

A stylized, low-poly illustration of a town and a winding river. The town features various colored buildings (red, yellow, green, blue) with simple window patterns. The river is a light blue color, winding through a landscape of green and yellow hills. The sky is a pale blue. The overall style is modern and artistic, using flat colors and geometric shapes.

Picture Plain City

2025 Comprehensive Plan Update

Community Workshop #1

August 18, 2025

Welcome

Haley Lupton, Village Administrator

Jodie Carney, Mayor

Agenda

Tonight is about building momentum for Plain City's future through a meaningful community conversation. Together, we'll explore interactive stations, and generate ideas that reflect our community's needs and aspirations.

- 1 Welcome & Introductions
- 2 What is this Plan? Why Now?
- 3 10 Things to Know
- 4 Today's Impressions, Future Opportunities
- 5 Next Steps
- 6 Breakout Activities



Planning Team



What is this Plan? Why Now?

Why Plan?

Prepare for the future while protecting what makes Plain City special

- + **Strategic Growth:** Guide new housing and development in a way that reflects community values and maintains the Village's small-town character.
- + **Infrastructure Investment:** Align land use and infrastructure improvements—like water and sewer upgrades—to support sustainable, long-term growth.
- + **Economic Development:** Position Plain City to attract new businesses, support existing ones, and create a strong local economy.
- + **City Status Readiness:** Plan for the transition to city status by 2030 with the services, governance, and amenities to match.
- + **Regional Leadership:** Strengthen Plain City's role in the growing Central Ohio region by planning intentionally for opportunity and change.

Why Now?

- + **Plain City is growing—fast.** The Village is seeing a surge in new housing, population growth, and infrastructure investment.
- + **Positioned in a booming region.** Plain City is playing a larger role in the expansion of Central Ohio.
- + **Big changes are coming.** Major upgrades to water and sewer systems are already underway to support future growth.
- + **City status by 2030.** Plain City is projected to exceed 5,000 residents, officially becoming a city under state law.
- + **Planning today for tomorrow.** A new Comprehensive Plan will help guide growth, protect character, and align investments with a shared community vision.



What is a Comprehensive Plan?

A Comprehensive Plan is...

- + A study and inventory of major conditions and trends
- + A conversation about major issues and determining future investment needs
- + An opportunity to define a cohesive land use strategy for areas most susceptible to change
- + A guide for more detailed/nuanced decision-making to take place in the future
- + A basis for development and design decision-making
- + An act of preparation

A Comprehensive Plan is not...

- + A zoning code update or re-write
- + A parcel-by-parcel master plan
- + A major departure from the community's vision
- + A “copy and paste” of what other communities are doing
- + A redo of informing process like the Uptown Master Plan

Building Blocks

What will make up the
Village of Plain City
Comprehensive Plan update



Robust community engagement, a continued conversation from past efforts



Establishment of partnerships to ensure the long-term success of the plan's outcomes



Comprehensive community profile and an understanding of the Village's systems today and in the future



Action items and strategies to address the community's goals, values, and priorities



Focus areas and implementation strategies to convey the vision for the Village

Plan Outcomes

- + **A shared understanding of current conditions.** Ground the conversation in facts. What's happening, where growth is occurring, and how infrastructure and demographics are shifting.
- + **Roles for action.** Control, influence, and advocate. Clarify what Plain City can directly manage, where it can shape outcomes, and where it must champion community interests regionally.
- + **Guided and intentional land use decisions.** Identify where growth should happen—and where it shouldn't—through a Future Land Use Map and supporting policy tools.
- + **Prioritized infrastructure investments.** Connect development decisions to utility, transportation, parks, and public facility needs.
- + **A clear path to cityhood.** Prepare Plain City for its transition from a Village to a city, aligning services, infrastructure, and governance with its evolving role in Central Ohio.
- + **A community-driven vision for the future.** Ensure the plan reflects the values, priorities, and aspirations of Plain City residents.

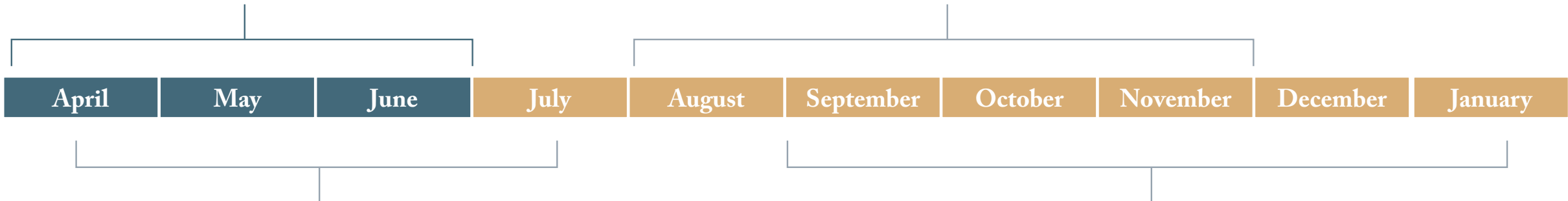
Project Schedule

Task 1: Project Launch

- Project Launch + Data Collection
- Establish a Working Group
- Kickoff Meeting + Tour
- Brand & Identity Development
- Advisory Committee Meeting #1

Task 3: Community Engagement & Visioning

- Launch Project Website
- Stakeholder Interviews
- Advisory Committee Meeting #2
- **Public Meeting #1: What's Next**
- Online Survey & Interactive Activities
- Advisory Committee Meeting #3
- **Public Meeting #2: Draft Plan & Community Priorities**
- Public Engagement Summary



- ### Task 2: Understand & Align
- Plan Alignment
 - Policy Matrix Evaluation
 - Conditions & Trends Analysis

- ### Task 4: Plan Development
- Focused Research & Analysis
 - Draft Plan Recommendations
 - Draft Plan Development
 - Draft Plan Implementation Strategy

Tonight's Activities

The kickoff is the first of two community meetings for the Picture Plain City planning process. Tonight, we want to gather comments, thoughts, and ideas to help share the Village's future!

- + **Smartphone Interactive Polling** - Share your impressions, experiences, challenges, and opportunities.
- + **Room + Lobby Activities** - Picture Plain City today & in the future. Tell us your vision your the community through a variety of activities.
- + **Online Engagement** - Have more to say? Join us online to continue the conversation.



Interactive Polling

Let's get started! Grab your phone, scan the QR code, and follow the instructions on the screen to login!



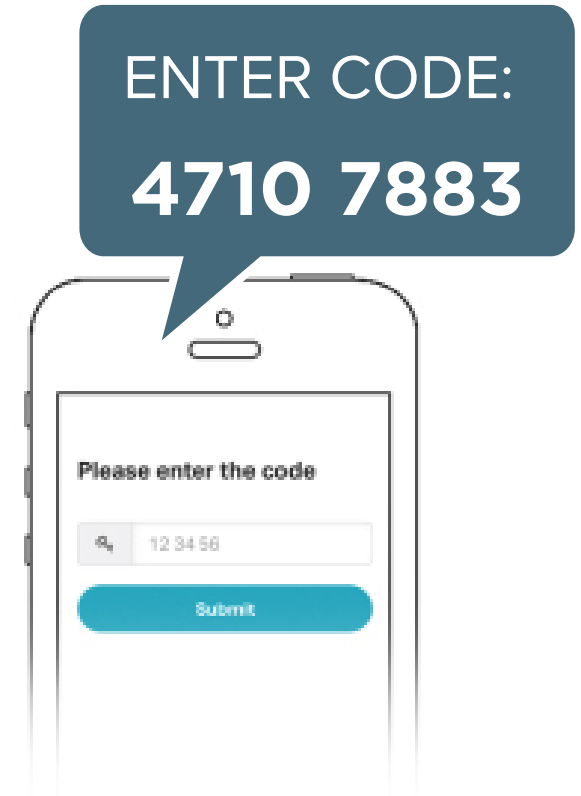
1

Grab your phone and scan the QR code or open a browser window

www.menti.com

2

Go to **www.menti.com**



3

Enter the code on the screen and interact!

10 Things

Initial considerations for the Update

... ok, there's actually 11, sorry!

Ten things to consider ...

- + As we begin this planning process, our team is digging into the forces shaping Plain City's future
- + These include both long-term trends and emerging pressures — demographic shifts, infrastructure demands, economic change, land use, and more
- + What follows is a snapshot of 10 key conditions that will inform the Comprehensive Plan update
- + These are not final conclusions — they are starting points for deeper research, community conversation, and strategic thinking



1

Central Ohio Is One of the Fastest-Growing Regions in the Midwest

Central Ohio is projected to grow by over 1 million residents and 600,000 jobs by 2050 (MORPC)

- + This is not just growth in numbers—it's growth in strategic, high-value sectors:
 - + Advanced manufacturing (Intel's \$20B chip plant in Licking County)
 - + National security + defense tech (Anduril's drone and AI facilities)
 - + Massive data center investment from Amazon, Google, and Meta across the region
- + These projects are triggering rapid buildout of housing and industrial space, especially in western and northwestern submarkets like Union County and Madison County.



2

At the same time, office and retail remain fluid, with demand patterns reshaped by remote work and e-commerce.

Vacancies among office and retail remain stubbornly high, especially among certain types of stock

- + Greater Columbus office vacancy is hovering around 19–24% in early 2025.
- + Retail is undergoing a generational reset, especially in the 30k–50k sf range:
 - + National closures from brands like Bed Bath & Beyond, Big Lots, Tuesday Morning
 - + These “medium format” stores once anchored retail centers—now many sit empty or are being re-purposed
 - + E-commerce and experiential trends are reshaping what succeeds in physical retail



3

The Return to Place — Suburban Cores Are Getting a Makeover

A major, regional shift is underway: suburbs are investing in placemaking

- + Communities are competing for:
 - + Entertainment and dining destinations
 - + New housing formats (apartments, townhomes, above-retail living)
 - + Walkable, mixed-use districts that offer identity and attract residents and visitors
- + This movement shows up in two forms:
 - + Reawakening traditional cores — like Olde Hilliard or Uptown Westerville
 - + Master-planned urban-style centers — like Bridge Park or Creekside
- + These places are becoming the economic and cultural front doors of their communities — supporting talent attraction, tax base diversity, and civic pride.

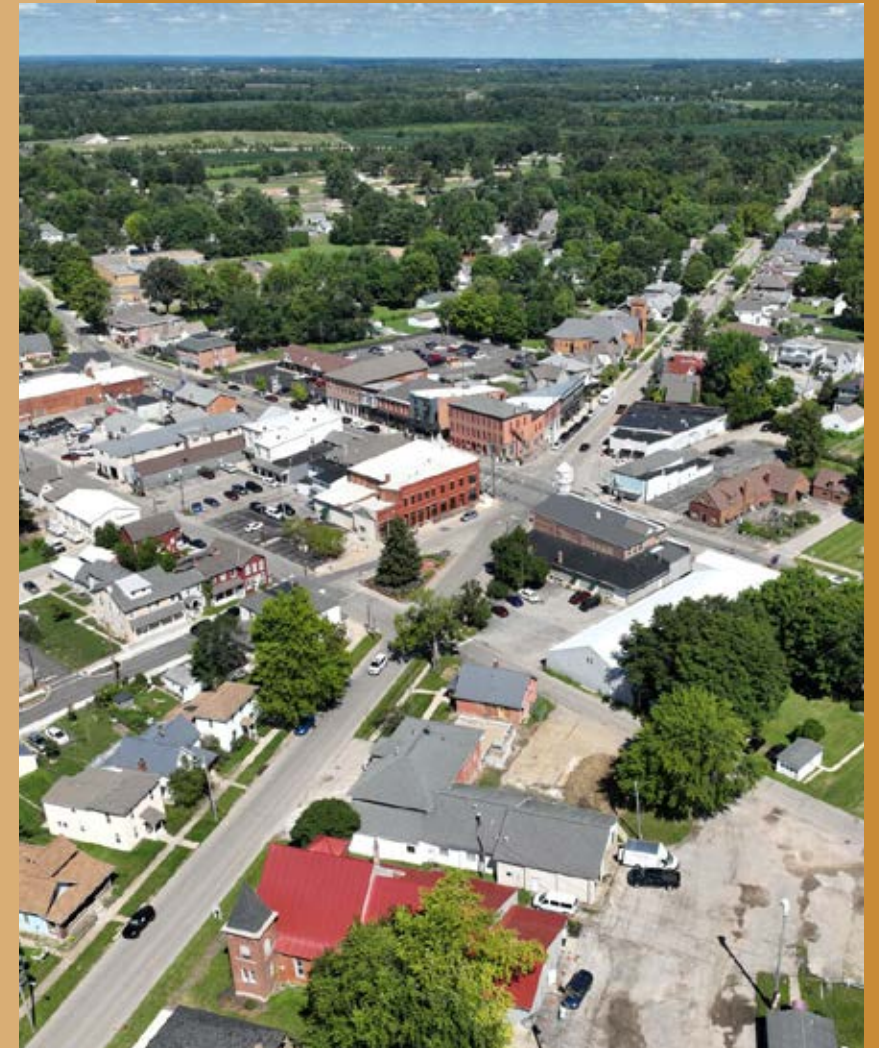


4

Plain City Has Been One of the Fastest-Growing Communities in the Region

With respect to share, few communities have grown faster than Plain City

- + Plain City's population has nearly doubled in the past 15 years, growing from just over 2,000 residents in 2010 to more than 4,000 today.
- + Growth has come with a wave of new subdivisions and annexations, primarily on the Village's east and south sides — often Type II annexation agreements.
- + Growth is being driven by:
 - + Proximity to the U.S. 33 corridor and employment centers
 - + Strong-performing schools
 - + Availability of annexable land on the community's edge
 - + Being “open for business”



4

Plain City Has Been One of the Fastest-Growing Communities in the Region

With respect to share, few communities have grown faster than Plain City

- + What's different about this growth?
 - + It's coming in the form of large, master-planned subdivisions — not scattered infill projects
 - + These developments often add hundreds of homes and families at once, dramatically shifting demand for roads, parks, utilities, and services.
 - + More than 1,000 additional housing units are already entitled (approved by the Village) but awaiting utility provision — meaning more waves of growth are imminent.



5

Jonathan Alder School District — A Powerful Growth Magnet

Top-ranked district in the Columbus region in terms of academics, achievement, and teaching

- + Strong outcomes: 95% graduation rate, ~70% math and reading proficiency.
- + Offers AP courses, gifted programs, and award-winning arts and athletics.
- + Serves ~2,265 students with a 19:1 student-teacher ratio across five schools.



5

Jonathan Alder School District — A Powerful Growth Magnet

Top-ranked district in the Columbus region in terms of academics, achievement, and teaching

- + Bond Proposal: \$70.6 M bond placed on May 2025 ballot to support facility expansion failed by only 31 votes. Goal: Maintain ~80% building capacity district-wide through 2034.
- + Key Projects:
 - + New standalone Junior High School (grades 6–8) campus
 - + Eight classroom addition to the existing high school building
 - + Grade re-balancing and remodeling at intermediate and elementary schools to optimize space

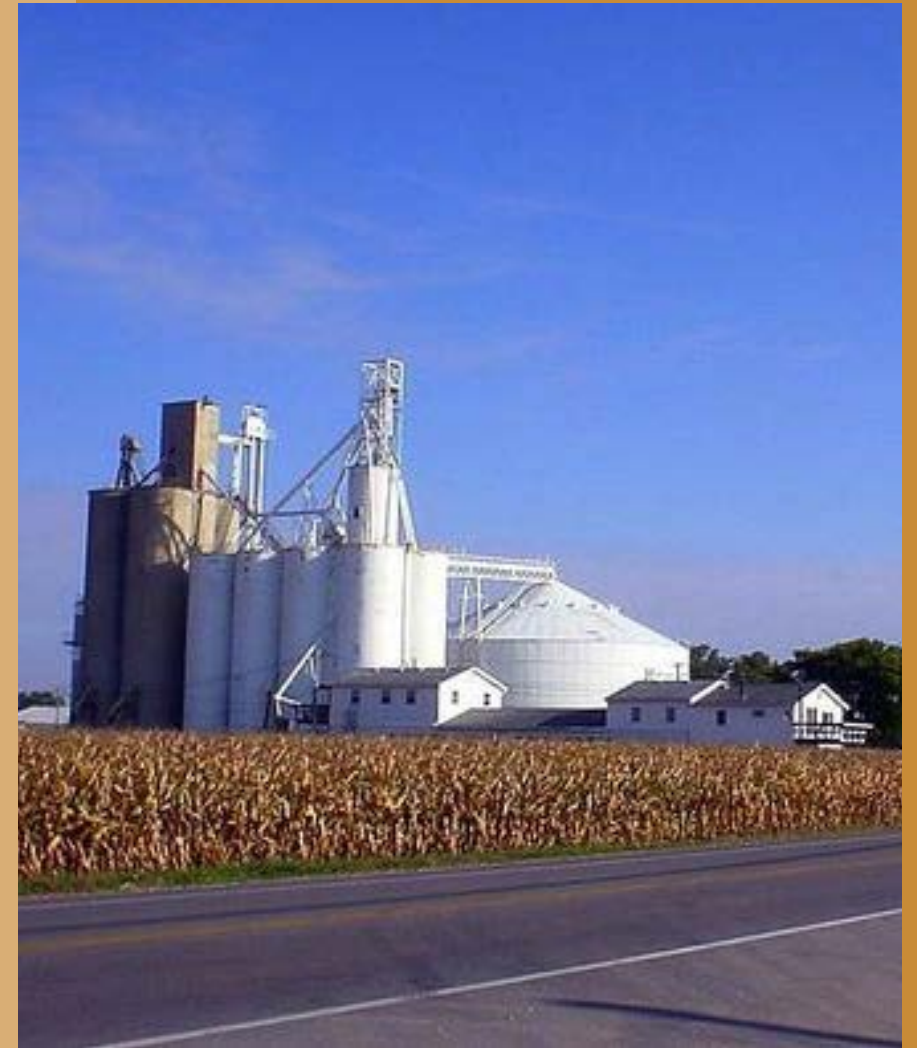


6

Balancing Growth — Plain City Needs More Jobs, Not Just More Homes

Plain City has lost jobs even as its population has doubled

- + Total jobs in the Village dropped from 1,256 in 2002 to 850 in 2022 — a 32% decline.
 - + Manufacturing jobs made up 50% of all employment in 2002 — now just 10%
 - + Creekview, a 550-acre development on the Village's north side, offers:
 - + Land for light industrial, advanced manufacturing, and office/employment uses
 - + Strategic location near U.S. 42 and proximity to regional logistics networks
- + A more balanced tax base reduces pressure on residents and improves long-term fiscal health.



7

Water & Sewer — Shifting from Village Systems to Regional Solutions

Water and sewer capacity shapes growth—and community control

- + Columbus shelved plans to extend water/sewer west along State Route 161—removing a major annexation incentive.
- + EPA mandates to protect Big Darby Creek triggered stricter water & wastewater standards—making standalone systems costly and unsustainable.
- + In response, Plain City joined the Mid-Ohio Water & Sewer District (MOWSD) in 2023 under a new regional partnership.
- + MOWSD's mid-term plan to build a regional wastewater treatment plant near London, OH with ~11 miles of new lines to Plain City.



8

Moving People and Goods — Transportation Pressures and Possibilities

Roads are shaping development just as much as development is shaping roads

- + U.S. 42 is a critical regional corridor—connecting Plain City north to Delaware County and south to I-70 in Madison County.
- + The Village is surrounded by active or planned studies to manage growth-driven congestion:
 - + MORPC-led U.S. 42 Corridor Study assessing safety and capacity through and beyond Plain City
 - + New interchange planned at U.S. 33 & U.S. 42 in Jerome Township—will impact traffic patterns and development access
 - + Regional growth = higher traffic volumes on rural/formerly local roads; Village experiencing peak-hour congestion at key intersections



8

Moving People and Goods — Transportation Pressures and Possibilities

Roads are shaping development just as much as development is shaping roads

- + Local discussion is emerging around new connections that might relieve downtown bottlenecks.
- + Thoroughfare planning is critical to ensure:
 - + Roadways support future traffic volumes
 - + Character (rural, village-scale, or commercial) matches surrounding development
 - + Right-of-way is preserved for future needs



9

Housing for a Lifetime — Gaps in Plain City's Housing Options

*Plain City's housing stock is growing—
but not necessarily diversifying*

- + Most of the Village's new housing is single-family detached, often at similar price points and lot sizes.
- + Missing segments include:
 - + Middle housing: townhomes, duplexes, small multi-family buildings in walkable settings
 - + Modern rental options: quality multi-family near amenities, Uptown, or future job centers
 - + 55+ communities and continuum of care housing: options for aging in place without leaving the Village



9

Housing for a Lifetime — Gaps in Plain City's Housing Options

*Plain City's housing stock is growing—
but not necessarily diversifying*

- + Lack of product diversity can:
 - + Displace lifelong residents as needs change
 - + Limit workforce and younger resident attraction
 - + Concentrate risk if market demand shifts
- + A well-rounded housing mix supports:
 - + Intergenerational living
 - + Local schools and businesses
 - + Long-term community resilience



10

Parks, Trails & Natural Assets — A Generational Opportunity

Plain City sits at the center of a remarkable outdoor network

- + Big Darby Creek, a designated State and National Scenic River, flows just west of Uptown — a rare and protected natural asset.
- + Pastime Park is a community gem with room to grow and evolve as a modern recreation destination.
- + The newly established McKittrick Nature Preserve offers future connections to natural trails, environmental education, and passive recreation.
- + The Heritage Trail extension offers long-term potential to link Plain City to the regional greenway system — creating a spine for connectivity through town and back into the burgeoning central Ohio Greenways Network (more than 200 miles).



11

Land, Legacy & the Edge — The Need for a Clear Land Use Framework

Pioneers and all ... Plain City still exists in the frontier between metro Columbus and Rural Ohio

- + Plain City sits at the edge of the Columbus metro, where suburban growth meets agricultural legacy.
- + Farmland conversion is accelerating, especially along key corridors like U.S. 42 and SR 161.
- + Without a clear future land use framework, the Village risks:
 - + Fragmented growth
 - + Loss of rural character and gateways
 - + Increased infrastructure costs at the fringe



11

Land, Legacy & the Edge — The Need for a Clear Land Use Framework

*Pioneers and all ... Plain City still exists
in the frontier between metro Columbus
and Rural Ohio*

- + Critical transition zones include:
 - + U.S. 42 North and South — key community gateways
 - + SR 161 East — under growing pressure from Columbus-area development
- + A long-term land use strategy can:
 - + Balance growth and preservation
 - + Guide infrastructure investment
 - + Create intentional edges between town and country



Today's Impressions, Future Opportunities

Interactive Polling

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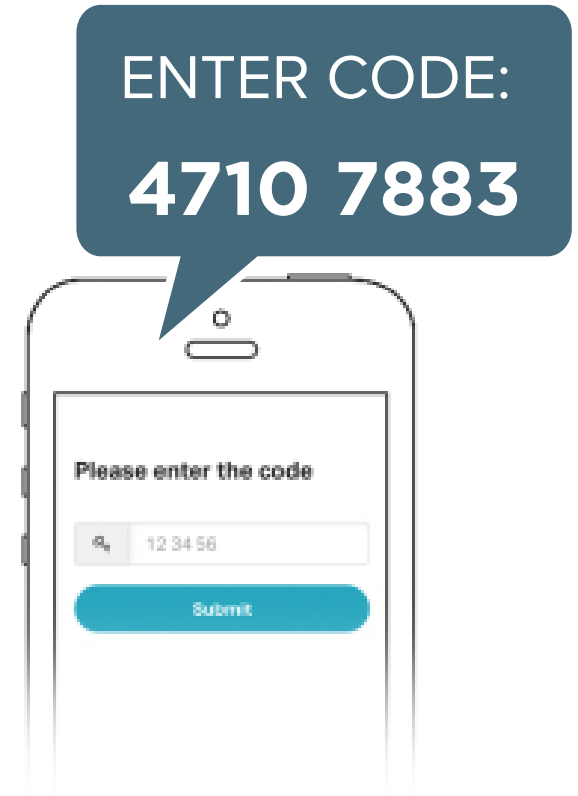
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Next Steps

From Input to Insight

How we'll use this input
to focus research and
engagement



Refine focus areas for data collection and analysis



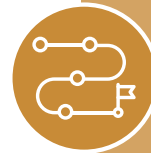
Spotlight topics needing deeper research or clarification



Ensure engagement addresses what matters most to residents



Shape targeted questions for public outreach and surveys



Guide the development of plan goals, strategies, and actions

Next Steps

- + Share the Conditions & Trends Flipbook - Early September
- + Host Stakeholder Focus Groups - Mid September
- + Close & Tabulate Round 1 Engagement - October 1
- + Define Big-Picture Vision & Priorities - Fall 2025



Breakout Activities

Tonight's Activities & Discussion



Activity 1:

Where do you live?

- + Look at the map and place a sticker to show where you live in Plain City or the surrounding area.



Activity 3:

Mapping the Future

- + Mark locations on the map where you see opportunities—places that could be re-imagined, revitalized, or redeveloped.
- + On your worksheet, write down your dot number and explain why you see this as an opportunity.



Activity 2:

Picture Plain City

- + Browse the images and choose the ones that best match your vision for Plain City's future.
- + On your worksheet, write down the image numbers you selected and tell us why they stood out to you.



Activity 4:

Shaping the Future

- + Write one big idea or hope for Plain City's future on a postcard
- + On your worksheet, note where this idea should happen and which images from Picture Plain City reflect it

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Picture Plain City

+ Browse the images and choose the ones that best match your vision for Plain City’s future.

Picture Plain City

Explore the large display board filled with images showing different types of housing, public spaces, building materials, rural and urban landscapes, local industries, and commercial areas. Select the image numbers that best match your vision for Plain City—both what it feels like today and what you'd like it to feel like in the future.

Use the worksheet provided to tell us which photo number you like and why you chose each image. Your feedback will help guide the community's look, feel, and character for years to come.

Why this image, and where in the village should this happen?

Image #

Image #

Image #

Image #

Image #



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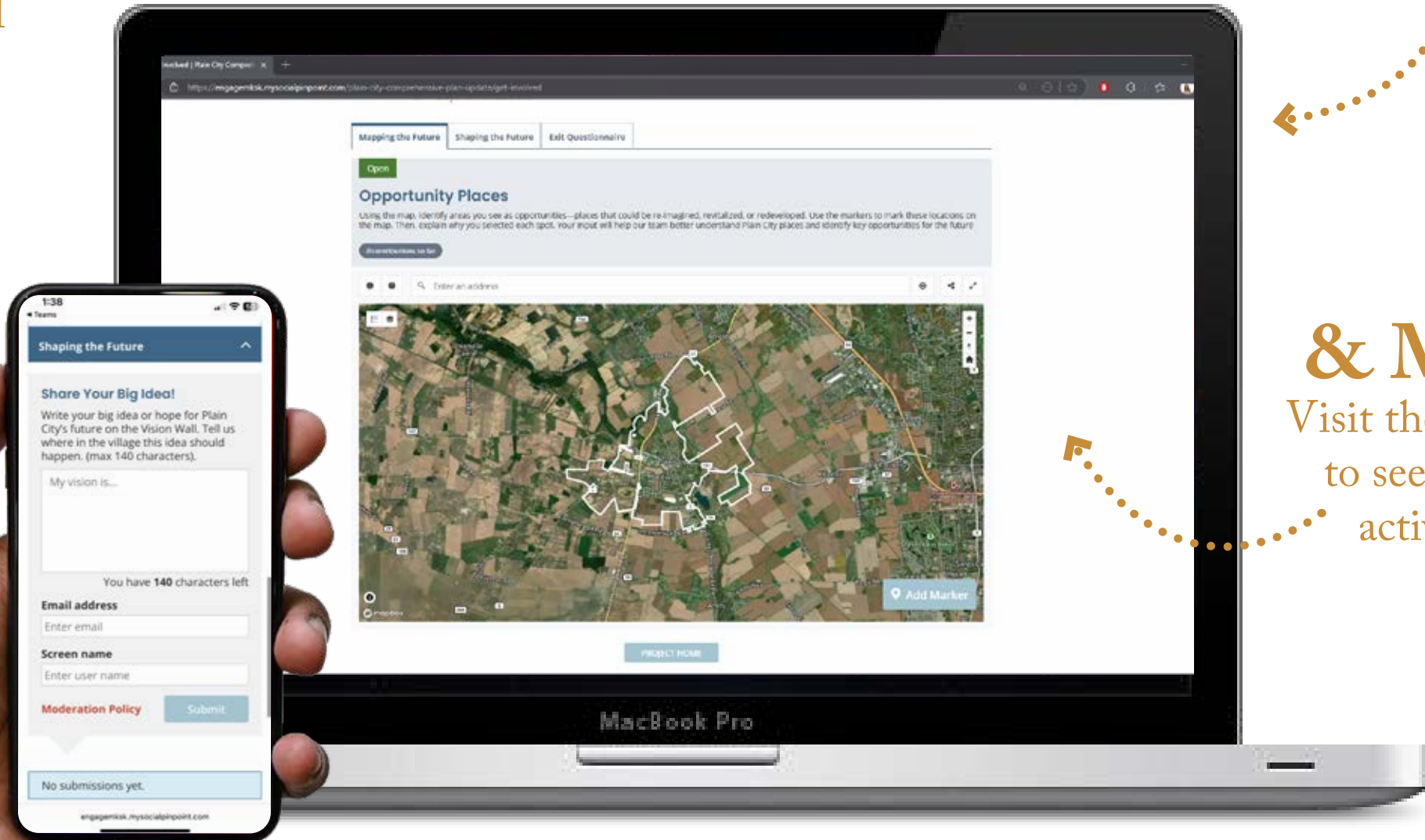
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Online Engagement

Shaping the Future
Vision Wall

Mapping The Future
Interactive Map



& More
Visit the website
to see all the
activities

Before you leave...

- + Don't forget to hand in your **activity packet & exit questionnaire**.
- + **Grab a postcard** to share with your network who may have missed tonight's meeting.
- + There are no concluding comments, feel free to leave when you have completed the activities.
- + **Thank you for your time and ideas!**



The image shows two documents. The top document is an 'Exit Questionnaire' with a title in a brown box. It contains an introductory paragraph and four numbered questions with corresponding text boxes for answers. A callout box in the top right corner provides instructions on where to place the questionnaire and a thank-you message. The bottom document is a postcard titled 'Picture Plain City Join the Conversation!' in a brown box. It features a message to 'Spread the word' and a small illustration of a clock tower.

Exit Questionnaire

Before you leave, please take a moment to fill out a brief survey reflecting on your experience this evening and some limited information about your background and demographic information. Your information is anonymous and helps the planning team understand who has engaged in the process. Thank you for your time and ideas!

When you're done, place your activity sheets & exit questionnaire in the box at the check-in table!

Thank you for sharing your ideas to help shape Plain City's future!

1. How did you hear about tonight's event?

2. Were you comfortable participating in tonight's meeting activities? If not, please tell us why.

3. Did you feel you had enough opportunities to share your ideas and ask questions? If not, please explain.

4. Did you like the format of the open house?

Continue on the back →

Picture Plain City
Join the Conversation!

Spread the word and help chart the path forward for our community!
Details on back.



Thank You for Participating!

Picture Plain City

2025 Comprehensive Plan Update

