

CHAPTER V LAND USE DEVELOPMENT POLICIES

The purpose of this chapter is to outline land use development policies, short and long term, by land use type and identify changes needed in documents such as the Marion City / County Subdivision Regulations, various zoning documents, etc. This chapter also will take into account the cost of providing community services to the various land use types and how this may impact future land use decisions.

Based on the above data and information, Map 62 shows existing and proposed land use. A review of this map indicates more intensive land use activities are generally limited to the Marion Urban Area, incorporated village areas, and small cross road urban areas. Also identified are the flood plain hazard areas (comprised of 100- and 500-year flood plain areas), Delaware Dam flood easement area, state wildlife areas, agricultural areas, five-year well head protection areas, and proposed rezoning areas. The following sections on long and short term land use policies, adjustment of existing land development documents (subdivision regulations and zoning documents), and cost of community services based on land use type will all be considered as the basis for achieving the land use patterns shown on Map 62.

SHORT AND LONG TERM LAND USE GOALS, POLICIES, AND OBJECTIVES

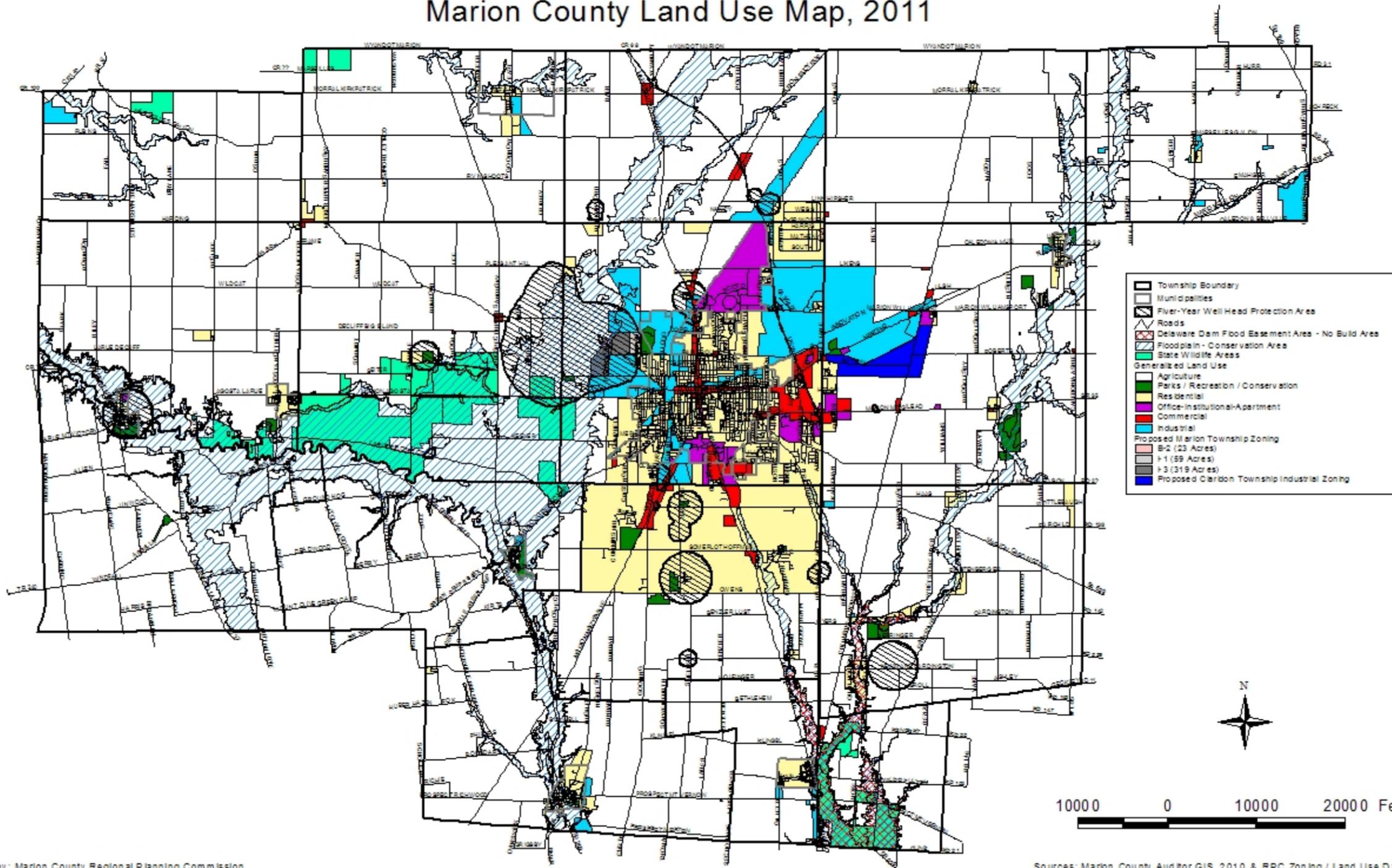
The general goals of the 1977 Land Use Plan still are valid and can serve as an introduction to the goals of the 2010 Land Use Plan. They are:

1. Prepare the county for constructive absorption of the population and economic growth which will occur in the coming decades and for preservation of agricultural development opportunities. In furtherance of this goal, take the necessary steps through planning and action as set forth under Specific Goals and other goals to be formulated.
2. Take the steps necessary to strengthen Marion County as the major center of employment, trade, education, and culture in its seven county region. To this end, establish and implement goals for land use and community development (1970 Land Use Plan, pages 43 and 44) .

In carrying out the above two goals, third and fourth goals are here offered:

3. Minimize both public and private expenses by reducing conflicts between land owners and society.
4. Promote the public health, safety, and welfare of the residents of Marion County.

Map 62 Marion County Land Use Map, 2011



Specific Goals

Residential

- a. Promote the expansion of single-family residential housing in such a way as to meet housing need and provide for sound, healthful and economically stable neighborhoods with a minimal future need for public expenditure and maintenance and a minimal future need for large investments by property owners.
- b. Promote apartment and / or rental units to give consumers who wish an energy saving, cost saving alternative. Recognizing that rental units also are easier for people to move in and out of as job prospects change and a more liquid investment.
- c. Promote policies which allow mobile home parks and condominium development to remain viable but require that minimal standards continue to be met.

Commercial

- a. Foster the expansion of commercial and office opportunities through providing inducements for business to locate in areas where they can complement one another and best serve the long term needs of the community, according to good planning principals.
- b. Have commercial activities in different parts of the community.

Industrial

- a. Promote the extension of utilities and sewers and provide other positive growth inducements to aid the expansion of existing industry and the attraction of new industry.
- b. Promote rail spurs where needed and inter-modal transportation.

Agriculture

- a. Help keep competitive agriculture profitable by discouraging development in rural areas, especially in areas of prime farmland.
- b. Support industries using agricultural products.

Recreation - Conservation

- a. Promote the conservation of naturally unique and valuable areas from an ecological and environmental standpoint.
- b. Reserve and develop adequate recreation and open space sites so that neighborhood and area wide needs are met.
- c. Promote wetland development in flood plain areas but seek to avoid conflict with prime farmland retention.
- d. Work with the Olentangy Watershed Planning Partnership to improve the water quality of the Olentangy River.

Institution

- a. Promote maximum public service with minimum public expense through the careful planning of new facilities.

Utility-Transportation

- a. Provide utilities, such as public sewer and water, and facilities and services such as various transportation modes; to promote the expansion of planned industrial, commercial, and residential areas.
- b. Control development in areas where urban facilities and utilities would be very costly, so they will not be mandated in the near future, which would be at great expense to the public and to the property owners.
- c. Provide facilities, such as road improvements, transit stations, and inter-modal facilities in ways as to encourage optimal land use patterns and savings in cost and energy.
- d. Continue to promote airport developments that service industry.
- e. Monitor proposed land use in well head protection areas for compatibility with ground water resources (especially the Ohio-American well field west of Marion City which provides drinking water for the Marion Urban Area, Prospect Village, Caledonia Village, and Martel in Tully Township).

Policies and Objectives

Residential - Short Term

- a. Assist potential developers of planned subdivisions in submitting good subdivision proposals and in coordinating approval with other agencies.
- b. Pursue the planned rezoning of areas for apartment dwellings and other multi-family housing where feasible.
- c. Work in accordance with official housing plans and housing assistance plans, conserve and to the degree possible, rehabilitate existing housing in older, but still viable neighborhoods, using appropriate land use policies.
- d. Promote zoning of adequate land for manufactured housing.
- e. Promote planned unit developments and other new concepts in housing development.
- f. Promote demolition of seriously blighted and damaged housing units which bring down the value of surrounding neighborhoods.
- g. Establish criteria for staff and committee use in judging subdivisions, including both minor and major land divisions based on goals of the land use plan.
- h. Reduce, or eliminate land use controls that are discriminatory.
- i. Discourage development in flood plain areas which would decrease stream flows and increase flood hazards.

Residential - Long Term

- a. Establish binding criteria for judging all subdivisions, both minor and major based on official plans.
- b. Make available to developers and other citizens more detailed physical information on which to base decisions.

Agricultural - Short Term

- a. Promote the establishment of zoned agricultural districts to lessen the legal burden of farmers to show they are not nuisances to new residential

development, in carrying out everyday agricultural operations.

- b. Promote the use of CAUV and establishment of any future agricultural districts for taxing purposes, to save farmers unfair development taxes, at such time as the State of Ohio adopts enabling legislation.
- c. Limit strip development to a minimum number of lots in agricultural areas.

Agricultural - Long Term

- a. Encourage state enabling legislation to allow counties to preserve prime and unique farmland.
- b. Encourage the state and federal governments to make policy changes with regard to the wetlands compensation programs to limit the conversion of prime farmland into wetlands.
- c. Encourage the use of soil survey information in Marion County.
- d. Support the establishment of Agricultural Security Areas (ASA)
- e. Support the Ohio Agricultural Easement Purchase Program (AEPP) and the Ohio Agricultural Easement Donation Program (AEDP).
- f. Work with the townships to create a voluntary overlay agricultural protection zoning district.

Commercial - Short Term

- a. Increase assistance in reviving the slow but progressive deterioration of the Marion Central Business District and village centers.
- b. Establish increased commercial zoning where needed.
- c. Minimize strip commercial zoning and limit number of curb cuts.

Commercial - Long Term

- a. Restudy and update the 1988 Downtown Plan.
- b. Promote the establishment of access roads, private, or public where needed, sidewalks, bike lanes, and street lighting for “Complete Streets”.

Industrial - Short Term

- a. Promote land near the northwest industrial connector and the Northwest Interceptor Sewer by working with government, business, and industry in applying for substantial outside funding.
- b. Encourage zoning to set aside adequate amounts of industrial land especially where existing and future public utility service and transportation access will be feasible and where physical soil characteristics are adequate.
- c. Encourage industrial zoning districts to be zoned primarily for industry, and not all other uses.
- d. Promote all types of industry in large industrial districts.

Industrial - Long Term

- a. Promote Economic Development Plan Updates to:
 - 1. Evaluate, study, and recommend public improvements to support the industrial growth of Marion in cooperation with Marion CANDO and other interested organizations such as the Marion Area Chamber of Commerce.
 - 2. Evaluate new changes in job opportunities by working with Marion CANDO and Jobs and Family Services.

Recreation and Conservation - Short Term

- a. Support city, county, township, and village parks.
- b. Support bike and pedestrian trails starting with areas near OSUM-MTC, the YMCA, and Sawyer-Ludwig Park.
- c. Recognizing sky rocketing health care costs over the last 15 years, encourage recreation opportunities that allow residents to walk and exercise.
- d. Where possible conserve wetlands, wooded areas, aquifer recharge areas, areas near rivers and creeks, and discourage building in flood plain areas.
- e. Comment on the new Olentangy Watershed Planning Partnership (OWPP) now being formulated by the Mid-Ohio Regional Planning Commission.

Recreation and Conservation - Long Term

- a. Continue to study local recreation and facility needs using National Recreation and Park Association (NRPA) standards.
- b. Continue to update land use policies to consider new dangers to valuable or newly discovered valuable and possible endangered ecosystems, plant life, and animal life.
- c. Utilize Olentangy Watershed Planning Partnership (OWPP) development strategies and tools to improve the water quality of the Olentangy River. Where possible adjust local zoning resolutions / codes and subdivision regulations as necessary.

Institution - Short Term

- a. Promote locations of public buildings and institutions at locations where they will best serve the public consistent with good land use planning, beneficial economic, and social impacts.
- b. Assist semi-public and private institutions with recommendations and alternatives on new locations.
- c. Promote reuse of the vacant state juvenile prison.

Institution - Long Term

- a. Promote reuse of other vacant institutional facilities.

Utility, Facility, and Services (Except Transportation) - Short Term

- a. Assist and promote public sewer and water projects in villages and urbanized areas.
- b. Participate in the State of Ohio water quality planning to aid the control of both point and "nonpoint" water pollution in line with land use goals.
- c. Maintain a close working relationship with energy and communication companies in reviewing platted subdivisions and other projects such as any future power siting projects.
- d. Continue to seek funding for better storm sewers in Marion City / Township and other areas as identified.

Utility, Facility, and Services (Except Transportation) - Long Term

- a. Study the feasibility of future public sewer extensions in the county, including impact on land use and transportation costs from increased development.
- b. Update utility and capital improvement reports.
- c. Recommend public sanitary sewage facilities for the village of Waldo and Morral.
- d. Recommend public water facilities for the villages of Green Camp, New Bloomington, Morral, and Waldo.
- e. Encourage street lighting in all residential areas.
- f. Encourage public water supplies in developing areas where water is known to be scarce and / or of inferior quality.

Transportation - Long Term

- a. Update the past transportation and thoroughfare plans in line with recent land use changes and in line with the current land use plan.
- b. Study the feasibility of promoting other modes of transportation in Marion in cooperation with the State of Ohio. Such modes including, but not limited to, public and private mass transit, the advocating of ways to make bicycling a more safe and enjoyable alternative, and intermodal freight facilities.
- c. Develop an access management plan for critical county roads.
- d. Work with OSUM and Marion Technical College to site an arterial road (University Drive) on the west side of the campus.

Other General Objectives - Short Term

- a. Distribute explanations of existing and new land use regulations to attorneys, realtors, and other citizens expressing an interest. Publicize changes in the benefit of the general public.
- b. Inform citizens of the minor and major land division process.
- c. Inform citizens of the potential benefits of zoning in townships and villages

without it. Offer to assist political subdivisions in amending present, or writing new land control regulations in accordance with other comprehensive plans.

Other General Objectives - Long Term

- a. Distribute pamphlets to officials and other citizens on the costs of various types of development including the energy cost component. This would include information comparing the types of buildings and also the location of structures in relation to utilities and traveling distances to services such as referred to earlier in this report.
- b. Distribute information to officials on the revenue vs. cost impacts of various types of development.
- c. Work with Marion County Soil and Water, Marion County Farm Bureau, OSU Extension, and Mid-Ohio Regional Planning Commission to develop a series of seminars for farmers on topics such as farmland preservation, farm business planning, local food systems, estate planning, etc.

ADJUSTMENT / UPDATE OF EXISTING LAND DEVELOPMENT DOCUMENTS

Marion / City County Subdivision Regulations

Current major updates of the subdivision regulations are:

- a. Update road base / pavement specifications.
- b. Update storm water drainage runoff calculation requirements.

Also consider incorporation of low-impact development (LID) standards into the subdivision regulations. “Low-impact development (LID) is the general term for a wide array of site planning principals and engineering treatment practices used to manage both water runoff and water quality. LID is an ecologically friendly approach to site development and storm water management. The benefits of LID are: universally applicable, economically sustainable, environmentally sustainable, multiple design benefits, and its ideal for urban retrofit.” (American Planning Association, PAS QuickNotes No. 23)

Review recent changes in state law regarding condominiums and make necessary adjustments to subdivision regulations for this type of development.

Enforce the sidewalk regulations as written which require sidewalk installation when the street is built or within the two-year construction bond window (i.e. no more variances to

allow the installation of sidewalks when either home or business is built which could take several years).

Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP) which can be used to not only improve the water quality of the Olentangy River but all major rivers in the county.

Village Subdivision Regulations

Work with the villages to update their subdivision regulations and consider incorporation of low-impact development standards.

Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP) which can be used to improve the water quality of the various county rivers.

Zoning Documents

Update local zoning documents starting with Marion City and then the villages and townships. Modernize standards and incorporate regulations for alternative energy sources. Where possible incorporate low-impact development standards.

Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP) which can be used to improve the water quality of the various county rivers.

COST OF COMMUNITY SERVICES BASED ON LAND USE TYPE

Different land use types generate various levels of revenue and require various levels of public services. Cost of Community Services (COCS) studies evaluate land use revenue to cost of public services. While a local COCS study is beyond the scope of this plan, the Farmland Information Center has prepared a fact sheet (Cost of Community Services Studies, August 2010) that summarizes the results of 151 COCS studies (10 of which were conducted in Ohio) located in 26 states.

According to the Farmland Information Center Fact Sheet on COCS Studies, “Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses. COCS studies are a snapshot in time of costs versus revenues for each type of land use.

COCS studies conducted over the last 20 years show working lands (median cost per dollar of revenue raised to provide public services to different land uses: commercial & industrial \$0.29, working and open land \$0.35, residential \$1.16) generate more public revenues than

they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

The findings of the COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In nearly every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use. ” (Farmland Information Center Fact Sheet, Cost of Community Services Study, August 2010).

For the purposes of this land use plan, cost of community services studies discussed above will be useful as a general planning tool recognizing the fact that residential land uses typically require more in public service costs than is returned in revenue while agricultural, commercial, and industrial land uses generate a fiscal surplus. From a land use planning standpoint, Marion will be challenged to balance the need to provide new residential land use opportunities allowing for growth in the community, while at the same time increasing local commercial and industrial land uses and conserving agricultural land. This will be especially important over the next several years due to the current state of the economy and shrinking local government budgets.