Comprehensive Plan Update:
Since the township last adopted this comprehensive plan in 2008 there have been numerous changes in the region. The Village of New Albany and the City of Columbus have continued to annex Township land reducing the township boundaries, the metro parks is nearing completion of its plans to acquire property and establish a new park, and the business campus has continued to grow and add businesses and employment. Despite the recent challenges of the economy the area has continued to grow and prosper. Because of these changes, and increased inquiries to develop various businesses within the township, the township leaders have elected to explore updating the current comprehensive plan. The results of this effort are the draft recommendations presented here.

Many of the recommendations of the 2008 plan remain unchanged, such as the recommendations for the southeast corridor of the township and recommendations for many of the residential areas surrounded by the City of Columbus and Village of New Albany. However, several key areas of the township have updated recommendations in response to many of the changes indicated above. The main areas of focus are as follows:

The Metro Parks Residential Corridor:
The Metro Parks Residential Corridor is encompassed by Smothers and Bevelhymer Roads to the north, Walnut Road to the south, the township border to the west, and Peter Hoover Road to the east. When the previous plan was being prepared there was no clear outcome for the location of the Metro Park and as such the area was simply recommended for conservation development at a maximum density of 1 unit per acre. With the metro parks now nearing completion of their property acquisition and planning it is anticipated that the desire for new residential surrounding the proposed metro park will only increase. This update will promote strategies to allow more creative residential development that will remove incentive for frontage lot development, take more advantage of the parks location, and aggregate new open space which could be assimilated into the park.

New Commercial Areas:
The township has continued to see interest from various parties to develop business in the township. The more controversial of these have been the proposals for new storage units along state route 62. This update looks at several locations where businesses may be appropriate while recommending much more stringent development and appearance standards that protect the character of the township and its corridors.

Small Office / Business Uses:
Within this corridor the township has seen growing interest in the potential for business growth. If land in this area to be re-zoned to business uses, this update recommends that the proposed development must meet strict development standards and aesthetic requirements to protect the character of 62 and the residents of the New Albany Links to the west. Recommendations for this area include:

Conservation Residential Development:
In this corridor the recommendation to promote conservation development is reinforced with new recommendations and a closer interest in several “target parcels”. These target parcels (darker green map areas) have significant natural features or are adjacent to the Metro Parks and, through conservation development, may potentially contribute open space to the park. Recommendations in this area include:

Commercial Node:
On this corner the 2008 plan permitted the establishment of business / Office / Small Retail uses. Given the prominent nature of the corner this plan builds on the earlier plan with new recommendations that stringent design and development standards be adopted including the following:

Commercial Node:
Within these nodes the updated recommendations allow for the development of business, offices, and neighbourhood retail uses with the following recommendations:

Conservation Residential Development:
In this corridor the recommendation to promote conservation development is reinforced with new recommendations and a closer interest in several “target parcels”. These target parcels (darker green map areas) have significant natural features or are adjacent to the Metro Parks and, through conservation development, may potentially contribute open space to the park. Recommendations in this area include:

Commercial Node:
Within these nodes the updated recommendations allow for the development of business, offices, and neighbourhood retail uses with the following recommendations:

Commercial Node:
Within these nodes the updated recommendations allow for the development of business, offices, and neighbourhood retail uses with the following recommendations:

Commercial Node:
Within these nodes the updated recommendations allow for the development of business, offices, and neighbourhood retail uses with the following recommendations: