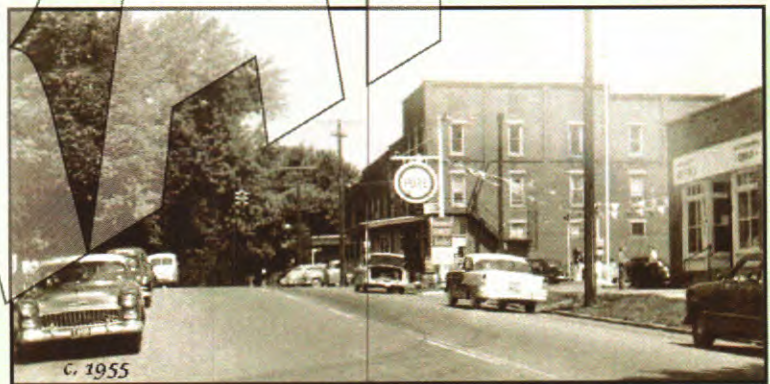


Village of Alexandria Comprehensive Plan 2006



*Preparing for
the Future*

Alexandria



*Building
on the Past*

**VILLAGE OF ALEXANDRIA
ZONING AND PLANNING COMMISSION
LICKING COUNTY, OHIO**

June 2006

Dear Alexandria Village Resident,

The Alexandria Zoning and Planning Commission was charged by the Alexandria Village Council with developing a Comprehensive Plan for the village, to help provide for orderly and logical development that is consistent with the desires and interests of its residents.

The initial motivation for this Comprehensive Plan was a request received by Alexandria Village Council to annex a substantial block of new land into the village for the purpose of constructing a large residential subdivision. Recognizing that such a development would significantly impact the size and character of the village, Council requested the Zoning and Planning Commission to prepare a Comprehensive Plan for the village that would provide a sound basis for this and future decisions regarding growth and development.

The commission has held regular public meetings, conducted a village survey, held a public visioning session and utilized the knowledge and experience of the Licking County Planning Commission and other villages and townships in Licking County. In addition, the previously applicable comprehensive plan, *Saint Albans Township and Village of Alexandria Comprehensive Plan, 1995*, provided much valuable material. Information and lessons learned from all of these sources have been utilized to prepare this Comprehensive Plan specifically for the future of the Village of Alexandria.

The commission believes that this plan reflects the current interests and desires of residents for managing growth and future land use in the village and adjacent areas. This Comprehensive Plan is the first step in managing the development process. As Alexandria and Saint Albans Township evolve and change, this plan should be revisited and modified such that its timeliness and ability to guide Village Council, Zoning and Planning Commission and Board of Zoning Appeals is always reflective of the current state of the village and township.

I would like to thank the members of the Alexandria Zoning and Planning Commission, Village Council, Licking County Planning Commission, and the residents of Alexandria and Saint Albans Township who contributed their efforts to the preparation of this plan. I believe that this Comprehensive Plan will be an important tool in achieving the land use goals expressed by residents; maintaining the small town and rural character of Alexandria while managing future growth and development.

Sincerely,

David C. Greene
Chair, Alexandria Zoning and Planning Commission

Committee Members

The Alexandria Zoning and Planning Commission consists of a combination of village residents and village officials, assisted by staff members of the Licking County Planning Commission. The committee that worked on this comprehensive plan included the following individuals:

Members Appointed by Village Council

David Greene, Chair

Naomi Compton

Jim Jasper

Jeff Krauskopf

Robert Sizelove

Licking County Planning Commission Staff

Jerry Brems, Director

Kim Workman

Reserved for Resolution for Adoption

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INTRODUCTION

This section describes the purpose and uses of a Comprehensive Plan, the planning area that was considered, and the organization of this report.

Introduction

In most communities, whether at the municipal, township, or county level, the comprehensive plan is not a document that the average resident frequently references. Most often, the local zoning resolution generates more interest than the comprehensive plan because of the immediate and tangible effects that zoning creates. However, when properly designed and implemented, the comprehensive plan can serve as a highly effective and influential tool for any community.

PURPOSE AND USE OF A COMPREHENSIVE PLAN

A comprehensive plan is, as its name indicates, a plan for a community's future that attempts to consider all local and regional factors. It evaluates the state of the community by taking inventory of current demographics, infrastructure, services, and physical characteristics, as well as by assessing the needs and concerns of its residents. The plan then incorporates this information into a series of explicitly stated goals, objectives, and recommendations to be realized by a particular date or within a specific time frame, such as twenty years or the year 2025.

Many of the recommendations within the plan are visualized through the Future Land Use Map, a document that indicates where particular types of land uses have been recommended within the community. It should be emphasized that the Future Land Use Map is *not* a zoning map; rather, it is a collection of *recommendations*. An area on the Future Land Use Map that has been recommended for industrial use, for example, has not been rezoned and will not necessarily host an industrial use in the future. The Future Land Use Map and the comprehensive plan are guides that should be considered and observed by local officials when making decisions concerning the community.

WHY ADOPT A COMPREHENSIVE PLAN?

With or without a comprehensive plan, local officials should base their decisions on what they perceive to be best for the community's future. But how can officials demonstrate that these decisions are neither arbitrary nor biased, and that they do in fact represent the community's best interest? A comprehensive plan is a legally and locally adopted document, and a committee of residents using public input formulates it. As such, courts have consistently upheld decisions that are based on the recommendations of a comprehensive plan. In fact, Ohio law goes as far as to *necessitate* comprehensive planning for townships that implement zoning. According to Chapter 519.02 of the Ohio Revised Code, "For the purpose of promoting the public health, safety, and morals, the board of township trustees may *in accordance with a comprehensive plan* regulate by resolution the...uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of such township..." Many communities regard comprehensive planning as unnecessary until there is some evidence that change is imminent. In doing so, they fail to realize that the very purpose of comprehensive planning is to be proactive in influencing the community's future. The Village of Alexandria is facing both immediate and future

growth pressure. The planned widening of State Route 161 plus the attractive rural and small town character of the area are likely to result in significant growth within the next five years. As growth and development occur, village residents will benefit from an established plan that was designed to protect the community in the face of change.

PLANNING AREA

This Comprehensive Plan has been developed for the Village of Alexandria and is applicable to areas within the village boundaries. However, the village is almost fully built out to its present boundaries and it is anticipated that future growth in surrounding areas will result in requests to annex adjacent lands into the village. In order to adequately plan for this potential future growth, the Future Land Use Map included in the Comprehensive Plan covers a four square mile area centered on the present village boundaries. The village would consider annexation requests within this area provided that the proposed land use is compatible with the Comprehensive Plan. This Comprehensive Plan does not anticipate growth of the village beyond the boundaries defined on the Future Land Use Map.

ORGANIZATION OF THE COMPREHENSIVE PLAN

The broad goals and detailed objectives of the community are described in the first section of this report, *Goals and Objectives*.

The most important conclusions of the Comprehensive Plan, the recommendations for future land use, are presented in the following section entitled *Land Use Recommendations*.

The future land use recommendations are intended to specifically address the community goals and objectives, and are based on the various forms of public input as described in the section *Public Input*.

Important characteristics of the community that were considered during the planning process are presented in the final section entitled *Village of Alexandria*.

GOALS AND OBJECTIVES

This section describes the broad goals and detailed objectives of the community that the Comprehensive Plan aims to address.

Goals and Objectives

INTRODUCTION AND PURPOSE

A comprehensive plan is a visionary document. It looks five to ten years ahead to the future a community envisions for itself. Using information about the physical, social, and economic features of the community, it reflects a consensus about how the citizens want their community to develop.

A comprehensive plan lays out a road map of policies and initiatives to achieve community goals. It recommends a logical set of policies covering land use and residential and commercial development that define and protect the future the residents envision. It provides guidelines that allow landowners, developers, Village Council members, and other legislative and administrative bodies to make informed and consistent decisions that affect the future of the community.

A basic tenet of the planning process is that the well-being of the community as a whole shall be considered.

A comprehensive plan, with its collection of community data and statements of policies, should provide a basis for development decisions. Although over time changes in development or services may make some portions of the plan outdated, the underlying principles and policies of the plan should remain constant. Moreover, since many land use issues are site specific, individual review of each development proposal should be exercised. Basic relationships between land uses, however, should be maintained.

Because changes in services, development, and priorities do take place, there should be periodic review of the comprehensive plan. Such review allows for updates to the technical data and the goals, while maintaining the overall integrity of the plan. The frequency of plan review will depend on the pace of growth in the community, with rapid growth calling for more frequent reviews and updates.

While the Village of Alexandria and Saint Albans Township are independent legal entities, they share a broad vision for the future of the community. Therefore comprehensive land use planning for the Village and the Township are intended to be coordinated and mutually supportive, with similar goals and policies.

Located in a rapidly growing area, Alexandria and Saint Albans Township can provide a unique niche market for potential residents and businesses who value traditional towns and rural countryside. A goal of the plan is to avoid the uniform distribution of suburban development that characterizes much of the Columbus metropolitan area. The land use plan creates the basis for a mix of housing densities, types, and styles; and provides the underlying basis for development and zoning regulation that will be used in the review and approval process for development within the community.

The primary goal of the plan is to provide guidance in absorbing expected growth while protecting the natural and agricultural environment, minimizing land use conflict, and

protecting the area's natural beauty. The plan establishes a choice of village, suburban, and rural land use categories that address the transition from the high density of central Alexandria to the lower density of the farming landscape in the adjacent portions of the township.

The plan recognizes that some growth of the village is inevitable, and may in fact be desirable. Modest additional growth will provide the tax base necessary for funding high-quality municipal services, the customer base necessary to support community businesses, and the social base to support community spirit and community activities.

As the Village of Alexandria is almost fully built out to its present boundaries, some annexation of adjacent township lands is anticipated in this plan. Such annexation would be voluntary on the part of adjacent landowners. One goal of the plan is to establish the limits of the area within which annexation into the village would be considered, so that both the village and the township can plan for the future.

After evaluating the many and varied opinions expressed at the public forums, and studying survey results (see section on *Public Input*), the Alexandria Zoning and Planning Commission concluded that there was a consensus in the community as to the most important goals and objectives the plan should attain.

LAND USE

Housing/Neighborhoods

Goal – Preserve the existing housing stock within the Village

- Encourage maintenance of existing homes and businesses
- Protect our existing historic and traditional neighborhoods by ensuring that new construction conforms with existing structures in setbacks, bulk, and appearance, and ensuring that parking lots are as unobtrusive as possible.

Goal – Promote the development of a variety of housing types

- Encourage a diversity of housing options that provides opportunities for all ages and income levels, while ensuring that all development is of high quality and compatible with the existing traditional village character.
- Consider multiple family units of varying densities at appropriate locations
- Maintain and enhance existing codes that allow the co-location of commercial and residential uses with traditional neighborhood design features.
- Encourage residential projects that will construct affordable housing in appropriate locations with a high level of amenities, including open space.
- Ensure adequate buffering between developments of varying types.
- Provide zoning and design flexibility to encourage cluster development that preserves and protects public open space.
- Work with the development community to encourage development in areas that will allow for downtown services to be within walking distance.

- Encourage developers to set aside a portion of subdivisions for recreational activities, or provide funds for the acquisition and development of such facilities (i.e. Senior Center, Community Center, etc.)

Goal – Promote community-based elementary schools.

- Encourage provision of land for construction of community-based schools as needed to accommodate growth in school population resulting from new residential development in the community.

Goal – Expand utility systems where possible in areas where residences are served by septic systems both within and outside the Village.

Goal – Promote the beautification and livability of neighborhoods through landscaping, sidewalks, and other improvements

- Consider various beautification programs for residential streetscapes.
- Continue to coordinate improvements to existing infrastructure.
- Continue maintaining and adding sidewalks within neighborhoods throughout the Village that comply with accessibility requirements.
- Ensure compliance with street light and signage requirements.
- Provide utility system improvements in neighborhoods as necessary.
- Add amenities – parks, playgrounds, pedestrian trails, etc. – where feasible to provide recreational opportunities to residents.
- Strictly enforce existing zoning code.

Commercial/Industrial

Goal – Provide the necessary information regarding the Village (population data, ordinance information, information related to the planning process, etc.) to ensure the development community can make informed decisions.

- Approach new businesses that would complement the shopping/services already existing in the Village.

Goal – Promote the Village as a place that welcomes new businesses

- Prepare brochures, maps, etc. that promote the Village's commercial corridors.
- Utilize the Licking County Economic Development Department for knowledge of vacant ground. Maintain updated information regarding vacant buildings within the Village.

Goal – Promote new businesses that will complement existing businesses

- Attract new restaurants within the major commercial corridors
- Attract new businesses to the Village, maintaining the character of the area while enhancing the viability.

Goal – Oversee the design of new businesses and the maintenance/remodeling of existing businesses within the Village to ensure high quality commercial areas.

- Strictly enforce the requirements of the zoning regulations.
- Maintain and enforce strict signage regulations that are appropriate for the business location.

- Work with existing business owners to encourage remodeling of older retail locations.
- Work together to enhance the community appearance and infrastructure.

Goal – Inventory and promote commercial/industrial areas along State Route 37 and State Route 161, thereby helping to expand the job base in the community.

Goal – Investigate tax base sharing opportunities that will allow development to occur, though not to the detriment of Saint Albans Township.

PARKS AND RECREATION/CULTURAL ACTIVITIES

Parks, Facilities, and Trails

Goal – Expand and improve the trail system

- Link the community through a system of linear parks and trails designed to connect major facilities with residential areas.
- Link the Village system to the regional trail system
- Promote local fitness and recreation within the community.
- Promote the need for a senior center and community center.
- Promote and support the arts through local Community and Arts Centers and other programs/events that expose residents to cultural activities.

Program Needs

Goal – Encourage development of athletic fields and diamonds to allow for sports play and for a senior/community center within the Village.

Goal – Ensure that development of Parker Park accommodates the needs of residents of all ages including toddlers, senior citizens, and is handicap accessible.

Goal – Update playground equipment and surfacing to all guidelines including the Americans with Disability Act Regulation

- Research and apply for grants, which will help, cover expenses for such updates.

TRANSPORTATION

Existing Transportation System

Goal – Provide quality maintenance to existing roads with the Village.

Goal – Add sidewalks along Village arterial and collector roads where adequate space is available and update crosswalks to be accessible to all citizens to allow safe pedestrian circulation throughout the Village.

Goal – Implement best management practices for street maintenance to meet the requirements of EPA's Storm Water regulations and the Village's Subdivision Regulations.

Goal – Promote safe and orderly traffic flow and circulation throughout the Village.

- Review the plan for any new traffic-generating uses and require traffic improvements, such as deceleration lanes, left-turn lanes, and access roads, where necessary.
- Correct or mitigate hazardous roads and intersections.

Goal – Encourage and promote alternative methods of transportation

- Examine new and expanded bike and/or pedestrian trail potential to reduce those hazards on roadways.
- Continue to monitor the need, or desire, for park-and-ride lots for carpooling purposes.
- Encourage and promote pedestrian activity throughout the Village.

VILLAGE SERVICES

Law Enforcement

Goal – Promote positive police engagement with the community.

- Encourage involvement in schools through programs such as DARE.
- Improve the quality of police/citizen interaction through training focused on mutual understanding and awareness of the varying perspectives of law enforcement by members of the community.
- Encourage staff participation at village functions.

Goal – Encourage the use of Community Involvement Programs

- Neighborhood Watch
- Office mediation for chronic neighborhood disputes
- Encourage the use of problem-oriented policing strategies

Goal – Explore the possibility of a joint Alexandria-Saint Albans Township Police Department.

UTILITY SERVICES

Water & Sanitary Sewer System

Goal – Work with new developers to provide necessary sanitary/water service in appropriate locations.

Goal – Maintain excellent customer service to residential and commercial uses.

Goal – Effectively manage sewer and water systems and drainage; encourage long-term planning for future consideration of central water and sewer systems.

NATURAL RESOURCES

Natural Areas

Goal – Maintain natural areas of aesthetic or scenic significance, wildlife habitats, environmentally sensitive areas, and areas well suited for cropland and grazing.

- Include regulations within the zoning ordinance to protect wetlands and floodplains from negative impacts associated with development, fill, and drainage.
- Designate areas with severe environmental limitations due to poor drainage, severe soil characteristics, and/or limited ground water supply for agricultural or low-density residential uses.
- Preserve environmentally sensitive areas as conservation areas for passive recreation through the public dedication of land, either by public purchase or donation.
- Protect identified wildlife and plant life habitats from the negative impacts resulting from nearby or adjacent development.

Goal – Ensure that future development is sensitive to the natural environment

- Establish strict requirements for setbacks, open space, conservation easements, and tree preservation in areas with severe environmental limitations.
- Encourage the use of natural buffers, such as trees, bushes, and berms, between conflicting land uses.

Tree Preservation and Landscape Enhancement

Goal – Develop a community tree-planting program

Goal – Improve and maintain the appearance of Village streets, rights-of-way and other highly visible areas of the Village with enhancement modifications and continual maintenance to enhance the Village's positive image.

Goal – Work with developers to preserve and/or replace forested areas. Educate residents about the benefits of trees and the harm in tree topping, and implement a thorough tree maintenance program.

Floodplain Management

Goal - Adopt the Licking County Flood Prevention Regulations and allow the county to administer the regulations.

Goal – Preserve floodplain areas of Raccoon Creek, Lobdell Creek and adjacent tributaries as agricultural land and connected parks, green belts and natural open space.

GOVERNANCE

Goal – Promote information sharing and communication with residents and business owners.

- Implement opportunities allowing village residents to interact with the village via the Internet.

- Develop a Village Newsletter
- Enhance the quality of information and appearance of the Village's web page to ensure effective communications with residents.

Goal – Encourage communication, cooperation, and coordination between the governments of Alexandria, Saint Albans Township, Northridge School District and Licking County with regards to land use development, zoning, community facilities and services which may affect the residents of both Alexandria and Saint Albans Township.

Goal – Work with Saint Albans Township to reach agreement on an acceptable expansion area.

Goal – Focus on customer service including ways to improve

- Promote cohesiveness and economy in internal and external relationships, programs and activities within the community.
- Provide timely and efficient support service to the Village's elected officials and facilitate communication with both internal and external customers.

Goal – Maintain a “user friendly” Village Hall where services are provided in a friendly and efficient manner.

- Provide timely and quality responses to citizen's concerns.
- Offer certain GIS data to the public (via Licking County).

Goal – Ensure conservative fiscal management to enable the Village to continue operating with a balanced budget now and in the future.

CONCLUSIONS

The comprehensive plan provides a framework and basis for detailed development decisions that meet the overall goals of the Community. It establishes the general direction and projected magnitude and character of residential, commercial, industrial, and institutional uses.

The Plan establishes the boundaries of areas that will be considered for annexation into the Village, and the general categories of land use and types of development that would be appropriate in order for annexation to be considered.

The Plan guidelines are meant to encourage only development that blends into and maintains the unique qualities of Alexandria, including its traditional neighborhood character, abundant parks and open space within neighborhoods, and sharp boundaries between village neighborhoods and agricultural or open land.

LAND USE RECOMMENDATIONS

This section presents the future land use recommendations of the Comprehensive Plan for the Village of Alexandria and surrounding area. The specific recommendations are summarized on the Future Land Use Map and accompanying descriptions of proposed land uses.

Land Use Recommendations

The recommendations for land use contained in the Village of Alexandria Comprehensive Plan, and more specifically the Village of Alexandria Future Land Use Map, are based upon physical characteristics, existing land uses and infrastructure, and most importantly, the opinions expressed in the Community Survey and community visioning. The Future Land Use Map and this text should be considered and consulted in matters that affect land use in the future. These include, but are not limited to, zoning map and text amendments, variance requests, and development review.

While the comprehensive plan is the vehicle by which land use can be legally regulated, it need not be adhered to rigidly. In order for local governments to remain proactive in planning, they sometimes have to be flexible. This means making decisions based on how they affect the community as a whole, not just one particular parcel. But by the same token, the comprehensive plan is a locally and legally adopted document, and substantial and/or unjustified deviations from the plan can render it ineffective.

The Future Land Use Map presented here has been developed for the Village of Alexandria and is strictly applicable only to areas that are within the village boundaries. It is anticipated, however, that growth pressure in the region will result in requests to extend the village boundaries through annexation of adjacent lands.

In order to adequately plan for potential future growth, the Future Land Use Map covers a four square mile area centered on the present village, but extending well beyond the present village boundaries. The village would consider and encourage annexation requests within this area, provided that the proposed land use is compatible with the Comprehensive Plan.

While the Future Land Use Map defines an area of potential growth for the village, it also defines the limits to that growth, indicated on the map as the *Boundary of Potential Future Growth of the Village*. Based on this comprehensive plan, the village would not consider annexation requests beyond the indicated boundary. Defining specific limits to village growth allows both the village and the township to plan for the future.

The following paragraphs provide general descriptions of the various land uses that are provided for on the Future Land Use Map. These descriptions should be considered in conjunction with the Future Land Use Map, as the name of each proposed land use classification (e.g. Local Business) may not be entirely representative of the intent of the plan.

CONSERVATION AND OPEN SPACE (FLOODPLAIN)

Areas that have been identified by the federal Flood Insurance Rate Maps as being part of the 100-year flood plain have been designated as conservation or open space areas. Such land should be protected from any further development in order to minimize the expense and inconveniences to property owners and the general public of the inevitable flooding. Possible uses for this land are agriculture, wildlife and natural preserves, and public or private recreation areas for picnics, hiking, bicycling or equestrian paths. The development of a system of parks, green belts and natural open spaces connected by public paths is especially encouraged.

PUBLIC FACILITIES

Existing public and quasi-public facilities including parks, schools, churches, and other public buildings. New facilities of this type should be located within the existing village, and in neighborhood clusters in the proposed areas of Traditional Neighborhood Development. Grouping such public institutional uses creates a sense of community, and provides easy access and convenience to the residents of the area. Efforts should be made to connect public areas with pedestrian and bicycle paths, to further a system of greenway linkages between public areas.

MEDIUM TO HIGH DENSITY RESIDENTIAL

This designation includes already developed areas within and adjacent to the present Village boundaries. The existing use of primarily single-family homes on small lots is expected to continue, with the possibility of row houses, small apartment buildings, or local businesses where appropriate.

LOW DENSITY RESIDENTIAL

Primarily single-family homes with an average minimum lot size of 1 acre. Cluster development with smaller lot sizes offset by the permanent preservation of public open space would be encouraged.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

This designation is intended to encourage the development of compact, mixed-use neighborhoods that foster pedestrian activity and a sense of community, much like the present Village of Alexandria. This development pattern adapts the principles that guided our country's first towns and villages to help reduce vehicle travel and associated congestion, reduce infrastructure costs, and create more viable and livable communities.

Traditional Neighborhood developments should have homes, stores, offices, schools, and parks within walking distance of each other. A variety of public spaces, including

greens, squares and neighborhood parks should be incorporated, and thoroughfares should be designed to promote pedestrian and bicycle as well as automobile use.

Traditional Neighborhood developments may include a variety of housing types, including large homes, small homes on small lots, row houses and small apartment buildings. However, all must meet minimum requirements for quality and conformity with neighborhood design standards. Average densities as high as 5 units per acre are envisioned, provided that these densities are balanced by the provision of attractive public spaces.

LOCAL BUSINESS

Commercial establishments, which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. Such development should be pedestrian in nature, with storefronts close to the street and parking provided in the back of buildings. Uses include, but need not be limited to, sit-down restaurants, home businesses, medical offices, bookstores, clothing stores, beauty salons, barber shops, carry outs, dry cleaning and laundry pickup facilities, and grocery stores if they are less than 3,000 square feet in floor area. Use in this classification tends to serve a day-to-day need in the neighborhood.

GENERAL BUSINESS

Commercial uses which generally require location on or near major thoroughfares and/or their intersections, and which tend, in addition to serving day-to-day needs of the community, to also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to, such activities as supermarkets, stores that sell hardware, apparel, foot-ware, appliances, and furniture; office buildings, medical complexes, and educational facilities.

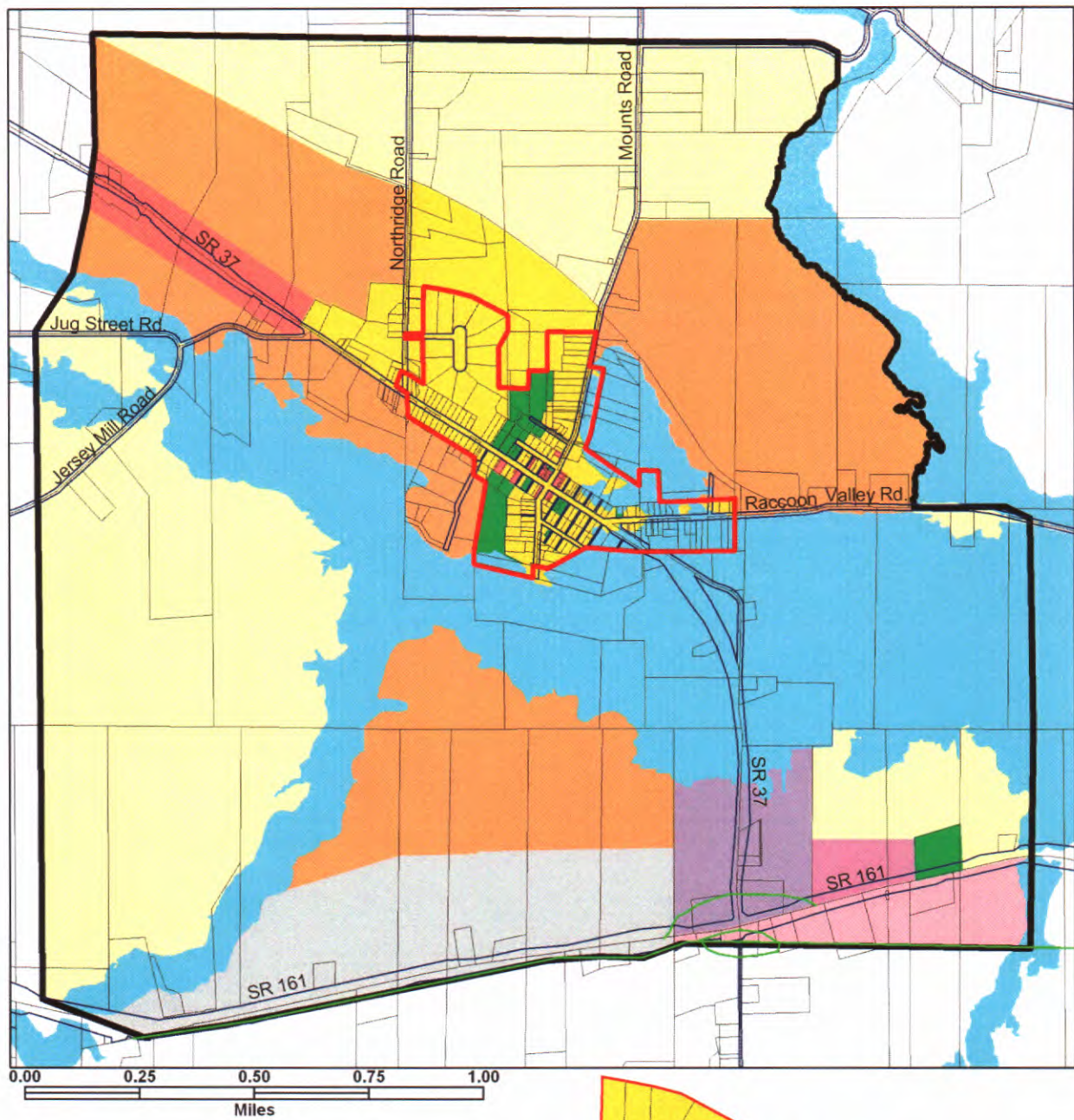
HIGHWAY BUSINESS

Commercial uses, which generally require locations near major thoroughfares and /or their intersections, and tend to serve the motoring public. Highway business uses include, but need not be limited to such activities as filling stations, truck and auto sales and services, restaurants and motels and commercial recreation.

LIGHT MANUFACTURING

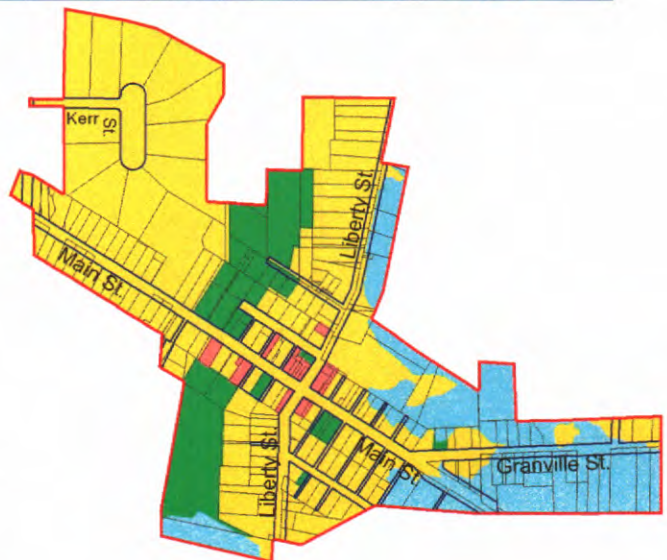
The manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. Appropriate manufacturing uses will have modest impact and be compatible with surrounding land uses.

VILLAGE OF ALEXANDRIA FUTURE LAND USE MAP



Legend

- Existing Corporation Limit
- Boundary of Potential Future Growth of the Village
- Approximate S.R. 161 Realignment
- Conservation and Open Space (Floodplain)
- Public Facilities
- Medium to High Density Residential
- Low Density Residential
- Traditional Neighborhood Development (TND)
- Local Business
- General Business
- Highway Business
- Highway Business or General Business
- Light Manufacturing or General Business



Public Input

One of the most important considerations when formulating a comprehensive plan is public input. Unless the adoption of a plan is subjected to referendum, the residents of a village do not vote directly on the plan. Therefore, it is imperative for a comprehensive plan committee to gauge public opinion by other means. The Alexandria Zoning and Planning Commission drafted and mailed a community survey, and a public input session known as a visioning was held at a local church. Three community meetings were held to educate residents and discuss aspects of the planning process, and meetings were held with the Saint Albans Township trustees and members of the Northridge School Board. In addition, the planning commission's monthly meetings are open to the public. The Comprehensive Plan formulated by the planning committee is adopted only after public discussion and formal vote of the elected Alexandria Village Council.

COMMUNITY SURVEY

The Village of Alexandria Community Survey was mailed and administered by the Zoning and Planning Commission in April 2005. The questions contained in the survey were designed to help the committee gather information about public sentiment on a variety of issues affecting the future of the Village of Alexandria. The questions asked for basic demographic information, as well as opinions regarding current and future services, and development within the community.

Residents of the Village were notified in local newspapers that they would be receiving a survey in the mail. The Community Survey was then mailed to all registered voter households in the village, and surveys were available for pick-up at the Alexandria Post Office for all other residents. In total, two hundred and sixteen (216) surveys were mailed, and of those who received the survey, forty-four percent (44%) completed and returned it. A brief summary of the results follows:

- 28.7% of residents have lived in the Village for over 40 years.
- Only 17.7% of the respondents work in the Village, while about 10.1% work in Newark and 7.6% commute to Columbus or Franklin County and 31.7 % are retired or unemployed.
- 32.1% of the residents who responded feel the Village needs more restaurants.
- The major reasons why respondents live in the Village include the small town atmosphere (22.1%), friendliness (17.7%), low crime rate (15.1%), affordable housing (12.1%), schools (11%), and lack of congestion (10%).
- 30% felt that Village needs more single-family housing development, while 18.2% felt that the housing supply is adequate.
- 65.9% of respondents stated that they would not like to see a park-n-ride located on SR 161 near SR 310.

For the complete list of the survey results, see following section entitled SURVEY RESULTS.

COMMUNITY VISION

The Village Zoning and Planning Commission organized, advertised, and attended a public meeting on August 24, 2005, at the Alexandria United Methodist Church. Approximately one-hundred and twenty (120) residents were in attendance. It was an opportunity for residents to provide and share opinions about the village and to assist in formulating goals for the next twenty years. Participants responded to and discussed the following questions:

1. "Think about Village of Alexandria as you know it today. Think about all aspects of the Village...its physical, economic, social, and governmental characteristics. Think about its people, its homes, its businesses, and its landscape. Think about the things that you cherish in the community, and those that you don't like so much. Think about the things that have changed, and think about the things that have remained unchanged. *Now, describe how you picture Village of Alexandria in 20 years if current trends in the community continue.*"
2. "Describe how you picture an ideal Village of Alexandria with no money concerns or limitations."
3. "If annexation were to occur, where would you like to see it?"
4. "It is now the year 2025 and the Village of Alexandria has achieved all of Vision II. A national news magazine wants to know exactly how this remarkable success was achieved. The reporter will not settle for fuzzy generalizations, please be specific. Your group should list the explicit interventions, programs and methods used to achieve the ideal village."

After recording all of the responses to Question 4, participants were given the opportunity to indicate up to four items that they considered to be the most important in achieving an ideal Village of Alexandria. The top priorities were identified as follows:

1. Updated comprehensive plan and zoning
2. Township and village working together – cooperation
3. Community involvement at all levels
4. Attract good small businesses
5. Good mix of green space, residential development, & locally owned business
6. No tax breaks for developers
7. Plan ahead – learn from mistakes of others
8. Village/Township Comprehensive Plan
9. Public communication/education
10. Guts to say NO to developers

For a complete list of responses to these questions, see following section entitled COMMUNITY VISIONING COMMENTS.

SURVEY RESULTS

Survey Results Methodology

The members of the Village Zoning and Planning Commission and the staff of the Licking County Planning Commission had an obligation to report the results of the community survey in a responsible manner. Whether it happens intentionally or as a result of faulty methods, statistics can easily become misleading. It is therefore important to exercise care when selecting calculation methods as well as to clearly report the methods that were used. Following is a brief inventory of the methods used to calculate the data that is presented in the summary of results.

Response Rate Methodology

The response rate listed at the top of the survey results reflects the percentage of the *mailed* surveys that were completed and returned. Surveys that were mailed and returned as “undeliverable” due to incorrect address or other reasons were not included in the response rate calculation. The following formula was therefore used to calculate the response rate:

$$\text{(Total surveys completed - Surveys from pickup location)} \div \text{(Total surveys mailed - Surveys returned by post office)}$$

Percentage Calculation Methodology

The data in the summary of results is presented in two forms for the majority of the questions. When possible, the counts, or actual quantity of responses, for each possible answer are displayed. The percentage of the questions that each answer represents is also displayed. However, the method that was used to calculate that percentage depends upon the nature of the questions itself.

In most cases, and unless otherwise noted, the percentage displayed reflects the percentage of the respondents who selected that answer on the surveys on which that question was answered only. In other words, there is not a “did not answer” category, and these percentages do not take into account the surveys on which that particular question was not answered at all. In these cases, the figures indicate the *percentage of total answers for that question* commanded by that selection, and the percentages should add up to 100%. The formula used is as follows.

$$\% = \text{(Number of times answer was selected)} \div \text{(Total answers selected for that question)}$$

Finally, there are several questions on which multiple answers could be selected. For these questions the percentage of total answers would not reflect the percentage of respondents who selected that answer and would therefore be skewed. For this reason, the figures for questions on which multiple answers could be selected reflect the percentage of total surveys completed on which that answer was selected. For these questions, the figures likely will not add up to 100%, and the formula is as follows:

$$\% = \text{(Number of times answer was selected)} \div \text{(Total number of surveys completed)}$$

Survey Results

<i>Surveys Mailed</i>	<u>216</u>
<i>Unmailed surveys from pick-up locations</i>	<u>0</u>
<i>Surveys returned by post office</i>	<u>17</u>
<i>Total surveys returned</i>	<u>93</u>
<i>Response Rate (mailed)</i>	<u>47%</u>

1. Circle the appropriate letter of the area where you live within the Village of Alexandria.

A	<u>0</u>	<u>0.0%</u>
B	<u>8</u>	<u>10.8%</u>
C	<u>36</u>	<u>54.5%</u>
D	<u>17</u>	<u>0.0%</u>
E	<u>13</u>	<u>17.6%</u>

2. How many years have you lived in the Village of Alexandria?

Over 40 Years	<u>26</u>	<u>28.0%</u>
20-39 Years	<u>19</u>	<u>20.4%</u>
10-19 Years	<u>26</u>	<u>28.0%</u>
5-9 Years	<u>11</u>	<u>11.8%</u>
0-4 Years	<u>11</u>	<u>11.8%</u>

3. How many individuals (including yourself) fall into each of the following age groups that are living in the household?

0-5 Years	<u>14</u>	<u>7.7%</u>
6-12 Years	<u>22</u>	<u>12.1%</u>
13-18 Years	<u>15</u>	<u>8.2%</u>
19-25 Years	<u>9</u>	<u>64.3%</u>
26-44 Years	<u>39</u>	<u>21.4%</u>
45-65 Years	<u>55</u>	<u>30.2%</u>
65+ Years	<u>28</u>	<u>15.4%</u>

4. How many members of your household work in the following geographic areas?

Alexandria	<u>30</u>	<u>18.1%</u>
St. Albans	<u>12</u>	<u>7.2%</u>
Newark	<u>16</u>	<u>9.6%</u>
Granville	<u>16</u>	<u>9.6%</u>
Johnstown	<u>13</u>	<u>7.8%</u>
Pataskala	<u>1</u>	<u>0.6%</u>

Elsewhere in Licking Co.	6	<u>3.6%</u>
Columbus	7	<u>4.2%</u>
Elsewhere in Franklin Co.	5	<u>3.0%</u>
Retired	30	<u>18.1%</u>
Unemployed	22	<u>13.3%</u>
Other	8	<u>4.8%</u>

5. Do you own or rent your home?

Own	82	<u>89.1%</u>
Rent	10	<u>10.9%</u>

6. The Village needs more of which type(s) of housing developments?

Single-family	41	<u>29.9%</u>
Two-family	5	<u>3.6%</u>
Multi-family	8	<u>5.8%</u>
Family senior citizen	15	<u>10.9%</u>
Low-income	9	<u>6.6%</u>
Condominiums	12	<u>12.5%</u>
Moderate-income	15	<u>10.9%</u>
None	27	<u>19.7%</u>
Other	5	<u>3.6%</u>

7. The Village needs more of which type of business/commercial developments?

Professional Office	29	<u>17.3%</u>
Big Box Stores	12	<u>7.1%</u>
Mom and Pop Stores	38	<u>22.6%</u>
Service	27	<u>16.1%</u>
Restaurants	53	<u>31.5%</u>
Other	9	<u>5.4%</u>

8. How concerned are you about:

	Very Concerned	Somewhat Concerned	Not Concerned
Increased car/truck traffic	47	27	12
Percent	54.7%	31.4%	14.0%
Large business signs/billboards	28	30	29
Percent	32.2%	34.5%	33.3%
Business development	29	26	32

<i>Percent</i>	33.3%	29.9%	36.8%
Home occupations <i>Percent</i>	12 14.5%	23 27.7%	48 57.8%
High density housing <i>Percent</i>	51 61.4%	21 25.3%	11 13.3%
Disabled vehicles and unkempt property <i>Percent</i>	37 42.5%	34 39.1%	16 18.4%
Other <i>Percent</i>	9 100.0%	0 0.0%	0 0.0%

9. If you marked "very" or "somewhat" on any of the above items, would you be willing to support stricter zoning and/or design standards in an effort to better plan and control such development?

Yes	66	<u>79.5%</u>
No	17	<u>20.5%</u>

10. Is it necessary to plan for open space or public parks?

Yes	74	<u>83.1%</u>
No	15	<u>16.9%</u>

11. How effectively do the current Village zoning regulations manage the following types of development?

	Well Managed	Adequately Managed	Poorly Managed	No Opinion
Agricultural <i>Percent</i>	12 16.0%	24 32.0%	6 8.0%	33 44.0%
Residential <i>Percent</i>	8 10.4%	27 35.1%	20 26.0%	22 28.6%
Commercial <i>Percent</i>	5 6.7%	18 24.0%	19 25.3%	33 44.0%
Industrial <i>Percent</i>	4 5.3%	10 13.2%	18 23.7%	44 57.9%

12. Should zoning enforcement and regulations be:

More strict	26	<u>31.0%</u>
Same	25	<u>29.8%</u>
More flexible	16	<u>19.0%</u>
No opinion	17	<u>20.2%</u>

13. If annexation of adjacent lands into the village were to occur, where would you

like to see it?

A	37	<u>24.7%</u>
B	23	<u>15.3%</u>
C	26	<u>17.3%</u>
D	20	<u>13.3%</u>
E	22	<u>14.7%</u>
F	22	<u>14.7%</u>

14. How important is it to apply the following traffic safety measures along state routes and elected county and village roads?

	Very	Somewhat	Not
Traffic deceleration lanes	32	31	15
Percent	41.0%	39.7%	19.2%
Left turn lanes	43	25	11
Percent	54.4%	31.6%	13.9%
Review of on-street driveway, parking and traffic access	21	41	13
Percent	28.0%	54.7%	17.3%
Service roads	11	40	25
Percent	14.5%	52.6%	32.9%
Shared driveways	9	30	36
Percent	12.0%	40.0%	48.0%
Disabled vehicles and unkempt property	47	14	21
Percent	57.3%	17.1%	25.6%
Other	4	1	3
Percent	50.0%	12.5%	37.5%

15. Would you utilize a park-and-ride parking lot for carpooling purposes if it were located on SR 161 near SR 310?

Yes	10	<u>11.2%</u>
No	59	<u>66.3%</u>
No opinion	20	<u>22.5%</u>

16. Please rank the following services:

	Good	Average	Poor	Needed	Support Tax?	
Village road maintenance	23	36	15	12	46	21
Percent	26.7%	41.9%	17.4%	14.0%	68.7%	31.3%
State road maintenance	39	40	2	3	17	40
Percent	46.4%	47.6%	2.4%	3.6%	29.8%	70.2%
Snow removal	42	34	6	0	24	32
Percent	51.2%	41.5%	7.3%	0.0%	42.9%	57.1%
Culvert repair	23	38	4	6	21	35

<i>Percent</i>	32.4%	53.5%	5.6%	8.5%	37.5%	62.5%
Sign repair/replacement <i>Percent</i>	32 41.6%	36 46.8%	8 10.4%	1 1.3%	15 26.8%	41 73.2%
Road safety <i>Percent</i>	30 38.0%	44 55.7%	5 6.3%	0 0.0%	17 30.4%	39 69.6%
Mowing public areas <i>Percent</i>	37 46.3%	36 45.0%	4 5.0%	3 3.8%	20 34.5%	38 65.5%
Zoning enforcement <i>Percent</i>	22 29.3%	40 53.3%	7 9.3%	6 8.0%	19 32.8%	39 67.2%
Emergency services (EMS) <i>Percent</i>	60 68.2%	24 27.3%	4 4.5%	0 0.0%	39 63.9%	22 36.1%
Fire protection <i>Percent</i>	60 69.8%	22 25.6%	4 4.7%	0 0.0%	39 61.9%	24 38.1%
Law enforcement <i>Percent</i>	31 36.5%	37 43.5%	17 20.0%	0 0.0%	29 34.1%	34 54.0%
Garbage collection <i>Percent</i>	61 71.8%	21 24.7%	3 3.5%	0 0.0%	13 22.0%	46 78.0%
Telephone service <i>Percent</i>	32 39.0%	40 48.8%	8 9.8%	2 2.4%	10 16.9%	49 83.1%
Cellular coverage <i>Percent</i>	20 26.3%	34 44.7%	21 27.6%	1 1.3%	8 14.5%	47 85.5%
Recreation <i>Percent</i>	15 19.5%	38 49.4%	17 22.1%	7 9.1%	23 39.7%	35 60.3%
Public Library <i>Percent</i>	74 88.1%	9 10.7%	0 0.0%	1 1.2%	35 59.3%	24 40.7%
Electric supply <i>Percent</i>	17 20.0%	34 40.0%	30 35.3%	4 4.7%	15 25.9%	43 74.1%
Public schools <i>Percent</i>	36 42.4%	43 50.6%	4 4.7%	2 2.4%	31 52.5%	28 47.5%
Internet services <i>Percent</i>	23 35.4%	30 46.2%	8 12.3%	4 6.2%	7 12.5%	49 87.5%

17. Please agree or disagree with the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
Growth should be encouraged <i>Percent</i>	17 20.7%	29 35.4%	19 23.2%	12 14.6%	5 6.1%
Alexandria should mainly be a residential community <i>Percent</i>	38 45.8%	32 38.6%	9 10.8%	1 1.3%	3 3.6%
Alexandria needs more businesses to serve residents <i>Percent</i>	16 17.8%	40 44.4%	19 21.1%	8 8.9%	7 7.8%
Alexandria needs more business/industry to provide jobs and bring money into the community <i>Percent</i>	15 17.4%	25 29.1%	26 30.2%	15 17.4%	5 5.8%
Alexandria should carefully plan for growth	54	25	2	4	2

<i>Percent</i>	62.1%	28.7%	2.3%	4.6%	2.3%
An attractive and prosperous downtown is important	38	36	8	3	4
<i>Percent</i>	42.7%	40.4%	9.0%	3.4%	4.5%
An identifiable community image/atmosphere would be good for Alexandria	39	35	2	2	7
<i>Percent</i>	45.9%	41.2%	2.4%	2.4%	8.2%

18. If the downtown area were to grow, what would you like to see?

Shopping	36	<u>19.0%</u>
Dining	61	<u>32.3%</u>
Residential	11	<u>5.8%</u>
Entertainment	20	<u>10.6%</u>
Cultural	15	<u>7.9%</u>
Park/Recreation	39	<u>20.6%</u>
Other	7	<u>3.7%</u>

19. Please choose the one category where you would most like to see the community spend more money during the next five years.

Encouraging business development	31	<u>36.9%</u>
Improving transportation/maintenance	12	<u>14.3%</u>
Increasing parks and recreation facilities	24	<u>28.6%</u>
Improving police/fire/emergency services	17	<u>20.2%</u>

20. Would you support a tax increase to pay for the answer you chose above?

Yes	39	<u>45.9%</u>
No	20	<u>23.5%</u>
No opinion	26	<u>30.6%</u>

21. Major reasons for living in the village?

Small town atmosphere	72	<u>22.2%</u>
Lack of crime	49	<u>15.1%</u>
Lack of congestion	34	<u>10.5%</u>
Affordable housing	39	<u>12.0%</u>
Cleanliness	24	<u>7.4%</u>
Friendliness	58	<u>17.9%</u>
Schools	34	<u>10.5%</u>
Other	14	<u>4.3%</u>

22. Do you feel that the park facilities in your community are:

Excellent	<u>5</u>	<u>5.4%</u>
Good	<u>39</u>	<u>41.9%</u>
Acceptable	<u>32</u>	<u>34.4%</u>
Poor	<u>7</u>	<u>7.5%</u>
Don't know	<u>10</u>	<u>10.8%</u>

23. How often do you use you community's parks during the summer months?

1 time per month	<u>23</u>	<u>29.9%</u>
1-2 times per month	<u>20</u>	<u>26.0%</u>
3-4 times per month	<u>20</u>	<u>26.0%</u>
4 times per month	<u>12</u>	<u>15.6%</u>
Never	<u>2</u>	<u>2.6%</u>

24. Do you feel that recreation programs offered are:

Excellent	<u>2</u>	<u>2.2%</u>
Good	<u>28</u>	<u>30.4%</u>
Acceptable	<u>18</u>	<u>19.6%</u>
Poor	<u>8</u>	<u>8.7%</u>
Don't know	<u>36</u>	<u>39.1%</u>

25. Do you feel that more recreation programs should be added?

Yes	<u>54</u>	<u>73.0%</u>
No	<u>20</u>	<u>27.0%</u>

26. Are more programs needed for senior citizens?

Yes	<u>29</u>	<u>31.2%</u>
No	<u>7</u>	<u>7.5%</u>
Don't know	<u>57</u>	<u>11203.4%</u>

27a. Would you like to see more community events/activities?

Yes	<u>45</u>	<u>52.9%</u>
No	<u>9</u>	<u>10.6%</u>
Don't know	<u>31</u>	<u>36.5%</u>

27b. If yes, what types of community events/activities would you like to see?

Church get togethers

Bring back activities for adults at Fun Days, such as square dancing, food tent (open cafeteria in school for locals to bring food and baked goods. Paid personnel at fire department get more involved with community activities!

Events for Families

Senior, youth, education, sports, and computer

Anything to build community/with kids = connected without = unconnected empty nested

Senior picnics

Activities that bring more people to Alex.

I feel this survey went to wrong person in household. I am the owner and the one who would have to pay more taxes and suffer any decisions made contrary to my feelings or my way of life. I would hate to have to move as some others have because of infringement of too much development.

- It would be nice if my kids could play ball here, we are always driving to Homer or Croton.
- Entertainment (music), ice cream social
- All types
- Concerts, movies, family oriented
- Events honoring war veterans, craft work shops for seniors and school age children.
- 4th July Celebration, town picnic
- We use to have big cookouts at the park for all of the community. They were sponsored by the Village not the Park Board. Now the Village does nothing unless someone else puts it on and pays for it.
- My main concern is growth and the increase of traffic flow. I feel it is extremely unsafe for our children. I am too scared to let my little boy play outside because of so much traffic and hardly anyone goes the speed limit.
- Swimming
- More holiday events, downtown festivities, community homecoming, increased park programs, business association promotions events
- Cultural/art activities; senior & children activities or get togethers.
- More events for families.
- Thank you for this survey – Let's be wise and plan for growth – it is inevitable! We need to annex and take advantage of a larger tax base especially for the schools.
- Golf outing, poker tournaments, softball games, community picnics.
- Family, art entertainment
- Fritz Drumm Memorial Ball Park and more for our seniors and youth. An arts and music program, expand the library and computer access. We have a wonderful library.
- More activities for the children
- More things for the teens to keep them in the community
- Socials
- Home tours, concerts, dinners
- July 23rd Event – Fun Days – Really like the inflated jumping and slide we had 2 years ago. Would like to see bands in parade (ex. Pickerington, Northridge, Johnstown, etc.) maybe have “Little Miss” and “Queen” Contest.

- Craft shows or a small arts festival or incorporate with fun days. Try to build fun days up.
- Alexandria is small; quiet, crime free town and I want it to stay that way. If we grow so will the crime. If people want a bigger town then they should move.
- The comp plan was planned back a few years ago to keep Alexandria and St. Albans rural.
- Alexandria doesn't need to annex any land. This community has always been small and should remain that way. Alexandria is one of the last true small towns left in this area. I feel that if development has to occur it should be closely controlled. This community and school district cannot handle large housing developments. You can observe the towns around us and see that so far, not a lot of good has occurred from these townships building 2-4 housing developments. They can't pass school levies, their downtown housing goes astray plus all the other issues that come along. An enormous amount of consideration needs to be taken before allowing big development. And the people of Alexandria should have a voice.
- Hogroasts/block "type" parties/musical events
- Concerts, art shows, combined museum and towns events like the house tour at Christmas. Expand the fun days to include cultural events. There is not much here about the school. I think keeping the grade school in town is a MAJOR priority, as are youth sports and parks to play in. That is the only way to attract young families to town.
- The people in Alexandria might as well make up their minds that the area is going to grow. It cannot stay the same; it's no longer the 50's. Possibly new people would support more businesses but the Village has a history not supporting local business. I think the attitude was always "they're not going to get rich off of me". I think some "growth planning" is necessary. But I would not want to see it done in a way that would be trying to block progress. Someone should be able to buy or build a house in the area if it is where they would like to live. I don't like the "I got mine but you can't move here" attitude.
- I know these answers are not worth much because growth is coming and we can't stop it. Most important is how we manage its coming.
- Social, block parties allow new members to get to know older members.
- Block parties / Social Events – "know your neighbor" events.
- "Meet the candidate" events leading up to elections. Mailing of a written list of items to be voted on before each election with some comments pro and con and some information about and/or statements from all candidates on the ballot.
- Community picnics.
- Anything but sports
- Public swimming pool.

COMMUNITY VISIONING COMMENTS

1. "Think about the Village of Alexandria as you know it today. Think about all aspects of the Village...its physical, economic, social, and governmental characteristics. Think about its people, its homes, its businesses, and its landscape. Think about the things that you cherish in the community, and those that you don't like so much. Think about the things that have changed, and think about the things that have remained unchanged. *Now, describe how you picture the Village of Alexandria in 20 years if current trends in the community continue.*"
 - a. Taxes will go up
 - b. Schools overcrowded
 - c. Water supply
 - d. Commercial Development
 - e. Green space
 - f. Sidewalks
 - g. Maintain feel of old village
 - h. Development of retail
 - i. Attractions to keep residents
 - j. Losing small businesses for big businesses
 - k. Waste system will keep village small
 - l. Overgrowth
 - m. Traffic congestion
 - n. Loss of farmland/open space
 - o. Economic growth concerns
 - p. Growth along S. R. 161
 - q. Major population change
 - r. Small community gone
 - s. Ugly development
 - t. Will look like New Albany
 - u. Border bound by adjacent towns
 - v. Little change in village
 - w. Rise in crime
 - x. Youth leaving community
 - y. Village growth limited to road corridors
 - z. Better utility service
 - aa. Loss of habitat and open space for hunting and outdoor recreation
 - bb. Trees die to pollution
 - cc. Loss of library
 - dd. Increase suburban
 - ee. Business/new housing will take over village
 - ff. Bedroom community with strip malls
 - gg. Residents need to get involved
 - hh. Disconnected developments
 - ii. Apartment complexes
 - jj. Danger to children/walking
 - kk. Rural character decline

- ll. Lack of utilities
- mm. Lack of repair (up keep) of schools
- nn. Lack of tax base with residential housing
- oo. Low-end new homes
- pp. Budget crisis (Schools/Village)
- qq. Turn into Pataskala
- rr. Poor septic systems/bad environment
- ss. Current residents in minority
- tt. Non-residents making decisions
- uu. Lack of library

2. "Describe how you picture an ideal Village of Alexandria with no money concerns or limitations."

- a. Re-route S. R. 37 out of downtown
- b. Restore the existing buildings to maintain character
- c. Community Center
- d. Buy out developers
- e. Bring in local business to bring people into the village
- f. Goods & services for local residences
- g. Traditional neighborhood development
- h. Growth boundaries with real countryside outside village
- i. Utilize existing buildings
- j. New community school
- k. Landscaping
- l. Business that will allow village to sustain itself
- m. Small scale light industry with good pay
- n. Historic preservation
- o. Small business support (restaurants)
- p. Community events
- q. Community park with bike trail
- r. Bigger churches
- s. Bed & Breakfast
- t. Street lights
- u. Underground utilities
- v. Raccoon Creek Preservations
- w. Water plan
- x. Community pool
- y. Recreation center
- z. Upgrade streets/sidewalks
- aa. Large tracks banned
- bb. Library that supports community
- cc. Improve what we have, no fundamental change
- dd. Manage/restrict commercial development
- ee. Manage traffic flow, distribute traffic
- ff. Enough commercial development to support houses
- gg. Balance and separation of residential and commercial
- hh. Bring back old Alexandria (viable small businesses downtown)
- ii. Quiet town
- jj. No crime

- kk. "New England" quaint small town look
- ll. Community with history cultural destination
- mm. Park in Village center
- nn. More green space overall
- oo. Modern schools
- pp. Water & Sewer improvements
- qq. Improved roads
- rr. No traffic problems
- ss. Senior retirement village
- tt. Homes on 1.5-2 acre lots minimum
- uu. Maintain small town atmosphere
- vv. Protect agriculture
- ww. Small lots to preserve farmland
- xx. Clean attractive downtown
- yy. Keep school, library, church together
- zz. Residential growth to west and north (PUD)
- aaa. Business located between SR 161 & south edge
- bbb. Sewer/water adequate infrastructure
- ccc. Full utilities with good price
- ddd. Architectural review board
- eee. Walkable community

3. It is now the year 2025 and the Village of Alexandria has achieved all of Vision II. A national news magazine wants to know exactly how this remarkable success was achieved. The reporter will not settle for fuzzy generalizations, please be specific. Your group should list the explicit interventions, programs and methods used to achieve the ideal village.

- a. Tax base will increase
- b. Good planning and zoning rules – very few variances
- c. Strong leadership
- d. Cooperation in development/planning – tax break for businesses
- e. Public Communication, maps, keeping public informed
- f. Planning ahead (cooperation of all concerned (township & village) and learning from mistakes of others)
- g. Town stayed small; sense of community helped achieve goals
- h. Community courage – Back trends, support visionary solutions not afraid of different solutions
- i. Good mix of green space, residential, local business and road to support
- j. Using good sense of community and family – friendly place
- k. Kept goals in mind
- l. Professional advice
- m. Development of plan through wide participation & flexibility
- n. Very high sense of community
- o. Had good base to start with
- p. Community volunteers/fundraisers
- q. Guts to say NO to developers
- r. SR 161 planning accord

- s. Growth Management
- t. Charitables from community (trusts)
- u. 25% of residents volunteer 2 hours a week
- v. 50% of residents donate \$100/year to project of choice
- w. 95% of residents show up at events/elections/purchases made in village
- x. Village/Township Comp Plan
- y. Strict Zoning
- z. Federal Grants
- aa. State/Local foundations
- bb. Needs Assessment
- cc. Groups of residents educated in certain areas to work together on finding necessities to accomplish goals – Strategic action committees
- dd. No tax breaks for developers
- ee. Feasibility study
- ff. Tax Increment Financing
- gg. Utilizing zoning to direct businesses to proper locations
- hh. Cookie cutter house
- ii. Strip malls
- jj. All land will be developed
- kk. Look like Pickerington
- ll. Broken up farmland
- mm. Village expanding through annexation
- nn. More commercial on SR 37 & SR 161
- oo. SR 161 project will increase growth
- pp. People moving in from Columbus
- qq. Updated zoning/comp plan
- rr. Professional administrator
- ss. Village township merger
- tt. Green space within developments
- uu. Accountability of elected officials

4. Each resident was given 4 dots to place on their top four choices of Question 4 above. Below is a list of the top 10:

- a. Updated comprehensive plan and zoning
- b. Township and village working together – cooperation
- c. Community involvement at all levels
- d. Attract good small businesses
- e. Good mix of green space, residential development, & locally owned business
- f. No tax breaks for developers
- g. Plan Ahead – Learn from mistakes of others
- h. Village/Township Comprehensive Plan
- i. Public Communication/Education
- j. Guts to say NO to developers

VILLAGE OF ALEXANDRIA

This section describes important characteristics of the present Village of Alexandria that were considered during the planning process.

Village of Alexandria

LOCATION

The Village of Alexandria is a small village in the center of St. Albans Township, located at the crossroads of State Route 37 and Raccoon Valley Road. The Greater Columbus Metropolitan Area is located about 20 miles west of the Village, and is easily accessible by State Route 161/SR 37, which runs just south of the Village. Other villages and cities that are within easy driving distance include the City of Newark, 12 miles to the east via State Route 161/SR 37; the Village of Granville, 6 miles to the east; the Village of Johnstown 5 miles to the northwest via SR 37, and the Village of Pataskala located 9 miles to the southwest.



HISTORY

The founder of Alexandria came in a covered wagon from Frederick County, Maryland with his family. Alexander Devilbiss purchased three hundred acres of land in St. Albans Township and built a mill in 1830. He platted out the village and created a business center whereby the community's needs could be better served. He even platted out the Old Cemetery at Alexandria where two of his nephews are buried. The town continued to grow with churches, including some that gave shelter to the anti-slavery movement, a hotel called the "Old Tavern" whose Bar Room provided a meeting place for arbitration and an occasional lawsuit, a post office that collected twenty-five cents from the recipient of the letter, a dry goods store selling flour for four dollars a barrel, a bank that survived while thirty-nine others in the state failed, and even a tobacco factory. The village has survived three bank robberies, numerous fires and maintained its rural character. According to the history of the area as recorded in *Alexandria and St. Albans Township, Licking County, Ohio*, "the Alexandria Centennial celebration of 1930 inspired a maturity of cooperative effort and a degree of community pride that made it the outstanding achievement in the history of the village and township."

Alexandria is also known as the home of the first Community Council. This council was created in the fall of 1830 to promote the community welfare. The establishment of the Alexandria Library is just one of the accomplishments of this group. Many of today's businesses and residents reflect the spirit of the founders by continuing with the preservation of the township's and village's rural flavor.

There are many historical and pre-historical sites throughout the township and village including Indian mounds, an Indian trail known as Buffalo Trail, houses, churches, and stores. Many historical and pre-historical artifacts are on display at the Alexandria Museum, located on West Main Street in Alexandria.

DEMOGRAPHICS

Demographic information can be used to project the direction of development in an area. For example, an increase in the number of families with young children or an increase in young couples entering an area can signal the need for new school buildings. Another helpful use of demographic information is to study the age of a certain population. If the population of farmers in the area is nearing retirement this can indicate a change in active farms within the area. Demographic information can be obtained at www.census.gov website. However, the 2000 Census information for the Village was incorrect due to miscounting of residents with Post Office Box addresses.

Housing

The Village of Alexandria has a handful of structures that remain from founding days in the early-to-mid 1800s; most of these houses have been added to or remodeled. The majority of existing houses in Alexandria were constructed between the 1860s and the early 1900s; another portion were constructed during the 1920s, 1930s, and

1940s. A very small percentage were built during the 1950s, 1960s, and 1970s; only 3 - 4 new houses have been constructed in the past 20 years. Architecture runs the gamut from farmhouse to Victorian to modern. There is an eclectic feel about housing styles, with predominant use of clapboard, some use of brick, and minor recent use of stucco. Homes with traditional architecture and large shade trees lining major streets give Alexandria a distinctive small-town character.

LAND CAPABILITY





The natural resources of an area are a key component of any comprehensive plan. The ability of land to support development is of major concern to communities, especially those experiencing growth or under growth pressures. Many factors can affect an area's capability to support new developments; among these are topography (or slope), soil type, and ground water availability. Because all of the various forms of nature are interdependent and interact to maintain a comprehensive, yet extremely delicate system, changes that affect this balance must be carefully considered. Also, there is a need to protect certain natural features from disturbance. This includes protecting and preserving wetlands, endangered plants, and endangered animals. Woodlands, prime agricultural areas, and other significant natural features or vistas should be protected from over-development as well. The following map shows areas designated as prime farmland within the village and surrounding region.

Land capability information is derived from the Ohio Department of Natural Resources' Capability Analysis Program. The information contained in this section is not comprehensive, but gives general guidelines for development and land use in Licking County. The included maps are general as well, showing approximate boundaries for each limitation or resource. Furthermore, severe limitations should not be read as an absolute prohibition against that use for which a soil is rated, but as an indication that sometimes-costly measures must be undertaken to overcome such limitations. A site-specific analysis is necessary to precisely determine the suitability of a parcel of land for a particular use.

PRIME FARMLAND MAP



Legend

- | | |
|---|-----------------------|
|  | NOT PRIME |
|  | PRIME |
|  | PRIME WHERE DRAINED |
|  | PRIME WHERE PROTECTED |



Climate

The weather station at the Newark Water Works has a mean annual temperature of 51.5 degrees Fahrenheit for a thirty-year period (1961-1990). The average temperature remains constant across Licking County. The mean annual precipitation recorded at the Newark Water Works is 41.48 inches, based on the same thirty-year period. Precipitation is slightly increased in the eastern portion of the county.

Topography

The topography of land can be measured by its slope. Slope is the ratio of change in elevation over distance, stated as a percentage rate. For instance, if a parcel of land rose four feet over 100 feet of horizontal distance, the slope for that area would be 4%. The lower the slope, the flatter the land will be - conversely, the higher the slope, the steeper the land.

Slope influences the effects of the natural environment. The rate of storm water runoff, performance of septic fields, and the rate of erosion all are influenced by slope. As slopes increase, the velocity of storm water runoff increases causing problems with erosion and flooding downstream. Conversely, an area that has less than 0.5 percent slope will not drain storm water at all and ponding may occur depending on the soils.

There is a definite relationship between land use and slope. Commercial and industrial buildings usually require relatively flat, or level land. Because of the larger size and weight of commercial and industrial uses and the cost of leveling land, slopes exceeding two percent are not suitable areas for such sites. Cropland is most often limited to areas of less than 12 percent slope to enable the use of farm machinery. Roads also are limited by the topography in an area. Arterial roads and road designed for speeds over 45 mph should not be located in areas with greater than 4 percent slope. Local streets with speeds under 30 mph can have grades as steep as ten percent.

Overall, areas with slopes greater than 4 percent are generally limited to agricultural, residential, and natural uses. When slopes exceed the 10 percent, such as with ravines and steep hills, land uses are predominantly grazing and natural space. Houses, due to their smaller size, can be built on steep slopes using various construction techniques. This is less true, however, for major residential subdivisions when considering centralized infrastructure design limitations and costs. Furthermore, experience, such as in California, shows that nature will eventually erode these steep slopes, house and all. As a result, it is general practice to preserve and protect slopes greater than 25 percent, leaving them in their natural state.

Because slope is so closely tied to both development and the natural environment, it should be one of the top criteria used in regulating the development of a community. The following table lists some standards for slope and land use development.

SLOPE REQUIREMENTS FOR VARIOUS LAND USES*			
Land Use	Maximum Slope	Minimum Slope	Optimum Slope
House sites	20-25%	0.05%	2.00%
Playgrounds	2-3%	0.05%	1.00%
Septic fields	10%	0.00%	0.05%
Parking lots	3%	0.05%	1.00%
Streets, roads, driveways	15-17%	0.05%	1.00%
Industrial sites	3%	0.05%	1.00%

**Adapted from Landscape Planning Environmental Applications, William Marsh, 1983.*

Soils

Soils are very important in determining land use capabilities because many factors are associated with certain types of soils, including everything from drainage to permeability to groundwater level. The soils in Licking County formed in many different kinds of parent material, which is the raw material acted upon by the soil-forming process.

The soil types most commonly found in Village of Alexandria combine to form seven (7) major soil associations: Fitchville Silt, Fox Gravely, Oakley Silt, Oakley-Urban Land Complex, Shoals Silt, Stonelick, and Westland Silty Clay. The following soil associations map shows the areas where each association occurs in the village and surrounding region.

SOILS MAP



soils by SOIL_SYM

- Fitchville Silt Loam, 0-2 percent Slopes
- Fox Gravelly Loam, 12 to 18 percent slopes
- Fox Gravelly Loam, 18 to 25 percent slopes
- Ockley Silt LOam, 0 to 2 percent slopes
- Ockley Silt Loam, 2 to 6 percent slopes
- Ockley-Urban Land Complex, 0 to 3 percent slopes
- Shoals Silt Loam, occasionally flooded
- Stonelick loam, occasionally flooded
- Westland Silty Clay Loam, 0 to 2 percent slopes



Fitchville Silt Loam with 0 to 2 percent slopes: This deep, nearly level, somewhat poorly drained soil generally is on flats and in slight depressions on flats and in slight depressions on Wisconsinan lake plains, and slack-water terraces. In a few areas it is in draws extending into the uplands. Most areas are irregularly shaped and are 3 to 30 acres in size. Some areas are more than 100 acres in size.

Fox Gravely Loam with 12 to 18 percent slopes: This deep, moderately steep, well-drained soil is on short, dissected side slopes on Wisconsinan outwash terraces and kames. Erosion has removed part of the original surface layer. Tillage has mixed subsoil material into the present surface layer. Slopes generally are 60 to 200 feet long. Most areas on terrace breaks are long, narrow, and winding and are 5 to 30 acres in size. Areas on kames are roughly circular and are 5 to 15 acres in size.

Fox Gravely Loam with 18 to 25 percent slopes: This deep, steep, well-drained soil is on short dissected slide slopes on Wisconsinan outwash terraces and kames. Erosion has removed part of the original surface layer. Tillage has mixed subsoil material into the present surface layer. Slopes are generally smooth and are 60 to 200 feet long. Most areas on outwash terraces are long, narrow, and winding and are 5 to 20 acres in size. Areas on kames are roughly circular and are 5 to 15 acres in size.

Ockley Silt Loam with 0 to 2 percent slopes: This deep, nearly level, well-drained soil is on flats on Wisconsinan outwash terraces. Areas commonly are irregularly shaped and are 20 to 60 acres in size. A few areas are more than 20 acres in size.

Ockley Silt Loam with 2 to 6 percent slopes: This deep, gently sloping well drained soil is on rises and low knolls on Wisconsinan outwash terraces. Most areas are irregularly shaped and are 15 to 40 acres in size.

Ockley-Urban Land Complex with 0 to 3 percent slopes: This map unit consists of a deep, nearly level, well-drained Ockley Soil and areas of Urban land on flats on Wisconsinan outwash terraces. Slopes are dominantly less than 2 percent. Areas are narrow or broad and are 10 to more than 1,000 acres in size. Most are about 45 percent Ockley silt loam and 34 percent Urban land. The Ockley soil and Urban land occur as areas so intricately mixed that separating them in mapping was not practical.

Shoals Silt Loam with 0 to 2 percent slopes (occasionally floods): This deep, nearly level, somewhat poorly drained soil is on flood plains. It occupies the entire width of narrow flood plains and commonly is in low areas on wide flood plains. Most areas are long and narrow and are 4 to 50 acres in size.

Stonelick Loam with 0 to 2 percent slopes (occasionally floods): This deep, nearly level, well-drained soil is on narrow or wide flood plains that originate mainly in areas of Wisconsinan glacial drift. Most areas are 10 to 70 acres in size. Some areas are larger than 100 acres.

Westland Silty Clay Loam with 0 to 2 percent slopes: This deep, nearly level, very poorly drained soil is on flats and in depressions on Wisconsinan outwash terraces. It receives runoff from the higher adjacent areas and is subject to ponding. Most areas are irregularly shaped and are 10 to 40 acres in size. Some areas are larger than 150 acres.

Floodplains and Wetlands

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water that it takes to cover them. Storm events are measured in years such as 5-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a 1 in 100 chance of flooding in any given year. However, the 100-year floodplain is somewhat of a misnomer because an area could have a 100-year flood two years in a row -- unlikely, but it is possible. The following Floodplain Map shows the 100-year, or base, flood plains of Village of Alexandria as identified by the Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). Lending institutions uses these FIRM maps to determine the need for flood insurance for structures.

Because floodplains were carved by streams and rivers and are prone to flooding, they are an important planning consideration. Any development within floodplains can impact the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house constructed in a flood plain, it will alter the boundaries of the flood plain downstream. This is because structures or fill utilize valuable space that would otherwise act as a natural retaining area for floodwaters to spread and slow. Enough fill or development could change the probability of flooding downstream from 1 in 100 each year, to 1 in 75 or less. Development and careless filling of flood plains has increased flooding in this nation, as seen in many parts of the country including the Great Mississippi Flood of 1993. Not only does development in the flood plain increase dangers downstream, developments within the flood plain are at higher risk of damage due to flooding. This damage includes fill material and debris from destroyed structures upstream colliding with structures in the flood plain downstream. Many bridges are washed out in floods because house and/or construction debris clog their free-flow area, compromising their structural integrity.

Because the potential for public and private damage, the loss of life, and affected insurance rate decisions all are affected by materials and structures in flood plains, Licking County has recently tightened regulations for floodplains. Permits must be obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain. In addition, no new lots may be created that have less than 1.6 acres of land lying outside of a 100-year floodplain. Further protection of the flood plains through township and village zoning will assist in protecting unsuspecting residents from personal danger and loss of property.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so that it does not become a flash flood. In addition, floodplains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment.

FLOODPLAIN MAP



Shaded areas are considered to be within the 100-year floodplain.

These same floodplains and adjacent land also provide a habitat for a wide variety of plants and animals. Floodplains also have important scenic and aesthetic value, providing a natural area for passive recreation activities such as nature trails or hiking paths. In more urban and suburban areas, floodplains provide the single best place for trails and recreation because they are linear, visually interesting, close to nature, and undeveloped.








Aside from the floodplain, there are two wetland areas in Village of Alexandria. Wetland areas are defined in a number of ways, depending on the agency involved. Methods of identifying wetlands include examining the plant species present, checking for standing water, and identifying characteristic soil types. Wetlands in the Village of Alexandria identified by the Ohio Department of Natural Resources are shown on the Wetlands Map, along with other land cover including pasture, deciduous forestland, and cropland.

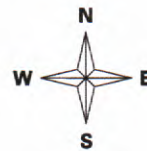
Wetlands are important resources for several reasons. First, there are many unique plants and animals that make their homes in these areas. Second, wetlands provide valuable groundwater recharge by acting as filters for surface runoff percolating back into the aquifers below. Third, wetlands are an important resource because they serve to join surface and groundwater sources, which can improve stream flow during drought periods. Fourth, during rainy periods, wetlands can absorb excess water and then let it slowly back into the surrounding land, averting potential flood damage. Finally, wetlands provide a valuable recreation resource.

Depending on the size and location of a wetland, various types of permits may be required for fill or development of the wetland.

WETLANDS MAP



- | | | | |
|---|-----------------------|---|-----------------------|
|  | UPLAND AREAS |  | SHRUB / SHRUB WETLAND |
|  | WOODS ON HYDRIC SOILS |  | WET MEADOW |
|  | OPEN WATER |  | FARMED WETLAND |
|  | SHALLOW MARSH | | |



Groundwater

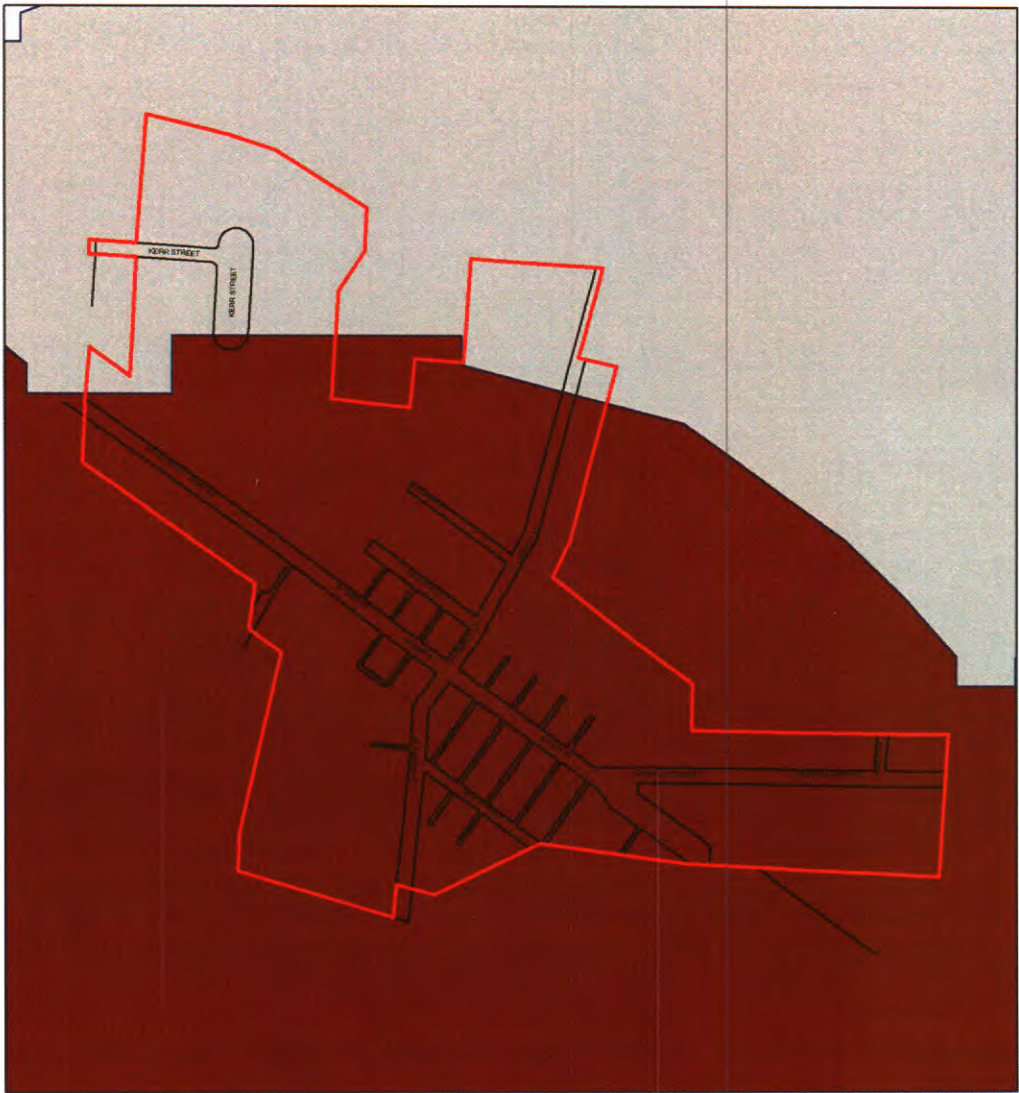
Groundwater is a very important consideration in the preparation of a comprehensive plan because wells and natural springs are the source of most of the water that sustains residents, crops, and livestock in the Village of Alexandria. Many residential, commercial, industrial, and agricultural activities are not possible without clean, abundant groundwater. Thus an important aspect of future land use planning is locating adequate supplies of groundwater. Groundwater needs to be protected from two things: 1) overuse (i.e. exceeding the safe well yield and/or aquifer recharge rates); and 2) pollution.

Groundwater is water that lies beneath the land's surface. Just as there are streams, rivers, and ponds above ground, water can be found in similar systems underground. As rainwater and surface water flow across the land, water seeps down into the soils and underground rock. Areas underground with particularly large concentrations of groundwater are known as aquifers. Aquifers are like above ground rivers in that they are not static. Most often, aquifers are found in underground layers of porous rock, sand, or other unconsolidated material. Groundwater flows through them while rain and surface water "recharge" (replenish) them. In general, groundwater recharge is the ability of the aquifer to replenish its water supply from surface sources, such as soils, wetlands, rivers, and lakes. Several factors can affect the recharge rate of an aquifer including soil type, soil permeability, and distance to the aquifer from the surface. If the total rate of withdrawal from the aquifer exceeds the aquifer's recharge rate, the aquifer's water level will decline. If this overdraft, or high rate of withdrawal, is continued over several years, the aquifer could be depleted.



The geologic make-up of an aquifer includes underground spaces that are conducive to ground water storage. Such spaces may be found in the pores of sandstone, the joints and fractures of limestone, and between the grains of large deposits of sand or gravel. In some places, as groundwater slowly flows downhill through porous soils and rock, it becomes trapped between hard rock layers until it reaches the surface again further downhill, creating an artesian well. In the Licking County area there are also "lenses" of trapped groundwater. These were created by the glaciers and are pockets of sand sandwiched between other soils. The lenses often contain water and can be found at varying depths and in various sizes. The groundwater here is much more like a pond, in that it doesn't flow and usually recharges slowly - in some instances extremely slowly - if at all. Most of the producing water wells in Village of Alexandria are pumping water from aquifers or glacial lenses. Groundwater sources are evaluated based on their well yield (measured in gallons per minute), their recharge rate, and their cleanliness.

The Ohio Department of Natural Resources (ODNR) studied, among other things, the topography, soils, and aquifers of the area, in order to determine which areas could support higher population densities based solely on groundwater recharge rates. Using this information, the minimum residential lot sizes that should be allowed in the Village of Alexandria based on groundwater recharge rates can be calculated.

GROUNDWATER YIELD MAP



Legend

GROUNDWATER YIELD	
	Yield of 100 to 500 gal./min.
	Yield of Less than 10 gal./min.

The average minimum daily household demand for groundwater is approximately five to eight gallons per minute (GPM). For commercial and industrial uses, there is no standard minimum demand. This is due to the varying nature and water needs of different commercial and industrial uses. Evaluation of groundwater for such uses should be made on an individual use and site basis.

The ground-water characteristics of Licking County have been mapped regionally by ODNR Division of Water based upon interpretations of over 8,000 well records and the local geology and hydrology. A highly generalized interpretation of potential water well yield in Alexandria is presented on the Groundwater Yield Map. ODNR Division of Water should be contacted for site specific well data and logs.

INFRASTRUCTURE

Infrastructure refers to the facilities and services needed to sustain industrial, residential, commercial, and all other land use activities. These facilities include roads, power plants, transmission lines, water & sewer lines, communication systems, and public facilities. Infrastructure plays a valuable role in the development of an area. If there is no nearby infrastructure, or if it would be cost-prohibitive to access or extend existing infrastructure, then development cannot occur on a large scale.

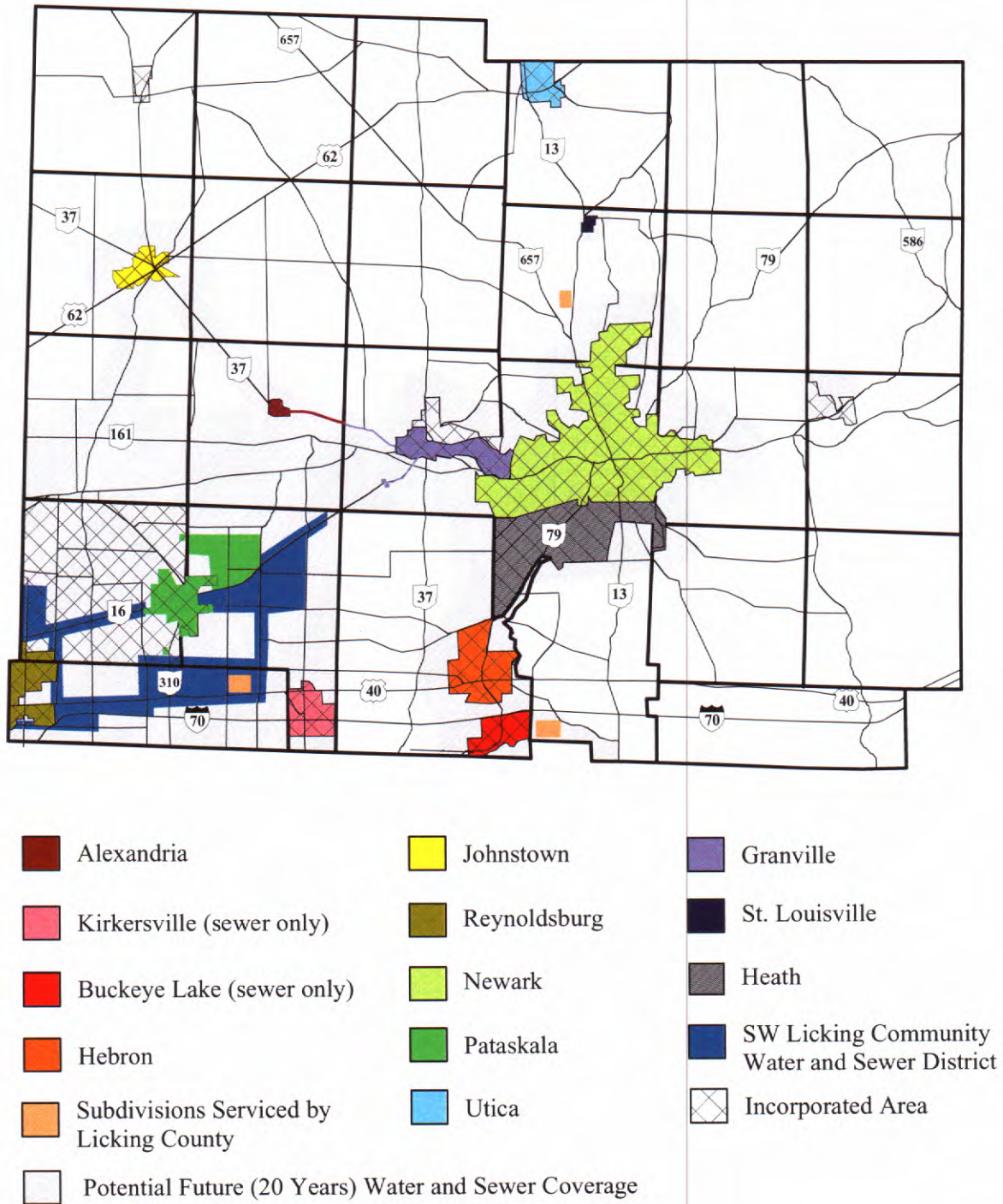
A prime example of the impact infrastructure has on development is the fact that urbanization follows water and sewer lines. Here in Licking County, in the unincorporated areas where no central water and sewer is available, the Licking County Health Department currently mandates a minimum of 1.6 acres of usable ground for building sites. Developers make less money on these large-lot residential subdivisions, and commercial and industrial users that are heavy water consumers cannot locate in these areas. Therefore, areas that have centralized water and sewer lines tend to develop before areas with no infrastructure in place.

Central Water and Sewer Service

It is extremely important in land use planning to understand the capabilities of existing central water and sewer systems and to determine the possibilities for expansion of these systems or the feasibility of new systems. As stated above, urbanization generally follows the path of central water and sewer facilities, and quite often, vice versa.

The Village of Alexandria is currently serviced with centralized water from the Village of Granville and is in the process of developing a central sewer system. The system will be funded using federal Community Development Block Grant (CDBG) funds and user fees.

EXISTING AND PROJECTED CENTRAL WATER AND SEWER SERVICE IN LICKING COUNTY



Roads

All roadways in the Village have been classified for congestion prevention and access management. These classes are "Major Arterial," "Minor Arterial," "Major Collector," "Minor Collector," and lower order. The Village has Congestion Prevention requirements for the first four roadway classes. Within the first four classifications, each has different degrees of access standards, with the strictest applying to major arterials and the least strict to minor collectors. Of major importance to congestion prevention and access management is driveway and roadway spacing; in other words the distance between access points onto a roadway. The requirement for spacing between any access points and/or roads for a lot on any of these classified roadways is the LESS STRICT of the safe stopping distance required for either 1) the speed limit on that road segment, or 2) the designed speed limit for that road segment's classification.

AASHTO SAFE STOPPING SIGHT DISTANCE	
<i>Speed (Mph)</i>	<i>Distance (Feet)</i>
35	250
45	400
55	550

DRIVEWAY SPACING REQUIREMENTS For Classified Roads in Licking County			
<i>Road Classification</i>	<i>35 mph or Less</i>	<i>45 mph</i>	<i>55 mph or More</i>
Minor Collector	250'	250'	250'
Major Collector	250'	400'	400'
Minor Arterial	250'	400'	550'
Major Arterial*	250'	400'	550'

**NOTE: This does NOT apply to spacing with road intersections. Intersection spacing is 550 feet regardless of speed limit or road classification.*

Classified Roadways in Village of Alexandria	
Road Name	Road Number
Northridge Road	(CR 71)
Raccoon Valley Road	(CR 539)
Johnstown-Alexandria Rd.	(SR 37)

COMMUNITY SERVICES

Village Government

A Village Mayor is elected to supervise all aspects of village government, including employees, public meetings, council, police department, street department, water/sewer department, clerk of courts, clerk/treasurer, and zoning inspector. Casts votes only when council deadlocks on resolutions/ordinances/hiring issues. Mayor must also be a member of Village Zoning and Planning Commission. Mayor handles incoming phone calls as necessary; manages all public interaction with community and media. Manages departmental issues when paid staff is unavailable. Acts in official capacity for marriages and other public ceremonies when requested.

The Village Council is elected to serve in the best interests of the Village; to create and uphold ordinances that promote safety, security, beautification, and manageable growth within the village. Council oversees village finances and monthly fiscal actions of clerk/treasurer. Council is responsible for seeking grants for the village and park. One council member is appointed to serve on Zoning and Planning Commission; one is appointed to serve on Park Board. One council member chairs finance committee; all other members are also committee members. Special council committees are formed (and disbanded) as needed. By recent agreement, Council now oversees the Alexandria Museum and Museum Board. At least three council members must sign monthly vouchers to allow clerk/treasurer to pay for special or large bills/purchases. Council interviews/hires/terminates employees, following specific employment rules. Council has right to meet in executive session to discuss employees or departmental issues when not based on public complaints. Council reviews/votes on all annexation or other public requests pertaining to the village. Council approves zoning resolutions as recommended by the Zoning and Planning Commission. Council oversees enforcement of all zoning laws. Council holds special public meetings or appears publicly as needed.

VILLAGE GOVERNMENT			
<i>Government Officials and Boards</i>	<i>No. of Members</i>	<i>Length of Term</i>	<i>Primary Responsibility</i>
Mayor		4 years	Executive body of the village
Village Council	6	4 years	Legislative body of the village
Zoning & Planning Commission	5	5 years	Makes recommendations to the village council regarding changes to the village zoning
Park Board	5	Discretion of mayor and council	Maintains Parker Park
Museum Board	5	3 years (except when initially created)	Maintain Alexandria Museum building and collections for the public, and provide history education.

The Village was initially zoned by the adoption of a zoning resolution in 1965. The resolution has updated and various changes have been made since that time.

To assist with the enforcement of the zoning resolution, the Village employs a paid, part-time zoning inspector. The primary responsibility of the zoning inspector is to enforce the village zoning resolution, as it exists. In carrying out this function, the zoning inspector reviews applications for zoning permits, conducts on-site inspections to ensure construction conforms to approved applications, investigates complaints and violations, maintains a record of non-conforming uses, and maintains the zoning text and map. During the years 1999 through 2004, the village issued an average of 1-5 permits per month.

A Planning and Zoning Commission consisting of five residents of the village is appointed by the Council to serve staggered five-year terms. The Zoning and Planning Commission is responsible for making recommendations to the Village Council concerning the interpretation and application of the village zoning resolution and comprehensive plan, as well as conducting hearings on requested zoning changes and initiating amendments to the zoning resolution. The Zoning and Planning Commission should also be involved in planning activities in their area and keep the council members informed of their deliberations.

Village Funds

The funds for the Village are outlined below. These include a number of one-time grants and loans for construction of a sewage treatment plant and associated infrastructure.

FUND TYPE		FUNDS AVAILABLE 1996		FUNDS AVAILABLE 2006
GENERAL	\$	92,180.00	\$	242,173.67
SPECIAL REVENUE				
2011 STREETS	\$	13,898.00	\$	42,110.21
2021 HIGHWAY	\$	1,000.00		3,580.30
2041 PARKS	\$	835.00	\$	34,609.59
2101 PERMISSIVE MV	\$	10,690.00	\$	14,461.94
2901 POLICE OPR	\$	10,360.00	\$	14,124.30
DEBT SERVICE				
CAPITAL PROJECTS				
4201 ODOD			\$	3,300.00
4901 W W REPORT PROJ	\$	8,500.00	\$	17,183.31
4902 OPWC GRANT			\$	100,000.00
4903 OPWC GRANT			\$	191,182.45
4904 USRD GRANT			\$	876,280.00
4905 USRD LOAN			\$	1,293,000.00
4906 OPWC LOAN			\$	200,000.00
4907 CDBG GRANT/LOAN	\$	4,000.00	\$	495,000.00
4908 INTERIM FINANCE			\$	600,000.00
ENTERPRISE FUND				
5101 WATER DEPT	\$	70,000.00	\$	145,449.20
FIDUCIARY FUNDS				
4951 PERM PARK FD	\$	-	\$	2,091.55
GRAND TOTAL	\$	211,463.00	\$	4,274,546.52

Police Protection

The Village Police Department has a part-time chief with 2-3 full and part-time officers, several auxiliary officers, and a part-time clerk of courts to handle fines, etc. In 2005 the police department responded to 38 calls and issued 320 citations.

Fire & Emergency Medical Services

The Alexandria/St. Albans Fire Department, consists of several paid full-time and part-time firefighters and EMTs, with the remaining department composed of

volunteers. The department responded to a total of 10 fire runs in 2005. The average response time to arrival at scene 3.32 minutes. The Alexandria/St. Albans Fire Department made 66 emergency medical service (EMS) runs in 2005, with an average response time of 2.32 minutes.

Health & Human Services

There are no doctor offices, clinics, nursing homes, or hospitals in the Village of Alexandria, limiting health care options to citizens. At the time of this printing, Village Council is negotiating with Mt. Carmel East to place a MCE affiliated physician practice in Alexandria. The majority of available doctors, clinics, and nursing homes are located in the surrounding areas of Johnstown, Granville, Pataskala, Newark and Columbus. The nearest hospital facilities are Licking Memorial Hospital, Newark; Mt. Carmel East, Columbus; Mt. Carmel St. Ann's Hospital, Westerville; and New Albany Surgical Hospital, New Albany.

Several hospitals fall within a 50-mile radius of the Village of Alexandria. These include all hospitals in Columbus: Children's Hospital, Doctors West Hospital, Riverside Hospital, Grant Medical Hospital, Ohio State University Hospital (Main and East), The Arthur G. James Cancer Hospital, Mt. Carmel Hospitals (East & West) and St. Ann's Hospital. All of these offer a full range of medical services, trauma units and outpatient surgical services. Other hospitals within this range include Licking Memorial Hospital in Newark, Know Community Hospital in Mt. Vernon, and Grady Memorial Hospital in Delaware. Urgent care centers are also available in Licking and Franklin Counties.

There are hospice care centers in Licking and Franklin counties as well as many other home care services including skilled nursing care facilities, professional rehabilitation services and a full range of therapy services.

Many nursing homes are located within 10 to 20 miles of Village of Alexandria in Utica, Johnstown, Centerburg and most communities in Licking and Knox counties. Independent living services and communities in Newark and Mt. Vernon are within 20 miles of Village of Alexandria.

Hospitals

HOSPITAL	NUMBER OF BEDS	DISTANCE FROM WASHINGTON*	SERVICES AVAILABLE**
Licking Memorial Hospital	150	15 miles	Birth Center Cardiology Emergency Care Nephrology Dialysis Outpatient Services
Mt. Carmel East	292	22 miles	Birth Center Neurology Cardiology Emergency Care Trauma Outpatient Services
St. Ann's Hospital	180	24 miles	High Risk Prenatal Birth Care Sports Medicine Emergency Care Cardiology Outpatient Services

**These distances are approximate.*

***This is not an all-inclusive list of available services.*

Utilities

At this time, all of the residents of the Village have or have access to public water, and all have on-site septic systems. The Village is currently in the process of providing public sewer service. These on-site wastewater disposal systems are regulated by the Licking County Health Department. Current regulations require minimum lot sizes of 1.6 acres of "usable" ground for on-site systems. Useable ground is land that can be used for an undisturbed leach bed, thus it excludes easements of any kind (disturbance) including road right-of-way, driveways, and utilities, and it excludes any type of regularly wet soils including 100 year flood plains, or areas of steep slope.

Schools

The Village of Alexandria is completely within the Northridge Local School District. The Northridge School District serves an area of over a 120 square miles in three counties, including nine townships in Licking County, two townships in Knox County, and one township in Delaware County. There is one middle school (grades 6-8) and one high school located on the same campus in Liberty Township, one elementary school located in Croton, one elementary school in Homer, and one elementary school in the Village of Alexandria. Each elementary school houses grades K-5.

During the 2005-2006 school year, the district had 1,584 students in its five buildings. A new high school was constructed and opened in 2000 to help accommodate past growth and future projections. The former Northridge High School building is now Northridge Middle School, consisting of grades 6, 7, and 8. With an increase in the population of the district, future new buildings may become a necessity. Open enrollment has also contributed to the school district's growth. Approximately 85 students that live in other school districts enroll in Northridge Schools each year.

Students at the high school can involve themselves in many different extra curricular activities. The district is North Central accredited and the pupil/teacher ratio is well within state mandated guidelines. A staff of approximately 170 well-qualified teachers greets the children each day. High school students can take advantage of vocational education at C-TEC (formerly Licking County Joint Vocation School) as well as vocational agriculture, vocational home economics, and industrial arts at the home school. Northridge has been rated "effective" on all state mandated testing.

Local Library

The Alexandria Public Library is located in the center of the village, and has a collection of 46,479 books, 3544 videos, 2910 book/music cassettes, and 100 magazines. Besides the main library, the building houses a community meeting room, kitchen, children's story hour room, and community archives. The library employs thirteen people. All of the Alexandria Elementary School classes use this neighborhood library.

There are ten other public library facilities within Licking County. Those nearest to the Village include: Granville Public Library, Mary C. Babcock Memorial Library in Johnstown, Pataskala Public Library, and Newark Public Library. There are also two university libraries in close proximity to the Village, at Denison University in Granville and The Ohio State University – Newark Branch.

Local Churches

Alexandria Baptist Church
94 W. Main Street
Alexandria, OH 43001
(740) 924-3961

Alexandria United Methodist Church
72 Church Street
Alexandria, OH 43001
(740) 924-3731

Church of Christ at Alexandria
5380 Worthington Road SW
Alexandria, OH 43001
(740) 924-7771

Emmanuel Praise Church
33 Mill Street, PO Box 171
Alexandria, OH 43001

(740) 924-4545

Civic Organizations

Village of Alexandria Area Clubs and Organizations		
Alexandria Buckeyes Senior social club that meets monthly at the Infirmary Mound Park with free speakers and programs.	Alexandria PTO Elementary school organization that raises funds for school equipment, sponsors student or family-oriented extracurricular activities, etc.	NYAA: Northridge Youth Athletic Association Solicits team sponsorship for pre-school – 6 th grade soccer, football, basketball, t-ball, baseball, wrestling, and cheerleading teams.
Boys Scouts Local boys scout troops engage in community service and run fundraisers to support their activities and charitable causes	Alexandria Fire Association Fundraising for the Alexandria/St. Albans Fire Dept., Christmas charity drives, holiday events, and manages the annual Alexandria Fun Days	Museum Board/Historical Society Runs the local museum and organizes events/fundraisers such as the annual Quilt Month and Tour of Homes.
Alexandria Community Council This group was recently revived to help coordinate community events and preserve village heritage	Girl Scouts Local girl scout troops engage in community service and run fundraisers to support their activities and charitable causes	

Parks & Recreation

Village of Alexandria has excellent access to many active recreational activities. These include the following:

- Parker Park: Located in “upper” center of village; 10+ acres (includes parking, wooded area with trails, playground, shelter house, ball field with seating/dugouts/concession, and “undeveloped” area); playground equipment and ball field accessories are 50+ years old and deteriorating; no permanent restrooms at this time (used to have outhouses, now have porta-johns); nature programs, school activities, and little league sports sponsored there.
- Golf Courses: St. Albans Golf Course on Northridge Rd. (18-hole facility approx. 3 miles outside of Village); Legends Golf Course on 161/Watkins Rd. (18-hole facility approx. 5-6 miles outside of Village).
- Proposed Fritz Drumm Memorial Park: Sports park with some hiking trails in development stages on Mounts Rd. (approx. 2 miles outside of village); will include softball, baseball, soccer, and handicapped ball fields.
- Lobdell Reserve: Licking County Park District nature preserve with hiking and horse riding trails located on Mounts Rd. (approx. 3 miles outside of Village); recently installed “Frisbee Golf Course”; sponsors nature walks and educational programs regularly.
- Firemans Park: Located outside the village limits of Alexandria, but appears to be part of the Village; maintained by St. Albans Township Trustees; famous for housing the Lobdell Covered Bridge that was salvaged from vandals on Lobdell/Battee Roads; host to weekly turkey shoots sponsored by the fire department; also hosts occasional community fundraisers or fire department activities; site of local recycling bin; one outbuilding; one set of portable bleachers; port-a-john.

Village of Alexandria also has quick access to many other recreational facilities located throughout Licking County. The following list includes some of the facilities:

- Dawes Arboretum is easily accessible; the park consists of 1149 acres including nature trails, private fishing, picnic areas, and a nature center. The arboretum offers unique bird habitats, beautiful trees, and well-manicured gardens.
- The T.J. Evans Foundation Bike Path runs from Johnstown to Newark and into Madison Township. It is utilized year round for hiking, jogging, skating and biking. The trail is well maintained and easily accessible.
- Other recreational sites include Infirmary Mound Park on State Route 37, which is operated by the Licking Park District; the Hebron Fish Hatchery; Licking County Family YMCA; and The Wilds, located in nearby Muskingum County.
- Moundbuilders State Memorial & Ohio Indian Art Museum is on SR 79; the mound encloses 26 acres of the 66-acre park. There is also an additional earthwork, the Octagon Mound, located at the Newark Country Club.

- Flint Ridge Park is located on Flint Ridge Road near Brownsville Road. The park has a spacious grassy area for picnics where children can play and a shelter house. There are hiking trails and a museum that highlights the history of the park and surrounding area. The Ohio Historical Society manages this facility.
- The Evans Athletic Complex, Sharon Valley Road in Newark has an outdoor jogging track and fields for soccer and football. Adjacent to the Evans Athletic Complex is the location of the Newark City Outdoor Ice Skating Rink.
- The Institute of Industrial Technology in downtown Newark is dedicated to the interpretation, education, and preservation of Licking County's industrial history from the 19th century to today's latest technology.

ECONOMIC DEVELOPMENT

Economy and Employment

Historically, agriculture has been the main industry of the Village of Alexandria. However, less people are employed in farm occupations in the village each year. According to the 2000 Census data only 4.7% of township residents are employed in agriculture, forestry, or fishing occupations, and only 3.6% of residents were farmers. Over the past 40 years, encroachment by individual residences and small subdivisions has drastically reduced the amount of farmland available for cropping; the economy has forced farmers to allow a great deal of farmland to go idle. This loss of farmland is beginning to accelerate in the area surrounding the Village of Alexandria.

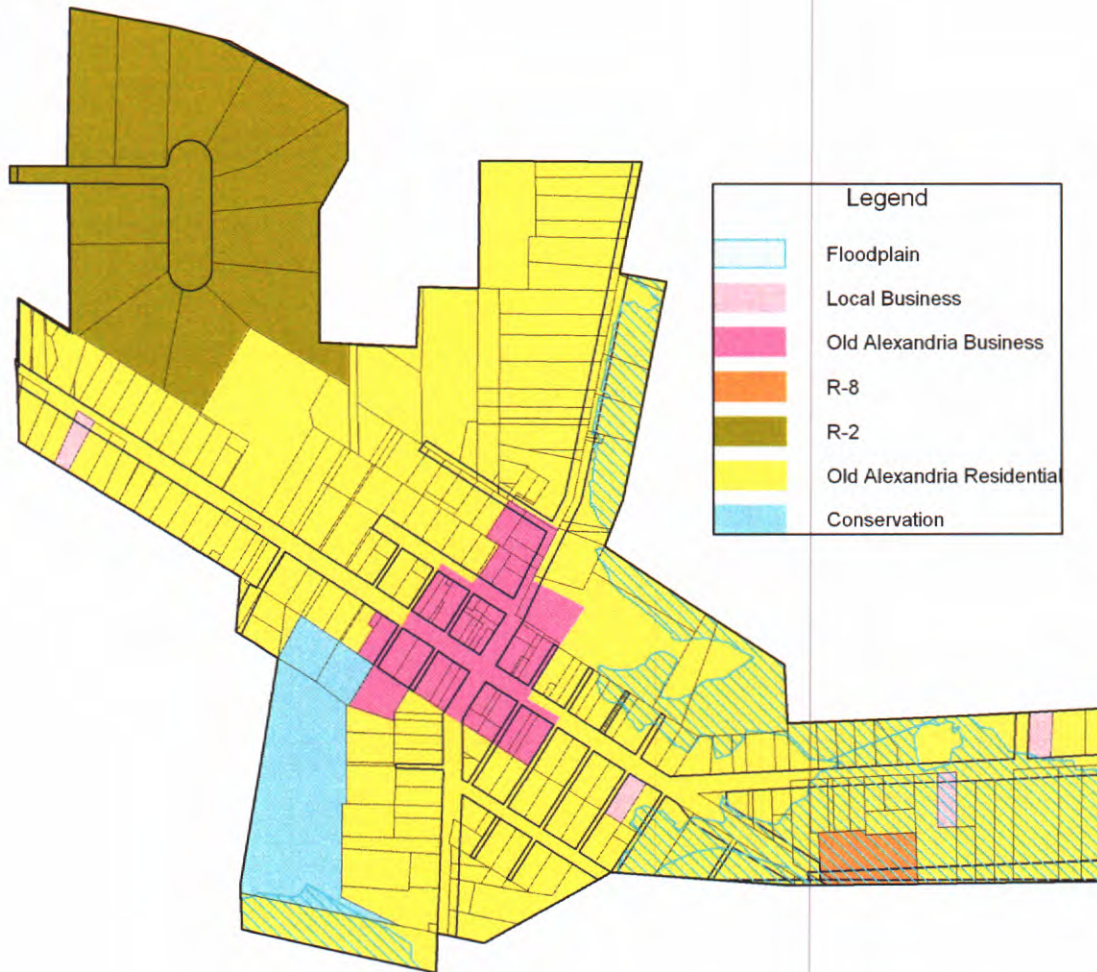
Village of Alexandria residents are largely employed in manufacturing and production with 22% of village residents holding these types of positions. According to the 2000 Census, the next largest employment industries for Alexandria residents are retail sales with 12.6%, health care with 9.6%, educational services with 8.3%, and construction related work with 7.3%.

There are three large businesses in the Village of Alexandria and a number of smaller businesses. The table below lists most of the presently active businesses in the village.

BUSINESSES LOCATED IN VILLAGE OF ALEXANDRIA

Business	Address	City	Phone
Alexandria Dental	49 W. Main St.	Alexandria	(740)924-4800
Bob's Marathon	2307 Johnstown-Alexandria Rd.	Alexandria	(740) 924-3944
Hair Remedies	23 W. Main St.	Alexandria	(740) 924-4247
The Carpenter's House	75 W Main St	Alexandria	(740) 924-0305
Robinson's Woodworking Shop	34 W. Main St.	Alexandria	(740) 924-5262
Izzy Lou's Pizzeria & Restaurant	3 W. Main St.	Alexandria	(740) 924-2222
Michael's Pizzeria & Carryout	51 N. Liberty St.	Alexandria	(740) 924-9285
Woodmasters	2 E. Main St.	Alexandria	(740) 924-0300
Alexandria Post Office	2 W. Main Street	Alexandria	(740) 924-7511

Zoning Map



Existing Land Use Map

