

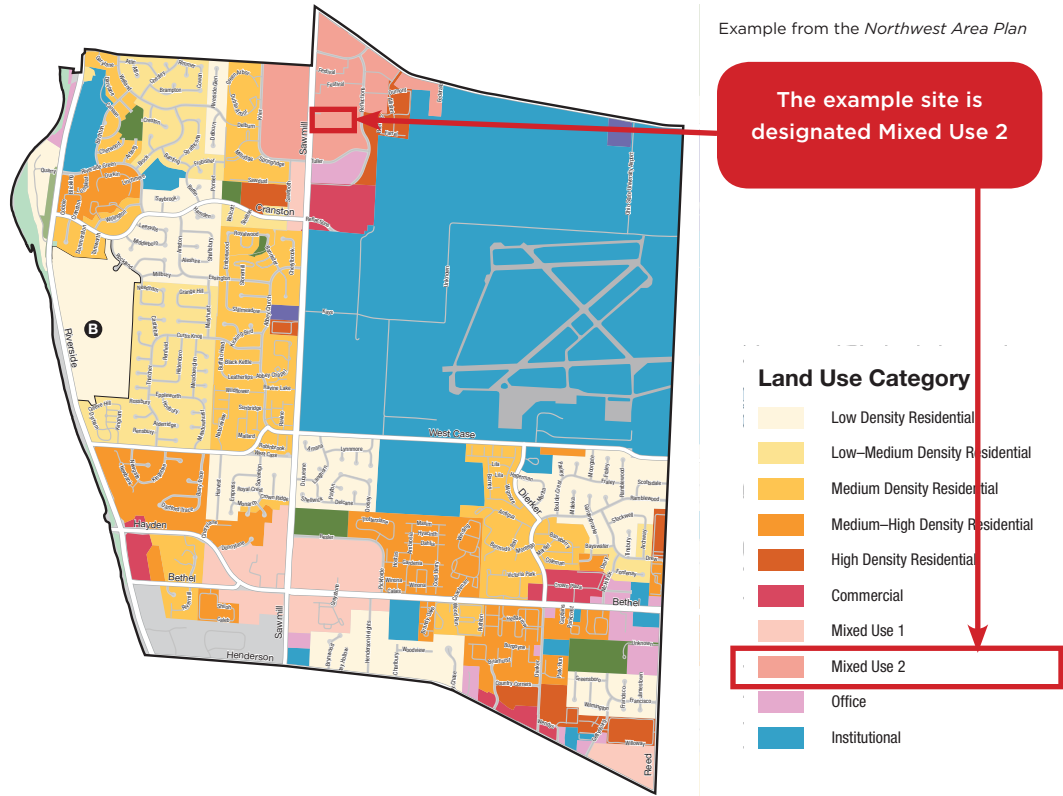
Community Development Review Process

Development proposals (rezonings and variances) are sent to Area Commissions for review, and Area Commissions are requested to provide a recommendation of “support” or “not support” to the Development Commission, the Board of Zoning Adjustment or City Council based on the application type.

Here are four basic steps to review development proposals with an adopted area plan:

Step 1

Identify the location of the proposed development on the Recommended Land Use Map. Refer to the map legend to determine the recommended land use for the site location.



Step 2

Refer to the Recommended Land Use Classification Table for a general description of the land use recommendation for the site.

Classification	Density Guideline	Map Color	General Description, including examples of supportable uses
Low Density Residential	Less than 4 du/acre		Predominantly single-family development. Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential areas.
Low-Medium Density Residential	4-6 du/acre		Predominantly single-family development, with limited amounts of multifamily.
Medium Density Residential	6-10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.
Medium-High Density Residential	10-16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.
High Density Residential	16-24 du/acre		Multi-story, multifamily housing.
Commercial			Retail, office, or institutional uses. Fuel service stations are supported in this classification.
Mixed Use 1	Less than 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario. ★ For the area designated Mixed Use 1 located on the east side of Kenny Road between Weybridge Road and Bethel Road, the existing Manufacturing uses (M) are recognized and supported. Expansion of a manufacturing use in this area should be supported provided it is consistent with the Industrial and Warehouse classification policies and Commercial Design Guidelines. Additional retail development is not supported in this area.
Mixed Use 2	Less than 45 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.

Example from the Northwest Area Plan

Step 3

Locate the Land Use Policy text that corresponds with the land use recommendation for more specific policy information.

Mixed Use 2, <45 du/acre

This classification is the most intense use in the planning area. It is similar to the Mixed Use 1 classification, but supports residential densities less than 45 du/acre. This classification supports a mix of land uses, including commercial (retail office, hotel), institutional, and/or multifamily residential. Development may include a mix of uses on one site (for example, residential units located either above or next to commercial uses) or only one use per site. Mixed Use 2 areas are the commercial hubs and corridors of the area, as well as existing large shopping centers. Areas recommended for this designation include the existing retail centers on SR 161 at Sawmill Road and south of Bethel Road at Olentangy River Road. Within areas designated Mixed Use 2, the following applies:

1. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
2. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.

Example from the *Northwest Area Plan*

Step 4

Refer to any relevant Design Guidelines for the proposed development.

Commercial Design Guidelines

1. GENERAL

- a. Buildings should be generally parallel to and facing the street, with an entrance door(s) connected to the public sidewalk. A pedestrian area should be delineated through any parking lot and provide connection to the public sidewalk.
- b. A consistent level of detailing and finish should be provided for all sides of a building, allowing for service areas.
- c. Building materials should be of high quality and durability, such as traditional masonry, stone, stucco, cedar, etc.

Example from the *Northwest Area Plan*