



Planning Department

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~ MEMORANDUM ~

December 10, 2008

To: Granville Township Trustees
Don Holycross, Village Manager
Village Council

From: Alison Terry

Re: Proposed Comprehensive Plan Maps

In preparation for adoption of the Comprehensive Plan the Village would respectfully request that you review the items contained within this memorandum addressing mapping inconsistencies in the current Comprehensive Plan Draft. We would like to see the majority of these items addressed, some minor and some not so minor, prior to final adoption of the Comprehensive Plan by either the Village or Granville Township. Please understand that it is not our intention to hold up the process for adoption of the plan, it is simply to ensure that the maps are legible, consistent, and relate directly to and represent the text that has been prepared by Poggemeyer Design Group, as a culmination of efforts by the Township and the Village to adopt a joint Comprehensive Plan. Additionally, we would hope that after these maps have been updated, the Township would be willing to hold a joint public hearing with the Village to allow both Township and Village residents a final opportunity to see that the Comprehensive Plan represents the community's goals and objectives.

I am including the specific items that I am aware of at this time that should be addressed. The inconsistencies are as follows:

- 1) Plate 1-1: Planning Areas Map: Refers to various planning areas (Northern countryside, Southside neighborhoods, Downtown, etc.) However, the maps then show
 - a. Plate 4-6: "Northern Development Scenario" vs. "Northern Countryside" (Plate 1-1)
 - b. Plate 5-1: "Eastern Neighborhood Development Scenario" vs. "Eastside Neighborhoods"
 - c. Plate 5-2: "Western Neighborhood Development Scenario" vs. "Westside Neighborhoods"
 - d. Plate 5-3: "Southern Neighborhood Development Scenario" vs. "Southside Neighborhood"
 - e. There are some areas shown within the boundary that have no color designation..this needs to be modified.

- 2) Plate 2-1: Future Land Use Plan:
- a. Colors need to be differentiated better...can't tell the difference between Township Open Space, Parks & Recreational Facilities, Open Space; between Suburban & Urban Residential; between Traditional Central Business District & Mixed Use Neighborhood Center.
 - b. The future open space areas shown as green along the riparian corridors and Raccoon Creek need to be removed so that the underlying land use color can be seen. There are obviously sensitive environmental features in this area, but having such large blocks of green doesn't allow someone reading the maps to understand what the development of the property should be...unless the plan is to have all areas shown as green become permanent open space with no development at all.
 - c. The new interchange roadway at Cherry Valley needs to be better represented graphically, it disappears on the plan.
 - d. Remove Potential Historic National Register Eligible Properties from this map, it's already shown on Plate 3-1: Historic Resources
 - e. Why is so much of the previously planned Agricultural Use in the 2001 Plan being modified to Rural Residential? (Especially as the Rural Residential, R-1, Designation in the Granville Township code doesn't allow for agricultural uses in that district).
 - f. There are inconsistencies in the color designations between the Future Land Use Plan, Plate 2-1 and the enlarged areas on Plates 4-6, 5-1, 5-2 & 5-2. For instance, the Intermediate School property is shown as Open Space adjacent to Loudon Street, Institutional in the middle and Agriculture adjacent to Burg Street on Plate 2-1, Future Land Use Plan. However, on the enlargement, Plate 4-6: Northern Development Scenario it's show as Agriculture adjacent to Loudon Street, Institutional in the middle and Agriculture adjacent to Burg Street...
 - g. Remove Possible Rotary (Roundabout) from the Future Land Use Plan completely
- 3) Plate 2-2: Greenbelt:
- a. Wellhead Protection Area is indicated on the Legend, but not shown on the map - either add it to the map or remove it from the Legend.
 - b. How does this map differ significantly from the Conservation Design Map, which shows tree cover, open space, woods, shrubs/scrub wetland? Can't it just become the one map?
- 4) Plate 2-3, Conservation Design:
- a. This map should be titled "Natural Features Map" vs. Conservation Design - It's simply showing the features as they currently exist, not indicating that they are a part of a conservation design.
 - b. Tree Symbol is too busy and difficult to read.
 - c. The colors are too hard to differentiate between Open Space & Shrub/Scrub Wetland
- 5) Plate 3-1, Historic Resources: Hard to read the symbols because of the white background on the map. This map should also show existing National Register Properties along with Potential National Register eligible properties.

- 6) Plate 4-1, Prime Farmland: Floodplain is hard to read when it overlaps the Prime Farmland designation because it turns into a different color. Maybe try cross-hatching instead.
- 7) Plate 4-2: Natural Resource Areas: Why do we need this map and the Conservation Design map? The only difference between the two is that this one doesn't show tree cover.
- 8) Plate 4-3, Aerial Photograph: This whole map does not read well...street names, boundaries, streets, etc. What's the purpose of it if you can't read it?
- 9) Plate 4-5, Scenic Byways: Simple enough map, but doesn't show all of the area that were designated on the Scenic Byways plan that was submitted to ODOT.
- 10) Plate 4-6, Northern Development Scenario: There are symbols shown in the Legend that don't exist on the map - remove those from this map (Newark, Proposed Future Grade Separations, Industrial???) Why is this even shown in the Legend when the Future Land Use Plan doesn't even have this as a category?)
- 11) Plate 5-1: Eastern Neighborhood Development Scenario:
 - a. Again, there are symbols shown in the Legend that don't exist on the map - remove those from this map.
 - b. Why is the area north of Cherry Valley Road shown as TND all the way to Milner Road? The only portion that could possibly be developed as TND lies south of the wooded area.
 - c. This map needs to show the eastern most portion of the Village, and all of the Cherry Valley Road Development Area - either make a new map or broaden it.
- 12) Plate 5-2, Western Neighborhood Development Scenario:
 - a. Again, there are symbols shown in the Legend that don't exist on the map - remove those from this map.
 - b. There are properties along State Route 16/State Route 37 that are shown as Mixed Use Neighborhood Center, Suburban Residential and Open Space that were previously shown as Commercial in the 2001 plan, why is this being changed? Why would the Township want a Suburban Residential designation along River Road adjacent to S.R. 16 when the majority of that area is already Commercial? (Two day care centers, Village Flower Basket, Mini Storage). The property on the northwest corner of Weaver Drive & Columbus Street has already submitted a sketch plan to the LCPC regarding putting retail and office uses there...is the intention really for this entire property to be permanent open space?
 - c. The Driving Range area has no color designation associated with it...doesn't it need to have a color?
- 13) Plate 5-3, Southern Neighborhood Development Scenario:
 - a. Again, there are symbols shown in the Legend that don't exist on the map - remove those from this map.
 - b. This map needs to show the southeast portion of the Township, especially with the proposed land use changes along the Columbus Road corridor extending over and along Goose Lane & Silver Street.

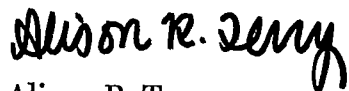
14) Plate 7-1, Granville School District:

- a. I believe that the school district boundaries are incorrect. Furthermore, it is hard to tell since there are no parcels shown.
- b. The school symbols need to be shown more clearly.

15) There should also be an enlargement of the Downtown Planning Area, as a separate Plate.

Should you have any questions after reviewing this information, please do not hesitate to contact me.

Respectfully submitted,



Alison R. Terry