



**Area E: High Street Corridor - North**

**Subarea E.1:** This very large subarea consists of the land between Powell Road on the north, Lazelle Road on the south, the Conrail Railroad on the east, and the Highbanks Metropolitan Park on the west. This subarea has been designated an employment component of the fringe village. Existing development includes several automobile dealerships, retail marine sales, and a cemetery. The Nationwide training facility and an office/industrial park is located in the southeast quadrant of North High Street and Powell Road. The subarea is located in Delaware County and zoned under Orange Township jurisdiction.

- Support the Orange Township Land Use Plan’s recommendation for commercial and light industrial development as the most appropriate land use for this subarea.
- Future development must be very sensitive to the natural characteristic of Highbanks Metropolitan Park.
- Development proposals should limit the number of curb cuts along North High Street to obtain efficiency of traffic movement.

**Area F: Sancus and Worthington Woods**

**Subarea F.1:** This subarea consists of the undeveloped land that fronts on Worthington Woods Boulevard. It is located in a portion of an employment and shopping component of the fringe village. Adjacent development includes an elementary school and multi-family housing on the north, an industrial park on the south, undeveloped land on the east, and offices and undeveloped land on the west. Existing zoning is Manufacturing (M2) south of Worthington Woods Boulevard; and Commercial Planned Development (CPD) and Limited Apartment Office (LARO) north of Worthington Woods Boulevard.

- Support development in accordance with current zoning districts. Future development of this subarea must be sensitive to the elementary school located to the north.
- Consider a portion of the subarea along the Conrail Railroad as a possible location for a mass transit terminal.

**Subarea F.2:** Subarea is located along Worthington Woods Boulevard and is zoned Commercial Planned Development (CPD) and Limited Apartment Office (LARO). The subarea is located in a portion of an employment and shopping component of the fringe village. Adjacent development consists of multi-family on the north, industrial on the south, a fast food restaurant on the east, and undeveloped land on the west. Subarea includes the undeveloped land at the Sancus/Worthington Woods intersection.

- Support neighborhood-oriented commercial uses as the most appropriate development of the subarea. Potential uses include grocery store, drug store, dry cleaners, video store, ice cream shop, and pizza restaurant or delicatessen.
- Support low-intensity commercial development as the most appropriate land use for the northwest quadrant of the Sancus/Worthington Woods intersection. Appropriate land uses include a bank, medical offices, and day care center.