

CENTERBURG VILLAGE STRATEGIC PLAN

KNOX COUNTY AREA DEVELOPMENT FOUNDATION

STEERING COMMITTEE MEETING #3 | JULY 24, 2019

AGENDA

STEERING COMMITTEE MEETING #3

JULY 24, 2019

1. STEERING COMMITTEE 2 REVIEW
2. ZONING
3. MARKET ANALYSIS
4. DRAFT GOALS
5. NEXT STEPS

STEERING COMMITTEE #2 REVIEW

CENTERBURG
The Heart of Ohio
Town Hall

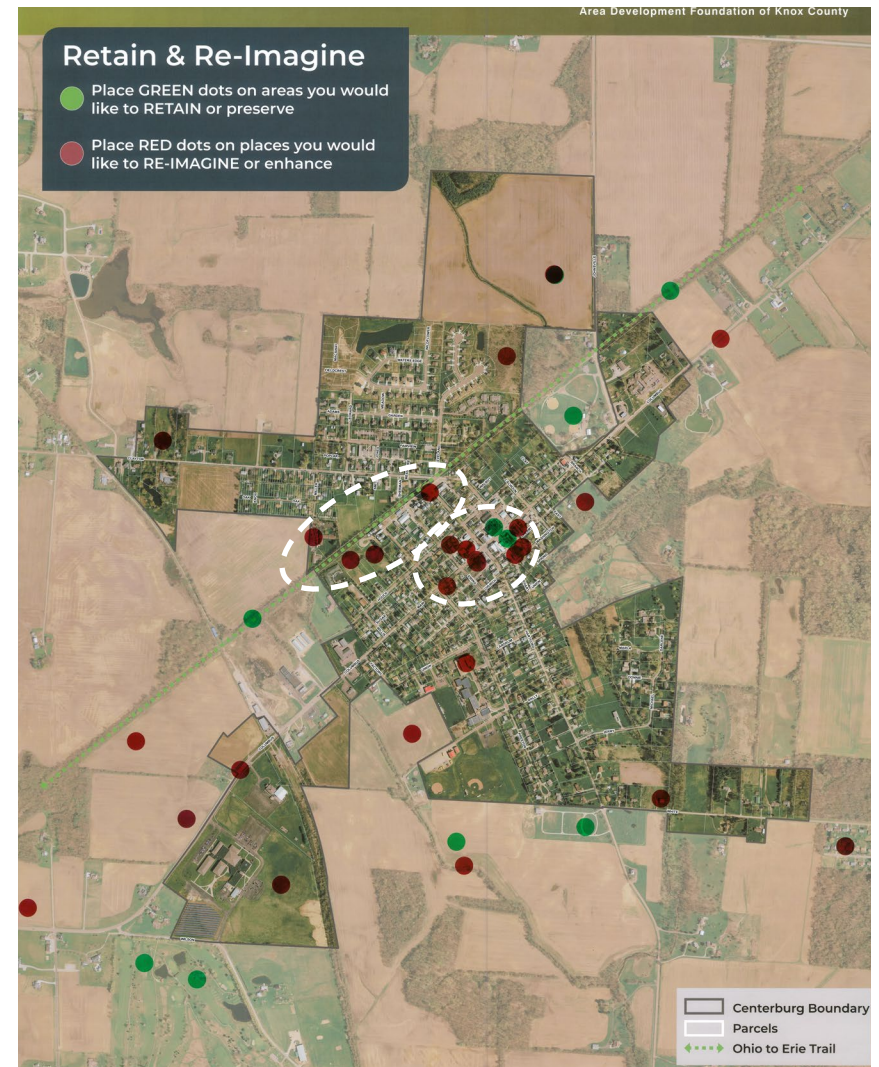
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SC 2 REVIEW

RETAIN & RE-IMAGINE MAP

Themes:

- Retain:
 - » Existing park & recreation spaces
- Re-Imagine:
 - » Downtown
 - » Property along the trail



SC 2 REVIEW

DOWNTOWN IMPROVEMENTS



LANDSCAPING



Average:
2.6



BIKE AMENITIES



Average:
4.9



LIGHTING



Average:
3.0



BENCHES



Average:
4.9



DINING



Average:
3.6



PARKLET



Average:
6.2



SIGNAGE / WAYFINDING



Average:
3.7



PUBLIC ART



Average:
7.2

DOWNTOWN IMPROVEMENTS

SUMMARIZED RANKINGS

Improvement	Public Rank	SC Rank
Lighting	4 / 5	2
Benches	7	5 / 6
Public Art	2	8
Parklet	6	7
Dining	1	3
Landscaping	3	1
Bike Amenities	4 / 5	5 / 6
Signage & Wayfinding	8	4

Rankings are 1-8 with “1” being the most popular and “8” being the least popular.

PUBLIC ENGAGEMENT SUMMARY

COMMUNITY WORKSHOP

- 6/21 HEART OF OHIO FESTIVAL ✓

STAKEHOLDER INTERVIEWS - ongoing

COMMUNITY SURVEY - ongoing*

ONLINE ACTIVITIES - ongoing

OPEN HOUSE - pending

* 52 responses
(as of 7/24)

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ZONING

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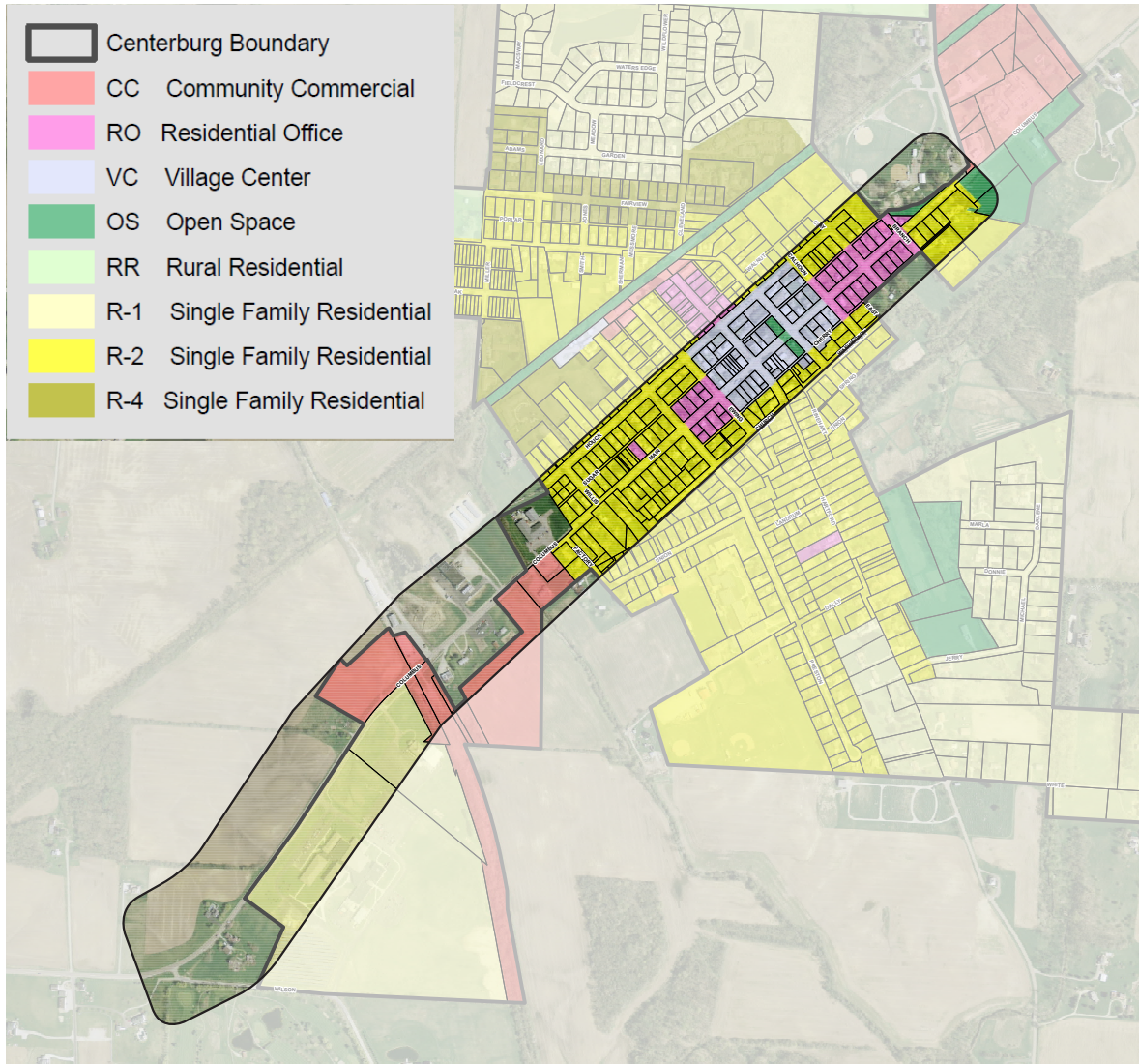
ZONING

Purpose of the Zoning Code:

- Promote public health, safety, general welfare, and character of the Village
- Stabilize and preserve property values
- Protect against congested / unsafe traffic conditions
- Provide safety from natural and environmental hazards
- Ensure adequate provision of public services and utilities
- Preserve unique historical and natural features

ZONING

EXISTING CONDITIONS



Main Corridor:

- 1.5 Miles
Wilson > Johnsonville
- 5 Districts
- 127 Parcels
- Gateway
- Downtown

ZONING

Centerburg Zoning Code:

Zone	Description	# parcels	Min lot area	Min lot width	Min lot depth	Min front yard	Min side yard	Min rear yard	Max lot coverage	Max height	Parking
R-2	Single Family District	39	8,000sf	70'; 90' corner	135'	40'*	8'	30'*	35%	35'	Min 2, 1 enclosed
ROS	Residential Office Services District	29	8,000sf	70'; 90' corner	135'	40'*	8'	30'*	NA	35'	Located in the rear
VC	Village Center District	45	0	0	NA	Avg. of block	0 interior lots; 5' corner lots^	0^	95%	40'	Planning Commission review
OS	Open Space District	2		NA	NA	50'	50'	50'	NA	30'	NA
CC	Community Commercial (1)	12	0	0	NA	40'*	15'+	15'+	80%	40'	Complicated

* Look at code for specifics | + additional area required | ^Supplemental Regulations

ZONING

Centerburg Zoning Code:

Key Take Aways:

- Many districts, regulations could be discouraging redevelopment
- Certain uses not allowed (i.e. Residential in Village Center District, Business in R-2)
- Too many decisions determined case by case by Planning Commission & Planning and Zoning Board

ZONING

Centerburg Zoning Code:

Key Take Aways:

- **Parking:**

- » SFH, Duplexes, Townhomes = 2 spaces per DU
- » Multifamily = 2 spaces per DU, plus 1 guest space per 4 DU

- » Current 90° parking ~270s.f.
- » 6 unit Multifamily building requires 14 spaces ~4,000s.f.
- » 1 Bedroom units @800s.f. ~4,800s.f.

ZONING



ZONING

EXAMPLE

Existing Building

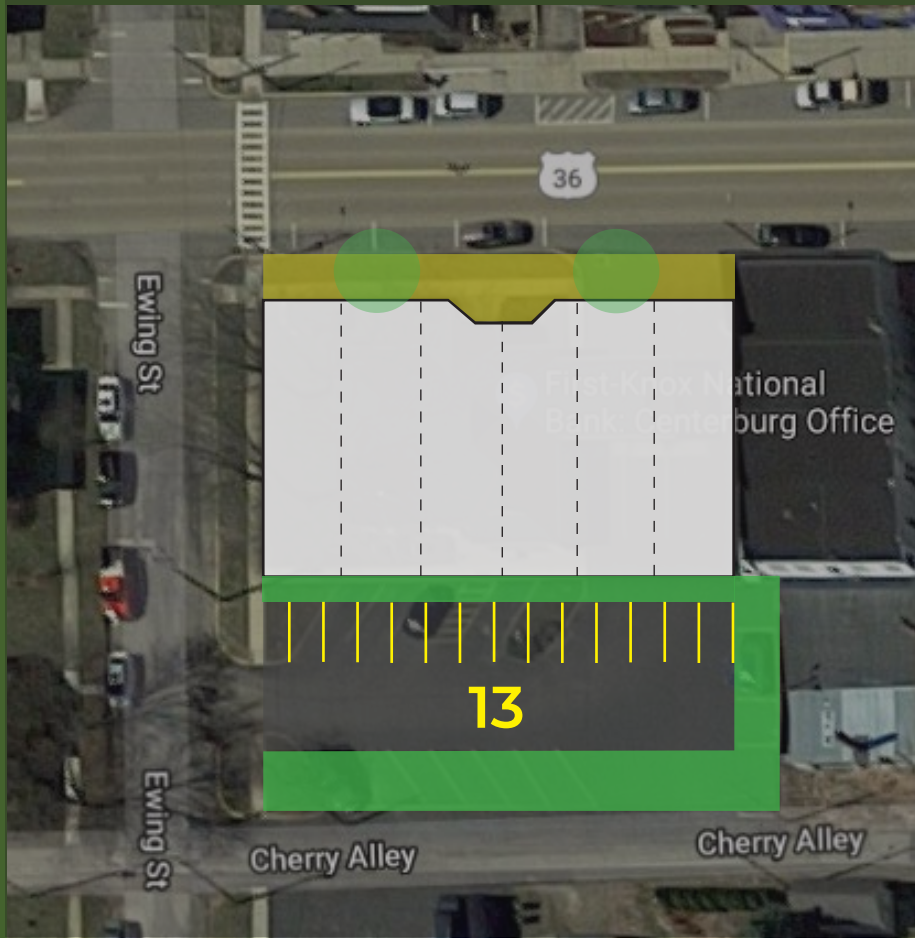


- » ~16,000 s.f. site
- » 2,700 s.f. Commercial
- » 2,000 s.f. green space
- » 13 parking spaces (7,000 s.f.)
- » Drive Through (3,000 s.f.)

ZONING

EXAMPLE

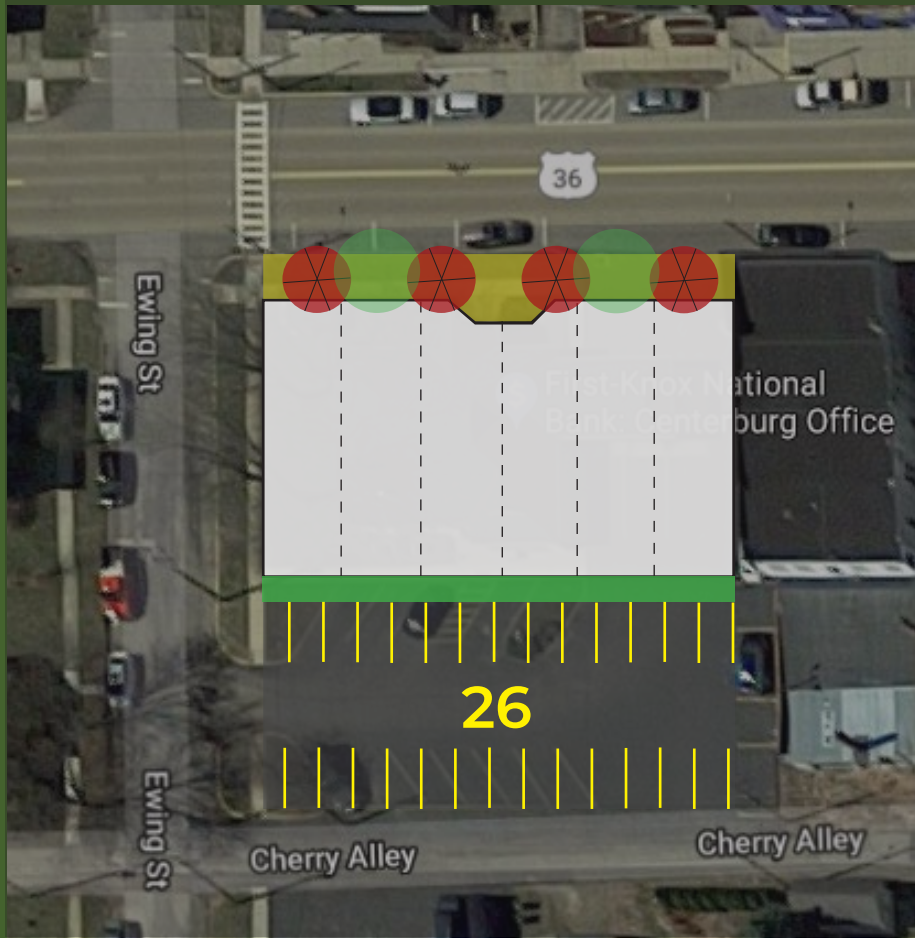
Existing Code Regulations



- » ~16,000 s.f. site
- » 6 DUs (1,200 s.f.)
- » 13 parking spaces
- » Small green space

ZONING EXAMPLE

Existing Code Regulations

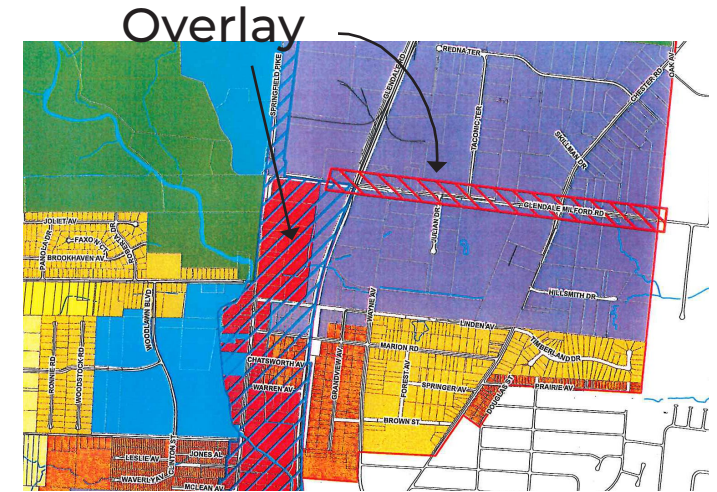


- » ~16,000 s.f. site
- » 7,200 s.f. Commercial
- » 6 DUs (1,200 s.f.)
- » 26 parking spaces
- » Parking needed:
 - » 6 Multifamily units: 14
 - » Office: 24
 - » Restaurant: 72, plus employees

ZONING OVERLAYS

Overlay:

- Applied on top of base zoning district
- Adds additional regulations / protections to achieve desired development or preserve unique features
- Simpler process than re-zoning



- Source Water Protection Overlay District
- Special Overlay District

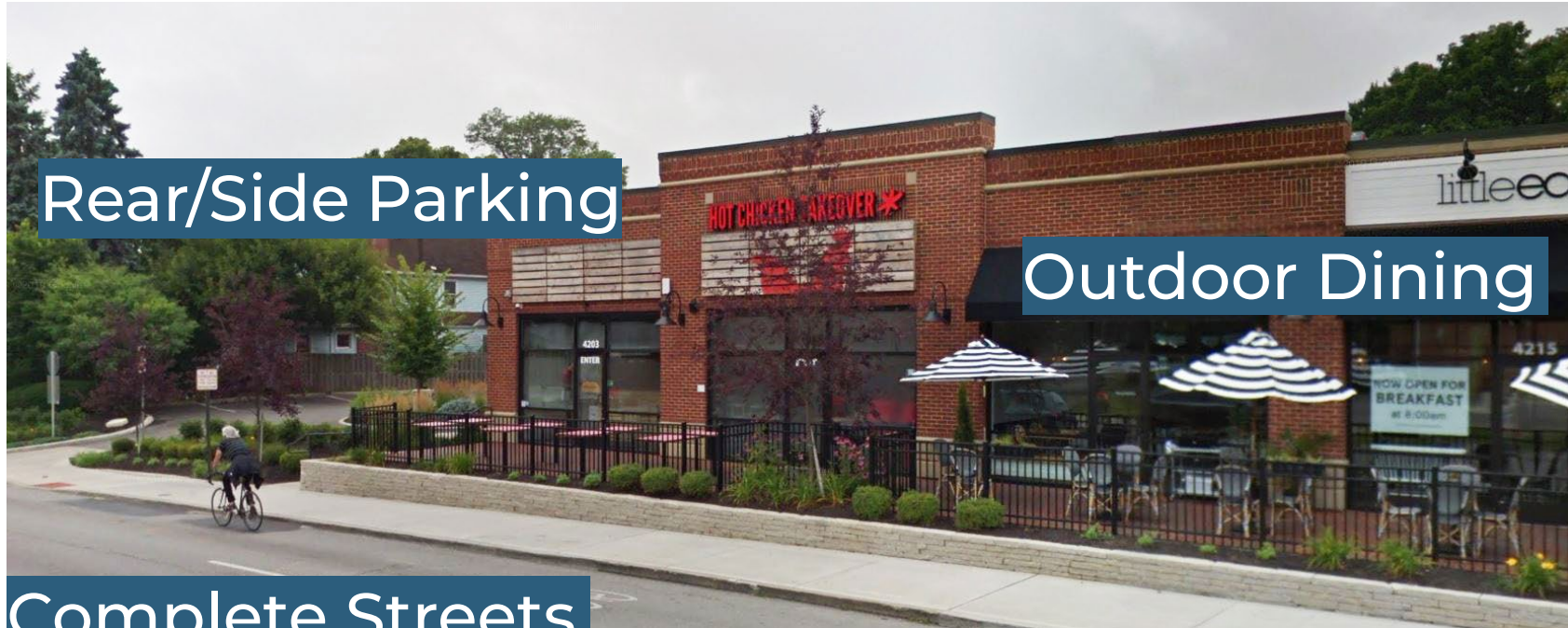
ZONING OVERLAYS

Columbus Urban Commercial Overlay:

- Pedestrian-oriented architecture (ex: retail display windows)
- Reduced building setbacks (0 - 10 ft)
- Rear parking lots
- Commercial land uses
- Smaller lot sizes (< 0.5 acre)

- North High Street
- Grandview Avenue
- Italian Village
- University District
- Franklinton





Rear/Side Parking

Outdoor Dining

Complete Streets



Signage

Landscaping

ZONING

COMMUNITY CHARACTER

Other Strategies to Enhance Neighborhood Quality & Character:

- Facade improvement Grants
- Property Maintenance, Building, & Housing Code
- Home Repair & Maintenance Assistance
- Non-profit organizations & public-private partnerships (CICs, SIDs, Land Bank, Land Trust, etc.)

ZONING

COMMUNITY CHARACTER

Facade Improvement Programs

- Up to 50% city match of private \$
 - » Historic Dublin
 - » Uptown Marysville
 - » Downtown Delaware



ZONING

COMMUNITY CHARACTER

Property Maintenance, Building, & Housing Code

- Standards above state minimums
- Additional / tiered penalties for repeat offenders

- Mount Vernon:
 - » 8 in grass limit; penalty increases from minor misdemeanor to 4th degree after first offense



ZONING

COMMUNITY CHARACTER

Home Repair & Maintenance Assistance

- Section 504 Home Repair program (federal)
- Housing Assistance Grant program (state)
- Senior Village Model (self-defined area)
- Community Housing Impact and Preservation Program (County)
- Local initiatives
- Public-private partnerships



ZONING

PARK FUNDING

Park Funding

- Dedicated park space / in-lieu of fee
- Development impact fees
- Developer agreements



- Granville:
 - » \$500 Public Use fee (\$500 per residential unit; \$2,000 per commercial acreage) for recreation facilities/parks
- Whitehall:
 - » Income tax generated from development project allotted to Parks Improvement Fund



MARKET ANALYSIS (PRELIMINARY)

MARKET ANALYSIS

GENERAL

- Heart of Ohio Trail: Issues of safety, access, and lack of signage
- Vacant properties present opportunities for public green space or redevelopment
- Opportunity for acquisition of vacant parcels for public parking and trail amenities
- Desire from business owners and residents for more restaurants & recreation/entertainment options

MARKET ANALYSIS

DOWNTOWN

- Downtown parking: access, perception, safety, wayfinding
- Downtown lacks signage & wayfinding
- The old mill and Pizzaburg restaurant are unique and could be used for HOOT tourism purposes
- Opportunity for First Federal Savings & Loan to relocate and transform historic building
- At least 4 vacancies Downtown









Dollar General

Hometown
Market &
Valero Gas
Station

Centerburg Family
Dental Care

- No crosswalks or
signalized intersections
- Speed limit is 45 mph

COLUMBUS ROAD

Shared-Use Path connecting High
School to the Twist n Shake

















MARKET ANALYSIS

KEY TAKE AWAYS

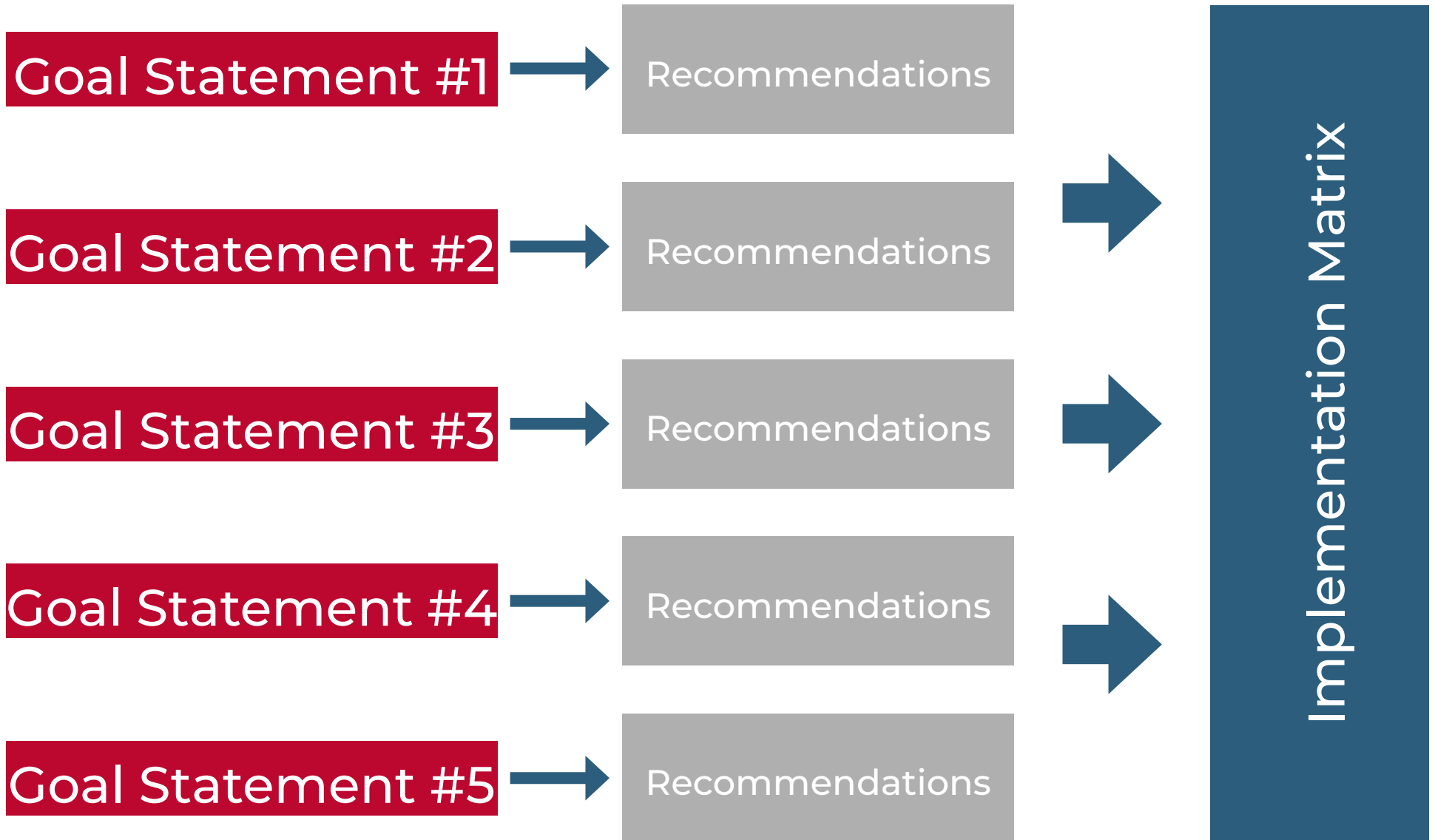
- Downtown has plenty of character and the scale makes it very walkable
- The business owners and employees take pride in their community and gave excellent feedback
- Very little signage/ banners downtown promoting the village or events
- Little to no connection to the Heart of Ohio Trail
- Lack of nightlife and recreation options for kids and adults
- Parking was the greatest concern for many of the downtown businesses

DRAFT PLAN GOALS

CENTERBURG
The Heart of Ohio
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DRAFT PLAN GOALS



DRAFT PLAN GOALS

Land Use & Development

Housing & Neighborhoods

Mobility

Parks & Recreation

Community Image & Brand

Q & A

Visit us online!
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Want to learn more?
Interested in getting involved?
Visit the Project website
www.KnoxCoPlans.com

KNOX COUNTY
KNOX COUNTY DEVELOPMENT SERVICES

VILLAGE DEVELOPMENT
CENTERBURG | DANVILLE

INGREDIENTS

- * Existing conditions for Knox County and Centerburg
- * Regional/National trends and best practices in planning & development
- * Centerburg's desired future as informed by community-led visioning

2019

Month	Activity
MAR	Project Kick-off
MAR	Preliminary Research
MAR	Project Website
APR	Redevelopment Analysis
MAY	Market Study
MAY	SC 1
MAY	SC 2
MAY	PM 1
JUN	Mapping
JUN	SC 3
JUL	Online Engagement

SC = Steering Committee Meeting

PLANNING PROCESS & TIMELINE*

The Village Strategic Plans will serve as roadmaps for the planning process to better understand current conditions, use, development, and overall livability of each village.

PLAN OVERVIEW

The Villages of Centerburg, Danville, Fredericktown, and McMinnon will serve as roadmaps for the planning process to better understand current conditions, use, development, and overall livability of each village.

CENTERBURG VILLAGE STRATEGIC PLAN

KNOX COUNTY VILLAGE DEVELOPMENT

NEXT STEPS

» Draft Plan Ideas

» Steering Committee Meeting #4