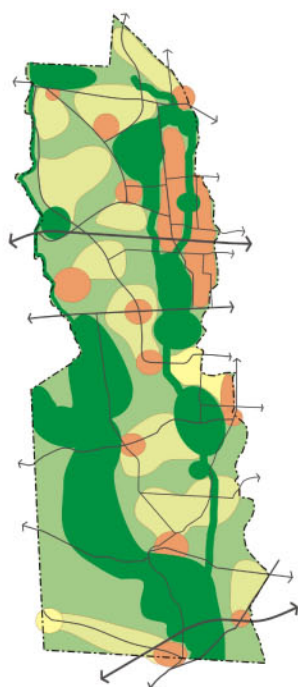# Scenario C

The main concept for Scenario C is based on developing village clusters, or nodes of denser development. The nodes of development include a mix of uses such as residential, commercial and public/institutional.

Along with development clusters, Alternative C provides for continued agriculture uses and includes expanded openspace/buffer areas.

While Scenario C does have some Conservation Development areas, it relies primarily on pre-designated open spaces and farmlands to form an interconnected open space framework.
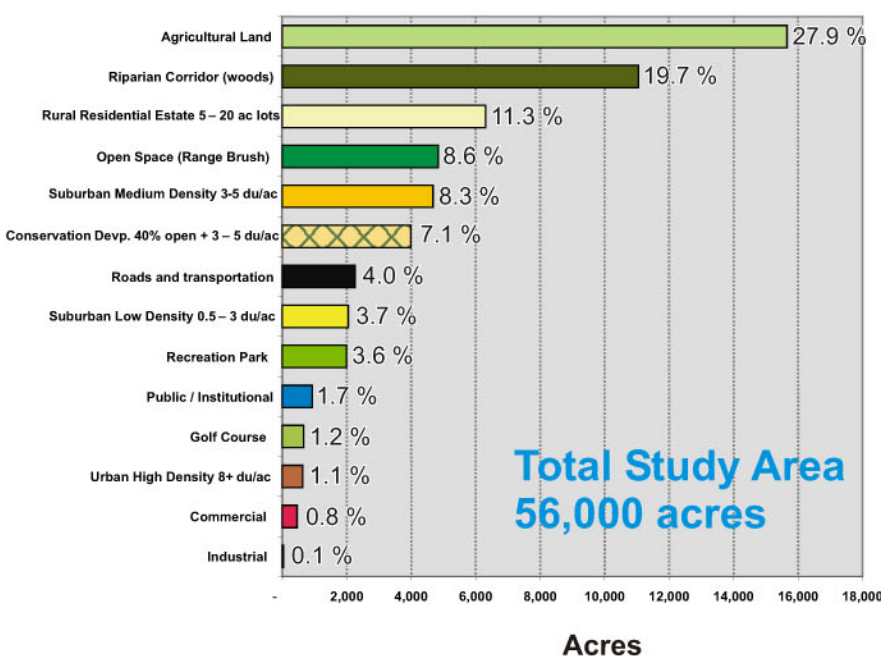
LEGEND

- RESIDENTIAL >8 DUs/acre
- RESIDENTIAL 3 - 5 DUs/acre
- RESIDENTIAL 0.5 - 3 DUs/acre
- RURAL RESIDENTIAL 2 - 5 Ac Lots
- RURAL RESIDENTIAL ESTATE (5 - 20 ac Lots)
- COMMERCIAL
- PUBLIC / INSTITUTIONAL
- INDUSTRIAL
- RIPARIAN (WOODS)
- OPEN SPACE
- RECREATION PARK
- GOLF COURSE
- AGRICULTURE

CONSERVATION DEVELOPMENT OVERLAYS
- 40 % OPEN SPACE with MAX. NET DENSITY OF 3 -5 DU/ac

LAND USE SUMMARY

Land Use	Percent
Agricultural Land	27.9 %
Riparian Corridor (woods)	19.7 %
Rural Residential Estate 5 – 20 ac lots	11.3 %
Open Space (Range Brush)	8.6 %
Suburban Medium Density 3-5 du/ac	8.3 %
Conservation Devp. 40% open + 3 – 5 du/ac	7.1 %
Roads and transportation	4.0 %
Suburban Low Density 0.5 – 3 du/ac	3.7 %
Recreation Park	3.6 %
Public / Institutional	1.7 %
Golf Course	1.2 %
Urban High Density 8+ du/ac	1.1 %
Commercial	0.8 %
Industrial	0.1 %

Total Study Area 56,000 acres

Acres

DEVELOPMENT SUMMARY

Total Land in Study Area : **56,000 acres**

% of this Land that is Developed: **36 %**
(20,427 acres)

Total Land within 1/4th mile of Streams: **24,745 acres**

% of this Land that is Developed: **29 %**
(7,176 acres)

Existing Population **31,000 (~ 12,000 DUs)**

Buildout Population Based on Density Ranges **71,000 - 129,000**

Buildout Dwelling Units Based on Density Ranges **27,000 - 50,000**

MODEL RESULTS SUMMARY*

Comparison with Existing Baseline Conditions
Green Numbers represent Actual Improvement or Reduction in levels
Red Numbers represent Increased levels
Figures in brackets represent model run with Open Space instead of Agriculture

Total Suspended Solids : **12% (83%)**

Total Nitrogen Levels : **23% (74%)**

Total Phosphorous Levels : **16% (86%)**

Average Flow Levels : **12% (10%)**

Average Depth of Flow to Stream: **12% (10%)**

* results are from SWAT Model calibrated to existing conditions.
Model does not account for effects of BMPs at this level.

BIG DARBY ACCORD
FRANKLIN COUNTY, OHIO

ALTERNATIVE DEVELOPMENT SCENARIOS

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