2006 Annual Report

Delaware County Regional Planning Commission

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In addition to this Annual Report, the RPC staff regularly publishes two reports that are if interest to our residents, communities representatives, developers, and other governmental agencies.

The Demographic Package, updated in October of each year, features information on population projections derived from Census information and building permit data.

Our other annual publication, "Delaware County Development Trends," is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for 2006, but for the last several years.

It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

On the cover: detail from the County Commissioners building and Delaware County Courthouse

- MISSION STATEMENT -

The Delaware County Regional Planning Commission was established to provide growth management systems, planning services and general information to all governmental entities in Delaware County, Ohio relating to land use planning and coordination of activities of regional significance.

Commission members

The DCRPC is comprised of one representative from each Township/Municipality participating in the funding of the Regional Planning Commission. County Commissioners and the County Engineer are representatives as are one member from the Board of Health, Sanitary Engineer Department, and Code Compliance. Members serve a three-year term commencing March 1st of each year. The Board of County Commissioners and the County Engineer serve during their tenure in office. The Executive Committee is comprised of four appointed members of the DCRPC and one Commissioner appointed by the Board of Commissioners. Executive Committee officers serve a term of one year commencing at the first regularly scheduled Executive Committee meeting in April.

Executive Committee (3/2007)

Holly Foust, Liberty Township, Chair
Lloyd Shoaf, Radnor Township, Vice-Chair
Dick Gladman, Orange Township, 2nd Vice-Chair
Steve Burke, Delaware General Health District, Member-At-Large
James Ward, Delaware County Commissioner

Representatives and Alternates (3/2007)

Village of Ashley
David Knape, Rep.
vacant, Alt.

Berkshire Township
Paul Snajd, Rep.
Bob Carpenter, Alt.

Berlin Township
Rick Sedlacek, Rep.
Ray Armstrong, Alt.

Brown Township
Dale Johnson, Rep.
Paul Clay, Alt.

Concord Township
Gary Spanner, Rep.
David Leitch, Alt.

Delaware Township
Steve Jefferis, Rep.
Sharon Hough/Karl Johnson, Alt.

Delaware County
Glenn Evans, County Commissioner
Kris Jordan, County Commissioner
James Ward, County Commissioner
Fred Fowler, Code Compliance
Steve Burke, Health Dept. Rep.
vacant, Health Dept. Alt.
Chad Antle, Sanitary Eng. Rep.
Jack Smelker, Sanitary Eng. Alt.
Chris Bauserman, Engineer Rep.
Pat Blayney, Engineer Alt.

City of Dublin
Gary Gunderman, Rep.
vacant, Alt.

Village of Galena
Tom Hopper, Rep.
Dave LaValle, Alt.

Genoa Township
Leslie Warthman, Rep.
Geraldine Cotter, Alt.

Harlem Township
David Andrian, Rep.
Dave Jackson, Alt.

Kingston Township
Bob Talbott, Rep.
Dan Basham, Alt.

Liberty Township
Holly Foust, Rep.
Curtis Sybert, Alt.

Marlboro Township
Charles Heimlich, Rep.
vacant, Alt.

Orange Township
Dick Gladman, Rep.
Thomas Farahay, Alt.

Village of Ostrander
Larry Crile, Rep.
Carolyn VanBrimmer, Alt.

Oxford Township
William Thurston, Rep.
Charles Sheets, Alt.

Porter Township
Marvin Miller, Rep.
vacant, Alt.

Village of Powell
David Betz, Rep.
Eric Fischer, Alt.

Radnor Township
Lloyd Shoaf, Rep.
Mike Watkins, Alt.

Scioto Township
Tom Brown, Rep.
Sandra Stults, Alt.

Village of Shawnee Hills
Scott Love, Rep.
Bev Altop, Alt.

Village of Sunbury
Robert Jones, Rep.
Tom Zalewski, Alt.

Thompson Township
Bonnie Newland, Rep.
vacant, Alt.

Trenton Township
Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township
Larry Starling, Rep.
Doug Price, Alt.

From the director

DCRPC offices at 109 N. Sandusky

March, 2007 – My first year as Interim Director and now Director has gone by surprisingly quickly. There were quiet months and crazy months, and it comes as no surprise that we experienced a general slow-down in development activity. No year is without a certain amount of controversy and 2006 had its fair share. As development pressure changes, the county is likely to see more "infill" development. One such case in Liberty Township involved ravine protection, floodplain issues, zoning questions and neighborhood reactions. Residential developers seem to be trying to do more with less, as several proposals asked for additional units above what was recommended in the local Comprehensive Plan.

This slow-down came at a time when local and national residential building trends have generally slumped. Locally, building permits for 2005 totaled 1,311, 35% down from an average of 2,029 the previous five years. The total was less than 850 for 2006, another 35% decrease. Central Ohio didn't experience the type of housing "bubble" that was experienced on the coasts, so although things have slowed, values have not seen the same decline as in other parts of the country.

The year also saw several commercial projects come under scrutiny. After several years of residential growth, it is natural that the commercial development would follow, though in many cases residents are reluctant to approve such projects. It will be interesting to see how the future plays out with regard to commercial developments and the tax revenue they can provide to each township.

One project that wasn't necessarily controversial but time-sensitive in nature was the Citi-Corp data center, or the "Buckeye Project". The division and combination of lots allowed for the new 500,000 s.f. center, which was on a tight construction schedule.

Economy—gloomy news, or not? *Business First* reported that Central Ohio saw a 9% drop in the number of houses sold in December, while home sales for 2006 were 5 percent below 2005's totals. Unemployment, high foreclosure rates, predatory lending, cost of supplies, heating projects and bad press were all blamed in the article. However, the publication also noted that the Columbus area saw a 62% boost in non-residential building contracts in the same month. Also noted is the fact that unemployment rates decreased in 77 of Ohio's 88 counties in August, with Delaware County having the lowest unemployment rate in the state at just 3.5%.

Subdivision Regulations...*a long, strange trip*

January, 2006—Text is complete and presented to the RPC with a Public Hearing set for March

February—At an information meeting held by the Delaware/Knox/Licking/Marion Realtor group, issues such as "original tract", large lots, and CADs became controversial.

March—Prior to Public Hearing the "original tract" definition was removed, but the Commission did not act on the draft.

April—new draft with slight changes/corrections presented by staff. Commission wanted another month to discuss with residents.

May—draft discussed by the Commission, a Public Hearing was discussed for July.

July—Public Hearing not properly established, therefore no action was taken.

August—staff presented a draft without the Large Lot regulations and without Common Access Driveway changes. A Public Hearing was set for October.

October—Public Hearing held, no comments received. Draft approved by the Commission.

November—Advisory Committee began discussing the CAD standards and the Large Lot regulations.

December—County Commissioners approved the draft as adopted by the Regional Planning Commission.

January, 2007—amended Regulations go into effect. Advisory Committee continues to meet.

Zoning Data on the Internet in 2007
For several years, RPC staff has wanted to place zoning information in an interactive format on the internet but bandwidth has prevented it. Working with the County Auditor's DALIS staff, a new zoning layer will soon be available on the Auditor's website. To access it, go to www.dalisproject.org. Select "Zoning" at the top. Select the township under the "Active Layer" menu and activate the correct layer under the "Primary Layers" heading. Call the staff with any questions

In our contract activity, Liberty Township adopted its Comprehensive Plan in February, 2006 while the Oxford Township Comprehensive Plan was adopted by the Trustees in December. In Berlin Township, staff continues to make changes throughout the zoning code, checking consistency issues and working on a multi-family district. Genoa Township is working on their Comprehensive Plan and we may be asked to do some updating. Staff is continuing to work with Morrow County on a set of zoning maps as part of the county's map, text, and subdivision regulations revision process. Townships not under county zoning have shown interest in doing the same. We're also in the early stages of coordinating multi-purpose trails between townships, school districts and other county agencies.

What of the future?

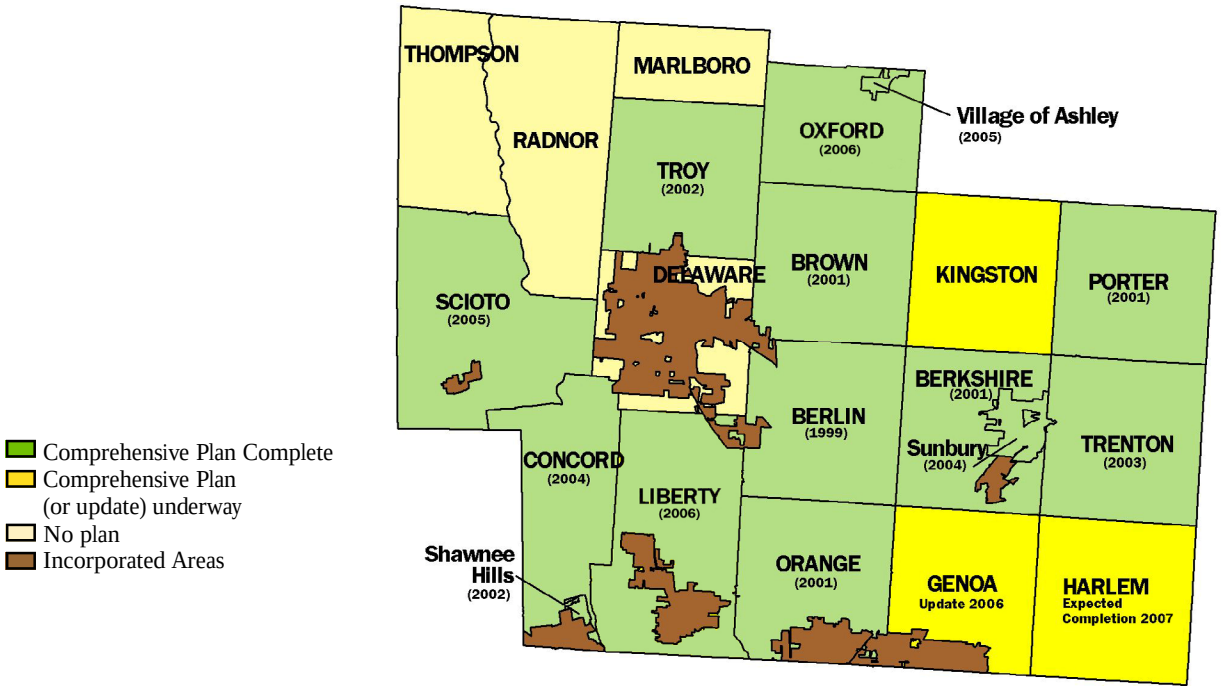
The past year resulted in a leaner staff and a maintenance-related focus. The planning staff is now a Planner III and a Planner I and the GIS staff includes a Manager and a student intern. Our team remains strong and we look forward to new challenges. Let us know how we can help you this year.

Scott B. Sanders, AICP
Executive Director

2006 By the Numbers

Lots reviewed through the lot split process	83
Sites reviewed for Sketch Plan Applications	15
Lots reviewed on Preliminary Plans	1,031
Lots reviewed on Final Plats	1,044
Total acreage reviewed in rezonings	1,374
Miles driven in the RPC car	1,484
Building Permits Issued by county	835
Acres of open space platted (approx.)	314
Visits to the DCRPC website	26,705

Comprehensive Plan Status



The data in the following chart is detailed elsewhere in this report. This table is a summary of all the activity in each township throughout the year. These represent RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units.

Township	Zoning Reviews	Zoning Acreage	Text Reviews	Preliminary Approved	Final Approved	No-Plat Lots Reviewed	Building Permits
Berkshire	3	97.37	1	107	168	1	29
Berlin	4	99.98	6	44	1	6	66
Brown	1	70.80	1	0	0	1	3
Concord	1	5	0	14	218	5	134
Delaware	2	46.2	1	0	0	1	13
Genoa	3	153.43	0	154	133	6	183
Harlem	5	29.44	0	7	35	7	14
Kingston	1	605.76	0	0	0	16	13
Liberty	8	132.46	2	244*	73	1	102
Marlboro	0	0	0	0	0	0	4
Orange	5	9.26	2	299**	394	7	216
Oxford	0	0	1	0	0	0	6
Porter	0	0	0	0	0	4	11
Radnor	0	0	0	0	0	4	6
Scioto	1	3	1	0	0	1	15
Thompson	0	0	0	0	0	20	6
Trenton	5	29.11	1	106	0	3	7
Troy	2	19.88	2	0	0	0	7

includes 150 Revised Preliminary lots* * includes 139 Revised Preliminary lots*

Conservation Subdivisions—an Update

Staff previously called 2006 the "Year of the Conservation Subdivision". Several factors, including the general slow-down in residential platting, stalled that projection. Three townships—Genoa, Trenton and Concord—have the code in their zoning book, and several others are considering it.

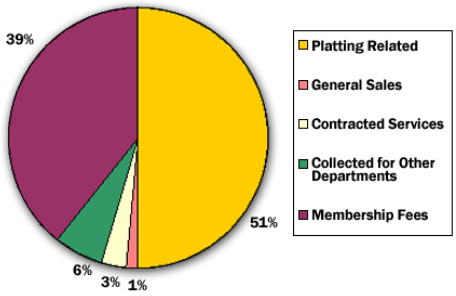
The largest proposed project, Riverside Highlands in Concord Township, is currently on hold (at least in its original form) although the sewer plant is proceeding. Two projects in Trenton Township are currently in the subdivision process. The Trenton code allows a density of up to .6 units per acre. The two projects underway utilize on-lot treatment systems with the Primary system on each lot and the Secondary allowed in the common open space. By the time the engineering is complete, these subdivisions are coming in at .4 unit per acre.

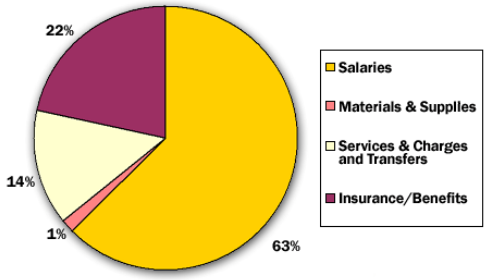
A centralized sewage system, one which has a common treatment area and individual septic tanks, allows much more flexibility in lot size and overall design. The OEPA is requiring that such systems be maintained by a local utility company. To date, no local company capable of such a review and approved by the EPA has been identified. RPC staff will continue to work with developers and local and state agencies to determine how to proceed with centralized sewage systems.

Financial report

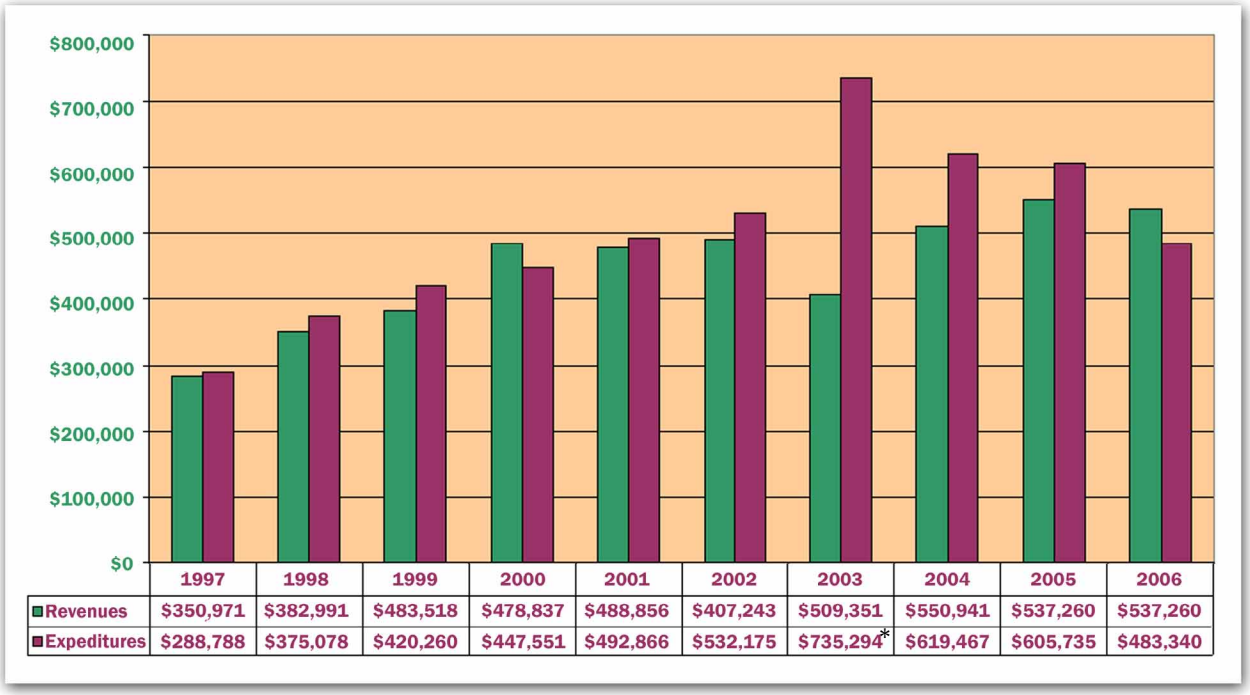
2006 Revenues	
Platting Fees: Subdivisions, NPA	$297.247
Associate Fees	$3,000
General Sales	$7,941
Contract Services (Member Assistance)	$17,542
Health Dept. Fees	$33,000
Soil & Water Fees	$3,293
Membership Fees	$231,246
Total	$593,269

2006 Expenditures	
Salaries	$306,254
Worker's Compensation	$5,542
Hospitalization/Dental/Life Ins.	$55,985
PERS	$40,418
Medicare	$4,398
Materials & Supplies	$4,717
Services & Charges and Transfers	$66,026
Total	$483,340





1997-2006 Revenues vs. Expenditures



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Revenues	$350,971	$382,991	$483,518	$478,837	$488,856	$407,243	$509,351	$550,941	$537,260	$537,260
Expeditures	$288,788	$375,078	$420,260	$447,551	$492,866	$532,175	$735,294*	$619,467	$605,735	$483,340

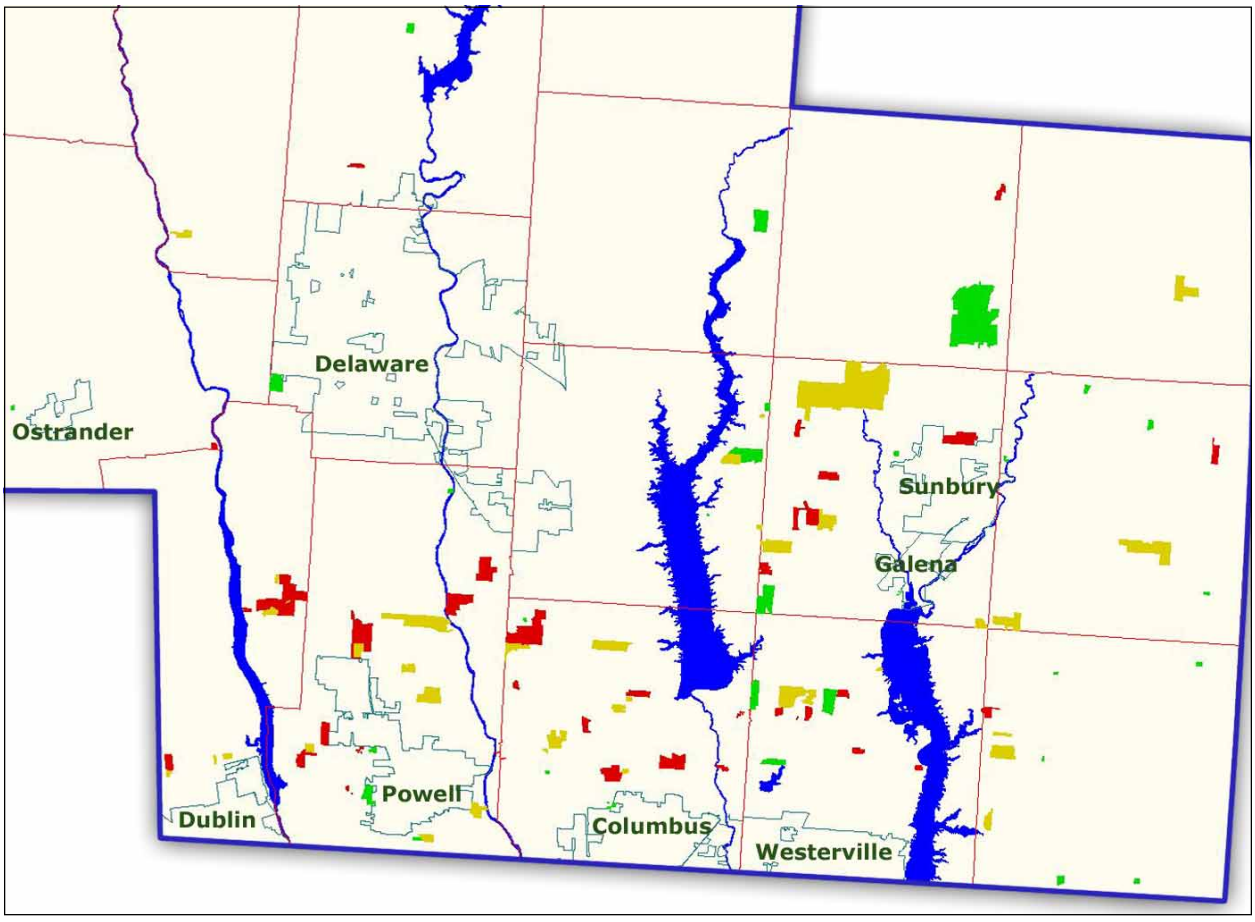
includes office renovation.

Development activity

This year saw another reduction of new activity in areas of rezoning, preliminary applications and final platting. Development continued to scatter north, away from the developed southern tier. The image below represents zoning and subdivision activity for the DCRPC during 2006. Green areas are parcels that were reviewed for rezonings. Areas in yellow indicate land that was in the subdivision process during the year. This includes sites that were reviewed in the Sketch Plan phase as well as those that came before the Commission on the Preliminary and Final agendas. Lands in red indicate areas that were recorded as plats in 2006.

Some projects may have been through more than one phase of development during the year, in which case only the most recent status is indicated.

Although subdivisions can gain Final Approval during the year without being recorded, the graphic does not necessarily separate the approximately 1,335 acres of land that were reviewed in the Final subdivision process. The yellow "active" areas do not include lands which received overall Preliminary in years prior to 2006 and are now in the development stage.



- Acreage of zoning cases reviewed in 2006 *(includes some applications that were reviewed by staff but withdrawn before the RPC meeting)*
- Acreage of active cases *(sketch plans, preliminary or final reviews in 2006)*
- Recorded during 2006 *(plats can be recorded up to 15 months after the RPC gives Final Approval; some recorded subdivisions may have been reviewed in previous years)*

Original data provided by The Delaware County Auditor's Office DALIS Project (Parcel, Water, Municipal Boundary, Township and County Boundaries)

Subdivision statistics

Potential # of Single-Family Lots and Multi-Family Housing Units

Non-platted zoned lots:	2002	2003	2004	2005	2006
Approved by Townships	2,625 lots	734 lots	1,474 lots	1,496 lots	1,371 lots
Pending in Townships (at year end)	74 lots	361 lots	1,422 lots	780 lots	214 lots
Sketch Plan reviewed lots	686 lots	262 lots	836 lots	550 lots	131 lots
Overall Preliminary approved lots	306 lots	88 lots	41 lots	47 lots	47 lots
Expired lots	490 lots	763 lots	765 lots	727 lots	717 lots
Preliminary approved lots	3,202 lots	2,615 lots	2,388 lots	2,443 lots	2,096 lots
Final approved lots	526 lots	471 lots	360 lots	182 lots	265 lots
Non-built recorded lots	3,147 lots	3,349 lots	2,592 lots	1,925 lots	2,248 lots

TOTAL: 11,061 lots / units (7,089 single-family lots and 3,972 multi-family housing units)

(Single family is down from 8,171 in 2005 and multi-family is up from 3,638 units)

Unincorporated Delaware County supply of 6.56 years, figured using the 5-year average for building permits at 1,685 permits

Summary Statistics of 2006 Subdivision Proposals
Active Subdivision Proposals Approved by RPC

Township	Total		Single-Family Lots	Multi-Family Housing Units	Non-Resid. Lots**
	Acreage	# of Lots*			
Berkshire	1,179.18	909	445	436	28
Berlin	47.91	46	44	-	2
Brown	-	7	-	-	7
Concord	261.71	222	214	-	8
Delaware	-	-	-	-	-
Genoa	194.75	296	224	52	20
Harlem	164.81	73	69	-	4
Kingston	-	-	-	-	-
Liberty	729.46	493	316	120	57
Marlboro	-	-	-	-	-
Orange	564.19	995	505	422	68
Oxford	68.00	28	28	-	-
Porter	-	-	-	-	-
Radnor	26.75	4	4	-	-
Scioto	-	-	-	-	-
Thompson	-	-	-	-	-
Trenton	386.04	182	169	-	13
Troy	-	-	-	-	-
TOTAL	**4,388.28**	**4,138**	**2,882**	**1,229**	**27**

** Number of lots including total subdivided lots and multi-family housing units in 2006.*

*** Number of subdivided lots for commercial, industrial, or open space use.*

For a complete review of DCRPC's development trends, please consult the "Downloads" area of our website.

Subdivision review

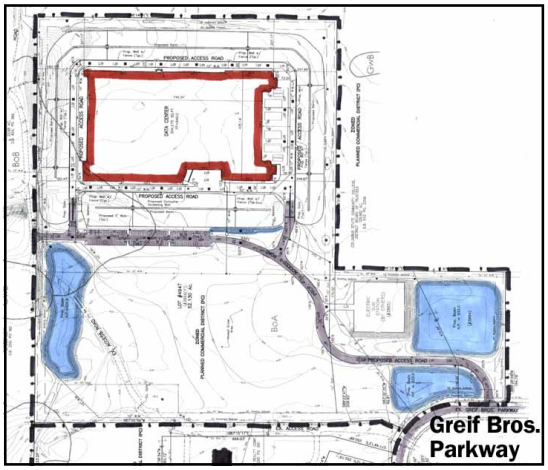
DCRPC is the subdivision authority for all non-municipal areas within Delaware County. This review presents basic information about some of the larger cases in 2006. For the complete staff report, go to our website (www.dcrpc.org) and navigate to the agenda/minutes of the corresponding month. Graphics may not represent changes required for conditional approvals or final engineering changes.

▶Mansard Estates – Genoa Twp. (117 lots, 104.6 acres) West side of Worthington Road, 600' north of Big Walnut Road. The proposed development gains access from a main entrance at Worthington Road and from an existing stub at the end of Grandmere Boulevard in the Grand Oak subdivision. *(January)*

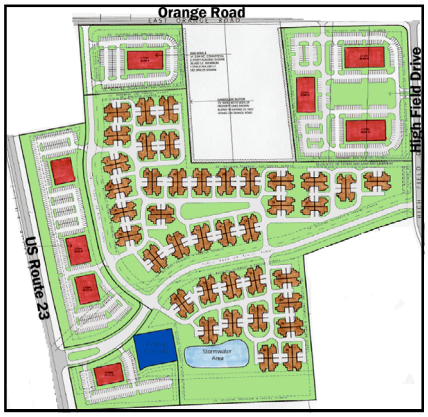
◀Trenton Park – Trenton Twp. (37 lots, 75.13 acres) North side of Trenton Road, 3000' east of Sage Creek Drive. Trenton Park is Trenton Township's first subdivision to be developed under the Conservation Subdivision standards. The applicant initiated the subdivision process in March and the township reviewed and approved the Development Plan in April. *(April)*

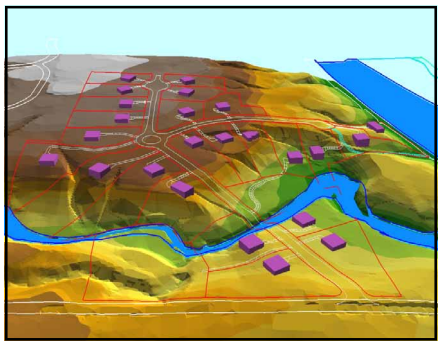
▶Willowbrook Farms – Trenton Twp. (69 lots, 161.91 acres) Both sides of County Road 605, just south of Murphy Road. This is Trenton Township's second subdivision to be developed under the Conservation Subdivision standards. It utilizes on-lot waste disposal systems. Many of the secondary leach beds or mounds are located in the open space. *(June)*

▼The Park at Greif, Section 2 - Liberty Twp. (02 lots, 85.01 acres) This plat is the consolidation of 4 lots (3864-3867) from The Park at Greif subdivision into 2 lots. The 85.01 acres are located at the west end of the overall subdivision. This combination of lots will allow for the development of the 500,000 s.f. Citi-Group data center and related electric substation. There is also a 10-acre reserve easement on the southern lot to be maintained as permanent green space. *(June)*



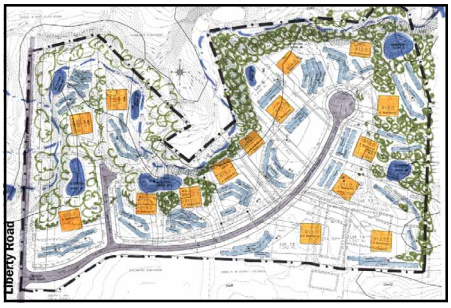
▶Orange Centre - Orange Twp. (06 lots, 59.20 acres) This is part of a 141-acre center and contains two lots to be developed with condominiums and four to be developed for commercial and office. A public east-west street will connect US 23 to Highfield Drive. *(June)*





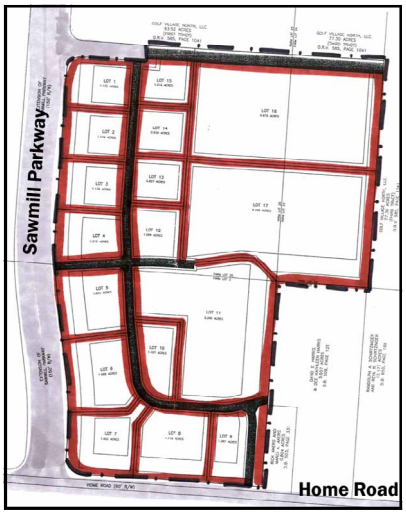
◀River Run – Liberty Twp. – (26 lots, 39.30 acres) 1612 Jewett Rd. and 9678 Olentangy River Rd. The plan used the existing straight FR-1 district to develop the site which includes a deep ravine with Bartholomew Run feeding into the Olentangy River to the east across SR 315. Most of the southern portion of the site is wooded while the north side is open, but surrounded by perimeter tree rows. Bartholomew Run is a FEMA mapped stream and includes a defined floodway and 100 year floodplain. Due to the unique natural features of the site and many governmental agencies involved, this became a complicated and controversial project. *(July, August, September)*

▶The Woods at Wildcat Run – Liberty Twp. (15 lots, 23.02 acres) The applicant is proposing residential lots on the east side of Liberty Road, south of Home Road. The plan includes two low-volume, low-density (LVLD) cul-de-sac roads. Lots range from 1 acre to 1.8 acres in size. *(August)*

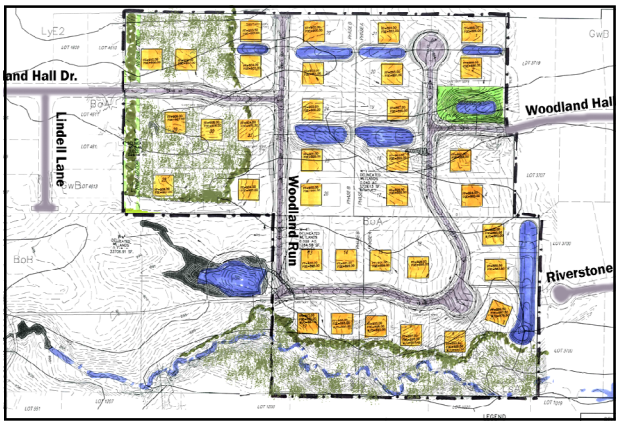


◀Hidden Creek – Berkshire Twp. (106 lots, 86.00 acres) East side of S. 3 B's & K Road, adjacent to I-71, south of Falling Meadows Drive, north of Dustin Road. This is a Planned Residential Development, known through the zoning process as Killdeer Meadows South. *(September)*

▶Golf Village North Commercial - Liberty Twp. (17 commercial lots, 35.82 acres) East of Olentangy Liberty High School, north of Home Road. Access is provided by Royal Belfast Blvd which is a full intersection with Sawmill Parkway at the site's northwest corner. Additional right-in/right-out only access is provided on Sawmill and on Home Road. The lots are all directly accessed by private internal streets. Fifteen of the lots are intended to be smaller and tenant-occupied ranging from 0.8 to 1.7 acres. The remaining two lots are each 6.5 acres and are intended for larger retailers. *(September)*



▼Woodland Hall, Section 2, Phases A & B – Liberty Twp. (35 lots, 53.44 acres) West of SR 315, 4000' south of Home Rd. It will link Woodland Hall, Section 1 (to the east) to Woodland Glen (to the west). Woodland Hall Drive is extended from both adjacent subdivisions, but will not provide a direct connection. The township and County Engineer are sensitive to these connections being used as a through street. The unusual road configuration is an attempt to reduce this impact. *(October)*



Approved subdivisions

This listing includes all subdivisions receiving approvals for Preliminary Plans, Final Plats, or Combined Preliminary/Finals in 2006. It does not represent tablings, extensions, withdrawals, or disapprovals.

Month	Township	Subdivision Name	Lots	Acres	Type
January	Berkshire	Sage Creek, Sec. 4, Ph. B	8	24.09	Final
January	Genoa	Mansard Estates, Sections 1 & 2	117	104.6	Preliminary
January	Orange	Meadows at Lewis Center,Sec.1-4	135	75.87	Preliminary
January	Orange	Olentangy Crossings, Section 7	4	41.05	Revised Preliminary
February	Concord	Fenstermaker	3	6.205	Preliminary
February	Orange	Olentangy Crossings, Sec. 1	1	15.999	Final
March	Genoa	Walnut Grover, Section 2	36	28.62	Preliminary
March	Orange	Old State Woods	7	5	Preliminary
April	Concord	Tartan Fields, Phase 20, Part B	17	10.576	Final
April	Concord	The Oaks, Section 1, Phase B	20	13.32	Final
April	Harlem	Keller Pines	31	22.4	Final
April	Trenton	Trenton Park	37	75.13	Preliminary
May	Berkshire	Cheshire Woods Estates, Section 1	24	66.83	Final
May	Berkshire	Cheshire Woods, Section 1	94	80.27	Final
May	Concord	Alexander Way/AVK Dev.	4	7.947	Preliminary
May	Concord	Fenstermaker	3	6.2	Final
May	Genoa	Boulder Ridge	28	13.99	Final
May	Liberty	Nelson Farms, Sections 1-3	150	154.30	Revised Preliminary
May	Orange	Meadows at Lewis Center, Sec. 1-4	135	75.87	Revised Preliminary
May	Orange	McCammon Estates, Sec. 3, Ph. A	57	35.27	Final
May	Orange	McCammon Estates, Sec. 3, Ph. B	4	2.219	Final
May	Orange	McCammon Estates, Sec. 4	19	6.79	Final
May	Orange	Wilshire, Section 7	54	35.35	Final
June	Berkshire	Prairie Run	6	89.299	Final
June	Concord	Scioto Reserve Exp., Sec.1, Ph. B	113	181.33	Final
June	Genoa	Villas at Walnut Grove	1	19.37	Preliminary
June	Genoa	Estates at Medallion	12	7.68	Final
June	Liberty	The Park at Greif, Section 2	2	85.01	Combined
June	Orange	Orange Centre	6	59.2	Preliminary
June	Trenton	Willowbrook Farms	69	161.908	Preliminary
July	Berkshire	Summerwood Lakes, Section 1	35	28.41	Final
July	Berkshire	AD Farrow at Northstar	1	17.39	Combined
July	Genoa	Vinmar Farms, Sec. 3, Ph. A	22	18.446	Final
August	Berlin	The Estates at Sherman Lakes	39	40.71	Preliminary
August	Concord	Timberline Estates	2	7.1	Preliminary
August	Concord	Heiselt Tract	5	5	Preliminary
August	Genoa	Villas at Walnut Grove	1	19.37	Final
August	Liberty	The Woods at Wildcat Run	15	23.02	Preliminary
August	Liberty	Sawmill Pkwy. Ext./Golf Vill. N.	5	219.754	Final
September	Berkshire	Hidden Creek Sections 1-4	106	86	Preliminary
September	Harlem	Willow Creek, Section 2	4	10	Preliminary
September	Liberty	River Run	25	39.15	Preliminary
September	Liberty	Golf Village North Commercial	17	35.82	Combined
September	Orange	Phinney Place	11	6.04	Preliminary
September	Orange	Div. #2 of River Bend, Sec. 2, Lot#4266	1	2.855	Combined
September	Orange	Olentangy Crossings, Sec. 2	3	59.26	Final
September	Orange	Olentangy Crossings, Sec. 4	7	23.38	Final
September	Orange	Olentangy Crossings, Sec. 5	75	41.07	Final
September	Orange	Little Bear Section 1, Phase A	2	7.95	Final
October	Concord	The Oaks, Section 2	8	7.004	Final
October	Liberty	Woodland Hall, Sec. 2, Ph. A & B	35	53.44	Preliminary
October	Orange	Lake Shore	41	31.15	Final
October	Orange	Glen Oak, Section 6	28	21.1	Final
November	Berlin	Wayne Homes	1	2.099	Combined
November	Liberty	Olentangy Falls, Section 1	49	97.03	Final
November	Orange	Little Bear Village, Sec. 1, Ph. B	54	52.4	Final
November	Orange	Olentangy Crossings, Section 7	4	41.05	Final
December	Berlin	Fox Subdivision	4	5.1	Preliminary
December	Concord	Scioto Reserve Exp., Sec. 2, Ph. A	15	4.91	Final
December	Concord	Scioto Reserve Exp., Sec. 2, Ph. B	42	18.31	Final
December	Genoa	Mansard Estates, Section 1	70	62.17	Final
December	Harlem	Shady Lane Farms	3	27.39	Preliminary
December	Harlem	Willow Creek, Section 2	4	10	Final
December	Orange	Olentangy Crossings South, Sec. 1	43	34.82	Final
December	Orange	Olentangy Crossings South, Sec. 2	1	5.57	Final

Rezoning statistics

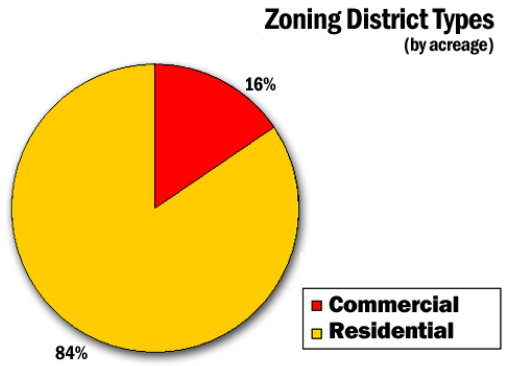
The RPC reviewed 59 zoning cases in 2006, including 41 map amendments on 1,302 acres and 18 text amendments. The total reviewed acreage was about a third less than what was reviewed in 2005. The number of map cases dropped from 54 to 41 while the text cases increased from 14 to 18 in 2006. The majority of zoning cases were for residential property, from large-lot zoning to planned residential projects. Residential zoning requests represented 1,098 acres or 84% of the acreage. Commercial zoning requests represented the rest of the overall acreage, or a total of 204 acres.

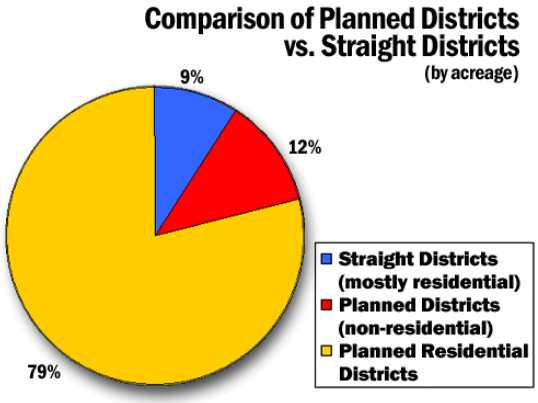
Rezoning to planned districts again outpaced rezoning to straight districts, representing 1,183 acres in 26 cases and three development plan reviews. Staff also performed seven development plan reviews as "off-agenda" items. These included two Conservation Subdivision reviews (not requiring a rezoning), a revised plan review for a Planned Residential district, and four revised sections of the Cobblestone project.

Township	Map Cases	Total Acreage	Acreage Change from 2005	Text cases
Berkshire	3	97.373	-105.347	1
Berlin	4	99.975	-266.185	6[1]
Brown	1	70.80	+70.80	1
Concord	1	5	0	0
Delaware	2	46.2	+46.2	1
Genoa	3	153.43	+93.693	0
Harlem	5	29.44	-14.69	0
Kingston	1	605.76	+605.76	0
Liberty	8	132.461	-341.679	2[2]
Marlboro	0	0	0	0
Orange	5	9.26	-624.72	2
Oxford	0	0	0	1[3]
Porter	0	0	0	0
Radnor	0	0	0	0
Scioto	1	3	+3	1
Thompson	0	0	0	0
Trenton	5	29.11	+20.454	1
Troy	2	19.88	+19.88	2[4]
Total	**41**	**1,301.69**	**-495.83**	**18**

[1]Berlin cases include 1 Development Plan review, 4 text cases and one Comprehensive Plan case.
[2]Liberty cases include 2 Development Plan reviews.
[3]Oxford text cases includes a Comprehensive Plan review.
[4]Troy cases include 2 Comprehensive Plan changes.

While 2005 was a huge year for condos (1,688 total units reviewed through several zoning reviews), 2006 did not have a comparable number. The RPC reviewed a proposal for 62 units in Liberty Twp. which was later reduced to 57 before meeting with disapproval from the township. Berlin Twp. approved a proposal for 27 units and Genoa Twp. reviewed a proposal for 72. A second Liberty Twp. case proposed 13 units and a fourth proposing 150 units has not been formally heard by the RPC or the township.

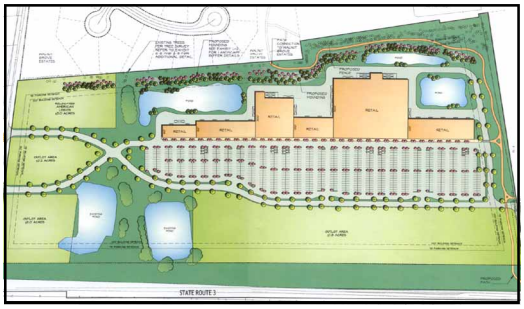




Rezoning review

This review presents basic information about some of the larger cases in 2006. For the complete staff report, go to the DCRPC website (www.dcrpc.org) and navigate to the minutes of the corresponding month. The Ohio Revised Code directs that the RPC sends its non-binding recommendation to the individual township, which is the final zoning authority.

▶Highland Management Group & Wingate Land Group – Liberty Twp. (78 acres from FR-1 to PR) Requested a PR zoning (at a slightly higher density than the existing 1 unit per acre) to develop a residential subdivision with large open spaces and flexible lot sizes, including cluster homes between the Woodland Hall and Woodland Glen subdivisions in Liberty Township. Although the plan proposed open space, the condominiums were judged to be incompatible with the surrounding single-family homes. Also, street connections were avoided with this rezoning. *(January and April)*



◀Genoa Marketplace/State Street Capital Ltd. – Genoa Twp. (73.159 acres from RR to PD-2) A total of 241,200 square feet was proposed in a strip shopping center. Additionally, the American Legion hall was proposed to be relocated in a new facility on 3 acres, and there were three (3) proposed out lots of 2.2 acres, 3 acres and 11.3 acres for fast food restaurants and the like along both S.R. 3 and Big Walnut Road. Total retail square footage was approximately 300,000 square feet. Staff submitted a mixed-use redesign to buffer the single-family homes to the west. *(February)*

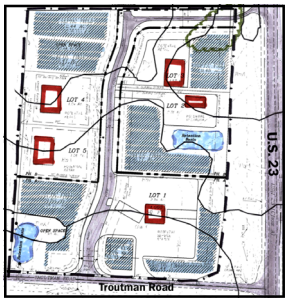
▶Crownover Farms Ltd. – Berlin Twp. (87.82 acres from FR-1 to R-2 with PRD overlay) The applicant requested a rezoning for land that had an approved FR-1 subdivision (1-acre lot sizes) to allow flexible lot sizes and 40.7 acres of open space. Minimum lot size was proposed at 15,000 s.f. The 94 lots represented 1.34 units/net developable acre (1.07 units/gross acre). *(February)*

◀Edward Roop (Wm. Adams) – Brown Twp. (70.8 acres from FR-1 to PUD) Requesting a Planned Unit Development (PUD) zoning for the purpose of developing 37 single family house lots in a conservation subdivision at generally the same density as the underlying 1 unit per 2 acres. This request is a property owner initiated Planned Unit Development (PUD) rezoning per Ohio Revised Code 519.021 (B), which allows a landowner to propose zoning regulations that would apply only to his land. Because the township did not have a Conservation code, but was working on one, the applicant sought to have portions of the "model" Conservation code adopted for this particular development. *(May)*

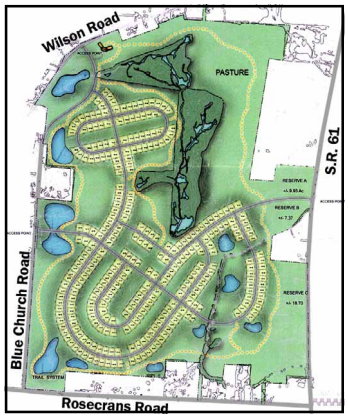
▶Mark & Joseph Ciminello – Berlin Twp. (9.491 acres from FR-1 to PCD) The applicant is the same developer as a condominium development on 74 acres to the east of this site. The plan shows 27 condominium units. This proposal was intended to transition from the overall development to the larger lots on 3 Bs and K Road. The overall project is at the northern extent of county sewer service. The request represented a density of approximately 5 units per net developable acre. *(May)*

▶Daniel Straub – Genoa Twp. (50.271 acres from RR to PD-1)
This application is a request for a rezoning on 50.271 acres for the development of 72 units within the Big Walnut Condominiums by Romanelli and Hughes. The proposal preserves two ravines and woods. An entrance road would provide access for an existing single-family subdivision to the west, and that subdivision's current access to Big Walnut would be removed. *(June)*

Ronald & Dorothy Jackson – Delaware Twp. (45.61 acres from FR-1 to I) The application proposed a rezoning for the development of a corporate headquarters for the Trucco Companies, a general construction company looking to relocate their corporate headquarters from their current location in Liberty Twp. to this Delaware Twp. site. Wastes and uses will be those typically associated with a business office and service garage, as opposed to a true Industrial use. As a straight district rezoning, no development plan is required. *(August, no development plan)*

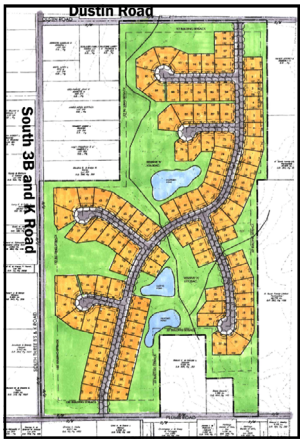


◀Jon Fenstermaker – Troy Twp. (13.95 acres FR-1 to PCD) The proposal is for a commercial and office business park with access from Troutman road and a right-in only from U.S. 23. A single road will extend through the site and serve 5 lots. Lot sizes range from 1.04 acres to 2.94 acres, with additional space for septic areas. *(August)*



▶Siemer Land LLC, c/o Robert Weiler Co. – Kingston Twp. (605.76 acres from FR-1 to PRD)
Siemer Land LLC is proposing a rezoning to allow a subdivision of 310 homes in a conservation-style setting with 74% open space. The subject parcel is the site of an existing project which received Preliminary Subdivision approval by the RPC in 2005. That plan was based on the underlying FR-1 zoning with 243 lots at a 1.95-acre minimum lot size. This proposed PRD plan uses a density calculation of 1.95 dwelling units per gross acre which results in 310 lots, with a minimum lot size of 14,000 square feet (1/3 acre). The plan shows 453.72 acres of open space (74.9%). *(October)*

◀Elford Development Ltd. – Liberty Twp. (26.887 acres – development plan approval) This is a request to amend a portion of a PCD development plan on the south side of Powell Rd east of Sawmill Parkway. The proposed "Shoppes at Liberty Crossing" would provide a retail and office mix with outlots for individual tenants. The amendment reconfigures sub-area 3 and 5 on the original plan and reduces the total floor area from 290,000 s.f. to 120,201 s.f. retail and 40,190 s.f. office. *(November)*



▶Northwood Land Corp. – Berkshire Twp. (91.2 acres from A-1 to PRD) The applicant requested a rezoning for 98 lots with 43.5 acres of open space reserves (47.7% where 25% is required). The average proposed lot size is 1/3 acre with 100' of frontage and 150' of depth. This proposed to change the density from 1 du / 5 acres to 1.27 du / acre. The permitted density in Berkshire Township's PRD code is 1.25 units per net developable acre. This site was not identified on the township's comprehensive plan as an area planned for sewer service. *(June)*

Rezoning cases

This listing includes all non-binding rezoning recommendations sent to the townships. Applications which were withdrawn from consideration by either the applicant or the township are not included. Many "Yes" recommendations also included conditions. For more details, consult the RPC minutes.

Month	Twp.	Applicant	Acres	Fr/To	Reason	Rec.
January	Harlem	Nancy & William Butsko	2.4	AR-1/FR-1	Single-family residential	Yes
January	Liberty	Nelson Farms Associates LLC	0.63	FR/PR	Single family residential	Yes
January	Liberty	Highland Mngt./Wingate Land Group	77.966	FR-1/PR	Woodland Hall Section 2	No
January	Orange	David Perry Co	2.923	FR-1/PCD	Old State Shoppes	Yes
January	Scioto	Mike Kelley	3	PCD/C-2	Business expansion	No
January	Trenton	Country View of Sunbury	12.147	RR/RR	Addition to nursing home	Yes
February	Berkshire	Groezinger Golf Ent.	1.178	PRCD/FR-1	Reconfigure lots	Yes
February	Berlin	Crownover Farms Ltd.	87.82	FR-1/R-2-PRD	Eagle's Ridge Subd.	No
February	Genoa	State Street Capital Ltd.	73.159	RR/PD-2	Genoa Market Place	No
February	Harlem	Daniel Souder & Donna Smith	13.81	AR-1/FR-1	Single-family residential	Yes
February	Orange	Morgan LLC	2.1	C-2/PC	Office and day care facility	Yes
March	Berlin	Berlin Twp. Zoning/Crownover Farms	87.82	FR-1/R-2-PRD	Comp. Plan amendment	No
March	Orange	Orange Twp. Zoning Commission			Text (mixed-use dist.)	Yes
March	Orange	Orange Twp. Zoning Commission			Text (adult ent. dist.)	Yes
April	Berlin	Nancy Zaiser	0.564	NCD/OCPUD	Neighborhood diner	Yes
April	Berlin	Wayne Homes	2.1	PCD	Dev. plan amendment	Yes
April	Harlem	James & Kristen Roberts	2.13	AR-1/FR-1	Single-family residential	Yes
April	Liberty	Highland Mngt. Grp./Wingate Land	77.966	FR-1/PR	Woodland Hall Section 2	No
April	Troy	Jerry Paul	5.93	FR-1/PCD	Boat & RV storage	Yes
May	Berlin	Mark & Joseph Ciminello	9.491	FR-1/PCD	Condos (Waters Edge)	Yes
May	Berlin	Berlin Twp. Zoning Commission			Text amendments	Yes
May	Brown	Edward Roop (Bill Adams)	70.8	FR-1/PUD	Salt Run (cons. subd.)	No
May	Concord	NHG Development	5	FR-1/PRD	5-lot CAD	Yes
May	Liberty	Paul & Victoria Sherer (Sovereign Homes)	5.917	FR-1/PR	Brandon Sub.	Yes
May	Trenton	Jerry Tuttle	3	AR/FR	Single-family lot	Yes
June	Berkshire	Northwood Land Corp.	91.2	A-1/PRD	Johnson-Hale tract	No
June	Brown	Brown Twp. Zoning Commission			Owner-initiated text PUD	Yes
June	Genoa	Daniel Straub	50.271	RR/PD-1	Big Walnut Condos	Yes
June	Harlem	Jacqueline Wallake (Smith)	5.1	AR-1/FR-1	Lot split	No
June	Liberty	SSA, Ltd.	6.94	PC	Dev. plan approval	Yes
June	Orange	KD Orange 486 Inc., Tire Discounters	1.992	PCD	Tire discounters	Yes
June	Trenton	First Baptist Church of Sunbury	3	FR/RR	Lot split	Yes
June	Berkshire	Berkshire Twp. Zoning Comm.			Text amendments (Signage)	Yes
June	Liberty	Darrin Collier	4.896	C-2,FR-1/FR-1	Single-family residential	Yes
August	Berkshire	Tony Meacham	4.995	A-1/FR-1	Single-family residential	Yes
August	Delaware	John Krauss	0.59	FR-1/C-1	Krauss interstate trucking	No
August	Delaware	Ronald & Dorothy Jackson	45.61	FR-1/I	Trucco Corp. headquarters	Yes
August	Liberty	Geld Properties	2.74	FR-1/PR	13-unit condominium	Yes
August	Orange	John Nocar/Edmundo & Kimberly Perez	0.282	FR-1/SFPRD	Single lot in Oak Creek	Yes
August	Orange	Animal Hospital of Polaris	1.963	FR-1/PC	Veterinary clinic	Yes
August	Trenton	Michael Martin	7.963	FR/RR	Lot split	Yes
August	Troy	Jon Fenstermaker	13.95	FR-1/PCD	Commercial park	Yes
September	Berlin	Berlin Twp. Zoning Commission			Text amendments (General)	Yes
September	Delaware	Delaware Twp. Zoning Commission			Text amendments (Full rev.)	Yes
September	Oxford	Oxford Twp. Zoning Commission			Comp. plan review	Yes
September	Troy	Troy Twp. Zoning Commission			Comp. Plan amendment	Yes
September	Troy	Troy Twp. Zoning Commission			Text amendments (Adult/Ind.)	Yes
September	Troy	T & R Properties			Comp. Plan amendment	Yes
October	Kingston	Siemer Land LLC c/o Robert Weiler Co.	605.76	FR-1/PRD	Pastures at Blue Church	Yes
October	Liberty	Wedgewood Office Park LLC	6.485	PC	Dev. Plan approval	Yes
October	Scioto	Scioto Twp. Zoning Commission			Text amendments (General)	Yes
October	Scioto	Scioto Twp. Zoning Commission			Text amendments (General)	Yes
November	Berkshire	Berkshire Twp. Zoning Comm.			Text amendments	Yes
November	Berlin	Berlin Twp. Zoning Commission			Text amendments	Yes
November	Genoa	Genoa Twp. Zoning Commission			Text amendments	Yes
November	Liberty	Elford Development Ltd.	26.887	PCD	Dev. plan approval	Yes
November	Trenton	Trenton Twp. Zoning Commission			Text amendments (Cons'n Sub.)	Yes
December	Genoa	Romanelli & Hughes	30	SR/PD-1	Villas at Highland Lakes	Yes
December	Harlem	Countrytyme Grove City Ltd.	6	AR-1/FR-1	Single-family residential	Yes

Lot splits and transfers

The pace of lot splits increased again with 104 reviewed lots in 2006 compared to 84 in 2005. Staff approved splits on 255 acres, creating 83 new lots. The average lot size, including splits with existing homes, was 2.45 acres. Thompson Township accounted for the largest number of lot splits (20), resulting in 20 new reviewed building sites. Kingston is a close second, with 17 splits resulting in 16 new building sites.

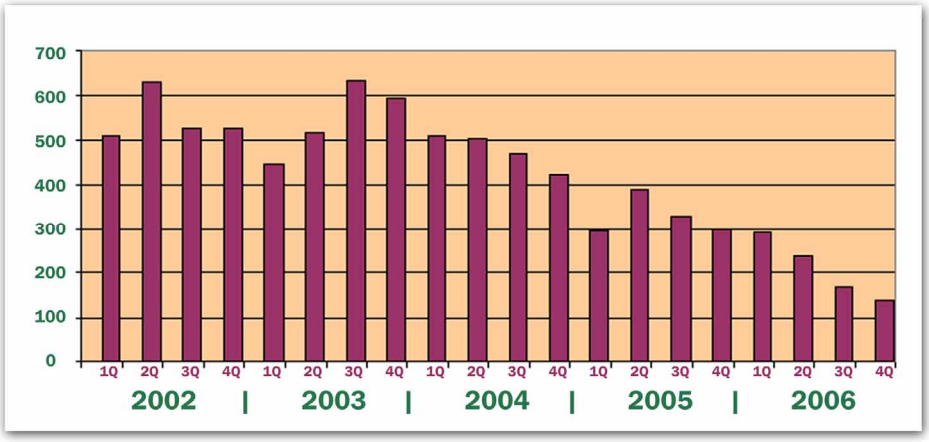
Adjacent property transfers decreased from 89 in 2005 to 46 in 2006. Transfers are typically small "slivers" of land that are not intended to be independent building sites. This year three large transfers were recorded, a 12-acre park site in Liberty Township, a 24-acre future condo site in Berlin Township and a 75-acre tract in Radnor Township. After factoring those transfers out, the average transfer size was 1.62 acres.

	Lot Splits			Transfers	
Township	No.	Acreage	Vacant Lots Reviewed	No.	Acreage
Berkshire	2	6.04	1	6	10.067
Berlin	6	14.502	6	3	25.300
Brown	4	8	1	3	2.500
Concord	7	18.184	5	1	.835
Delaware	4	9.171	1	0	0
Genoa	9	21.924	6	6	.785
Harlem	7	15.744	7	2	4.564
Kingston	17	44.015	16	2	5.517
Liberty	2	3.611	1	4	28.670
Marlboro	0	0	0	0	0
Orange	9	20.033	7	3	4.482
Oxford	0	0	0	0	0
Porter	4	16.406	4	2	.744
Radnor	4	9.673	4	6	86.705
Scioto	3	7.252	1	2	.786
Thompson	20	46.513	20	3	3.034
Trenton	4	13.963	3	2	5.559
Troy	0	0	0	1	1.000
Total	**104**	**255.031**	**83**	**46**	**180.631**

Building permits

Building activity showed another drop of 35% from 2005 to 2006. This follows a 31% drop in 2005 when compared to 2004. For the third year, at least 12 townships saw a decrease in housing permit activity. Although these numbers sound troubling, they continue to be a reflection of a return to a more normal pace of growth. While subdivision activity is an indicator for future development, building permit trends show how quickly those lots are being absorbed by the construction industry. These numbers are used to track the number of housing lots in "the pipeline" of subdivision activity.

Building Permit Data 2002-2006 by Quarter



Building Permit Totals by Township, 1996-2006

TOWNSHIP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Berkshire	22	16	17	34	16	16	14	15	19	28	29
Berlin	66	54	98	117	128	182	157	123	97	84	66
Brown	17	9	10	8	17	10	14	11	8	4	3
Concord	30	43	96	103	235	355	294	410	235	167	134
Delaware	4	12	25	11	31	49	46	50	26	19	13
Genoa	363	342	622	507	651	667	708	646	442	305	183
Harlem	30	30	23	27	16	18	26	29	34	20	14
Kingston	18	19	24	37	30	37	34	35	18	14	13
Liberty	202	231	262	322	276	198	238	175	179	168	102
Marlboro	1	0	1	1	1	10	4	4	0	2	4
Orange	268	352	378	637	410	532	561	601	762	420	216
Oxford	6	6	4	9	10	11	11	8	7	4	6
Porter	13	16	17	11	12	9	11	18	15	8	11
Radnor	11	9	13	11	12	5	15	16	15	16	6
Scioto	26	20	27	37	21	9	18	20	15	25	15
Thompson	3	4	4	4	2	11	8	6	4	4	6
Trenton	25	17	13	12	10	11	13	11	11	14	7
Troy	15	13	12	6	7	14	24	10	16	9	7
TOTAL	1120	1193	1646	1894	1885	2117	2198	2180	1903	1311	835

Population projections

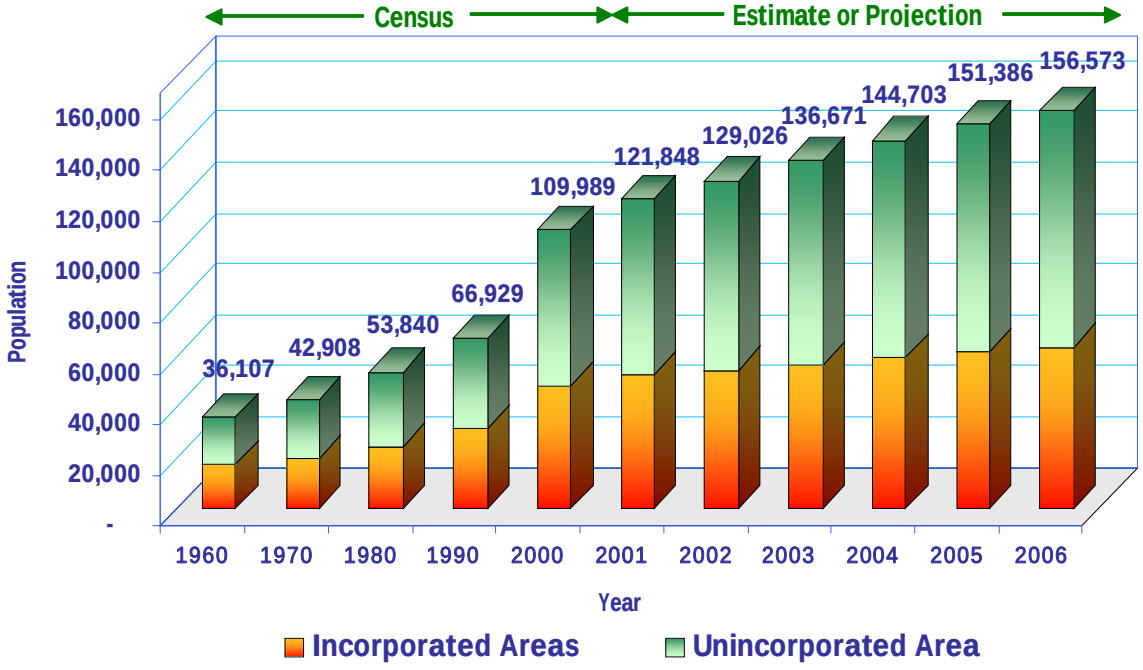
A 42.5% increase from April 1, 2000 to July 1, 2006 represented a numerical increase of 46,708 people to an estimated population of 156,697 in July, 2006, making it the 13th fastest growing for the period. For the past few years, Delaware County has been one of the fastest growing counties in the nation. The Census Bureau reported earlier that Delaware County was ranked 11th from July, 2000 to July, 2004, 12th from July, 2000 to July, 2005, and added 6,429 people from July 2005 to July, 2006.

Because of the domestic migration into Central Ohio and the regional domestic migration from the city of Columbus, Delaware County should continue to experience increasing population. Therefore, the RPC projects the county's population will be:

156,412 at the end of 2006 with 36% growth rate (2000-2006)
177,868 at the end of 2010 with 14% growth rate (2006-2010)
202,670 at the end of 2015 with 14% growth rate (2010-2015)
218,094 at the end of 2020 with 8% growth rate (2015-2020)

The Delaware County Regional Planning Commission makes population projections based upon a Housing Unit Method. The formula works as follows: 1) last Census (2000) used as a base year; 2) number of residents per dwelling unit is calculated based upon the last census information; 3) number and type of new residential building permits is tracked by month for all jurisdictions; 4) a time lag factor anticipates the occupancy date of new housing after building permit issuance; 5) new population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor; and 6) new population added to last census data to create projected population.

Population by Census and Projection to 2006



GIS review

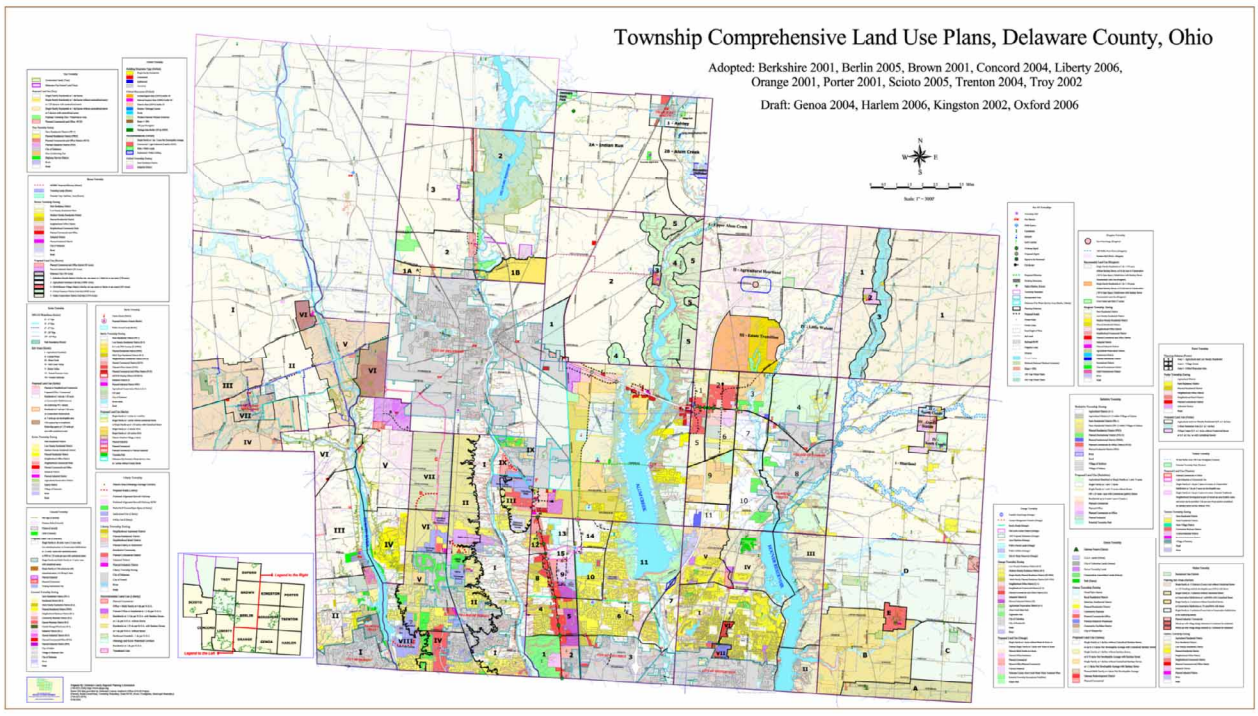
Last year our GIS intern, Loren Kenda, received his Master Degree in Geography at the Ohio State University, and then found a full time GIS job in Cleveland. In September, we hired our current GIS intern, Jae Teuk Chin, who is a Doctoral Student in the Department of City & Regional Planning at OSU.

Since 1998, DCRPC has used our departmental GIS system for reviewing new development projects (such as subdivision and rezoning proposals), for creating township/municipality comprehensive plans, and for monthly DCRPC meetings, township comprehensive plan meetings and other public presentations.

DCRPC continues to enhance and improve the content of our website (www.dcrpc.org). The staff strives to make sure that up-to-date information (especially zoning codes, zoning maps, township comprehensive plans, Demographic Packages and Development Trends) is shared with the public through the internet. All of this information is created with the help of GIS applications. Staff uses GIS applications to aid in preparing township/municipality comprehensive land use plans, monthly RPC staff reports, and other special projects. The GIS staff also provides high-quality customized GIS mapping for DCRPC members as well as the public.

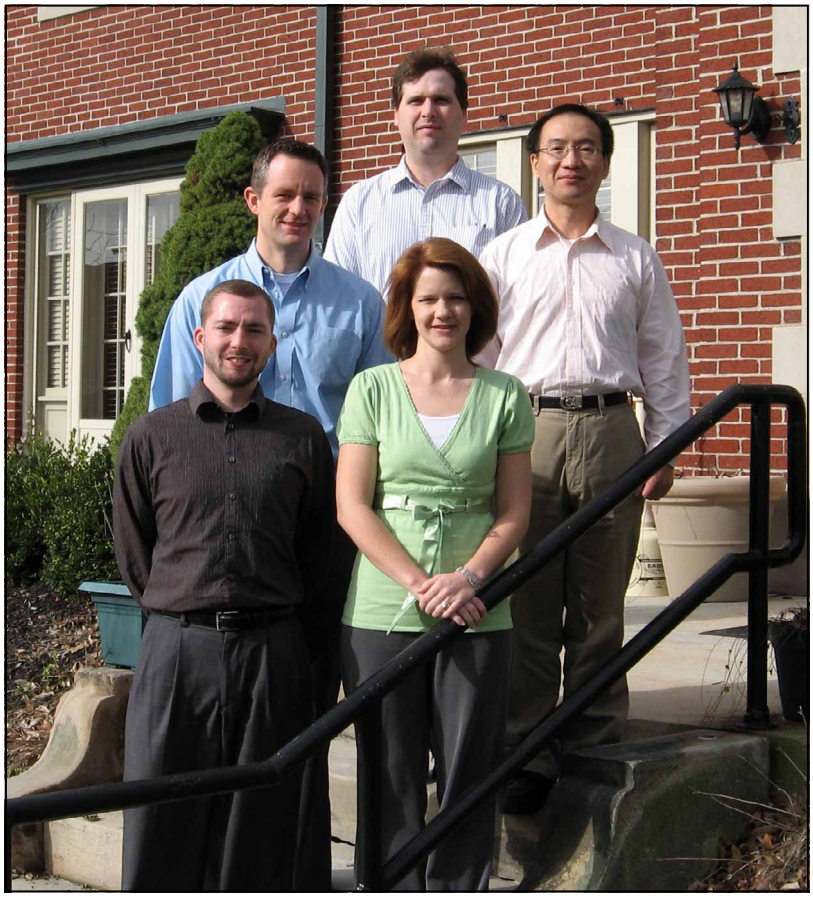
For the past seven years, DCRPC has been planning to host our own website with Internet GIS applications by using ESRI ArcIMS 9.1 technology, but due to many constraints, this project has never been done. Last year, DALIS agreed to help DCRPC publish some of our GIS data (proposed subdivisions, township rezoning applications, and township zoning maps and zoning codes) through the DALIS IMS website. This application has been in the County Intranet for the past two months. The county is updating its aerial photo and the DALIS staff is adjusting portions of its parcel layer to match the new ortho-photo. After the parcel adjustment is complete, DCRPC will regenerate our GIS layers to match the parcels. It is estimated that before the end of April 2007, all of the applications will be published through DALIS website.

DCRPC has used the Publisher extension for ESRI ArcGIS 9.2 to share and distribute GIS maps and GIS data to members and the public. Those maps can be viewed using any ArcGIS desktop, including the no-cost ESRI ArcReader application, allowing staff to share interactive maps with a wide range of users. DCRPC is always trying to evolve our GIS capabilities to make it the best system it can be.



This complex combination of all township Comprehensive Plans on a single map, is just one example of the data DCRPC staff provides each year.

DCRPC staff



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