

JEFFERSON TOWNSHIP 2050

A VISION FOR THE FUTURE



JEFFERSON TOWNSHIP: AN EXCEPTIONAL PLACE TO LIVE

JEFFERSON TOWNSHIP 2050

A VISION FOR THE FUTURE

ADOPTED BY RESOLUTION 2018-053
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PLANNING FOR A SUSTAINABLE FUTURE

INTRODUCTION

ORIGINS: HOW WE GOT HERE OUR AGRARIAN ROOTS

Jefferson Township, established in 1816, was originally settled by pioneers from New Jersey and soon grew to include families from Pennsylvania, New York and Vermont, as well as families relocating from other places within Central Ohio. A predominantly agrarian settlement, many of the original families remained in the township for generations, prospering on level farmland and the support of the Blacklick Creek and Rocky Fork Creek watersheds.

JEFFERSON TOWNSHIP 2050

LOOKING TO THE FUTURE

In 2014, Jefferson Township began the process of writing a community-driven comprehensive plan that addresses the topics of land use, economic development, parks, roads, trails and public safety.

PURPOSE

The purpose of the Jefferson Township 2050 Comprehensive Plan is to provide a vision that achieves the goals of preparing for future growth while protecting the township's rural roots; enhancing the quality of life for Jefferson Township residents; and ensuring that the community is safe and well cared for.

PUBLIC PARTICIPATION

Jefferson Township 2050 is a community-driven document. Over the course of a three-year planning process, a total of 15 public meetings were held, where comments were captured from more than 100 participants.

HOT TOPICS:

- Improved walkability and bikeability
- New commercial development
- Park improvements
- Preservation of rural aesthetic
- Enhanced community culture

A MODERN COMPREHENSIVE PLAN

As a long-range visioning document, Jefferson Township 2050 explores several topics that relate to the mechanics and aesthetics of Jefferson Township.

- Current Land Use
- Park Improvements
- Growth Forecasting
- The Impact of Annexation
- Land Management
- Roads
- Parks
- Public Safety

JEFFERSON TOWNSHIP COMMUNITY CORE VALUES

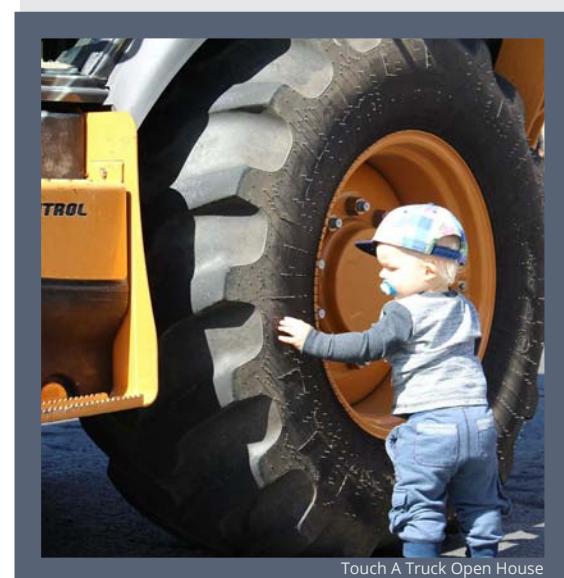
1. TO BUILD UPON AND RETAIN THE “GREEN COMMUNITY” CHARACTER THAT MAKES JEFFERSON TOWNSHIP AN EXCEPTIONAL COMMUNITY WITHIN CENTRAL OHIO.
2. TO ADHERE TO THE FOLLOWING PRINCIPALS:
 - A. PROTECT AND NURTURE THE TOWNSHIP’S EXCEPTIONAL NATURAL LANDSCAPE.
 - B. PREVENT INAPPROPRIATELY LOCATED, POORLY PLANNED AND/OR EXTREMELY HIGH DENSITY DEVELOPMENT BECAUSE OF ITS NEGATIVE IMPACT ON JEFFERSON TOWNSHIP’S RURAL BEAUTY, NATURAL RESOURCES, INFRASTRUCTURE AND “GREEN COMMUNITY” CHARACTER.
 - C. IDENTIFY AREAS WHERE GROWTH IS LIKELY AND PROVIDE THE MEANS TO ACCOMMODATE THAT GROWTH IN WAYS THAT DO NOT DIMINISH THE GREEN COMMUNITY CHARACTER OF THE TOWNSHIP.
 - D. PROMOTE AND ENHANCE THE TOWNSHIP’S ECONOMIC VIABILITY.
3. TO PROTECT, PROMOTE AND PRESERVE THE ABILITIES AND ACTIVITIES OF THE JEFFERSON WATER AND SEWER DISTRICT, FINANCIALLY AND OTHERWISE, BECAUSE OF ITS INTEGRAL AND VITAL ROLE IN ENSURING THAT THE TOWNSHIP IS AND WILL CONTINUE TO BE A SUSTAINABLE GREEN COMMUNITY WITH THE DESIRED COMMUNITY CHARACTER.
4. TO CONTINUE TO MAKE SURE THAT THIS COMMUNITY IS A VISIONING COMMUNITY AND A PLANNING COMMUNITY, WHICH, THROUGH A CONSENSUS OF ITS LEADERS AND RESIDENTS, UNDERSTANDS, EMBRACES AND THEN USES INNOVATIVE LAND USE AND PRESERVATION CONCEPTS, SUCH AS PERFORMANCE ZONING, TO RETAIN THE DESIRED CHARACTER OF THE TOWNSHIP.
5. TO SAFEGUARD THE TOWNSHIP’S SIGNIFICANT SPECIAL RESOURCES, SUCH AS SCENIC STREAMS, FARMLAND, RURAL STREETSCAPES, HEALTHY BUSINESS COMMUNITY AND UNIQUE RESIDENTIAL OPPORTUNITIES, ALONG WITH ITS CULTURAL AND HISTORICAL HERITAGE.
6. TO BUILD RELATIONSHIPS WITH NEIGHBORING COMMUNITIES BY RECOGNIZING AND BUILDING ON MUTUAL GOALS. TO BECOME A “SUSTAINABLE COMMUNITY” WITH RESOURCES SUFFICIENT TO ACHIEVE THE COMMUNITY’S GOALS.

WHY WE PLAN

Jefferson Township is known for its rural character, quiet atmosphere, and abundance of open space. These traits are largely attributable to innovative planning practices employed in the 1990s, in anticipation of increased development pressures posed by the growth of surrounding municipalities. In 1996, Township Trustees adopted a stand-alone comprehensive plan that was intended to guide development through 2010. This plan utilized development regulations to protect resources and open space, and to buffer between adjacent land uses, while allowing for a variety of compatible land uses.

The 1996 Comprehensive Plan promoted the preservation of open space by encouraging clustered development and minimum open space standards in residential developments. As it turns out, the timing of this plan was impeccable. In 1996, the population of Jefferson Township was roughly 4,000 individuals. In 2010, the most recent Census, the population of Jefferson Township had grown to 10,234 individuals, an increase of 6,234 individuals. This represents an average annual growth rate of 6.9 percent over the 14 year period! In retrospect, this plan effectively accommodated a significant increase in population growth with a variety of housing choices that was balanced with the retention of rural character and open space.

In 2014, Jefferson Township began the process of updating the comprehensive plan in order to address the topics of land use, economic development, parks, roads, trails and public safety. This plan introduces a series of goals and implementation strategies that the Board of Trustees of Jefferson Township and its appointees will be able to consult when making decisions for the community. It is designed to be a flexible document that should be reviewed approximately every five years to ensure that it remains in harmony with the community's vision as the population continues to grow and change over time.



Touch A Truck Open House



WHAT IS A COMPREHENSIVE PLAN?

A COMPREHENSIVE PLAN IS A DOCUMENT THAT IS DESIGNED TO GUIDE FUTURE ACTIONS OF A COMMUNITY. IT SURVEYS CURRENT CONDITIONS AND CASTS A VISION FOR THE FUTURE BY SETTING GOALS AND OBJECTIVES TO ASSIST IN DECISION-MAKING. IT PROVIDES A VOICE FOR THE COMMUNITY AND A DIRECT LINK TO THE DECISION MAKERS THAT HAVE BEEN ENTRUSTED WITH ACHIEVING THE COMMUNITY'S VISION.

Olde Quarry Park

THE PLANNING PROCESS

PUBLIC INPUT

The Board of Trustees of Jefferson Township hosted a Community Outreach Meeting on June 24, 2014 to kick off the process of drafting a comprehensive plan. Residents were asked to assess the strengths and weaknesses of the township and identify issues that mattered the most to them.

In general, the township's greatest perceived assets were its natural/rural setting, appearance, overall safety, and variety of housing options. Participants were asked to create a wishlist of priority improvements. An improved roads network, additional bike trails, and park improvements were at the top of the list, while crime prevention, road and sidewalk improvements and a community center were also mentioned.

Building upon the first public meeting, a series of Visioning Sessions were held to expand on these ideas. These Visioning Sessions included a visual preference survey, where participants were asked to indicate whether they thought a particular type of building, business, amenity, or community feature "belonged" in Jefferson Township. The Visioning Sessions also included some guided discussion on the current state of the township and the opportunities that lay ahead.

In those meetings, it was established that there is room in Jefferson Township for a new variety of uses; specifically a main-street type commercial corridor development that might allow for outdoor dining, a coffee shop, or small retail establishments. Additionally, participants discussed the need to diversify the tax base in Jefferson Township and identified types of businesses that would suit the township well if they were located within strategic areas of the township. The topics discussed in the Jefferson Township Comprehensive Plan were borne out of these community-driven conversations about the future of Jefferson Township.

To discuss these elements further, three Steering Committees were formed to discuss Sustainability (Land Use and Economic Development), Infrastructure (Parks, Roads, Trails), and Public Safety (Fire, EMS, and Law Enforcement). The ideas and goals found in Jefferson Township 2050 are a result of hours of volunteered time invested by members of the Jefferson Township Community.



Visioning Meeting

REGIONAL POPULATION GROWTH: 1990-2010

	1990 Census	2000 Census	Avg. Annual Growth 1990-2000	2010 Census	Avg. Annual Growth 2000-2010	Growth 1990-2010	Avg. Annual Growth 1990-2010
Jefferson Township	3,983	5,322	3.4%	10,872	10.4%	173.0%	8.7%
Columbus MSA	1,345,450	1,540,157	1.4%	1,967,066	2.8%	46.2%	2.3%
Licking County	128,300	145,491	1.3%	166,492	1.4%	29.8%	1.5%
Franklin County	961,437	1,068,978	1.1%	1,163,414	0.9%	21.0%	1.1%

Table 1.1 - Source: US Census 1990-2010

LOCALIZED POPULATION GROWTH: 1990-2010

	1990 Census	2000 Census	Avg. Annual Growth 1990-2000	2010 Census	Avg. Annual Growth 2000-2010	Growth 1990-2010	Avg. Annual Growth 1990-2010
Pataskala	3,046	10,249	23.6%	14,962	4.6%	391.2%	19.6%
New Albany	1,621	3,711	12.9%	7,713	10.8%	375.8%	18.8%
Jefferson Township	3,983	5,322	3.4%	10,872	10.4%	173.0%	8.7%
Plain Township	4,366	5,926	3.6%	9,829	6.6%	125.1%	6.3%
Reynoldsburg	25,748	32,069	2.5%	35,893	1.2%	39.4%	2.0%
Mifflin Township	28,449	35,787	2.6%	35,710	0.0%	25.5%	1.3%
Gahanna	27,791	32,636	1.7%	33,248	0.2%	19.6%	1.0%
Truro Township	26,265	27,151	0.3%	26,837	-0.1%	2.2%	0.1%

Table 1.2 - Source: US Census 1990-2010

CURRENT CONDITIONS

DEMOGRAPHIC ANALYSIS

Once a collection of homesteads and farmland, Jefferson Township is now a growing community that celebrates its agrarian past by striving to preserve its rural roots. Demographic analysis helps us to see how the community has changed over the years and can give us insight as to what we can expect for future growth.

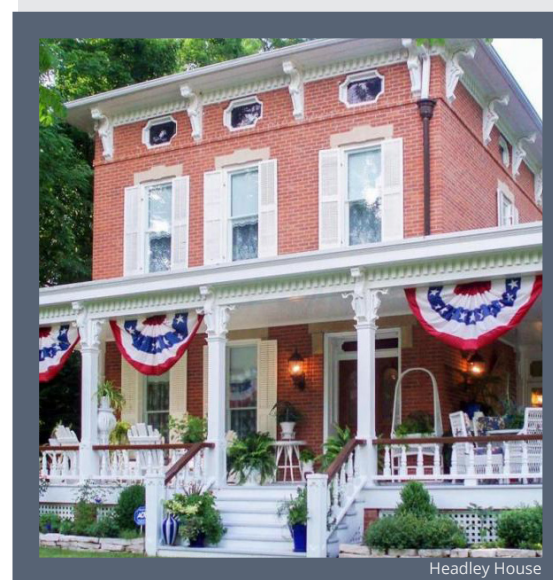
POPULATION QUICK FACTS		
Subject	Franklin County	Jefferson Township
Total Population	1,232,118	11,086
Households	489,010	3,690
Median Age	33.9	38.0
Gender Ratio (Males per 100 Females)	95.2	96.5
Population in Labor Force	69.7%	73.6%
Per Capita Income	\$30,098	\$53,193
Median Household Income	\$54,037	\$119,438
Average Household Size	2.5	3.0

Table 1.3 - Source: 2012-2016 American Community Survey 5-Year Estimates

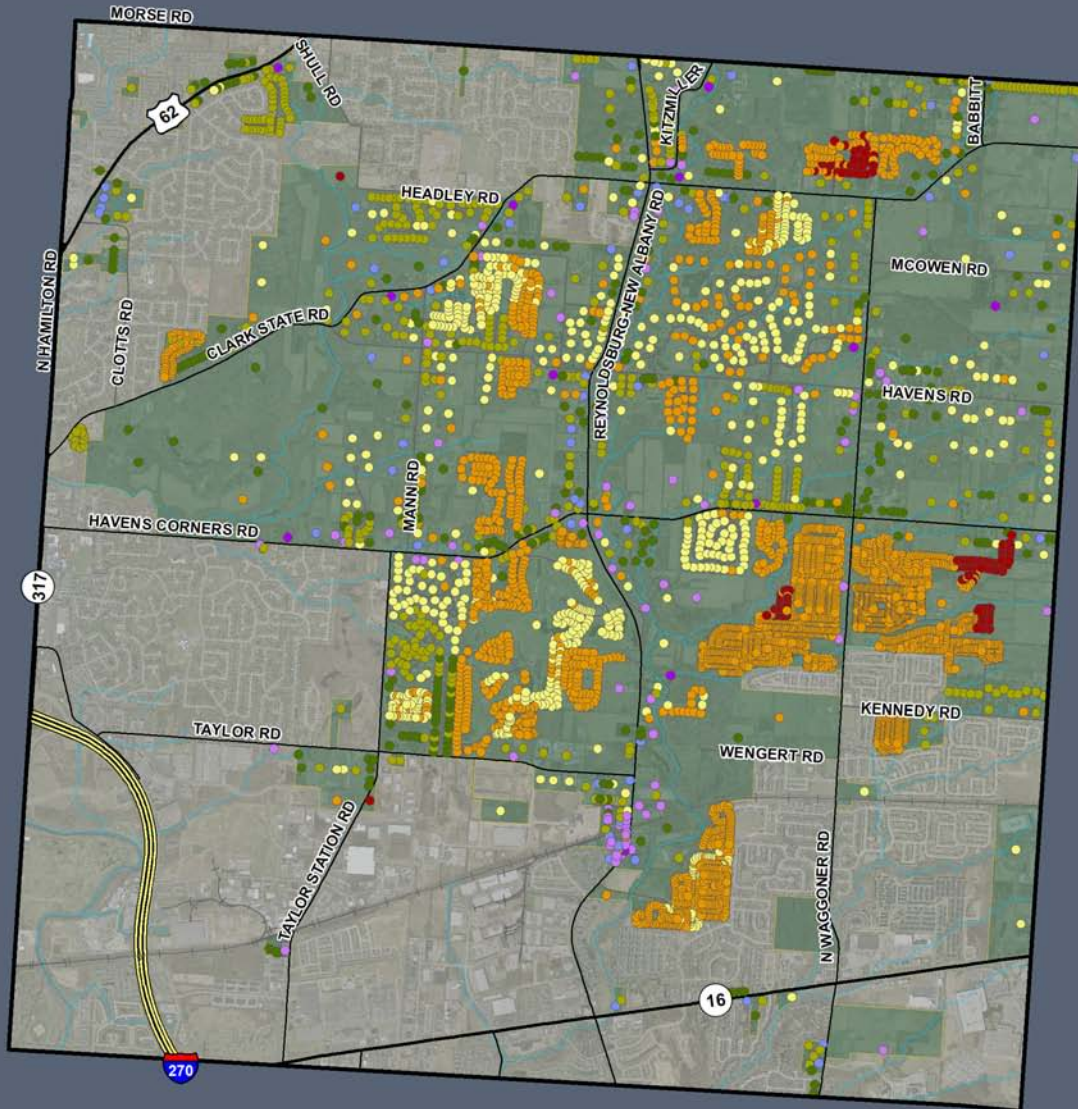
AREA POPULATION

Jefferson Township is part of the larger Columbus, Ohio Metropolitan Statistical Area (MSA). As a whole, the MSA has been growing at an overall steady rate since 1990, as evidenced by an overall growth rate of 46.2 percent from the 1990 Census to the 2010 Census. According to the data in Table 1.1, Jefferson Township has grown at a significantly higher rate than the MSA, exhibiting a 173.0 percent growth rate over the same time period. Both Jefferson Township and the Columbus MSA have outpaced the growth of Franklin County and Licking County over the same two decades.

To localize population growth, we examine surrounding jurisdictions to draw comparisons to Jefferson Township. As shown in Table 1.2, Jefferson Township and jurisdictions to the north (New Albany, Plain Township) and east (Pataskala) have experienced the highest growth rates in the area, with Pataskala and New Albany outpacing Jefferson Township, and Plain Township growing at a slightly slower rate. The jurisdictions to the south (Reynoldsburg, Truro Township) and west (Gahanna, Mifflin Township) have grown at a significantly slower rate than Jefferson Township.



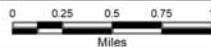
MAP 1.1



DEVELOPMENT OVER TIME

- Prior to 1900
- 1900-1919
- 1920-1939
- 1940-1959
- 1960-1979
- 1980-1999
- 2000-2018
- Future Builds
- Jefferson Township (Unincorporated)
- Historical Township Boundary
- Incorporated Area

JEFFERSON TOWNSHIP 2050



ANNUAL DEVELOPMENT

Between 2000 and 2010, Jefferson Township's population increased by 5,550 individuals, an increase of 104.3 percent. Over the same time period, Jefferson Township issued 2,221 permits for single-family housing, an average of 201.9, annually. In 2008, the national recession slowed the residential building industry significantly as evidenced by the slowing amount of Single-Family Residence permits issued. From 2011 to 2017, there were 497 Residence permits issued, an average of 71 permits, annually.

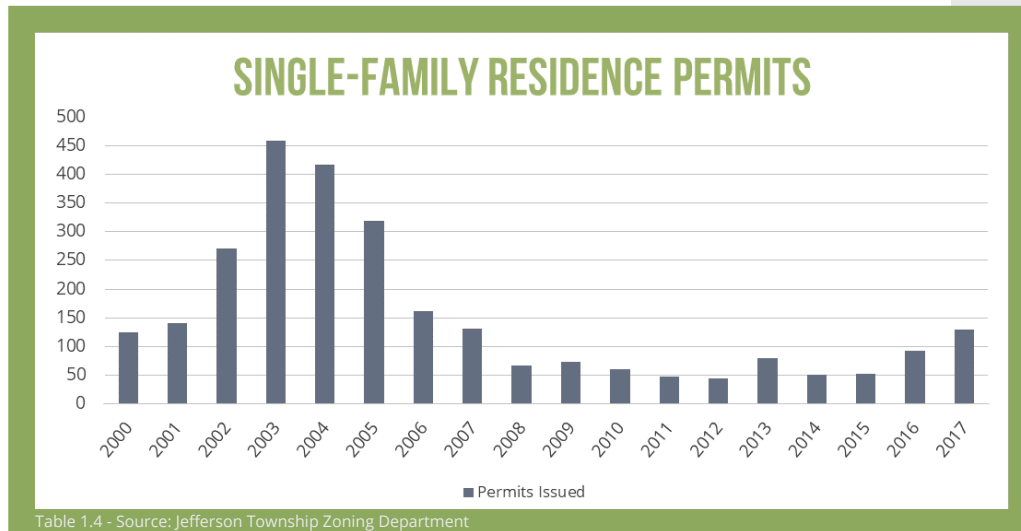


Table 1.4 - Source: Jefferson Township Zoning Department

HOUSING STOCK

To date, the period from 2000 to 2009 was the most active in terms of new housing starts in the history of Jefferson Township, with 50.0 percent of all homes in Jefferson Township being built in that decade. In contrast, homes in Franklin County as a whole are distributed more evenly across decades, ranging from 12.0 to 15.1 percent by decade from 1950 to 2009.

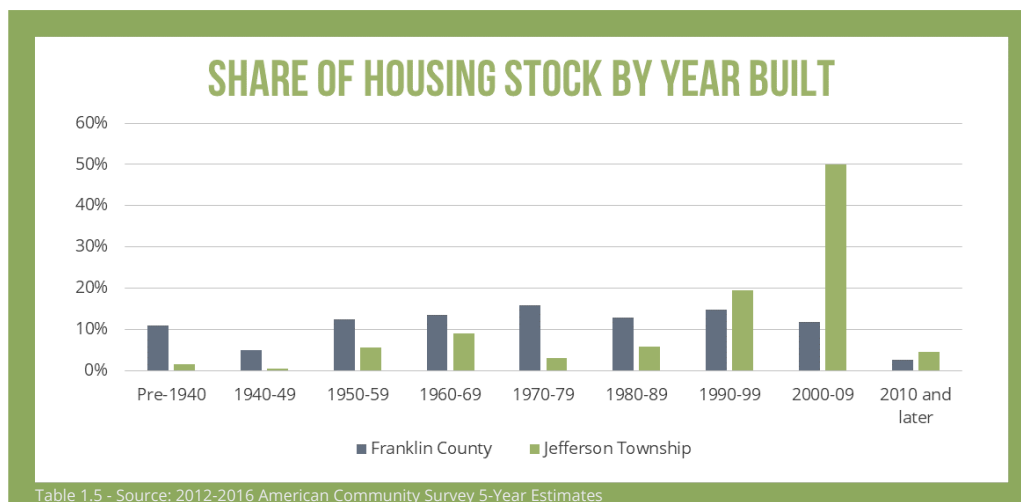
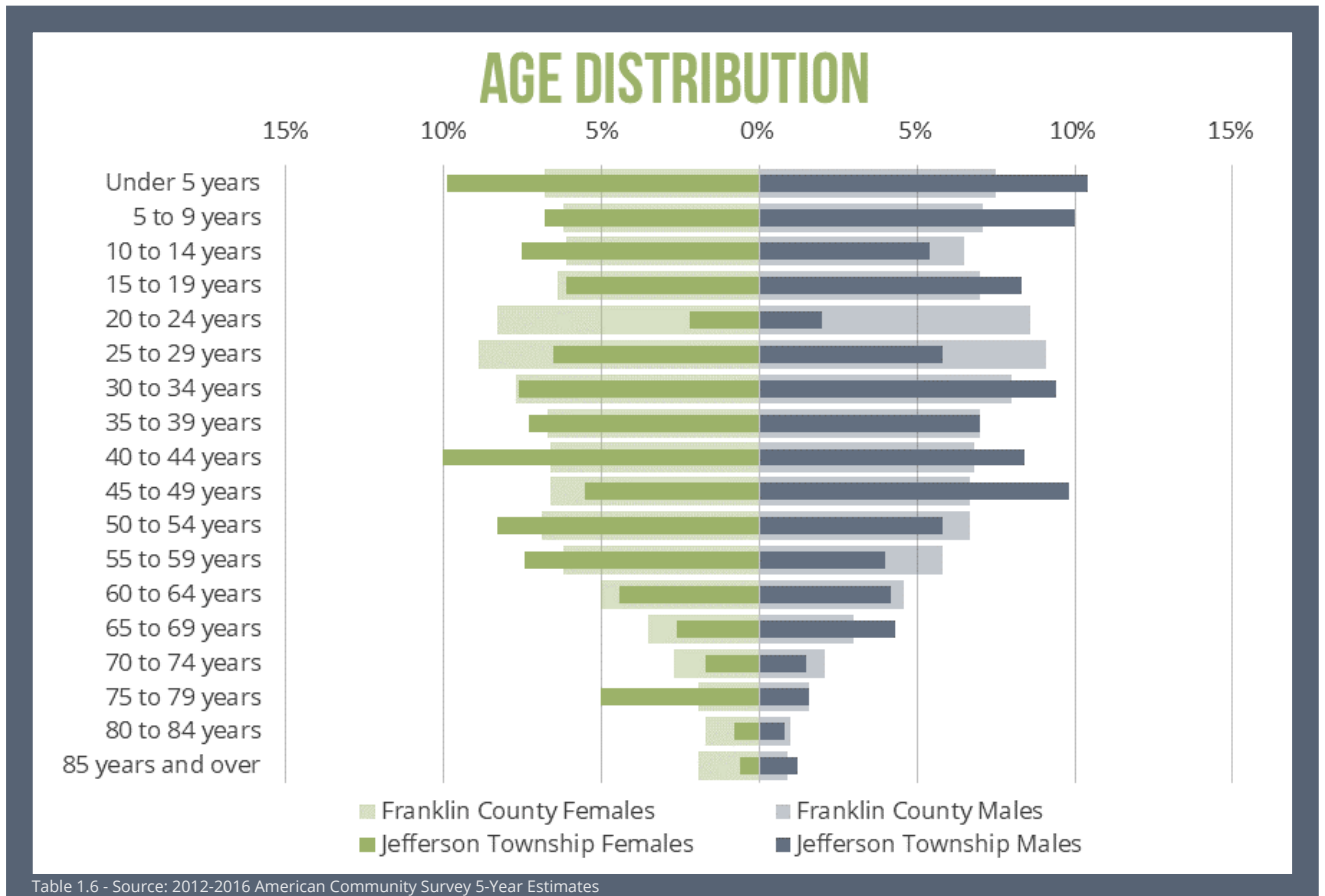


Table 1.5 - Source: 2012-2016 American Community Survey 5-Year Estimates

AGE AND GENDER

Proportionally, Jefferson Township has a higher concentration of both male and female children under the age of nine, but a lower concentration of both males and females between the ages of 20 and 29, when compared to the population of Franklin County. In this respect, the data suggests an abundance of families with young children, but a lack of young adults under the age of 30. The median age in Jefferson Township is 36.3 as compared to 33.6 in Franklin County. Beyond the age of 30, the age distribution by gender of Jefferson Township is generally similar to that of Franklin County:



HOUSEHOLD COMPOSITION

The majority of families in Jefferson Township, 72 percent, consist of married couples, compared to 40 percent in Franklin County. Further, just 17 percent of households in Jefferson Township are non-family households, compared to 42 percent in Franklin County.

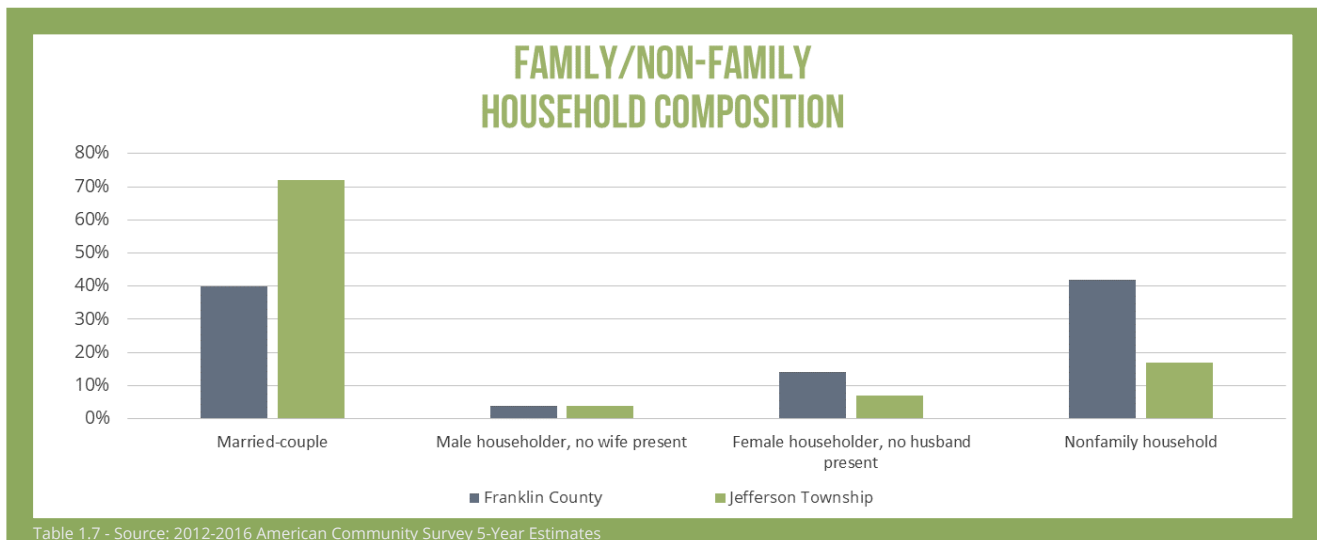
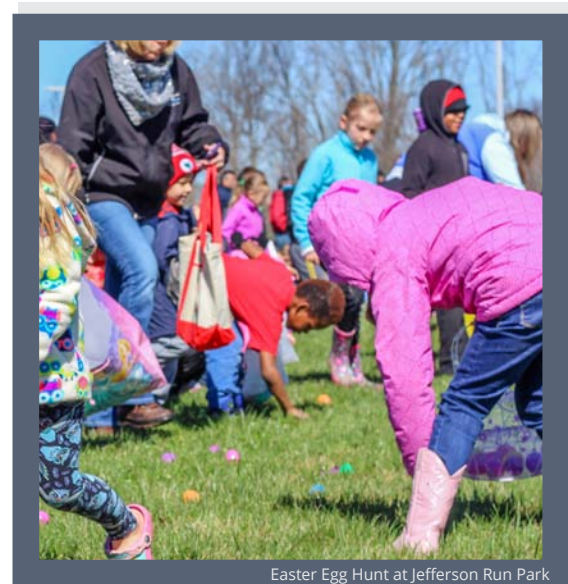


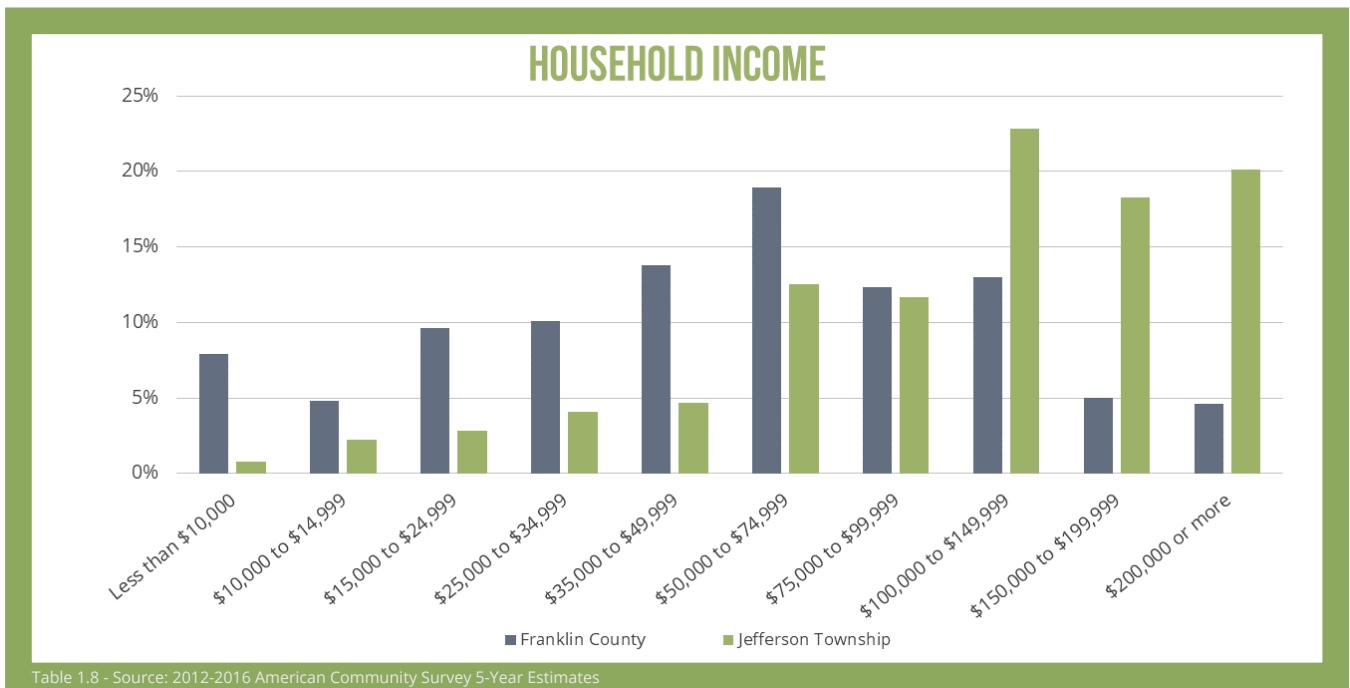
Table 1.7 - Source: 2012-2016 American Community Survey 5-Year Estimates



Easter Egg Hunt at Jefferson Run Park

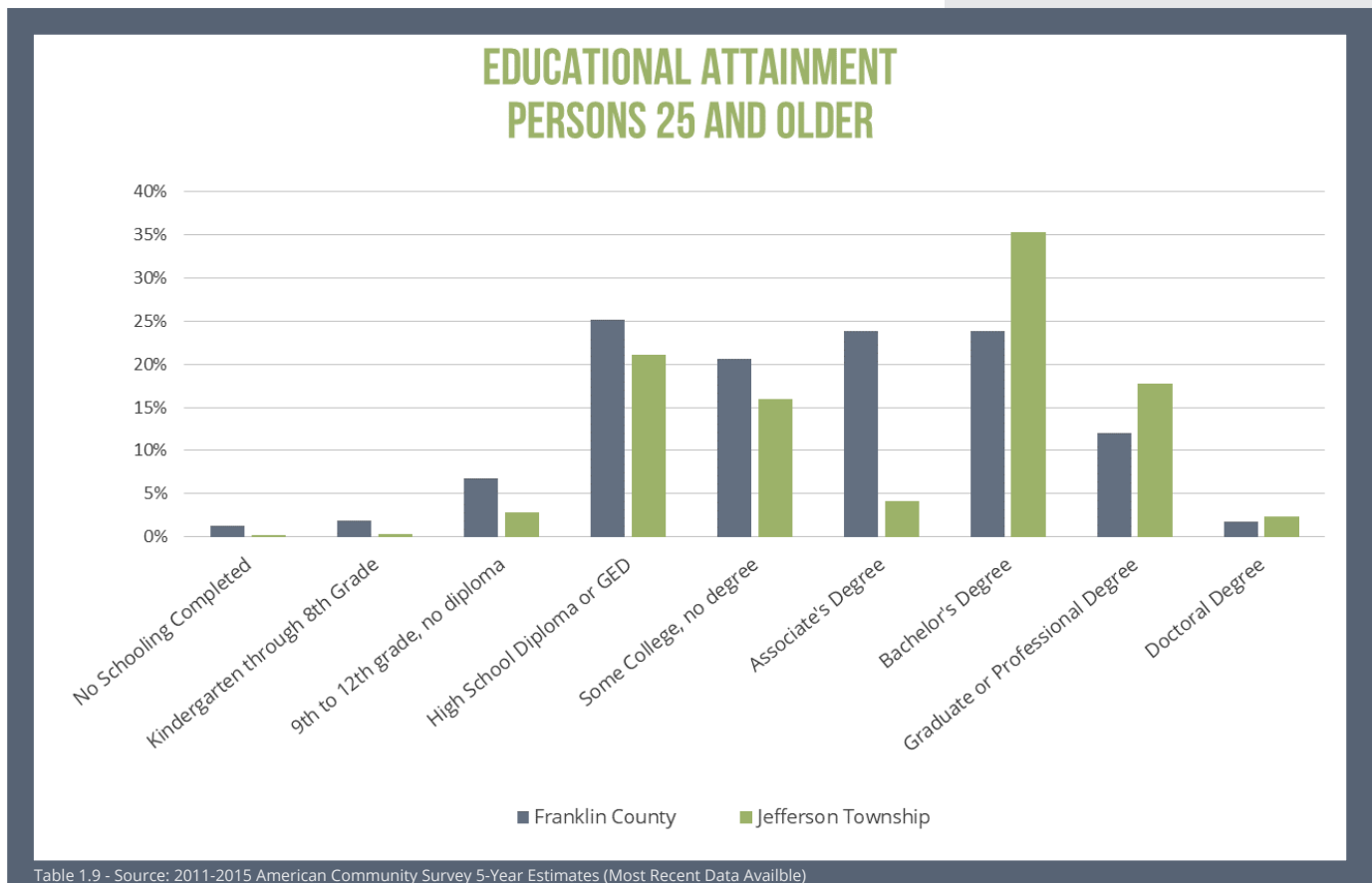
HOUSEHOLD INCOME

The median household income in Jefferson Township is \$119,438, as compared to Franklin County's median household income of \$54,037. As indicated in the following table, approximately 23 percent of households in Jefferson Township earn between \$100,000 and \$149,000 annually, and approximately 20 percent of Jefferson Township households earn more than \$200,000 annually.



EDUCATIONAL ATTAINMENT

The following table depicts the highest level of educational attainment reported by Jefferson Township residents age 25 and older in comparison with Franklin County. Approximately 54.0 percent of Jefferson Township residents have a bachelor's degree or better, compared with 36.4 percent of Franklin County residents who hold a similar accomplishment. Additionally, 21.2 percent of Jefferson Township residents have obtained a graduate, professional degree, or doctoral degree as their highest level of education.



JEFFERSON TOWNSHIP EMPLOYMENT BY INDUSTRY

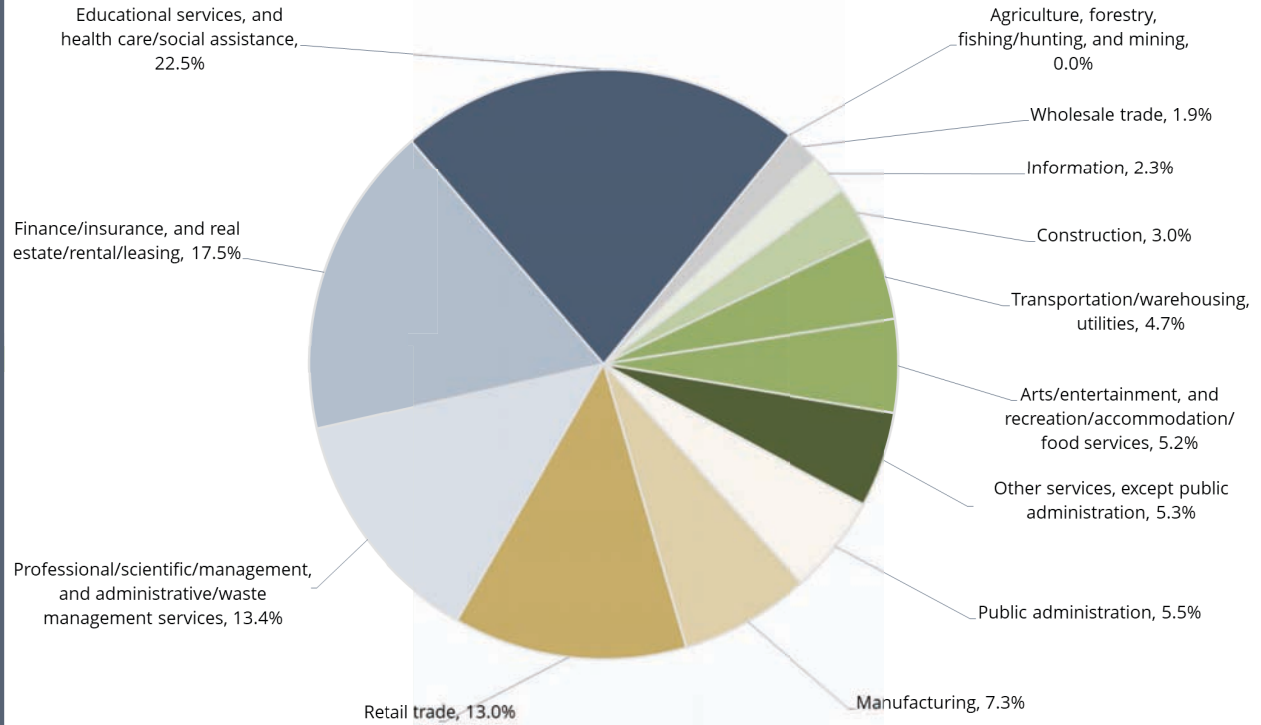


Table 1.10 - Source: 2012-2016 American Community Survey 5-Year Estimates

EMPLOYMENT BY INDUSTRY

Industry	Franklin County	Jefferson Township	Differential
Agriculture, forestry, fishing/hunting, and mining	0.2%	0.0%	-0.2%
Arts/entertainment, and recreation/accommodation/food services	9.7%	5.2%	-4.5%
Construction	4.0%	3.0%	-1.0%
Educational services, and health care/social assistance	24.5%	22.5%	-2.0%
Finance/insurance, and real estate/rental/leasing	10.1%	17.5%	7.4%
Information	2.3%	2.3%	0.0%
Manufacturing	7.6%	7.3%	-0.3%
Other services, except public administration	4.2%	5.3%	1.1%
Professional/scientific/mgmt, and administrative/waste mgmt services	12.1%	13.4%	1.3%
Public administration	4.4%	5.5%	1.1%
Retail trade	12.4%	13.0%	0.6%
Transportation/warehousing, utilities	5.4%	4.7%	-0.7%
Wholesale trade	3.0%	1.9%	-1.1%

Table 1.11 - Source: 2012-2016 American Community Survey 5-Year Estimates

EMPLOYMENT STATISTICS

According to the 2012-2016 American Community Survey, the most represented occupational industries in Jefferson Township are “Educational Services, and Health Care and Social Assistance,” “Finance and Insurance, and Real Estate and Rental and Leasing,” and “Professional/Scientific/Management, and Administrative/Waste Management Services.” Combined, these industries account for 53.4 percent of occupational industries represented by Jefferson Township residents.

Compared with Franklin County, the category of “Finance and Insurance, and Real Estate and Rental and Leasing” is over-represented, while “Arts, Entertainment, and Recreation, and Accommodation, and Food Services” and “Educational Services, and Health Care and Social Assistance” are under-represented, as these categories fall outside of a two-percent differential threshold.

EMPLOYMENT STATUS

The 2012-2016 American Community Survey found that 73.6 percent of Jefferson Township Residents described themselves as currently participating in the workforce; however, 1.9 percent of those individuals were currently unemployed. Of the entire population age 16 and over, 26.4 percent described themselves as not currently participation in the workforce, meaning that they were either retired or are not looking for work. Table 1.12 compares these statistics to those of Franklin County as a whole.

EMPLOYMENT STATUS Population 16 years and over		
	Franklin County	Jefferson Township
In labor force	69.7%	73.6%
Civilian labor force	69.6%	73.5%
Employed	65.3%	71.6%
Unemployed	4.4%	1.9%
Armed Forces	0.1%	0.1%
Not in labor force	30.5%	26.4%

Table 1.12 - Source: 2012-2016 American Community Survey 5-Year Estimates

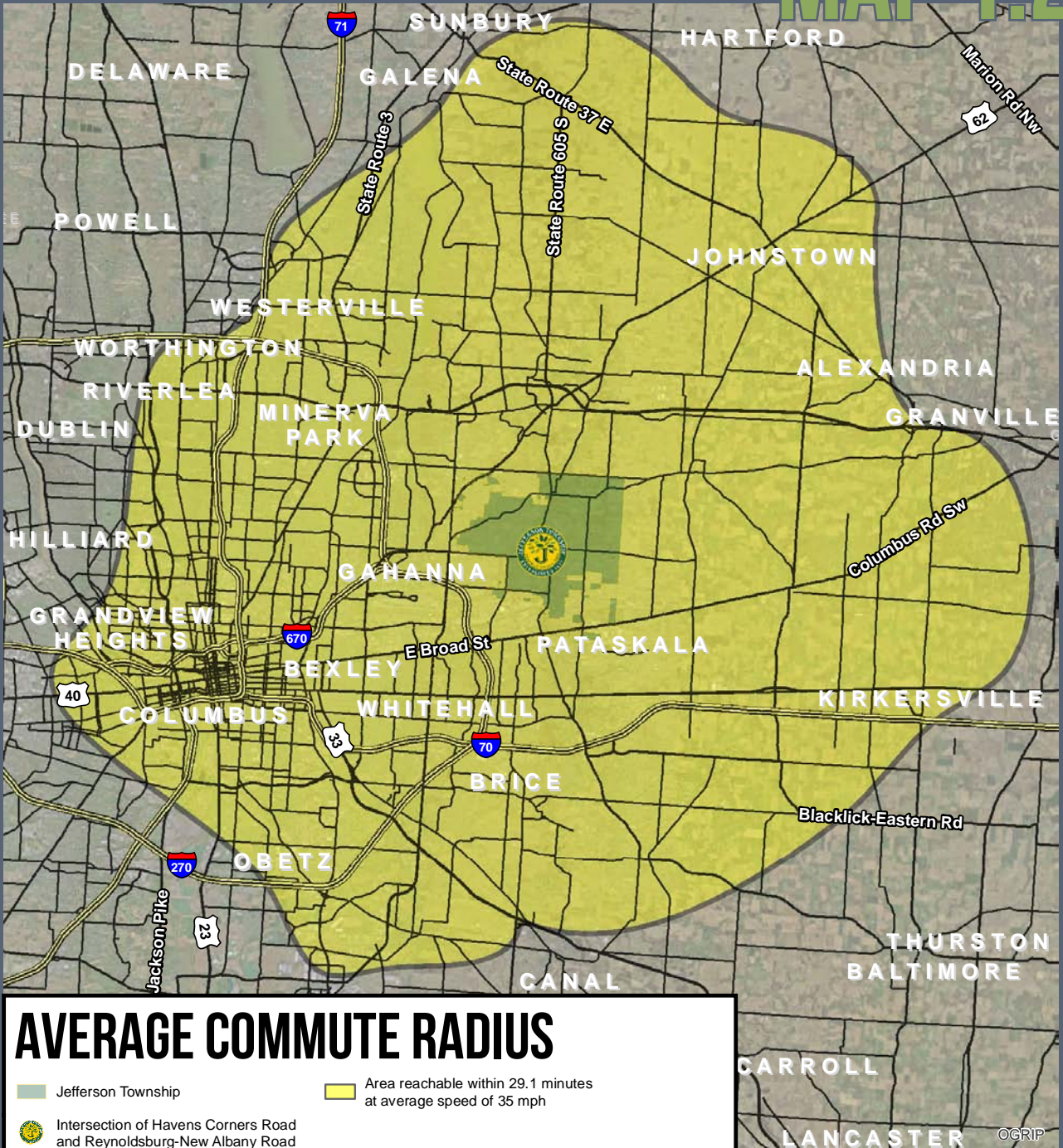
COMMUTING HABITS

The 2011-2015 American Community Survey five-year estimates indicate more than 55 percent of Jefferson Township residents spend more than 25 minutes in commute time to work, while approximately 11.4 percent have a commute 14 minutes or shorter. The average travel time to work for Jefferson Township residents is 29.1 minutes, indicating that Jefferson Township residents, on average, spend more than 7.5 minutes longer in their cars per day than the average Franklin County resident. The most popular means of commuting is driving alone, with approximately 89.9 percent of residents represented. Approximately 4.4 percent of Jefferson Township residents reported working from home.

COMMUTING TO WORK		
Workers 16 years and over	Franklin County	Jefferson Township
Private Transportation - drove alone	81.4%	89.9%
Private Transportation - carpoled	8.2%	4.6%
Public transportation (excluding taxicab)	2.6%	0.3%
Walked	2.5%	0.3%
Other means	1.6%	0.4%
Worked at home	3.9%	4.4%
Mean travel time to work (minutes)	21.6	29.1

Table 1.13 - Source: 2011-2015 American Community Survey 5-Year Estimates

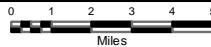
MAP 1.2



AVERAGE COMMUTE RADIUS

- Jefferson Township
- Area reachable within 29.1 minutes at average speed of 35 mph
- Intersection of Havens Corners Road and Reynoldsburg-New Albany Road

JEFFERSON TOWNSHIP 2050





Shallowbrook Farm along Clark State Road

LAND USE

Jefferson Township last updated its comprehensive plan in 1996, at the beginning of a very busy period of residential development. The 1996 comprehensive plan focused primarily on land use and established areas of low, medium, high, and extra high residential densities, and gave some thought to where various commercial and industrial uses should be located with regard to noise, access, and aesthetics.

Twenty years later, Jefferson Township has experienced significant residential growth, and for the most part, the vision behind the 1996 plan has been realized. Commercial and industrial uses are clustered along Taylor Road at Reynoldsburg-New Albany Road, while residential density is at its highest in the southern portion of the township and tapers down moving north, with the least density in the northeast and northwest portions of the township. The overall theme of the 1996 comprehensive plan was to provide goals and objectives that would “protect the character of Jefferson Township as it develops.” This has always been of primary concern to the township and its character is what makes Jefferson Township an exceptional place to live.

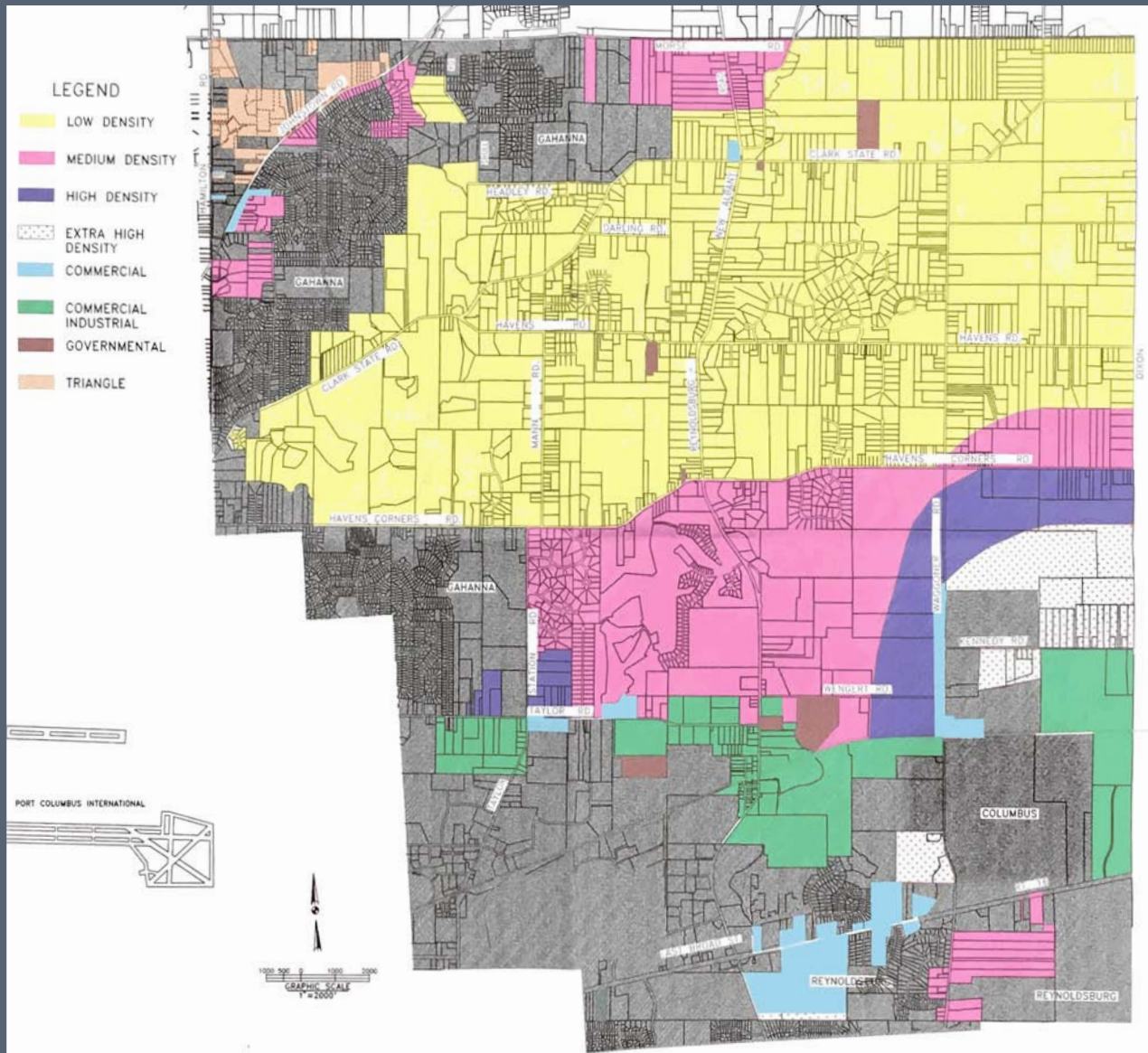
The 1996 plan established four distinct levels of desired residential density:

Residential Designation	Characteristics
Low	One house per three to five acres for lots west of Mann Road, flexible low density elsewhere.
Medium	One home per acre
High	One to two homes per acre
Extra High	Two and one-half homes per acre

The 1996 plan directed the lowest density to the core of the township; the area between Clark State Road and Havens Corners Road. This is where the environmental character of Jefferson Township is most prevalent and where narrow roads provide passage through open farmland, family estates and carefully planned subdivisions.

The Low Gross Density designation was split into two specific areas; east of Mann Road and west of Mann Road. West of Mann Road, the 1996 Comprehensive Plan established the lowest density in the area; one home per three to five acres. East of Mann Road, densities were to be left up to contextual details such as availability of water and sewer and protection of natural resources, allowing low density subdivisions consisting of lots of one acre or greater, and ranging up to large acreage agricultural tracts.

1996 COMPREHENSIVE PLAN



**JEFFERSON TOWNSHIP
COMPREHENSIVE PLAN MAP**

1996 COMPREHENSIVE PLAN MAP

THIS MAP HAS CHANGED INCREMENTALLY OVER THE YEARS TO RESPOND TO SHIFTING DEVELOPMENT PRESSURE. NONETHELESS, IT ILLUSTRATES THE DESIRE TO KEEP THE AREA NORTH OF HAVENS CORNERS ROAD THE LEAST INTENSE AREA OF THE TOWNSHIP, WHILE USE INTENSIFIES ALONG THE PERIMETER OF THE TOWNSHIP.



Typical Low Density Residential Character

Medium density describes the area south of Havens Corners Road where large-lot subdivisions are more prevalent and open space is preserved as platted reserves. Some other areas designated as Medium Density are located along East Johnstown Road and Morse Road, where major thoroughfares connect Jefferson Township with adjacent municipalities.

Areas designated as High and Extra High Density are found south of Havens Corners Road, in areas where Jefferson Township borders Columbus and Reynoldsburg. These areas face significantly higher development pressure as they are along major roads and thoroughfares and are surrounded by land that has been developed at a significantly higher density.

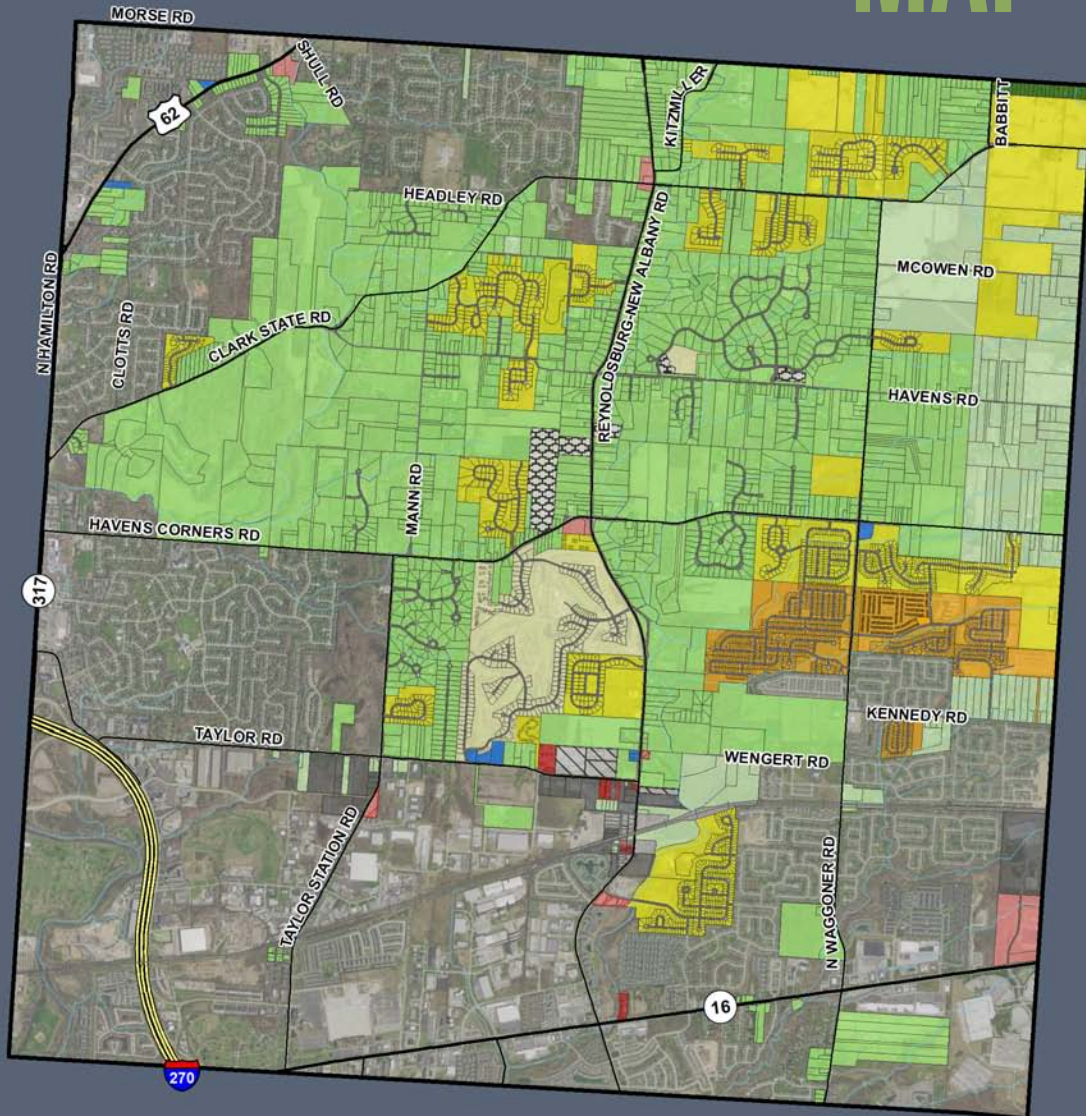
Applying these designations to present-day land use allows an opportunity to observe the overall effectiveness of the 1996 plan:

RESIDENTIAL DEVELOPMENT CAPACITY AS PRESCRIBED BY 1996 COMPREHENSIVE PLAN			
Designation	Current Density	Prescribed Density	Evaluation
Low Density - East of Mann	0.4 units/acre	As Appropriate	Variable
Low Density - West of Mann	0.1 units/acre	0.20 to 0.33	Under Minimum
Medium Density Residential	0.9 units/acre	1.0	Below Maximum
High Density Residential	1.7 units/acre	1.5	At Maximum
Extra High Density Residential	2.6 units/acre	2.5	At Maximum
Considers Designated Area as defined by the 1996 Plan Excludes Pre-Construction Subdivisions			

Overall, the long-term goal of preserving the “Core” area of Jefferson Township by holding density to one house per three to five acres in the area west of Mann Road (7.4 acres per home) and east of Mann Road (2.5 acres per home) was successful; however, annexation and subsequent development of land along Clark State Road, and development along Reynoldsburg-New Albany Road has increased development pressure in this area.

The 1996 comprehensive plan’s short-term objective of adopting regulations that would “permit High and Extra High Density development in the Township if preservation of the character of the township as a whole is enhanced” has resulted in the virtual build-out of the High and Extra High Density designations, while also preserving the character and aesthetic of the Medium and Low Density Residential designations. This practice also allowed these areas to absorb development pressure from the south, preventing widespread annexation.

MAP 1.3



CURRENT ZONING

DATA CURRENT AS OF JUNE 13, 2018

Countryside Residential	Suburban Periphery Residential	Restricted Industrial
Restricted Suburban Residential	Suburban Office & Institution	Limited Industrial
Limited Residential Suburban	Neighborhood Commercial	Planned Industrial
Planned Residential District	Community Service	Exceptional Use
Planned Suburban Residential	Planned Commercial	

JEFFERSON TOWNSHIP 2050



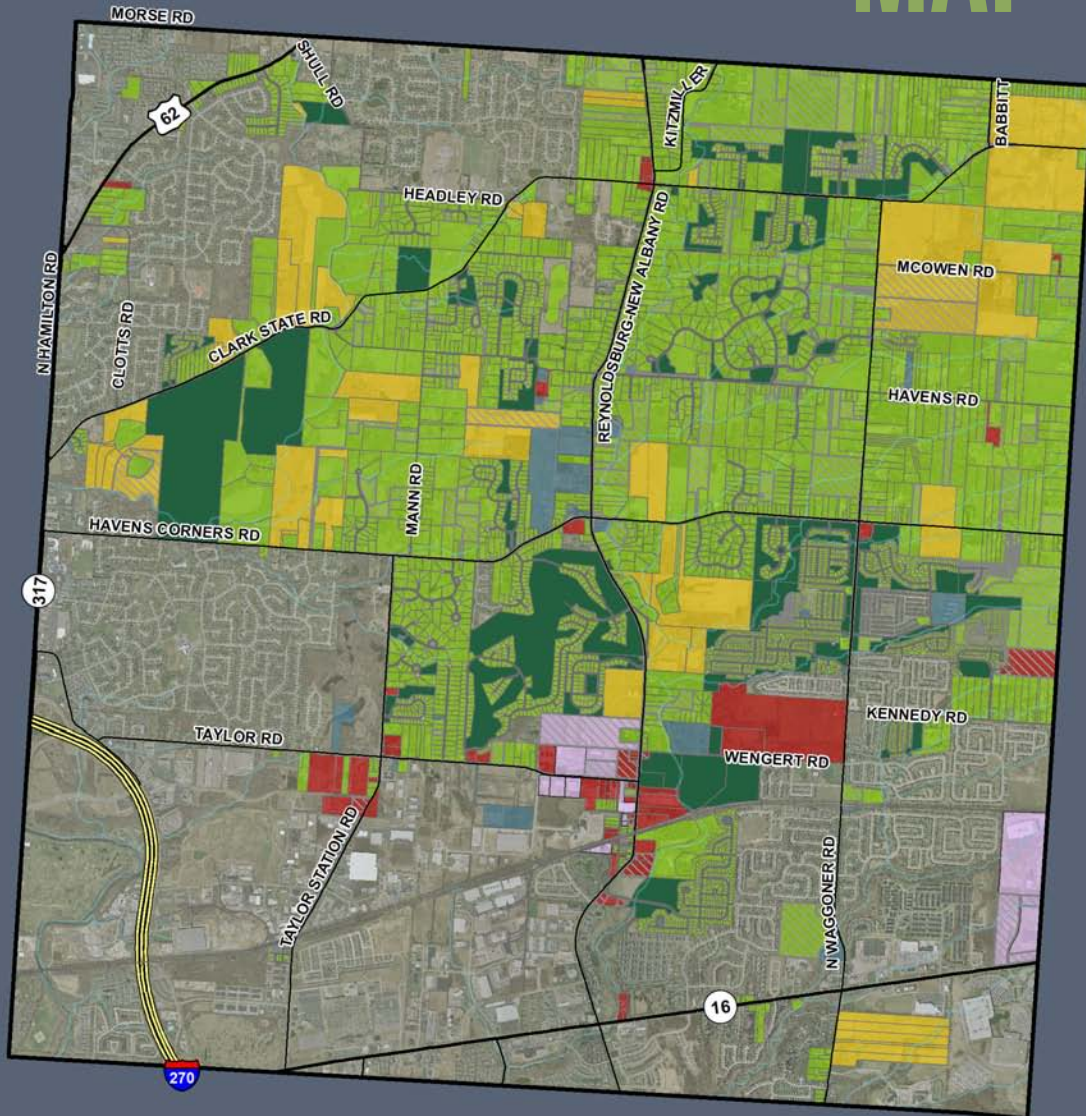


Central Ohio has grown significantly over the past two decades and the cities of Columbus, Gahanna, and New Albany have grown around Jefferson Township. This has increased land values in Jefferson Township by decreasing the area's inventory of large parcels on which to develop. As families grow and move around central Ohio, Jefferson Township will continue to see residential development proposals into the future.

One of the features that draws families to Jefferson Township is the open and rural-like appeal of the neighborhoods and estate lots in Jefferson Township. This is a testament to the positive impact of strict zoning regulations that place great importance on the preservation of open space. New residential developments in Jefferson Township must dedicate a significant portion of land as preserved open space for the purposes of beauty, biodiversity, storm water management, and recreation. In other locations in the township, conservation easements have preserved portions of private land to be held in their natural state.

The cumulative effect of these measures has created the "specialness of place" in Jefferson Township; the noticeable change when a driver passes through Jefferson Township, or when an airplane passenger notices that there is less light pollution coming from the area as they approach for an evening landing at John Glenn International Airport. In total, Jefferson Township has achieved roughly 1,200 acres of open space, amounting to approximately 12.6 percent of the overall area of Jefferson Township, or 4,242 square feet of dedicated open space per township resident.

MAP 1.4



CURRENT LAND USE

- | | |
|---|--|
| Agricultural | Industrial |
| Residential | Vacant Land |
| Government/Exempt | Open Space |
| Commercial | |

Note: Map reflects Property Class data supplied by Franklin County Auditor.

JEFFERSON TOWNSHIP 2050





WHAT DOES THE FUTURE HOLD FOR JEFFERSON TOWNSHIP?
INSIGHT2050, A REPORT MEANT TO ADVISE LOCAL JURISDICTIONS ON THE REGION'S FUTURE, PROJECTS THAT AN ADDITIONAL ONE MILLION INDIVIDUALS WILL MOVE INTO THE CENTRAL OHIO REGION BY 2050. IN RECENT YEARS, JEFFERSON TOWNSHIP HAS OUTPACED GROWTH OF MANY AREA JURISDICTIONS. AS THE REGION GROWS, JEFFERSON TOWNSHIP IS EXPECTED TO GROW AT A CONTROLLED PACE.

Gahanna-Lincoln High School Marching Band

GROWTH FORECASTING

Since 1990, Jefferson Township has experienced both a rapid “boom” in growth, as well as a significant slow growth period, attributable to the 2008 national recession. Between 1990 and 2000, Jefferson Township experienced an average annual population growth of 3.4 percent. From 2000 to 2010, the average annual growth in population was 10.4 percent. Overall, this represents an average annual growth of 8.6 percent over the period 1990 to 2010. While it is impossible to predict the future, we can use past growth rates to inform growth estimations. The table below represents four growth scenarios:

POPULATION FORECASTING								
Scenario	Description	Annual Growth Rate	2010	2020	2030	2040	2050	Overall Increase 2010-2050
1	10 Year Average 2000-2010	10.43%	10,872	17,676	36,112	73,777	150,726	139,854
2	20 Year Average 1990-2010	8.65%	10,872	16,515	30,800	57,442	107,129	96,257
3	MORPC Growth Estimate 2011-2013	1.13%	10,872	11,609	12,921	14,381	16,006	5,134
4	Generalized Insight2050 Projection 2010-2050	0.71%	10,872	11,335	12,140	13,002	13,925	3,053

The projections found in Scenario 1 and Scenario 2 seem improbable when compared to the remaining land that could be developed in Jefferson Township. Scenario 3 assumes a long-term growth pattern that is similar to the estimated rate of growth for Jefferson Township between 2011 and 2013 that is provided by the Mid-Ohio Regional Planning Commission (MORPC). Scenario 4 applies the overall anticipated growth rate as predicted by the insight2050 report, which predicts a population increase of one million people to the Central Ohio region by the year 2050.

Because the area within Jefferson Township’s boundaries cannot get any larger, it is possible to formulate an estimation of growth based on available land. The following information represents residential subdivision development in various stages, as well as a study of land that is vacant, not encumbered by any easements, and is zoned for residential development.



Student Volunteers at Township Halloween Event



Winter Scene along Clark State Road

ACTIVE AND PLANNED RESIDENTIAL CONSTRUCTION				
Subdivision	Planned Units	Remaining Units	Status	Housing Type
Farms at Jefferson	372	372	Pre-Construction	SFR
Morrison Farms East	231	191	Construction	SFR
Paddock Reserve	23	19	Construction	SFR
Parkwood	76	5	Construction	SFR
Villages at Jefferson Run (East)	165	103	Construction	SFR
Weldon	78	59	Construction	SFR
Woodland Creek	29	29	Pre-Construction	SFR
Total Units	974	778		

Data Current as of 7/1/2018

There are currently five residential construction projects with approved development plans, and two residential construction projects that have approved development plans but are in the pre-construction phase.

CURRENT INVENTORY OF SUBDIVIDABLE VACANT LAND			
Current Zoning	Total Acreage	Max Density	Max Yield
Countryside Residential District - CSR	396	0.2	79
Restricted Suburban Residential District - RSR	655	1.0	655
Planned Suburban Residential District - PSRD	30	1.0	30
Total Possible Units			764

According to the data, the maximum number of homes built as a result of the subdivision of all vacant lots is 764 units. This number represents the maximum number of lots according to current zoning, less any acreage that is encumbered by a conservation easement, and does not take into account physical limitations. If the owners of these parcels wish to rezone to a planned residential zoning category, it would be possible to increase maximum density by clustering development, although we anticipate the density of any planned district to be similar to that of the original zoning. A hearing with the Zoning Commission would be held to determine any zoning change to make this possible.

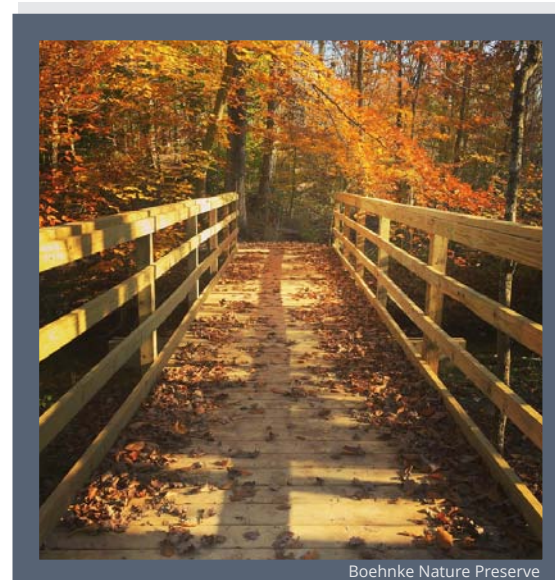
ANTICIPATED RESIDENTIAL GROWTH	
Remaining Active and Planned Residential Construction	778
Current Inventory of Subdividable Vacant Land	764
Total Anticipated Units	1,542

Data Current as of 7/1/2017

Considering the number of unbuilt units in approved subdivisions and the potential for the development of vacant residentially zoned land, Jefferson Township may increase by approximately 1,542 homes when fully built out. If the current trend of average household size continues to be 3.00 members per family, the population of Jefferson Township could increase by an estimated 4,626 persons if these units are added. This estimation does not consider redevelopment of currently occupied parcels, housing units that may be supplied by mixed-use developments, or any future changes, if any, to allowable density.

To update the 2010 Census population data to 2018 estimates, MORPC’s modest estimated growth rate of 1.3 percent is applied for the period of 2010-2018. This would indicate a population estimate of 11,855 and household count of 3,800 for 2018. Adding expected units in platted subdivisions, as well as anticipated future development of unplatted land for the years 2019 through 2050 would indicate a household count of 5,494, and a population of approximately 16,481 in 2050. The average annual growth rate from 2010 to 2050 would be approximately 1.3 percent given these estimations.

ANTICIPATED CAPACITY-BASED GROWTH RATE				Average Annual
	2010	2018	2050	Growth Rate
Total Population	10,872	11,855	16,481	1.3%
Total Households	3,486	3,952	5,494	1.4%
Assumptions				
Average Household Size (2011-16 ACS 5-year Estimates)				3.00
2018-2050 Anticipated Pop. Growth (Assuming ACS estimate of 3.00 persons per housing unit)				4,626
2018-2050 Anticipated New Housing Units (Estimated Build-out of Vacant Residential Parcels)				1,542



Boehnke Nature Preserve



JEFFERSON
TOWNSHIP
2050

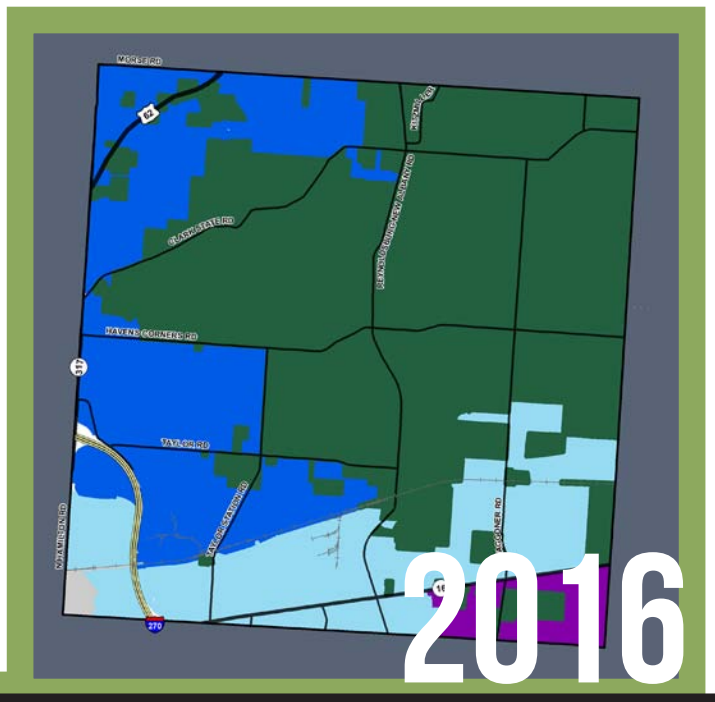
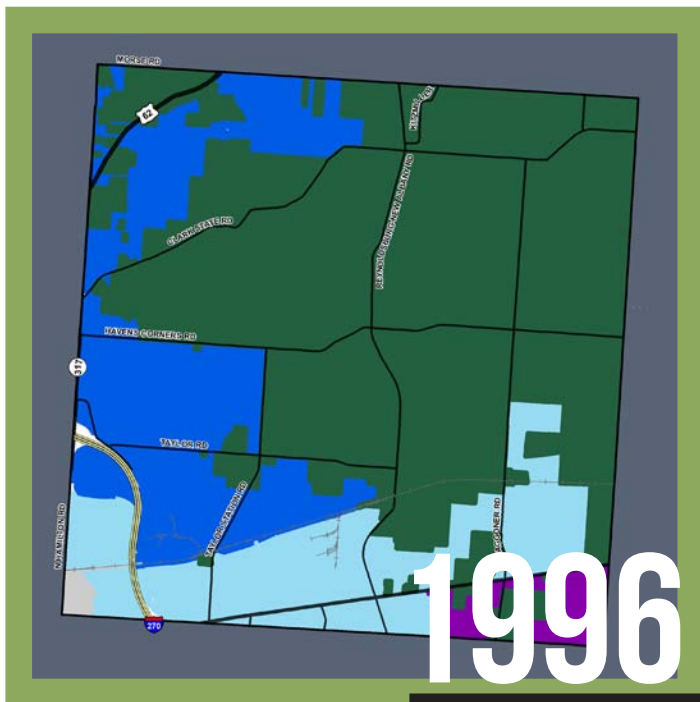
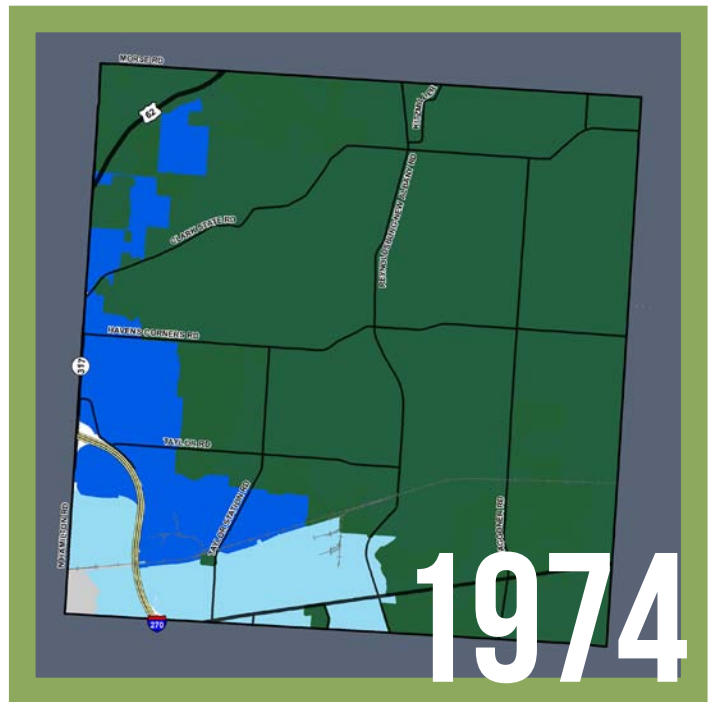
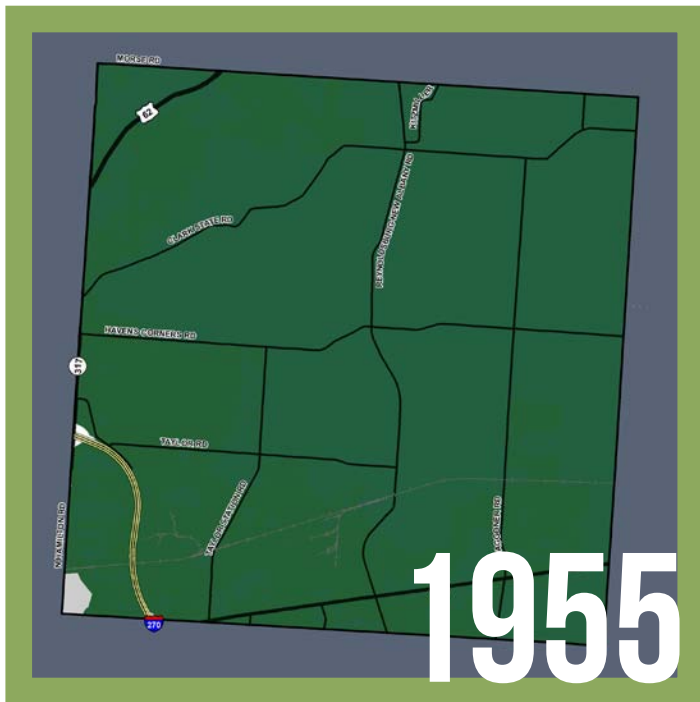
Blacklick Creek Viaduct

JEFFERSON TOWNSHIP 2050

SUSTAINABILITY

REMAINING RESILIENT IN A CHANGING REGION

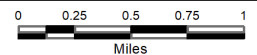
The Central Ohio region has undergone significant changes since farming was a primary means of income for Jefferson Township families. The ideas, goals and objectives in this section will help Jefferson Township retain its rural character and community core values in the face of these changes, present and into the future.



ANNEXATION SINCE 1955

- Columbus
- Gahanna
- Reynoldsburg
- Whitehall
- Jefferson Township
- Historical Township Boundary

JEFFERSON TOWNSHIP 2050



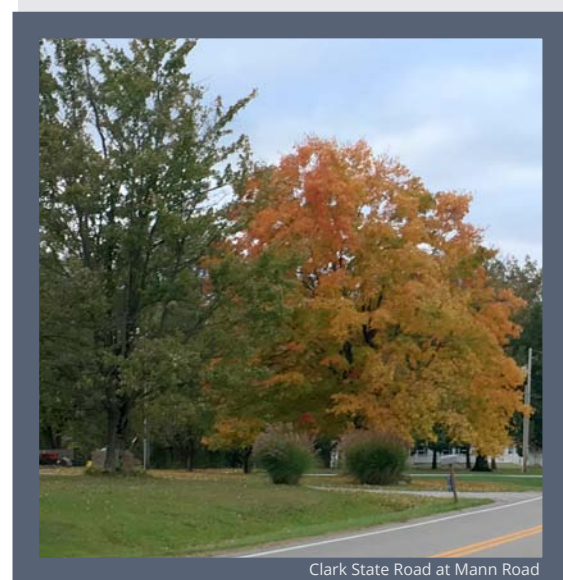
SUSTAINABILITY PRESERVATION

THE IMPACT OF ANNEXATION

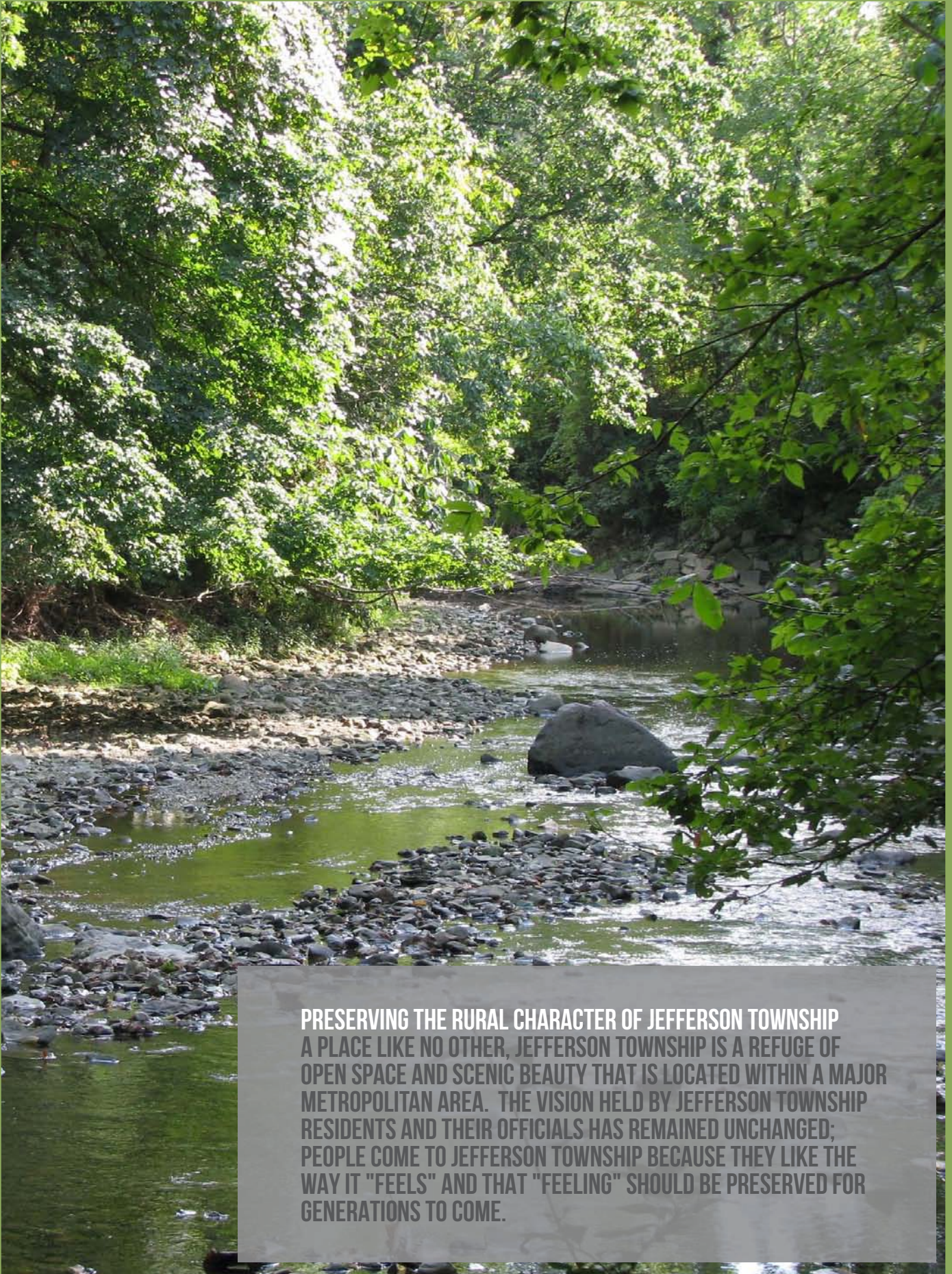
As more families move into Central Ohio, local governments are faced with the challenge of accommodating more families without the ability to “grow more land.” According to the Ohio Revised Code, one way that a municipality can expand its boundaries to absorb more families is to annex land from a neighboring township. When a land owner owns a parcel that is adjacent to a city or village that might be able to offer police and fire protection, centralized water and sewer services, or favorable zoning and development practices, the land owner may be willing to annex land into that municipality in exchange for a municipal income tax.

Jefferson Township has adopted a centralized water and sewer system, a dedicated fire and emergency medical service and township zoning to encourage property owners keep their land in the township; however, past annexations have eroded the core of the township over time. As population growth increases development pressure, the potential for annexation must be considered, especially along corporation lines and fringe parcels.

When a property is annexed, Jefferson Township loses a portion of property taxes, primarily road district funds. Additionally, Jefferson Township loses the ability to control the aesthetics of an annexed parcel, as the Jefferson Township Zoning Resolution would no longer be in effect on that parcel. Jefferson Township utilizes the Jefferson Township Zoning Resolution to control lot sizes and densities, placement of structures, signage and parking regulations. However, even after an annexation, property taxes for Jefferson Township Fire and Emergency Medical Services remain, and service continues from Jefferson Water and Sewer District if the parcel has access to those services.



Clark State Road at Mann Road



PRESERVING THE RURAL CHARACTER OF JEFFERSON TOWNSHIP
A PLACE LIKE NO OTHER, JEFFERSON TOWNSHIP IS A REFUGE OF OPEN SPACE AND SCENIC BEAUTY THAT IS LOCATED WITHIN A MAJOR METROPOLITAN AREA. THE VISION HELD BY JEFFERSON TOWNSHIP RESIDENTS AND THEIR OFFICIALS HAS REMAINED UNCHANGED; PEOPLE COME TO JEFFERSON TOWNSHIP BECAUSE THEY LIKE THE WAY IT "FEELS" AND THAT "FEELING" SHOULD BE PRESERVED FOR GENERATIONS TO COME.

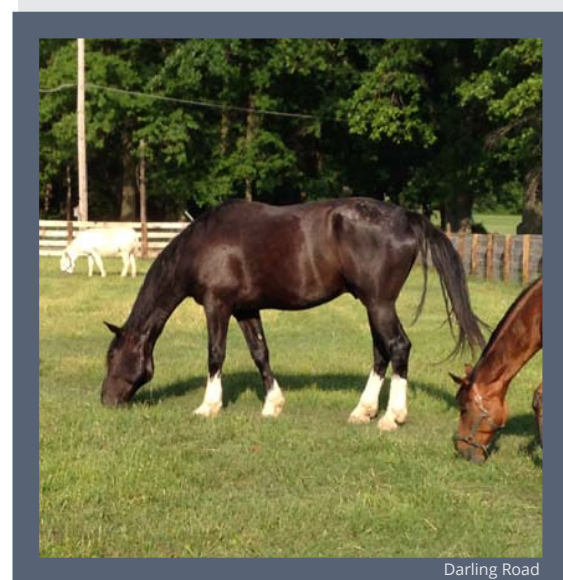
Blacklick Creek

CITY-TOWNSHIP COLLABORATION

To maintain the aesthetic character of Jefferson Township, it is important to maintain a good working relationship with neighboring municipalities, as annexation is sometimes inevitable. In some cases, municipalities may offer competitive incentives, favorable zoning or better access to infrastructure than the township is able to provide. When this happens, the township must be able to rely on a good relationship with the municipality to ensure that development occurs in a way that blends municipal policies with surrounding township land use. Jefferson Township is committed to working with nearby municipalities to ensure that development that occurs as a result of annexation is done in such a way that reflects our values of resource conservation, open space and high quality aesthetic design.

OPEN SPACE ACQUISITION

Jefferson Township may explore ways to use public funds to purchase land or development rights from willing property owners. Section 505.26 of the Ohio Revised Code grants the Board of Township Trustees the power to acquire an ownership interest in land, water or wetland for the “purposes of protecting and preserving the natural, scenic, open, or wooded condition of land, water, or wetlands against modification or encroachment.” In addition, the township may use public funds to purchase development easements to preserve sensitive land and control growth. By strategically acquiring land and development rights, the Board of Trustees will be able to preserve the character and charm of the rural aesthetic found in Jefferson Township.



Darling Road

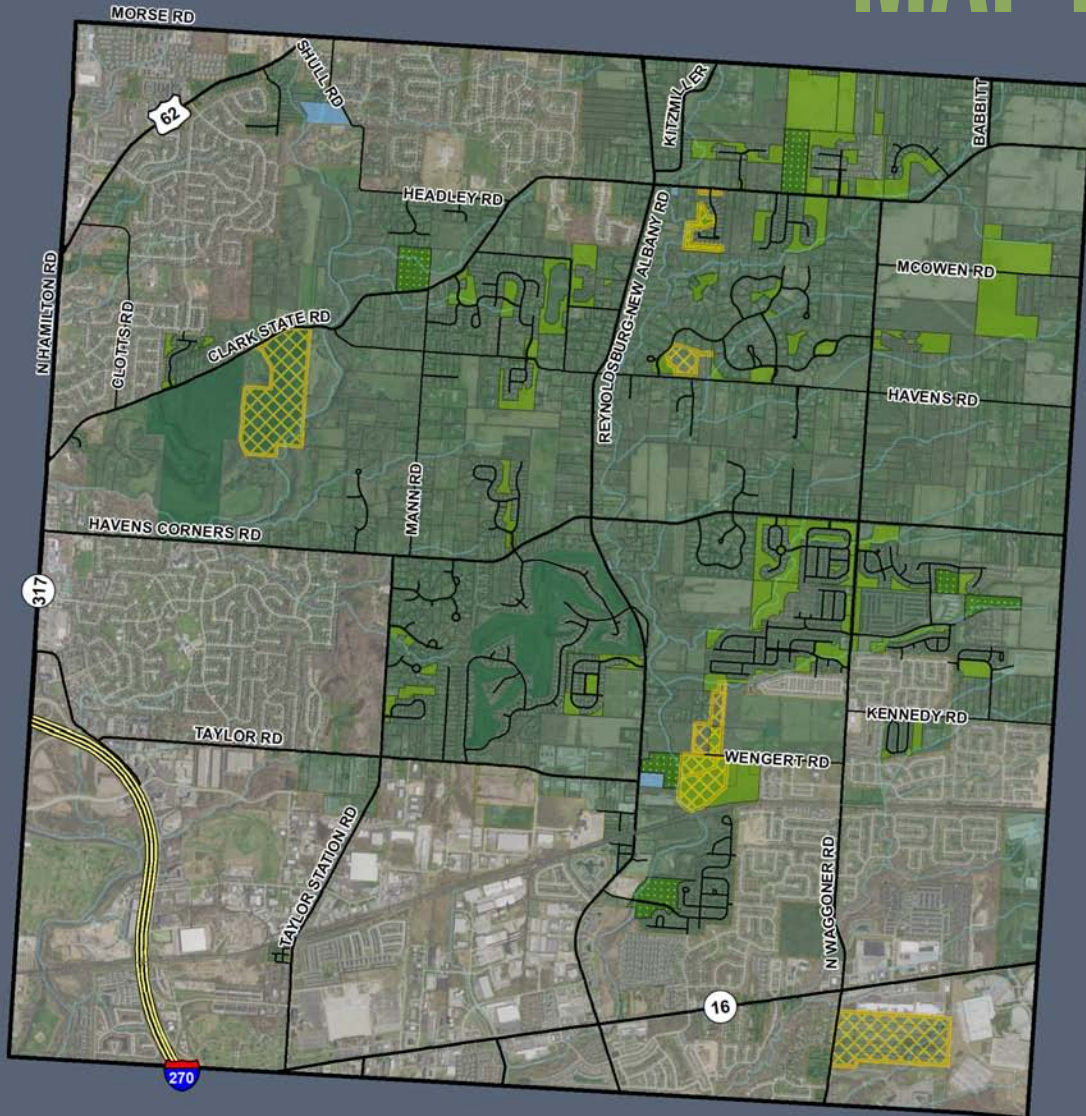
CONSERVATION EASEMENTS

The Jefferson Township Land Conservation Association (JTLCA) was formed in 1998 for the purposes of holding conservation easements to preserve the natural rural beauty found in Jefferson Township. To date, the Jefferson Township Land Conservation Association has secured conservation easements over more than 250 acres of privately held land. A conservation easement acts as a permanent deed restriction that runs with the land and determines to what degree a parcel may be developed. Private land owners may work with the JTLCA to dictate the terms of the conservation easement. In exchange for the donation of a conservation easement, the land owner may be entitled to receive federal income tax benefits to offset the value of future development potential. The landowner would retain the right to use or sell the land for purposes specified in the Conservation Easement, such as farming, hunting, or timber production.



Nature Preserve at Jefferson Community Park

MAP 2.1



OPEN SPACE AND EASEMENTS

- Township Park
- Open Space
- Private Open Space
- Cemetery
- Agriculture/Conservation Easement
- Historical Township Boundary
- Jefferson Township (Unincorporated)
- Incorporated Area

JEFFERSON TOWNSHIP 2050



GOAL:

**PRESERVE THE
RURAL CHARACTER OF
JEFFERSON TOWNSHIP**

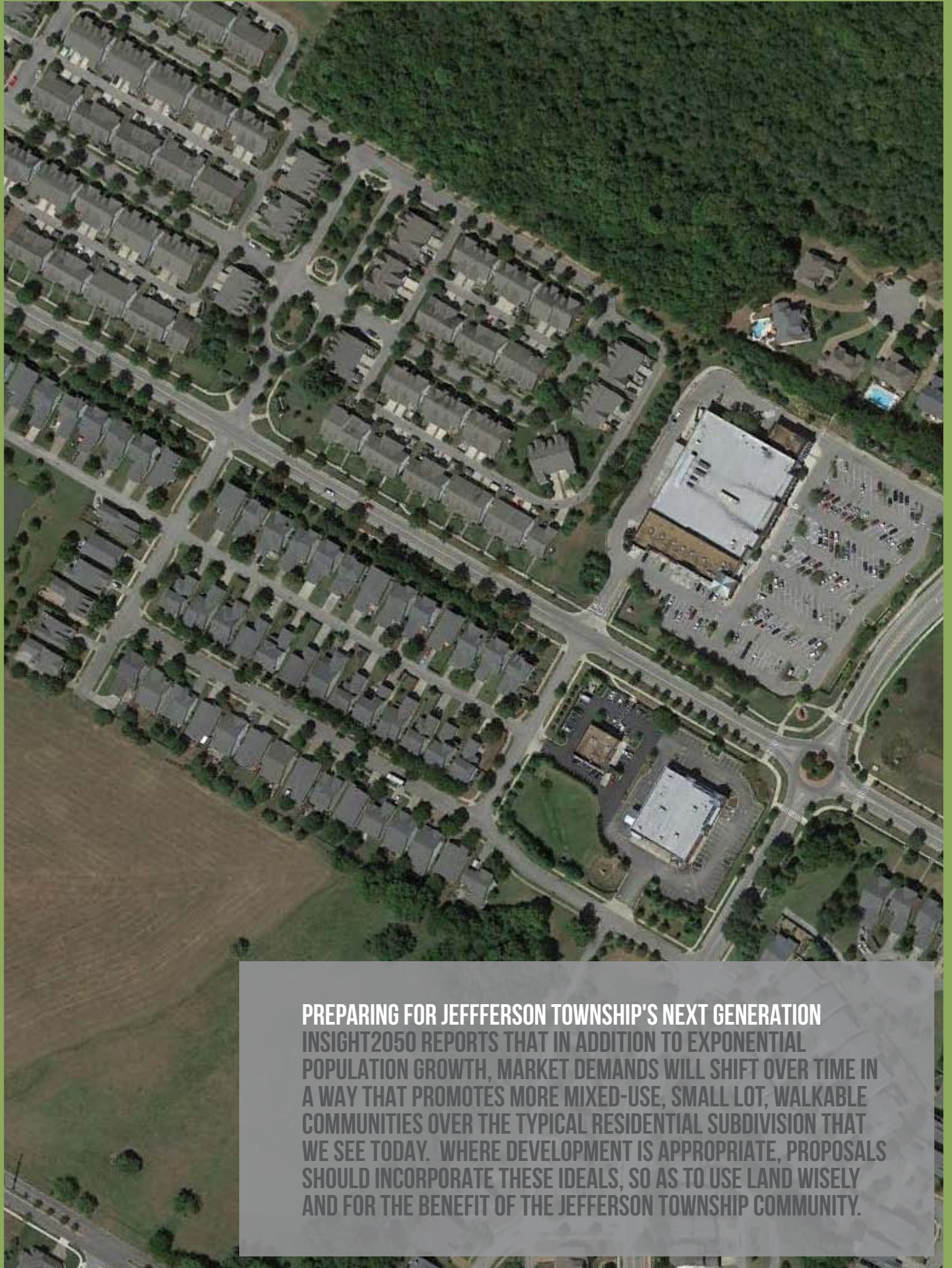
SUSTAINABILITY:

PRESERVATION

GOALS AND OBJECTIVES

OBJECTIVES:

- 1** Encourage the Jefferson Township Land Conservation Association to obtain conservation easements from large-lot owners to control the development of such parcels.
- 2** Explore the possibility of utilizing public funds for the purpose of acquiring open space for the purpose of preservation.
- 3** Continue to maintain a good working relationship with nearby municipalities to ensure that annexed land is developed in a way that reflects Jefferson Township's approach to land use.



PREPARING FOR JEFFERSON TOWNSHIP'S NEXT GENERATION
INSIGHT2050 REPORTS THAT IN ADDITION TO EXPONENTIAL POPULATION GROWTH, MARKET DEMANDS WILL SHIFT OVER TIME IN A WAY THAT PROMOTES MORE MIXED-USE, SMALL LOT, WALKABLE COMMUNITIES OVER THE TYPICAL RESIDENTIAL SUBDIVISION THAT WE SEE TODAY. WHERE DEVELOPMENT IS APPROPRIATE, PROPOSALS SHOULD INCORPORATE THESE IDEALS, SO AS TO USE LAND WISELY AND FOR THE BENEFIT OF THE JEFFERSON TOWNSHIP COMMUNITY.

McKay's Mill Community in Franklin, Tennessee

SUSTAINABILITY RESILIENCE

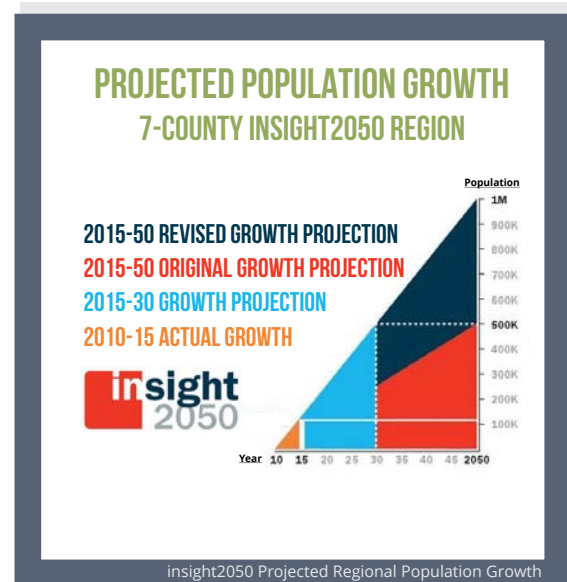
INSIGHT 2050

A major regional planning document, insight2050 is “a collaborative initiative among public and private partners designed to help communities proactively plan for development and population growth over the next 30+ years that is expected to be dramatically different from the past.” The project was coordinated by MORPC, Columbus 2020, and ULI Columbus and was completed by Calthorpe Associates, an internationally recognized planning firm.

According to insight2050 projections, the Central Ohio Region will grow by an estimated 500,000 individuals by 2030 and 1 Million individuals by 2050. Additionally, it is anticipated that household formation (the relationship and number of individuals in a household) is expected to change dramatically. As a result of this growth and culture shift, insight2050 anticipates the following market demands:

- More walkable neighborhoods
- More mixed use environments
- More mixed age, mixed income communities
- Smaller residences
- More transportation choices

Jefferson Township 2050 seeks to merge Jefferson Township’s community core values, rich agrarian history, and rural lifestyle with the long-range vision provided by insight2050. Being an independent local government within the Central Ohio Region, it is important for Jefferson Township to anticipate and prepare for this projected growth while remaining true to its own identity.





AGRI-VILLAGE DEVELOPMENT

Introduction of an Agri-Village Planned District would allow for planned unit residential development to take place on these parcels while keeping the agricultural land in the district financially productive. In this type of development, a residential community is directly linked to a working farm, and what would typically be held as passive open space under conservation development practices would become active farmland. To further incentivize farmland preservation, off-site open space could be acquired for the purpose of being incorporated into the agricultural operation. The farm becomes part of the community, where residents can participate in agricultural activities, adults and children can learn about farming, and a crop of goods can be sold at a neighborhood farm market or through a Community Supported Agriculture (CSA) program.

This type of development could also celebrate environmental stewardship by incorporating green building practices and alternative sources of energy. Solar power, biofuel energy, and geothermal energy could power the homes, while water conservation would come to the forefront of residents living yards from a working farm. On-site water and sewage treatment may be an option where public water and sewer service expansion is not feasible.

DESIGN STANDARDS MANUAL

The creation of a Design Standards Manual and subsequent review process will help Jefferson Township preserve the rural character of the community by informing prospective developers of the value that the community places on sound design principles and aesthetic. The Design Standards Manual should outline guidelines for development and redevelopment practices with respect to architectural style, site layout, signage, entry features and streetscape improvements. The review process should include a pre-planning review, as well as a conceptual review at time of application to ensure that the intent of the Design Standards Manual has been achieved.

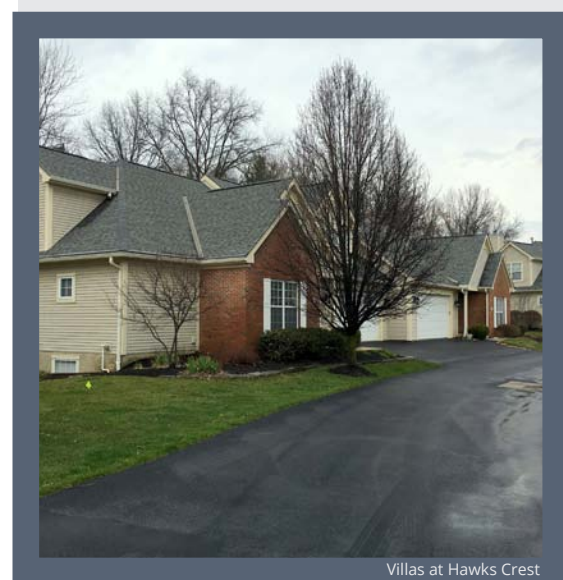
MULTI-UNIT DEVELOPMENT

There are currently no conventional apartment buildings in Jefferson Township; however, the Jefferson Pointe multi-unit project was approved by the Township Trustees in 2016, and consists of 72 extended-stay hotel type suites in 3.9 acres along Taylor Station Road between Taylor Road and Cross Pointe Road. This development is adjacent to an existing multi-unit development of similar character that is located within the City of Gahanna, and utilizes Planned Commercial zoning to allow for a greater density than any planned residential zoning category would allow for.

Multi-unit apartments and condominiums allow busy young adults to live, work and play centrally, with low maintenance costs and a small environmental footprint. These types of developments are easily developed as mixed-use developments, where a café, restaurant, gym, neighborhood office or small retail space could enhance quality of life for area residents. The insight2050 report anticipates greater demand for these types of residential developments as demographics and market demands change. Jefferson Township should encourage mixed use and multi-unit housing developments in appropriate locations and where there is context aesthetically.

AGING IN PLACE

Jefferson Township's current housing mix predominantly consists of single-family housing. There are currently three established multi-unit developments in the township, consisting of one- two- and three-unit clusters, McIntosh Village, Hawks Crest and Jefferson Village. In 2016, work began on Jefferson Grove, which will offer a mix of six- and eight-unit single-story clusters targeted for individuals aged 55 years or better. These developments provide housing for empty-nesters that offer a low-maintenance lifestyle and first-floor master bedroom design, or single-floor design. This provides an opportunity for individuals to "age in place" and enjoy independent living within the township.



Villas at Hawks Crest



REIMAGINING COMMERCIAL ACTIVITY IN JEFFERSON TOWNSHIP
ORIGINALLY KNOWN AS THE VILLAGE OF SMITHVILLE, THE BLACKLICK AREA HAS BEEN A COMMERCIAL NODE SINCE 1852, WHEN SAWMILLS, GRISTMILLS AND A QUARRY WERE LOCATED ALONG BLACKLICK CREEK. IT HAS BEEN THE HOME TO A CHURCH, A FEEDMILL, A POST OFFICE AND SEVERAL HOMES SINCE. WITH NEW AND CONTINUED INVESTMENT, THIS AREA WILL THRIVE AS A STOPPING POINT BETWEEN REYNOLDSBURG AND NEW ALBANY.

Whole Pet Wellness Center at former Blacklick Post Office

BLACKLICK VILLAGE REDEVELOPMENT

A natural commercial node exists at the intersection of Reynoldsburg-New Albany Road and the railroad tracks, from Blacklick Ridge Boulevard to Taylor Road. This area is known as the Village of Blacklick, although it was never incorporated – the name Blacklick refers to the Blacklick Post Office that has since moved south to its current location on Brice Road. Just two miles from both Broad Street and Havens Corners Road, the area is an ideal place for a commercial corridor that would offer small-to-medium office, restaurant, and retail space, with potential for upper floor residential units.

One of the sentiments discussed during the Visioning process of this plan was that Jefferson Township, while beautiful and unique, has no “place” to gather in, or to serve as a distinct landmark. The all-in redevelopment of this area would create a walkable district that offers community gathering spaces in the form of restaurants and coffee shops, a township square, or as a hub for a future network of multi-use bike and walking trails.

Current zoning in this area is a mix of Countryside Residential, Restricted Industrial, and Limited Industrial, and the vast majority of the parcels are considered non-conforming lots of record, meaning that the parcels are not large enough to meet the area and lot dimension standards of the district for which they are zoned. Under current zoning, uses related to various types of manufacturing, construction services, and transportation and trucking firms, could be established next to lots that are currently used residentially as their use predates local zoning. While the lots are allowed to accommodate the permitted uses of their respective zoning districts, variance approval would be required to build on the majority of the lots, as the ability to meet the area and lot dimension requirements of the respective zoning districts is significantly limited.

To encourage the redevelopment of the Blacklick Area, an area plan should be created to manage the redevelopment of this commercial zone. The area should be reimagined to include a commercial corridor of shops along High Street, with the potential for upper floor office and residential units. To the west, care should be given to imagine uses that are compatible with existing industrial uses that are located within the jurisdiction of the City of Columbus. To the east, Planned Commercial zoning should be encouraged and development plans that integrate into the natural environment should be rewarded with reduced setbacks along High Street. Public access needs to be granted to allow for greenway or nature preserve access along Blacklick Creek.



Single-Family House in Blacklick Area

STRUCTURES REIMAGINED

As more investment is made in the Blacklick Area, it may be beneficial to retrofit existing housing into offices or retail storefronts to attract emerging businesses to the area. Other houses will likely remain residential in purpose, and will be better amenitized as shops and services locate around them.



GOAL:

ENCOURAGE CREATIVE DEVELOPMENTS THAT REFLECT JEFFERSON TOWNSHIP'S INDENTITY AS "AN EXCEPTIONAL PLACE TO LIVE"

SUSTAINABILITY:

RESILIENCE

GOALS AND OBJECTIVES

HILLS DRIVE

OBJECTIVES:

- 1** Explore innovative forms of residential development to balance low residential density with community-focused open space.
- 2** Foster development within the established commercial areas along Taylor Road and in the Blacklick Area along Reynoldsburg-New Albany Road.
- 3** Create a Design Standards Manual and subsequent review process to promote a generally accepted approach to architecture and design aesthetic.
- 4** Encourage the development of housing which allow “empty nest” families to remain in Jefferson Township.

SUSTAINABILITY LAND USE MANAGEMENT PLAN



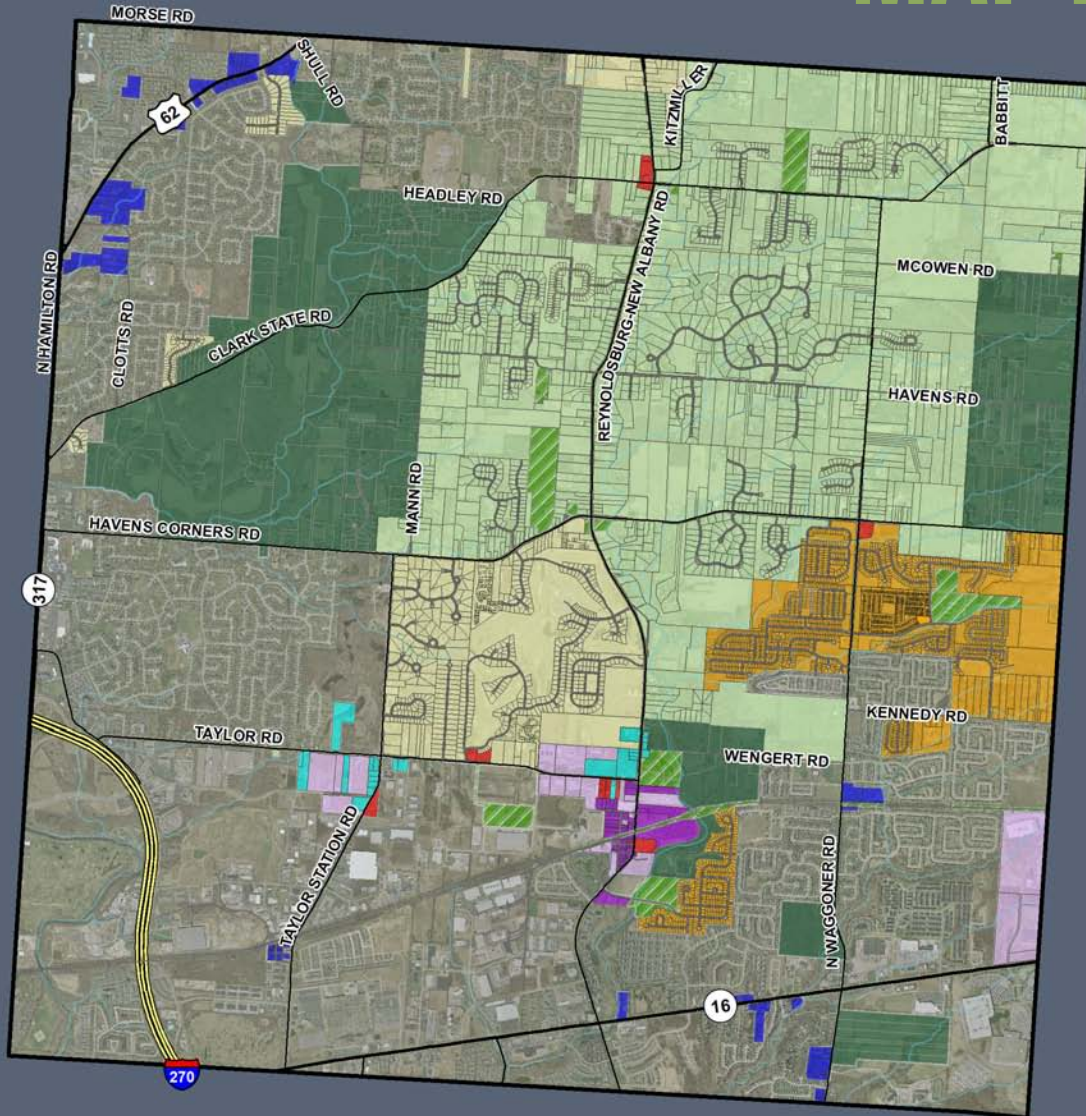
Walking Path at Woods at Swisher Creek Subdivision

The land management map reflects a vision of the future that is held by the current residents and leadership of Jefferson Township. Building off of the last 20 years of land use patterns, we are able to anticipate the future needs of the township by observing current land use trends, taking inventory of land use categories, and observing growth in surrounding jurisdictions. The land uses found on the map represent a general idea of the types of uses that should occur in any given parcel within Jefferson Township. These land use designations are broken down by use and intensity. The categories are:

1. Government Use/Park
2. Estate Residential
3. Low Density Residential
4. Village Residential
5. Suburban Residential
6. Transitional Area
7. Taylor Road Corridor
8. Blacklick Area
9. Established Commercial
10. Established Industrial

A description of each land use designation found on Map 2.2, along with characteristics related to density, building size, site arrangement and setbacks are included to present a standard characteristic for each use designation. In some situations, it will be necessary to adapt these characteristics to maintain coherence with adjacent uses, to overcome site limitations, or to allow for more creative development. In any instance where the characteristics are in conflict with the Jefferson Township Zoning Resolution, the Zoning Resolution shall prevail.

MAP 2.2



LAND USE MANAGEMENT PLAN

- | | | |
|-------------------------|------------------------|------------------------|
| Estate Residential | Transitional Area | Established Commercial |
| Low Density Residential | Taylor Road Corridor | Government Services |
| Village Residential | Blacklick Area | |
| Suburban Residential | Established Industrial | |

JEFFERSON TOWNSHIP 2050



LAND USE MANAGEMENT PLAN

CHARACTER TYPES

GOVERNMENT AND PARKS

Government Facilities and Parks are intended to serve the community and should do so in a way that respects surrounding uses and allows for future growth

GOVERNMENT/PARKS GUIDELINES	
Building Size	Building size for government uses should be in proportion to the acreage on which they are located. The combined first floor footprint of primary and accessory structures should not exceed 50 percent of the lot area.
Site Orientation and Setbacks	<p>Government buildings should be oriented towards the street with accessory structures located behind the primary structure and along the perimeter of the site. Parking should be provided in the center of the lot, directly behind the primary structure.</p> <p>Setbacks should be similar to those of abutting uses and the placement of accessory structures should follow the requirements found in the zoning resolution in terms of setback distance relative to building size.</p>
Parking	<p>Government buildings should incorporate a ratio of one and a half parking spaces per staff member. In the context of a public meeting venue, parking should be provided at the ratio of one-half vehicle per permitted occupancy capacity of the meeting room.</p> <p>Employee parking should be located directly to the rear of the primary structure, with access to any accessory structures. Limited guest parking should be available to the front or side of the primary structure.</p>
Landscaping/Screening	Screening should be provided along at least 20 percent of the site's frontage, in such a way that allows a clear view of the primary structure, but screens the view of any accessory structures and parking.

ESTATE RESIDENTIAL GUIDELINES	
Lot Size/Density	The Estate Residential designation is the least intense of all of the residential designations. Minimum lot size should be one dwelling unit per three acres for single-lot estates; however, minimum acreage for individual lots will be determined by the Jefferson Township Zoning Resolution.
Building Size	Building size should be in proportion to lot size, with no more than 20 percent lot coverage, inclusive of all structures.
Site Orientation and Setbacks	Single-lot homesites should be oriented towards the road, with a front yard setback of 110' from centerline of road, whichever is greater, so as to preserve the natural aesthetic of scenic roadways. Side yard setbacks should be at least 25 feet, while rear yard setbacks should be equal to 20 percent of the depth of the lot, up to 50 feet.
Open Space	Open space is kept private and is created by restricting the size of structures in proportion with lot size.
Parking	Parking should be limited to garages, driveways, or dedicated parking areas.
Landscaping/Screening	<p>Mature trees, fence rows, and other natural characteristics should be kept intact to preserve the rural legacy of Jefferson Township. When possible, agricultural structures should be preserved and reused.</p> <p>Screening should be provided along at least 50 percent of the site's frontage, in such a way that may allow a clear view of the primary structure, but that screens the view of any accessory structures and parking. Dense screening is encouraged to promote privacy and to preserve the aesthetic of scenic roadways.</p>

ESTATE RESIDENTIAL

For decades, low density residential development has been the hallmark of the type of rural character found in Jefferson Township; these are the estates lots, hidden by stands of old growth trees and vegetation, or placed prominently on a tract of family farmland. These uses are to be celebrated as a fond memory of the township's agrarian roots.

LAND USE MANAGEMENT PLAN

CHARACTER TYPES

LOW DENSITY RESIDENTIAL

Land in the Low Density Residential character type can be described as a mix of farmland, one-acre stand-alone residential tracts, one-acre subdivision lots, and subdivisions which utilized conservation or "cluster" development principles to preserve community open space and offer smaller lots at a neutral density of generally one unit per acre.

Subdivisions may be developed in the Low Density Residential character type at a density of one unit per acre, with flexibility to allow greater density based upon the merits of the development plan and possibility of annexation. Further, open space and community space should be preserved in the form of land for sports, natural preserves, or community buildings, such as event barns or clubhouses. Low density Planned Unit Development or Agri-village Development would be appropriate in this land use designation.

LOW DENSITY RESIDENTIAL GUIDELINES

Lot Size/Density	Minimum lot size should be one dwelling unit per acre for single-lot developments, or may be allocated in planned districts at a gross density of one dwelling unit per acre. In some special cases, densities in excess of one unit per acre may be granted based upon the merits of the development plan.
Building Size	Building size should be in proportion to lot size, with no more than 20 percent lot coverage, inclusive of all structures. Planned subdivisions will be consistent with an approved development plan.
Site Orientation and Setbacks	Single-lot homesites should be oriented towards the street, with a front yard setback of 110' from centerline of road, so as to preserve the natural aesthetic of scenic roadways. Side yard setbacks should be at least 25 feet, while rear yard setbacks should be equal to 20 percent of the depth of the lot, up to 50 feet. Subdivisions should utilize a minimum setback of 150 feet from any road and provide screening to preserve the aesthetic of scenic roadways. Individual lot setbacks will be determined by an approved development plan.
Open Space	Subdivisions should preserve a minimum of 40 percent of the total development area for dedicated open space or community space.
Parking	Parking should be limited to garages, driveways, or dedicated parking structures. In subdivisions, limited on-street parking may be utilized for guests.
Landscaping/Screening	On single-lot homesites, screening should be provided along at least 40 percent of the site's frontage, in such a way that may allow a clear view of the primary structure, but that screens the view of any accessory structures and parking. Dense screening is encouraged to promote privacy and to preserve the aesthetic of scenic roadways. Subdivision development plans should utilize screening along the frontage of the development in a way that screens the view of homes from the roadway and protects the natural beauty of township roadways.

VILLAGE RESIDENTIAL GUIDELINES	
Lot Size/Density	Minimum lot size should be one dwelling unit per acre for single-lot developments, or may be allocated in planned districts at a gross density of one dwelling unit per acre. In some special cases, including condominium development, higher densities may be granted based upon the merits of the development plan.
Building Size	Building size may vary based upon adherence to the Jefferson Township Zoning Resolution, and an approved development plan.
Site Orientation and Setbacks	Subdivisions should utilize a minimum setback of 150 feet from any road and provide screening to preserve the aesthetic of scenic roadways.
Open Space	Subdivisions should preserve at least 40 percent of the total development area for dedicated open space or community space.
Parking	Parking should be limited to garages, driveways, or dedicated parking structures. Limited on-street parking may be utilized for guests.
Landscaping/Screening	Subdivisions should utilize screening along the frontage of the development, in a way that screens the view of homes from the roadway and protects the natural beauty of township roadways.

VILLAGE RESIDENTIAL

The Village Residential character type offers a variety of existing residential arrangements, including condominium communities, traditional and conservation-style subdivisions, and a golf course community.

This area is located in close proximity to the City of Gahanna and the Taylor Road Corridor, and was one of the earliest areas of Jefferson Township to experience planned residential development.

Developable land is scarce in this character type, however new residential development should reflect nearby uses.

LAND USE MANAGEMENT PLAN

CHARACTER TYPES

SUBURBAN RESIDENTIAL

The Suburban Residential character area primarily consists of homes that are clustered together in higher densities to transition out of more populated areas of adjacent municipalities. Existing single-lot homes along major roads present and preserve a rural corridor aesthetic to travelers.

SUBURBAN RESIDENTIAL GUIDELINES

SUBURBAN RESIDENTIAL GUIDELINES	
Lot Size/Density	Housing units in this character area should be allocated in planned districts at a maximum gross density that is similar to adjacent subdivisions.
Building Size	Building size should be in proportion to lot size and will be determined by assigned zoning.
Site Orientation and Setbacks	Setbacks should fall between the range of the setbacks of adjacent parcels to blend with existing uses.
Open Space	Where possible, subdivisions should preserve at least 25 percent of the total development area for dedicated open space or community space.
Parking	Parking should be limited to garages, driveways, or dedicated parking structures. Limited on-street parking may be utilized for guests.
Landscaping/Screening	Subdivisions should utilize screening along the frontage of the development, in a way that screens the view of homes from the roadway and protects the natural beauty of township roadways.

TRANSITIONAL AREA GUIDELINES	
Appropriate Uses	Parcels in the Transitional Area character type may take on various forms; from a private residence to a home repurposed into an office or commercial establishment, or even a more intense commercial use that is applied in context with adjacent uses.
Provisional Uses	Light Industrial uses, such as warehousing or distribution may be permitted in this land use designation where proper space and screening allows.
Lot Size/Density	Structures should be built in context with nearby uses and lot size and density will be determined by assigned zoning development standards.
Building Size	Building size should be in proportion to lot size and will be determined by assigned zoning development standards.
Site Orientation and Setbacks	Setbacks should fall between the range of the setbacks of adjacent parcels to blend with existing uses. When office buildings are adjacent to one another, side and rear yard buffers may be shifted to the outside perimeter and shared parking may be utilized. A minimum distance between buildings will be established based upon the Ohio Basic Building Code and any other relevant regulations.
Open Space	Where possible, sites should preserve at least 30 percent of the total development area to allow for natural buffers between adjacent parcels.
Parking	Off-street parking should be provided in accordance with zoning and/or approved development plans. Shared parking may be utilized when appropriate.
Landscaping/Screening	Dense screening should be utilized when a non-residential use is directly adjacent to a residential use.

TRANSITIONAL AREA

The Transitional Area character type allows flexibility for land owners to adapt to changing land uses along major corridors within the outside edges of Jefferson Township. Land uses may consist of residential, office, or commercial. If these parcels are developed into higher intensity uses, development should occur in context with surrounding uses.

As with any use in Jefferson Township, developments in the Transitional Area character type should be designed in such a way that preserves the aesthetic character of the site, limits visual clutter, and works well in context with surrounding uses.

LAND USE MANAGEMENT PLAN

CHARACTER TYPES

TAYLOR ROAD CORRIDOR

The Taylor Road Corridor consists of several established commercial, office, and industrial uses, as well as older residential uses and developable parcels.

Land use in this area should allow for transition between industrial, commercial, multi-family and single family residential uses.

TAYLOR ROAD CORRIDOR GUIDELINES

Appropriate Uses	Higher density residential, storage yards, office parks, and commercial establishments are appropriate when located in context with established residential uses and with screening and buffering as required by the Jefferson Township Zoning Resolution.
Provisional Uses	In some circumstances, multi-family residential uses may be compatible.
Lot Size/Density	Structures should be built in context with nearby uses and lot size and density will be determined based on existing lot characteristics.
Building Size	Building size should be in proportion to lot size, with no more than 20 percent lot coverage, unless otherwise specified by the Jefferson Township Zoning Resolution or an approved development plan.
Site Orientation and Setbacks	Setbacks should vary based on intensity of use, where industrial uses utilize a deeper setback, and commercial or office uses may be located closer to the road. Outparcels for lower intensity uses may be used to screen higher intensity uses.
Open Space	Where possible, sites should preserve at least 30 percent of the total development area to allow for natural buffers between adjacent parcels.
Parking	Off-street parking should be provided in accordance with zoning and/or approved development plans. Shared parking may be utilized when appropriate.
Landscaping/Screening	Dense screening should be utilized when any commercial use is directly adjacent to a residential use.

BLACKLICK AREA GUIDELINES

Appropriate Uses	Small scale, retail, restaurant, and office uses may come along with residential uses in this area. Specifically, boutique retail, cafés, bars, restaurants, satellite service offices (pick up/drop off dry cleaning, vehicle repair, donation centers, etc), insurance sales, doctor's offices and similar uses would be appropriate. Ideally, these uses would occupy the first floor of two- or three-story multi-unit residential buildings.
Provisional Uses	If built to a larger scale, a neighborhood market or other large-scale retail use may occupy the first-floor component of a multi-unit building.
Lot Size/Density	As a sensitive land use category, structures should be built in context with nearby uses and lot size and density will be determined based on existing lot characteristics.
Building Size	Building size will be dictated by context. In some instances, a building and parking may occupy up to 90 percent of the total lot acreage.
Site Orientation and Setbacks	Setback distances will vary based upon the context of the site and the necessary parking provisions; short setbacks, enough to provide a substantial front sidewalk, are encouraged when buildings are placed along roads.
Open Space	Generally, a mixed use development will be developed as part of a larger development plan. Such a plan should incorporate a public open space of considerable size; up to 30 percent of the total development area.
Parking	Off-street parking should be provided for each component of the mixed use development, relying on parking requirements found in the Jefferson Township Zoning Resolution, except that shared parking may be utilized to better utilize space for meaningful development.
Landscaping/Screening	Street trees should be planted along wide sidewalks to protect pedestrians and soften the transition between multi-story buildings and the street.

BLACKLICK AREA

In the Blacklick Area, a mixture of office, retail and residential uses in higher densities than are found in other areas of Jefferson Township is encouraged. These uses are to be concentrated in the Village at Blacklick area to create a hub for Jefferson Township residents and nearby visitors alike.

LAND USE MANAGEMENT PLAN

CHARACTER TYPES

ESTABLISHED COMMERCIAL

Jefferson Township has a long history of having a limited amount of commercial uses within the township. In some areas of the township; however, a limited offering of commercial uses has become part of the community fabric.

ESTABLISHED COMMERCIAL GUIDELINES	
Appropriate Uses	Uses that are identified within the Suburban Office (SO) or Neighborhood Commercial (NC) Zoning Districts are appropriate for this character type.
Provisional Uses	In some instances a Planned Commercial development may be appropriate.
Lot Size/Density	Structures should be built in context with nearby uses and lot size and density will be determined based on existing lot characteristics.
Building Size	Building size should be in proportion to lot size and will be determined by assigned zoning development standards.
Site Orientation and Setbacks	Setback distances will be determined by assigned zoning development standards.
Open Space	Open Space will be determined by assigned zoning development standards.
Parking	Parking requirements will be determined by assigned zoning.
Landscaping/Screening	Dense screening should be utilized when adjacent to a residential use.

ESTABLISHED INDUSTRIAL GUIDELINES	
Appropriate Uses	Industrial uses may consist of small and large-scale manufacturing, food processing, warehousing and similar uses.
Provisional Uses	In some circumstances, multifamily housing, wholesale store or retail component would be acceptable in the Industrial character area. Uses that create dust, odors, or other noxious byproducts should be placed in areas away from residential or commercial uses.
Lot Size/Density	As a sensitive land use category, structures should be built in context with nearby uses and lot size and density will be determined based on existing lot characteristics.
Building Size	Building size should be in proportion to lot size and will be determined by assigned zoning development standards.
Site Orientation and Setbacks	Setback distances will be determined by assigned zoning development standards.
Open Space	Open space will be determined by assigned zoning development standards.
Parking	Parking requirements will be determined by assigned zoning.
Landscaping/Screening	Dense screening should be utilized when adjacent to a residential use.

ESTABLISHED INDUSTRIAL

The Established Industrial land use designation allows for manufacturing and warehousing oriented businesses to locate in certain areas of Jefferson Township where less intense uses offer necessary buffering to separate industrial uses from residential uses.

LAND USE MANAGEMENT PLAN

SUMMARY OF CHANGES

MIXED USE

The Mixed Use land use designation encourages the mixture of office, retail and residential uses in higher densities than are found in other areas of Jefferson Township. These uses are to be concentrated in the Village at Blacklick area to create a district that will become a hub for Jefferson Township residents and nearby visitors alike.

The Jefferson Township 2050 Land Use Management Plan updates the 1996 Comprehensive Plan map to reflect changes that have occurred since the 1996 plan was first implemented. Map 2.3 isolates the parcels that have been marked for a change in character. In some instances, these changes are a clarification to the 1996 Comprehensive Plan in terms of reconciling text to the map, or denoting government ownership or residential open space. In other instances, flexibility has been given to allow for a variety of uses that may be appropriate in context with surrounding uses.

RESIDENTIAL

The 1996 Comprehensive Plan referenced the area west of Mann Road as being "the least intensely developed area in the Township, with a gross density of one home per three to five acres." The area between Waggoner Road and Dixon Road, north of Havens Corners Road is currently zoned as Countryside Residential District, which carries a minimum lot size of five acres. The Estate Residential Category has been applied within this area to emphasize the vision to leave these areas as the least intensely developed areas of the township.

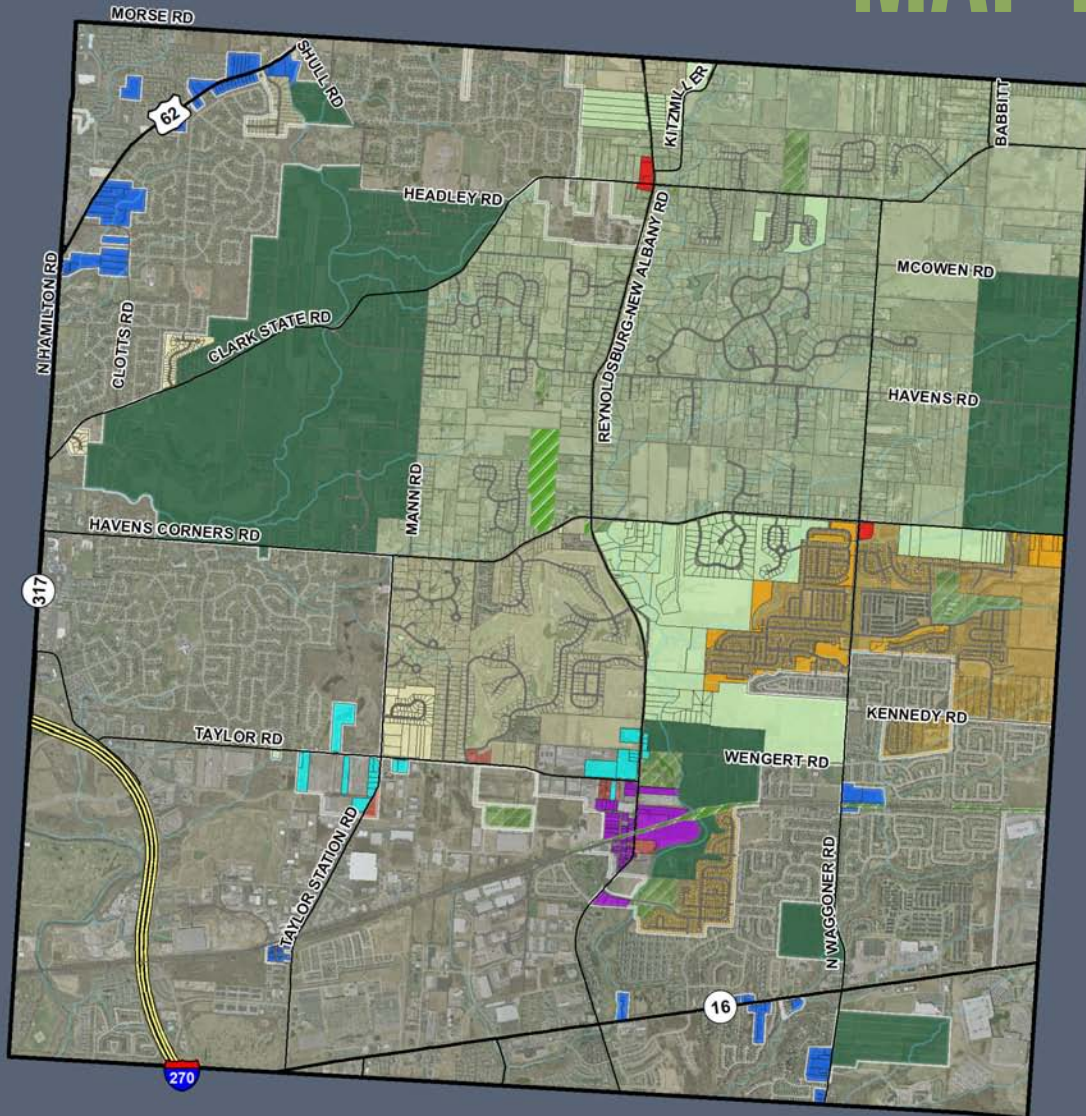
COMMERCIAL

A total of four parcels have been clarified as commercial by the "Established Commercial" character type. These parcels have been zoned to allow commercial uses for some time. The longstanding view of the Jefferson Township community has been to limit commercial development inside of the contiguous area, with a preference to locate commercial development to the parcels that abut areas of similar character found in neighboring municipalities.

SPECIAL

The character types of "Transition Area," "Taylor Road Corridor," and "Blacklick Area" allow for a variety of uses within specific areas. The "Transitional Area" replaces and expands the area that was known as the "Triangle" in the 1996 Comprehensive Plan. The expansion of this character type allows for more flexibility of use in areas that are surrounded by municipal jurisdictions. The "Taylor Road Corridor," and "Blacklick Area" are special focus areas intended to receive the majority of more intense uses.

MAP 2.3



SUMMARY OF CHANGES

- | | | |
|-------------------------|------------------------|------------------------|
| Estate Residential | Transitional Area | Established Industrial |
| Low Density Residential | Taylor Road Corridor | Government Services |
| Village Residential | Blacklick Area | |
| Suburban Residential | Established Commercial | |

JEFFERSON TOWNSHIP 2050





GOAL:

**PROVIDE AN UPDATE TO
THE 1996
COMPREHENSIVE PLAN
LAND USE MAP**

SUSTAINABILITY:

LAND USE MANGAGEMENT PLAN

GOALS AND OBJECTIVES

OBJECTIVES:

- 1** Amend the Zoning Resolution to allow for the creation of a Mixed Use district to assist in the rejuvenation of the Blacklick Area and the Taylor Ridge Corridor.
- 2** Observe changes in neighboring jurisdictions that will impact land use within Jefferson Township.
- 3** Create areas of flexibility around the isolated areas of Jefferson Township to encourage creativity for future land use in context with neighboring municipalities.



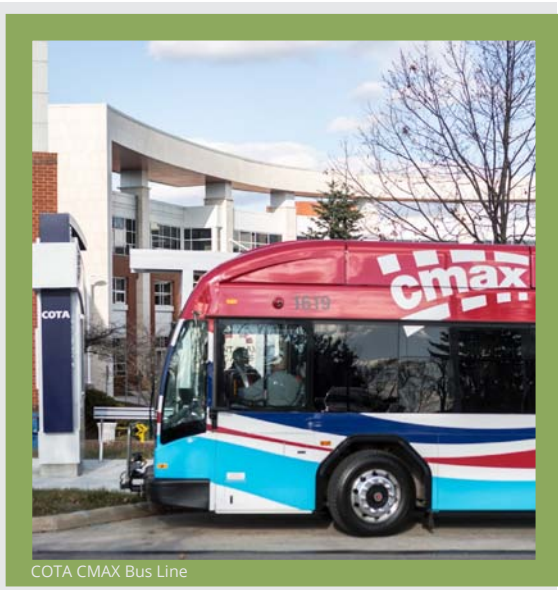
Haven's Road Scenic Byway

JEFFERSON TOWNSHIP 2050

INFRASTRUCTURE

ROADS, PARKS AND OPEN SPACE

Part of what makes Jefferson Township "an exceptional place to live" is the way in which roads, parks and open space are treated. Jefferson Township places a high value on parks and open space, and it is reflected in the amount of acreage that has been accumulated through the years. Jefferson Township has also gone to great lengths to maintain a rural aesthetic along township roads, especially collector streets. The goals and objectives in this section will help Jefferson Township position itself to provide infrastructure that allows for an exceptional quality of life for years to come.



COTA CMAX Bus Line

MASS TRANSIT

As the region continues to grow through 2050, employment opportunities will follow development. In 2017, the City of New Albany announced the Beech Road South District of the New Albany International Business Park, just north of Jefferson Township along Beech Road. Later in 2017, Facebook announced plans to build a \$750 million data center to open by 2022. Etna Township in Licking County, southeast of Jefferson Township, continues to grow with the Etna Amazon Fulfillment Center as its cornerstone. With new employment centers and residential developments coming online, Jefferson Township and its neighboring jurisdictions will feel the impact of increased commuter traffic. To mitigate this, Jefferson Township should support continued inclusion and future expansion of regional mass transit in the northeastern region of the Columbus Metropolitan area. Doing so will ensure that a wide array of transportation options are available within a reasonable distance to allow people to utilize transportation services to get to where they need to go.

In the Metropolitan area, the Central Ohio Transit Authority (COTA) provides regional public transit, serving 1.2 million residents and more than 18 million passenger trips annually. The services that COTA provides allows users to move around Central Ohio without reliance on personal transportation, while also reducing congestion on major travel routes by reducing the number of single-occupancy vehicles on the road.

COTA Line 10 connects points east to Downtown Columbus via Broad Street, while COTA Line 25 connects Easton to Gender Road, utilizing Tech Center Drive, Claycroft Boulevard and Taylor Station Road, near Jefferson Township. These two lines provide good transportation benefits; however, they are out of reach for most Jefferson Township residents.

If justified by demand, a future line extending along Reynoldsburg-New Albany Road would connect points north and south of Jefferson Township, and could incorporate a Park & Ride location to provide more convenience for commuters. This line could provide an alternative means of transportation to jobs in New Albany and Reynoldsburg, as well as jobs in Columbus, Gahanna and the Easton area via connections with Line 10 and Line 25.

With the incorporation of the CMAX Bus Rapid Transit system along the Cleveland Avenue corridor in Northeast Columbus providing rapid service to Westerville, there could be an opportunity to encourage Bus Rapid Transit (BRT) expansion along Broad Street, one of the region's busiest roads. If deployed along Broad Street, a BRT system would directly impact Jefferson Township by lessening road congestion attributable to single-occupancy vehicles as riders adapt to a different mode of transportation for their daily commute.

INFRASTRUCTURE TRANSPORTATION CHOICES

MULTIUSE TRAILS

As farmlands have been rezoned and made into planned residential communities, Jefferson Township has encouraged the creation of recreational trails to allow residents to enjoy the outdoors near their homes. The result is approximately 2.4 miles of paths and trails that are open for residents to enjoy by walking, running, or biking. One theme that emerged throughout the planning process was to create a network of trails and paths by connecting paths from adjacent subdivisions. With an additional 7.4 miles of new multiuse paths, a trail network of 62.8 miles, consisting of multi-use paths, proposed regional trails and other low-traffic, on-road connections could be realized to provide ample opportunity for residents to not only enjoy the scenic beauty of Jefferson Township, but to use the trails network as a means to travel around the township with minimal use of busy roads.

Jefferson Township is located between two recognized trail systems. South of Jefferson Township and beginning in Reynoldsburg, the Blacklick Creek Greenway consists of 19 miles of asphalt trail and connects the Blacklick Woods, Three Creeks and Pickerington Pond Metro Parks. As part of the Metro Park system, the Blacklick Creek Greenway links to the 31-mile Alum Creek trail at its southern terminus, located in Three Creeks Metro Park. North of Jefferson Township, the New Albany Leisure Trails system consists of 33 miles of asphalt paths that allow users to reach several points within the City of New Albany. In 2015, the City of New Albany released the Bike New Albany Plan, which formalized a strategy to accommodate a rise in bicycle culture in the area. The plan calls for a robust network of on-and off-street bicycle facilities, as well as the creation of a Velo Loop, a five-mile loop of separated on-street bicycle facilities to move users through the center of New Albany.

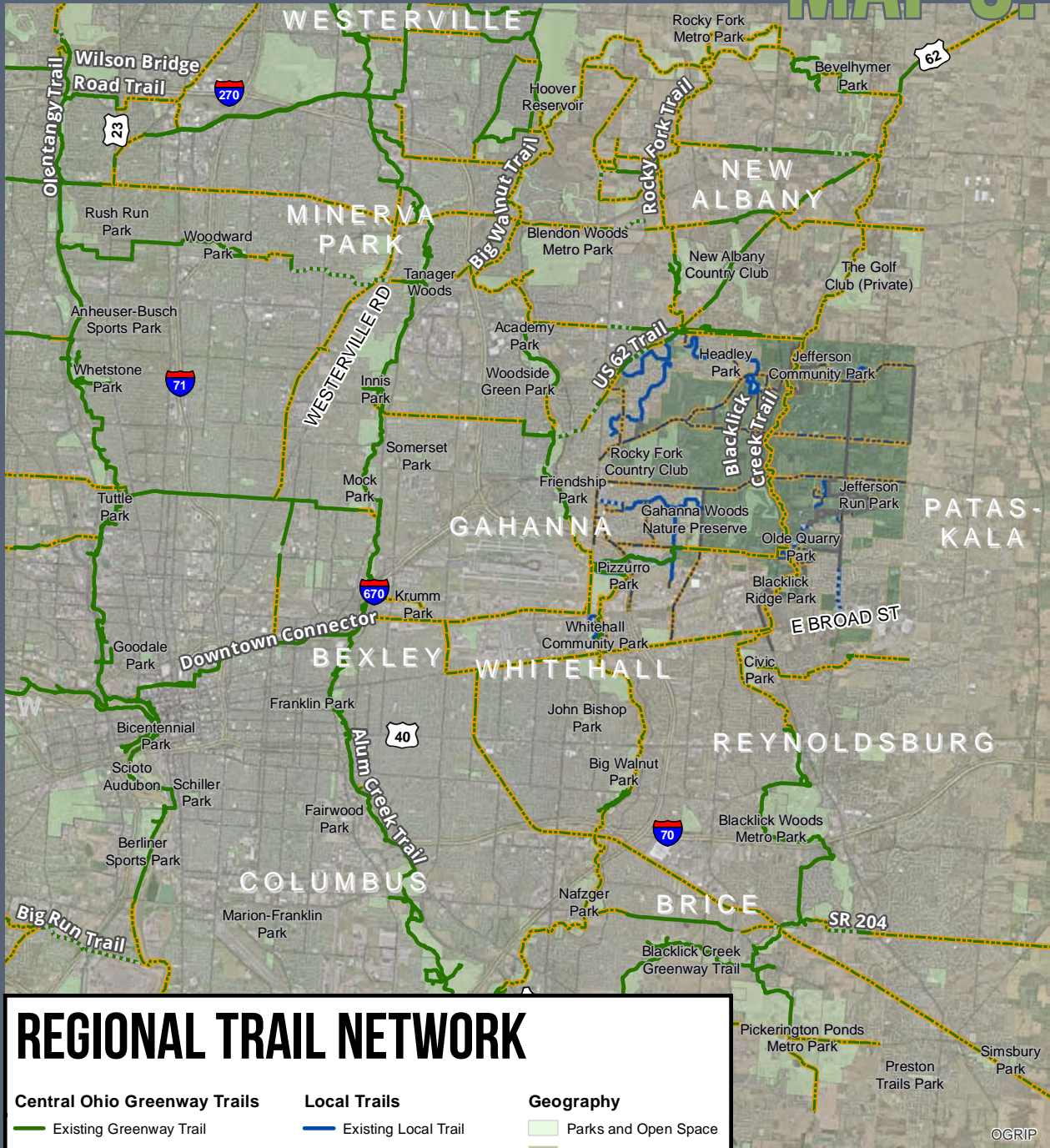
The Mid-Ohio Regional Planning Commission (MORPC) 2016-2040 Metropolitan Transit Plan has identified a section of Reynoldsburg-New Albany Road between the Blacklick Creek Greenway and Havens Corners Road as a medium term project for some sort of bicycle infrastructure improvements. To encourage active transportation, Jefferson Township should partner with Central Ohio Greenways, MORPC, the City of New Albany, and the City of Reynoldsburg to secure the funding and technical support needed to construct a north-south connector along Reynoldsburg-New Albany Road and Blacklick Creek, completing a circuit between the New Albany Leisure Trails and the Blacklick Creek Greenway.

In addition to providing a safer method to walk or bike around Jefferson Township, the connection of these trail systems would allow riders to travel to and from points as far as Rocky Fork Metro Park in New Albany to Three Creeks Metro Parks near Obetz by tying into existing bicycle infrastructure.

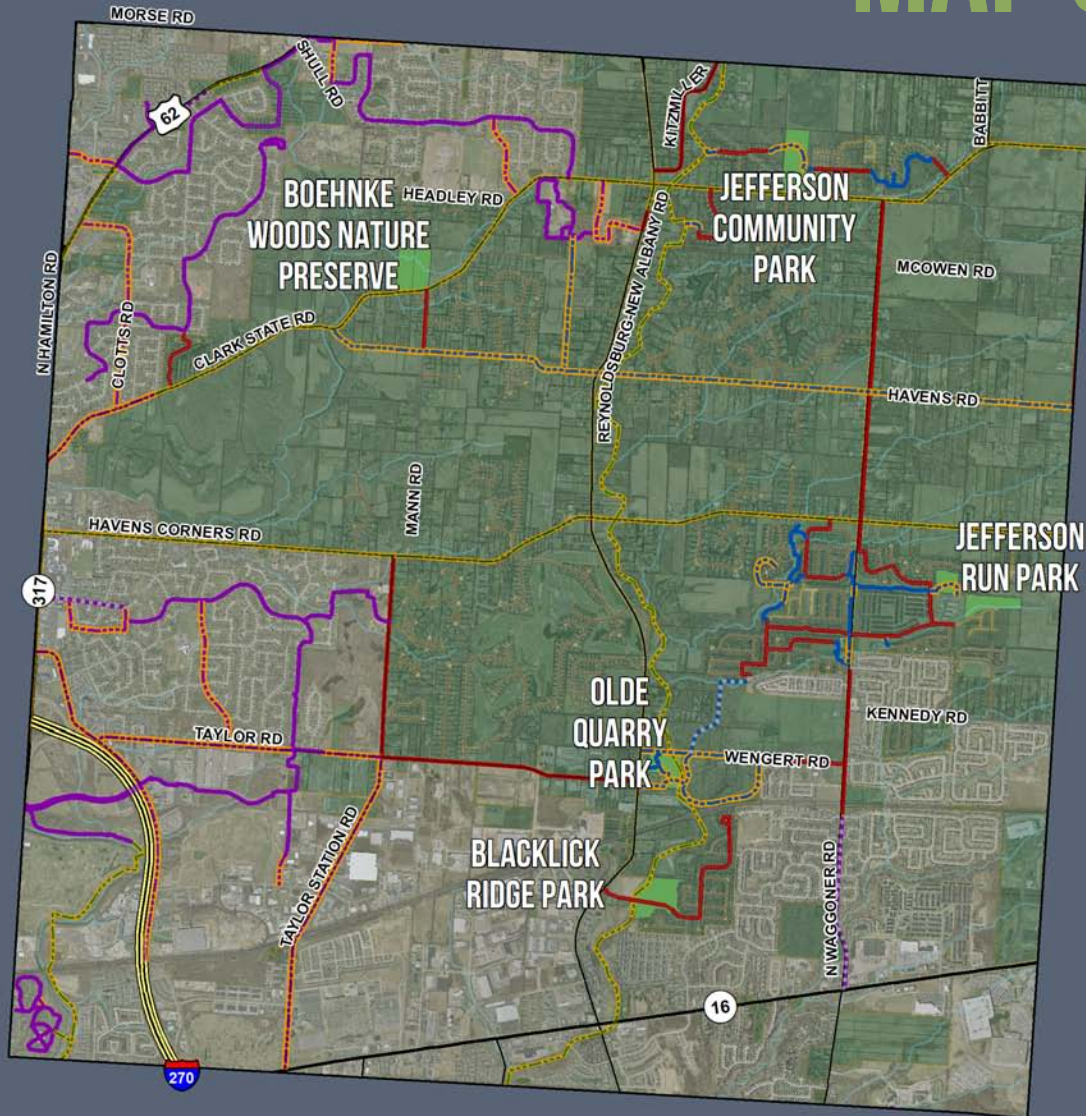


Walking Path at Conner Barn in Royal Elm

MAP 3.1



MAP 3.2



PARKS AND PATHS

Jefferson Township Trail System

- Township Trail - Existing
- Township Trail - Committed
- Township Trail - Proposed

Local Trail Connections

- Local Trail - Existing
- Local Trail - Committed
- Local Trail - Proposed

Regional Trail - Proposed

- On-Road Connection
- Jefferson Township
- Jefferson Township Parks

JEFFERSON TOWNSHIP 2050



GOAL:

**EXPAND TRANSPORTATION
INFRASTRUCTURE IN
JEFFERSON TOWNSHIP TO
INCLUDE A VARIETY OF
TRANSPORTATION OPTIONS**

INFRASTRUCTURE:

TRANSPORTATION CHOICES

GOALS AND OBJECTIVES

OBJECTIVES:

- 1** Support the future expansion of COTA services in the northeastern portion of the metropolitan area.
- 2** Develop a network of multi-use paths allowing residents the opportunity to travel by walking, running, or riding a bicycle.
- 3** Partner with local and regional agencies to build a North-South Greenway Connector along Reynoldsburg-New Albany Road.



ROADS FOR THE FUTURE

ROADS PLAY A VITAL ROLE IN THE LIFE OF A COMMUNITY. GOOD ROADS HELP TO SAFELY MOVE PEOPLE IN CARS, ON BIKES, OR ON FOOT FROM ONE PLACE TO THE OTHER. AS JEFFERSON TOWNSHIP CONTINUES TO GROW, ROADS WILL NEED TO BE BUILT AND MAINTAINED IN A WAY THAT HONORS THE SCENIC BEAUTY OF THE TOWNSHIP.

Havens Road

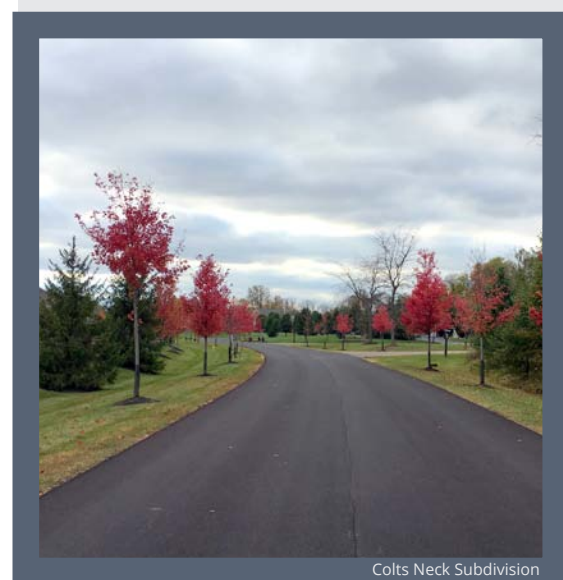
INFRASTRUCTURE ROADS

JEFFERSON TOWNSHIP TRANSPORTATION PLAN

Since 1990, the population of Jefferson Township has increased by more than 7,000 individuals, many of whom use township and county roads to commute to work or run errands on a daily basis. As Jefferson Township and surrounding areas continue to grow, the potential for traffic congestion within the township will also increase. To help mitigate such congestion and help to preserve our scenic township roads, Jefferson Township should partner with the Franklin County Engineer and surrounding jurisdictions to complete a transportation plan. This exercise will identify problem areas of the township in terms of traffic congestion and discuss ways to mitigate those trouble spots by easing congestion on arterial roads in conjunction with any future development and infrastructure projects.

CORRIDOR BEAUTIFICATION

Jefferson Township can be proactive to address future improvements to road corridors by preparing a stock of native trees to be replanted when old growth trees die, become diseased, or have to otherwise be removed. The establishment of a community arboretum would represent an investment in the aesthetic of Jefferson Township and acknowledge the township's community core values to be a "green community." Where safety enhancements are needed, care should be taken to ensure that the township aesthetic is preserved. When guardrails are needed, heavy wooden beams should be used to provide a "rustic" feel. Bridges and culverts should blend with their surroundings, and vegetation within road corridors should be preserved without jeopardizing driver visibility.



Colts Neck Subdivision



Scenic View of Blacklick Creek

JEFFERSON TOWNSHIP SCENIC BYWAY

Part of what makes Jefferson Township a special place to visit is the character of the roads and the views that they present. Many of the roads in Jefferson Township were old cart paths that were eventually paved, some without the appropriate foundation to handle modern automobiles. These roads are special to Jefferson Township and care must be taken to maintain and improve them in such a way that honors the rural character of the area.

Approximately 18 miles of road, ten of which are under township control, are designated by the Ohio Department of Transportation as Ohio Scenic Roads as part of the Jefferson Township Scenic Byways. The Jefferson Township Scenic Byways program was initiated in 2003 in an effort to preserve the beauty and character of these scenic roads. Jefferson Township will continue to work with the Ohio Department of Transportation to ensure that these roads are celebrated and remain special. The 2015 Jefferson Township Scenic Byway Management Plan includes strategies for the maintenance of vegetation along Scenic Byway corridors.

MAP 3.3

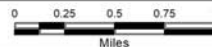


ROADS AND SCENIC BYWAYS

- Interstate
- US Highway
- State Route
- County Road
- Township Road
- 8,578* 2015 Traffic Count Data
- Scenic Byways
- Railroad
- Stream/Creek
- Historical Township Boundary
- Jefferson Township
- Incorporated Area

*Annual Average Daily Traffic

JEFFERSON TOWNSHIP 2050





GOAL:

**PREPARE TO MITIGATE
CHANGES TO THE
TOWNSHIP'S AESTHETIC
BROUGHT BY FUTURE
DEVELOPMENT**

INFRASTRUCTURE:

ROADS

GOALS AND OBJECTIVES

OBJECTIVES:

- 1** Complete a Transportation Plan to identify and mitigate congestion due to population growth in and around Jefferson Township.
- 2** Establish an Arboretum/Nursery program to grow a stock of trees and plants that could be used to maintain scenic roads.
- 3** Continue to preserve the rural aesthetic of road corridors, as has been done through the Jefferson Township Scenic Byway

Example of a Tree Nursery/Arboretum



QUALITY OF LIFE

ONE OF THE FINDINGS OF THE COMMUNITY INPUT MEETINGS WAS THAT QUALITY OF LIFE WAS ONE OF THE LARGEST REASONS THAT PEOPLE CHOSE JEFFERSON TOWNSHIP AS A PLACE TO LIVE. JEFFERSON TOWNSHIP SHOULD CONTINUE TO PROGRAM PARKS AND COMMUNITY EVENTS TO ENHANCE THE QUALITY OF LIFE FOR ITS CURRENT AND FUTURE RESIDENTS.

Halloween at Jefferson Community Park

INFRASTRUCTURE PARKS AND OPEN SPACE

PARK FACILITIES

Jefferson Township maintains a total of 106.7 acres of park land, consisting of four parks and one nature preserve. According to the 2010 Census, that equates to approximately 400 square feet of park land per township resident! These parks provide a place where individuals and families can come and enjoy the natural beauty of the township by playing, socializing, exercising, or by simply being still.

JEFFERSON TOWNSHIP PARK FACILITIES		
Park	Acreage	Facilities
Blacklick Ridge Park	23.3	Playground
Boehnke Nature Preserve	23.2	Walking Trails, Fishing Pond
Jefferson Community Park	24.4	Shelterhouses, Grills, Restrooms, Fishing Pond, Playground, Sand Volleyball Court, Walking Trail
Jefferson Run Park	21.4	Shelterhouse, Playground, Tennis Courts, Baseball/Softball Diamonds, Open Field
Olde Quarry Park	14.4	Shelterhouse, Grills, Restrooms, Fishing Pond, Walking Trails

Three out of five township parks have at least one active recreation feature: playground equipment and a volleyball net at Jefferson Community Park, playground equipment at Blacklick Ridge Park, and two baseball diamonds and tennis courts at Jefferson Run Park, which was built in collaboration with Licking Heights Local School District and the Licking Heights Youth Association, and operates as a shared facility.

Future improvements made to the parks should consider the desires of Jefferson Township Residents and programming should be engaging for all families and individuals. For instance, construction of a small band shell, amphitheater or similar performance space would enhance Jefferson Township community events; the installation of a Frisbee golf course could provide a venue for competitions; the addition of a dog park would give dog owners a place to meet one another; and the maintenance and expansion of baseball, tennis, and basketball facilities will give Jefferson Township families a chance to enjoy the outdoors in a community setting.



Jefferson Community Park



CONSERVATION DEVELOPMENT

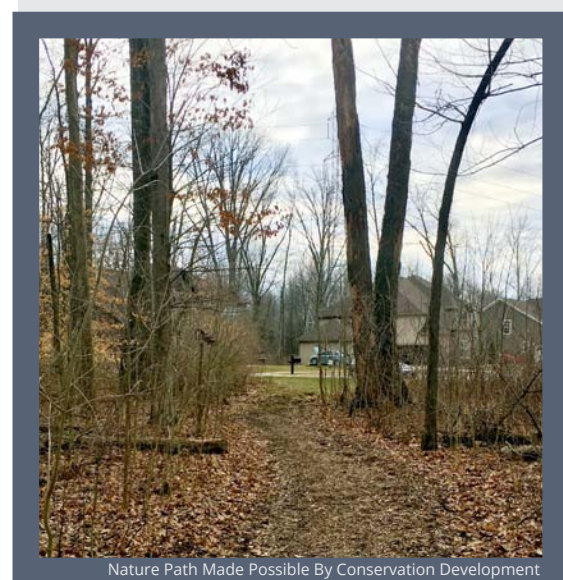
JEFFERSON TOWNSHIP HAS SECURED A SIGNIFICANT AMOUNT OF OPEN SPACE OVER THE YEARS BY ENCOURAGING THE CLUSTERING OF HOMES TO PRESERVE NATURAL FEATURES, ASSIST WITH STORMWATER RETENTION AND MANAGE OVERALL DENSITY. ONE BENEFIT TO THIS TYPE OF DEVELOPMENT IS THE PARK-LIKE SETTING IT CREATES ALONG THE PERIMETER OF RESIDENTIAL SUBDIVISIONS.

Royal Elm Subdivision

CONSERVATION DEVELOPMENT

As new developments are proposed, Jefferson Township will continue to encourage the practice of conservation development. In this concept, developers will preserve open space by clustering development structures into a location that is easily connected to existing infrastructure. For example, by reserving 30-percent of a developing parcel as open space, a developer would need to cluster the number of homes or buildings into a smaller area, thus reducing the cost to provide roads, sidewalks and utilities to the site. This limits the development's overall density and creates a natural buffer between neighboring parcels, preserves open space, and allows for the creation of a network of recreational trails.

To date, Jefferson Township controls approximately 384 acres of open space within subdivisions by ownership or by designation of platted open space. These acres help to maintain and preserve the rural feel of Jefferson Township, while protecting views and creating community spaces for township residents.



Nature Path Made Possible By Conservation Development



GOAL:

**EXPAND JEFFERSON
TOWNSHIP PARK AMENITIES
TO SERVE CURRENT AND
FUTURE DEMAND**

INFRASTRUCTURE:

PARKS AND OPEN SPACE

GOALS AND OBJECTIVES

OBJECTIVES:

- 1** Expand park facilities to offer a variety of team and individual active pursuits at a level that is compatible with the character of Jefferson Township
- 2** Expand passive recreational facilities to include community-oriented and event spaces
- 3** Continue to acquire and protect open space through the practice of conservation development to retain the rural aesthetic of Jefferson Township.



JEFFERSON
TOWNSHIP
2850

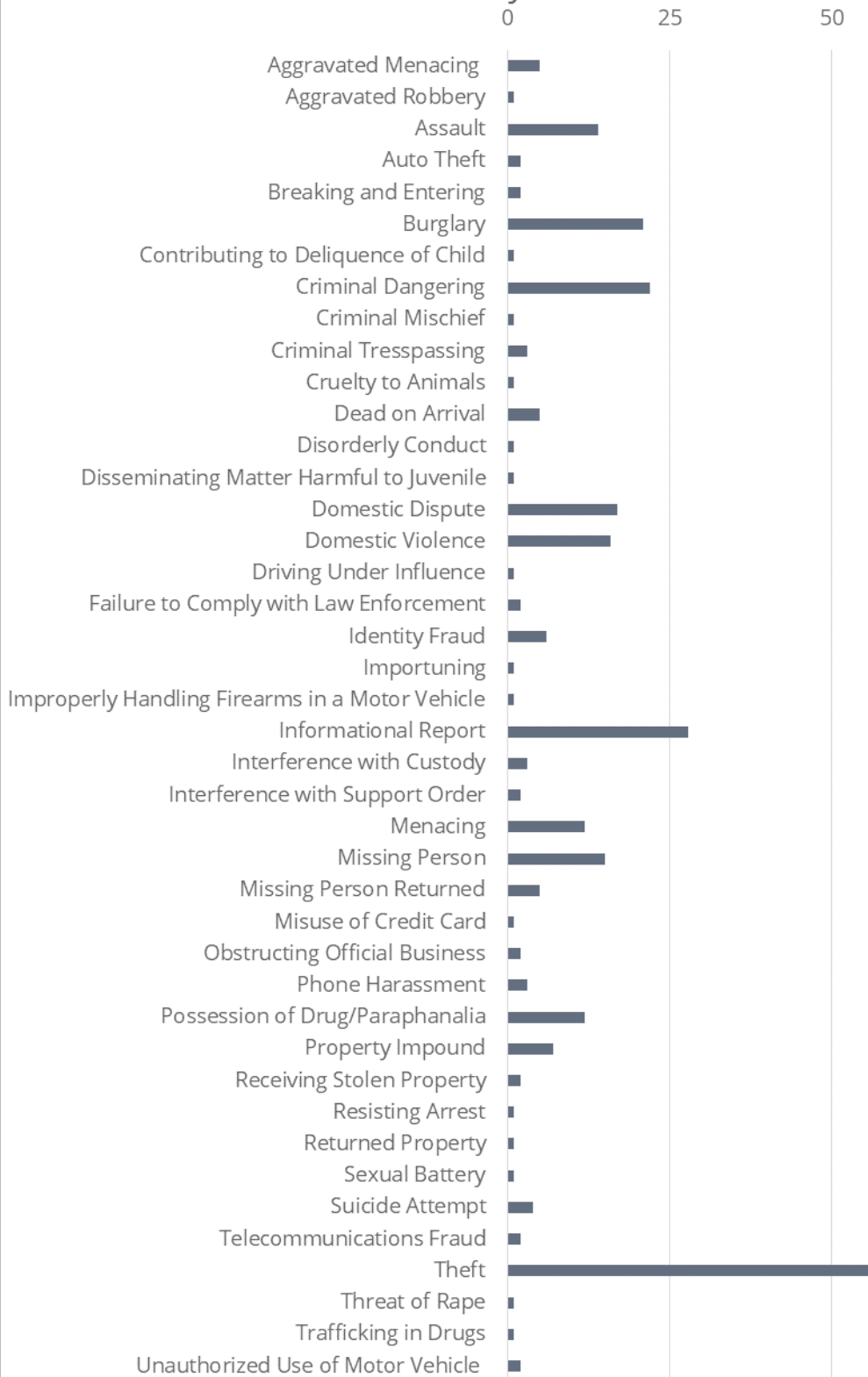
JEFFERSON TOWNSHIP 2050

PUBLIC SAFETY

KEEPING OUR COMMUNITY SAFE

In any community, the need for a strong public safety program is becoming increasingly vital. Jefferson Township is primarily served by the Jefferson Township Fire Department for fire and Emergency Medical Services and by the Franklin County Sheriff's Office for law enforcement services. The goals and objectives in this section will help to ensure that the agencies that care for Jefferson Township's residents, workforce and visitors are prepared to meet future challenges.

2016 Law Enforcement Calls to Jefferson Township Franklin County Sheriff's Office



PUBLIC SAFETY LAW ENFORCEMENT

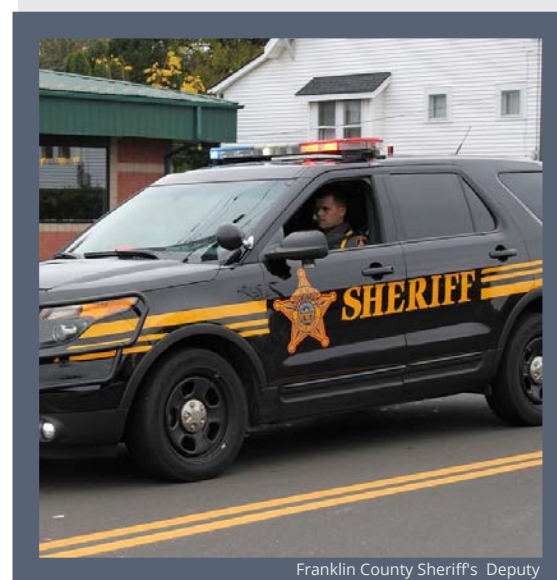
Jefferson Township, an unincorporated jurisdiction within Franklin County, receives law enforcement services from the Franklin County Sheriff's Office. There is typically at least one Cruiser Unit located within the township at all times, as a matter of practice. This unit will respond to calls requested inside and outside of the township, but is generally in position to respond to an emergency. Likewise, there are Cruiser Units located in neighboring townships that are able to respond to a call within Jefferson Township when needed.

In addition to having a continued presence within Jefferson Township, the Franklin County Sheriff's Office relies on mutual aid from nearby cities. Depending on the location of the call, police from Gahanna, New Albany, Columbus, and Reynoldsburg may be dispatched across jurisdictional boundaries to ensure that response to an emergency call is given in rapid time.

The table on the following page reflects calls originating from locations within Jefferson Township in 2016. The volume of calls originating in Jefferson Township is relatively low, according to data provided by the Franklin County Sheriff's office.

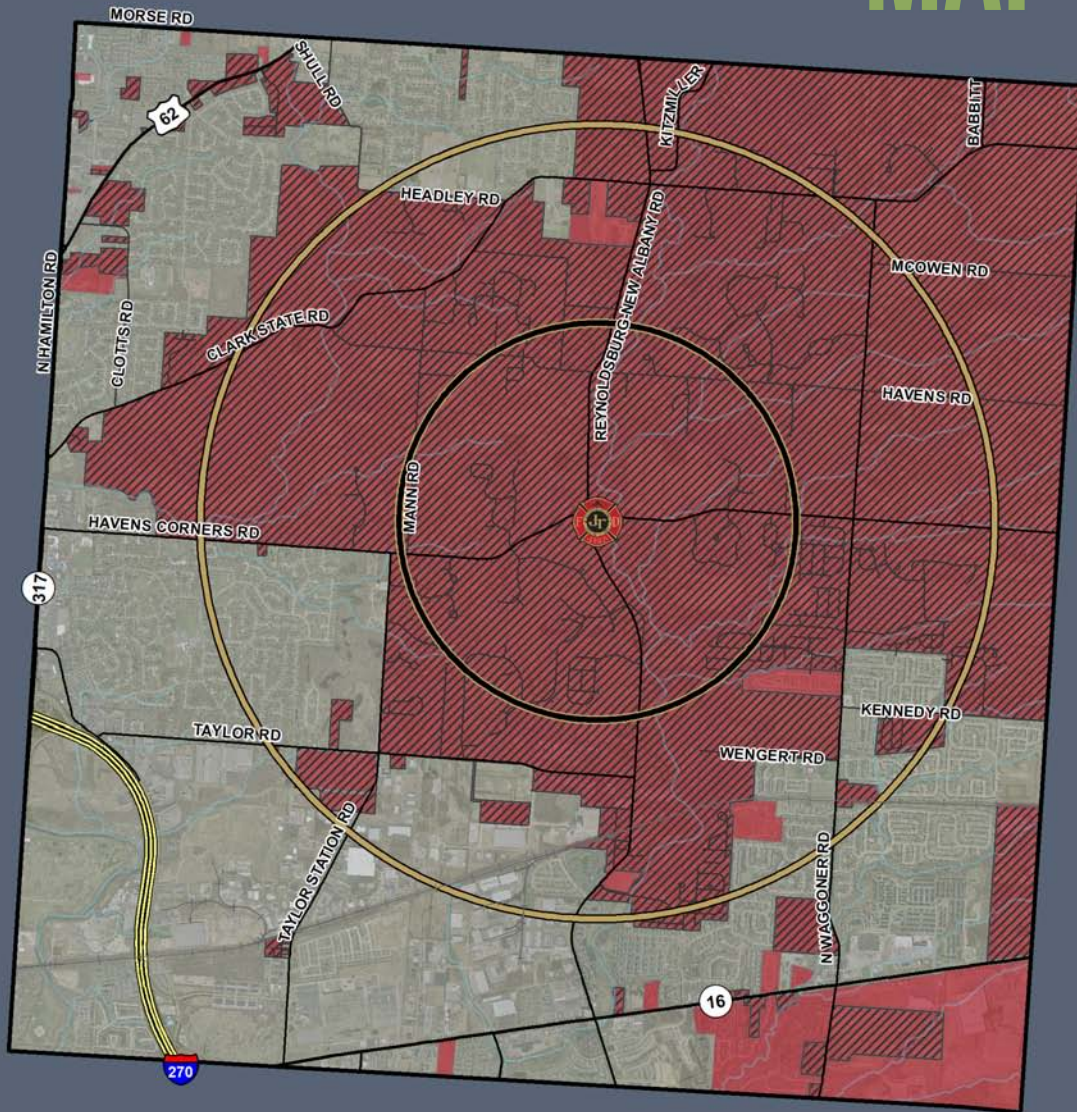
NEIGHBORHOOD WATCH

Neighborhood Watch programs unify neighborhoods and train neighbors to keep a watchful eye on their surroundings to help deter crime. The Franklin County Sheriff's Office provides Community Liaison Deputies to help establish and train Neighborhood Watch Groups. All Jefferson Township subdivisions should be participating in Neighborhood Watch programs and residents in the rural and unplatted portions of the township should work together to share information and form a network of watchful eyes to help deter crime.



Franklin County Sheriff's Deputy

MAP 4.1



FIRE/EMS COVERAGE AREA

-  Jefferson Township Fire Station
-  Jefferson Twp Fire/EMS Coverage Area
-  Unincorporated Jefferson Township
-  Mutual Aid Area
-  2-minute Response Radius
-  4-minute Response Radius

JEFFERSON TOWNSHIP 2050



PUBLIC SAFETY

FIRE PROTECTION AND EMS

The Jefferson Township Fire Department was established as a Volunteer Fire Department in 1967, and has had paid staffing for the past 30 years. In 1999, the Department moved from its original firehouse at 6620 Havens Corners Road to its current facility at 6767 Havens Corners Road. Currently, there are 22 full time and 10 part time firefighters, serving more than 13,500 customers in the Coverage Area. The Jefferson Township Fire/EMS Coverage Area consists of all unincorporated portions of Jefferson Township, part of Reynoldsburg south of Broad Street and north of the township line, and portions of Columbus and Gahanna that have been annexed since 2002. This amounts to approximately 5,050 addresses within the Coverage Area,

EMERGENCY RESPONSE

Dispatching for any emergency in Jefferson Township is routed through the Metropolitan Emergency Communications Consortium (MECC). On average, MECC receives a call and dispatches the appropriate agencies within 90 seconds. Once Jefferson Township Fire/EMS is dispatched, crews strive to leave the station within 60 seconds and are then at the mercy of traffic delays and geography to get to the emergency. In 2016, Jefferson Township Fire and EMS responded to 2,111 total calls. This was similar to the 2015 total of 2,110 total calls.

The response radii shown in the accompanying map indicate that roughly 19.6% of addresses in the Fire/EMS Coverage Area could be reached by Jefferson Township Fire and EMS services within two minutes with optimal conditions, and 79.1% could be reached within four minutes. It should be noted that the first 90 seconds of any call is related to dispatching. Factors that influence response times include traffic during peak travel times, overall distance travelled and railroad activity when responding to areas south of the railroad tracks. In the areas south of the railroad tracks and in the northeast quadrant of the township, response times can vary from six to ten minutes or longer. In these areas, Jefferson Township Fire relies upon neighboring jurisdictions to assist in fire and emergency medical responses.



Jefferson Township Fire and EMS



Jefferson Fire Department Training with Mifflin Fire

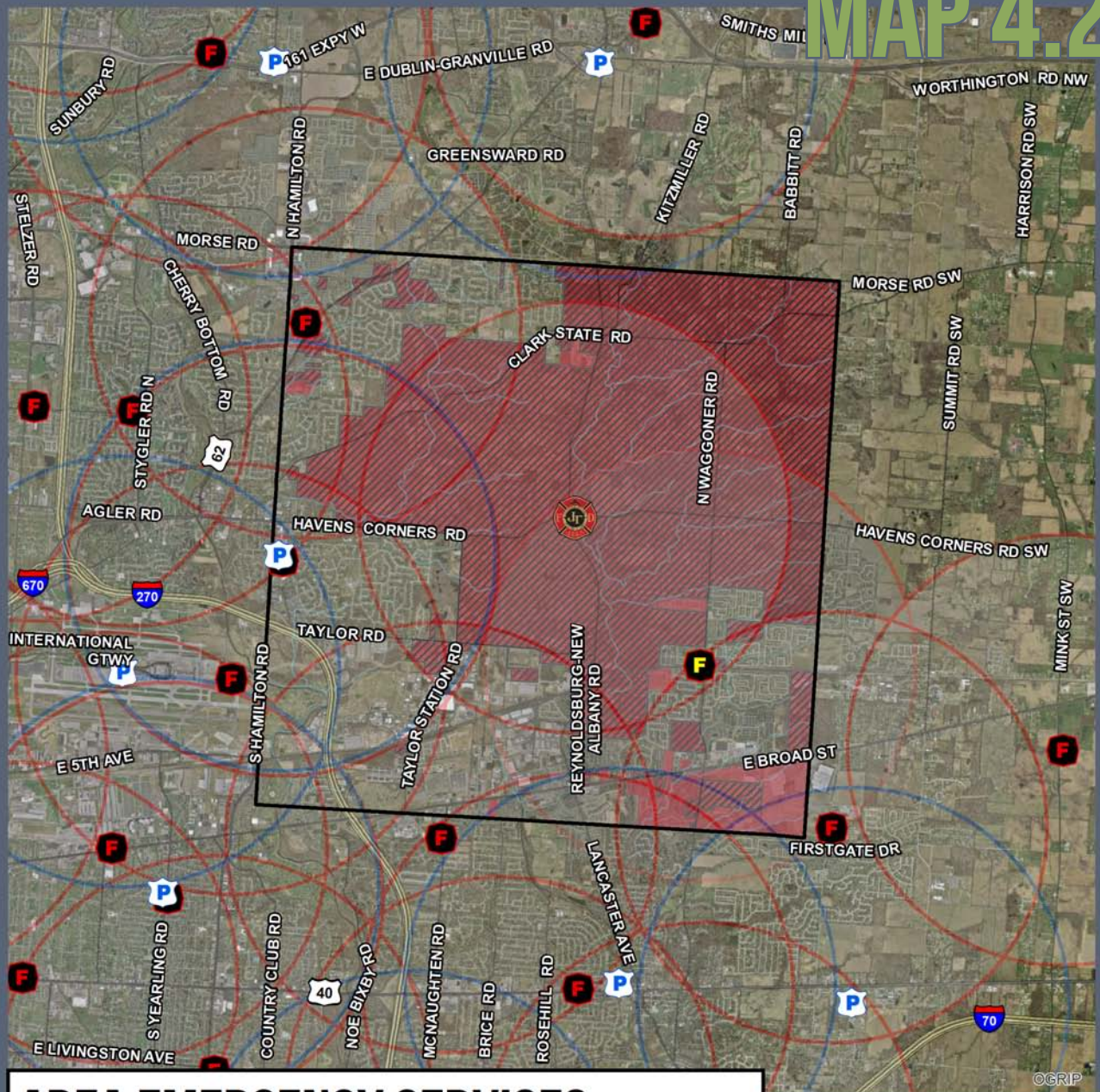
MUTUAL AID

Mutual Aid is a formalized relationship between jurisdictions that establishes a practice where the nearest Fire/EMS Unit will respond to a call outside of its normal district when it is available to do so. In the northeast quadrant, Mifflin Township provides shared services. In the southeast quadrant, West Licking Joint Fire District EMS can assist with EMS calls. In other parts of the township, Columbus Division of Fire may be able to assist. Columbus Division of Fire will soon be building a Fire Station at 711 Waggoner Road in the Southeast Quadrant of the township on land that was annexed to City of Columbus. In 2016, Jefferson Township responded to 1,114 calls outside of the EMS/Fire Coverage Area; there were 461 calls in which other Fire Departments responded to a call within Jefferson Township.

HIGH ACUITY CALLS

While every call for EMS or Fire Department assistance is important, not every call is a true emergency. Emergency calls that include a life that is in danger are known as high-acuity calls. Response time and effectiveness are of utmost importance in these situations, and it is imperative that Fire and EMS units are positioned to reach addresses swiftly in the event of a high acuity call. In 2016, the average response time for high-acuity calls was 6.9 minutes, not including a 1-1.5 minute call processing time.

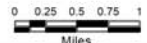
MAP 4.2



AREA EMERGENCY SERVICES

- Jefferson Township Fire Station
- Jefferson Twp Fire/EMS Coverage Area
- Area Fire Stations
- Future Columbus Fire Station
- Fire - 2.0 Mile Radius
- Area Police Stations
- Police - 2.0 Mile Radius
- Historical Township Boundary

Note: Unincorporated Township Area is served by Franklin County Sheriff's Office.





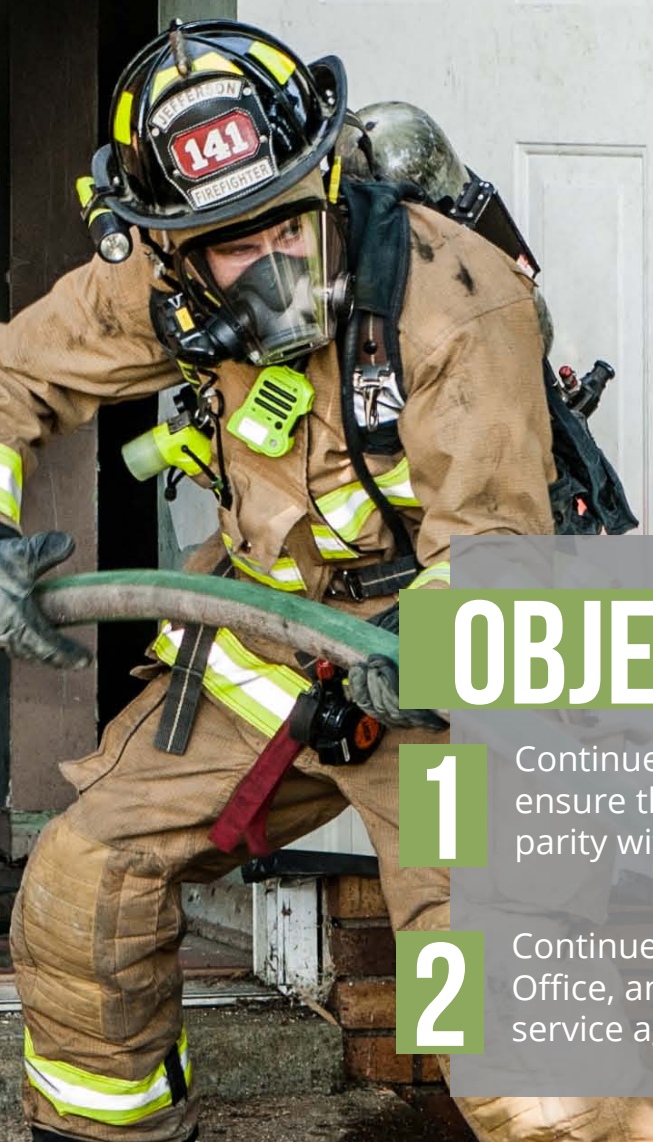
GOAL:

IMPROVE EMERGENCY
RESPONSE TIMES WITHIN
JEFFERSON TOWNSHIP

PUBLIC SAFETY:

POLICE AND FIRE PROTECTION

GOALS AND OBJECTIVES



OBJECTIVES:

- 1** Continue to partner with nearby Fire Districts to ensure that fringe areas of the township are served in parity with more centrally located addresses.
- 2** Continue to rely upon the Franklin County Sherrif's Office, and nearby municipalities through shared service agreements, for law enforcement.



GOAL:

**TRANSITION JEFFERSON
TOWNSHIP FIRE/EMS
TO BE A DATA-DRIVEN
ORGANIZATION**

PUBLIC SAFETY:

FIRE PROTECTION AND EMS

GOALS AND OBJECTIVES

OBJECTIVES:

1

Ensure staffing is reflective of need based on historical call data trends.

2

Establish a system to analyze geographical and acuity-level response times.

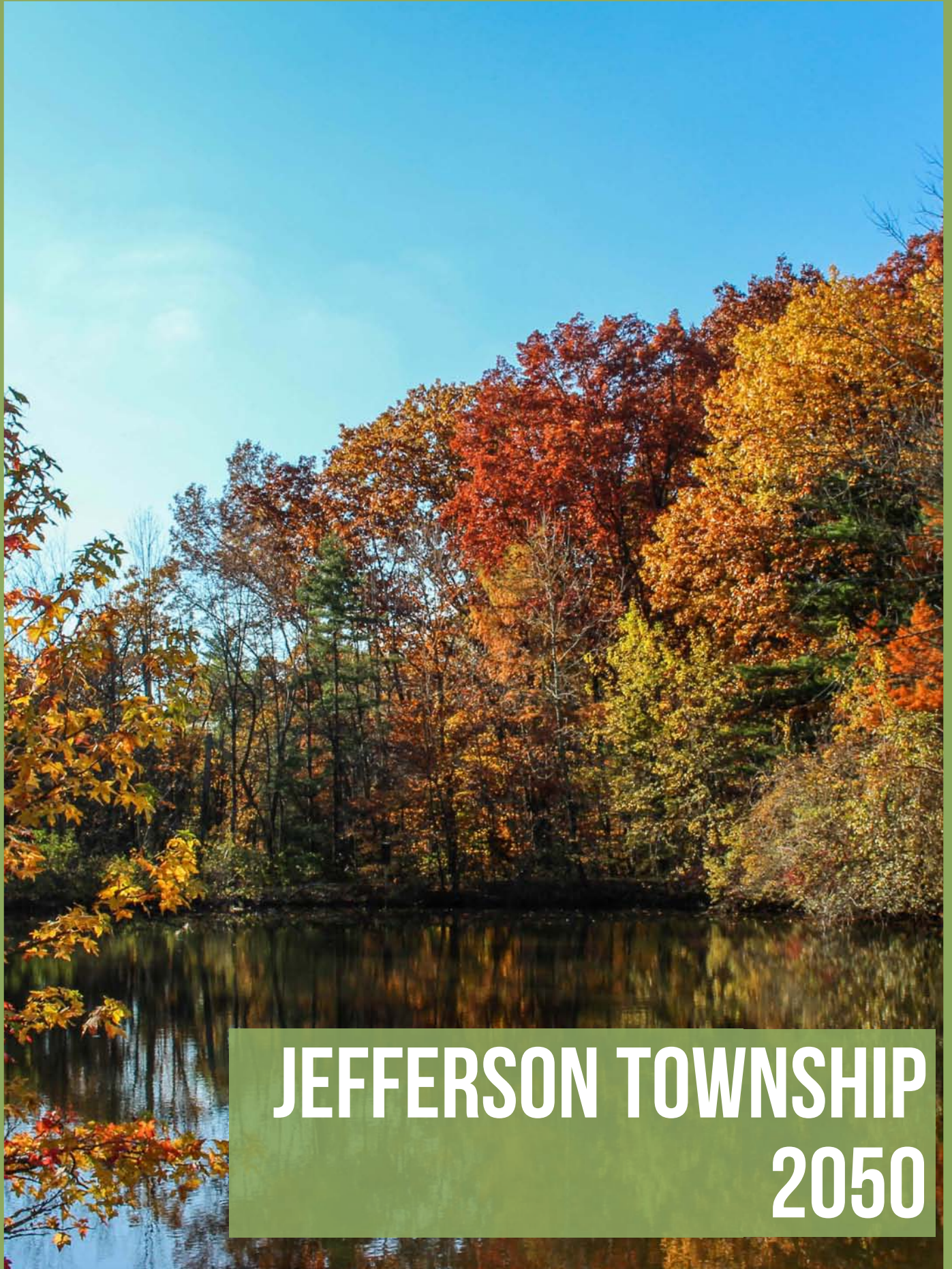
3

Establish a five-year strategic planning process to ensure resources are being used effectively.

SUMMARY OF GOALS

- **PRESERVE THE RURAL CHARACTER OF JEFFERSON TOWNSHIP**
- **ENCOURAGE CREATIVE DEVELOPMENTS THAT REFLECT JEFFERSON TOWNSHIP'S IDENTITY AS "AN EXCEPTIONAL PLACE TO LIVE"**
- **PROVIDE AN UPDATE TO THE 1996 COMPREHENSIVE PLAN LAND USE MAP**
- **EXPAND TRANSPORTATION INFRASTRUCTURE IN JEFFERSON TOWNSHIP TO INCLUDE A VARIETY OF TRANSPORTATION OPTIONS**

- **PREPARE TO MITIGATE CHANGES TO THE TOWNSHIP'S AESTHETIC BROUGHT BY FUTURE DEVELOPMENT**
- **EXPAND JEFFERSON TOWNSHIP PARK AMENITIES TO SERVE CURRENT AND FUTURE DEMAND**
- **IMPROVE EMERGENCY RESPONSE TIMES WITHIN JEFFERSON TOWNSHIP**
- **TRANSITION JEFFERSON TOWNSHIP FIRE/EMS TO BE A DATA-DRIVEN ORGANIZATION**



JEFFERSON TOWNSHIP 2050

Boehnke Nature Preserve

ACKNOWLEDGEMENTS



RICH COURTER



MIKE ROWAN



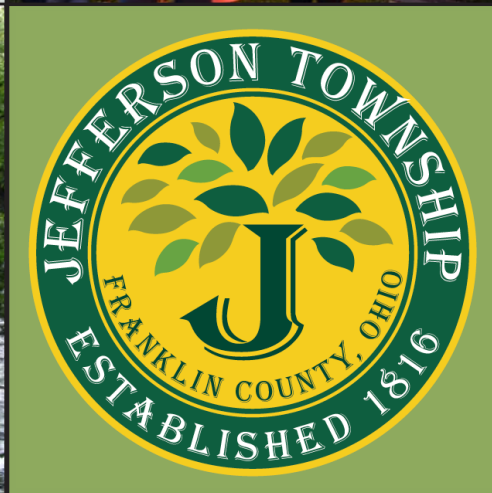
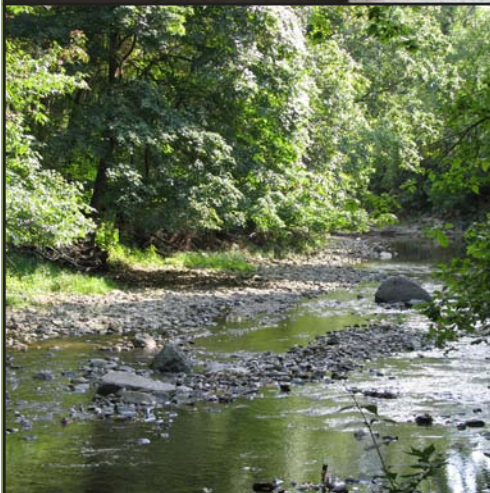
CLAIRE YODER

The Jefferson Township Board of Trustees wishes to thank all of the individuals, county agencies, appointed boards, community organizations and individuals who gave their time, knowledge, and talents to help form the framework for the Jefferson Township 2050 Comprehensive Plan. As the Board of Trustees of Jefferson Township, we look forward to the bright future of this community. With proper planning and execution, we know that Jefferson Township will continue to be An Exceptional Place to Live

With Gratitude,

THANK YOU

Barb Adams	John Clark	Greg Hamilton	Dan Mefford	Mark Sullivan
Michael Ahern	Thomas Coffman	Tom Heaton	Kay Melaragno	Klaudia Veljanovski
Bruce Anderson	Lynn Corey	Tom Henthorn	Mike Melaragno	Christine Warrick
Robert Ariss	Douglas	Joel Hornberger	Tom Mignery	Jim Wall
Gil Bardige	Dachenbach	Jon Howard	Steve Miller	Sandy Wall
Steve Barrett	Dewey Dalton	George Kallal	Linda Mosbacher	Ike Westfall
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Gordon Breault	Thomas Flynn	Phil Lewis	Mike Rouse	Paul Zeeb
Mary Beth Breyfogle	Heidi Fought	Regis Martin-Fuller	Joseph Shade	Marshall Zimmerman
Terry Broas	Lois Galayde	Tanis Marquette	Brian Sleva	
Steven Bush	Jeanette Gregory	Jim Martin	Cheryl Spain	
Jennifer Chrysler	Christopher Gricar	Pam Martin	Roger Spain	





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