



Sub Area I The Olentangy Heritage Corridor

Boundaries: east and west sides of the Olentangy River below elevation 900 feet.

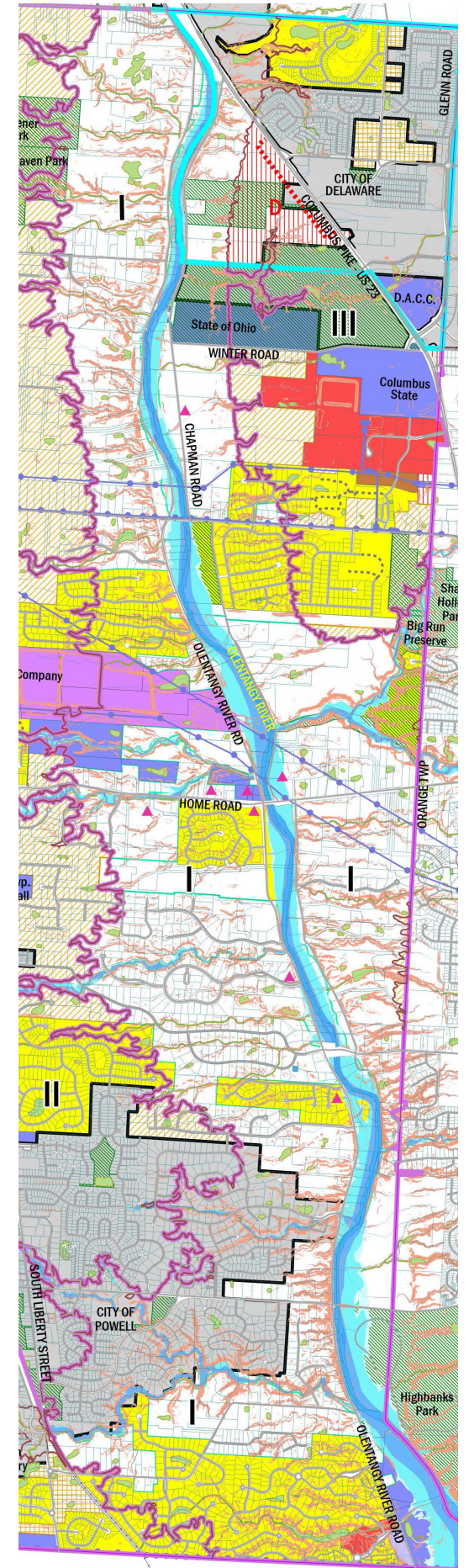
Background Information

This is one of the earliest-settled areas of the County. There are still many historic structures and natural areas, but residential development has converted much of the farming. The Olentangy River is a state-designated Scenic River, and State Route 315 is a designated Scenic Byway. Del-Co Water Company, a private water cooperative, has a large water treatment plant, office complex, and upground reservoirs that stretch from the west bank of the Olentangy River to Liberty Road.

As of 2023, S.R. 315 will remain a two-lane road in order to protect the Scenic River and Scenic Byway status. Improvements are being studied at the Jewett Road intersection with 315 and at Hyatts Road and 315.

Recommendations

1. Other than the lands previously zoned for **Planned Commercial** on Manning Parkway at S.R. 315, **no new commercial development is recommended in Sub Area I.**
2. Maintain a maximum residential density of **one unit per net developable acre**, with a standard lot size of 1 acre in the FR-1 zoning district. Consider allowing **Conservation Subdivisions** at a maximum density of **one unit per acre** with clustered lots and a minimum of 50% permanent open space.
3. To protect water quality in the **Olentangy River**, establish a 100-foot streamside buffer and an outer buffer equal to the 100-year floodplain in accordance with the OEPA Olentangy Watershed Permit.
4. Preserve **historic structures** and **natural resources**, including ravines in their natural state, woodlands, wetlands, wildlife corridors, streams, and bodies of water.



Sub Area II

Olentangy West Highlands

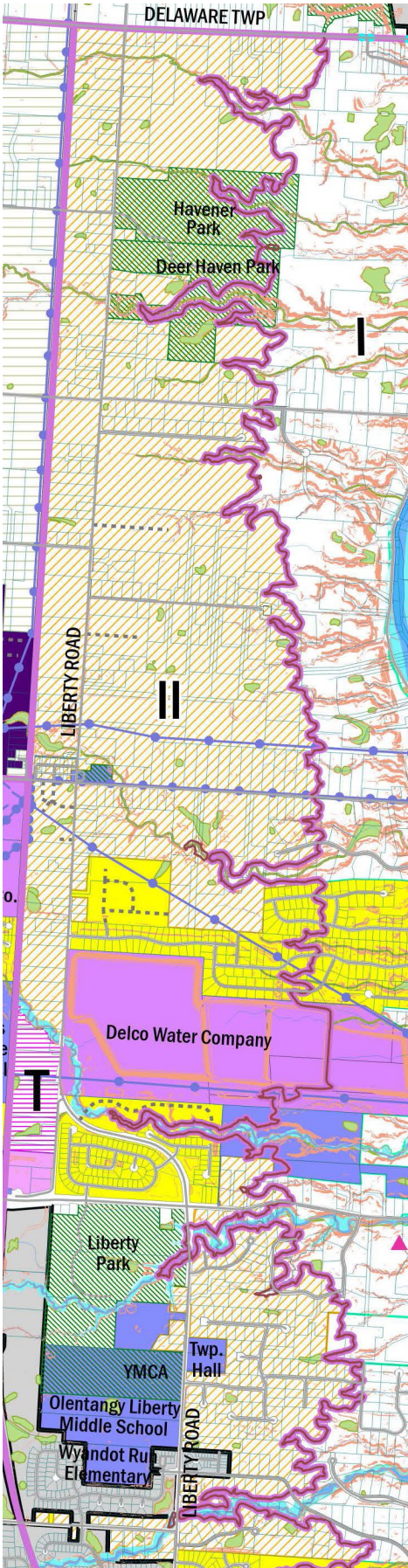
Boundaries: Generally east of the railroad and above the 900 foot elevation.

Background information

Large tracts of open land still exist north of Home Road. However, the amount of such acreage is dwindling. This subarea includes the Township’s Havener Park and Preservation Park’s Deer Haven Park.

Recommendations

- 1. The area north of Home Road, west of Old Liberty Road, east of the railroad, and south of the stream (west of the Del-Co reservoir) is impacted by the railroad to the west, industrial to the south, and three schools west of the railroad. This is no longer the exclusively low-density, single-family area it once was, so the plan may consider alternative **transitional (T) uses, such as commercial and office**. Such uses should provide proper buffering to the existing residential uses on the east side of Old Liberty Road.
- 2. For lands not served by centralized sewer, maintain a standard minimum lot size of **1 acre in the FR-1** zoning district. To preserve natural open space and all its attributes, consider Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
- 3. For lands served by centralized sanitary sewer, consider rezoning for **Planned Residential Developments** at a maximum density of **1.25 units per net developable acre**, with a minimum of 20% preserved common open space.
- 4. Seek **additional park lands** within this Sub Area as it develops.



Sub Areas III

U.S. Route 23 Corridor

Boundaries: All of the land in Liberty Township above 900 feet elevation on the east side of the Olentangy River. Sub Area IX is the Delaware exclusive water service area, which is generally north of Camp Lazarus on the west side of U.S. 23 and north of Peachblow Road east of U.S. 23.

Background Information

These lands represent a high plateau on the east side of the Olentangy River. The most notable feature is the four-lane, divided U.S. Route 23 that runs down its spine. The U.S. 23 corridor represents a property tax and jobs base for the Township and a sales tax base for the County. Grady Memorial Hospital has built a single office building at its future campus at Glenn Parkway. This is north and east of the expanded Delaware Area Career Center. Glenn Road will eventually link U.S. 23 to U.S. 36/S.R. 37 as a City of Delaware road project.

Lands within Sub Area IX may annex into Delaware in order to be developed pursuant to an exclusive water agreement between Del-Co Water Company and the City of Delaware.

The area includes Columbus State Community College’s first building on its 100-acre campus on the southwest corner of Winter Road and U.S. 23; Greif Brothers with its headquarters at The Park at Greif office park; and Camp Lazarus/State of Ohio land at several hundred acres north of Winter Road and west of U.S. 23. A very deep and fragile ravine that runs to the Olentangy River divides these sites. Camp Lazarus has sold conservation easements to the state of Ohio, so this plan views the land as permanently-protected open space.

The Dornoch Golf Club on U.S. 23 uses an on-site sewage treatment plant and land-application (golf course irrigation) system to service the 432 houses built around the golf course in the northeastern corner of the Township. Dornoch is surrounded on three sides by Delaware, so expansion of this system is unlikely, since city sewer is or will be available. Any further development of the golf course would likely require services from the city.

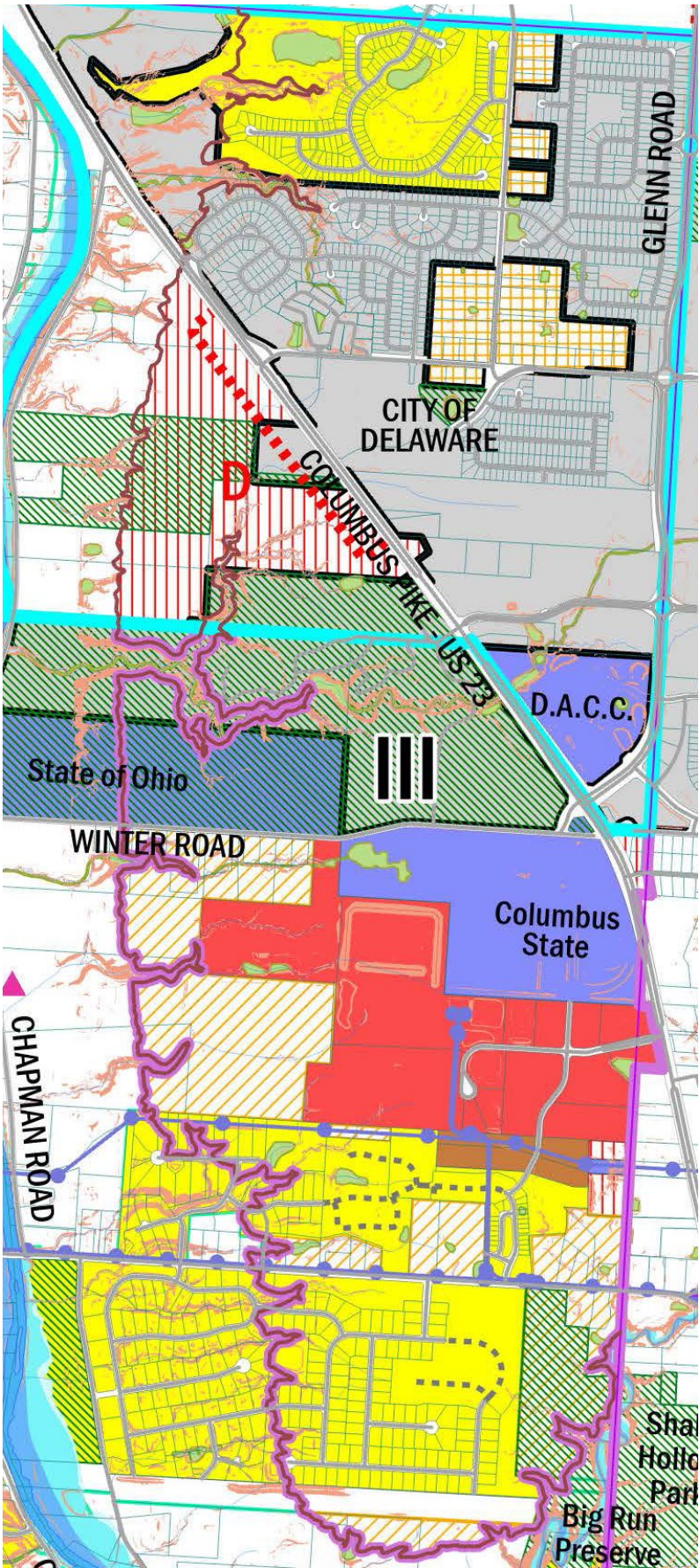
The Perkins Observatory is an active telescope used by Ohio Wesleyan University and area astronomers. New development that casts light upwards can reduce the clear view of the night sky. For that reason, exterior lights should be downward cast or "cut-off" type appliances. Additional development is discouraged by this plan.

Recommendations — Commercial and Office

1. The **Park at Greif** includes approximately 60 acres of undeveloped land that is zoned Planned Commercial. The Township should work with Delaware County to aggressively **promote this area to site selectors**.
2. The **Park at Grief may be expanded into undeveloped land to the west**. Such development would require amendments to the current park to allow access to those lands. Commercial and office use should be limited to the area **above the 900-foot elevation mark**.
3. All lands that abut or can gain **access from U.S. 23** are potential new **professional office or commercial sites**, provided strict access management standards are used with developer-built parallel access roads, such as the suggested new road “D” on the Comprehensive Plan.
4. **“Big Box” retail**, meaning single stores with more than 65,000 square feet under one roof, is **eligible for location within the Planned Commercial District** provided it has access to U.S. 23.
5. Maintain a minimum **125-foot structural setback from the U.S. 23** right-of-way.

Recommendations — Residential

1. For lands not served by centralized sewer, maintain a maximum density of **one unit per net developable acre**, and maintain a **minimum lot size of 1 acre** in FR-1 districts.
2. The pockets of single-family homes on 1-acre lots east of U.S. 23 are directly adjacent to and becoming surrounded by Delaware. They lie outside the county sewer service area. The Plan recommends consideration for rezoning as Planned Residential Developments at a maximum density of **1.5 units per net developable acre**, but it is unlikely these lands will redevelop in the Township due to the proximity of Delaware sewer, and exclusive water service agreements between Delaware and Del-Co Water.
3. For residential lands served by centralized sanitary sewer west of U.S. 23, consider rezoning for **Planned Residential Developments** at a maximum density of **1.25 units per net developable acre**, with a minimum of 20% preserved open space.
4. **Multi-family residential** development is recommended as a permitted use within Planned Commercial Districts at a maximum density of **five units per net developable acre**. This density is suitable for empty nester-style condominiums, which typically generate few school-age children.



Sub Area IV Sawmill South

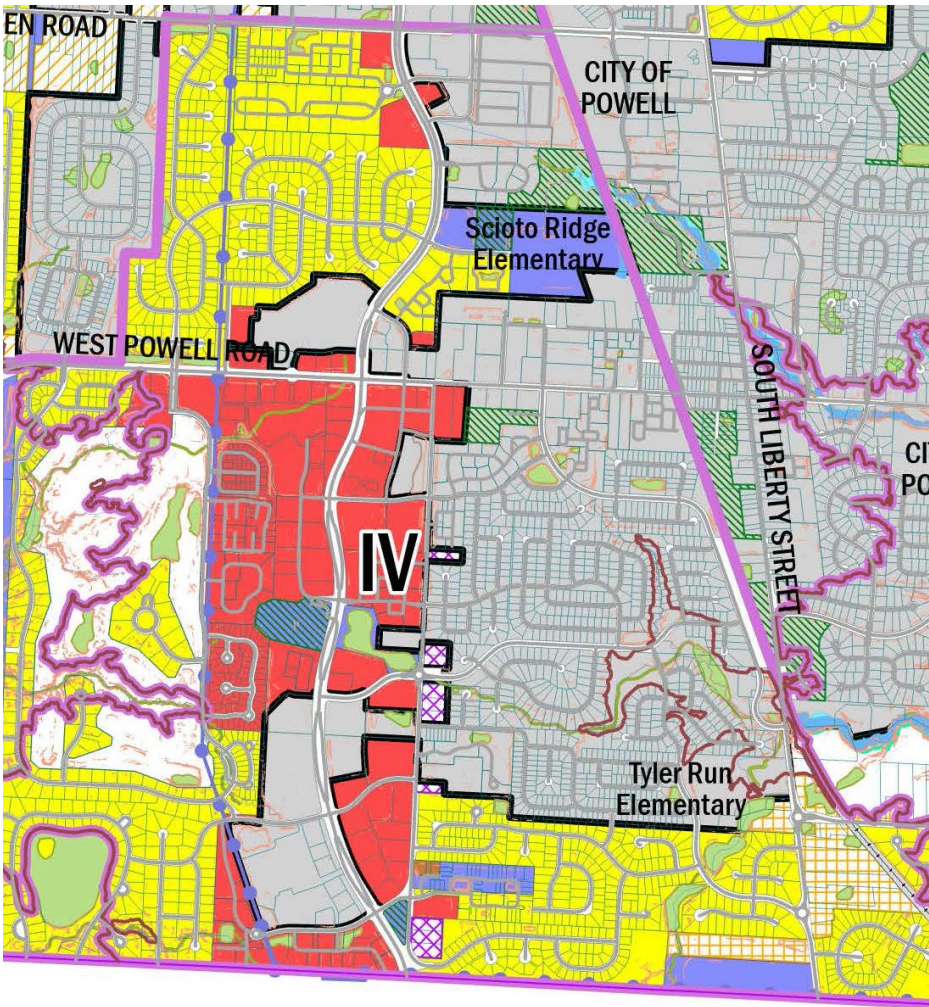
Boundaries: North: Seldom Seen Road; South: Franklin County; West: O’Shaughnessy Reservoir; East, railroad tracks.

Background Information

This Sub Area is almost completely zoned to higher density and commercial uses. The zonings are, for the most part, planned developments. There are some small parcels of land zoned FR-1 on the east side of Sawmill Road still available for development. The Target site and outparcels, as well as Wedgewood Urgent Care, Ganzhorn Suites, and developments just south of Presidential Parkway have developed in the City of Powell.

Recommendations

1. All lands that directly **abut Sawmill Parkway** in Sub Area IV are recommended for **Mixed Uses**, whether they are new professional office, commercial uses, or residential uses that are compatible with and sensitive to surrounding uses as part of an overall planned development. **Developments should seek pedestrian orientation, integrated green spaces, and mixed uses.**
2. **Multi-family residential** development is recommended as a permitted use within **Planned Commercial Districts**. Modest-density condominium development with one- and two-bedroom units can help reduce new student enrollment loads.
3. If served by centralized sanitary sewer, FR-1 zoned house lots along the east side of Sawmill Road are recommended for **Planned Office** or **Residential Mixed Use**, with a residential density of **1.5 units per net developable acre**. Care must be taken to adequately buffer the existing residential neighborhoods in Powell to the east.



Sub Area V Scioto Central

Boundaries: North: Home Road; South, Seldom Seen Road to Verona, then south; West, Township boundary; East, railroad tracks.

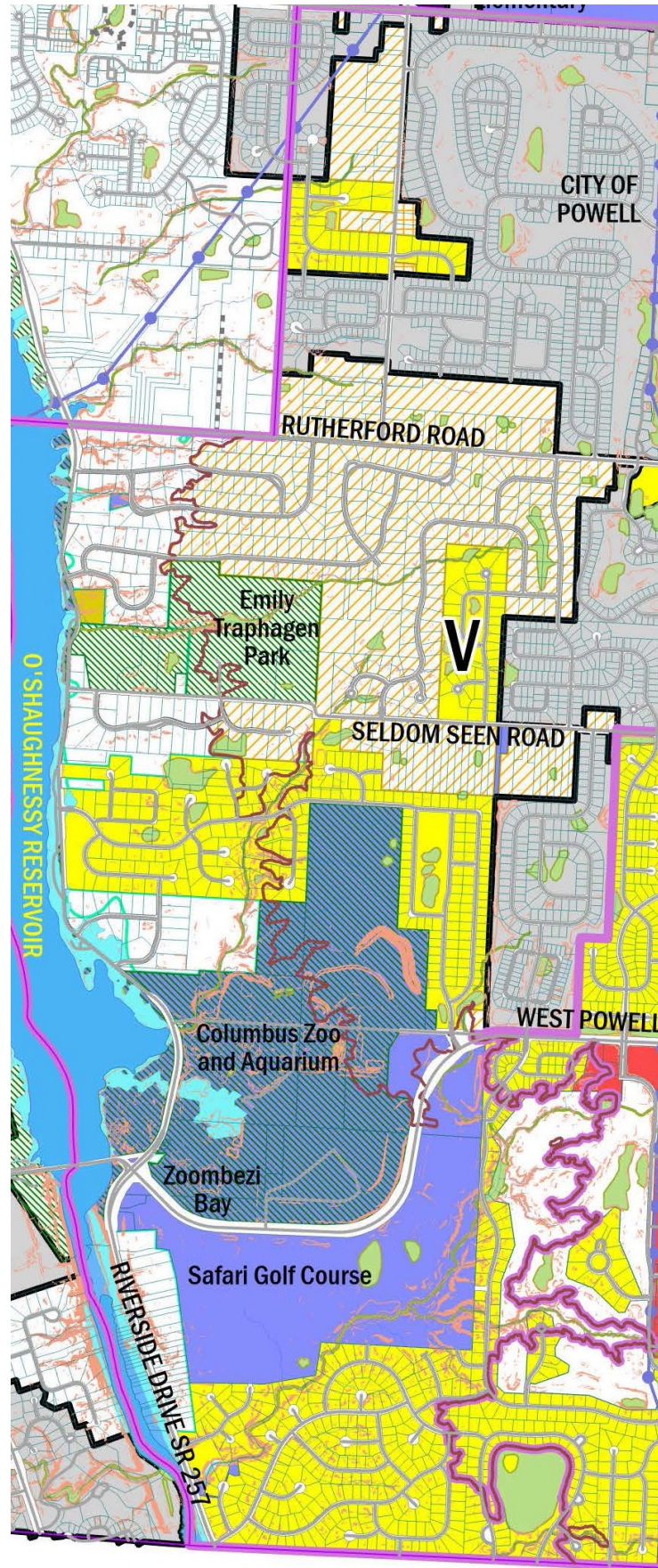
Background Information

This Sub Area is largely built out, but there are still vacant parcels of land. Any alterations to existing development plans will result in reviews, allowing protection of adjacent uses.

As of this printing, the Columbus Zoo and Aquarium is actively working on a framework to plan the future use a programming of all of its properties.

Recommendations

1. For lands not served by centralized sewer, maintain a minimum lot size of **1 acre in the FR-1 district**. To preserve natural open space and all its attributes, consider allowing **Conservation Subdivisions** at a maximum density of **one unit per net developable acre**, with a minimum of 50% permanent open space.
2. For lands served by centralized sanitary sewer, consider allowing rezoning for **Planned Residential Developments** at a maximum density of **1.25 units per net developable acre**, with a minimum of 20% preserved open space.
3. Work with the **Columbus Zoo** to seek development opportunities at the southeast corner of Powell Road and Dublin Road for non-residential uses that would be commercial and office uses that would not compete with services offered by the Zoo.



Sub Area VI Liberty Grand Area

Boundaries: North: Hyatts Road; South, Home Road; West, Concord Township; East, railroad tracks.

Background information

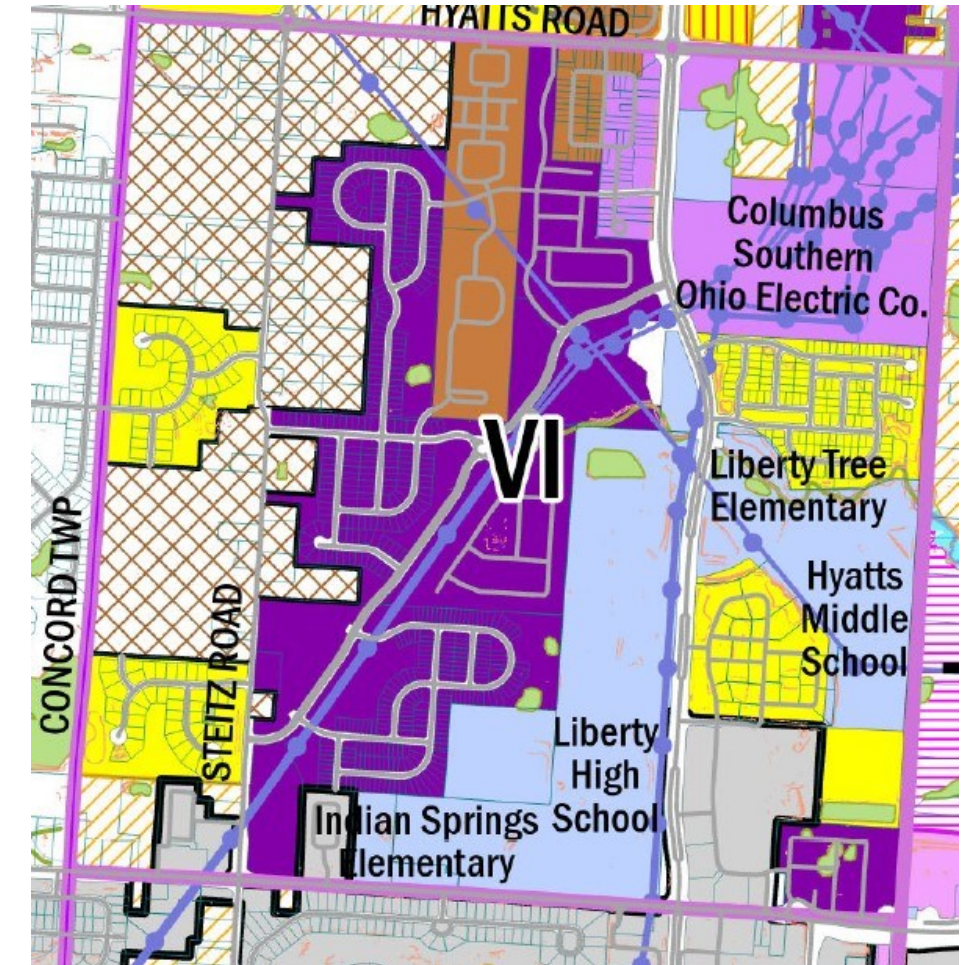
This Sub Area serves as a transition from higher densities to the south to lower densities to the north.

The 136-acre Olentangy Liberty High School and elementary school complex anchor the northwest corner of Sawmill Parkway and Home Road. Two additional school sites of 77 acres Hyatts Middle School and Liberty Tree Elementary School are on the east side of Sawmill. Work is finally underway on the OSU Wexner Medical Center facility on the northeast corner of Sawmill and Home Road. Located within Powell, the 200,000 square foot facility on 30 acres is scheduled to open in May of 2025.

In 2010, the County expanded and elevated Home Road over the CSX railroad tracks. During 2022/2023, additional improvements were made at Home Road and Sawmill in preparation for the hospital development. High tension powerlines crisscross this Sub Area.

Recommendations

1. For lands not served by centralized sewer, maintain a maximum density of **one unit per net developable acre**. Maintain a standard minimum lot size of **1 acre within the FR-1** zoning district.
2. For land served by centralized sewer, consider allowing rezoning for **Planned Residential Developments** at **1.85 units per net developable acre** for single-family lots with a minimum of 20% open space, to be comparable to densities in Scioto Reserve to the west.
3. Infill areas of Multi-Family may be considered where the standards of the **Planned Multi-Family Residence District** can be met with regard to access and other design standards. Density in such developments should not exceed **4 units per acre** and should be structured with a minimum of **4 units per building** to qualify for commercial taxation.
4. Other than lands already zoned for Planned Commercial within this Sub Area, no additional commercial uses or districts are recommended.



Sub Area VII

North West Estates

Boundaries: North: Bunty Station Road; South, Hyatts Road; West, Concord Township; East, CSX railroad tracks.

Background information

This Sub Area has the most undeveloped land among all the Sub Areas. As sewer service expands to this area, farming may gradually give way to development. The Sawmill Parkway is completed as a limited access, four-lane County road to U.S. 42.

The Perry-Taggart sewer provides service to the area, but additional service lines will need to be extended for this area to gain service. Densities should remain low. Furthermore, the roads are narrow and drainage is poor due to high groundwater, clay soils, and flat topography. Adding density would exacerbate these problems and undermine the character of the area.

The County Thoroughfare Plan recommends a Steitz Road extension, shown as new road “B” on the Comprehensive Plan Map linking Clark-Shaw Road to Ford Road. This alignment may be refined as developments are proposed.

Recent developments within Concord Township and Liberty Township have set the tone for the area south of Clark-Shaw Road. These developments include both single-family and condominium development at an overall density of roughly two units per net developable acre. Clarkshaw Crossing is a project utilizing the POD 18D overlay including 254 single family units and 136 attached units. Rosewood Village, west of Sawmill Parkway, also will utilize the overlay with 208 apartments.

Recommendations

1. For lands not served by centralized sanitary sewer, maintain a standard minimum **1-acre lot size within the FR-1** zoning district.
2. Maintain a 100-foot setback for any building and 50 feet for any paving from the edge of the proposed Sawmill Parkway right-of-way.
3. No direct access to Sawmill Parkway should be approved (DCEO controls access to the road).
4. In an effort to diversify the tax base of the township, low-impact **Light Industrial** uses may be considered on larger tracts **between Sawmill Parkway and the railroad tracks**, particularly between Bean Oller and Ford Road. Such uses must have appropriate access without accessing Sawmill Parkway. Interconnection should be provided between developments. Appropriate services such as water and sewer must be available.
5. Such non-residential uses should be “clean” industrial, with all operations conducted inside the structure(s). Site design should include Best Management Practices as noted within this plan where



applicable. Sites should include deep setbacks from adjacent residential uses with mounding and landscaping used for buffering. Signage should be minimal with entry features designed to blend with the surrounding development.

6. **Seek additional park lands** within this Sub Area as it develops.

Rural Trend Option

For all lands, whether served by centralized sewer or not, maintain a maximum density of **one unit per net developable acre**.

Residential Flexibility Option

If the area is served by centralized sanitary sewer, consider rezoning for Planned Residential Developments at a maximum density of **1.25 units per net developable acre**, with a minimum of 20% preserved common open space.

Areas of higher density may be considered where the standards of the **Planned Multi-Family Residence District** can be met with regard to access and other design standards. Apartment-style development would not be appropriate in this subarea, but **age-targeted senior housing** or **single-family detached** buildings with **condominium-style management**. No such use should extend farther than 900 feet from Sawmill Parkway and no building should exceed two stories in height with no more than 4 units per building.

In an effort to preserve natural open space and its attributes, allow **Conservation Subdivisions** at a maximum density of **one unit per net developable acre**, with a minimum of 50% permanent open space.

