

Southwest Area Plan (Avery Road to Houchard Road)



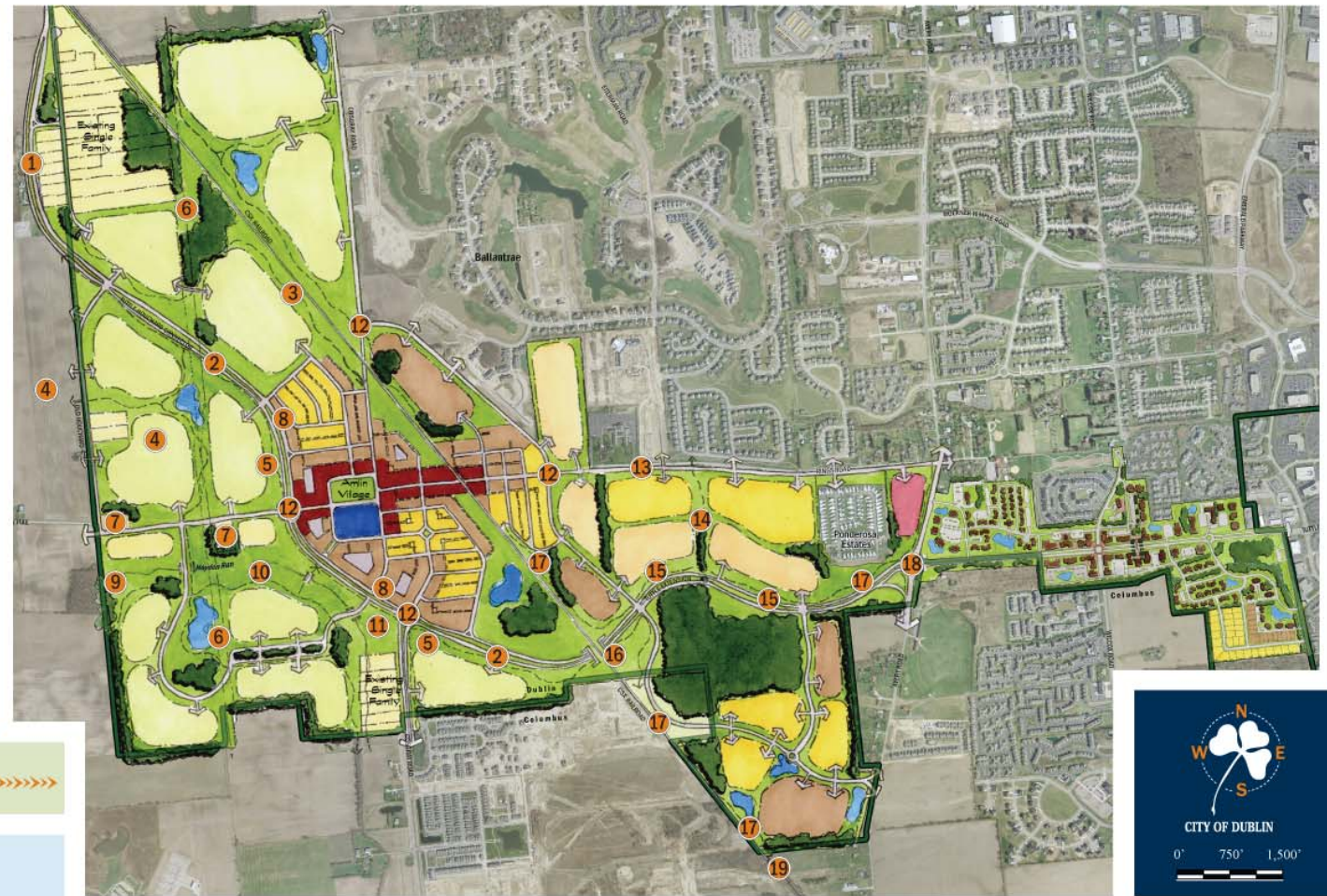
Planning Challenges and Issues

West of CSX Railroad

- Ensure the long-term coordination of land uses
- Preserve important natural features and create regional greenways
- Establish a roadway network that preserves existing character
- Establish a clear visual identity for Amlin

Avery Road to Railroad

- Provide well-planned growth and connectivity
- Protect existing natural features
- Minimize impact of future roadways and development on existing area



Design Recommendations

West of CSX Railroad:

- 1 Realignment of Houchard Road to maintain existing large lot, single-family development
- 2 Incorporation of a variable median along the Tuttle-Houchard Extension to provide added character
- 3 Minimum 200-foot setback between residential conservation areas and the railroad
- 4 Coordination of conservation development with Columbus to the west
- 5 Incorporation of a minimum 200-foot setback along the Tuttle-Houchard Extension outside of Amlin
- 6 100-foot high tension power line easement
- 7 Preservation of existing farmsteads to provide additional character and context for development
- 8 Minimal setbacks along Hyland-Croy within the Amlin target area
- 9 Provide maximum setbacks from the Hayden Run headwaters
- 10 Minimum 200-foot protective buffer zone for future development along the Hayden Run
- 11 Determination of Tuttle-Houchard alignment to balance environmental issues, residual land use viability and preservation of existing homes

Avery Road to Railroad:

- 12 Gateway feature and entry point into Amlin village
- 13 Eiterman Road not to be extended to Tuttle Crossing in future
- 14 Internal greenway to provide pedestrian access to school
- 15 200-foot setback along Tuttle Extension with variable median
- 16 Future underpass for extension of Tuttle to Cosgray Road
- 17 Regional greenway/pedestrian corridors to be provided along CSX line and Tuttle Extension
- 18 Future intersection improvements TBD.
- 19 Future overpass (City of Columbus jurisdiction)

Planning Goals - West of Railroad

...To facilitate the planned extension/alignment of Tuttle Crossing in a manner that will provide regional greenway connectivity and pedestrian access within the context of a broader range of housing options that coordinates with existing residential neighborhoods.

Planning Goals - Avery Road to Railroad

...To provide for regional transportation, greenway and pedestrian connectivity in a manner that balances the protection and enhancement of the Hayden Run Corridor with future development potential.



Amlin Streetscape Character (Conceptual)



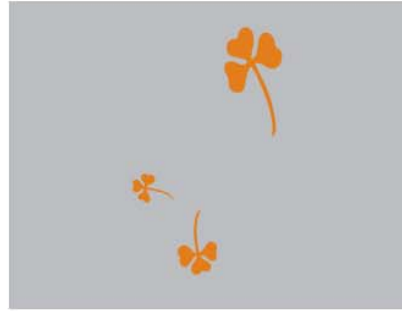
Future Amlin Village Center (Conceptual)

Southwest Area Plan (Emerald Parkway to Avery Road)



Planning Challenges and Issues

- Preserve and integrate natural features
- Integrate existing residential
- Focus on local services



Design Recommendations

Southwest Area Recommendations:

- 1 Provision of standard office adjacent to major arterial intersection
- 2 Future church expansion as community use
- 3 Integrated pedestrian connections to park and surrounding neighborhoods
- 4 Additional residential uses to support mixed use center
- 5 Pedestrian spine to provide access through neighborhood center
- 6 Design of surrounding residences provides auto and pedestrian access to center without arterial access
- 7 Preservation of stream corridor as amenity
- 8 Creation of neighborhood park as gateway feature to area
- 9 Utilization of clustered residential units to provide capacity for park area
- 10 Reconfigured access for local neighborhood to limit traffic impacts
- 11 Single-family residential lots as transition for existing neighborhood



Tuttle Crossing at Hirth Road (looking southeast)

Planning Goals

...To achieve the comprehensive implementation of a mixed use neighborhood center along Tuttle Road that will provide appropriate pedestrian connectivity and local services within the context of future road improvements.

