The Orange Township Comprehensive Land Use Plan uses the sum of all the previous chapters as background material to inform the following recommendations. The following recommendations and Subarea descriptions are to be used in conjunction with the Comprehensive Land Use Map. Acreage figures are approximate. Undeveloped area is calculated by using parcels larger than 5 acres in size which are not impacted with critical areas that could hinder development. Current population is an estimate based on the number of units as defined by the County Auditor and the average persons per household, which is a different methodology from the projections presented in Chapter 2.
Southern Gateway - Subarea 1
Land area: 910 acres
Undeveloped area: 140 acres
Current population: 3 (1 unit)

Southern Gateway is dominated by Highbanks Metro Park, which is permanent open space. The existing commercial uses on the west-side of US 23 are automobile-related.

1-1 The four undeveloped large tracts of land on the west-side of US 23 may someday become part of the park; if not, they are recommended for Planned Office with commercial outlots along U.S. 23. Some residential would be appropriate to the west as a buffer between commercial/office and the park.

1-2 Utilize frontage outlots to mask parking and larger uses to rear.

1-3 Office uses are a better transition to Highbanks Metro Park than retail.

1-4 If office uses are economically unfeasible within the planning period (2019-2025), then planned commercial would be the alternate proposed use.

1-5 Access management principles should be used to keep traffic speeds at current posted 45 mph in this segment. No additional traffic signals are currently anticipated in this area. If a major office complex were constructed on the Butts lands, it should align with the existing signal.
Southern Commercial Corridor - Subarea 2
Land area: 295 acres
Undeveloped area: 41 acres
Current population: 55 (19 units)

Despite the large tracts of land in this area, most are owned by the Catholic Diocese of Columbus, so there is no urgent pressure for development. The Catholic Resurrection Cemetery occupies much of the road frontage on US 23. This is good for traffic flow, since there are few curb cuts and few commercial uses. A cluster of Office, banking and health care uses are located at the US 23 and Powell Road intersection.

2-1. Vacant tracts are recommended for Planned Commercial with access management practices.

2-2. Cemetery property is recommended to remain FR-1.
Polaris Impact Area- Subarea 3
Land area: 380 acres
Undeveloped area: 27 acres
Current population: 1,834 (628 unit)

This area is bounded by the railroad tracks on the west, Powell Road on the north, Genoa Township on the east, and the Franklin County on the south. The majority of the land within the Polaris Impact area has been annexed to the city of Columbus or the City of Westerville. With the exception of pockets of undeveloped parcels, the area is fully developed or has approved plans for development.

3-1. Recommend planned office use for all remaining infill parcels on Worthington Road. These parcels may be enticed to stay in the township and can be served with sewer from Delaware County.

3-2. North side of County Line Road, Taylor Way and Caldwell Drive – recommend single family at one unit per acre to hold the line and protect this established neighborhood.

3-3. East side of Worthington Road north of Laurel Health Care and east of Powell Road, recommend planned office use.

3-4. West side of South Old State Road opposite J.P. Morgan/Chase office complex, recommend planned office.

3-5. Existing single family uses on the south side of Powell Road and the NW corner of Powell and S. Old State areas are recommended to remain single family at one unit per acre, or 2 units per acre with public utilities. If multi-family is to be recommended, a maximum of 4 units per acre is advised.

3-6. Remainder areas - recommend land use consistent with existing zoning.
Olentangy Valley South - Subarea 4
Land area: 839 acres
Undeveloped area: 35 acres
Current population: 3,095 (1,060 units)

This area is bounded by Liberty Township on the west, US 23 on the east, Powell Road on the south and West Orange Road on the north. It contains the first large residential subdivisions in the township, Green Meadows and High Meadows.

4-1. Recommend one unit per acre single family, or 2 units per acre with sewer for the Klingbiel sheep farm adjacent to Liberty Township. Protect ravines leading to Olentangy River as open space in developments.

4-2. Maintain Heather Lane at two units per acre.

4-3. South side of Orange Road, recommend single family at one unit per acre or 2 units per acre with sewer.

4-4. Work with County Engineer to save as much rural edge to Orange Road as possible while keeping it maintained or upgraded to be safe. Save as many trees along edge of road as possible.

4-5. The Owen property (11.5 acres south of Riverbend Ave. and west of Owenfield Dr.) should remain as residential, possibly single family with a density bonus if existing natural features of the side are retained.

4-7. Corner of Orange and U.S. 23 is recommended to be Planned Commercial and Office with main access from Orange Road, providing cross-access to the current kennel property to the south.

4-8. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).
Central Commercial/ Industrial Corridor - Subarea 5
Land area: 524 acres  
Undeveloped area: 42 acres  
Current population: 1,664 (570 unit)

The area is bounded by US 23 on the west, the railroad tracks on the east, Orange Road on the north, and Powell road on the south.

5-1. Planned commercial and office as in-fill to all existing commercial zoning.

5-2. Access management techniques to prevent left turns across traffic on US 23 except at signalized intersections.

5-3. Maintain access road concept by extending Orange Centre Drive to the south, turning toward a limited access with U.S. 23. Additional access should be provided to adjacent properties. Outlots should be used to buffer large-scale development to the east.

5-4. The site north of the existing Walmart may be appropriate for multi-family residential uses while maintaining commercial uses in the front.

5-5. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).
Old State Road Heartland - Subarea 6
Land area: 1,660 acres
Undeveloped area: 66 acres
Current population: 7,799 (2,671 units)

This area is bounded by Powell Road on the south, the railroad tracks on the west, I-71 on the east, and Orange road on the north. This area is the formal heartland of the suburban residential Orange Township.

6-1. Single family development throughout, with the exception of multi-family zoning already in place.

6-2. Recommended densities generally of 2 units per acre with centralized sanitary sewer. This area may be appropriate for a Planned Elderly Residential District (PERD)

6-3. Preserve the deep ravines as common open space as part of planned developments.

6-4. Work with County Engineer to save as much rural edge to East Orange Road as possible while keeping it maintained or upgraded to be safe. Save as many trees as possible along edge of road.
Lower Alum Creek Valley - Subarea 7

Land area: 1,253 acres
Undeveloped area: 286 acres
Current population: 2,657 (910 unit)

This area is bounded by Powell Road on the south, Genoa Township on the east, and I-71 on the north and west. This is a single-family area with lower densities of one unit per acre along the frontage of Africa Road to conform to existing uses.

7-1. Densities of one unit per acre without sanitary sewer or 2 units per acre with centralized sanitary sewer.

7-2. Work with the County Engineer to save as much rural edge to Bale-Kenyon Road and Africa Road as possible while keeping them maintained or upgraded to be safe. Retain a two-lane road with shoulders, at least 20 feet of pavement, possibly adding a bike lane. Save as many trees as possible along the edge of the road.

7-3. Seek federal, state, and county funding to design and construct a new rural interchange at Big Walnut and I-71. This should be identified as the entrance to Alum Creek State Park to enhance tourism and reduce meandering lost travelers looking for the beach and boat ramps. No commercial or high-density development adjacent to the interchange. Keep the NW quadrant of the land adjacent to the interchange as undisturbed parkland and the other three quadrants rural residential uses with on-off ramps.

7-4. No residential development (new homes) within the 100 year floodplain of Alum Creek.

7-5. Preserve the deep ravines as common open space as part of planned developments.
Olentangy Valley Central - Subarea 8
Land area: 647 acres
Undeveloped area: 73 acres
Current population: 1,650 (565 units)

This area is bounded by West Orange Road on the south, Liberty Township on the west, US 23 on the east, and Home Road on the north. This area is divided north/south by two parallel high-tension power lines.

8-1. Retain single-family with 1-acre minimum lot sizes on the immediate north side of West Orange Road.

8-2. Preserve the deep ravines that run to the Olentangy River as common open space in planned developments.

8-3. Encourage developers to continue backage road Pacer Drive to the south to connect to W. Orange Road. Continue backage road Gooding Blvd. north to connect to a re-aligned Home Road. Work with the County Engineer to improve Home Road as an arterial street, still keeping its rural character.

8-4. Land on the west side of Gooding Blvd. within 1,500 feet of Home Road is recommended to be residential at 2 units per acre or office use.

8-5. East side of Gooding Blvd. preferred use is planned office use as transition to residential. No single-use big box retail (individual retail use exceeding 100,000 sqft of floor area) in this Subarea.

8-6. Support access management techniques to prevent left turns across traffic on US 23 except at signalized intersections.

8-7. Condominiums for empty nester or exclusive elderly housing at a minimum of 2 units per acre may fill in some small pockets that are too oddly configured for single family homes.

8-8. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).
US 23 Northern Corridor - Subarea 9
Land area: 878 acres
Undeveloped area: 411 acres
Current population: 3 (1 unit)

This area is bounded by US 23 on the west, the Lewis Center Village District on the north, Orange Road to the south, and the railroad tracks to the east.

9-1. Continue planned commercial uses along the frontage of US 23 with strict access management controls. Where allowed, align new right-in/right-out access points with existing right-in/right-out access.

9-2. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).

9-3. Encourage extension of Green Meadows Drive to new road “E” to be built by developers.

9-4. Continue planned industrial development north from Orange Point to the Lewis Center Village District.

9-5. Encourage extension of new road C (Graphics Way), by developers of commercial/industrial lands, to new road D (Home Road Extension).

9-6. Encourage construction of Home Road Extension from Home Road to east of Lewis Center. Encourage developers of commercial and industrial lands to extend the bypass from Home Road to the railroad tracks.

9-7. Work with the County Engineer to construct a grade separation crossing of the railroad tracks and extension of Home Road Extension to Lewis Center Road using any funding mechanisms available.

9-8. Density bonuses may be permitted if major infrastructure improvements are made.
Central Residential Heartland - Subarea 10

Land area: 986 acres
Undeveloped area: 21 acres
Current population: 3,644 (1,248 unit)

This area is bounded by the railroad tracks on the west, the Lewis Center District on the northwest, Lewis Center Road on the north, Orange Road on the south, and South Old State Road on the east.

10-1. Continue large lots of one acre or more fronting on Orange, Lewis Center and South Old State Roads.

10-2. Rehabilitation and reuse of existing structures should be encouraged, including conversion to office uses or live/work spaces directly south of the commercially-zoned portion of Evans Farm. New structures should maintain the same character of existing buildings including setbacks and massing.

10-3. In-fill remaining lands with planned developments at 2 units per acre if served by centralized sanitary sewer.

10-4. Work with Del-Co water to obtain right of way for Road D (Home Road Extension).

10-5. The Lewis Center Road/South Old State Road intersection should remain residential or uses allowed in FR-1.
Alum Creek Resource Area - Subarea 11
Land area: 3,940 acres
Undeveloped area: 229 acres
Current population: 4,619 (1,582 unit)

This area is bounded by Genoa Township on the east, Berlin Township on the north, South Old State Road on the west and Orange Road and I-71 on the south. The area is dominated by the Alum Creek State Park.

11-1. East of the Alum Creek Lake, low density residential at one unit per acre.

11-2. Preserve floodplains of Alum Creek, allow no encroachment or fill except for bridges or culverts.

11-3. Single-family in-fill remainder areas at one unit per acre without centralized sewer or 2 units per acre with centralized sewer.

11-4. Work with ODOT and the County Engineer to secure the I-71 interchange at Big Walnut Road.

11-5. Preserve the area around the interchange as non-commercial to preserve the flow of traffic.

11-6. The Lewis Center Road/South Old State Road intersection should remain residential or uses allowed in FR-1.
Subareas

Olentangy Valley North - Subarea 12
Land area: 296 acres
Undeveloped area: 5 acres
Current population: 415 (142 units)

This area is bounded by Liberty Township on the west, Berlin Township on the north, Home Road on the south, and Lewis Center District and US 23 on the east.

12-1. Preserve deep ravine that runs from US 23 west to Olentangy River.

12-2. Maintain one acre lots along the road frontage of Home Road.

12-3. Encourage planned offices as preferred use of development along west-side of US 23. No single-use big box retail (individual retail use exceeding 100,000 sqft of floor area) in this Subarea.

12-4. Encourage access management techniques to prevent left turns across traffic on US 23 except at signalized intersections.

12-5. Encourage consolidation of access points on existing businesses along US 23 north of the park property.

12-6. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).
New North - Subarea 13
Land area: 706 acres
Undeveloped area: 143 acres
Current population: 1,343 (460 unit - 95 units approved for an added population of 277)

This area is bounded by US 23 on the west, railroad tracks on the east, Berlin Township on the north, and the Lewis Center District on the south.

13-1. Maintain large lot single family on south side of Lewis Center Road.

13-2. Planned office, planned commercial or multi-family at 2 units per acre south of Shanahan Road and west of schools. Significant buffering between north and south side of Lewis Center Road. Avoid commercial access opposite residential.

13-3. Balance of sub area to be large lot single family residential, one acre lots without sanitary sewer, 2 units per acre with sanitary sewer.

13-4. Maintain utilization of frontage outlots to mask parking and larger uses to rear, or limit parking in the front of the building to a single drive aisle between it and the US Route 23 right-of-way if outlots are not feasible (with the balance of parking to sides and rear).

13-5. Rehabilitation and reuse of existing structures should be encouraged. Reuse and infill development could include a low-impact mix of uses which is primarily residential or light commercial with some live/work units on the south side of Lewis Center Road. Infill structures should maintain the same character of existing buildings including setbacks and massing.
The Northlands - Subarea 14
Land area: 711 acres
Undeveloped area: 0 acres
Current population: 721 (247 units - 1,467 units approved for an added population of 4,284)

This area is bounded by the railroad tracks on the west, Berlin Township on the north, south Old State Road on the east, and Lewis Center Road on the south.

14-1. Encourage the County Engineer to improve Lewis Center Road as an arterial street.

14-2. Encourage the construction new Road H (Piatt Road Extension) as part of new development to connect Lewis Center to Piatt Rd.

14-3. Encourage the construction new road “F” as part of new developments to extend Shanahan Road to Old State Road.

14-4. Single family development at one unit per acre without central sanitary sewer, or 2 units per acre with sanitary sewer.

14-5. Develop a traditional downtown with 0-foot setbacks, shops and stores on the sidewalks, and angle parking in front on the north side of Lewis Center Road, east of the railroad tracks. Develop a new text for signal. This mixed use district has decorative street lighting, restrictive sign code, architectural standards for materials, scale and mass.

14-6. The Lewis Center Road/South Old State Road intersection should remain residential or uses allowed in FR-1.
Old Lewis Center - Subarea 15

Land area: 42 acres
Undeveloped area: 0 acres
Current population: 117 (40 units)

This area represents the old platted portion of Lewis Center on the south side of Lewis Center Road only and between North Road and 1740 Lewis Center Road.

15-1. Rehabilitation and reuse of existing structures should be encouraged. New, infill development could include a low-impact mix of uses which is primarily residential with some live/work units. Infill structures should maintain the same character of existing buildings.