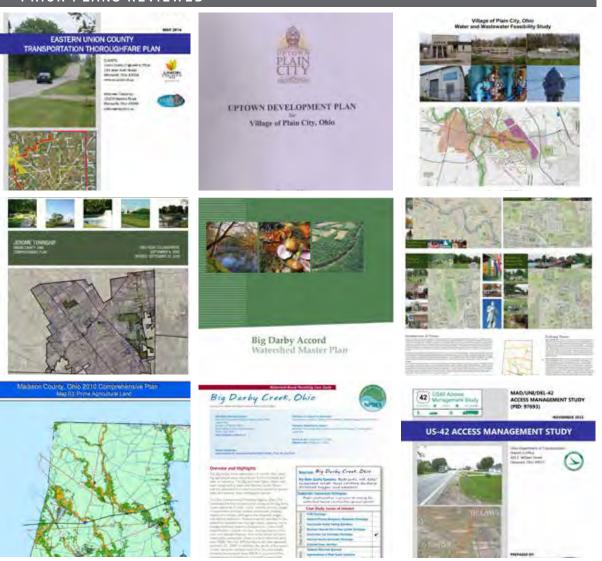


PRIOR PLANNING

Prior to the comprehensive plan process, other planning efforts identified strengths and opportunities for Plain City and the planning area. Listed below are other planning efforts studied by the planning team as research into existing conditions and future plans for Plain City and the planning area. Plans to study in detail were chosen through discussions with stakeholders and other experts engaged through this process. A list of the prior plans selected are provided below:

- + 2017/2018 Water & Wastewater Feasibility Study and 161 Feasibility Study
- + 2016 Eastern Union Co. Thoroughfare Plan
- + 2016 Dublin Jerome Crossroads Area Plan
- + 2015 Big Darby Plains Byway Corridor Management Plan
- + 2015 US-42 Access Management Study
- + 2014 Union County Trail & Greenway Master
- + 2013 Union County Comprehensive Plan
- + 2013 Dublin Community Plan
- + 2010 Uptown Development Plan
- + 2010 2030 Madison County Comprehensive Plan
- + 2008 Jerome Township Comprehensive Plan
- + 2006 Big Darby Accord Watershed Plan
- + 2003 Plain City Comprehensive Plan
- + 2003 Big Darby Township Comp Plan

PRIOR PLANS REVIEWED



REGIONAL CONTEXT

Geography and Population

Plain City is located within the 11-county Columbus Metropolitan Statistical Area (MSA) which includes Madison and Union counties. With 2.1 million residents, the MSA (commonly referred to as Central Ohio) is the second-largest metro area in Ohio by population. With Columbus as the core city, Central Ohio is also the fastest growing region in the state and the Midwest. Though fast growing, the majority of Central Ohio's 4,800 square miles remains in agricultural use today.

Economy

The regional economy is anchored by federal and state government services, major healthcare and financial institutions, the Ohio State University, 20 Fortune 1000 corporate locations, and advanced manufacturing and logistics.

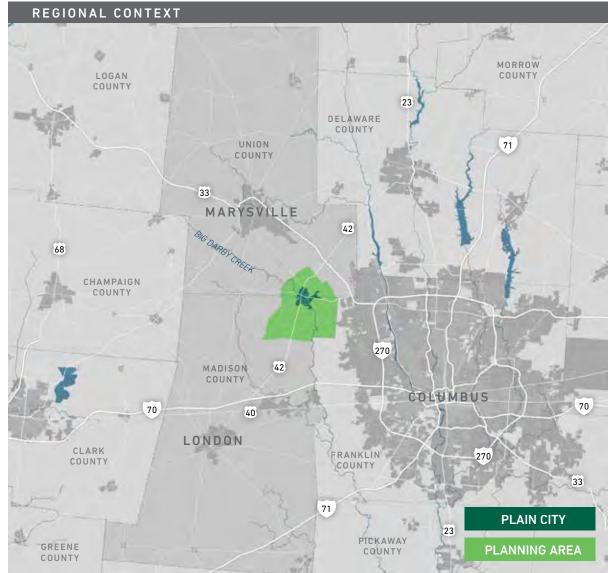
Transportation

Auto travel is the primary form of transportation in the region as 83% of commuters commute alone via car during the work day. Plain City is located at the crossroads of State Route 161 and US Route 42, providing regional access to US 33 and Interstate 70.

Environment

Plain City is shaped along its eastern edge by the Big Darby Creek – a designated National Scenic River and protected ecological corridor.

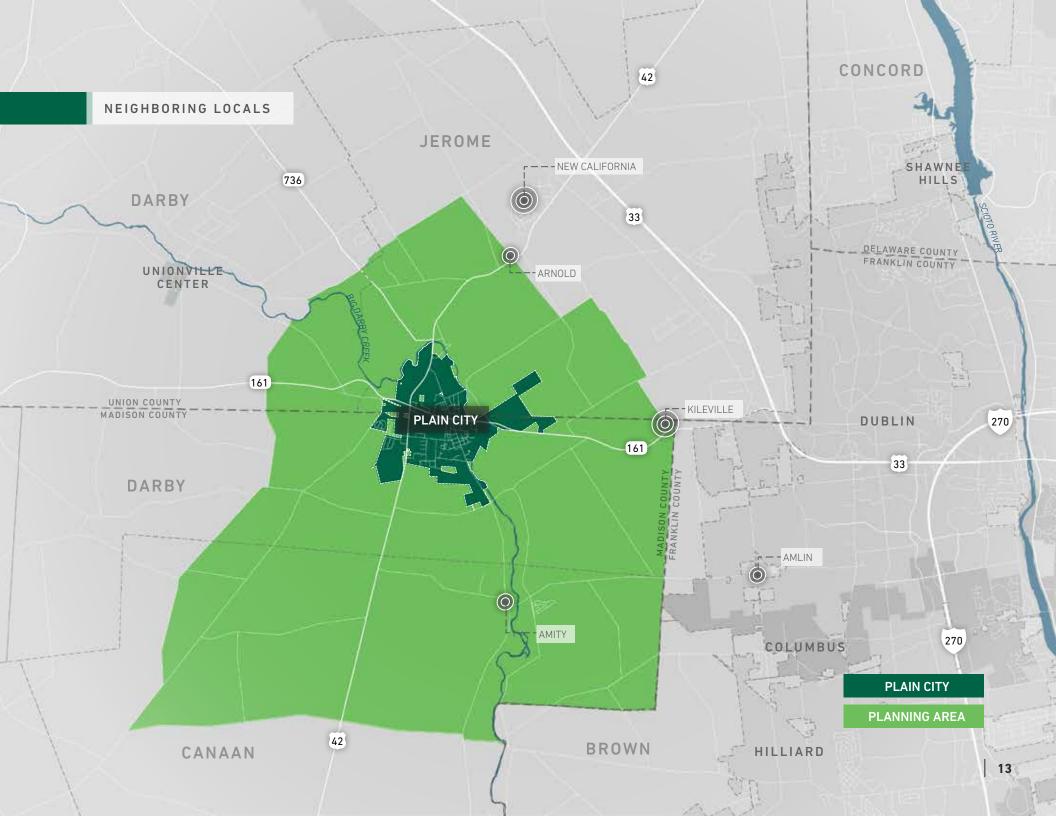




PLAIN CITY COMMUNITY PLAN

CONTEXT

12



DETERIORATING SEWER & WATER INFRASTRUCTURE

The Plain City wastewater treatment facility was originally constructed in 1930. In 1981 a major modernization and addition was completed. However, only minor improvements and routine maintenance have been completed in the facility since. The wastewater treatment facility has the capacity to treat up to 0.750 million gallons per day (MGD) with an average daily flow of approximately 0.625 MGD. The treatment plant consists of three oxidation ditches followed by three clarifier tanks, and finally a chlorine contact tank before it flows through a cascade aerator and is discharged into the Big Darby Creek. The wastewater treatment plant operates under an NPDES permit governed by the OEPA and has been placed on the Significant Non-Compliance List for a high frequency and magnitude of suspended solids violations on multiple occasions since 2015.

The existing sanitary sewer collection system for the Village of Plain City consists of approximately 80,000 linear feet of sanitary sewer pipe, ranging from 6" private service laterals to 18" diameter sewer lines. The system includes approximately 325 sewer manholes and two pump stations. About 37% of this pipe was built before 1981 and 25% was built in 1981, meaning over 60% of the sewers are passed or nearing their expected life cycle of 40 years.

waste water treatment 1930 facility originally built in 1930

PLAIN CITY WASTE WATER FACILITY



DETERIORATING SEWER & WATER INFRASTRUCTURE

Due to the high flows at the wastewater treatment plant, it has been determined that the village sanitary sewer system likely has an inflow and infiltration (I&I) problem that needs to be addressed.

I&I problems mean, simply, that the system is running inefficiently and too much water flows into the system. Rainwater and clean water infiltrates the sanitary sewer system and can cause overflows into local waterways. This poses environmental challenges for Big Darby Creek and the watershed, and is a cause for public health concern.

It is believed that the excess flows are caused by three primary issues. First, the age of the sewers means the deterioration and failure of the pipes is likely. This problem causes infiltration of water into the sanitary system through cracks, holes, and broken-down joints, as the ground becomes saturated after rain events.

Second, it is expected that there are many illegal connections from private properties into the sanitary system. This happens when private contractors working on properties will tie sump pumps and roof drains into the sanitary system instead of into the storm system, causing an inflow of water.

Third, in the older parts of town, it is believed that the sanitary sewer is still used as a primary source to convey stormwater runoffs as stormwater systems have not been added or maintained properly.

VILLAGE WATER TREATMENT 1920

PLAIN CITY WATER TREATMENT FACILITY



REGIONAL GROWTH & DEVELOPMENT PRESSURE

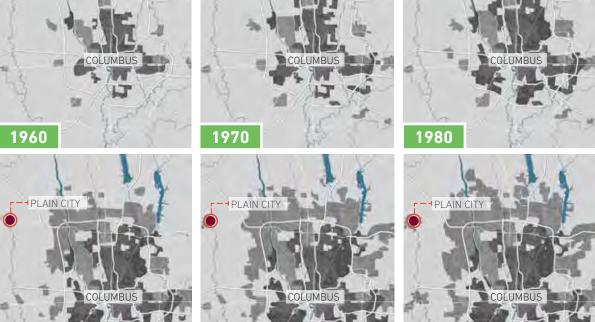
History of Growth

Since 1950, Central Ohio has added 1.4 million residents. To accommodate this rapid population growth, the City of Columbus adopted a policy of outward expansion.

This expansion led to the proliferation and growth of communities which, at the time, were at the periphery of the urban area. In tandem, an expansion of the national interstate system and local highways contributed to the outward expansion of the urbanized area. The construction of the I-270 "outerbelt" in the 1960s and 1970s allowed the nearby communities of Dublin and Hilliard to grow from 550 and 5,500 in 1960 to 46,000 and 35,000 today, respectively.

1.1MILLION POPULATION GROWTH IN CENTRAL OHIO, 1960-2010

OUTWARD EXPANSION OF THE COLUMBUS URBANIZED AREA



2010

Source: Franklin + Delaware County Property Appraisers

2000

1990

CONTEXT FOUNDATION GUIDANCE INITIATIVE

REGIONAL GROWTH & DEVELOPMENT PRESSURE

Projected Continued Growth

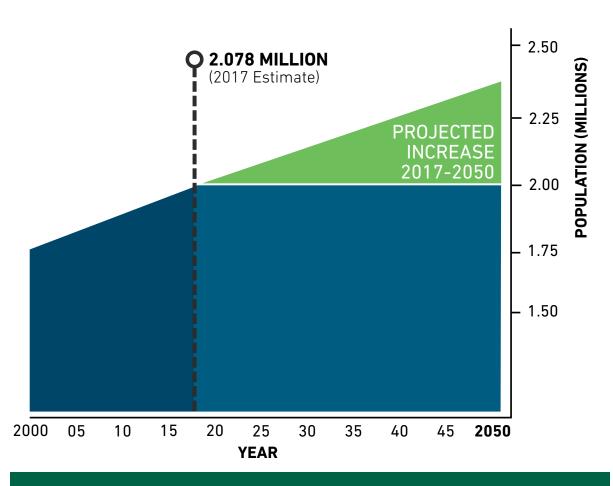
Today, Central Ohio is a rapidly growing region. Updated projections by the Mid-Ohio Regional Planning Commission (MORPC) forecast that from the year 2000 to 2050 Central Ohio could gain one million new residents. The 2017 estimate from the U.S. Census suggests that the region is well poised to meet the projection, if not exceed it.

In 2014, MORPC initiated Insight 2050, a collaborative initiative among public and private partners designed to help communities proactively plan for development and population growth over the next 30 years. The study found that if current land use and transportation growth policies are not updated, an estimated 495 square miles of undeveloped land and farmland will be developed and urbanized to accommodate this growth. Further, the associated infrastructure and municipal services extensions to serve such areas would place financial burden on communities.

Planing efforts today have great potential to plan for growth that financially supports municipalities and preserves farmland and open space. Though demand for traditional suburban, auto-oriented lifestyles still exist, trends toward urban living continue to grow. Home owners and renters alike are now increasingly seeking homes in traditional walkable neighborhoods with nearby amenities. While Plain City has both suburban neighborhoods and traditional walkable neighborhoods that are poised to attract new investment, it is also surrounded by farmland that is vulnerable to being transformed by development.

1 MILLION EXPECTED POPULATION GROWTH IN CENTRAL OHIO, 2000-2050

CENTRAL OHIO POPULATION PROJECTIONS TO THE YEAR 2050



Source: MORPC State of the Region 2016, U.S. Census Estimate 2017

CITY STATUS

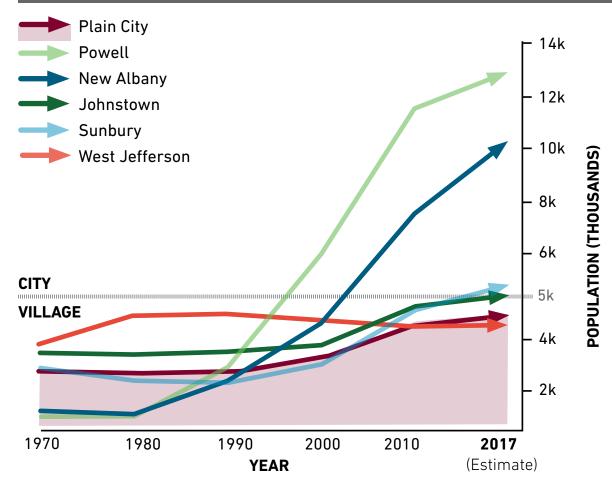
The last U.S. Census Estimate completed in 2017 estimated the population of the village to be 4,400. After reaching 5,000 residents, an Ohio village becomes designated as a city. Factoring in developments which are already under construction and planned or approved, the village will likely become a city within the horizon period of this plan's implementation.

When a village becomes a city, it must decide which type of city government it desires to follow. The two traditional forms are a statutory city or a charter city. A statutory city form of government is similar to what the village currently has, except the mayor has more authority. A statutory form of government follows the set standard provided in the Ohio Revised Code. A charter city creates its own structure and rules for self-government, commonly structured as (1) City Manager-led - "Weak Mayor" cities or (2) Mayor-led - "Strong Mayor" cities. Other requirements include updated numbers of council members and specifications for city departments. The plan recommends Plain City pursue a charter in order to maximize their home-rule authority.

There are many other communities within the periphery of Columbus which have recently met or are near the 5,000 residents mark. These peer communities provide examples of how other small villages have grown over the past few decades.

5,000 NUMBER OF RESIDENTS REQUIRED TO BECOME A CITY

GROWTH PATTERNS OF OUTER RING VILLAGES



Source: U.S. Census Estimate 2017

References: http://codes.ohio.gov/orc/705

http://www.dispatch.com/content/stories/local/2011/04/16/population-shifts-turn-ohio-cities-into-villages.html

https://www.ohiobar.org/ForPublic/Resources/LawYouCanUse/Pages/Ohio's-Constitution-Gives-Municipalities-Home-Rule-Self-Government-Authority.aspx

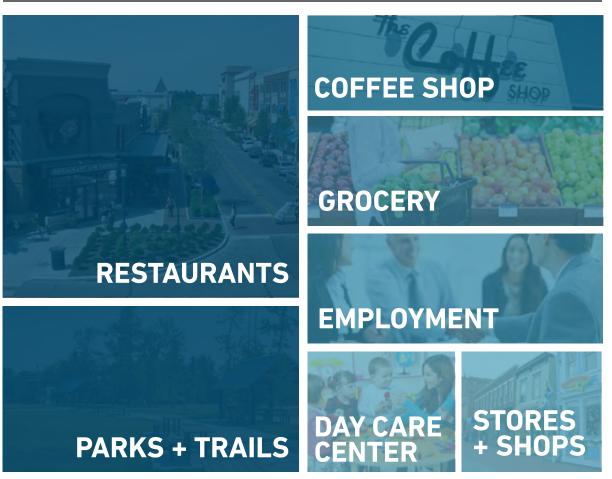
RESIDENTS' DESIRE FOR MORE BUSINESSES & AMENITIES

In preparation for the comprehensive plan, in 2016, the village initiated a survey of village and area residents as well as visitors, former residents, and local employers. This "Survey on the Future" received 1,073 responses, The purpose of the survey was to build an understanding of the community's opinions and assess needs and priorities to help inform and set the scene for the comprehensive plan process. Responses from the survey were used to help scope the comprehensive plan and outline community desires.

Survey findings indicated residents' love of the small-town aesthetic of Plain City as well as a desire for more business and amenity offerings within the village. This finding is an example of how important comprehensive planning is for Plain City, along with other communities facing similar circumstances. Businesses need patrons, i.e. residential growth and tourism, to be financially sustainable. The plan outlines growth strategies that balance these needs: both maintaining the small-town aesthetics of the community while helping to provide enough residents and visitors to support area businesses and amenities that will improve the quality of life for Plain City residents.

1,073 NUMBER OF RESPONSES TO THE 2016 SURVEY ON THE FUTURE

WHAT DOES OUR COMMUNITY NEED?



Source: 2016 Plain City Survey on the Future

2 FOUNDATION

A description of the community's defining characteristics, both former and present, which lay the foundation upon which the community will build

FOUNDATION

A description of the community's defining characteristics, both former and present, which lay the foundation upon which the community will build

PLAN NAVIGATION

CONTEXT

INTRODUCTION

WHY UPDATE THE PLAN



EXISTING CONDITIONS

GUIDANCE

PLAN PRINCIPLES

PLAN PRINCIPLES

RECOMMENDATIONS STRATEGIES

SYSTEM PLANS

INITIATIVES

NEXT STEPS



SECTION OUTLINE



An account of the community's storied history, descriptions of significant physical changes over time, and a snapshot of the community's most current demographic statistics.



A map catalog and narrative description of the community's significant physical elements. These elements help to understand the community' characteristics and inventory assets. Outlined below are the elements which are included in the exiting conditions catalog.

- + Parks and Open Space
- + Natural Features
- + Farming + Natural Resources
- + Development Character
- + Employment and Activity Centers
- + Uptown
- + Community, Schools, and Faith
- + Streets and Thoroughfares
- + Infrastructure

FOUNDED 1818 BY ISAAC BIGELOW ON EARLY

PLAIN CITY

KEY FINDINGS

Key findings for this section include:

- + Plain City experienced 51 percent growth in population from 2000 2016.
- + Pastime Park is experiencing a burden from accommodating much of the community's recreation activities, suggesting a need for improvements within the park and additional park space in the village.
- + Plain City has abundant natural features, most notably the Big Darby Creek, a state and nationally designated scenic river.
- + The majority of the planning area is actively used as agricultural land.
- + Plain City contains distinct character areas shaped throughout its history.
- + Der Dutchman is the village's largest employer.
- + Historic Uptown is a significant architectural asset to the community and is identified as the most notable place that defines the overall character of Plain City.

COMMUNITY PROFILE

COMMUNITY HISTORY

Originally the home to Wyandotte and Mingo Native American nations, the village plat for Plain City, then named the village of Westminster, was initiated in 1818 by town founder Isaac Bigelow in what was then Darby Township. Originally a marshy plain, the town was settled at a high point along the Big Darby Creek. In the following decades the community's name changed to Pleasant Valley and the construction of the railroad supported the expansion of the frontier community as a growing center of stockyards and agriculture.

In 1886 four Amish families arrived in the area and established a congregation. The area Amish and Mennonite population then grew to more than 300 families by some estimates. The Amish were wellestablished for nearly a century. Though much of the Old Amish community left sometime after 1970, Amish and Mennonite families and culture are still active parts of community life today.

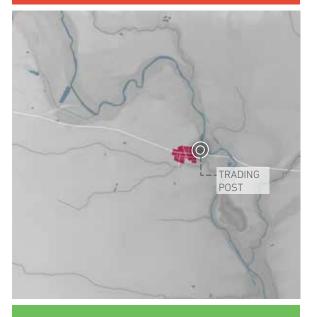
After the 1970s, the village experienced new development, mostly residential subdivision and some highway-oriented development within the US-42 corridor. This suburban-type growth nearly doubled the village's population between 1970 and the present.

WESTMINSTER

POPULATION: 100

1818-1823

TOWN PLAT



MAJOR EVENTS/DEVELOPMENT

- + Original town survey and plat (1818)
- + Travelers Inn established as first
- + Union County formed (1820

PLEASANT VALLEY

POPULATION: 150-900

1823-1877

INCORPORATION



MAJOR EVENTS/DEVELOPMENT

- + Name changed to Pleasant Valley (1823)
- + Village incorporated (1842)
- + First Percheron draft horse brought to Plain City (1851)
- + Construction of the railroad (1851)
- + Abraham Lincoln funeral train passes through (1865)

22 PLAIN CITY COMMUNITY PLAN

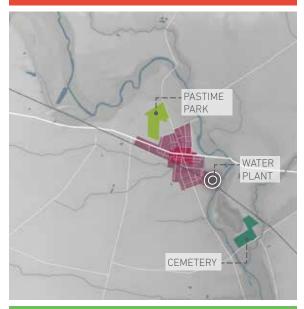
CONTEXT FOUNDATION GUIDANCE RECOMMEND

PLAIN CITY

POPULATION: 900 - 1,400

1877 - 1940

AMISH TOWN



MAJOR EVENTS/DEVELOPMENT

- + Name changed to Plain City (1877
- + First Plain City School Built (1891)
- + Amish settle in area (1896)
- + Town Clock dedicated (1906
- + Opera House erected (1908)
- + Designation of Post Road (1924
- + Pastime Park dedicated (1926)
- + Waste Water Plant Constructed (1930)

POPULATION: 1,400 - 2,100

1940 - 1986

POST WAR BOOM



MAJOR EVENTS/DEVELOPMENT

- + End of WWII, return of soldiers
- + 1959 Flood
- + Der Dutchman Restaurant built (1985)
- + Railroad right-of-way vacated (1986

POPULATION: 2,100 - 4,400+

1986 - 2018

SUBURBAN EXPANSION



MAJOR EVENTS/DEVELOPMENT

- + Construction of the Copperfield and the Meadows subdivisions (1990-17)
- + Heritage Trail Opens (2002)
- + Construction of US-42 Bypass (2007)
- + RANCO closes doors (2008)
- + New elementary built (2011)
- + Construction of the Darby Fields subdivision (2018)

COMMUNITY PROFILE

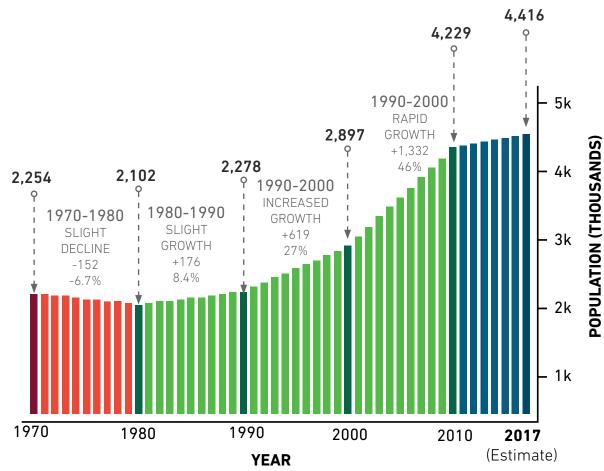
RECENT GROWTH

The population of Plain City in 1970 was 2,254. By 1980 a slight decline in the population had decreased the Village's population to 2,102. However, the decline was short-lived as the population returned to its 1970 population before 1990, prompted by the new Copperfield residential subdivision and others. The 1990s experienced increased growth as the Village population grew by more than 27 percent.

The population grew rapidly in the new millennium and nearly doubled from 2,897 people in the year 2000 to 4,229 in 2010. Since 2010, the Village's population growth slowed as the Copperfield neared completion. However, the new Darby Fields subdivision south of the elementary started construction in 2018 and it, with the additional of other residential development currently planned, will once again spur population growth in the village.



PLAIN CITY POPULATION 1970-2017



Source: ESRI Business Analyst + U.S. Census

24 PLAIN CITY COMMUNITY PLAN

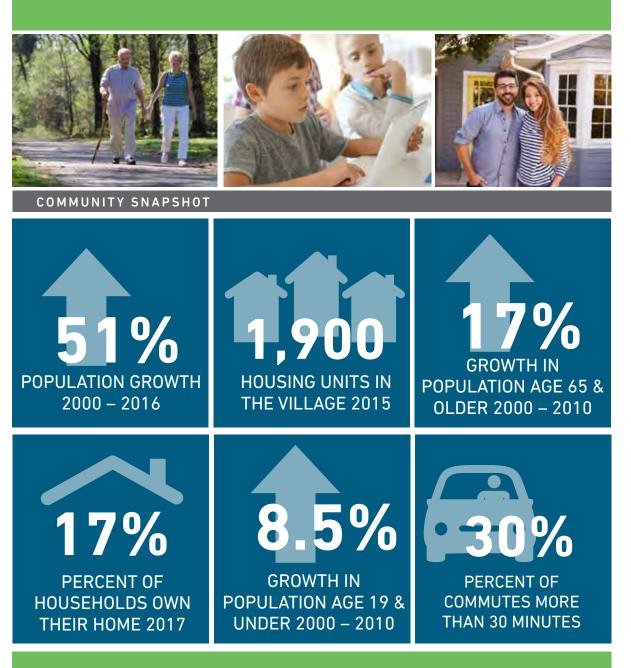
CONTEXT FOUNDATION GUIDANCE RECOMMEND

COMMUNITY PROFILE

CURRENT DEMOGRAPHICS

In 2017 the population was estimated to be 4,416 but will continue to grow with the addition of Darby Fields, a subdivision currently under construction. In 2015 it was estimated that there were 1,864 households. This represents an average-size household of 2.4 persons, similar to the regional average. Eighty percent of married households with children contain four family members, while 88 percent of non-family households live alone.

The village has seen a 17 percent increase in population age 65 and older between 2000 and 2010, while also witnessing an 8.5 percent growth in population age 19 or younger during the same time. The village's workforce, those between 19 and 65 also grew in the same time period by 36.3 percent. The median age in the community is 38.2 years old.



Source: ESRI Business Analyst

PARKS, RECREATION, + PUBLIC OPEN SPACE

Plain City has two parks, Pastime and McKitrick. Though the village has limited public park space, there are a number of quasi-public open spaces while privately owned, help meet the community's open space and recreational needs. Der Dutchman Heritage Farm includes a petting zoo, playground and pavilion and hosts a weekly Cruise-In and the annual Heritage Days, a multi-day festival celebrating the community's rural heritage. Other open space is provided through churches and housing associations.

Pastime Park

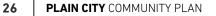
Originally built for matinée harness horse racing, Pastime Park was dedicated in 1929 and is today the center of community social activities. The park hosts a portfolio of activities which include ball diamonds, a disc golf course, and sand volleyball as well as the community's Aquatic Center and campground. The park hosts many events throughout the year. The park's largest event is the annual Miami Valley Steam Threshers, a multi-day event showcasing vintage tractors.

McKitrick Park

This small park in the Darby floodplain is mostly non-programmed open space with picnic and fishing opportunities.

Heritage Trail

The Heritage Trail is a 6-mile multi-purpose trail converted from abandoned rail right-of-way. Owned by Metro Parks, the trail connects the trailhead on Cemetery Pike to downtown Hilliard and passes along Homestead Park and Heritage Trail Park.



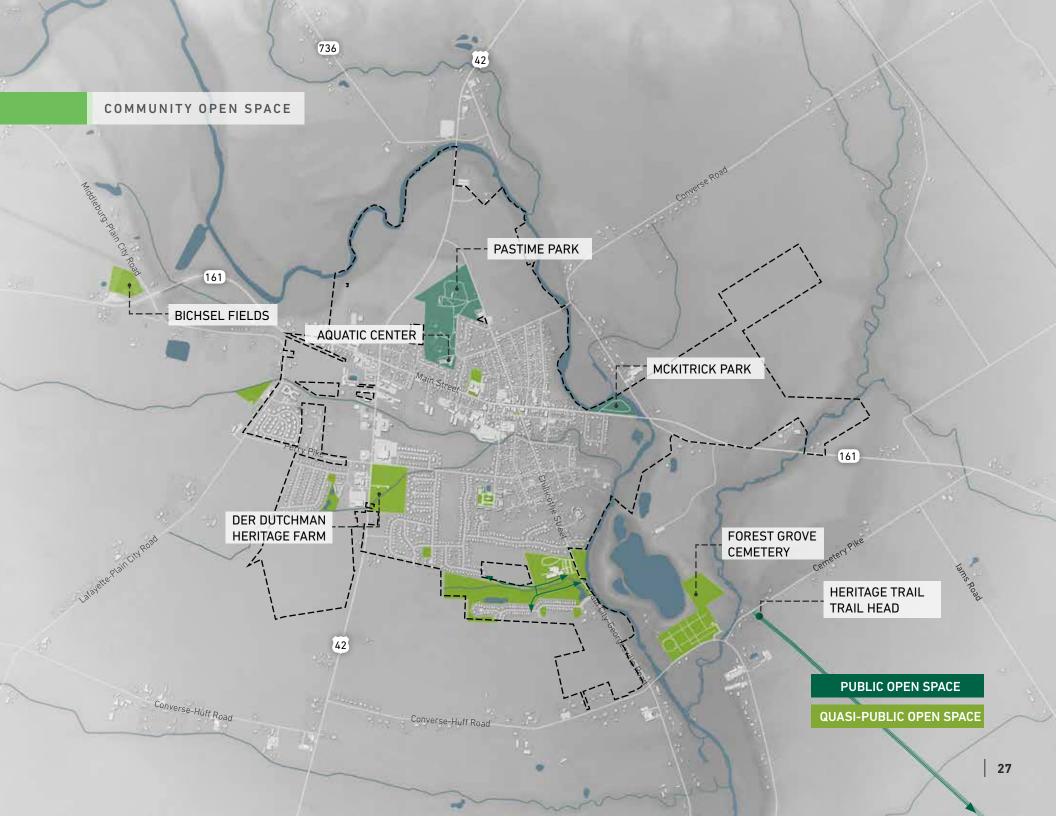
CONTEXT FOUNDATION GUIDANCE RECOMMEND



PARKS + RECREATION MATRIX

	BALL FIELD	SOCCER FIELD	VOLLEYBALL	BASKETBALL	PLAYGROUND	FISHING	SWIMMING	CAMPING	DISC GOLF	TRAILS
Pastime Park										
McKitrick Park										
Der Dutchman Heritage Farm										
Plain City Elementary										
Plain City School										
Bichsel Fields										
ODNR Scenic River Roadside Stop										
United Bethel Mennonite Church										
Heritage Trail										

PASTIME PARK IS 40 ACRES AND IS THE COMMUNITY'S MOST CELEBRATED PUBLIC GATHERING SPACE



NATURAL FEATURES

Established along the banks of the Big Darby Creek, Plain City is located in one of the most scenic and environmentally sensitive areas of Central Ohio. The natural features in this area include; the Big Darby, its tributaries and other hydrological features such as floodplains and wetlands.

Big Darby Creek and Tributaries

Designated as a State then National Scenic River in 1984 and 1994, the Big Darby Creek system constitutes some of the most important natural resources in Central Ohio. The 84-mile stretch is home to a wide diversity of birds and animals, including 86 species of fish and 41 types of freshwater mollusks, which depend on this undisturbed habitat for their survival. The riparian banks of the Darby are lined with native vegetation, remnants of prairie wildflowers and several types of trees including; buckeye, sycamore, maple, and box elder.

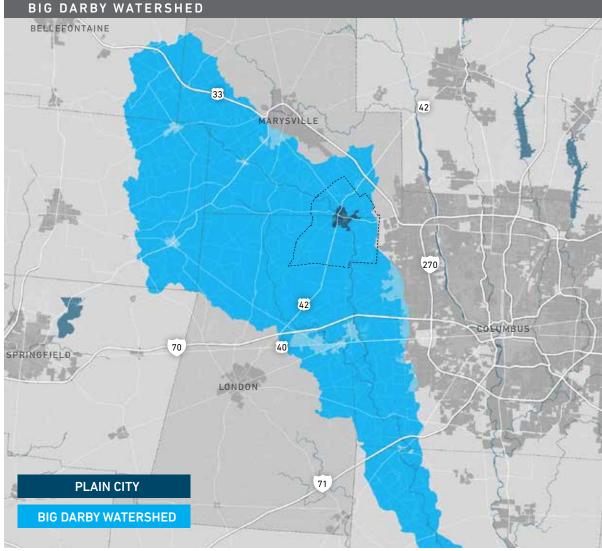
Big Darby Watershed

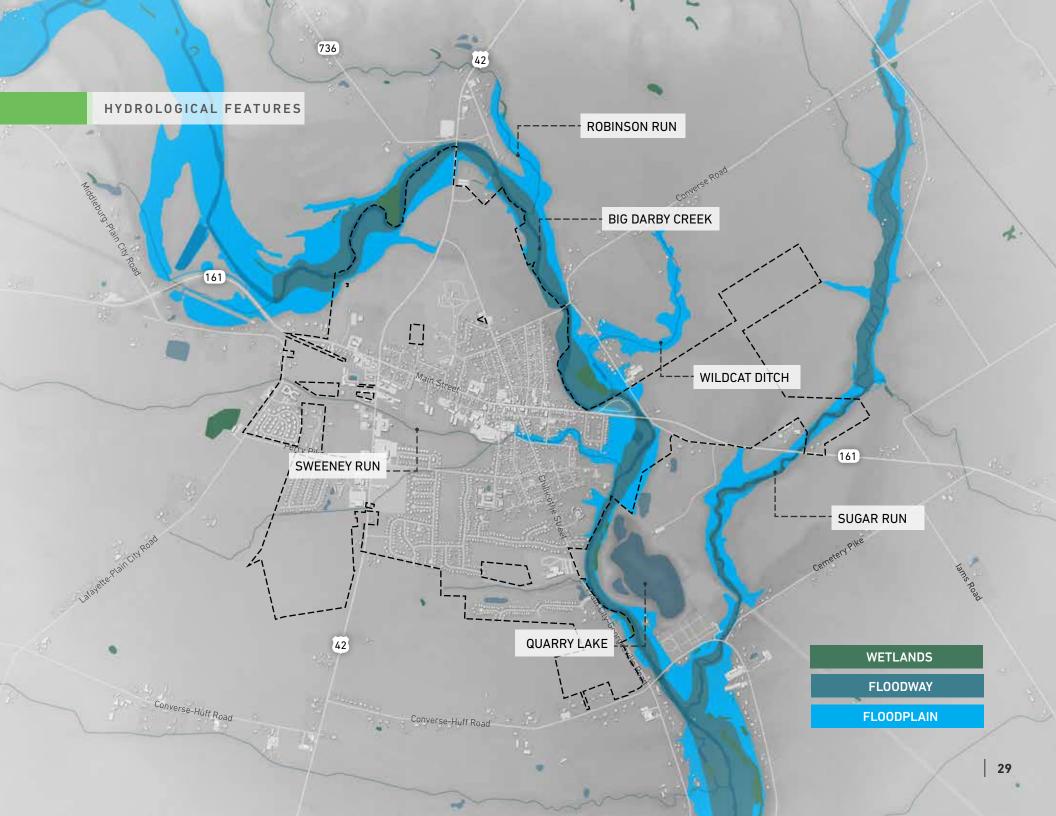
A watershed is the land area from which surface runoff drains into a specific body of water. The Big Darby Watershed covers 556 square miles from its headwaters in Logan County to its confluence with the Scioto River near Circleville.

Floodplains + Floodways

Plain City takes its name from the lowland Big Darby Plain. Before settlement the area was wet prairie and marshlands. Still today, the area is prone to flooding, especially in the spring when the Big Darby and its tributaries breach their banks during flash floods.







FARMING + NATURAL RESOURCES

Farming

Plain City and farming are synonymous. A strong agricultural heritage in the community dates back more than 200 years. Though originally difficult to cultivate because of poor drainage and frequent flooding of the Big Darby Creek, the existing landscape is dominated by farms and open space with more than 30,000 acres within the planning area being currently devoted to farmland and the cultivation of crops. Most land within the planning area is considered prime farmland, a designation which is descriptive of the suitability for the best combination of physical features and soil types for productive farmland. Farmland is designated not prime because of physical features such as steep slopes and soil types which make the ground undesirable for farming.

In addition to the cultivated land, farmsteads which include historic or long-standing homes and barns represent a significant part of the community's rural heritage. Farmsteads are sprinkled around the village along scenic rural routes.

Natural Resources

The 120-acre Tuffco Sand and Gravel Company operates an aggregate extraction quarry site near the confluence of the Big Darby Creek and the Sugar Run. The quarry which operates within an easement extracts gravel and roadway building material. Gravel quarried from Plain City was used to build nearby sections of US-33.





30 PLAIN CITY COMMUNITY PLAN CONTEXT FOUNDATION GUIDANCE RECOMMEND



DEVELOPMENT CHARACTER

Land Use and Character Area Types

Many factors contribute to how land use and development looks and feels to those who spend time in different areas of the community, and how the land functions to serve their needs. In addition to typical considerations like development density, it is helpful to consider the character of development as well - the age of building stock, the relationship of buildings to streets and parking, the style of architecture, height of buildings, mixture of uses (or lack thereof), and many other factors.

Though a relatively small community, Plain City has district patterns of development which have in turn lead to distinct character areas. These areas radiate outward from the Uptown village core, and follow the historic development patterns of the community, transitioning from tight-knit walkable neighborhoods to more modern subdivisions and auto-oriented commercial development.

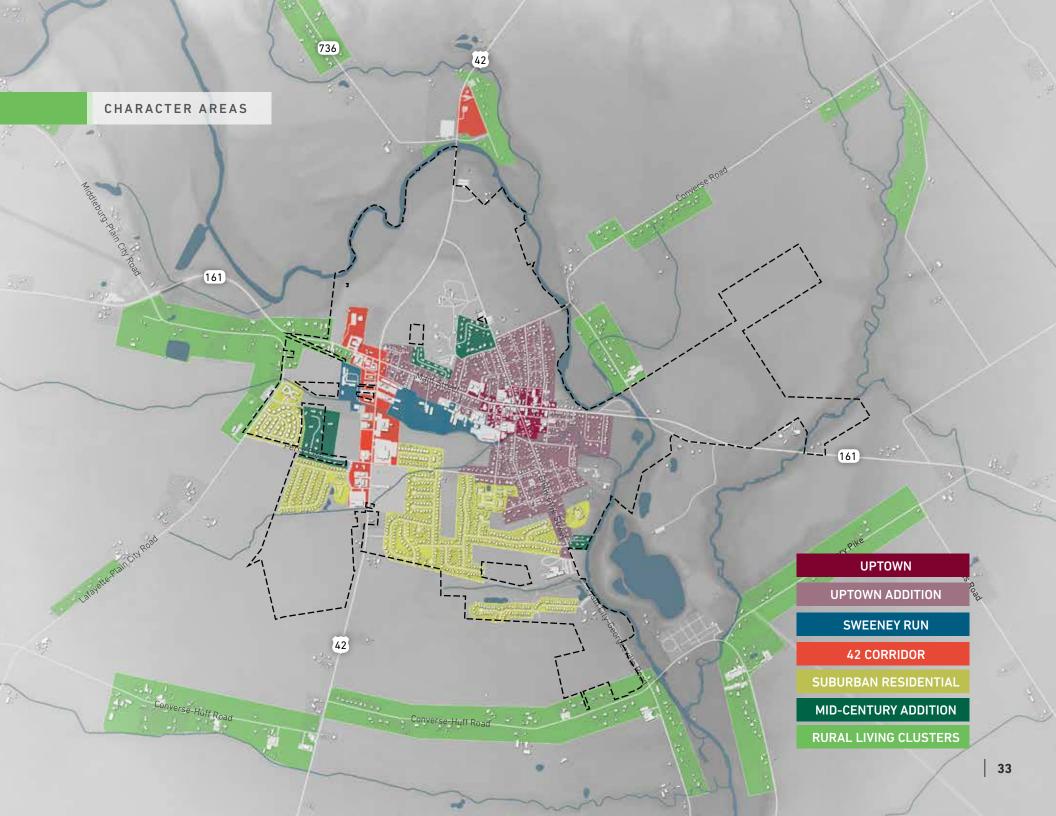


CHARACTER AREA DEVELOPMENT CHARACTERISTICS

	Transportation						Land Uses			Development Era			
Character Areas	Alleys	Off-Street Parking	On-Street Parking	Auto-Oriented	Sidewalks	Pedestrian-Oriented	Residential Uses	Commercial Uses	Other Uses	Town Plat	Rural Center	Post War Boom	Suburban Expansion
Uptown	x		x		x	x	X	x		x			
Uptown Addition	x	X	x		X	X	x	X		X	x		
Suburban Residential		X		x	x		x						x
42 Corridor		X		x									x
Sweeney Run		X		х					x				
Mid-Century Addition		X		x			X					x	
Rural Living		X		x			x	x	x			x	x

THE YEAR AND ERA IN WHICH A PROPERTY WAS DEVELOPED GREATLY INFLUENCES ITS CHARACTER

CONTEXT FOUNDATION GUIDANCE RECOMMEND



EMPLOYMENT + COMMERCIAL CENTERS

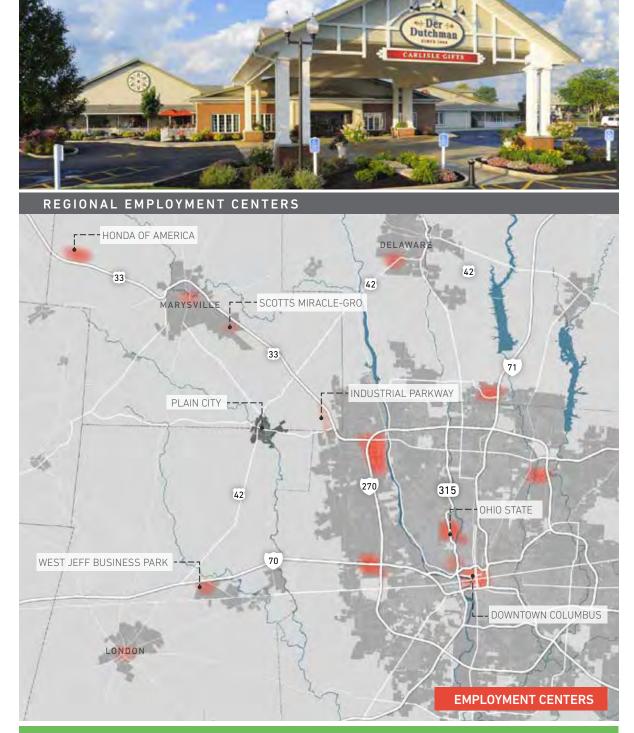
While there are 1,465 employed persons who live within Plain City, most of them leave to work outside of the village. The service sector is the largest segment of economic activity within the village. ¹

There are three areas with distinct economic activities in Plain City. These include: Uptown, with a variety of "mom-and-pop" stores and dining establishments; Sweeney Run, with a number of industrial and warehouse facilities; and the US-42 Corridor which is dominated by auto-oriented/ highway business. Pressworks, which employs more than 100 workers, is located in the Sweeney Run area. Der Dutchman, the village's largest employer, is located on the US-42 corridor. Additionally, the Jonathan Alder Local School District is a major employer for the community.

For a half-century the Ranco North America manufacturing facility, formerly located just north of the village boundary, employed hundreds. However, in 2008, after years of layoffs it shuttered its operations, the primary facility was demolished and the site stands vacant.

Though Plain City has a variety of businesses, it is still largely a bedroom community with nearly 95 percent of its residents commuting outside the village for work. Plain City is situated to nearby thoroughfares which provide quick access to nearby employment centers, including offices in Dublin and Downtown Columbus and industrial and warehousing in Marysville and West Jefferson.

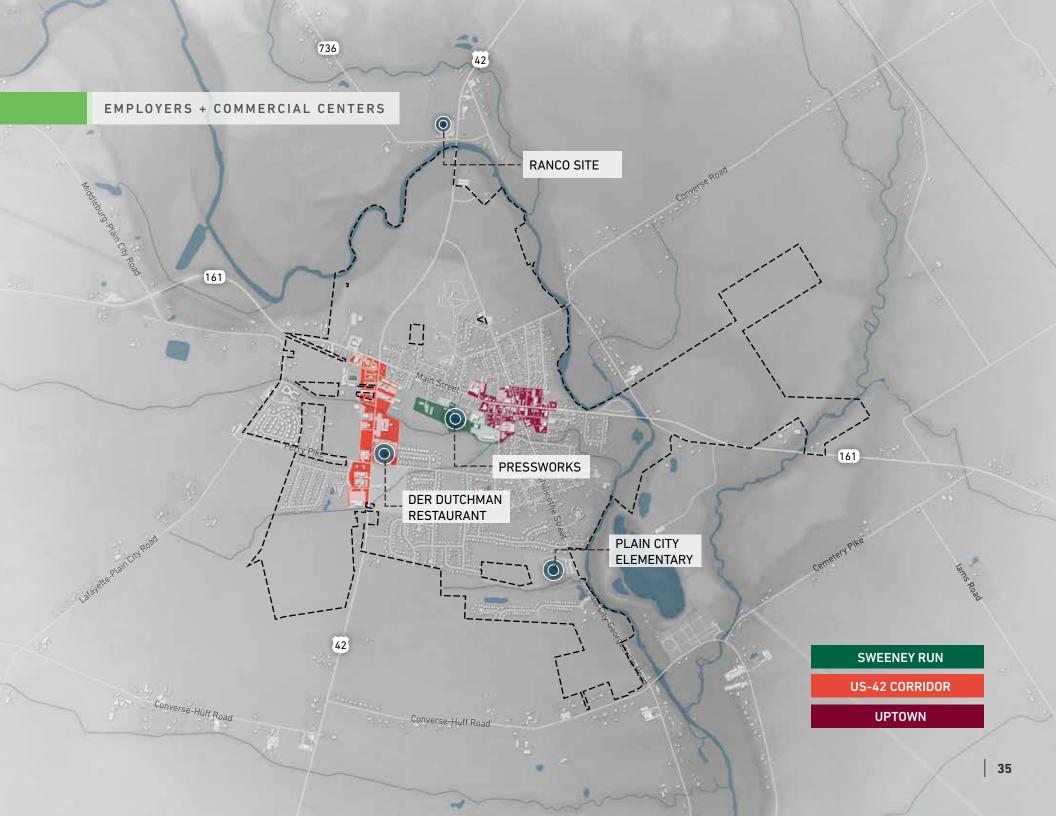
Source: ESRI Business Analyst¹



95% OF EMPLOYED RESIDENTS LEAVE THE VILLAGE TO WORK

34 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND



UPTOWN

Uptown is Plain City's historic village core and is part of the original town plat of then Westminster in 1818. Uptown is located at the cross roads of Main Street/ SR-161 (former Post Road) and Chillicothe Street. Most of the buildings in Uptown date between 1870 and the 1930s and were built in Italianate and Early 20th Century Commercial architecture.

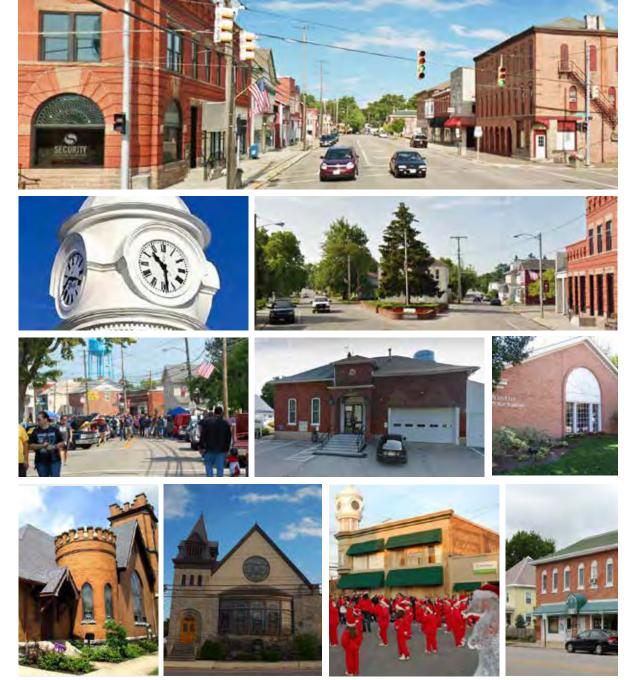
As the center of village life, Uptown hosts many weekly and annual events, including; Christmas Under the Clock, Plain City Farmers Market, the Classic Car Cruise In, and Rock the Clock. Many events are coordinated by the Uptown Plain City Organization (UPCO), the non-profit organization tasked with promoting business and tourism.

Uptown Historical District

Approximately 10 blocks of the village are included in the Uptown Historic District which is also part of a community reinvestment area (CRA) formed in 2007. The historic district regulates some building design with historic guidelines.

Town Clock

The Town Clock, the community's iconic landmark, is located on the southeast corner of the intersection of Main and Chillicothe in Uptown and was dedicated in 1902. The clock was donated by "Uncle" Sammy Taylor, an area resident. In 2016 the clock was temporarily removed for repairs after citizens organized to raise the funds needed to restore the clock. Improvements were also made to the building which the clock sets upon.



36% OF RESIDENTS VISIT UPTOWN ONCE A WEEK OR MORE



CIVIC, SCHOOLS, FAITH + COMMUNITY ORGANIZATIONS

Civic

The village government currently operates from facilities in two Uptown buildings along South Chillicothe Street as well as the Police department in Sweeney Run. In 2018, the village purchased property in the 42 corridor with plans to construct a combined government service facility.

Jonathan Alder School District

The Jonathan Alder Local School District includes an expansive 185 square miles into Madison, Union, and Franklin counties. Approximately 2,000 students are enrolled in the rural school district. The district's facilities include Monroe and Plain City elementary schools, Canaan Middle, J.A. Jr. High, and J.A. High schools as well as the old Plain City School.

Faith

Faith is important in village life and attendance at religious services is a weekly occurrence for many. The village and its vicinity contain a number of houses of worship. These religious congregations represent an important piece of the social fabric of the community.

Community Organizations

Plain City has two primary citizen-supported organizations which help support individuals and families in need. Daily Needs Assistance (DNA), a non-profit, faith-based organization provides family services. The Plain City Food Pantry provides food, groceries, and toiletries on a monthly basis.

CONTEXT FOUNDATION GUIDANCE RECOMMEND



JONATHAN ALDER SCHOOL DISTRICT 736 42 33 161 UNION COUNTY MADISON COUNTY 161 PLAIN CITY ELEMENTARY 42 DUBLIN JONATHAN ALDER HIGH JONATHAN ALDER JR HIGH -COLUMBU

185 AREA OF THE JONATHAN ALDER SCHOOL DISTRICT

CANAAN MIDDLE -

MONRO ELEMENTARY

7

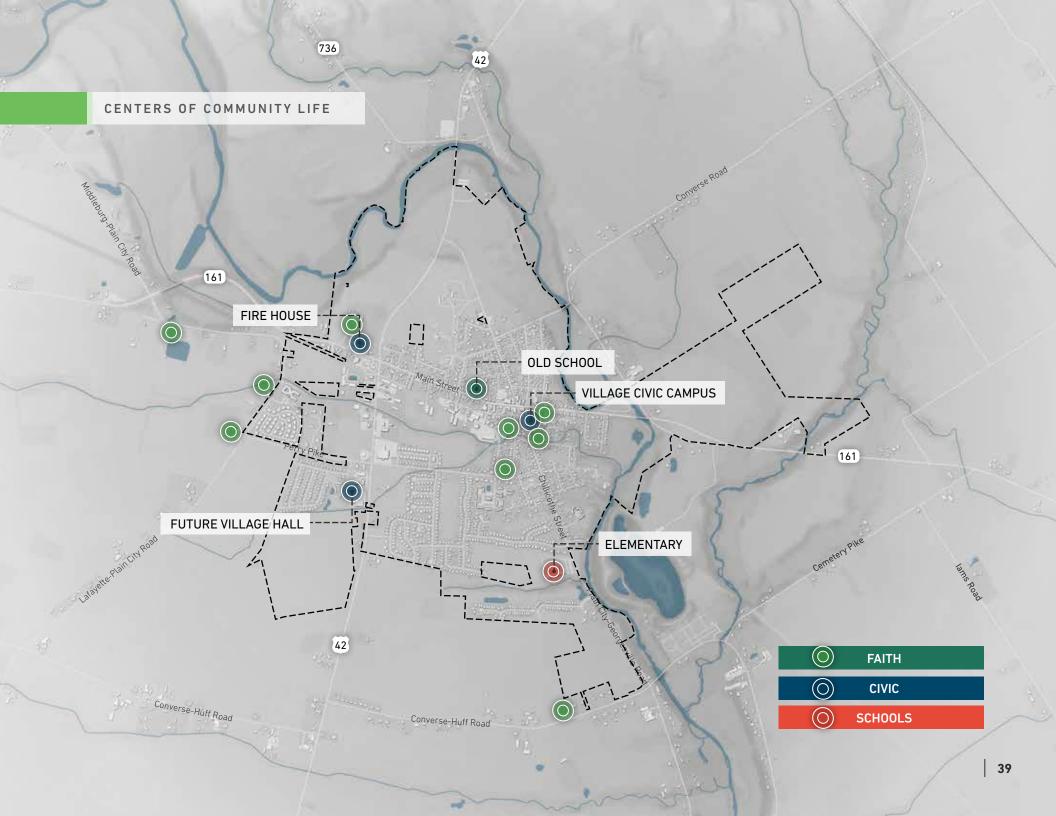
 \bigcirc

MADISON COUNTY

FRANKLIN COUNTY

HILLIARD

JONATHAN ALDER S.D



COMMUNITY EVENTS

Small-town living is alive and well in Plain City. The community social calendar is a catalogue of parades and festivals. Events are primarily held in three areas; Pastime Park, Uptown, and the Der Dutchman Heritage Farm. Additionally, Main Street is the go-to parade route. Forest Grove Cemetery, located just outside the village boundary is the terminus for the annual Memorial Day parade and hosts the memorial service.

Pastime Park

- + Miami Valley Steam Threshers
- + 4th of July Celebration
- + Fun runs and fundraising 5k events
- + Classic Scooter Show
- + Classes and day camps
- + Music in the Park recurring concerts
- + Pferdestadt Rapier Classic Medieval Gathering

Uptown/Main Street

- + Plain City Annual Classic Car Cruise In
- + Plain City Farmers Market
- + Rock the Clock
- + Christmas Under the Clock
- + 4th of July Celebration
- + Memorial Day Parade
- + Mile Run/Walk & Kid Fun Runs
- + Miami Valley Steam Threshers Grand Parade

Der Dutchman Heritage Farm

- + Weekly Car Cruise In
- + Heritage Days





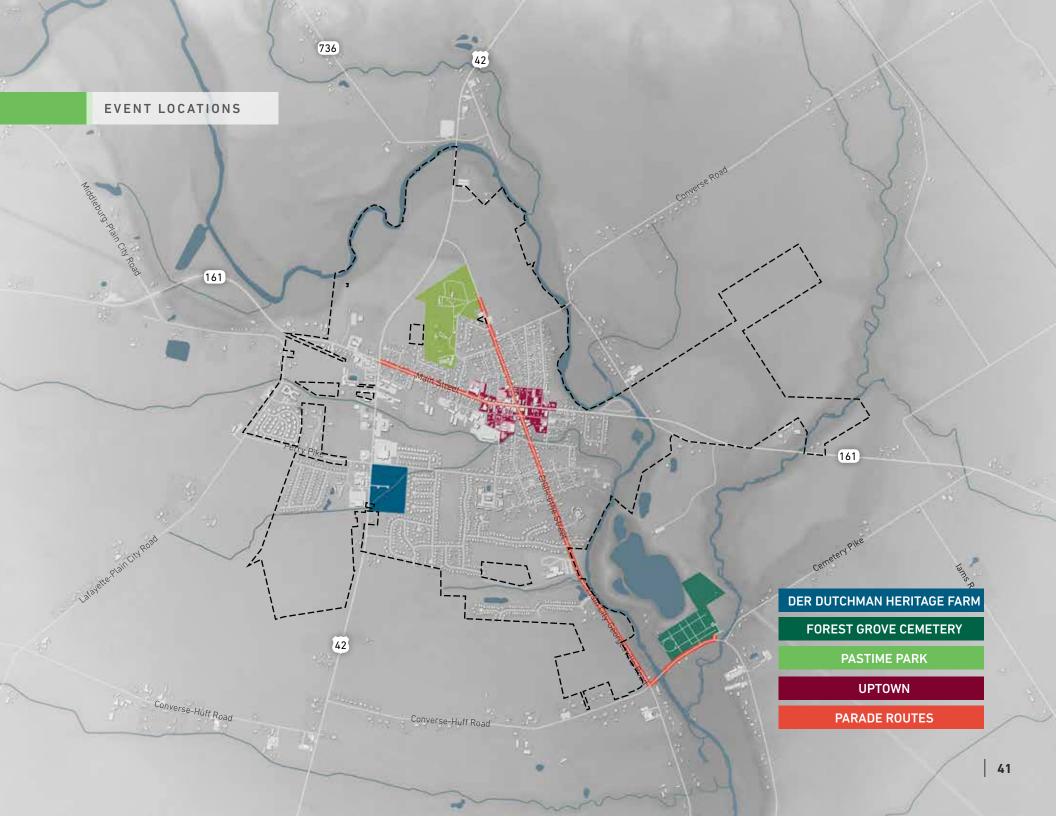








MIAMI VALLEY STEAM THRESHERS FESTIVAL PLAIN CITY'S LARGEST ANNUAL EVENT



STREETS + THOROUGHFARES

Mostly small local streets, Plain City does include a handful of distinct regional and local thoroughfares.

Regional Thoroughfares

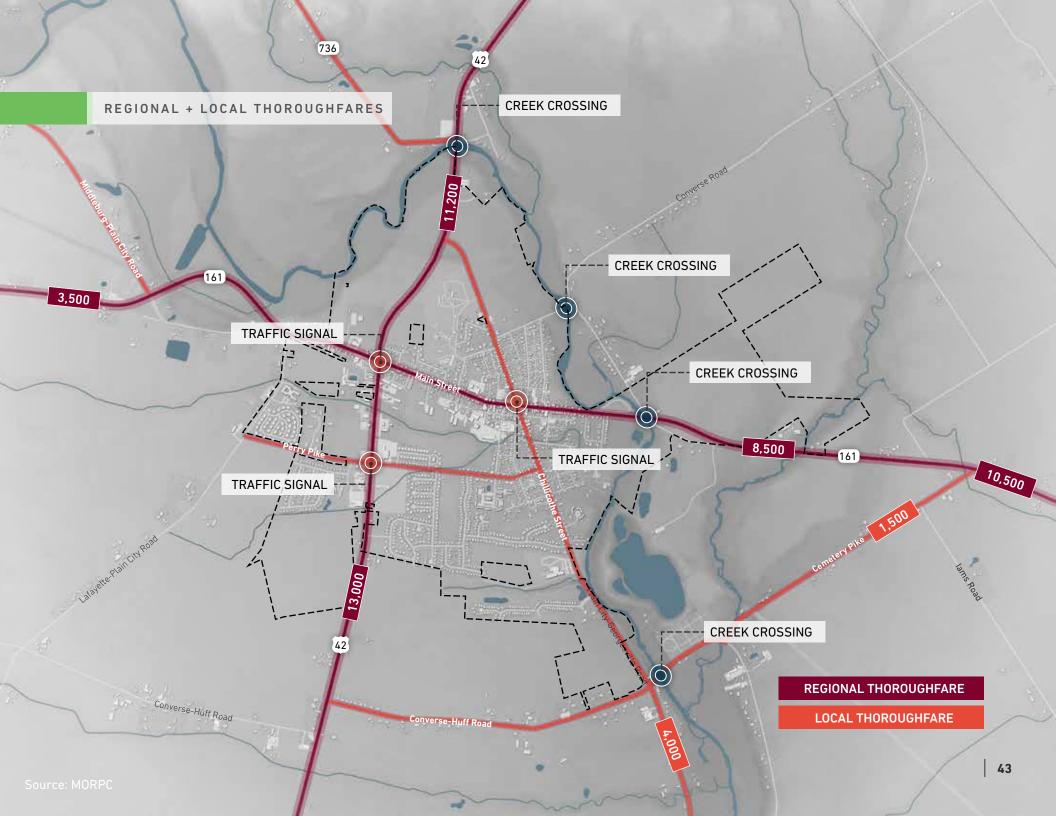
US-42 is one of the community's primary thoroughfares and is the busiest. In 2007, the US-42 Bypass was completed, diverting traffic from Uptown to the west of the village. US-42 handles up to 13,000 vehicles daily and has a higher ratio of truck traffic as it connects US-33 and I-70. SR-161, Main Street through the village, is the other major thoroughfare and is east/west oriented. SR-161 connects the village eastward to Dublin, US-33, and I-270 and is important for commuters. The segment between Cemetery Pike and the Franklin County line handles up to 10,000 vehicles daily.

Local Thoroughfares and Streets

Plain City includes a number of local thoroughfares which circulate traffic within the village and to nearby communities. In addition to the regional thoroughfares, West Avenue supports east-west travel while Chillicothe Streets supports northsouth travel. The older areas in and around Uptown include an alley system which most private drives and garages are located off of.



REGIONAL CONNECTIVITY DELAWAR ARYSVIL 42 WESTERVILLE DUBLIN 161 315 270 HILLIARD 42 70 WEST JEFFERSON 40 COLUMBUS **DIVIDED HIGHWAYS** PRINCIPAL ARTERIALS LONDON GROV CIT



INFRASTRUCTURE

Plain City currently provides its own water and waste water services to residents. However, as described in the Context section of the plan, the village administration has initiated an agreement to gain water and waste water services from neighboring entities due to deteriorating conditions of the facilities.

Municipal Service Areas

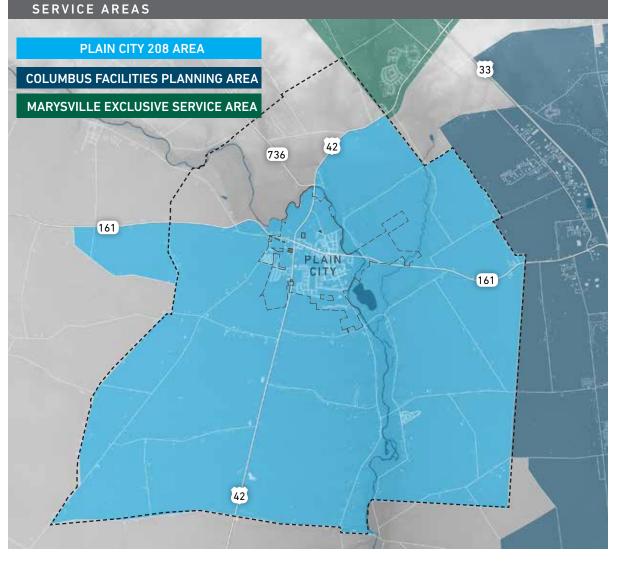
Marysville and Columbus provide water and waste water services to other nearby communities. Marysville services Jerome Township, which has recently seen an increase in development and growth and as a rural township had no such existing services. The City of Columbus provides sewer and water services to the Cities of Dublin and Hilliard. Negotiated service agreements currently limit extension of these facilities west of the Franklin County line.

Utilities

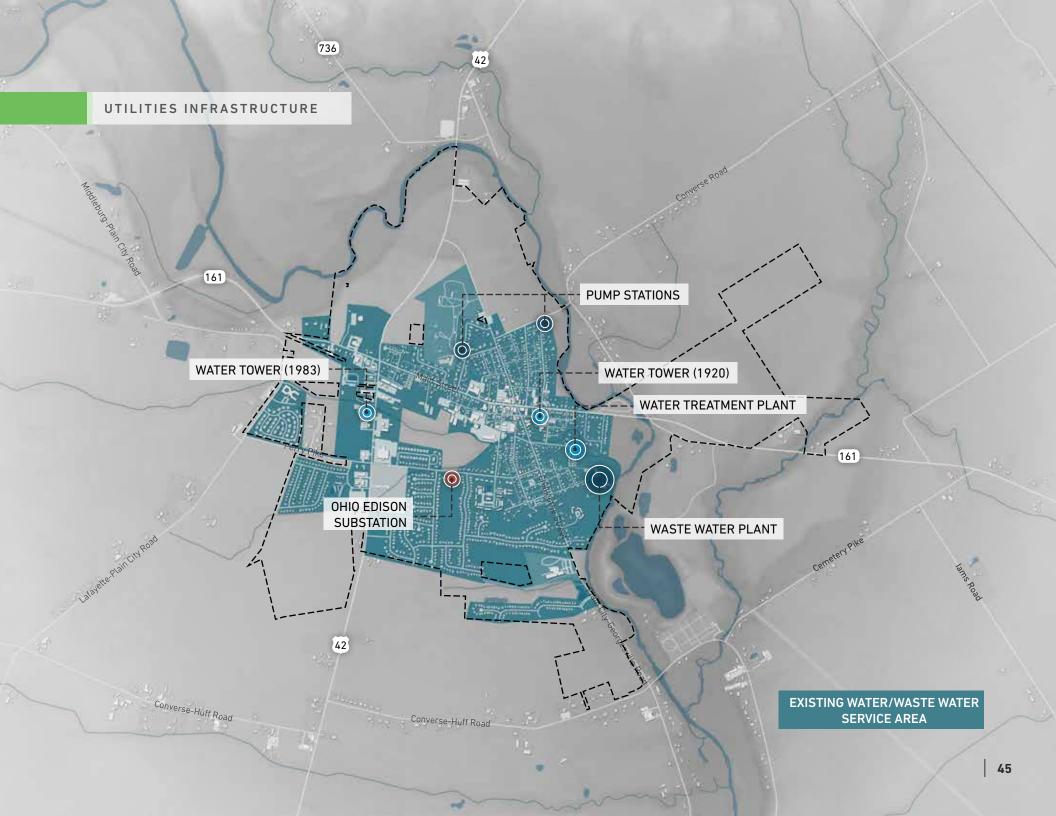
44

Plain City's water and waste water facilities were built in the early 1900s and are located to the south east of Uptown along the Big Darby Creek. However, the entire area within the incorporated boundaries of the village is not served through the village's water and waste water facilities. Some properties within the village do not currently have infrastructure extended, and therefore can not tap into village services.





PLAIN CITY COMMUNITY PLAN



3 GUIDANCE

Direction for the plan, conceived through the organization and articulation of the community's issues and ambitions.

GUIDANCE

Direction for the plan conceived through the organization and articulation of the community's issues and ambitions.

PLAN NAVIGATION

WHY UPDATE THE PLAN



EXISTING CONDITIONS

GUIDANCE

COMMONITY OUTREACH

COMMUNITY PRIORITIES

PLAN PRINCIPLES

RECOMMENDATIONS STRATEGIES

SYSTEM PLANS

INITIATIVES

NEXT STEPS



SECTION OUTLINE



A community plan needs to be developed by the community it serves - community input is pivotal to the success of the plan.



The articulation of common issues and ambitions identified through community input.



Comprehensive statements of direction to guide the plan and achieve our common community visions.

KEY FINDINGS

Key findings for this section include:

- + More than 200 residents, business owners, community leaders, and area stakeholders participated in the planning process.
- Strong priorities emerged from community conversations and engagement, leading to 9 Principles that guide the plan's strategies and recommendations.
- + Participants in the planning process love Plain City's small-town feel and support methods to preserve the sense of community they experience in the village for generations to come.
- + Residents want to see a thriving Uptown district. Uptown revitalization was the most talked about topic overall throughout the planning process.
- + The community highly values parks, open space, and natural features, with many ideas for increasing park space, connecting neighborhoods to parks, and celebrating the scenic Big Darby Creek.
- + The community understands Plain City is likely to continue growing and wants the plan to help control that growth so it supports the village while preserving its character and aesthetics.

SURVEY ON THE FUTURE

In preparation for the comprehensive plan, in 2016, the village initiated a survey of village and area residents as well as visitors, former residents, and local employers. This "Survey on the Future" received 1,073 responses. The purpose of the survey was to build an understanding of the community's opinions and assess needs and priorities to help inform and set the scene for the comprehensive plan process. Responses from the survey were used to help scope the comprehensive plan and frame community priorities. Key findings from the survey include consensus for Uptown revitalization, high quality of life in the village, desire for increased community connections, and dedication to parks and open space improvements.

Focus of Survey:

- + Quality of Life
- + Parks and Recreation
- + Uptown
- + Future Growth
- + Community Services
- + Infrastructure Improvement

KEY TAKEAWAYS FROM THE SURVEY ON THE FUTURE

Top reasons for visiting Plain City

- + Family
- + Library
- + Events

How to improve parks & recreation?

- + Focus On Events
- + Maintain & Update Existing Parks
- + Add Bike/Walking Paths & Lanes

What makes Plain City unique?

- + Clock Tower
- + Small Town Near Big City
- + Big Darby

Community desired businesses

- + Restaurants
- + Daycare Center
- + Coffee Shops

2016 SURVEY - WHO WE HEARD FROM

1,073 TOTAL RESPONSES 604 VILLAGE RESIDENTS 322 AREA RESIDENTS 78 FORMER RESIDENTS 7 AREA EMPLOYERS 32 VISITORS

48 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMENT

FOCUS GROUP INTERVIEWS

In two days of focus group interview sessions by topic, the planning team facilitated detailed conversations with up to ten individuals per session. The interviews were conducted early in the planning process in late 2017, ensuring the planning team had a firm understanding of Plain City's strengths, issues, opportunities and challenges. Key takeaways from these conversations informed the wider community engagement process, with a sense of the community's aspirations and concerns. Stakeholder interview takeaways helped to articulate what questions to ask the public in the first wide-outreach event, the Community Visioning Workshop. Also, stakeholder insight guided the analysis process, ensuring the research, mapping, and statistical analysis conducted was comprehensive—covering all relevant topics to arrive at authentic, actionable recommendations for the future of Plain City.

Focus groups interviews included:

- + Schools
- + Parks & Recreation
- + Uptown & Businesses
- + Historical Society
- + Residents
- + Fire Department
- + Food Pantry
- + Steam Threshers
- + Daily Needs Assistance
- + Township Trustees
- + County Engineers
- + Real Estate Agents
- + Economic Development

KEY TAKEAWAYS FROM STAKEHOLDER FOCUS GROUP INTERVIEWS

Top aspirations for Plain City

- + Revitalize Uptown
- + Invest in Pastime Park, more parks
- + Maintain small town feel

Support for the comprehensive plan

- + Anticipate growth and desire for good planning to guide it
- + Excitement for leadership taking the initiative to plan for the future

Challenges faced in Uptown

- + Perception of lack of parking
- + Concern about truck traffic and pedestrian safety
- + Buildings in need of extensive maintenance / renovation

WHO WE HEARD FROM

Challenges faced in the community

- + Concern about change associated with growth
- + Desire for more restaurants, retail, grocery
- + Lack of cohesive community identity

30 COMMUNITY LEADERS

PUBLIC MEETINGS

In addition to the Survey on the Future conducted in 2016, a set of three public meetings were conducted during the plan process to: provide information to community members, hear ideas, and vet strategies with the community.

Meeting 1: Community Visioning Workshop

In February 2018, the first of three community meetings was held at the Plain City Elementary. The intent of the meeting was to introduce the plan and planning team to the community and to inspire the community to think big about the future of Plain City.

More than 50 individuals participated in the workshop. The meeting began with a brief presentation of issues and opportunities in Plain City, as informed by data analysis and focus group interview key takeaways. Next, the planning team and steering committee members facilitated discussions in small groups and took detailed notes on giant notepads to capture the community's perceptions of Plain City's issues and opportunities.

Discussion questions included:

- + What is the identity of Plain City?
- + What should growth look like?
- + What is the future of our employment?
- + What is your vision for Uptown?
- + What are our parks and open space needs?
- + How do we connect people and places?

Meeting 2: Community Review Workshop

In May, the Review Workshop focused on building consensus for the plan's draft ideas and understanding the community's priorities. At the event, the planning team presented a brief overview of what we had heard from the community to date, and introduced a number of draft strategies and concepts for the plan that were shaped by community input. Attendees spent the majority of the event talking with the planning team, viewing concept diagrams and aspirational photo examples illustrating each concept, and voting on which pictures and concepts were most important to them. Worksheets invited participants to share, in detail, their comments, concerns, and ideas for the draft plan concepts.

Meeting 3: Draft Plan Open House

In August, more than 25 people attended an open house to view the final draft plan before it began the adoption process. Draft plan books were available for review and displays depicting the plan's strategies, initiatives, and concept illustrations were available for viewing and comment. Members of Village leadership and the planning team spoke with participants to answer questions and explain recommendations and findings of the plan. After the meeting, the plan was posted online for download on MindMixer and on the Village website. A printed copy was displayed in the library to ensure everyone in the community was invited to review the draft plan.

SCHEDULE OF PUBLIC MEETINGS

MEETING 1: VISIONING WORKSHOP

Introduce planning process, discuss issues and opportunities, learn from the community.

FEBRUARY 15, 2018 54 ATTENDEES

MEETING 2: REVIEW WORKSHOP

Understanding plan principles, and build consensus for strategies and ideas to guide the community forward.

MAY 23, 2018 32 ATTENDEES

MEETING 3: DRAFT PLAN OPEN HOUSE

Understanding plan principles, and build consensus for strategies and ideas to guide the community forward.

AUGUST 15, 2018



STEERING COMMITTEE

A Steering Committee guided the process from start to finish, vetting ideas, adding content, and helping to shape the community outreach materials. The Steering Committee was comprised of Council Members, Village Staff representatives, local business owners and residents.

ONLINE ENGAGEMENT

Online engagement included a custom website created on the MindMixer platform, social media and outreach via the community e-newsletter.

Plan Website

MindMixer.com is a platform for discussion and community engagement for planning processes and other public processes. At the custom URL: PlainCityCompPlan.MindMixer.com, all community members were invited to login in and share ideas, message the planning team, comment on the ideas of other participants, and more.

At the outset of the process, a visioning topic was posted to start the conversation and build excitement for the plan. It asked "What is the identity of Plain City?" Next, topics were posted that aligned with each topic discussed at the Community Visioning Workshop. These invited attendees of the workshop to continue the conversations started in that initial meeting, as well as included members of the community who were not able to attend the event. Later in the process, topics were posted that aligned with each of the concept discussion spurred by the Community Review Workshop. In these topics, online participants were able to view the same materials that attendees at the live workshop interacted with and contribute their opinions, ideas and votes for plan priorities.

MindMixer is also a flexible platform in that it invites participants to begin their own topics for discussion. Throughout the process, dozens of detailed topics and ideas were added to the website, initiating vibrant community conversations. Conversations included discussions about growth, employment, housing, development types, retail, Uptown revitalization, traffic, and more.

These conversations lent in-depth understanding of community concerns and aspirations to the planning team, and led directly to products such as the draft plan concepts, strategies for Plain City's future, discussion questions, and educational pieces of the meeting presentations.

Community E-Newsletter & Social Media

The Plain City e-newsletter, coupled with social media posts on the Plain City FaceBook page, invited readers to community meetings, encouraged their participation on the plan website, and informed them of major plan milestones.

PLAINCITY COMPPLAN. MINDMIXER.COM

ONLINE ENGAGEMENT SNAPSHOT

PLAN WEBSITE

- 147 Participants
- 892 Interactions
- 82 Comments
- 71 Ideas Posted



WHAT WE HEARD

From the Survey on the Future in 2016 and the Stakeholder Interviews at the beginning of this planning process to the online engagement and workshop conversations, clear themes emerged for the future of Plain City. The community places strong emphasis on the village's small town feel and agricultural heritage. Residents desire the continued revitalization of Uptown. Parks are highly valued, and the community would like to see a planning effort for the future of Pastime Park, more opportunities for active recreation (indoor and outdoor), and more connection to the Big Darby. Neighbors would like to be able to walk more freely around town—especially to events, to the parks, and safely across US 42. More housing options are needed, as well as support for existing homeowners. The community would like to see more retail, restaurant and amenity options, with an emphasis on economic development for the fiscal health of the village. They understand growth supports these efforts, but also would like to see growth controlled so the small town feel of the village is not lost.

Community Priorities:

- + Small Town Identity
- + Agriculture Heritage
- + Uptown
- + Parks + Recreation
- + The Big Darby
- + Connectivity
- + Housing Supply and Affordability
- + Economic Development
- + Control of Growth
- + Amenities

52 PLAIN CITY COMMUNITY PLAN

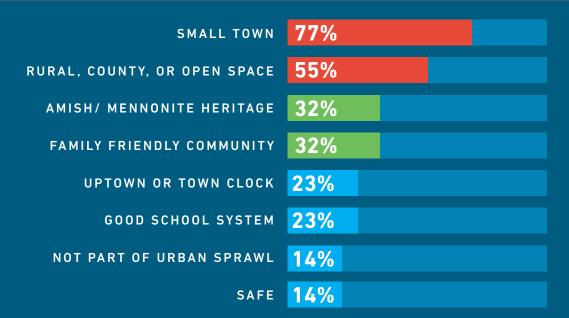
CONTEXT FOUNDATION GUIDANCE RECOMMEN

WHAT IS THE IDENTITY OF PLAIN CITY?

G Small, rural town that seems to want to preserve its history and agriculture. Thriving and growing while still not succumbing to the urban sprawl..."



WHAT IS THE IDENTITY OF PLAIN CITY?



Figures represent percent of respondents who mentioned one of the above elements in an open ended question.

SURVEY ON THE FUTURE: WHAT MAKES PLAIN CITY UNIQUE?

CLOCK TOWER SMALL TOWN FEEL LOCATION/PROXIMITY DER DUTCHMAN PASTIME PARK THE PEOPLE

SMALL TOWN IDENTITY

The Plain City community places a great deal of emphasis on the village's small town feel and rural aesthetic. Residents describe the village as a quaint, small town and want to maintain that feeling in the future.

Aesthetics

Many factors contribute to the small-town and rural character of Plain City. Distinct features include driving into the village on two-lane roads without curbs, expansive views of fields and agriculture, abundant natural features including tree stands and Big Darby Creek, historic architecture in and around Uptown, and the connected local streets surrounding Uptown.

Community

Many life-long residents of Plain City feel as though they know everyone in town. Residents who did not grow up in the village —even those who have lived there for 10+ years—self-identified as "outsiders" in interviews. Participants in the planning process desire an increased sense of community, especially as the village grows, and want new residents to become invested in this sense of community.

The School System

The Jonathon Alder School District is prized for excellence. Many residents moved to, or stayed in, Plain City for the schools. There is concern the district could be split into multiple subdistricts, or school quality could decrease with growth. School officials indicated they have plenty of capacity to incorporate the village's recent and expected growth.

WHAT GIVES PLAIN CITY ITS SMALL TOWN ATMOSPHERE?

We are small town USA, very friendly and family oriented."





Growing up in a school where you know everyone's name."

Safe place to live, rural setting, family and elderly friendly atmosphere."



SURVEY ON THE FUTURE: WHAT MAKES A GOOD COMMUNITY?

FRIENDLY NEIGHBORS GOOD SCHOOLS SAFETY

AGRICULTURAL HERITAGE

The village's agricultural heritage is highly valued. As mentioned above, the character of the village is defined in part by the scenic pastoral vistas as well as historic and longstanding farmsteads and rural structures.

Amish + Mennonite

Plain City's Amish and Mennonite legacy continues today, most notably celebrated with the success of the Der Dutchman restaurant and farm. Other businesses nearby, such as Yutzy's Farm Market and The Cheese House on Converse Huff Road and many more on Amish Pike, draw from the Amish and Mennonite heritage of the village. The Plain City community identifies this heritage as an important feature to celebrate and protect into the future, as well as an opportunity for tourism and economic development in the village.

Farmland

The majority of land surrounding the village is productive farmland. Views of the farmland from the roads entering and exiting the village contribute significantly to the rural feel of Plain City. Also, agricultural uses are an important economic generator of the area. There is concern in the community that growth will take up the open space that agriculture is currently cultivating and preserving. They want to see growth centric to Plain City, not sprawling out to the village's surrounding farmland and not sprawling west from Dublin or Hilliard.





54 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

UPTOWN

Desire for the continued revitalization of Uptown is so strong it may be unanimous. Uptown is the number one mentioned feature across several of the questions asked throughout the planning process.

Repairing Historic Buildings

Residents would like to see Plain City's historic buildings repaired and renovated or restored. They highly value the aesthetics of Uptown and hope to see revitalization in as many buildings as is possible. There is concern that many Uptown property owners are either not emotionally invested in maintaining the buildings or not financially capable of doing so.

Provide More Amenities

In questions about the future of Uptown, the community would most like to see a public gathering space, streetscape and public realm improvements, improved parking experience, and a range of businesses. The businesses mentioned included a coffee shop, more restaurants, and desire for the success of locally owned retail stores. Results from community surveys suggest strong support for public investment in Uptown revitalization.

Parking

There is a perception of lack of parking in Uptown. Participants in the planning process recommended a number of potential improvements, such as a new public parking lot, differently marked or designed street parking, and/or more signage and wayfinding to make parking less confusing.

WHAT IS YOUR VISION FOR UPTOWN?

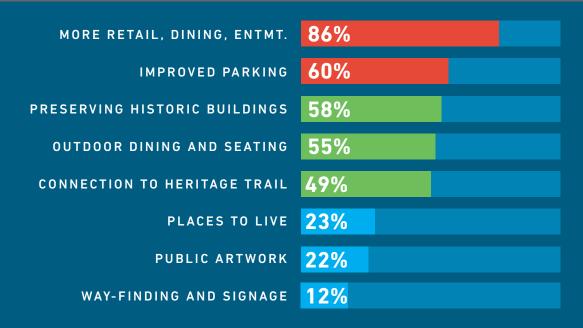
I would like to see mixed use boutiques and restaurants, gathering space in Uptown."



Can we get more public space that doesn't require street closure in Uptown."

JI

WHICH IMPROVEMENTS COULD HELP REINVIGORATE UPTOWN



Figures represent percent of respondents who agree when given 3 choices to select from a list.

SURVEY ON THE FUTURE

95% PERCENT OF RESPONDENTS WHO SAY THE VILLAGE SHOULD WORK TO IMPROVE UPTOWN

PARKS + RECREATION

Parks are highly valued, and the community would like to see a planning effort for the future of Pastime Park, more opportunities for active recreation (indoor and outdoor), and more connection to the Big Darby.

Pastime Park

Pastime Park is a favorite place in the community. With many different types of active recreation opportunities in the park, Pastime Park is wellused. There is some concern that Pastime is too crowded with different things, and maybe some activities should be moved to another facility. Some community comments asked for more restrooms. Many comments suggested a new bandstand or pavilion for use during events and festivals. Other desires included a re-design of the campground, improved playground, and better street connection to the neighborhoods.

More Parks + Options

Recreation facilities are in high demand in Plain City. The community would love to see a large increase in access to the Big Darby Creek, for nature observation and recreation opportunities such as kayaking. There is strong desire for a community recreation center including meeting spaces and indoor recreation space, as well as desire for outdoor soccer fields and additional, new or renovated baseball diamonds. Overall, the community would like to see more park space in more places, including ideas for a new large park on the south side of the village and smaller neighborhood parks throughout the village.

CONTEXT FOUNDATION GUIDANCE RECOMMENT

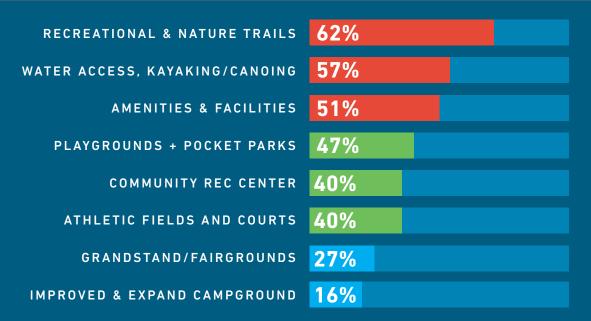
WHAT ARE OUR PARKS, RECREATION, AND OPEN SPACE NEEDS?

C Pastime park is great but needs some improvements. Would be nice to have a park on south side of town"



We need more parks space. We have half of the park space a community our size needs"

WHAT ARE OUR PARKS, RECREATION, AND OPEN SPACE NEEDS?



Figures represent percent of respondents who agree when given 3 choices to select from a list.

SURVEY ON THE FUTURE: WHERE SHOULD NEW PARK SPACE BE ADDED?

SOUTH OF PLAIN CITY ALONG THE BIG DARBY ENLARGE PASTIME IN/NEAR NEIGHBORHOODS

THE BIG DARBY

The Big Darby Creek, also known as "Big Darby" or "the Darby," is the community's most significant and prominent natural feature. The community supports continued preservation and would like more access to it.

Access + Connections

As mentioned in the Parks + Recreation community priority, the community would like more access to the Big Darby Creek. There is strong desire to have access via multiple connections for kayaking and canoing recreation opportunities. There is also interest in walking and biking paths along the Darby. Participants in the planning process asked not only for connection along the Darby, but also for improved connection to the Darby via regional bikeways and sidewalk connection from village neighborhoods.

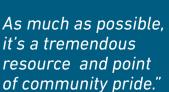
Preservation

There is strong support for the waterway to be a pristine and accessible amenity for Plain City and the region. Survey results suggest support for public investment in the Darby to fund clean up initiatives, development restriction guidelines, and marketing efforts.

WHAT SHOULD THE VILLAGE DO TO PROTECT BIG DARBY CREEK?

" The Big Darby should be promoted as a unique environmental and recreational asset."

"





" Attract eco/recreation related tourism to the Big Darby Creek and prairie areas."



Extend the Darby Accord into Madison and Union counties."

WHAT SHOULD THE VILLAGE DO TO PROTECT THE BIG DARBY CREEK?

CLEAN IT UP - REDUCE POLLUTION	29%
EVERYTHING/WHAT EVER IT TAKES	17%
PROMOTE AS AN ASSET	17%
RESTRICT NEARBY DEVELOPMENT	16%
FOLLOW EPA GUIDELINES	11%
PRESERVE OR PROTECT	11%
REGIONAL COORDINATION	5%

Figures represent percent of respondents who mentioned item from above in an open-ended question.

CONNECTIVITY

Neighbors would like to be able to walk more freely around town—especially to events, to the park, and safely across US 42. Additionally, the connection of trails and bikeways are important. The community would like more access to these regional amenities.

Pedestrian Safety and Neighborhoods

Several comments throughout the planning process mentioned concern for crossing US-42. Crosswalks, intersections and public realm improvements were all mentioned as potential solutions. Main Street and the crossing at Main and Chillicothe were also named as problem areas to be targeted for pedestrian improvements. Overall, the community supports investment in sidewalks, bike lanes and pedestrian amenities (such as streetscape improvements, benches and plantings) to encourage walkable connections village-wide.

Bikeways and Bike Safety

The Heritage Trail and Der Dutchman are regional draws for bicycle traffic and tourism. The community supports connecting to regional trails and investing in bicycle amenities in the village. There is some concern for bicycles that travel on rural roadways and support for separated bikeways where feasible.

Ensure Future Connectivity

There is concern that as Plain City grows, traffic will become problematic. The community supports planning for future roadways to ensure traffic does not become an issue, both for commuters and local traffic. The community would also like to see ideas for removing truck access from Main Street.

58 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND



Connect neighborhoods with trails."

Improve and maintain existing infrastructure."

K Extend heritage trail into Uptown."



Getting cyclists to utilize bike trails."

Weed another eastwest connection through town."



Connect and maintain sidewalks for all neighborhoods, especially across 42."

WHAT ARE OUR MOBILITY PRIORITIES?

COMPLETE/MAINTAIN SIDEWALKS	53%
BIKING/WALKING TRAILS	47%
PEDESTRIAN CONNECTION ACROSS 42	33%
TRAFFIC CALMING + SAFETY	24%
EXTEND HERITAGE TRAIL TO VILLAGE	21%
ROAD MAINTENANCE	<mark>21%</mark>

Figures represent percent of respondents who mentioned item from above in an open-ended question.

HOUSING SUPPLY + AFFORDABILITY

More housing options are needed, as well as support for existing homeowners.

Supply + Options

Plain City is in high demand due to its proximity to bigger city amenities and jobs, its small-town character, natural features, walkability, and Uptown. Suggestions asked for the plan to emphasize more housing options walkable to Uptown, affordable housing options for first-time home buyers and young professionals, rental options for recent college graduates, and condo options for aging individuals looking to downsize their homes.

Home Values are Rising

Many of the homes coming on to the market in and around Plain City are not attainable to young families, early-career individuals. or "workforce" individuals such as teachers, police officers and employees at area businesses. Community members want to see their children grow up to stay in Plain City, and desire the ability to attract young people who will become the next generation of Plain City's community. However, there is concern that apartments could detract from the character of the village. Residents support planning tools to guide new development with high standards for design and character.

Existing Neighborhoods

The community desires incentive programs for current homeowners to invest in existing properties. Residents want to see these neighborhoods thrive as well, rather than only focusing on new development.

WHAT ARE OUR HOUSING NEEDS?



Housing that is affordable - work here, live here."



Neighborhoods with amenities like parks that are within walking distance to shops."



Homes with porches, affordable Uptown condos to attract younger folks."



1 have lived here my whole life, my daughter wants to move back to start her family but can't afford homes here and there are limited rentals."







ECONOMIC DEVELOPMENT

Overall, the community would like to see more retail, restaurant and amenity options, with an emphasis on economic development for the fiscal health of the village.

Expand Tax Base with Employment Opportunities

Through the planning process, the community understands the village needs a balance of tax income to provide adequate amenities and services. Participants especially respond well to strategies that will support the village budget without increasing resident income or property taxes. There is support for larger employment opportunities, especially along the US-42 and SR-161 corridors, and more local-business focused opportunities in Uptown. Residents support tax incentives to draw in businesses, especially if they support redevelopment of the historic buildings in Uptown.

Infrastructure

The community would like to be sure infrastructure, such as water, sewer and roads, are well-planned to ensure they can serve any development that happens. During the planning process the proposed 208 boundary and service agreement conversations were often in the news, generating much community conversation about adequate infrastructure.

Tourism and Marketing

Attracting tourists was discussed as a strong economic development opportunity for Plain City. Strategy ideas included bicycle connection, Uptown revitalization, Amish/Mennonite-focused businesses, and branding/marketing efforts.





Tax incentives. water and sewer upgrades."

Attract employers to strategic sites."

Knowledge-base and skilled workers. Feed from Tolles for more skilled professionals.



G Designated medical area, technology, light industry."

C Promote tourism so

cyclists and others

spend money here."



" Build new commercial development outside Uptown."

WHAT ARE ECONOMIC DEVELOPMENT STRATEGIES?

PROVIDE TAX INCENTIVES	28%
IMPROVE/EXPAND INFRASTRUCTURE	21%
REINVEST IN UPTOWN	17%
ATTRACT KEY EMPLOYERS	16%
MARKET OUR STRATEGIC LOCATION	11%
BUSINESS GROWTH ON OUTSKIRTS	11%

Figures represent percent of respondents who mentioned item from above in an open-ended question.

CONTROL GROWTH

The 2003 Comprehensive Plan mentioned Plain City was poised for growth. With recent development in Central Ohio and projected population increase, this statement is even more relevant today. The community sees growth coming, and they want to control it to prevent sprawl, protect the school system, preserve Plain City's small-town feel and to leverage Uptown revitalization. Concerns for growth include loss of a sense of community, lack of adequate infrastructure, increased traffic and inadequate parking.

Well-Planned Growth

The planning process introduced a number of growthcontrol strategies for the village, and the community was very supportive. Participants strongly supported measures to protect open space and farmland, such as conservation development patterns regulated by design controls. They encouraged Plain City-centric growth, including infill and redevelopment within the village core. There was support for housing options in Uptown and more mixed-use development. Concern emerged alongside this support, for the loss of small-town feel. Implementation efforts should mitigate this with a continued high level of community involvement and design standards for new development that fit the character of Plain City.

Desired Amenities

As growth occurs, the community expects to see public investments in amenities including streetscapes, sidewalks, new parks, Pastime Park improvements, pedestrian safety efforts, bike trail connections, and access to the Big Darby. They would like to see more local businesses and restaurants.

WHAT SHOULD GROWTH LOOK LIKE?

The Sweeney Run area is a development opportunity."

Controlled growth maintain farmland and rural feel, focus on Uptown businesses."



Conservation development could keep small town feel."



Neighborhoods connected via trails and greenways."

WHAT SHOULD OUR PRIORITIES BE FOR HOW WE GROW?

WELL PLANNED, NOT SPRAWL	45%
PRESERVE FARMLAND, OPEN SPACE	30%
PRESERVE/REINVEST IN UPTOWN	20%
MIXED USE DEVELOPMENT	15%
RETAIL, DINING, ENTERTAINMENT	15%
PLAIN CITY CENTRIC GROWTH	<mark>10%</mark>
STRATEGIES TO ATTRACT JOBS	<mark>10%</mark>
COORDINATE WITH SCHOOLS	<mark>10%</mark>

Figures represent percent of respondents who mentioned item from above in an open-ended question.



9 PLANNING PRINCIPLES

The following 9 principles were developed following focus group interviews conducted in Phase 1 of this project and verified through Steering Committee guidance and public input in the Phase 2 public process. The 9 principles, listed here and on the following page, synthesize priorities, strengths, and opportunities for the community. They are comprehensive statements of direction to guide the plan and achieve our common community visions. They were used to shape the strategies, system plans, and initiatives found in the plan recommendations.



MAINTAIN THE CHARACTER OF OUR COMMUNITY

Support and maintain the character of Plain City, preserving the small-town feel and rural aesthetic.



2 CREATE AN INTERCONNECTED OPEN SPACE SYSTEM

Create an interconnected green space system with high quality parks & recreation opportunities.



SUPPORT NEIGHBORHOODS AND HOUSING NEEDS

3

Provide for quality neighborhoods with a variety of housing options.

PLANNING PRINCIPLES (CONTINUED)



PROMOTE ECONOMIC DEVELOPMENT

Support the economy with targeted expansion of employment options.



PRESERVE THE ENVIRONMENT

Protect critical natural systems and landscapes, for both their inherent value and for enjoyment by future generations



5 CONNECT THE COMMUNITY

Ensure linkages to connect people, neighborhoods, and destinations.



8 STRATEGICALLY LEVERAGE INFRASTRUCTURE

Use investments in public infrastructure to serve the public good and accomplish community priorities.



6 REINVIGORATE UPTOWN

Reinvigorate our historic village core, Uptown.



COORDINATE REGIONALLY AND COLLABORATE LOCALLY

Partner with neighboring jurisdictions, other government entities, and local organizations to implement the plan's objectives.

4 RECOMMENDATIONS

A bundle of implementable recommendations crafted to achieve the plan principles and realize our community's priorities.

RECOMMENDATIONS

A bundle of implementable recommendations crafted to achieve the plan principles and realize our community's priorities.

PLAN NAVIGATION

INTRODUCTION

WHY UPDATE THE PLAN



EXISTING CONDITIONS

GUIDANCE

COMMUNITY PRIORITIES

PLAN PRINCIPLES

RECOMMENDATIONS STRATEGIES

SYSTEM PLANS

INITIATIVES

NEXT STEPS



SECTION OUTLINE



Objective oriented tools and mechanisms for guiding the implementation of the plan principles.



A set of conceptual blue prints to guide initiatives and strategies (i.e. land use, transportation, open space).



Ideas to inspire the community to think big and to bring people together around common goals and projects.



A comprehensive implementation matrix identifying next steps for all recommendations.

KEY COMPONENTS

Key components of this section include:

- + Strategies to will help Plain City maintain its character and heritage while managing growth in accordance to community priorities.
- Coordinated efforts for Uptown revitalization that include historic preservation, parks, economic development, redevelopment and housing strategies and initiatives.
- + An emphasis on potential parks projects that leverage regional assets while focusing on benefits to Plain City residents and businesses.
- + A revitalization strategy based on showcasing the essential, authentic characteristics of Plain City and attracting residents, businesses and tourists with coordinated marketing and communications.
- + A growth management plan and strategy to guide land use policy for the next 10 to 20 years.
- + A list of intimidate nest steps to achieve "early wins" from the comprehensive planning effort and continue the momentum of community engagement and excitement.



PRESERVE COMMUNITY CHARACTER + AESTHETICS

Protect the existing character of the community and its rural aesthetics and ensure that future development fits with the existing character.

10 STRATEGIES



MANAGE AND FOCUS GROWTH

2

3

Guide development and designate growth areas.

Objective oriented tools and mechanisms for guiding the implementation of the plan principles.

Described here and continued on the next page are 10 Strategies to provide guidance as well as the tools and mechanisms which can be used in the implementation of the planning principles. Case studies provide insight into how some of the key strategies have been successfully implemented in other communities.



FOSTER ECONOMIC GROWTH

Increase employment opportunities, sources for tax revenue, and increase variety of business establishments and amenities.



4 REINVIGORATE UPTOWN

Facilitate investment to support the successes of Uptown businesses and homes.

STRATEGIES (CONTINUED)

5



EMBRACE HISTORIC PRESERVATION

Ensure the preservation of Plain City character and our historic buildings and places.



8 PROVIDE MOBILITY OPTIONS

Provide inclusive transportation options to promote connectivity and mobility for all.



6 INVEST IN BRANDING AND IDENTITY

Coordinate branding, marketing, and economic development strategies for both Plain City and Uptown.



9 PROTECT THE ENVIRONMENT

Conserve open space and the ecological function of natural systems and features, especially the Big Darby.



PROVIDE HOUSING OPTIONS

Provide more housing options for current and future residents and pursue opportunities for supporting current homeowners.



10 IMPROVE PARK AND RECREATION OPTIONS

Expand and improve park and recreation facilities and programs.

STRATEGY #1

PRESERVE COMMUNITY CHARACTER + AESTHETICS

STRATEGY OVERVIEW

Preserving the community's character, including its small-town atmosphere and rural aesthetics is the community's highest priority. Recommendations included in Strategy #1 will help the community inventory the physical assets which are representative elements and embodiments of the community's character.

STRATEGY #1 PRESERVE COMMUNITY CHARACTER + AESTHETICS

RECOMMENDATIONS

Design Guidelines

- + Landscape and Design Guidelines
- + Character Inventory
- + Landscape Buffers
- + Streetscaping
- + Architecture
- + Scenic Vistas/Roadways

Rural Heritage Preservation Guide

- + Regulatory and Incentive Toolkit
- + Conservation/Rural Preservation Accords



OBJECTIVE

Protect the existing character of the community and its rural aesthetics and ensure that future development fits with the existing character.

CONTEXT FOUNDATION GUIDANCE RECOMMEND



DESIGN GUIDELINES

Landscape and Design Guidelines

The village should develop a set of landscape and design guidelines to ensure consistent, attractive, and complementary development that protects the character of Plain City. Design standards should include specifications for each land use type such as: site layout, density, parking considerations, sidewalks, architecture and more.

Standards for development at the village periphery should ensure the protection of natural features by dictating site design plans that do not disturb and/or incorporate existing natural features and maximize connected open space. Standards for new roadways in these developments should preserve rural road character by establishing setback and frontage standards.

Standards for infill and redevelopment in the village core should focus on architecture, and landscape requirements consistent with Uptown character.

Standards for new development should promote trail and pedestrian connectivity trough standards for sidewalks and trails in new development.

A first step to creating design guidelines is an inventory and mapping exercise to define the physical, dimensional and architectural character of the community as well as priority areas and natural features for preservation.

MOST COMMON HOME ARCHITECTURAL STYLES IN PLAIN CITY



Italianate



Cottage

American Farmhouse



STRATEGY #1 PRESERVE COMMUNITY CHARACTER + AESTHETICS

RURAL HERITAGE PRESERVATION GUIDE

There are a number of tools and mechanisms which can be used to help preserve farmland. These tools include regulatory approaches which control or define the activities or modifications that a landowner may conduct on his or her land and incentive based tools which emphasis providing incentives to make preservation more economically feasible. The following subsection summarize some of these tools and mechanisms.

Agricultural Protection Zoning

Agricultural protection zoning is intended to preserve agriculture as a permanent land use. The most important characteristic of an agricultural protection zoning ordinance is the extent to which it limits the intrusion of new, nonagricultural uses (usually non-farm dwellings). Implementation of an agricultural protection zoning ordinance depends upon farmers and other rural residents to be open, agreeable, and supportive of a regulation that limits the amount of non-farming development permitted in the agricultural areas of the community. Agricultural protection zones can be incorporated into the community's zoning map.

Overlay Districts

An overlay district is used to establish alternative land development requirements within a specific area of a community that requires special attention, such as an environmentally sensitive area or rapidly developing highway corridor. An overlay supplements the underlying conventional zoning districts. It consists of a physical area with mapped boundaries and an ordinance detailing requirements that are either added to, or in place of, those of the underlying regulations and take precedence over those of the underlying districts they cover.

Mitigation Ordinances and Policies

Farmland mitigation programs involve protecting farmland by providing equivalent farm acreage elsewhere when agricultural land is converted to other uses, or paying a fee when farmland is converted to other uses.

Fee-simple Purchase

In a fee-simple land purchase, the buyer acquires full title to a parcel, along with the entire bundle of rights that comes with it. This type of purchase can allow for permanent open space protection. For example, a municipality or nonprofit agency using funds to purchase available land. In most cases, fee-simple acquisition for open space is based on a willing seller, willing buyer basis to obtain property. With open space preservation, fee-simple acquisition primarily involves a conservation organization, or the State, County, or Local government working with a willing landowner.







Information adapted from Washington County Farmland and Open Space Preservation Toolkit

PLAIN CITY COMMUNITY PLAN

70

STRATEGY #1 PRESERVE COMMUNITY CHARACTER + AESTHETICS



PRESERVE RURAL HERITAGE (CONTINUED)

Transfer of Development Rights (TDR)

Transfer of Development Rights is a municipal planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs of development. TDR is a realty transfer mechanism permitting owners of preservation area land to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these "development credits" may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will permanently restricted from further development.

Purchase of Development Rights

The purchase of development rights (PDR) is a land conservation tool that communities can use to protect important natural resources such as farmland, woodlands, and wetlands. Under a PDR program, a unit of government (city, village, town, county, or state), or a non-profit conservation organization such as a land trust, buys the development rights to land and places a conservation easement on the land.







Conservation and Rural Preservation Accords

The Western Licking County Accord and Big Darby Accord are examples of nearby communities with growing development pressure collaborating to create coordinated approaches to growth management. These coordinated growth management strategies will better help participant communities to plan for future infrastructure and land use needs. Before central sewer is expanded into the SR-161 corridor, Plain City should initiate conversation with neighboring jurisdictions and create joint conservation and rural preservation accords.



STRATEGY #2 MANAGE AND FOCUS GROWTH

STRATEGY OVERVIEW

The community understands development pressure is rising in the area. Through well managed and planned development the community can incorporate growth without loosing the small-town aesthetics and atmosphere which attracted many current residents to Plain City.

Further, the current zoning code does not allow Plain City adequate regulatory authority over growth management techniques, development quality, site plan design or public realm improvements in new development. As is very common in all sizes of municipalities, the current zoning code, development review, and code enforcement processes are inefficient and contain contradictions.

The physical character of the community is largely influenced by land use decisions made by private property owners and guided by zoning and development regulations. Land use patterns are also closely linked to the availability of transportation and other infrastructure improvements, specifically water and waste water. The recommendations included in Strategy #2 will accommodate and balance growth while helping to preserve the community's identity.

STRATEGY #2 MANAGE AND FOCUS GROWTH

RECOMMENDATIONS

Zoning + Guidelines

- + Update Zoning Map and Regulations
- + Incentive Zoning
- + Development Guidelines

Conservation Development

+ Conservation Subdivisions

Strategically Leverage Infrastructure

- + Promote Infill Development
- + Development Agreements

Create 161 Corridor Overlay District

- + Preserve sufficient right-of-way
- + Preserve a Gateway Experience
- + Preserve Significant Rural Structures
- + Preserve Natural Features
- + Require Annexation for Sewer

OBJECTIVE

Guide development and designate growth areas.



ZONING + GUIDELINES

Update Zoning Map and Regulations

The village should update the zoning map and its regulations to reflect the planned land use map and land use descriptions documented in the Growth Management and Land Use Plan systems plan.

Incentive Zoning

The village should use incentive zoning as part of their development review and/ or subdivision approval process. This approach assumes that if specified criteria are met, then a proposed development would be approved with more use of a site (such as more dwelling units per acre) than would otherwise be permitted by the community. For example, greater development density could be allowed if certain conditions are met. These "density bonuses" are one form of incentive that a community can offer to a developer who does the kind of development that the community seeks. Thus, a local government can legally and equitably say to each developer: if you do what we would like in your development, then you can increase the amount of development and thereby pay for more of the improvements we request. Density bonuses may be used to achieve a wide array of community objectives, such as preservation of agriculture land, open space, view sheds, and conservation of wetlands, water bodies, forests, meadows and other natural features that the community values.

Development Guidelines

The village should create development guidelines to ensure that future development is of a high standard that mitigates any impacts to the existing community.

STRATEGICALLY LEVERAGE

Development Agreements

The village should create a development agreement policy to guide how the village will work with developers with regard to infrastructure provisions. These agreements should prefer developers pay for the extensions of infrastructure and services to new developments and or pay into a village fund so that the village may coordinate improvements.

Promote Infill Development

The village should adopt policies to promote infill development areas within the existing incorporated boundaries. These areas will be able to be served most cost-effectively and will help to preserve open space and agriculture in more rural reaches of the planning area. Additionally, adapting and re-using existing buildings should be prioritized over new construction.





STRATEGY #2 MANAGE AND FOCUS GROWTH

CONSERVATION DEVELOPMENT

Conservation Subdivisions

A conservation or cluster subdivision is a design strategy for residential developments in which buildings are grouped together rather than evenly spread over the land - as opposed to how they are sited in a conventional development. The intent of conservation development is to concentrate structures in those areas most suitable for building while preserving natural or cultural features.

The village should create and implement standards for conservation subdivision design for the planning area to prepare for the extension of central water and sewer services into the area. Conservation Subdivisions will help meet the demand for new homes while protecting the rural character that current residents want to preserve. Standards should be written to encourage the preservation of contiguous open space and rural frontage along road and stream corridors, as illustrated through the diagrams on the following page. The Cannery, pictured to the right, is an example of a residential development which incorporated an existing farmstead into the site design.



THE CANNERY CONSERVATION SUBDIVISION



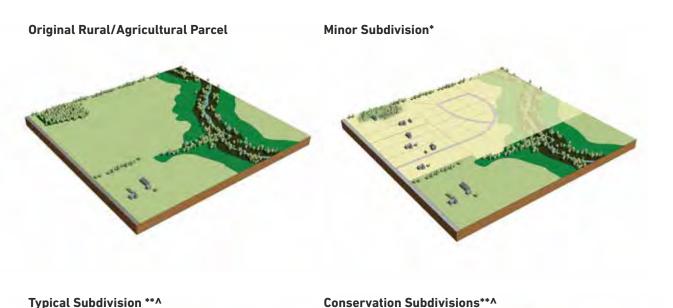
STRATEGY #2 MANAGE AND FOCUS GROWTH

CONSERVATION DEVELOPMENT (CONTINUED)

The diagrams here illustrate four scenarios of growth on a hypothetical 100-acre parcel. A typical minor subdivision with well and septic-served lots will divide the land into large parcels, segment the rural corridor frontage and privatize open space. A typical subdivision with water and sewer connection will maximize development and divide all buildable land into parcels, segment the rural corridor frontage, and privatize open space. A Conservation Subdivision with water and sewer connection enables the same number of lots to be created, but divides a smaller amount of land into smaller lots, thus preserving the rural corridor frontage and contiguous publicly available open space or agricultural uses.







* Development that can occur with well and septic.

** Occurs only with central water and sewer service.

^ All design schemes contain the same number of units.

STRATEGY #2 MANAGE AND FOCUS GROWTH

CREATE 161-GATEWAY OVERLAY DISTRICT

The SR-161 Corridor is the primary route into Plain City from the east and serves as a gateway to the community. Many residents have expressed a desire to maintain the rural character of the roadway, lined primarily by farms, fields and a few rural businesses. However, the character of SR-161 between US-33 and Kileville in Dublin and Jerome Township has changed dramatically in the past few years with retail, industrial, college campus development, and the expansion of the roadway to four lanes with roundabouts.

While annexation by either the City of Dublin or the City of Columbus west of the railroad tracks is not imminent due to existing water and sewer service agreements which place limits on expansion, the potential for sewer and water utility extensions to serve Plain City could spur development pressure in the SR-161 corridor. As a service agreement is finalized and a preferred utility alignment is determined, it will be critical to place clear expectations and standards for development along SR-161.

Preserve sufficient right-of-way for future roadway expansion.

As a state route and primary east-west thoroughfare, portions of SR-161 to the west of the existing 4-lane section may also need to be widened in the future. Right-of-way should be preserved on both sides of the roadway to accommodate more than a minimum standard design, with the intent of creating an upgraded rural highway rather than transitioning the roadway character to a suburban arterial. Sufficient space should be allocated to incorporate rural design character elements, including a wide/variable width landscaped median, road-side drainage swales and landscape zones. A minimum right-of-way of 150 feet should be preserved to accommodate this design intent. Right-of-way in the Kileville area should also be preserved for a future grade separation of SR-161 and the railroad.

Preserve additional right-of-way for trails and establish generous development setbacks

Future roadway improvements should include multiuse trails on at least one and preferably both sides of the road. However, trails should be pulled away from the roadway to maximum extent possible, running through roadside open spaces, either within the public-right-of-way or through easements within private development setbacks. The experience of trail users should be that of traveling through a rural greenway, rather than alongside a busy highway. New commercial structures should be setback a minimum of 200 feet from the future edge of pavement (assuming a widened roadway condition) and parking areas extensively screened from view with landscaping.

Limit land uses along the corridor

Extensive development of residential and retail land uses should be avoided within the corridor, particularly on parcels having direct frontage on SR-161. Residential development should follow a conservation design pattern, with neighborhoods located well beyond the roadway (at least 600 feet) and set behind large open space preserves. Big box or strip retail centers should not be permitted in the corridor, though a small amount of retail services may be appropriate at major intersections to serve nearby development or as part of a mixed use development program. In the event of development, primary land uses should be limited to large format business uses, such as advanced manufacturing, logistics, and flex office/warehouse. These uses can provide a fiscal benefit to Plain City (assuming land is annexed to the village) while also creating an opportunity for site designs that can preserve large setbacks and integrate a rural landscape aesthetic.

Manage access

Vehicular curb cuts for development should be limited. Access should be provided from existing or new roadways that intersect with SR-161, and connected with a parallel roadway or drive, preferably to the rear of development sites. Intersection frequency should also be limited to align with best practice access management standards. Furthermore, the type of intersection control should be carefully evaluated in order to facilitate flow through the corridor.



STRATEGY #2

MANAGE AND FOCUS GROWTH



Preserve a Gateway Experience

For those traveling to Plain City via SR-161, the experience of driving through the countryside before entering the village is a special one that should be preserved. Widening of the roadway to the west of Sugar Run should be avoided or minimized, maintaining a two-lane rural road design approaching the existing village boundary. Crossing of this tributary to the Big Darby should signify a shift in development intensity, with an emphasis on the rural aesthetic of the roadside and larger open space setbacks, balancing a transition to agricultural use.

Preserve Natural Features

Existing natural features within the corridor should be preserved with new development and integrated into development design. This includes streams (which should be extensively buffered), wood lots and tree rows. These features should serve as the landscape framework that guides the physical layout of new development throughout the corridor. Gaps between these features should be filled with new greenway connections, providing space to integrate an extended multi-use trail system that will connect new development to regional trails, and ultimately connect Plain City to regional destinations such as the Glacier Ridge Metro Park.

Preserve Significant Rural Structures and Farmsteads.

Where possible, rural structures such as barns, silos and split-rail fencing should be preserved and incorporated into open space setbacks as permanent features. The potential for preservation will depend on the physical conditions of the structures. Adaptive re-use for new purposes should be explored as a means of continuing the economic value of older rural buildings.

Preserve Active Agricultural Use

While development pressure in the 161 corridor is likely, development of all land along the corridor is not predetermined. Farming families who have owned their land for generations may wish to continue agricultural production, provided it remains economically viable to do so. This plan outlines a variety of strategies for farmland preservation that should be encouraged throughout the corridor as a means to prevent sprawling development patterns and to preserve a greenbelt between Dublin, Hilliard and Plain City.

Require Annexation for Sewer Connections

The potential for development in the 161 corridor depends on access to sewer service. As Plain City solidifies options for sewer trunk line connections to the Village, it will be critical to ensure that any proposed development in the corridor that seeks to connect to the system is annexed into Plain City. This will provide the village the appropriate level of regulatory authority to ensure that appropriate land uses, zoning, and development design requirements are aligned with the recommendations of this plan.

Conduct Fiscal Impact Analyses and Establish Pre-Annexation Agreements

As the village considers new annexations, it should be deliberate in its decision-making to ensure that new development will provide benefits to the community without stressing the village's (and other stakeholder agencies') ability to provide needed services. The long-term fiscal impacts of additional utility and roadway infrastructure, municipal and township services (such as police and fire), and school system capacity must be carefully evaluated before approving new annexations and development proposals. The village should be prepared to decline annexation requests that do not align with the goals of this plan or are not fiscally sustainable for the community. It should also negotiate Pre-Annexation Agreements and Economic Development Agreements with new development to ensure that the costs of new infrastructure (both construction and longterm maintenance) and expanded service needs are appropriately covered by the new development and are not placing a burden on the village. This policy will also allow the Plain City to be deliberate about the phasing and pace of new development in the corridor, ensuring it occurs at an appropriate rate that will not overwhelm the village's capacity to administer growth.

STRATEGY #3 FOSTER ECONOMIC GROWTH

STRATEGY OVERVIEW

The Comprehensive Plan strategy for economic growth in Plain City is a dual approach. On one hand, attracting larger employers to strategic sites in the village can bring jobs to residents and tax income to the village. On the other hand, attracting tourism through multiple strategies can support area businesses and the revitalization of Uptown. The high-level direction discussed for these approaches should be guided by an Economic Development Strategy.

Economic growth in Plain City should:

- + Reflect the character of Plain City
- + Support the fiscal health of the village
- + Support locally owned businesses
- + Provide jobs to area residents
- + Provide retail and dining opportunities for residents and visitors
- + Be strategically located and accessible

STRATEGY #3 FOSTER ECONOMIC GROWTH

RECOMMENDATIONS

Expand Capacity for Economic Development

- + Economic Development Strategy
- + Economic Development Director

Attract Employers to Strategic Sites

- + Advance Employment in US 42 Corridor
- + Considerations for SR 161
- + Target Industries

Promote Tourism

- + Recreational Tourism
- + Eco-Tourism
- + Cultural Tourism
- Agri-Tourism



OBJECTIVE

Increase employment opportunities, sources for tax revenue, and increase variety of businesses establishments and amenities.

CONTEXT FOUNDATION GUIDANCE RECOMMEND

STRATEGY #3 FOSTER ECONOMIC GROWTH

EXPAND CAPACITY FOR ECONOMIC DEVELOPMENT

Economic Development Strategy

The village should complete and regularly update an Economic Development Strategy. The strategy will provide an understanding of Plain City's place in the regional market and tailor strategies that are fiscally responsible for the village and accomplish economic development goals.

The scope of a strategy would be specified to the needs of the village with the help of an economic development planning firm or specialist. Components of the strategy may include:

- + Overview: an analysis of the current economic status of the village
- + Retail market analysis: including data on retail sales, size of the retail market, oversized and unmet demand
- + Stakeholder interviews and community engagement: building on the data collected from the Comprehensive Plan process
- + Targeted industry analysis: outlining strategies to attract specific industries, size and feasibility of attracting target industries
- + Action steps and performance measures: clear direction and metrics to measure progress

Economic Development Director

As the village grows, its fiscal health and economic success would be bolstered by adding an experienced Economic Development Director to the full time staff.



ATTRACT EMPLOYERS TO STRATEGIC SITES

Advance Employment in US 42 Corridor

The US 42 corridor is a center for economic activity in Plain City. The corridor should remain a focus for strategic site development, especially with large sites advertised to regional employers. Utilization of large sites for single large employers can help to ensure the small-town character of Plain City is maintained as development occurs. The village should deter from small parcels getting built out all along the corridor frontage.

The Economic Development Strategy should look at US 42 as an area of focus and identify target markets for developable sites. As Plain City grows, the frontage south along US 42 could be considered for annexation and utilized for economic development.

Access management and pedestrian safety should remain a focus in the case of any development or site improvements along the US 42 corridor.

Considerations for SR-161

Economic development along the SR 161 corridor should follow the recommendations set forth in Strategy #2: Manage & Focus Growth of this plan. In the case of development, large parcels with very large setbacks are preferred. Strategies should ensure growth along the corridor benefits the municipal budget of Plain City – whether through annexation, economic development agreements, or services extension contracts.



Example of innovation in agricultural production



Demand for local foods at markets, institutions continues to rise



Example of innovation in agricultural processing





TARGET INDUSTRIES

Local demand for local goods

Plain City can leverage its agricultural legacy to participate in local market demand. Demand for local produce and locally processed agricultural goods has exploded in the last decade and continues to grow. Now, larger institutions are beginning to look for locally sourced food and agricultural products. For example, The Ohio State University plans to "increase production and purchase of locally and sustainably sourced food to 40% by 2025."

Innovations in agriculture

Opportunities that exist for continued strength of the agricultural sector may include agriculture tourism; food technology, research and education, and food distribution and access. For example, three of The Ohio State University's Discovery Themes initiative are "Food Production and Security [Foods for Health & Agricultural Transformation], Health and Wellness, and Energy and the Environment." OSU has pledged to spend \$400 million over the next ten years on research and education in partnership with food suppliers and related agricultural industry leaders.

Plain City should explore the feasibility of attracting educational, commercial and agriculture production land uses that are supported by an increasingly innovative agricultural sector.

PROMOTE TOURISM

A variety of tourism opportunities could greatly strengthen the Plain City economy and vitality of Uptown and other local businesses. Several markets could be attracted through direct marketing, crossmarketing with allied agencies, website, and social media presence. Tourism efforts should be tied into any/all follow-up studies in Plain City including: Economic Development Strategy, Parks & Recreation Master Plan, Uptown Master Plan, and Branding and Identity Strategy.

Recreational, Adventure & Eco-Tourism

Recreational tourism dollars could be captured by creating strong connections from the Heritage Trail into Uptown, ensuring visitors know how to get around and what they will find in the village.

Adventure and Ecological tourism efforts could emphasize opportunities to enjoy the Big Darby Creek, including canoe/kayak access and nature observation opportunities, once implemented.

Cultural & Agri-Tourism

Ohio is known for Amish and Mennonite tourism popularity. Plain City can build on this excitement with stronger partnerships with area businesses and tailored marketing. Agriculture tourism could also provide an opportunity for Plain City to emphasize its agricultural heritage and production with events and connections to local restaurants.

MARKETS FOR NEW VISITORS

Recreational Tourism

- + Extend Heritage Trail to Uptown
- + Implement wayfinding system
- + Create destinations for cyclists
- Add trail user amenities including parking, water stations and restrooms

Adventure & Eco-Tourism

- + Provide access to water, ensuring waterways are navigable/clean/maintained
- + Establish canoe/kayak livery on Big Darby
- + Create interpretive and nature trails
- + Create Paddle Trails with clear wayfinding and access to Uptown parking, business information and pedestrian connections

Cultural & Agri-Tourism

- + Expand Farmer's Market
- + Market to Restaurants and Food Retailers
- + Coordinate advertising with local restaurants
- + Establish partnerships with Der Dutchman and other Amish/Mennonite focused tourism
- + Allow and encourage agricultural accessory uses such as classroom and event spaces

STRATEGY #3 FOSTER ECONOMIC GROWTH



CASE STUDY

Location: Yellow Springs, Ohio

Strategy: Investment in bike trails + amenities

Economic Impact: \$13 million per year

One community who has captured a significant amount of tourism value from its trail system is Yellow Springs, Ohio. Yellow Springs transformed an historic train station into a bicycle depot at the east end of their village core. Here, cyclists can access community event and business information, restrooms, water fountains, bicycle maintenance stations, and bicycle parking. This public investment has brought a significant amount of tourist traffic into the local businesses in Yellow Springs.

A study conducted by Miami Valley Trails in 2013 found that 47 percent of trail visits resulted in the purchase of soft goods (food, drink, etc.) during the visit. These purchases represent over \$5.7 million in sales each year to area merchants.* The Miami Valley Bike Trails study estimates the economic impact from the trails in that system to be over \$13 million per year.

LITTLE MIAMI BIKE TRAIL TRAILHEAD - YELLOW SPRINGS STATION



STRATEGY #4

REINVIGORATE UPTOWN

STRATEGY OVERVIEW

At the core of the village, the Uptown revitalization strategy involves multiple, intertwined and aligned efforts. Reinvigorating Uptown is woven into the story across the vast majority of focus discussions, recommendations, strategies and initiatives of this plan. Here, Strategy #4 focuses on high-level policy.

Uptown discussions are also featured in the following:

- + Strategy #8: Provide Housing Options: One recommendation for housing options is to focus on increasing the number of housing units in and around Uptown. Increasing the number of residents walkable to Uptown is an important step in its revitalization.
- + System Plan #5: Uptown Revitalization Strategy: Here, a diagram shows how redevelopment and revitalization initiatives might be realized in the built environment
- + Initiatives #1 #5: Five of the ten total plan Initiatives discuss implementation concepts in Uptown for the first phases of plan implementation.

STRATEGY #4 REINVIGORATE UPTOWN

RECOMMENDATIONS

Target Investment in the Village Core

- + Uptown Plain City Organization (UPCO)
- + Community Reinvestment Area (CRA)

Placemaking with Public Spaces

- + Improve Streets and Civic Places
- + Create Destinations with Mixed Uses
- + Program Spaces with Activities
- + Bury Or Relocate Overhead Utilities

Execute an aligned approach

+ Follow direction set forth in the Housing Options, Economic Development, Historic Preservation, Managed Growth, Community Character, and Branding & Identity strategies



OBJECTIVE

Facilitate investment to support the successes of Uptown businesses and homes.

STRATEGY #4 REINVIGORATE UPTOWN

TARGET INVESTMENT IN THE VILLAGE CORE

Uptown Plain City Organization

The Uptown Plain City Organization (UPCO) is a group of volunteers that follow the principles of Heritage Ohio's Main Street Program. UPCO currently produces several large events in Uptown throughout the calendar year and a regular Framer's Market. These events are important times for the community to gather, celebrate Plain City and feature local businesses.

Efforts should be pursued to support and bolster this organization so it can maintain at least one full time staff member. Steps to accomplish this may include :

- + Formalization of the organization's collaboration with or connection to Village Staff
- + Maintenance of UPCO's status as a 501c3
- + Creation of a Special Improvement District in Uptown with UPCO as its operating organization
- + Enrollment in Heritage Ohio's Main Street program

Community Reinvestment Area (CRA)

CRA is a tax exemption incentive program that benefits property owners who renovate existing buildings or construct new buildings. The village should utilize this strategy alongside historic preservation efforts for Uptown.

Housing Strategy

The village should focus on identifying sites for redevelopment and infill residential projects in and around Uptown in order to support area businesses with more foot traffic. See Strategy #8 for more discussion on housing options.

PLACEMAKING WITH PUBLIC SPACES

Improve Streets and Civic Places

Streetscapes and civic spaces draw in visitors and attract residents to spend more time. The Plain City community views streetscape improvements in Uptown and the addition of a public gathering space in Uptown as high priorities. These types of public investments would leverage returns in private investment in Uptown. See Initiatives #1 –#5 for concepts and discussion on public investment initiatives for Uptown.

Create Destinations with Mixed Uses

The more reasons to be in Uptown, the larger amount of support it will attract. Village strategy should continue to support a mix of businesses and events in Uptown, and leverage parks, public space, streetscape improvements to attract more housing options and increased tourism to Uptown.



CASE STUDY

Downtown Lancaster Special Improvement District, Lancaster, Ohio

The Downtown Lancaster SID (Special Improvement District) is funded by 100 commercial property owners in a 9-block radius of Downtown Lancaster. The SID provides services such as flower planting and mulching, sidewalk cleaning, clean up after special events, economic development activities, and more.

The SID has a non-profit partner agency, Destination Downtown Lancaster (DDL), that acts as the marketing, communications and tourism hub for downtown events, arts & culture, restaurants and more. DDL events have drawn thousands of participants and reaches wide audience through multiple marketing channels.



STRATEGY #5 EMBRACE HISTORIC PRESERVATION

STRATEGY OVERVIEW

The existing historic built environment of Plain City is interesting, unique, and one of many reasons that the community is so beloved by its residents. Plain City's historic buildings also provide opportunities for economic development and increased community vitality through revitalization and redevelopment. Several sources of outside funding exist that can help to facilitate the renovation of historic buildings in Plain City.

In order to take stock of existing conditions, the project team surveyed the buildings within the Uptown Plain City area as well as along the primary thoroughfares - Main Street and Chillicothe Street. These buildings are identified in a survey included in the Appendix. This survey utilizes the methodology laid out by the Ohio Historic Inventory forms and creates a baseline for future documentation.

STRATEGY #5 EMBRACE HISTORIC PRESERVATION

RECOMMENDATIONS

Preservation Priorities

- + Establish Plain City as a Certified Local Government
- + Establish a National Register Historic District
- + Encourage developers to explore historic tax credits
- + Actively solicit support from local business owners and residents

Grants + Programs

- + Downtown Redevelopment District (DRD)
- + Certified Local Government Grant
- + Pipeline Grants
- + Ohio Historic Preservation Tax Credit Program
- + Federal Historic Tax Credit National Register of Historic Place



OBJECTIVE

Ensure the preservation of Plain City character and our historic buildings and places.

CONTEXT FOUNDATION GUIDANCE RECOMMEND

STRATEGY #5 EMBRACE HISTORIC PRESERVATION



PRESERVATION PRIORITIES

Several recommended strategies and funding opportunities are outlined below. The strategies have been prioritized in order of importance and difficulty. 1 and 2 should be implemented relatively quickly in order to enable reinvestment in Uptown Plain City while 3 and 4 are long term and ongoing.

Priority 1: Establish Plain City as a Certified Local Government in Ohio

The establishment of a Certified Local Government (CLG) entities a municipality to apply for Certified Local Government grants for historic preservation. Requirements to become a CLG include establishing a historic commission, ordinances and procedures to identify and protect historic resources in the area, and a public participation program for local owners and residents. Currently there are 71 Certified Local Governments in the state of Ohio.

Priority 2: Establish a National Register Historic District in Downtown Plain City

The creation of a National Register Historic District opens up the opportunity for the use of Federal Historic Tax Credits on rehabilitation and preservation projects. A National Register Historic designation does not necessitate strict design guidelines; on the contrary, it simply allows for owners to obtain the federal tax credit and pursue a possible state tax credit on their historic construction project.

Priority 3: Encourage developers to explore historic tax credits - both state and federal - and revitalize the downtown neighborhood.

Because the construction process can be a very expensive one, other sources of funding are important for a successful project. Establishing a downtown district while educating and encouraging developers on historic tax credit can make Uptown Plain City a more desirable area in which to invest and revitalize.

Priority 4: Actively solicit support from local business owners, residents, and stakeholders of the Plain City downtown area to encourage involvement in the historic tax credit program.

Encouraging local stakeholders to engage in historic preservation of their properties and maintaining transparency throughout the process of creating a Uptown historic district can jump-start revitalization efforts of Uptown Plain City by generating excitement and mitigating hesitancy and doubt associated with historic districts.



HISTORIC ARCHITECTURAL STYLES IN PLAIN CITY

- + Art Deco
- + Bungalow
- + Colonial Revival
- + Cottage*
- + Early 20th Century Commercial*
- + English Tudor Revival
- + Italianate*
- + Queen Anne
- + Victorian*
- + Vernacular
- * Denotes most common styles

STRATEGY #5 EMBRACE HISTORIC PRESERVATION



GRANTS + PROGRAMS

A suite of grants and programs exist to help offset the financial burden of making the necessary improvements to our historic buildings.

Downtown Redevelopment District (DRD)

Ohio's newly created Downtown Redevelopment District (DRD) permits municipalities to redirect up to 70% of future property tax growth in a 10acre continuous district that includes a certified historic structure or buildings in an historic district. DRDs do not raise property taxes but redirect a portion of the future growth in taxable property value toward reinvestment in the district. DRDs encourage preservation of historic properties and spur new capital investment and job growth in Ohio municipalities.

DRDs redirect property tax revenue for one of five uses: grants to historic properties, loans to nonhistoric properties, public infrastructure, operations of economic development organizations, and funding innovation districts where broadband speeds connected to the district reach 100 Megabytes. DRDs can be used for the redevelopment of property for a range of uses including commercial, office, mixed use, retail and industrial but it cannot be used for the rehab of a property that is 100% residential

Ohio Historic Preservation Tax Credit Program

As of 2017 only 34 states have Historic State Tax Credit Programs, and Ohio is one of them. The Ohio Historic Preservation Tax Credit (OHPTC) can be combined with the federal historic tax credit, as well as other incentives, to create a favorable investment climate for historic building rehabilitation in Uptown Plain City. Ohio has a highly competitive program, allocating approximated \$60 million per year to projects across the state, and is projected to have leverage close to \$5.6 billion in private redevelopment funding and federal tax credits directly since its start in 2007. Plain City has not had any projects utilizing this incentive to date.

Federal Historic Tax Credit - National Register of Historic Places

The Federal Historic Tax Incentive Program gives a 20% income tax credit for the rehabilitation of historic, income-producing buildings, deemed appropriate through compliance with the Secretary of Interior's Standards for Rehabilitation. In order to be eligible to receive this income tax credit, a building must be listed individually or within a district on the National Register of Historic Places, through the National Park Service, and may not be an owneroccupied residential property.

Certified Local Government Grant

A CLG Grant is available only for Certified Local Governments in Ohio, and can be used to promote historic preservation in a multitude of ways. According to the National Historic Preservation Act, 10% of the annual appropriation to the Ohio Historic Preservation Office from the U.S. Department of the Interior's Preservation Fund must be set aside for CLG grants. These funds can be used to enable a multitude of historic preservation opportunities, including:

- + Identify and record historic properties
- + Nominate an eligible property or properties (as a district) to the National Register of Historic Places
- + Conduct workshops for homeowners and contractors in a historic district
- + Update a local preservation ordinance
- + Develop heritage tourism programs
- + Develop design guidelines

Pipeline Grants

The first big step in pursuing federal tax credits to catalyze downtown development and historic revitalization is creating a National Register District Nomination. To alleviate and streamline the process, the State Historic Preservation Office of Ohio offers a small initiative grant to assist in nominating historic buildings and districts to the National Register of Historic Places, facilitating pursuit of state and federal historic tax credits.



CASE STUDY | HOWELL, MICHIGAN

Howell, Michigan

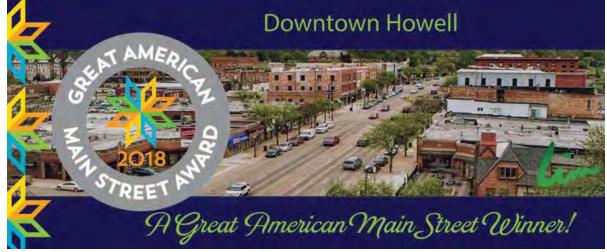
Population: 9,500

Howell, Michigan is America's newest designated Great Main Street. Through the collaboration of Michigan Economic Development Corporation, local residents and advocates, the downtown development authority and local developers, Howell's downtown is now a vibrant destination that supports a local and regional economy. It's opera house, theatre, and award-winning dining and shopping options attract a diverse group of visitors. Events such as the weekly farmer's market and annual hot air balloon festival attracts thousands of visitors and adds to the historic charm of Howell itself. "Howell is a prime example of a small rural community that is doing big things. They have all the charm you'd expect in a historic Main Street community, but they don't stop there," said Patrice Frey, President and CEO of the National Main Street Center. "Downtown Howell is setting itself apart as a supportive place for entrepreneurs and business owners and that's how we're seeing small communities stay competitive in today's economy."

Howell Main Street Incorporated/Howell DDA

Howell Main Street, Inc. was founded in 2005. When the organization was founded, downtown Howell was struggling to create a sense of place and attract visitors and residents alike. While there were some offices and manufacturing centers in the area, the downtown was not the center of focus. Realizing that a vibrant downtown would be vital to Howell's continued growth and success, the Main Street, Inc. and Downtown Development Authority made it their mission to revitalize the historic city center. Since the organization was founded, 158 buildings have been rehabilitated and 179 new jobs have been created in Downtown Howell. To this day, the organization relies on volunteers and local advocates to help contribute to the continued success of Howell's charming downtown. What started as a small, but coordinated effort has transitioned to award-winning work.





STRATEGY # 6 INVEST IN BRANDING AND IDENTITY

STRATEGY OVERVIEW

Investing in the branding and brand identity of Plain City will strengthen the foundation for economic development and marketing in the village, and thus, help to attract tourism and new businesses. The brand identity will provide a template for updated signage and wayfinding systems coordinated with other improvements. Most importantly, the brand will help protect Plain City's small-town feel by telling the story of its unique character and heritage.

Place Branding

Place branding is similar to branding an organization. The effort will begin with Plain City's existing graphic identity and marketing materials, delve into the community data collected in the Survey on the Future and engagement process for this plan, include further engagement and research, and bring in contemporary place branding trends and best practices. The outcome of a place branding effort for Plain City should result in a cohesive package of products that will be used across multiple platforms for the village. These include:

- + Updated Plain City logo
- + Graphic identity: including format of logos in all usable contexts, fonts, color scheme
- + Coordinated logo and graphics package for Plain City Parks and Recreation
- + Design guidelines for communications: including letterhead, website and newsletter templates, signage and wayfinding concept sketches, outline for Communications & Marketing plan

88 PLAIN CITY COMMUNITY PLAN

STRATEGY #6 INVEST IN BRANDING AND IDENTITY

RECOMMENDATIONS

Branding + Identity

- + Logo, graphic identity, design guidelines for communications
- + Coordinate/expand brand/identity for parks and recreation and economic development materials

Communication Plan

- + Website update
- + Newsletter schedule
- + Communications team
- + Print collateral

Public Investment

+ Signage

+ Wayfinding

+ Streetscape branding



OBJECTIVE

Coordinate branding, marketing, and economic development strategies for both Plain City and Uptown to increase tourism and attract new business.

STRATEGY #6 INVEST IN BRANDING AND IDENTITY



Marketing & Communications Plan

A next step from the branding process, or parallel effort folded into the branding process work, should be an updated Marketing & Communications Plan for the village. Key components of this plan may include:

- + Website update and ongoing updates schedule
- + Newsletter schedule
- + Social media strategy and schedule
- + Print collateral formatted for multiple audiences including:
 - Pamphlet with map and event schedule advertising Uptown and businesses on US-42 to residents and visitors;
 - + Economic development materials for potential new businesses and developers;
 - + Pamphlet or rack card highlighting parks and recreation opportunities in and around Plain City

Public Investment

If at all possible, the branding and identity effort should precede the completion of the new village administration facilities and any public investment in wayfinding, signage or streetscape improvements to ensure all efforts are coordinated with the final updated community brand.

CASE STUDY | GALENA, ILLINOIS

Galena, Illinois

Population: 3,429

Improvements began in 1980. In 2010 they created a Vision2020 campaign.

Galena's rich history and architecture is rooted in the industrial revolution. The City was founded on the iron industry and steamboat commerce. Although once a bustling town, and home to Ulysses S. Grant, Galena struggled to find its identity in the 21st Century. In the 1980's Galena began to revamp its identity and economy through tourism and their intact, quaint downtown. Through historic preservation, a downtown fair, and marketing and branding, this town of 3,500 now boasts 15,000 people during events and was voted one of America's most charming downtowns by TripAdvisor.

Galena's online presence and branding contributes to its national notoriety and tourism. Visitgalena.org is your one-stop shop for all things Galena. It allows you to book a hotel directly through the website, has specialized tourist guides based on a variety of interests, and even wedding recommendations. Galena even has its own branded hashtag for social media: #getogalena







STRATEGY # 7 PROVIDE HOUSING OPTIONS

STRATEGY OVERVIEW

Housing options are a priority for the community. Community members want to see their children grow up to stay in Plain City, and desire the ability to attract young people who will become the next generation of Plain City's community. Plain City housing is currently experiencing high demand with high amounts of development interest in and around the village. The village should seek opportunities for more diverse housing and opportunities for supporting homeowners and housing in Plain City's existing neighborhoods.

Increase Housing Options

Housing diversity that would most benefit Plain City residents, future residents, and area businesses include housing walkable to Uptown, housing affordable to first-time home buyers and young professionals, rental options for new residents such as recent college graduates, and condo options for aging individuals looking to downsize their homes.

Support Existing Neighborhoods

A number of grant programs and non-profit partnerships should be explored to incentivize homeowner investment in existing neighborhoods. This effort may also be supported by Historic Preservation strategies in this plan

STRATEGY #7 PROVIDE HOUSING OPTIONS

RECOMMENDATIONS

Increase Housing Options

- + Understand the market
- + Update zoning code to ensure the creation of walkable neighborhoods
- + Invest in public amenities

Support Existing Neighborhoods

- + Code Enforcement
- + Homeowner improvement grants
- + Rehabilitation programs & volunteer organization partnerships

Policy Recommendations

- + Encourage housing in and around Uptown
- + Promote affordable options
- + Adopt design guidelines to ensure high quality development



OBJECTIVE

Provide more housing options for current and future residents and pursue opportunities for supporting current homeowners.

STRATEGY #7 PROVIDE HOUSING OPTIONS

INCREASE HOUSING OPTIONS

Understand the Market

Village staff should consider annual or semi-annual development of a market conditions report. Trends in housing preferences have changed, showing increased demand for walkable neighborhoods, smaller household size, and nearby amenities.

Having access to fresh housing market data and reports is an important part of determining the need and validity for housing-related projects. This will benefit village staff and council when reviewing cases, writing policy, and making variance/rezoning decisions. Additionally, the reports could be provided to the general public and private developers as a means to generate market-appropriate development as demographic trends continue to evolve.

Update Zoning Code to Ensure the Creation of Walkable Neighborhoods

Zoning updates may include increased density allowance in and around Uptown or density bonuses for amenity investments, requiring sidewalk connection, design standards for cluster development patterns along the rural edge of the village, contiguous open space requirements, neighborhood park space dedication, right-ofway preservation wide enough for street parking and pedestrian realm improvements, streetscape investments, and/or incentives for bicycle trail connections.



SUPPORT EXISTING NEIGHBORHOODS

Code Enforcement

There are scattered property maintenance issues across the village that should be addressed in a proactive manner, assuring that adequate staff are available to do so.

Homeowner Improvement Grants

Much like the facade improvement grant program for Uptown administered by UPCO, the village should consider facade improvement grants or similar programs for existing residential homeowners. These types of programs can incentivize owner investment in property and thereby increase community pride, perception of safety in neighborhoods, and property values.

For example, the City of Whitehall created a Home Reinvestment program where residents are able to receive a 50 percent reimbursement—up to \$7,500— for a qualifying exterior, front-facing home remodeling project.

Rehabilitation Programs & Volunteer Organization Partnerships

The village should seek opportunities to attract and/ or partner with rehabilitation programs that help existing homeowners improve property. A local example includes the Rebuilding Together program utilized in Prairie Township, Ohio which focuses on community and home safety projects.







STRATEGY # 7 PROVIDE HOUSING OPTIONS



POLICY RECOMMENDATIONS

Encourage Housing In and Around Uptown

The village should encourage housing options in and around Uptown. Ideally, the options would provide a range of apartments, condos, and single-family homes walkable to Uptown businesses. The addition of households in Uptown and within the immediate vicinity would greatly enhance the viability of Uptown businesses, while providing the types of housing that are in demand in the current and upcoming market.

For example, as baby boomers continue to retire and age, more and more of them will seek options walkable to nearby amenities. In neighborhoods designed for this purpose, such as infill around Uptown, residents would not have to rely on a vehicle to meet their basic needs and would be attracted to local businesses and recreation opportunities.

The graphic depicted here is an example of the demand sought by retail operators in order to find a retail investment feasible. Plain City residents desire a grocery store, coffee shops, ice cream shops, and other local amenities. Research shows by increasing housing options with historic downtown density and character, such as two to three story apartment buildings, attached townhome units, and singlefamily options on smaller, historically scaled lots ,can help historic main streets thrive again.

See System Plan #5: Uptown Revitalization Strategy for a conceptual diagram of housing options for Uptown.

NEIGHBORHOOD CENTER

三日小

+ Grocery store retail anchor

...

- + 10 or more small stores such as coffee shop, ice cream shop, florist, laundry center
- + Majority of business sales comes from customers within 1.5 miles away
- + Need 6,000 to 8,000 households within 2 mile radius to support

Data source: https://www.cnu.org/publicsquare/ primer-retail-types-and-urban-centers

92 PLAIN CITY COMMUNITY PLAN

STRATEGY #7 PROVIDE HOUSING OPTIONS



Promote Affordable Options

A key goal of new residential development should include diverse, affordable housing choices which offer homes of various sizes, levels of finish, and amenities. This will provide housing types of various price points and therefore, opportunities across the socio-economic spectrum.

As mentioned in the Guidance section, many of the homes coming on to the market in and around Plain City are not attainable to young families, earlycareer individuals. or "workforce" individuals such as teachers, police officers and employees at area businesses. Community members want to see their children grow up to stay in Plain City, and desire the ability to attract young people who will become the next generation of Plain City's community.

Adopt Design Guidelines to Ensure High Quality Development

Design guidelines not only help to ensure highquality development materials and architecture, but also they help to preserve and protect the character of a place. See strategy #1 for more discussion on design guidelines.





STRATEGY OVERVIEW

Transportation is an important element of every community, and ensuring safe and efficient travel is a priority for Plain City. As a rural community, the area around Plain City is primarily auto-oriented. However, some neighborhoods within Plain City are walkable with stores, parks, and other destinations in town easily accessible via sidewalks. The recommendations in Strategy #8 will ensure safe and efficient motorized and non-motorized travel in the future.

STRATEGY #8 PROVIDE MOBILITY OPTIONS

RECOMMENDATIONS

Thoroughfare + Streets

- + Improve street network connectivity
- + Identify Needed Improvements
- + Preserve Rights-of-Way
- + Develop Roadway Character Sections
- + Coordinate with Neighboring Communities

Alternative Options

- + Rural Transit Program
- + Union County Agency Transportation Service (UCATS)
- + Madison County Ride

Non-Motorized Options

- + Bike Connectivity Paths
- + Maintain Sidewalks and Fill Gaps in Network
- + Improve Roadway Crossings
- + Develop Safe Routes to School Plans
- + Implement Traffic Calming



OBJECTIVE

Provide inclusive transportation options to promote connectivity and mobility for all.

CONTEXT FOUNDATION GUIDANCE RECOMMEND



THOROUGHFARE OPTIONS

Improve Street Network Connectivity

While popular during the village's suburban expansion era, cul-de-sacs and no-outlet streets reduce the community's connectivity and hinder the movement of both vehicular and pedestrian travel. The village should work to limit no-outlet roadways and, where possible, extend current no-outlet local roads to connect to other roadways.

A relatively high number of awkwardly angled intersections exist in the area which create jogs in the road. Angled intersections force unsafe traffic movements. These types of intersections should be realigned as possible to create a standardized four-way intersection, following ODOT standards to ensure proper geometry and safety standards.

Identify Needed Improvements

The Thoroughfare Plan section of the plan identifies 12 improvements which have been documented in prior planning reports and/or were popular suggestions by residents. The village should review all pertinent transportation plans and studies to create a comprehensive document of priority transportation improvements. Additionally, any future development may require both new roads to service properties as well as improvements to existing facilities to facilitate the flow of traffic.

Preserve Rights-of-Way

To ensure future connectivity and mobility, the village should work with surrounding jurisdictions and property owners to preserve rights-of-way for future roadway extensions and widening. Where appropriate, right-of-way should be wide enough to accommodate both roadway and non-motorized improvements such as separated, multi-use trails.

Develop Roadway Character Sections

As part of a thoroughfare plan, roadway character sections should be establish to inform roadway details such as widths, modes, landscaping, and setbacks. The roadway character sections will be an important tool to guide the character of future development.

Coordinate with Neighboring Communities

Central Ohio is a growing region and Plain City is nearby to many of the most rapidly growing communities. Many of these communities develop transportation plans independently, and at times they may be in conflict with one another. The village should pursue an infrastructure round table between the village, county engineers, townships, ODOT, and other applicable agencies or communities to coordinate roadway and other infrastructure improvements.



Right-of-way width adequate for medians and street trees



Example of separated, multi-use path



Rural character roadway



ALTERNATIVE OPTIONS

In a rural community, there tend to be limited options for transportation other than personal vehicle travel. However, programs providing limited transit services are available in Union and Madison counties. Plain City should remain aware of these programs and connect residents to applicable options.

Rural Transit Program

The Rural Transit Program provides federal and state funding to assist with operating and capital expenses for the provision of general public transportation services in rural and small urban areas.

Union County Agency Transportation Service

The Union County Agency Transportation Service (UCATS) is a county agency dedicated to transporting county residents to medical, personal and work related appointments. UCATS is partially funded by federal grants for transporting elderly and individuals with disabilities. UCATS does not provide public transportation. Eligibility for transportation service is determined by a referring agency, with which UCATS has a contract or Memorandum of Understanding.

Madison County Ride

In Madison County, Madison County Ride provides 24/7 transportation assistance throughout the county as well as to neighboring counties. However, this service is not free and pick-ups must be scheduled in advance.

NON-MOTORIZED OPTIONS

Bike Connectivity

Connectivity for cyclists is both a transportation and recreation amenity and requires a number of key provisions. All new streets or street improvement projects should accommodate both vehicular and bike travel within the right-of-way. Various scales and types of techniques should be utilized, including shared roadways, bicycle boulevards, bike lanes, and protected off-street multi-use trails. Each street or roadway will require a custom design to accommodate both vehicular functionality and the incorporation of context-appropriate bicycle facilities.

Maintain Sidewalks and Fill Gaps in Network

Policy should be developed to incorporate sidewalk construction into the reconstruction of existing roadways. The village should maintain sidewalks to promote walkability and improve pedestrian safety.

Improve Roadway Crossings

Community members were adamant about the need to provide improved pedestrian crossings at US-42. The highway is the most heavily traveled route in the community and separates neighborhoods to the west of the highway with many of the community's amenities, including, Pastime Park, Uptown, the library, the pool, and Plain City Elementary. The village should work with the Ohio Department of Transportation to improve the pedestrian crossing







96 PLAIN CITY COMMUNITY PLAN



NON-MOTORIZED OPTIONS (CONTINUED)

and the pedestrian environment of US-42. Crossings should be well marked and could include overhead mast arms and signage. Though at-grade crossing should be prioritized, future improvements could include a pedestrian underpass or overpass across US-42, particularly south of the village near Jonathan Alder High and Jr. High schools.

Develop Safe Routes to School Plans

Safe Routes to School (SRTS) is a national movement that works to create school communities where walking and bicycling to school is safe and comfortable. Where conditions are appropriate, SRTS encourages students to walk and bicycle. Where conditions are not, SRTS works to improve safety, especially through education and building infrastructure such as sidewalks and multi-use trails, and improving roadway crossings. As a largely rural school district, most of Jonathan Alder schools are located away from the village. Plain City Elementary is located adjacent to the community's largest subdivision, however, existing subdivisions to the west of US-42, and any future residential subdivisions not nearby, may be confronted with challenges in encouraging young school children to walk to school. Safe Routes to School could provide state funding to make improvements to mitigate the challenges of children walking to school in neighborhoods further from the elementary.

Implement Traffic Calming

Whenever possible, vehicle traffic speeds should match the land uses and character of the roadway and neighborhood. In commercial areas or near schools, where pedestrians are more likely to be walking, making efforts to reduce vehicle travel speeds will result in an increase in safety. Traffic calming measures include:

- + Trees
- + Medians/boulevards
- + Curb extensions (aka bump-outs)
- + Reduced roadway widths
- + On-street parking
- + Site design
- + Street furniture
- + Public art



CASE STUDY | DEXTER, MICHIGAN

Dexter, Michigan

Population: 4,067

Improvements started around the 1990's. It transitioned from a township to a city in 2014. Dexter, Michigan combines its historic downtown and access to recreational trails to attract residents and visitors alike. Between 2000 and 2010, the population grew 70% and now is home to over 4,000 people. Downtown Dexter has a historical museum and theatre, shopping, and notable breweries. Its shuttle transportation between regional centers and within the city make Dexter an easily accessible destination in Southeast Michigan.

STRATEGY OVERVIEW

Almost exclusively within the Big Darby watershed, Plain City and the surrounding areas are located within one of the most environmentally sensitive and important areas in Central Ohio. The community views the Big Darby and the natural environment as an asset and understands the importance in preserving natural systems and features as they provide benefits to the community. These benefits, including flood control and improved water guality as well as recreation greatly impact the quality of life not only for the Plain City community but down stream communities as well. There are steps which can be taken to not only mitigate harm to our natural systems in the future but also help mitigate former development.

STRATEGY #9 PROTECT THE ENVIRONMENT

RECOMMENDATIONS

Green Infrastructure

- + Follow Low-Impact Development Best Practices
- + Leadership in Energy and Environmental Design (LEED), Neighborhood Design Principles

Conserve Open Space

- + Protect open space through parks and easements
- + Promote recreation on the Big Darby
- + Clean Ohio Green Space Conservation Program

Big Darby Stormwater Management Plan

- + Non-Structural Preservation Methods
- + Groundwater Recharge Requirements



OBJECTIVE

Conserve open space and the ecological function of natural systems and features, especially the Big Darby.



GREEN INFRASTRUCTURE

Follow Low-Impact Development Best Practices

Low-impact development (LID) encompasses alternative design techniques to conventional development. LID integrates natural systems to mitigate or eliminate impacts of development. Techniques, including; bioswales bioretention, rain gardens, green roofs, rain barrels and cisterns, and permeable pavement can reduce the amount and rate of stormwater runoff. This in returns reduces the demand on our traditional infrastructure, including demands on the waste water facility. Sustainable stormwater strategies should be integrated into all site and building improvements as planned and future projects are designed and implemented.

Leadership in Energy and Environmental Design (LEED), Neighborhood Design Principles

Leadership in Energy and Environmental Design (LEED) is a green building rating system which provides a framework which to assess the environmental friendliness of development. The Neighborhood and Design section of LEED is design -based on the combined principles of smart growth, new urbanism, and green infrastructure and building. In addition to low-impact development techniques, following LEED and other green building rating systems can reduce our environmental footprints.















CONSERVE OPEN SPACE

Protect Open Space via Parks

Regardless of the outcome of the 208 agreement, a future connection to the Columbus waste water system or the documented need to have the current facility replaced and relocated for expansion will render the village's waste water facility obsolete. The site's strategic location on the banks of the Big Darby could provide additional riparian setback and public access to the water. Additionally, the site sits adjacent to the now vacated railroad crossing which is currently owned by the Metro Parks and is a likely crossing location if the Heritage Trail is to be extended into the village.

Near the confluence of the Big Darby and Sugar Run, the Tuffco Sand & Gravel company operates a quarry extracting aggregate material. In operation since the 1980s, the aggregate mining has created a 32acre lake and adds to the beauty of the surrounding area. Like the waste water facility, the quarry is strategically located along the Big Darby banks and the vacated rail right-of-way which may be used to extend the Heritage Trail into the village. After the quarry's aggregate is exhausted, the site would make a great candidate for parkspace as conventional development would be difficult.

Protect Open Space via Conservation Easements

Conservation easements are a legally binding agreement made voluntarily between a landowner (public or private) and a qualifying organization (also public or private), in which permanent limits are placed on a property's use and development. Conservation easements limit land to specific uses and thus protect it from development. Sellers can receive federal tax benefits as a result of donating easements. Buyers are responsible for monitoring the land and enforcing the terms of the easements. Easements may apply to entire parcels of land or to specific parts of a property. All conservation easements legally bind future landowners. Land protected by conservation easements remains on the tax rolls and is privately owned and managed. While conservation easements limit development, they do not affect other private property rights.

Promote Recreation on the Big Darby

The Big Darby is one of the community's greatest natural resources, alongside its incredible farmland. Establishing a canoe livery and promoting the Big Darby as a recreational destination will draw visitors to enjoy its scenic vistas. Educational material such as signs, displays, and informed experts can help to educate and raise awareness of the importance of the Big Darby and build public support to help preserve and protect it. Additionally, visitors could potentially provide revenue sources to protect and preserve the creek.

Promote Recreation on the Big Darby

The Clean Ohio Green Space Conservation Program helps to fund preservation of open spaces, sensitive ecological areas, and stream corridors. The program can help fund Big Darby efforts to:

- + Protect habitat for rare, threatened or endangered species
- + Preserve high quality wetlands and other scarce natural resources
- + Preserve streamside forests, natural stream channels, functioning floodplains, and other natural features of Ohio's waterways
- + Support comprehensive open space planning
- + Secure easements to protect stream corridors, which may be planted with trees or vegetation to help reduce erosion and fertilizer/pesticide runoff;
- + Enhance eco-tourism and economic development related to outdoor recreation in economically challenged areas;
- + Provide pedestrian or bicycle passageways between natural areas and preserves;
- + Reduce or eliminate nonnative, invasive plant and animal species;
- + Provide safe areas for fishing, hunting and trapping in a manner that provides a balanced ecosystem.

BIG DARBY STORMWATER MANAGEMENT PLAN

Overseen by the Ohio Environmental Protection Agency (Ohio EPA), the Big Darby Stormwater Management Plan regulates the authorization of development permits for construction activity located within the Big Darby Creek watershed under the national pollutant discharge elimination system. Part of the approval process for a permit under the plan is the inclusion of a description of controls to be used to control and limit runoff and pollutants from entering the watershed system. The following four recommendations have been adapted from the stormwater management plan.

1. Non-Structural Preservation Methods

Methods which preserve the existing natural condition as much as feasible should be practiced. Methods may include: preserving existing vegetation and vegetative buffer strips, phasing of construction operations in order to minimize the amount of disturbed land at any one time and designation of tree preservation areas or other protective clearing or grubbing practices.

2. Riparian Setback Requirements

Big Darby Stormwater Management Riparian Setback requires minimum stream bank setbacks for all development. This is extended to construction activity. The FEMA mapped 100-year floodplain is generally used as this setback, however where the floodplain does not extend 100-feet from the stream centerline on either side a new setback must be calculated which includes considerations for the surrounding drainage area and existing riparian setback. In either case, these setback requirements should be followed to reduce and or appropriately mitigate run-off and degradation of water quality

3. Groundwater Recharge Requirements

Groundwater recharge is a hydrological process where water moves downward from surface water to groundwater and is the primary method through which water enters an aquifer. It's important to ensure that where underlying geology indicated a potential for downward migration of groundwater that strategies are developed to minimize an negative affects of construction and development on water supply and quality.

4. Erosion + Sediment Control Practices

Erosion is a primary contributing element of runoff and frequently occurs when vegetative ground cover removed, as is common during construction. An additional component of the permitting process is to document practices that store runoff allowing sediments to settle and/or divert flows away from exposed soils or otherwise limit runoff from exposed areas.



BIG DARBY HEADWATERS

In 2011, a \$1.7 million restoration project of the Big Darby headwaters in Logan County was completed. The projected funded through federal and state grants as well as by the Nature Conservancy in Ohio, carved a new course for the stream through about 800 acres of land to mitigate actions by ODOT when they altered 480-foot section of the creek in 1997 to facilitate the expansion of US 33. Aquatic ecologists with Metro Parks noted that plant and aquatic life had returned to the restored section of the stream.

STRATEGY #10 IMPROVE PARK AND RECREATION OPTIONS

STRATEGY OVERVIEW

Parks and recreation are a high priority to the community of Plain City. Efforts should be targeted to improve the experience in parks for all members of the community and continue to coordinate regionally for recreation opportunities. Since parks were identified as a high priority, several initiatives for new and improved parks space are discussed in the "10 Initiatives" discussion that follows the "4 System Plans."

Parks & Recreation Master Plan

While parks initiatives can be pursued as opportunities arise, the plan recommends conducting a Parks and Recreation Master Plan effort to ensure future investments:

- + Are coordinated across the village so parks and facilities investments benefit all community members
- + Are coordinated with community branding efforts so improvements match the updated, community-wide brand and identity
- + Are fiscally responsible and geared toward economic development
- + Protect and enhance Plain City's natural features, with special attention to Big Darby Creek
- + Protect and enhance Pastime Park with a detailed physical plan and tailored set of recommendations
- + Consider trends in recreation to ensure long-term success and financial sustainability of programs
- + Are supported by adequate staff members

102 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

STRATEGY #10 IMPROVE PARK AND RECREATION OPTIONS

RECOMMENDATIONS

Parks

- + Conduct parks & recreation master plan
- + Identify land for new park on south side
- + Identify land for neighborhoods parks
- + Create a Sweeney Run park
- + Expand parks and recreation staff as population increases

Facilities

- + Connect Parks To Neighborhoods With Sidewalks
- + Investigate Feasibility Of A New Community Center
- + Rehab And/Or Relocate Baseball Diamonds
- + Build New Band Shelter

Recreation

- + Conduct parks & recreation master plan
- + Continue to pursue coordinated regional recreation programming
- Expand parks and recreation staff as population increases



OBJECTIVE

Expand and improve park and recreation facilities and programs.

STRATEGY #10 IMPROVE PARK AND RECREATION OPTIONS



PARKS

Pastime Park

Pastime Park is serving so many of the community's park and recreation needs, it has become cluttered with piecemeal improvements. Many of the facilities and physical structures in Pastime Park are in need of maintenance and updates. The Parks and Recreation Master Plan should include detailed design-oriented mapping and recommendations for Pastime Park. Key elements may describe:

- + Existing conditions mapping and diagrams including the age and functionality of structures
- + Plans for optimizing parking
- + Alternative locations for any recreation that may be moved to a new park or facility
- + Facilities to be renovated or replaced including band shelter/performance pavilion
- + Alternative and preferred concepts for layout of park and all permanent structures including campground

Sweeney Run Park

The Uptown Revitalization Strategy overview that follows in the System Plans section suggests the creation of a new Sweeney Run Park south of Uptown. A park space in the center of town would add value and recreation opportunities to existing neighborhoods, create highly desirable conditions for infill housing opportunities walkable to Uptown and provide an ideal condition for connecting the Heritage Trail to Uptown homes and businesses.

NEIGHBORHOODS & PARKS

Neighborhood Connections

The community would like to see increased connections for walking and bike riding to parks in Plain City. Efforts for increasing sidewalk connections across neighborhood should be made as part of public infrastructure spending and zoning requirements for new development.

Explore Potential New Large Park and Community Center South of Village Core

As part of a Parks & Recreation Master Plan, a study should be conducted to explore the feasibility and need for a new large park on the south-side of the village, to balance Pastime Park's location at the north side of the village. A potential community center should be explored in this location or with the redevelopment of Sweeney Run.

RECREATION

Programming & Regional Coordination

Recreation programming should serve the needs of residents of all ages and abilities. Program offerings should take into consideration regional and national trends in recreation as well as financial sustainability for the parks and recreation department to conduct them. Coordinated regional recreation should continue in order to balance Plain City's financial responsibility for providing amenities as well as serving the needs of neighboring township residents.

Staffing

Staffing needs for Parks & Recreation should be assessed as the village continues to grow.

PARKS AND TRAILS PROVIDE BENEFITS AND RETURN ON INVESTMENT

ed ks Ik Ig	\$1,500 ANNUAL PER CAPITA HEALTHCARE SAVINGS SOURCE: THE LAND & WATER CONSERVATION FUND	\$38 B AIR POLLUTION SAVINGS NATIONWIDE SOURCE: US FOREST SERVICE
dy nd ne ty th	\$14B SAVINGS IN INFRASTRUCTURE COSTS SOURCE: FEATHERSTONE ET AL. LOCATION: PHILADELPHIA, PA	+ 50% INCREASE IN EDUCATED 25 – 34 YEAR OLDS SOURCE: CITY OBSERVATORY LOCATION: NASHVILLE, TN
of gs al	Mental Health Source: NATIONAL RECREATION & PARK ASSOCIATION	Crime Source: centers for disease control
ty ct ld al as ss.	Preventable Disease Source: AMERICAN JOURNAL OF EPIDEMIOLOGY, 2011	Property Values

6 SYSTEM PLANS

A set of conceptual blue prints to guide initiatives and strategies.

The following 6 system plans are a set of conceptual blue prints to guide initiatives and strategies. These plans identify broad, system based issues and opportunities for both existing and future needs.



OPEN SPACE + CONSERVATION PLAN

A conservation plan to protect local natural features and conserve the community's open space.



2 GROWTH MANAGEMENT + LAND USE PLAN

Recommendations for future land use and development decisions within the community.

SYSTEM PLANS (CONTINUED)



3 REGIONAL TRAILS PLAN

Priorities for a regional trail network to help connect people and places.



UTILITIES INFRASTRUCTURE PLAN

A plan for new future utility related infrastructure and modernization of the community's existing utility infrastructure.

5



4 ROADWAY IMPROVEMENTS PLAN

Identifies improvements for the transportation system to meet existing needs and potential improvements to accommodate growth.



6 UPTOWN REVITALIZATION PLAN

A strategy to revitalize Uptown through targeted infill projects, housing options, new parks and public gathering spaces.

BIG DARBY CREEK STATE AND NATIONAL SCENIG RIVER

SYSTEM PLANS

OPEN SPACE CONSERVATION PLAN

SYSTEM PLAN OVERVIEW

The Open Space Conservation Plan uses a system, an approach similar to that of the Big Darby Accord of tiers to identify areas with important natural features and unique environmental resources. These areas were categorized based on their importance to both the built and natural environments as assessed through an environmental sensitivity analysis. A majority of the sensitive features are associated with areas of vulnerability for groundwater and surface water flow exchange, areas of high groundwater pollution potential, floodplains, wetlands, wildlife habitat, and stream corridor zones. The tiers also encompass existing parks and easements as well as areas that are already protected under current regulations like floodplains and the calculated stream protection zones. The objective of this system plan is to protect the Tiers through development policies and regulations, and proposed voluntary programs and incentives for conservation.

OPEN SPACE CONSERVATION PLAN

CONSERVATION AREAS

TIER 1

- + Areas within the 100-Year Floodplain
- + FEMA Designated Floodways
- + Wetlands and Buffers
- + Sod Waterways and Buffers

TIER 2

- + Highly erodible soils due to steep slopes
- + Wooded areas of greater than 3 acres in size
- + Prominent tree rows

TIER 3

- + Potential Greenways
- + Potential Parkspace
- + Wildlife Habitat Corridors

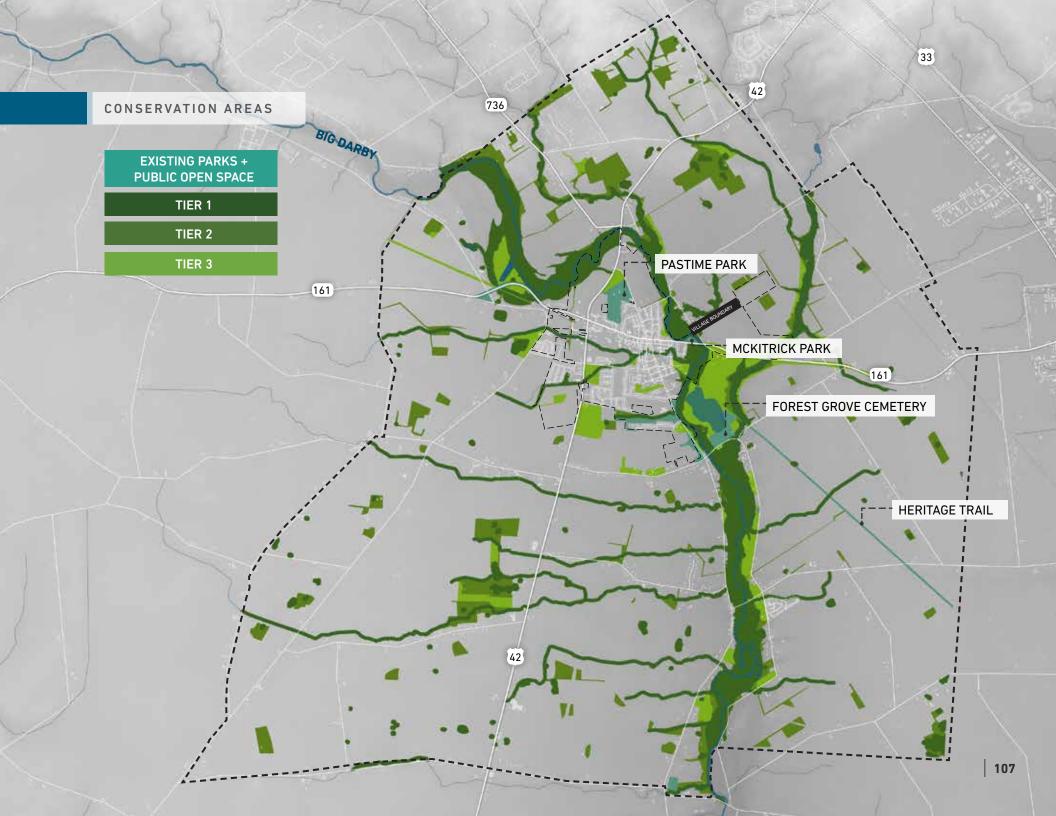
EXISTING PARKS + EASEMENTS

- + Existing Parks
- + Open Space Dedications
- + Cemeteries

4,123 ACRES COULD BE PROTECTED WITH CONSERVATION PLAN

106 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND



SYSTEM PLANS

OPEN SPACE CONSERVATION PLAN

TIER 1

Tier 1 conservation areas are inclusive of the most environmentally sensitive and ecologically important natural features, including, land within the 100-year floodplain, FEMA designated floodways, wetlands, and sod waterways and their respective setbacks. These setbacks include the Big Darby Stormwater Management Riparian Setback which is delineated based on a formula set by the Ohio Environmental Protection Agency. Tier 1 areas provide significant environmental benefits for both people and nature. These areas help protect habitat for endangered species and preserve systems which can protect development from flooding as well as protect water quality. Much of Tier 1 areas are already protected from development by floodplain building restrictions and farming through best management practices. These areas should be the highest priority to protect from development and for preservation of natural systems.



TIER 1 CONSERVATION AREAS



2,424 ACRES INCLUDED IN TIER 1 CONSERVATION AREAS

108 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

OPEN SPACE CONSERVATION PLAN

TIER 2

Tier 2 includes areas with highly erodible soils due to steep slopes, wooded areas of greater than 3 acres in size, and prominent tree rows. These areas are often not suitable for development and their maintenance helps to preserve the rural aesthetics of the community and protect natural resources.



TIER 2 CONSERVATION AREAS TIER 2 42 33 BIG DARB 161 161 42

$973_{\rm TIER\ 2\ CONSERVATION\ AREAS}^{\rm ACRES\ INCLUDED\ IN}$

OPEN SPACE CONSERVATION PLAN

TIER 3

Tier 3 areas are important for protection because these areas allow for the creation of linkages among all the different tiers included in the Open Space Conservation Plan as well as suitable areas for parkspace. These areas are often adjacent to Tier 1 and 2 areas and provide continuous open space connectivity of conservation areas as well provide wildlife corridors. Tier 3 areas may need to be revised if a parks master plan for the community identifies alternative or additional areas for parkspace.



TIER 3 CONSERVATION AREAS TIER 3 42 33 736 BIG DARB 161 161 QUARRY

572 ACRES INCLUDED IN TIER 3 CONSERVATION AREAS

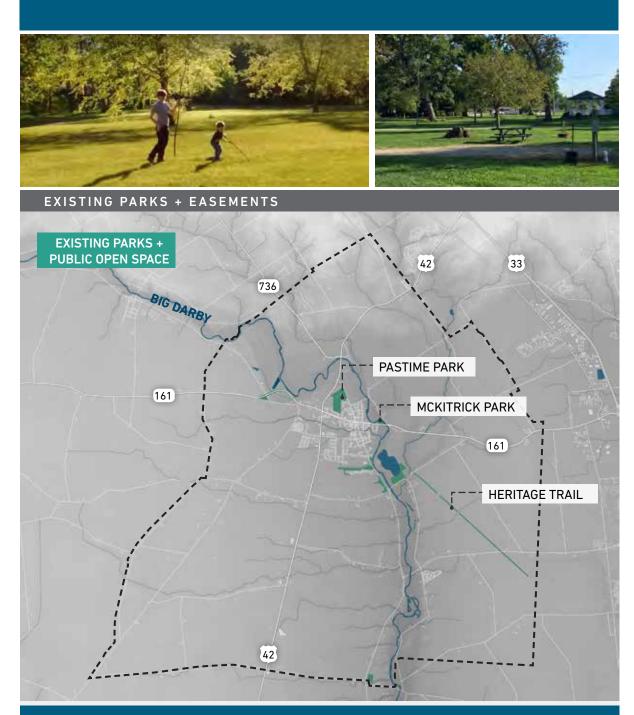
 110
 PLAIN CITY COMMUNITY PLAN

 CONTEXT
 FOUNDATION
 GUIDANCE
 RECOMMEND

OPEN SPACE CONSERVATION PLAN

EXISTING PARKS + EASEMENTS

An important part of the Open Space Conservation Plan are existing parks and open space easements. Public and semi-public areas include; Pastime Park, McKitrick Park, the Heritage Trail, cemeteries, open space controlled by home owner associations, and other publicly owned or protected lands. These areas serve a dual purpose, providing space for active and passive recreation while also preserving open space.



154 ACRES OF EXISTING PARKS AND PUBLIC OPEN SPACE

GROWTH MANAGEMENT + LAND USE PLAN

GROWTH MANAGEMENT + LAND USE PLAN

SYSTEM PLAN OVERVIEW

The Growth Management and Land Use Plan provides recommendations for future land use and development decisions within the Plain City. The system plan is a guiding framework to be used when making public and private decisions about development, redevelopment, and related infrastructure investments.

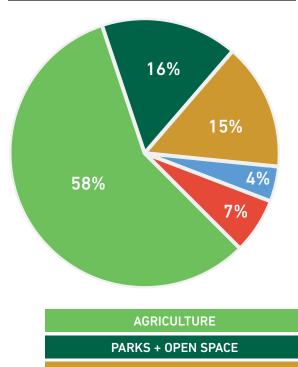
Planned Land Use Map and Categories

The intent of the planned land use map is to illustrate a broad pattern of land use and development types across the community and potential growth areas. It is not intended to designate very specific land uses for individual parcels of land. Many of the land use categories are intentionally broad with respect to the types of residential and commercial uses that may be appropriate. This map serves to guide the community as it implements the plan, through actions such as zoning amendments, development approvals, annexation agreements, and capital improvements. The plan is also a resource for property owners and developers to understand how their properties fit within the larger context of development patterns envisioned for the village.

Open Space

As part of the broad patterns of land use depicted on the Land Use Map, it should be noted that a variety of open space areas are shown (in green). These include a combination of publicly owned lands and portions of private lands that have been identified as environmentally sensitive or as opportunity areas for greenway connections or recreational facilities, and thus are priority areas for protection within the Open Space Conservation Plan. However, it should be noted that this land use designation is not intended to prevent private development or economic use of private properties, or to indicate municipal intent to acquire private lands for public use. In many circumstances, environmental regulations, such as floodplain preservation requirements, will guide appropriate development on sensitive lands. In other cases, this plan can be used as a guide for open space dedication as part of the residential subdivision process, or to identify locations for further study as part of a more detailed parks and recreation master plan. Underlying zoning preserves existing property rights, and the development review process will determine appropriate areas for development and preservation with individual development proposals

PLANNED LAND USE GRAPH

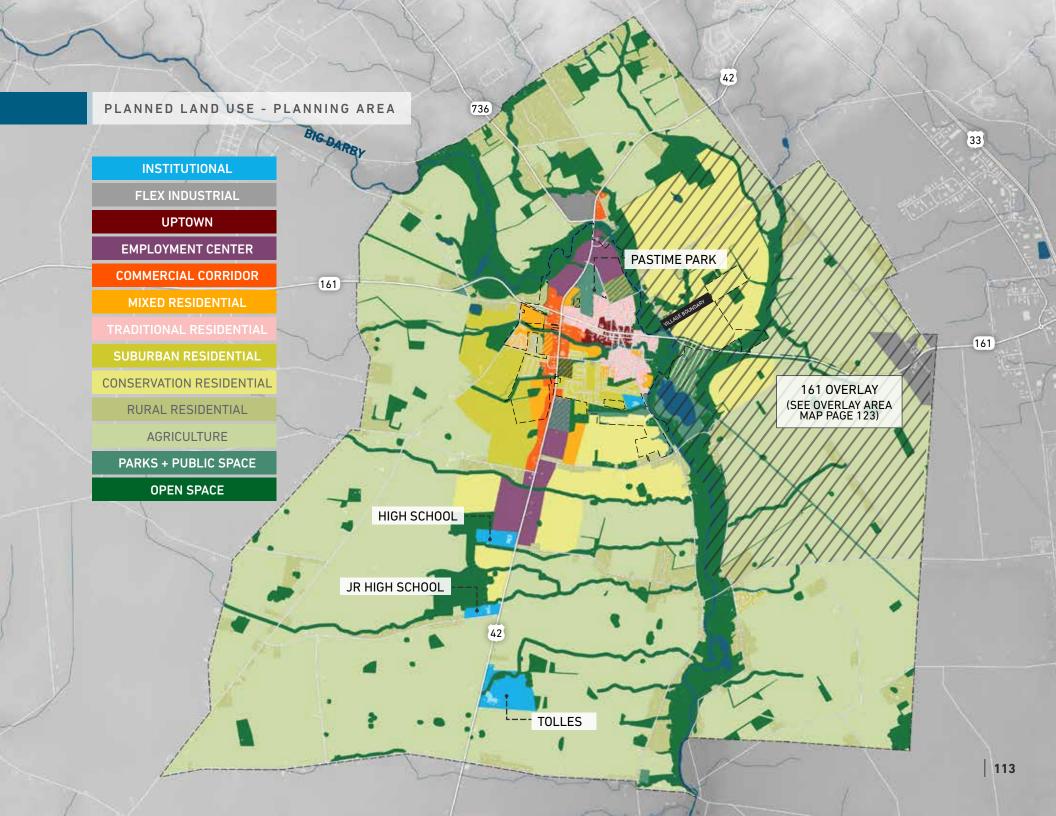


RURAL + CONSERVATION RESIDENTIAL

OTHER RESIDENTIAL

NON-RESIDENTIAL DEVELOPMENT

Note: Non-residential development includes; road right-ofway, institutional, commercial, and industrial uses.



GROWTH MANAGEMENT + LAND USE PLAN

GROWTH MANAGEMENT + LAND USE PLAN

LAND USE + ZONING

Understanding the Distinction Between the Growth Management and Land Use Plan and Zoning Code

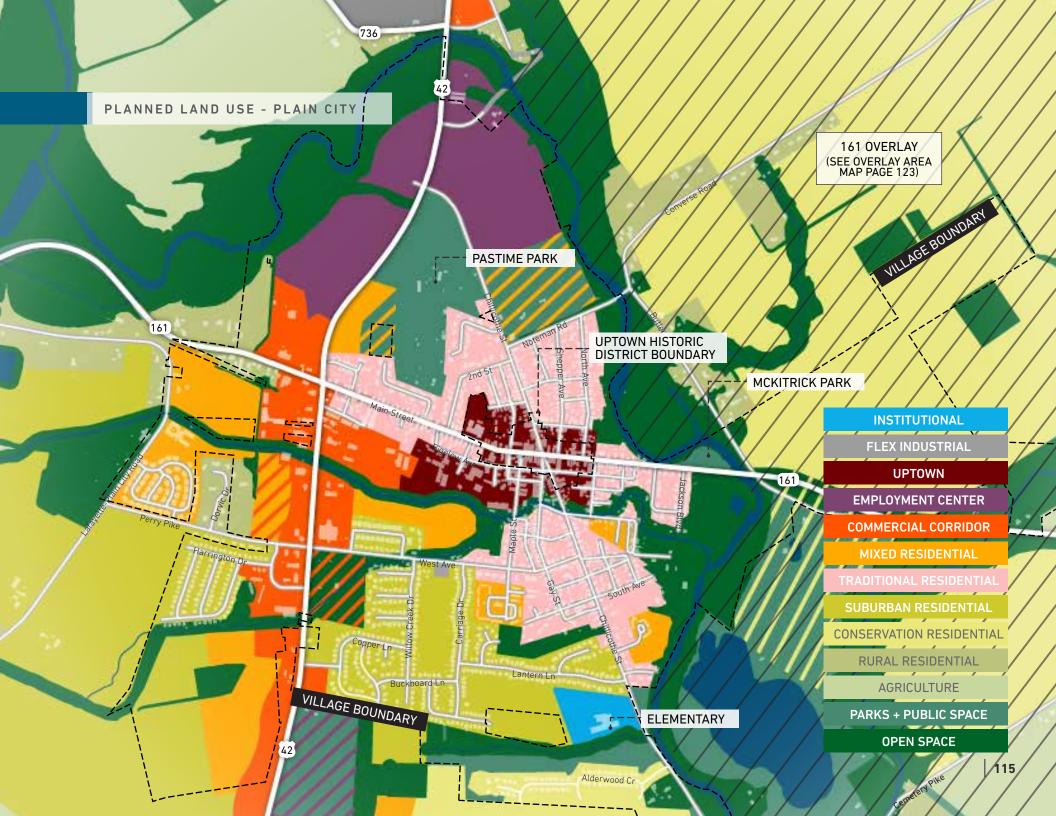
It is important to recognize the distinction between Planned Land Use (as established in this comprehensive plan) and Plain City's Zoning Code, and more specifically, the distinction between the Planned Land Use Map and the Zoning Map. The Growth Management and Land Use Plan is a statement of policy to be used as a guide for development and infrastructure decisions: the Zoning Code is a regulatory ordinance that governs the details of how property is permitted to be used and developed. Likewise, the Planned Land Use Map is an illustrative depiction of a long-term vision for growth and general development patterns to be encouraged by municipal policy and decisionmaking moving forward. The Zoning Map is much more specific and definitive; it is a legal instrument that identifies the precise boundaries of districts in which certain land uses and development types are permitted or restricted today.

implementation Through Zoning

Adoption of this Plan and the Planned Land Use Map does not change existing zoning. Over time, the Zoning Code and Zoning Map may be modified through development approvals and municipal actions as a means to implement the policy recommendations of the Land Use Plan and Planned Land Use Map. However, until any such amendments are adopted into the Zoning Ordinance, the Planned Land Use Map does not directly affect how properties may be used today. Furthermore, even in circumstances in which zoning classifications and requirements are changed in the future, existing uses and structures remain legal (often referred to as "grandfathered"), potentially with some limitations that are specified in the Zoning Code.

The Growth Management and Land Use Plan should be consulted as a key guide when making decisions about development proposals. In some cases, the Plan's recommendations may help to determine whether or not a requested change in zoning classification should be approved. The Plan may also be used to influence the details of how a proposed development is ultimately built.

Leading up to and during the course of the comprehensive plan process, recent development proposals moving through the development review process have presented a number of issues with the village's existing zoning code. The code is outdated, cumbersome to use, includes contradictory requirements and inconsistent review procedures, and requires extensive interpretation due to vague language. This results in unnecessarily long and unpredictable development review processes, and does not ensure consistent outcomes with built development. Furthermore, with the adoption of the new Land Use Plan as part of this Comprehensive Plan, it will be imperative to update Plain City's zoning code to ensure desired land use and development patterns, as well as desired design character and guality, are implemented with new development proposals.



GROWTH MANAGEMENT + LAND USE PLAN

PLANNED LAND USE CATEGORIES



UP UPTOWN

Uptown is the community's historic village core and has a unique identity from Plain City's other commercial and activity centers. Development vertically integrates uses in attached buildings, including a close sidewalk orientation. Preservation and revitalization of historic structures is a key objective. Targeted redevelopment of underutilized, non-historic sites should be sensitive to the historic form and scale of the Uptown.

Development Characteristics

Height Range	1 - 3 Stories
Building Form	Vertical mixed use
Street Setbacks	Zero Lot Line Development
Density	10 to 60 dwelling units per acre
Public Space	Streetscapes, pocket parks and plazas
Open Space	Parks
Streets	Traditional street grid. Historic street grid should be maintained and reconnected where possible.
Parking	On-Street and off-street surface lots.
Primary Uses	Retail, dining/nightlife, office
Secondary Uses	Upper story residential, upper story office, single-family residential



CC COMMERCIAL CORRIDOR

Largely commercial development allowing for retail, dining establishments within the 42 Corridor. Though these areas are likely to be auto-oriented, measures should be taken to incorporate pedestrian facilities. Design standards should be used to increase the aesthetic quality of these places.

Development Characteristics

Height Range	1 - 3 Stories
Building Form	Existing forms vary; redevelopment is sidewalk-oriented
Street Setbacks	5 - 20 feet
Density	30 to 60 dwelling units per acre (when residential is present)
Public Space	Sidewalk seating, pocket parks and plazas
Open Space	Connection to nearby greenways and trails is encouraged
Streets	Existing streets
Parking	Off-street surface parking (shared parking encouraged), on-street parking may be provided in certain areas or side streets
Primary Uses	Commercial (retail, dining, services, office, civic, mixed use)
Secondary Uses	Multi-family residential, shared surface parking, public gathering space

116 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

PLANNED LAND USE CATEGORIES



EC EMPLOYMENT CENTER

Office park or corporate campus type development geared toward meeting the needs of mid to large, single format users. Development should include signature architecture design to complement the rural character of the community and utilize a campus style pattern so as to capitalize on amenities and provide organized sites that are not isolated from each other. Parking should incorporate green infrastructure principles.

Development Characteristics

Height Range	1 -3 Stories
Building Form	Varies, generally large format designed for flexible interior layout
Street Setbacks	Varies
Density	non-residential district
Public Space	Community parks and greenways
Open Space	Employee amenity spaces, integrated open space/landscape areas, Connections to nearby greenways and trails
Streets	Designed to balance heavy truck traffic with other modes
Parking	Off-street surface lots
Primary Uses	Office, higher education, civic, industrial/flex warehousing
Secondary Uses	Parking, multi-family residential, public and private open space



FI FLEX INDUSTRIAL

Flex Industrial may accommodate large format users with back-of-house spaces for industrial and warehouse uses as well as front-of-house office and commercial space. Landscaping requirements should screen development from the right-of-way and neighboring properties.

Height Range	1 - 2 Stories
Building Form	Varies, generally large format designed for flexible interior layout
Street Setbacks	Varies
Density	non-residential district
Public Space	Community parks and greenways
Open Space	Employee amenity spaces, integrated open space/landscape areas, Connections to nearby greenways and trails
Streets	Designed to accommodate heavy truck traffic
Parking	Off-street surface lots
Primary Uses	Light/advanced manufacturing, warehousing and distribution, heavy industry
Secondary Uses	Office, exterior storage, showroom retail sales

GROWTH MANAGEMENT + LAND USE PLAN

PLANNED LAND USE CATEGORIES



MR MIXED RESIDENTIAL

New residential development should include a mixture of housing types to fulfill Plain City's diverse housing needs. Mixed residential neighborhoods may include a variety of single-family (detached and attached) and multi-family building types. Development should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Development should be high-quality and include common neighborhood amenities and open space connections.

Development Characteristics

Height Range	1-3 Stories
Building Form	Compatible in scale/design with traditional residential
Street Setbacks	Varies by character area
Density	6 to 20 du/ac
Public Space	Parks, school playgrounds, connected to trail network.
Open Space	Neighborhood and regional park and trail connections; school fields; streetscape and open space conservation areas as applicable.
Streets	Interconnected street network; may be grid or curvilinear
Parking	Private garages, surface lots and on-street as appropriate to the housing type(s)
Primary Uses	Single-family detached, single-family attached, townhomes
Secondary Uses	Neighborhood commercial, day care, small-medium senior living center, neighborhood and community parks, open space



CONTEXT FOUNDATION GUIDANCE RECOMMEND



TR TRADITIONAL RESIDENTIAL

Traditional Residential is characterized primarily by early and mid-20th Century single family homes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of compatible scale and character with surrounding homes.

Height Range	1 - 3 Stories
Building Form	Traditional residential
Street Setbacks	10 - 40 feet
Density	3 to 12 dwelling units per acre
Public Space	Parks, gathering spaces at religious or civic facilities.
Open Space	Holmes and Riverview Park. Streetscape, neighborhood parks, semi- public open spaces.
Streets	Traditional street grid. Historic street grid should be maintained and reconnected where possible.
Parking	On-street, attached or detached garages access from street or back alley.
Primary Uses	Single-family residential
Secondary Uses	Civic, neighborhood parks, small neighborhood commercial; small-scale apartment buildings and attached townhomes if designed to architecturally fit the traditional neighborhood character

PLANNED LAND USE CATEGORIES



SR SUBURBAN RESIDENTIAL

Generally shaped by residential subdivisions of medium-lot neighborhoods with relatively uniform housing types and densities. Homes include attached garages accessed from the street. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single family subdivisions should be designed with sidewalks, street trees, neighborhood parks and community open space connections.

Development Characteristics

Height Range	1 - 3 Stories
Building Form	Traditional single-family residential
Street Setbacks	25+ feet
Density	2 to 6 du/ac
Public Space	Parks, schools, streetscape
Open Space	Parks
Streets	Interconnected street network; may be grid or curvilinear
Parking	Private garages, on-street parking
Primary Uses	Single-family residential
Secondary Uses	Attached single-family, neighborhood parks, open space, schools and civic facilities, day cares, and small senion living centers



CR CONSERVATION RESIDENTIAL

Conservation developments ensure the preservation of open space in the design of residential subdivisions. Homes are clustered together to preserve the maximum amount of open space. This open space should be contiguous, public, and strategically placed so conserve natural and rural elements and to promote connectivity for greenspace systems and trails.

Height Range	1 - 3 Stories
Building Form	Traditional single-family residential
Street Setbacks	10 - 50 feet
Density	2 to 8 du/ac (net density) in identified development areas
Public Space	Interconnected open space/greenway trail connections
Open Space	Conservation development to preserve and conserve natural oper spaces which are interconnected
Streets	Curvilinear streets adapting to topography and natural features
Parking	Private driveways and garages
Primary Uses	Single-family residential, small-scale multi-family
Secondary Uses	Parks, open space, schools

GROWTH MANAGEMENT + LAND USE PLAN

PLANNED LAND USE CATEGORIES



RR RURAL RESIDENTIAL

Rural Residential areas offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected.

Development Characteristics

Height Range	1 - 3 Stories
Building Form	Single-family residential
Street Setbacks	50+ feet
Density	1 du/2-5ac
Public Space	Parks, regional parks
Open Space	Large residential lots create private open space
Streets	Curvilinear streets adapting to topography and natural features and large blocks, rural routes, gravel roads
Parking	Private driveways and garages
Primary Uses	Single-family residential
Secondary Uses	Open space, landscape and nursery business, home businesses



AG AGRICULTURE

Agricultural areas include working farms, actively used for agricultural activities, including; cultivated cropland, pastures, and raising livestock. Agricultural areas may include fence rows/tree rows, wooded areas, ponds, large swales to drain cropland. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

Development Characteristics

Height Range	1 - 3 Stories
Building Form	Farmsteads
Street Setbacks	Large roadway setbacks
Density	1 du/20ac
Public Space	Publicly accessible natural areas and trails
Open Space	Farmland and natural areas
Streets	Large blocks, rural routes, gravel roads
Parking	Private driveways and garages
Primary Uses	Agriculture/farmsteads
Secondary Uses	Single-family detached, open space, landscape and nursery businesses

120 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

PLANNED LAND USE CATEGORIES



P PARKS

The Plain City community currently has a limited portfolio of publicly accessible parkspace. Through a parks master plan, future parkspace should be identified to provide for both active and passive recreational opportunities. Parkspace should be strategically located in key greenspace corridors and located near neighborhoods or connected to neighborhoods with paths and trails.

Development Characteristics

Height Range	1 - 2 Stories
Building Form	Building heights may vary
Street Setbacks	n/a
Density	non-residential district
Public Space	n/a
Open Space	n/a
Streets	May include small service and parking access roads
Parking	Surface parking lots
Primary Uses	Parks, recreation, trails
Secondary Uses	Parking



OS OPEN SPACE

Open spaces include areas identified through the conservation plan analysis and include Tier 1, Tier 2, and Tier 3 areas. These areas are environmentally sensitive and though may include privately owned lands, portions of properties with open space designation should be protected from development. Some low impact development may be appropriate to allow for maintenance, access, and recreational uses.

Height Range	1 - 2 Stories
Building Form	Building heights may vary
Street Setbacks	Large roadway setbacks to development
Density	non-residential district
Public Space	n/a
Open Space	n/a
Streets	May include small service and parking access roads
Parking	Surface parking lots and unpaved areas
Primary Uses	Open space
Secondary Uses	Trails, stormwater management, parking, recreation

GROWTH MANAGEMENT + LAND USE PLAN

GROWTH MANAGEMENT + LAND USE PLAN

DENSITY + DESIGN

Density as a Unit of Measurement

Density is a commonly used metric in land use and development planning. It is a standardized unit of measure for the number of housing units (e.g. single family homes, apartment units, etc.) on a development site, or the amount of commercial space on a site (usually measured in square feet of building space). It is typically expressed as a standard ratio – for example X dwelling units per acre of land, or X square feet of commercial space per acre.

Density and Development Planning

Density is useful in planning for infrastructure and public service needs of future development. Each of the planned land use types on the Planned Land Use Map has an associated density range – target minimums and maximums expected for future development. Individual development projects may occur at a variety of densities within these target ranges.

Density Does Not Guarantee Outcome

Density is an often misunderstood factor in considering the appropriateness of development proposals. In particular, higher densities of residential development are often a concern in communities, for a variety of reasons, such as potential traffic growth, parking needs, size or appearance of buildings, etc. Density is sometimes used as a proxy for these impacts, but it is important to understand that there is not necessarily a direct correlation between density and a particular impact or outcome. Often, concerns over density are related to concerns that denser development will be of a lower quality and will detract from the character of the community. This is partially based on past experience – residential complexes built in decades past that do not fit well with surrounding neighborhoods, have an outdated architectural design, or have not been maintained well over the years.

Quality of Design as a Stronger Guarantee of Outcome

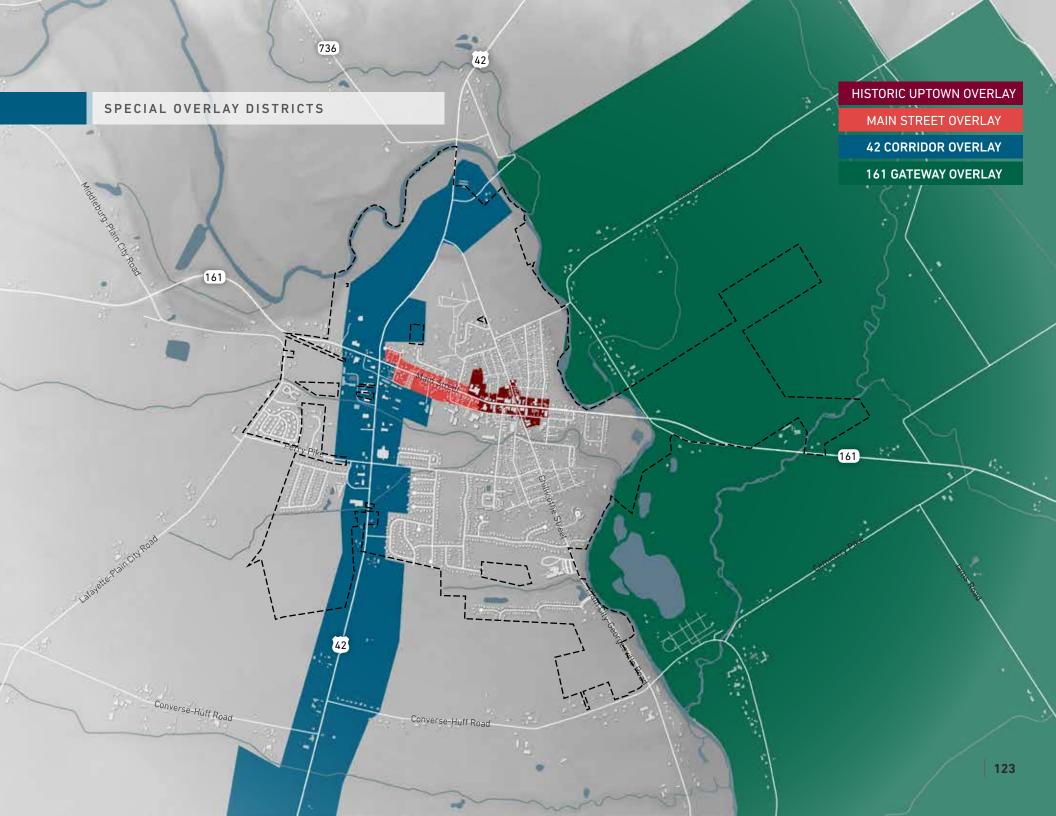
It is critical that as much – if not more – attention be given to quality of design for new developments, as is given to density. In some cases, higher densities can improve the economics of a development project, allowing for higher quality design, such as higher-grade building materials, or additional site improvements such as landscaping or streetscape elements. In fact, it may be appropriate to link requests for higher densities with expectations for design outcomes to ensure that community concerns are addressed and desired benefits are achieved.

Density is Relative to Context

Density is also a relative unit of measure. What may be considered "high" density in some communities or neighborhoods, might be considered "low" in others, and vice versa. The location and context of a development within the community is an important factor in considering the appropriateness of a particular density. For example, a higher density of development in a suburban setting with few transportation options and poor connections to surrounding destinations such as a neighborhood shopping center or employment areas, might be expected to increase traffic, while the same density might have less of a traffic impact if it is located in a walkable, mixed use, and more traditional "urban" area.

SPECIAL OVERLAY DISTRICTS

Special overlay districts are described in Strategy #2 as a tool to manage and focus growth. However, they are also a tool to establish design standards for important districts and areas. The Special Overlay Districts Map illustrates the location of four potential overlays for the Historic Uptown area, Main Street, the US-42 Corridor, and the 161 Gateway.



GROWTH MANAGEMENT + LAND USE PLAN

SPECIAL OVERLAY DISTRICTS



HISTORIC UPTOWN

As the community's historic village core, Uptown has a unique development pattern. An Uptown overlay may allow for key redevelopment of underutilized, non-historic sites while being sensitive to the historic form and scale of the Uptown.



MAIN STREET TRANSITIONAL CORRIDOR

Main Street is one of Plain City's most historic streets and has evolved over time as the community has grown. While primarily residential in character immediately west of Uptown, the corridor becomes less historic, more commercial and less walkable approaching US 42. Properties near US 42 may become redevelopment opportunity sites, and should be developed in a style that appropriately transitions the walkable character of Uptown, and avoids extending the auto-oriented development patterns of US 42. Existing historic residences near Uptown may also be candidates for adaptive re-use to commercial activity, while maintaining their historic architecture.

Key Components

Building Form	Village scale, walkable residential or commercial
Landscaping	Moderate front yard setbacks
Architectural Style(s)	Residential or compatible commercial
Signage	Building or monument
Access and Curb Cuts	Side streets and alleys

Key Components

Building Form	Village scale, walkable mixed use	
Landscaping	Streetscape-oriented and parks/plazas	
Architectural Style(s)	Early 20th Century Commercial and compatible modern infill	
Signage	nage Building-mounted	
Access and Curb Cuts	Side streets and alleys	

124 PLAIN CITY COMMUNITY PLAN

SPECIAL OVERLAY DISTRICTS



42 CORRIDOR

The US 42 Corridor provides access to Plain City from both the north and south. It has been partially developed with auto-oriented retail and office. Uncoordinated and excessive vehicular curb cuts create a safety hazard, while little attention has been paid to the visual quality of development. New development and redevelopment, whether within the existing commercial corridor or in employment expansion areas to the north and south, should implement aesthetic design standards while addressing access management needs.

161 GATEWAY

The SR-161 is the primary route into Plain City from the east and serves as a gateway to the community. Part of the Big Darby Scenic Byway, the area's rural character is shaped by historic farm steads, fields, and waterways. This area is also likely to experience an increase in development pressure when central sewer is extended. Maintaining the character in this corridor is central to preserving the community's identity.

Key Components

Building Form	Auto-oriented commercial
Landscaping	Parking lot setbacks and buffer yards
Architectural Style(s)	Modern commercial
Signage	Monument style and building-mounted
Access and Curb Cuts	Consolidated or shared drives, accessed from a signalized side street where possible

Key Components

Building Form	Large format employment buildings and rural residential buildings
Landscaping	Large scenic open space setbacks
Architectural Style(s)	Varies, should be influenced by rural vernacular
Signage	Monument
Access and Curb Cuts	Minimal – consolidated or shared drives accessed form a controlled, intersecting roadway where possible

REGIONAL TRAILS PLAN

SYSTEM PLAN OVERVIEW

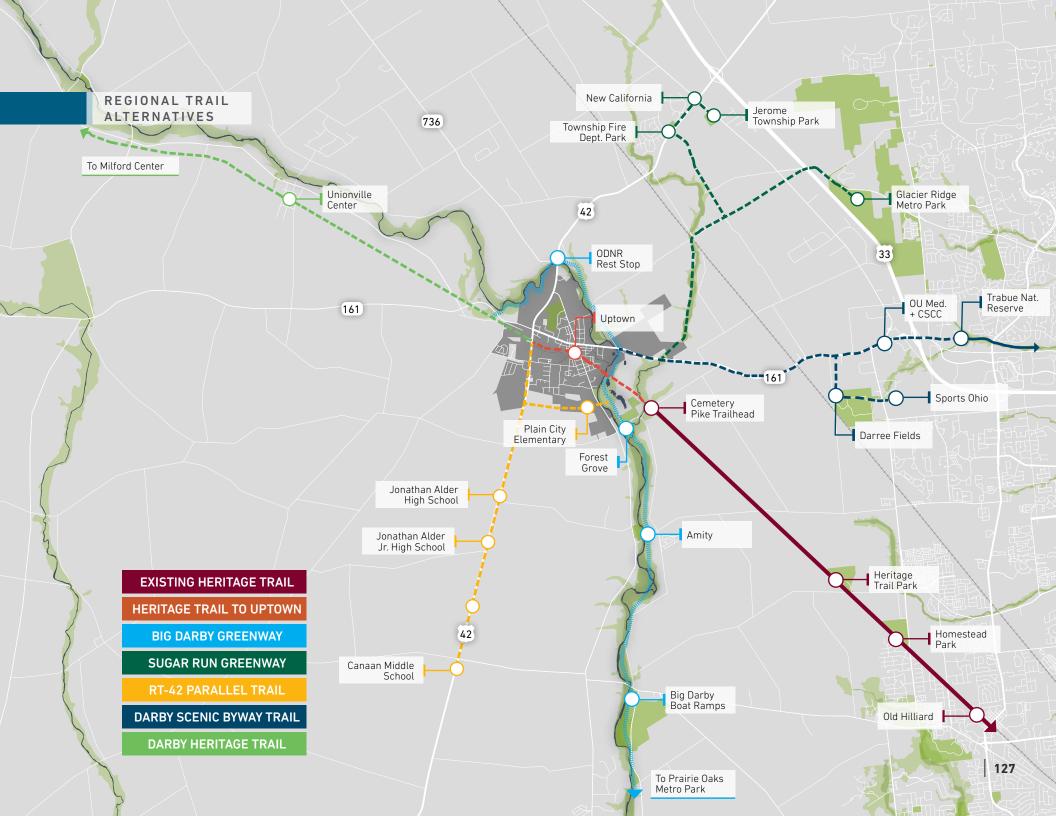
A regional trail network provides transportation and recreational opportunities to the community. Trails also provide a range of benefits, which may; promote health and wellness, provide mobility options, connect places, neighborhoods, parks, and destinations. Additionally, trail facilities could attract recreational, cultural, and eco-tourists to Plain City businesses and promote economic development.

Plain City already has relatively high bike traffic, generated by local residents as well as those from nearby communities which come to enjoy the scenic countryside. A regional trail network could connect Plain City to existing trail systems in neighboring communities and help reduce the mixing of vehicular and bike traffic on rural roadways.

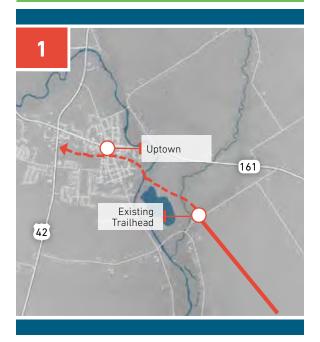
REGIONAL TRAILS PLAN

REGIONAL TRAIL ALTERNATIVES

ID	Alternative	Destinations	Priority
1	Heritage Trail Extension to Village + Uptown	Uptown	High
2	Big Darby Greenway	Prairie Oaks + Battelle Darby Creek Metro Parks	High
3	Sugar Run Greenway	New California + Glacier Ridge Metro Park	Mid
4	Route 42 Parallel Trail	Schools/ Tolles Career & Technical Center	Mid
5	Darby Scenic Byway Trail	Dublin and Perimeter Center	Mid
6	Darby-Heritage Trail	Unionville Center and Milford Center	Low



REGIONAL TRAILS PLAN TRAIL ALTERNATIVES





Extend the Heritage Trail from existing trail head at Cemetery Pike into Plain City to Uptown. Corridor would provide Plain City with access to the Heritage Trail and provide cyclists with a direct route to Uptown, using the existing railroad bridge owned by Metro Parks.





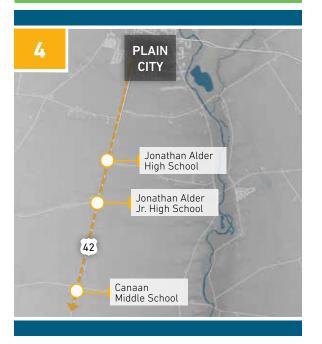
Big Darby Greenway

Environmentally sensitive and scenic land along the Big Darby which has been acquired by Metro Parks provides a corridor to connect Plain City to the south with Prairie Oaks and Battelle Big Darby Metro Parks. Additionally, lands owned by the village along the Darby west of US-42 provides space to create a north loop trail.

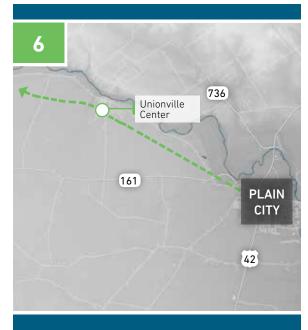
Sugar Run Greenway

Sugar Run could provide a corridor to connect Plain City with New California, Glacier Ridge Metro Park, and Dublin's extensive network of trails.

REGIONAL TRAILS PLAN TRAIL ALTERNATIVES



5 42 PLAIN CITY 161 Darree Fields



Route 42 Parallel Trail

Central to the Jonathan Alder School District but removed from Plain City, the schools to the south on US-42 could be connected to Plain City via a multi-use trail. Trail would provide a safe alternative route to schools and could be roadway adjacent and or incorporated into a greenway system with new development or strategic trail alignments

Darby Scenic Byway Trail

A multi-use trail could be constructed in the SR-161 corridor and connect Plain City with the OU Medical Center, Darree Fields, Sports Ohio, and Dublin's extensive network of trails. The 161 Corridor recommendations in Strategy #2 provides as to how generous roadway setbacks to allow for the construction of trails should be ensured with potential future development.

Darby-Heritage Trail

Extend the Heritage Trail to Unionville Center, Milford Center, and Marysville. Corridor could be constructed in vacated rail right-of-way. Corridor could connect to Big Darby covered bridges.

ROADWAY IMPROVEMENTS PLAN

SYSTEM PLAN OVERVIEW

The Roadway improvements Plan documents improvements to the transportation system which have been identified by the community, local plans and studies, as well as neighboring communities. It also provides recommendations for transportation policy and related infrastructure investments within the community. As with the Growth Management and Land Use Plan, the Thoroughfare Plan guides decision-making regarding the appropriateness of development proposals and infrastructure improvements necessary to support future development.

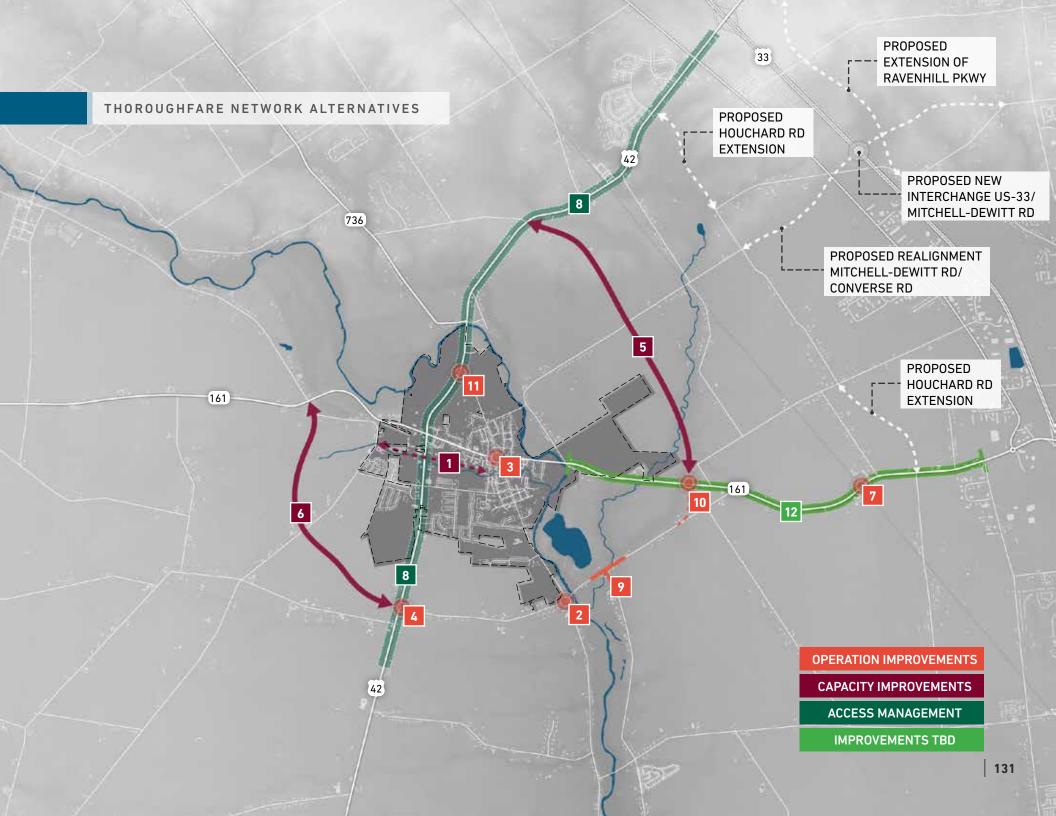
The Roadway improvements Plan is the primary reference tool that addresses roadway system needs, while the Growth Management and Land Use Plan is the primary planning instrument that suggests how the area may be developed or redeveloped in the future. Both of these primary planning elements provide the foundation to guide decision-making regarding the appropriateness of development proposals and infrastructure improvements necessary to support future development. The improvements have been prioritized through community voting. However, these priorities are not necessarily reflective of need based on traffic or congestion data.

ROADWAY IMPROVEMENTS PLAN

THOROUGHFARE NETWORK ALTERNATIVES

ID	Alternative	Improvement Type	Priority
1	New - East West Road	New Road	High
2	Converse-Huff/Plain City-Georgesville Rd	Intersection	High
3	SR-161/Chillicothe St	Intersection	High
4	Converse-Huff/US-42	Intersection	High
5	SR-736/SR-161 Connector	New Road	Medium
6	SR-161/US-42 Connector	New Road	Medium
7	SR-161Rail Crossing	Overpass/Crossing	Medium
8	US-42 Access Management	Access Management	Medium
9	Cemetery Pike/Smith-Calhoun Rd	Intersection	Low
10	SR-161/Cemetery Pike	Intersection	Low
11	SR-42/N. Chillicothe St	Intersection	Low
12	SR-161 Improvements	TBD	TBD

Notes: Thoroughfare Network Alternative map opposite this page shows additional roadway improvements initiated by neighboring jurisdictions.

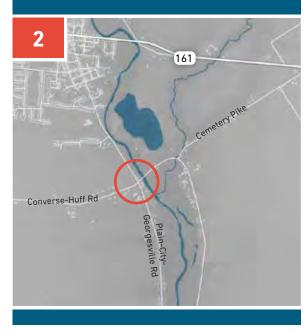


THOROUGHFARE PLAN NETWORK ALTERNATIVES



New East-West Village Road

Residents expressed the desire for a new east-west connection from Uptown to Lafayette-Plain City Rd. The roadway would provide an alternative route for Main St. and West Ave.





Converse Huff/Plain City- Georgesville

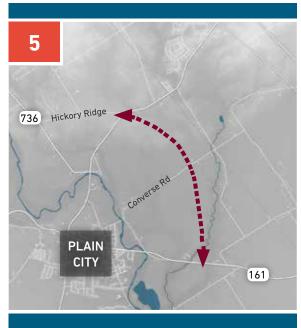
Road Intersection The 2015 US-42 Access Management Study recommended improving this intersection. Improvements could include realigning Converse-Huff on the east and west sides of US-42.

SR-161/Chillicothe Intersection

Residents expressed safety concerns for the irregular intersection of Main, Chillicothe, Gay. Improvements could include modifying the intersection to a Main/ Chillicothe four-way only.

THOROUGHFARE PLAN NETWORK ALTERNATIVES







Converse-Huff/US-42 Intersection

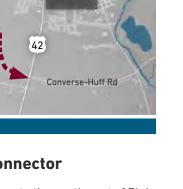
he 2015 US-42 Access Management Study recommends intersection improvements to address safety issues at the Converse-Huff/US-42 Intersection. Accidents occur when traffic crossing Plain City-Georgesville Road does not yield to posted stop signs. Increased traffic from nearby developments could worsen the issues.

SR-736/SR-161 Connector

If new development occurs to the northeast of Plain City, new two-lane connection between SR-735/US-42 and may be beneficial.

SR-161/US-42 Connector

If new development occurs to the southwest of Plain City, a new two-lane connection between SR-161 and US-42 may be beneficial.



THOROUGHFARE PLAN NETWORK ALTERNATIVES







SR-161 Overpass At Rail crossing

Residents expressed frustrations with traffic delays on SR-161 during trains at the at-grade crossing. Improvements could include a grade-separated overpass of the railroad.

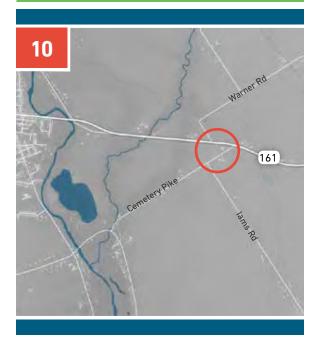
US-42 Access Management

Access management would reduce the number of curb cuts along US-42 and replace with landscaped buffers. Access from US-42 would be limited to improve safety and efficiencies. Circulation would be shifted to the rear of properties via access streets and connected parking lots.

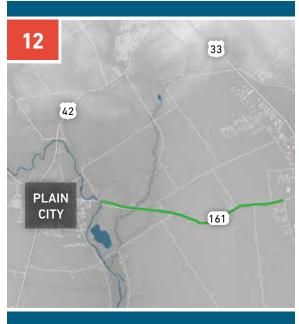
Cemetery Pike/Smith-Calhoun

Residents expressed safety concerns. Improvements could include the through realignment of Cemetery Pike to remove the hidden turn and give the right-of-way to east-west traffic on Cemetery Pike.

THOROUGHFARE PLAN NETWORK ALTERNATIVES







SR-161/Cemetery Pike

The intersection geometry of Cemetery Pike and SR-161 should be realigned to increase visibility and safety. Potential to incorporate round-a-bout and gateway landscaping.

SR-42/N. Chillicothe St

The 2009 Plain City Thoroughfare Plan identified that future development within the planning area could cause congestion at the intersection of US-42 and N. Chillicothe St. The 2009 plan identified the intersection for potential operational improvements in the future with a roundabout proving to be the best alternative for efficient and safe travel.

SR-161 Improvements

Improvements would vary depending on the intensity of any future development. New development would likely mean widening the roadway to 4-lanes. Access management would also need to be implemented. Right-of-way should be required to allow for large landscaped setbacks. The 161 Corridor recommendations in Strategy #2 provide further information on potential improvements.

UTILITIES INFRASTRUCTURE PLAN

UTILITIES INFRASTRUCTURE PLAN

SYSTEM PLAN OVERVIEW

Water Systems

With the exception of the subdivisions built since 1990, much of the existing waterline system was built before 1958. At the time. Cast Iron pipe was the chosen waterline material, which has since been replaced by Ductile Iron pipe and PVC pipe. Cast Iron pipe has a published useful life of 40 years and a practical useful life between 50-60 years. Much of the older parts of town have been experiencing periodic watermain breaks which cause costly emergency repairs and often happen in non-working hours, making the Village call in employees to fix on overtime. In addition, many of the old watermains are still 4" and 6" diameter in size. The International Fire Code, requires that any line with more than one fire hydrant be at least 8" diameter in order to provide acceptable fire protection flow rates through the fire hydrants.

The Village recently invested in an Automatic Meter Reading system and at the same time upgraded/ replaced all meters within the Village. This project replaced many meters that were leaking and/or not metering flow correctly. This should provide more accurate metering of flows and allow for more consistent and reliable billing of water and sewer to its customers. The village should plan to replace all 4" and 6" cast iron watermians first, to upgrade the fire protection systems within the village. Once this is complete, then they should move to 8" and large cast iron watermains. It is our recommendation that these be included as part of street projects and other utility projects as much as possible. Water service connections, fire hydrants, and water valves should be replaced as well with the new waterlines as installed.

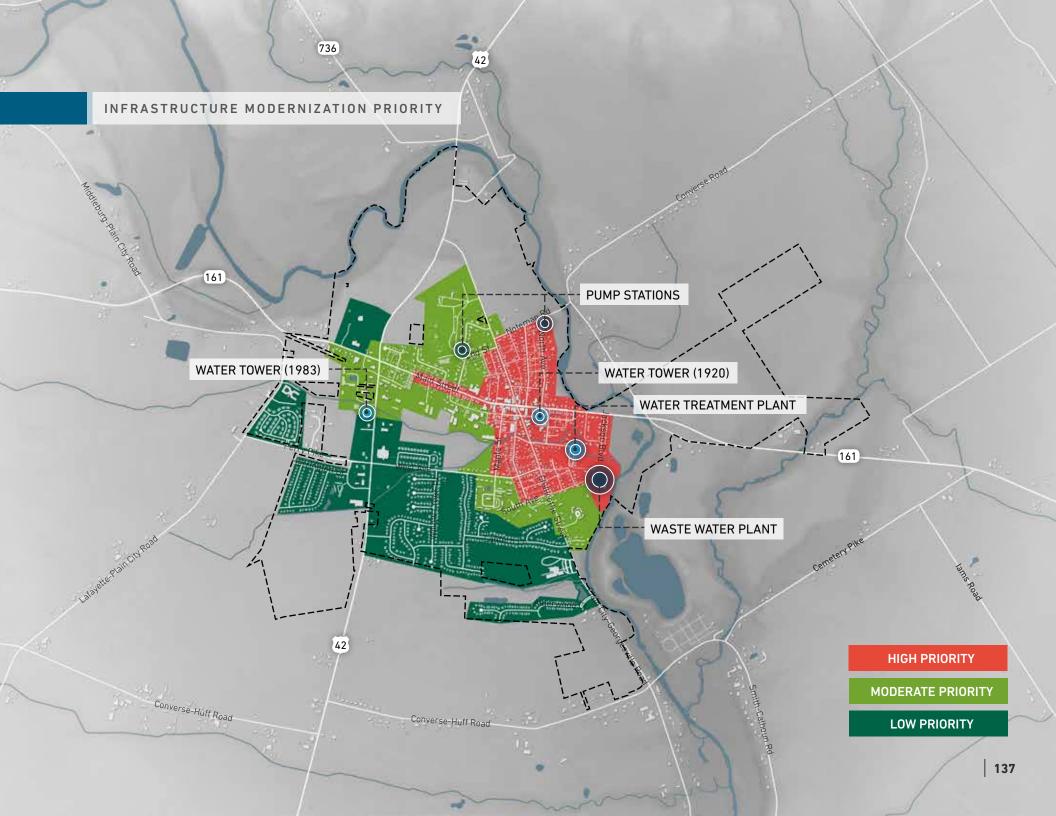
Streets and Storm Sewers

Many of the older platted roads in the Village do not have proper curb and gutter systems or storm sewers. In addition, many of the streets do not have sidewalks and are also too narrow for full two way access and safe pedestrian passage. In some of these cases, minor widening with sidewalks on one side would improve these streets. As stated, many of the streets do not have proper storm drainage. This has led to flooding problems during larger storm events, but of greater concern, it exacerbates the inflow problems into the sanitary sewer system discussed in more detail in the sanitary sewer discussion section. As the Village plans a street rehabilitation program, they should plan to replace/ install proper storm draining with the projects. In addition, the Village should review and improve the lane widths and pedestrian access on a street by street basis.

POTENTIAL FUTURE ALTERNATIVE INFRASTRUCTURE IMPROVEMENTS







UPTOWN REVITALIZATION PLAN

UPTOWN REVITALIZATION STRATEGY

REVITALIZING UPTOWN INVOLVED EFFORTS IN THE PLAN

SYSTEM PLAN OVERVIEW

Community desire for the continued revitalization of Uptown is so strong it may be unanimous. At the core of the village, the Uptown revitalization strategy involves multiple, intertwined and aligned efforts. This overview acts as a table of contents for the strategies and initiatives within the plan document that describe all efforts supporting Uptown revitalization. The corresponding concept diagram shows one idea for how all the strategies and initiatives might take shape in the built environment.

Plan Strategies

The majority of Plan Strategies contain components that will assist with the revitalization of Uptown. These describe high level recommendations and policy direction for preserving of Plain City's authentic character, focusing growth within the village core, preserving historic buildings, increasing available housing options, and more.

Plan Initiatives

The plan initiatives to follow are big ideas for the first phases of implementation. Six of ten total initiatives focus on Uptown. The initiatives are flexible and opportunistic, meaning they can be approached one at a time or altogether as opportunities arise.

PLAN STRATEGIES

1

2

3

4

5

6

7

10

PROTECT COMMUNITY CHARACTER

MANAGE AND FOCUS GROWTH

- FOSTER ECONOMIC GROWTH
- REINVIGORATE UPTOWN
- EMBRACE HISTORIC PRESERVATION
- INVEST IN BRANDING AND IDENTITY
 - PROVIDE HOUSING OPTIONS

IMPROVE PARK AND RECREATION OPTIONS

PLAN INITIATIVES

- CREATE A PUBLIC GATHERING SPACE IN UPTOWN
- 2 TRANSFORM BICENTENNIAL PARK INTO A PLAZA
- **3** OPTIMIZE PARKING IN UPTOWN
 - INVEST IN UPTOWN STREETSCAPES
- 5 RE

REDEVELOP SWEENEY RUN TO EXPAND UPTOWN

EXTEND HERITAGE TRAIL INTO UPTOWN

UPTOWN MASTER PLAN

These concept ideas for the Comprehensive Plan should be taken to the next level of thought, design, community priority, and economic strategy in a detailed new Uptown Master Plan. Other ideas not mentioned above that should be discussed in an Uptown Master Plan include: a permanent home for Village/City administration in Uptown—perhaps in the old school building, feasibility of second-floor office space along Main Street, activation of alleys as pedestrian connections to parking and businesses, and placemaking strategies.





CREATE A PUBLIC GATHERING SPACE IN UPTOWN

Create a high-quality public gathering space in Uptown to enhance events and invite residents and retail patrons to relax and spend time.

1

10 INITIATIVES

Ideas to inspire the community to think big and to bring people together around common goals and projects.

The following 10 initiatives are big ideas for the first phases of plan implementation. These ideas have been refined from the draft concepts that were viewed and vetted by the community at the Community Review Workshop. The initiatives align with the plan's strategies and system plans, as well as help to fulfill the community's identified priorities for the future of Plain City. The initiatives focus on parks and Uptown improvements, because these topics were the most mentioned in all conversations.



2 TRANSFORM BICENTENNIAL PARK INTO A PLAZA

Transform Bicentennial park into a usable public plaza with seating, landscaping, and other amenities.

3 OPTIMIZE PARKING IN UPTOWN

Enhance the parking experience with increased signage and wayfinding; explore opportunities to add a public parking lot.



INVEST IN UPTOWN STREETSCAPES

4

Enhance the public realm in Uptown with trees, signage, crosswalks, benches and other amenities to benefit patrons and businesses.

INITIATIVES (CONTINUED)

5



REDEVELOP SWEENEY RUN TO EXPAND UPTOWN

Redevelop Sweeney Run with a greenway to encourage and frame new development, expanding the footprint of Uptown.



8 CREATE A METRO PARK

Work with Columbus & Franklin County Metro Parks and/or other partners to transform the quarry & waste water plant sites into a new Metro Park.



6 CREATE A COMMUNITY CENTER

Identify partnerships to create a Plain City Community Center that includes indoor recreation space, meeting space, and more.



IMPROVE + EXPAND PASTIME PARK

9

Expand and improve Pastime Park and recreation facilities and amenities.



EXTEND HERITAGE TRAIL INTO UPTOWN

Connect Heritage Trail to Uptown to connect bicycle tourists to Uptown businesses and Plain City residents to the trail system.



10 CREATE NEIGHBORHOOD PARKS

Create small neighborhood parks across the village so all residents have a park within close walking distance.

INITIATIVE #1

CREATE A PUBLIC GATHERING SPACE IN UPTOWN

Potential Details

- + Create a public green in Uptown
- + Potential location includes the northwest corner of Main and Chillicothe, across from the Clock Tower
- + Provide outdoor, off-street space for Uptown events
- + Create a gathering space for all ages
- + Reduce the demand pressure for Pastime Park

Key Components

- + Open green space
- + Space for temporary or permanent stage
- + Benches and movable seating
- + Shade
- + Tables for outdoor dining

Top Requested Amenity

A community gathering space in Uptown was the most requested item in the Uptown revitalization community conversations. Uptown hosts a number of events and the community would like a gathering space to hold some of these events so only the very large events must be held in the street.

Support for Area Businesses

Public gathering space in Uptown would support area business in several ways including: providing patrons a park-like setting for eating takeout meals, providing comfortable places to sit—encouraging residents and visitors to spend more time Uptown, and adding to the aesthetic appeal of Uptown encouraging passersby to park and spend time.

142 | PLAIN CITY COMMUNITY PLAN

THE BIG IDEA

Create a high-quality public gathering space in Uptown to enhance events and invite residents and retail patrons to relax and spend time.

EXAMPLE IMAGERY



INITIATIVE #2

TRANSFORM BICENTENNIAL PARK INTO A PLAZA

Potential Details

- + Close Gay Street from Main to Bigelow and extend sidewalk to current park
- + Provide seating area
- + Beautify space with landscaping and hardscaping
- + Improve geometry of Main and Chillicothe intersection, improve safety and traffic flow
- + Redesign bank drivethru

Key Components

- + Street closure for intersection safety
- + Benches and tables with movable seating
- + Plain City signage with history information and/ or Uptown map
- + Landscaping to define edges
- + Curb-height or at-grade plaza area

Signature Space

With the extra space gained from closing Gay Street, Bicentennial Plaza could be a new, signature community gathering space for Plain City. With shade, seating and signage, the plaza could support residents and visitors to Uptown and area businesses, as well as provide a small event space.

Safety Improvements

Bicentennial Plaza would not only provide a new community gathering space and give Bicentennial Park new life, but also would significantly improve driver and pedestrian safety at Plain City's most dangerous intersection. The removal of Gay Street as a through-way would transform the intersection of Main and Chillicothe into a normal crossing.

THE BIG IDEA

Transform Bicentennial park into a usable public plaza with benches and other amenities.

EXAMPLE IMAGERY



INITIATIVE #3

OPTIMIZE PARKING IN UPTOWN

Potential Details

- + Create a centralized parking lot
- + Potential location behind Love Joy's Plaza
- + Parking could be free or paid via pay stations/pay apps
- + Provide wayfinding to advertise all public parking options
- + Allow for better utilization of current parking areas behind Uptown businesses (business expansion, outdoor areas)
- + Update zoning code to require parking lot connections and foster shared parking agreements

Key Components

- + Conduct a parking study that includes a signage and wayfinding plan and recommendations for updated zoning code
- + Clear signage along Main Street and at publicly available parking lots
- + Create strategy for the purchase of lots in Uptown for use as potential redevelopment or parking
- + Coordinate shared use parking, cross access agreements and maintenance agreements

Easy Access

Improvements should make parking in Uptown easy and intuitive. Often, parking is available only a few steps away from Main Street, but it feels far away or inaccessible if you don't know where to find it. Efforts should focus on signage and wayfinding for public parking, shared agreements among businesses, and pedestrian connection from lots to businesses.

144 PLAIN CITY COMMUNITY PLAN

THE BIG IDEA

Enhance the parking experience with increased signage and wayfinding; explore opportunities to add a centralized public parking lot.

EXAMPLE IMAGERY



INVEST IN UPTOWN STREETSCAPES

Potential Details

- + Add street trees, planters, and street furniture.
- + Relocate overhead wires and utilities underground or at rear of buildings.
- + Create way-finding for destinations and parking.
- + Improve Main and Chillicothe intersection.
- + Improve layout to better accommodate outdoor dinning and seating
- + Enhance alleys to connect pedestrians with parking lots behind businesses, neighborhood sidewalks and businesses on parallel streets

Key Components

- + Trees and planters
- + Street furniture
- + Flags or other branded markers

The Character of Uptown

Plain City is most known for the quaint, historic small-town character of Uptown. It is critical that its unique character and identity be preserved and enhanced. Uptown's special characteristics include narrow streets with lower speed limits, pedestrianfriendly streetscapes, and smaller scale residential and commercial buildings with an emphasis on late 19th and early 20th century Midwest vernacular architecture. Together, these elements create a signature character.

Enhancing Uptown's streetscapes will support the small-town feel and aesthetic appeal of Uptown. These types of improvements support businesses by attracting residents and visitors to the space. Streetscape improvements also increase pedestrian safety by naturally decreasing traffic speeds.

THE BIG IDEA

Enhance the public realm in Uptown with trees, signage, crosswalks, benches and other amenities to benefit patrons and businesses.



REDEVELOP SWEENEY RUN TO EXPAND UPTOWN

Potential Details

- + A restored Sweeney Run creek and surrounding Sweeney Run Park with new greenspace and Heritage trail connection
- + New east-west road to connect Maple St and US-42 will help establish a street grid and provide a framework for development
- + Revitalized historic buildings and new residential infill, with neighborhood and Uptown walkability
- + Mix of single family homes, attached townhomes, condos, and commercial spaces
- + Potential location for community center or permanent home for village/city offices

Key Components

- + Sweeney Run Park and restored creek conditions
- + Design guidelines set in place to guide development
- + Mix of residential products
- + Pedestrian connections to Uptown

A New Community Amenity and Leverage for Development

New housing options walkable to Uptown will attract empty nesters as well as young professionals and support Uptown businesses. A Sweeney Run Park will serve surrounding neighborhoods and provide an ideal condition for to connecting the Heritage Trail into Uptown. Park space adds value to residential development. A Sweeney Run Park—completed as a public investment alone or in partnership with a developer— can leverage private investment to ensure the feasibility of high-quality residential units matching the character of Uptown.

146 | PLAIN CITY COMMUNITY PLAN

THE BIG IDEA

Redevelop Sweeney Run with a greenway to encourage and frame new development, expanding the footprint of Uptown.



CREATE A COMMUNITY CENTER

Potential Details

- + Create a YMCA-type community center.
- + Space for year-round activities which may include; indoor pool, fitness center, space for activities and education, and space and rooms which may be reserved for events.
- + The center would be connected to neighborhoods with paths and trails.
- + Could co-locate facilities with administrative functions, schools, other organizations, etc.

Key Components

- + Meeting space and indoor recreation space
- + Signature architecture which reflects local character
- + Connections to neighborhoods with paths and trails

Highly Desired Community Amenity

A community center was frequently requested in the visioning process for the Comprehensive Plan. The community would like expanded opportunities for indoor recreation, including classes and programs for all ages. Also, meeting space and reservable community space is desired.

Feasibility

A state-of-the-art community center may not be financially feasible for a place as small as Plain City to invest in. Creative financial and operational partnerships should be explored to pursue this community request. For example, the City of Whitehall, Ohio is currently in partnership with YMCA to build and operate a new community center.

THE BIG IDEA

Identify partnerships to create a Plain City Community Center that includes indoor recreation space, meeting space, and more.



EXTEND HERITAGE TRAIL

Potential Details

- + Extend Heritage trail across Big Darby through a new Heritage Trailhead Park and into Uptown along a new Sweeney Run Park or other alignment
- + Connect neighborhoods to the trail

Key Components

- + Clear wayfinding and trail marker signage
- + Direct connection of trail to Main Street or side street in Uptown
- + Bridge over Big Darby
- + Bicycle parking at Uptown connection
- + Connection as direct as possible, considering the best topography for cycling

Value of Bike Trails

A study conducted by MORPC in 2015 found that paved recreation trails provide value to their communities, increase connectivity and access to destinations, produce positive economic impacts, help attract and retain talent, and can contribute to the economic vitality and health of the region in the future.

The study found that many trail users visit trails three or more times per week, with their typical visit between one and two hours long, and they visit multiple trails in the network. Most trail users are middle-aged; nearly three-fourths have college or graduate degrees, and more than half report household incomes above \$75,000 per year. Connect Heritage Trail to Uptown to connect bicycle tourists to Uptown businesses and Plain City residents to the trail system.

EXAMPLE IMAGERY



148 PLAIN CITY COMMUNITY PLAN

CONTEXT FOUNDATION GUIDANCE RECOMMEND

CREATE A METRO PARK

Potential Details

- + Redevelop quarry into a Metro Park with a swimming spot
- + Redevelop water treatment plant into trail head
- + Protect the riparian creek edge to preserve habitat, protect against flooding, and provide recreational opportunities
- + Trail system for neighborhood and regional connectivity
- + Passive recreational opportunities (wildlife observation, walking, biking, and canoing)

Key Components

- + Access to Heritage Trail
- + Conservation best practices
- + Access to water

Regional Attraction & Community Asset

A new Metro Park combining the current quarry and waste water plant sites would be both a regional draw for tourism to Plain City and a highly-valuable asset for the community. A potential Metro Park at these sites could capture both sides of the Big Darby and include canoe/kayak access to this scenic river.

Planning & Partnership

Plain City should closely coordinate with Columbus and Franklin County Metro Parks to discuss the feasibility, partnership, and timeline of a potential Metro Park at this site. The village should maintain ownership of the current waste water plant if/when it ceases operation and hold the property for park space.

THE BIG IDEA

Work with Columbus and Franklin County Metro Parks and/or other partners to transform the quarry and waste water plant sites into a new Metro Park.



IMPROVE + EXPAND PASTIME PARK

Potential Details

- + Expand and redesign park for a primary focus.
- + Relocate baseball fields.
- + Relocate campground adjacent to park to provide access to creek, improve campground facilities and amenities.
- + Rebuilt grandstand and track/field area for events such as the Steam Threshers Festival.
- + Improve vehicular and pedestrian accessibility.

Key Components

- + Improved connections to neighborhoods
- + Updated facilities and restrooms
- + Coordinated with an overall Parks Master Plan effort, and investments made in accordance with a Concept Plan for Pastime Park

A Cherished Community Space

Pastime Park is essential to the quality of life in Plain City. Not only host to events throughout the year, Pastime Park is also connected to the Aquatic Center and an income-generating village campground.

Allocation of Resources

Pastime Park is so well used, many facilities are in need of updates and improvements. A new pavilion for performances is highly desired by the community. Other requests include more restrooms, concessions and moving some recreation items to other locations. To ensure financial responsibility in improvements—and that improvements are in tune with current trends and demographics—Pastime Park should be a focus of a Parks Master Plan.

THE BIG IDEA

Expand and improve Pastime Park and recreation facilities and amenities.



CREATE NEIGHBORHOOD PARKS

Potential Details

- + Small parks less than 1 acre
- + Located within existing neighborhoods enhanced with walkable connections to surrounding neighborhoods
- + Playground equipment to serve a range of ages
- + Transform stormwater detention basins into amenitized pocket parks

Key Components

- + Playground equipment
- + Proximity to neighborhoods
- + Frequent locations across village

Neighborhood Amenities

A number of additional, small neighborhood parks should be located throughout the village. As part of a parks planning process, potential locations for at least one neighborhood park within walking distance from all households should be identified. Regional and community parks are important to the village as a whole—and to recreational tourism. However, neighborhood parks serve an essential, daily park space need for family fitness, play and pets.

THE BIG IDEA

Create small neighborhood parks across the village so all residents have a park within close walking distance.





9 NEXT STEPS

A comprehensive implementation matrix identifying next steps for all recommendations.

The 9 next steps included here and the following page describe elements more immediately necessary to the success of the implementation of this plan. They include actionable steps for implementation and identify actors and potential funding options where applicable.





FINALIZE 208 PLAN

Finalize details for the 208 plan agreement with the City of Columbus.

2 UPDATE ZONING MAP + REGULATIONS

Update both the zoning map and its regulations to reflect changes illustrated and described in the Growth Management and Land Use Plan.



PREPARE FOR MUNICIPAL SHIFT

Select the form of city government which Plain City will follow after it become eligible.

NEXT STEPS (CONTINUED)



MODERNIZE THE CAPITAL IMPROVEMENTS PLAN

Modernize the Plain City's Capital Improvements Plan (CIP) process.



DEVELOP A PARKS MASTER PLAN

Develop a parks master plan study to identify existing and future needs for both parkspace and facilities, including a Pastime Park Master Plan.



5 CREATE AN UPTOWN MASTER PLAN

Develop a master plan to provide detailed recommendations and priorities to reinvigorate Uptown.



STUDY ACCESS MANAGEMENT ON US-42

8

Conduct a detailed study to examine the feasibility and design considerations of implementing access management in the 42 corridor through the planning area.



6 EXTEND HERITAGE TRAIL TO UPTOWN

Identify partners and funding options to extend the Heritage Trail across the Big Darby and into the village.



9 CREATE OVERLAY DISTRICT FOR 161 CORRIDOR

Create an overlay district to guide roadway, land use, and development design guidelines for the 161 Corridor.

FINALIZE 208 PLAN

EXTEND SEWER AND WATER FACILITIES

Plain City's current sewer infrastructure and wastewater treatment plant are in immediate need of repair and replacement. To address this need, the Village is currently working with the City of Columbus to finalize an Ohio EPA Section 208 Plan. The 208 Plan will be followed by a service agreement with terms set for Columbus to provide water and sewer infrastructure to Plain City.

As a result of the 208 Plan, sewer and water access may be available to properties along the path of new sewer and water lines. The proposed 208 boundary includes all of Plain City and portions of Darby and Canaan Townships in Madison County and Darby and Jerome Townships in Union County.

Plain City should negotiate to establish design control and development review authority over all properties that connect to the planned sewer/water lines, no matter their jurisdiction. These arrangements can be made according to annexation and phasing plans, a development accord or other joint economic development agreements with neighboring Townships. Efforts and agreements should maximize the benefits for all parties, streamline the process for all decision makers, and provide the greatest public benefit to all communities involved.



A	CTION STEPS	TIME FRAME (YEARS)							
		-	1 - 3		3 to 5	5 to 10			
1	Finalize Ohio EPA Section 208 Plan								
2	Finalize Water and Sewer Service Agreement								
3	Establish Annexation Policy and Phasing Plans	•	-						
4	Explore creation of a development accord with Townships included in the 208 service boundary		•						
5	Establish zoning and development design controls and review processes for all development receiving utility service	•							
6	Plan trunk line extension route(s)	•		-					
7	Establish development agreements and financing mechanisms to facilitate funding/construction of utility extensions								
8	Review development proposals to ensure compliance with planning controls								
9	Complete trunk line extension to Plain City				•				
10	Decommission wastewater treatment plan	-							

KEY PLAYERS

Plain City, Columbus, Ohio EPA, Surrounding townships and counties, property owners/developers

NEXT STEP #2 UPDATE ZONING MAP + REGULATIONS

PRIORITY FOR IMPLEMENTATION

Zoning ordinance is a municipality's most effective tool for ensuring the quality and style of development that is desired by the community. Plain City should update the existing zoning ordinance and zoning map as soon as possible to align with the growth management, design vision and development quality intentions set by the Comprehensive Plan.

Existing zoning regulations are outdated and contradictory across the ordinance. The updated zoning code should streamline the plan review process and incorporate modern strategies for regulating the built environment. Opportunities to modernize Plain City's zoning code and ensure the desired community outcome for development may include:

- + Form-based or character-base zone methodology
- + Considerations for parking requirements such as reduced minimums, including maximums, shared parking requirements in Uptown, and on-street parking allowances
- + Trail connectivity requirements for trail adjacent properties
- + Contiguous, publicly accessible open space requirements in conservation residential districts
- + Sidewalk, curb, streetscape and other pedestrian amenity requirements
- + Increased density allowance in Uptown and Uptown extension areas



Þ	CTION STEPS		ΤΙΜΕ	FR	AME (Y	EAI	RS)
			1 - 3		3 to 5		5 to 10
1	Conduct zoning code and map audit to identify key issues, shortcomings in existing development regulations and review processes, and inconsistencies with the recommendations of the Comprehensive Plan	•					
2	Release RFP including information above and key objectives and components from Comprehensive Plan						
3	Identify desired level of development design detail to be implemented through required zoning standards or through more flexible design guidelines	-	•				
4	Conduct zoning code update in alignment with the Comprehensive Plan and any other planning efforts ongoing or completed as recommended by the Comprehensive Plan		•				
5	Develop a zoning phasing plan linked to annexation and redevelopment policies		-				
6	Develop area and corridor-specific design guidelines as a supplement to zoning requirements to be used in the development review process	-	•				
7	Strategically zone properties to facilitate desired development		•				
		_		I		I	

KEY PLAYERS

Village Council and Administration, Village attorney, code development consultants, property owners, residents

PREPARE FOR MUNICIPAL SHIFT

FORMALIZE OPERATIONS FOR CITY STATUS

As stated in the Plan Context section, Plain City is expected to reach 5,000 residents in the next U.S. Census count, and thus shift from a village to a city. Plain City must prepare for this shift to ensure leadership, administration and decision-making processes are set and ready for implementation. Preparation for this transition includes research, charter development and a recommended organizational audit.



A	CTION STEPS	TIME FRAME (YEARS)
		1 - 3 3 to 5 5 to 10
1	Establish a City Charter Commission to prepare for conversion to city status	
2	Research other village to city transitions, build full understanding of process requirements, Ohio Revised Code requirements and explore options to develop a City Charter	
3	Identify challenges and opportunities for all available options (the Comprehensive Plan recommends any form of charter option that is found to be the most beneficial)	• •
4	Conduct an organizational audit of village administrative/ staffing structure, services, performance and needs	
5	Identify partnership groups/organizations and conduct roundtable meetings to determine appropriate roles/ responsibilities between municipal government, other government entities, and non-government organizations	
6	Establish City Charter and implement chosen structure of Council and Administration	
k	EY PLAYERS	

KEY PLAYERS

Village Council and Administration, Key stakeholders, Consultant for Organizational Assessment

NEXT STEP #4 MODERNIZE THE CAPITAL IMPROVEMENTS PLAN



ANNUAL PROCESSES

The Village should complete and publish a (5)-year Capital Improvement Plan (CIP). Generally, the CIP will outline the Village's plan for achieving the goals, objectives, and service delivery levels desired by the Mayor and City Council. The specific purpose of this plan is to forecast and match projected revenues and major capital needs over a five (5)year period. Long range capital planning is an important management tool that will strengthen the link between infrastructure needs and the financial capacity of the Village.

To establish the CIP, the Village must define CIP expenditures as any expenditure of major value that recurs irregularly, results in the acquisition of a fixed asset, and has a useful life greater than one (1) year. The Village should also set parameters for projects and purchases to be considered for inclusion in the CIP, i.e. a minimum cost, a projected lifespan of five years or more, and whether or not equipment or routine maintenance purchases should be included.

The capital improvement plan is simply that, a plan. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives or priorities established by the Mayor and Council. Because priorities can change, projects included in later planning years are not guaranteed for funding. Once a CIP is established, it should be updated annually as part of the Village's regular budget process.

A	CTION STEPS	TIME FRAME					
		ANNUAL PROCESS					
1	Define the scope of the Village CIP						
2	Develop an inventory of infrastructure, conditions and needs						
3	Identify maintenance expenditures/needs	•					
4	Develop a prioritization matrix - Link prioritization to implementation of the Comprehensive Plan and subsequent adopted plans						
5	Identify and prioritize (rank) capital projects						
6	Establish a dedicated Capital Budget and revenue source(s)						
7	Identify other supplemental funding sources	•					
8	ldentify project phasing by year/time period, with associated costs, funding sources and parties responsible for implementing						
9	Develop and implement project implementation plans						
10	Update CIP on an annual basis	•					

KEY PLAYERS

Plain City Council & Administration, Engineering consultants, other stakeholders as applicable

CREATE AN UPTOWN MASTER PLAN

MASTER PLAN OR SERIES OF COMPONENT STUDIES

Uptown is the community's priority for success and the center of Plain City's identity. The concept ideas for the Comprehensive Plan should be taken to the next level of thought, design, community priority, and economic strategy in a detailed new Uptown Master Plan. This could be completed in one planning effort, or in pieces as opportunities arise.

Items of importance that may be included in an Uptown Master Plan or series of smaller related efforts include:

- + Concepts explored in the 2010 Uptown Development Plan
- + Concepts explored in this 2018 Comprehensive Plan including: Bicentennial Park plaza, intersection simplification at Main and Chillicothe Streets, streetscape improvements, other public gathering space in Uptown, parking improvements, historic preservation, Uptown expansion area, Sweeney Run Park, Heritage Trail connection, and redevelopment site opportunities
- + Other ideas not mentioned above including: a market inventory and economic analysis, a permanent home for Village/City administration in Uptown, feasibility of second-floor office space along Main Street, activation of alleys as pedestrian connections to parking and businesses, and placemaking strategies



ACTION STEPS				TIME FRAME (YEARS)						
		_	1 -	3		3 to 5		5 to 10		
1	Identify catalytic development sites, projects and program priorities for implementation.	•	•							
2	Develop schematic design plans for Uptown streetscape improvements, with an initial focus on Main Street/SR 161 to coordinate with scheduled ODOT resurfacing projects. Coordinate overhead utility burial/relocation, water/sewer line upgrades, and safety improvements at Main and Chillicothe.	•		-•						
3	Develop schematic design plans for parking improvements, including one or more public lots and/or improvements to shared private parking lots.	•								
4	Develop schematic design plans for public gathering space(s). Coordinate property acquisition and/or public/private partnerships to facilitate implementation.	•								
5	Facilitate redevelopment planning for the Sweeney Run corridor/Uptown Expansion area and/or other Uptown area redevelopment opportunity sites.	•			-		-			
6	Secure funding for early win and priority projects in Uptown.	•								
7	Develop route alignment options and infrastructure improvement plans to extend the Heritage Trail into Uptown.	•			+		-			
8	Develop a wayfinding plan/package and implement signage to direct motorists, pedestrians and cyclists to Uptown destinations.	_				•	-	•		
9	Pursue Certified Local Government Status and designate Uptown as a National Register Historic District.			-•						
		_								

KEY PLAYERS

Village Administrator/staff, City Council, UPCO, Uptown Property Owners



A VISION FOR UPTOWN

The number one topic in the community is Uptown and one of the top items residents asked for during community engagement was a public gathering space in Uptown. An Uptown Master Plan should explore how to create a high-quality public gathering space in Uptown to enhance events and invite residents and retail patrons to relax and spend time.



NEXT STEP #6 EXTEND HERITAGE TRAIL TO UPTOWN

STUDY, DESIGN, AND CONSTRUCT TRAIL

Extending the 6.1-mile Heritage Trail from its existing terminus at Cemetery Pike into Plain City is of high priority for the community, as doing so will create a recreational, transportation, and economic asset.

The most significant barrier to connect the trail with Plain City is the Big Darby. Metro Parks (Franklin County Board of Parks Commissioners) owns the Heritage Trail as well as the location of the now vacated rail crossing. The deck of the bridge is in poor condition and will most likely need to be rebuilt, however, the bridge's footings, abutments, and columns may still be incorporated into a new bridge. An alignment study should be conducted to determine the most feasible location to cross the creek and extend the trail into the village.

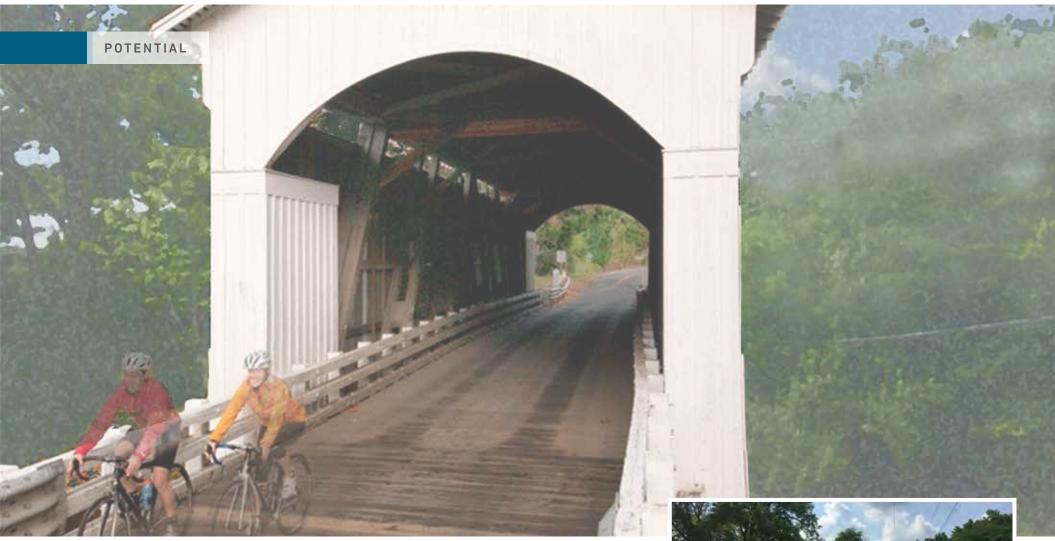
Paralleling a feasibility study, the village and or Metro Parks should involve adjacent property owners to start dialogue to acquire property or easements.



A	CTION STEPS		TIME	FR	AME (Y	EAF	RS)
		1	- 3		3 to 5		5 to 10
1	Establish working group to coordinate implementation of the trail extension	•					
2	Conduct trail alignment feasibility study and identified a preferred option	•	•				
3	Establish dialogue with property owners and acquire right- of-way and/or easements	•					
4	Conduct environmental study and develop design plans for trail extension	-					
5	Include trail construction/improvements in annual CIP	•					
6	Construct trail and improve the bridge crossing over the Big Darby (assumes existing rail bridge is repurposed for trail connection)	-					•
7	Develop a wayfinding signange package to direct users to and from the trail and to key destinations, such as Uptown	-					
8	Coordinate marketing for Plain City and local businesses near the trail to promote events				•	1	
9	Designate entity (e.g. Plain City, Metro Parks, etc.) to take ownership/maintenance responsibility of trail or trail sections		•				
10	Continually expand on the trail system with additional connections, facility improvements and trailside amenities				•		

KEY PLAYERS

Plain City Engineer, Parks and Economic Development; Metro Parks, Rails-to-Trails Conservancy, ODOT, Property owners, Tuffco Sand & Gravel Inc



A VISION FOR THE HERITAGE TRAIL

The Heritage Trail is a wonderful amenity for Plain City, however, there is no direct access to the trail from within the village. Extending the Heritage Trail over the Big Darby and into the village and Uptown was the community's number one regional trail priority. Connecting Heritage Trail to Uptown will connect bicycle tourists to Uptown businesses and Plain City residents to the trail system.



DEVELOP A PARKS MASTER PLAN

PARK SYSTEM AND FOCUSED PARK PLANS

A Parks Master Plan for Plain City should address the needs for parks and open space across the village and planning area and give special attention to Pastime Park. The plan should not only address the essential community benefit of parks, but also address the economic development and tourism attraction of a high quality parks system.

Key components that may be explored further in a Parks Master Plan and subsequent park design plans include:

- + Recreational access to the Big Darby
- + Stormwater quality and environmental protection
- + Specific recommendations for Pastime Park
- + Vision and design for Sweeney Run Park, Uptown gathering space, Bicentennial Park
- + Land acquisition strategy for new parks
- + Level of Service goals for number of parks by type, amenities and recreation offerings
- + Vision for community center
- + Vision for Metro Park at Big Darby Creek
- + Parks branding package coordinated with updated Plain City branding
- + Parks components design guidelines
- + Parks and recreation staff needs
- + Order of magnitude cost estimates
- + Short, medium and long term implementation strategy
- + National Recreation and Parks Association best practices



A	CTION STEPS	ТІМЕ	FRA	ME (YE	ARS)
		1 - 3		3 to 5	5 to 10
1	Release RFP including key objectives and components from Comprehensive Plan	•			
2	Establish a Parks and Recreation Master Plan steering committee	•••			
3	Initiate master plan process	•••		l	
4	Develop a comprehensive programming and design plan for Pastime Park	•-•			
5	Prioritize and secure funding for early win improvements in Pastime Park	•		-•	
6	Identify other parks and recreation programming needs, land and facility requirements, and preferred locations for new parks and recreational facilities	•-••			
7	Secure funding for land acquisition for additional park land as opportunities arise in relative locations identified in planning process	•			
8	Include park system improvements in the annual CIP	•			
9	Grow Parks & Recreation staff as needed to implement Master Plan recommendations	-			

KEY PLAYERS

Plain City Parks, Council and Administration; Planning consultant team, Key stakeholders such as Metro Parks, Township Parks, Johnathon Alder School District, sport and recreation leagues operating in area, private recreation providers



A VISION FOR SWEENEY RUN

The community wants more park space. By transforming Sweeney Run, a new park would support Uptown businesses, create opportunities for new walkable housing options, and connect the heritage trail through the village.



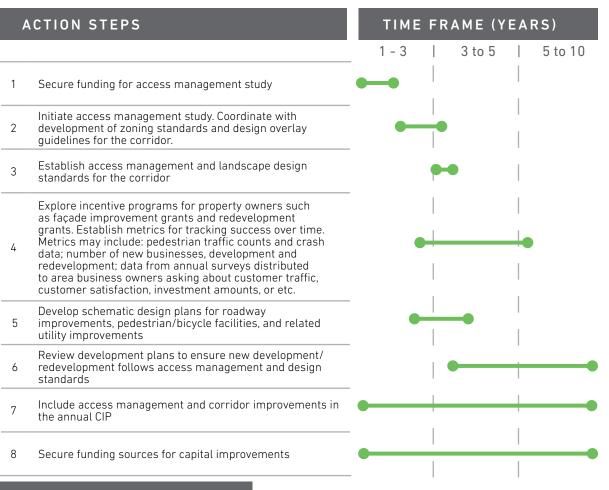
STUDY ACCESS MANAGEMENT ON US-42

STUDY AND IMPLEMENT ACCESS MANAGEMENT

The US 42 Corridor through Plain City is an important economic and commercial area for the community. However, over time, auto-oriented zoning regulations have allowed the corridor to develop in ways that are currently unsafe for pedestrians as well as vehicles.

The creation and implementation of detailed access management plan for US-42 in Plain City—especially as part of a larger thoroughfare plan and zoning code update with detailed design standards—could transform the area into an attractive, safe travel corridor with measurable economic development benefits.





KEY PLAYERS

Plain City Engineer, ODOT



A VISION FOR US-42

US-42 is the busiest thoroughfare in the community. It acts as a physical barrier, dividing many residential neighborhoods to the west of it from community amenities like Pastime Park, the pool, and the elementary to the east. Community members desire improved operational traffic flow and improved safety on US-42 while also improving the aesthetics and pedestrian experience of the corridor.



CREATE OVERLAY DISTRICT FOR SR 161

PRESERVING THE CHARACTER OF SR 161

State Route 161 heading east/west from Dublin/ Columbus into the eastern gateway of Plain City gets special attention in the plan for several reasons.

First, its existing rural character contributes significantly to the small town feel of traveling into Plain City. The plan's recommendations describe the importance of this transition carefully. Second, its status as an arterial thoroughfare in the region attracts development pressure for landowners of frontage property. Third, if 161 serves as the corridor to run sanitary sewer trunk lines into Plain City from Columbus, financial motivation for property owners to sell or develop their property could increase significantly. Implications of this scenario are also explained carefully in the plan.

A 161 District Overlay*, with clear guidelines and regulations adopted into an updated zoning ordinance, could ensure strategic development along the corridor:

- + Fiscally benefits Plain City
- + Preserves contiguous open space and existing natural features
- + Maintains the rural character of the roadway
- + Displays a high standard of development quality
- + Preserve ROW for trails and additional lanes

*Note: Plain City can only have regulatory authority over this area if it is negotiated into the 208 service agreement, land is annexed into the village, or terms are negotiated into an Accord-type document or Economic Development agreement with corresponding townships.

166 PLAIN CITY COMMUNITY PLAN



ļ	CTION STEPS		тім	EFF	RAME	(YEA	RS)
			1 - 3		3 to	5	5 to 10
1	Determine preferred future right-of-way width, roadway configuration and alignment	•					
2	Coordinate with potential water and sewer service extension plans along the corridor	•					
3	Coordinate annexation, zoning and development design controls with other implementation efforts	•			•		
4	Develop conceptual roadway/right-of-way design and access management standards	•					
5	Create development design guidelines to govern roadway setbacks, open space, landscaping and buffering, building and parking placement, vehicular access and circulation, architectural character, signage, storwater management, etc.	•					
6	Develop zoning and subdivision requirements for Conservation Residential development that may occur within the broader 161 corridor area	-					
7	Explore programs and partnerships to preserve agricultural uses	-					
8	Conduct fiscal impact analyses and establish pre- annexation agreements for new development proposals	•					

KEY PLAYERS

Village Administrator/staff, ODOT, Townships, City of Columbus, consultanting teams (as needed)

Page left intentionally blank



