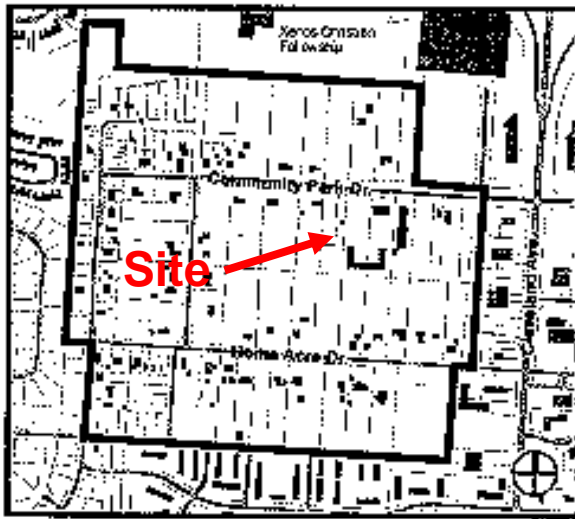


Area 3
Unincorporated area of Home Acre and
Community Park



This area lies partially within Sharon Township and Columbus. The land use is mostly large-lot single-family. Other uses include churches, nonconforming taverns, and manufacturing uses. Current zoning includes commercial (C4), and residential (SR), (R). To the north of the area lies Xenos Christian Fellowship and a Home Depot Store. The church is expected to grow in both attendance and acreage with the principle focus being the area north of Community Park Drive.

Like other unincorporated subdivisions within Northland, this area was developed under the jurisdiction of Franklin County. It lacks centralized sanitary sewer service and has inadequate storm drainage and street systems. Residents of such areas generally have been reluctant to assess themselves for the cost of installing centralized sewers. This issue is further complicated by the city's policy that only land within municipalities receive water and sewer services.

Community Park Drive and Home Acre Drive both serve as connections between Cleveland Avenue, Maple Canyon Avenue, and SR161, which has caused some traffic concerns.

It is the recommendation of the Northland Plan that:

- Franklin County be encouraged to regulate development through effective zoning and subdivision regulations.
- annexation of township properties be supported as recommended by the Columbus Comprehensive Plan.
- the possible need for additional traffic controls on Community Park Drive west of Cleveland Avenue be investigated.
- residential land uses be supported as the best long-term use for the overall area.
- north of Community Park Drive, continued expansion of the Xenos Christian Fellowship campus be supported with attention given to ensuring its sensitive integration with adjacent residences.
- expansion of commercial uses be discouraged.
- should redevelopment of the Xenos and/or Home Depot sites occur, high quality office uses, such as those at Corporate Exchange, be supported as the preferred use. This would take advantage of excellent freeway exposure and access. Natural features on the site should be integrated into any redevelopment plans.

