



West Scioto Area Commission

Principles of the WSAC Regarding Development in the Area

The following statements reflect the beliefs, vision, values and intent of the WSAC regarding future development. They serve as guidelines for decision making, but are not intended to be binding regulations governing future votes to approve or reject proposed land uses. However, they do provide a formal framework for decision making. They serve as a basis for determining appropriateness of a project and the Commission's preferences for the general character and nature of the area.

- A. Maintain the general balance of land use within the area in favor of increasing the proportion of single-family housing.
- B. Generally disapprove applications for land use changes requiring rezoning if currently available properties with the required zoning are available in the same general locality.
- C. Preserve or increase the amount of tree canopy and green space using native plant species when possible. Increase the amount of recreational areas available.
- D. Improve pedestrian access and safety by connecting areas with multiuse paths and sidewalks as well as by improving access to public transportation.
- E. Give preference to developers of residential or mixed-use projects that accommodate essential regional services such as grocery stores and restaurants.
- F. Give preference to developers that invest in traffic improvements beyond that which is required by the City of Columbus.