

annual report



2014

Delaware

County

Regional

Planning

Commission

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In addition to this [Annual Report](#), the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies.

Our [Demographic Information](#), has been reformatted with updates made as they are received. It features population projections derived from Census information and local 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 last year, but for the last several years and decades.

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 If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

Mission

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.

Established in 1961, the DCRPC is the statutory planning authority for Delaware County (ORC 713.21(A)), working with all communities within Delaware County on projects of both local and regional significance, empowered (ORC 713.23(A)) to make studies, maps, plans, recommendations and reports concerning the physical, environmental, social, economic, and governmental characteristics, functions, services, and other aspects of the county, respectively. It also serves as the subdivision platting authority in unincorporated areas via ORC 711.10, working closely with local communities and county agencies such as the County Engineer, Sanitary Engineer, Soil and Water Conservation District, Health District, and other utilities to ensure development occurs in accordance with the Subdivision Regulations, local zoning, and other plans. It is required, by ORC 519.07, to serve as a review agency for all rezonings within the unincorporated areas of the county and to be a resource for other zoning-related matters such as development plan reviews and amendments. Much of this information is hosted on the DCRPC website.

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Delaware County Regional Planning Commission

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Representatives

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 (2/2015 – offices may change during the April organizational meeting)

Ken O'Brien, Delaware County Commissioner, Chair

Dave Stites, Kingston Township, Vice-Chair **Susan Kuba**, Brown Township, Member-At-Large

Jeff George, Berkshire Township, Second Vice-Chair **Tiffany Jenkins**, Sanitary Engineer, Member-At-Large

Representatives and Alternates (2/2015)

Village of Ashley

Jim Nelson, Rep.

Berkshire Township

Jeff George, Rep.
William Holtry, Alt.

Berlin Township

Rick Sedlacek, Rep.

Brown Township

Susan Kuba, Rep.
Bruce Wells, Alt.

Concord Township

Ric Irvine, Rep.

Delaware County

Gary Merrell, Commissioner
Ken O'Brien, Commissioner
Barb Lewis, Commissioner
Tim Hansley, (Administrator) Alt.
Fred Fowler, Code Compliance
Duane Matlack, Code Comp. Alt.
Steve Burke, Health Dept. Rep.
Mike Rogich/Adam Howard,
Health Dept. Alts.
Tiffany Jenkins, Sanitary Eng. Rep.
Jack Smelker, Sanitary Eng. Alt.
Chris Bauserman, Engineer Rep.
John Piccin/Rob Riley, Engineer Alt.

Delaware Township

Sharon Hough, Rep.
Karl Johnson, Alt.

City of Dublin

Gary Gunderman, Rep.

Village of Galena

Tom Hopper, Rep.

Genoa Township

Susan Dorsch, Rep.
Leo Wilhelm, Alt.

Harlem Township

Jon Trainer, Rep.
Dave Jackson, Alt.

Kingston Township

Dave Stites, Rep.
Bob Talbott, Alt.

Liberty Township

Matt Huffman, Rep.
David Anderson, Alt.

Marlboro Township

Hal Clase, Rep.

Orange Township

Tom Farahay, Rep.
Lisa Knapp, Alt.

Village of Ostrander

Joseph Proemm, Rep.
Larry Crile, Alt.

Oxford Township

William Thurston, Rep.
James Hatten, Alt.

Porter Township

Jim Sherman, Rep.

Radnor Township

Dan Boysel, Rep.
Teresa Watkins, Alt.

Scioto Township

Tom Brown, Rep.
Dan Quick, Alt.

Village of Shawnee Hills

Charlie Callender, Rep.
James Gauldin, Alt.

Village of Sunbury

Tom Zalewski, Rep.

Thompson Township

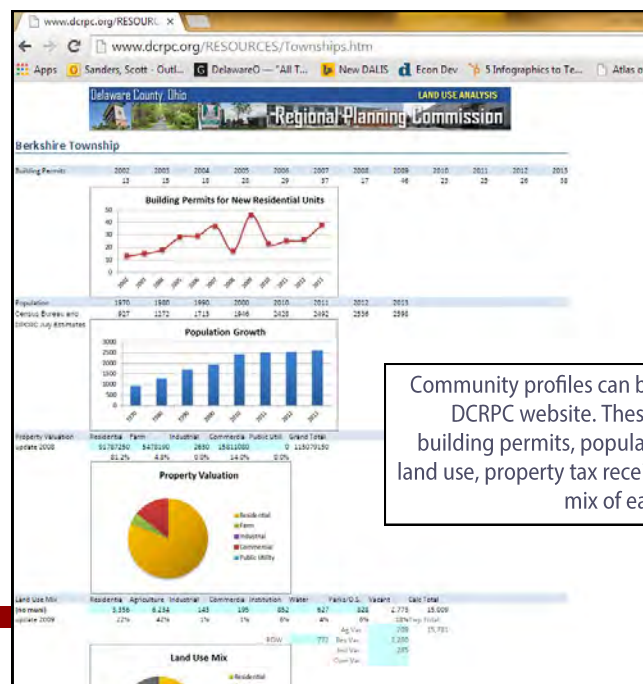
Bonnie Newland, Rep.

Trenton Township

Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township

Doug Price, Rep.
Charlie Cooperider, Alt.



Introduction

58%

Growth rate 2000-2010 (22nd fastest)

Growth rate 2010-2015

11%

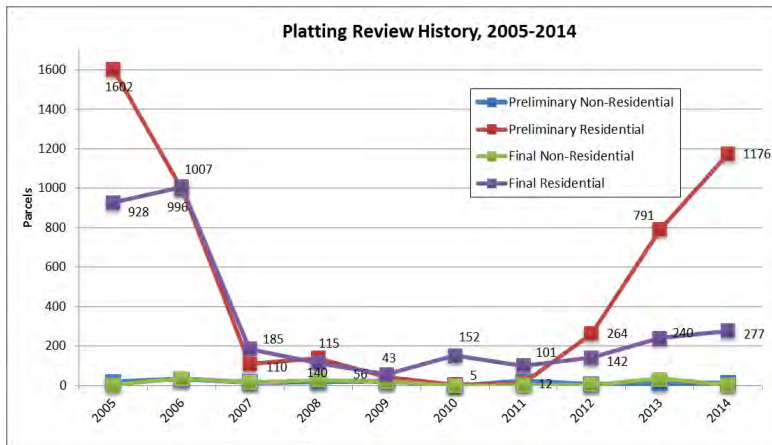
Highest growth 2010-2015

- Columbus 33%
- Ostrander 31%
- Galena 18%
- Berkshire 17%
- Sunbury 15%
- Concord 14%
- Orange 14%

791 Preliminary Lots approved in 2013

1176 Preliminary Lots in 2014

🏠 = 15 lots



67 acres of open space platted

115 acres acquired by Preservation Park (Pollack Road)

Single-Family Lots in Pipeline Up 5% (twps.)

Available Recorded Lots Up 2% (twps.)

748 Available Recorded Lots in municipalities

	2007	2008	2009	2010	2011	2012	2013	2014
Single-family lots	6,068	5,244	5,535	5,528	4,799	4,805	4,996	5,256
Multi-family units	3,767	3,019	3,000	2,366	2,452	2,569	2,591	2,492
Total units in the pipeline	9,835	8,263	8,535	7,894	7,251	7,374	7,587	7,748
5-year average permits	1,382	1,035	726	545	472	454	496	525
Years to build-out	7.11	7.98	11.75	14.48	15.4	16.2	15.3	14.8
"Ready to build" lots	2,066	1,835	1,619	1,452	1,238	979	825	849

(townships) *Supply at end of year*

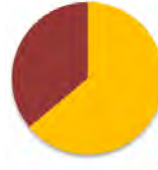
Housing Mix

- Single Family
- Multi-Family

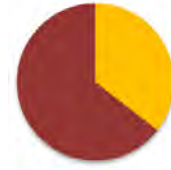
All Townships



All Municipalities



Columbus



22,706

Acres rezoned in townships since 1989



923 2010

Housing Permits



733 2011



1278 2012



1397 2013



1313 2014

261

Hours of specific project-related work (comprehensive plans, zoning codes and mapping).

New Webmaps

[Zoning](#) [Development Pattern](#) [Parks and Trails](#)

(click links above in electronic version or visit www.dcrpc.org)

290 lots

platted in 2014



12-cent per capita reduction in dues for member communities

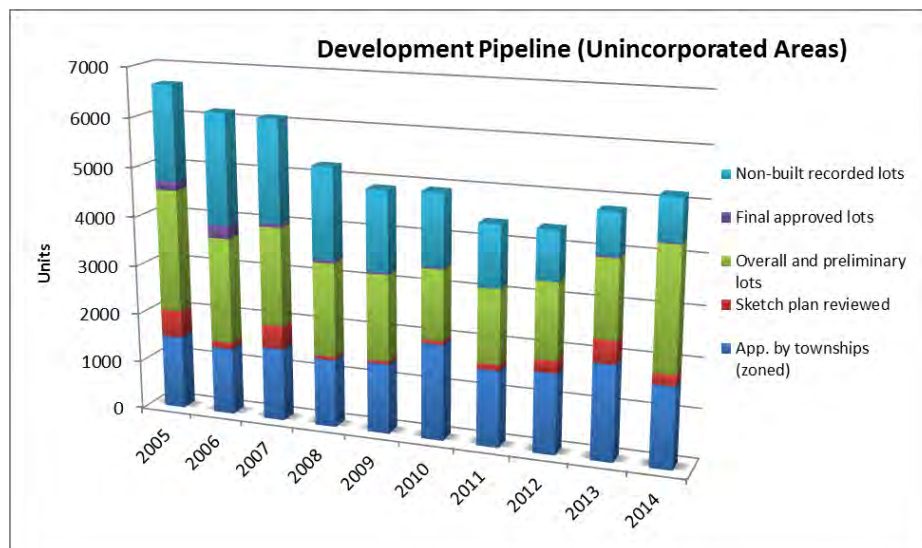
JURISDICTION	Census 2000	Census 2010	DCRPC 2015
Berkshire	1,946	2,428	2,853
Berlin	3,313	6,496	7,175
Brown	1,290	1,416	1,465
Concord	4,088	9,294	10,604
Delaware	1,559	1,964	2,064
Genoa	11,293	23,090	25,242
Harlem	3,762	3,953	4,138
Kingston	1,603	2,156	2,255
Liberty	9,182	14,581	16,308
Marlboro	227	281	293
Orange	12,464	23,762	27,104
Oxford	854	987	1,008
Porter	1,696	1,923	2,052
Radnor	1,335	1,540	1,603
Scioto	2,122	2,350	2,464
Thompson	558	684	712
Trenton	2,137	2,190	2,239
Troy	2,021	2,115	2,152
TWP TOTAL	61,450	101,210	111,730
Delaware	24,243	34,753	37,800
Galena	305	653	768
Sunbury	2,630	4,389	5,057
Shawnee Hills	419	681	770
Powell	6,247	11,500	12,975
Ashley	1,216	1,330	1,347
Ostrander	405	643	844
Dublin	4,283	4,018	4,018
Westerville	5,900	7,792	8,444
Columbus	1,891	7,245	9,667
MUNI TOTAL	48,539	73,004	81,690
COUNTY TOTAL	109,989	174,214	193,420

Summary

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2014. Represents 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**	New No-Plat Lots	Building Permits
Berkshire	2	7.859		84	94	2	45
Berlin	2	36.72	1	181		1	28
Brown							6
Concord	3	85.836				2	32
Delaware							1
Genoa	1	14.72	1	31	4	1	39
Harlem	2	11.12		3	3	3	13
Kingston				34		1	5
Liberty	7	391.862	1	493	4	8	89
Marlboro							2
Orange	5	138.864		366	131		209
Oxford							1
Porter							10
Radnor							6
Scioto			1				9
Thompson							0
Trenton							4
Troy						7	3

*Townships under the Rural Zoning Resolution **Includes residential and non-residential lots, may include lots that were previously reviewed (re-activations).



End of 2014	
Ready to build lots	849
Final plat approved	19
Preliminary approved	2,454
Sketch plan reviewed	220
Township zoned	1,636
Total in pipeline	7,748

This data represents lots that, at the end of the year, were in the listed phase of development but had not yet progressed to the next step.

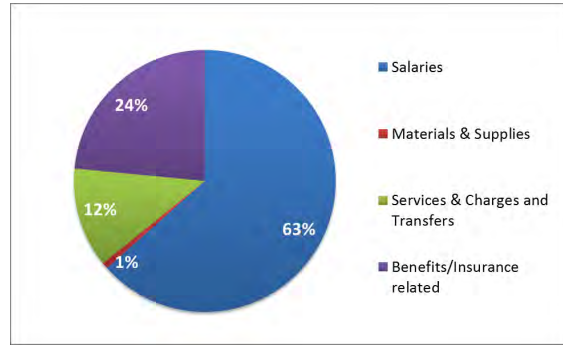
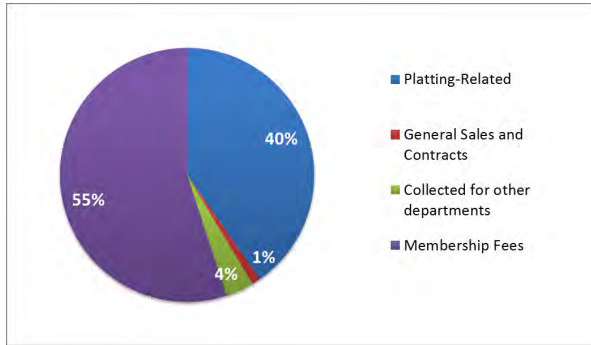
Financial

2014 Revenues

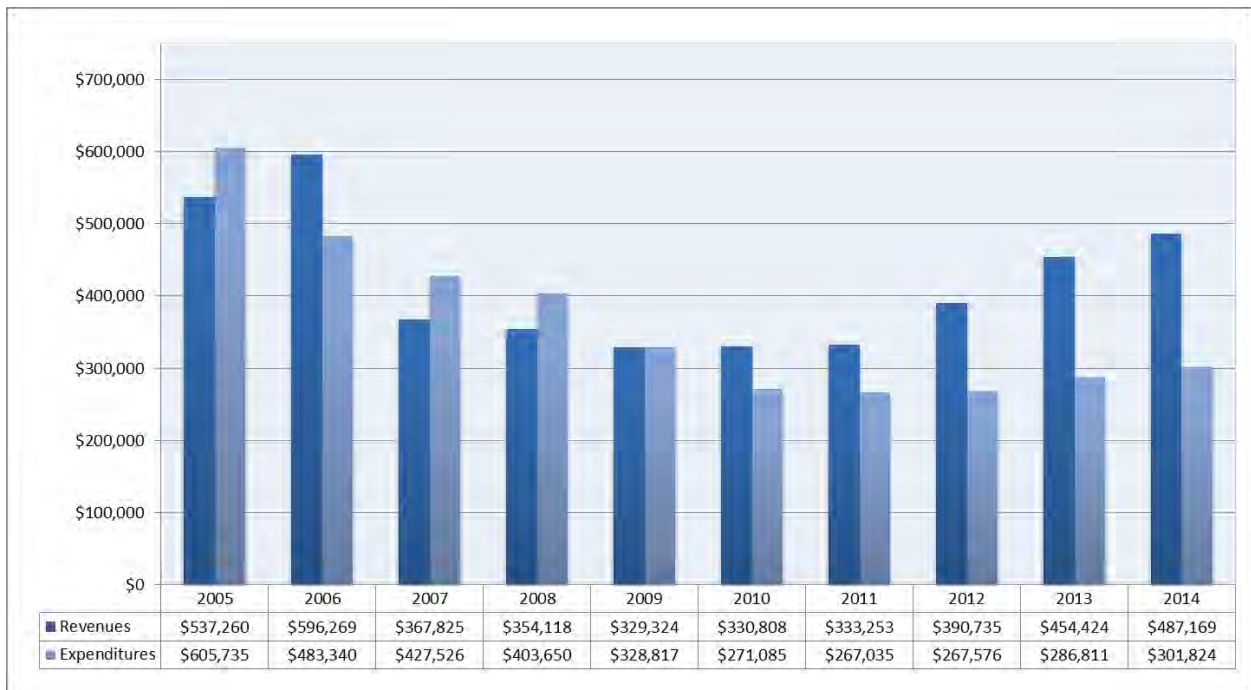
Platting Fees: Subdivisions, NPA	\$196,279
General Sales	\$1,577
Contract Services (Member Assistance)	\$3,982
Health Dept. Fees	\$10,785
Soil & Water Fees	\$6,275
Membership Fees	\$268,280
Total	\$487,178

2014 Expenditures

Salaries	\$198,288
Worker's Compensation	\$1,971
Hospitalization/Dental/Life Ins.	\$41,002
PERS	\$27,598
Medicare	\$2,843
Materials & Supplies	\$2,390
Services, Charges and Transfers	\$38,557
Total	\$312,649



2005-2014 Revenues vs. Expenditures



2009 and 2010 revenue has been adjusted to place pre-paid dues in the applicable year.

Subdivision

Sketch

This is the first phase of the Subdivision process. It includes a walkabout by several county agencies. Comments made after the visit assist applicants with the proper design of their projects.

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
January	Orange	North Farms*	248	124.9	Single-Family Residential
February	Orange	The Inn at South Old State*	2	15.75	Senior Care Facility
March	Bek/Kin	Northstar, Section 1, Phase E*	64	31.036	Single-Family Residential
March	Genoa	Holmes Tract (London Crossing)*	14	9.75	Single-Family Residential
March	Orange	Green Meadows Ind. Park, Lot 7511, Div. #1	2	4.242	Commercial Split
March	Orange	Woods at Weeping Rock*	24	13.93	Single-Family Residential
April	Genoa	Hawks Nest at the Reservoir*	13	32.6	Single-Family Residential
April	Liberty	Liberty Trace*	139	114.5	Single-Family Residential
May	Berkshire	Tanger Outlets*	1	66.10	Retail Outlet Center
May	Orange	Slate Ridge*	5	58.33	Hospital site and access
May	Orange	Olentangy Crossing, Sec 7, 7404, Div. #1*	1	25.03	Commercial Split
July	Berlin	Stablewood*	28	63.3	Single-Family Residential
July	Liberty	Olentangy Falls East*	150	146.94	Single-Family Residential
August	Orange	Creekside Industrial Park*	8	92.55	Industrial Park
September	Concord	Reid Estates	2	10.7	Single-Family Residential
December	Berlin	Sycamore Trail*	17	21.34	Single-Family Residential
December	Liberty	Liberty Bluff*	68	81.4	Single-Family Residential

*as of February 2015, project has proceeded through township zoning and/or with the submission of a Preliminary Subdivision Plan.

Preliminary

Approved Preliminary Plan, no tablings, extensions, withdrawals, or disapprovals.

Month	Township	Subdivision Name	Lots	Acres	Process	Type
January	Orange	North Farms	248	124.9	Preliminary	Residential
February	Berkshire	Northstar, Section 2, Phase A	10	6.07	Preliminary	Residential
February	Liberty	Harvest Point	38	35.14	Preliminary	Residential
February	Orange	The Inn at South Old State	2	15.75	Preliminary	Residential
March	Berlin	Glenmead (Revised)	65	67.763	Preliminary	Residential
March	Orange	Woods at Weeping Rock	24	13.93	Preliminary	Residential
April	Harlem	Frog Hollow	3	28.29	Preliminary	Residential
April	Liberty	Liberty Trace	139	114.5	Preliminary	Residential
May	Berkshire	Tanger Outlets	1	66.10	Preliminary	Commercial
May	Genoa	Northgate II	2	4.538	Preliminary	Commercial
May	Genoa	London Crossing	13	10.094	Preliminary	Residential
June	Berlin	Brookview Manor	88	87.84	Preliminary	Residential
June	Genoa	Sheffield Park, Sec. 1, Ph. B, Lot 6903, Div. #1	3	1.823	Preliminary	Residential
June	Orange	Meadows at Lewis Center, Section 2 (Revised)	37	15.80	Preliminary	Residential
July	Berkshire/King	Northstar, Section 1, Phase E	64	30.88	Preliminary	Residential
July	Liberty	Verona Liberty	166	113.53	Preliminary	Residential
July	Orange	Enclave at the Lakes	44	24.60	Preliminary	Residential
July	Orange	Slate Ridge Commercial South	2	17.50	Preliminary	Residential
August	Orange	Olentangy Crossings, Sec. 2, Lot 7353, Div. #2	1	1.608	Preliminary	Commercial
September	Berlin	Stablewood	28	63.30	Preliminary	Residential
September	Liberty	Olentangy Falls East	150	146.94	Preliminary	Residential
October	Orange	Creekside Industrial Park	8	92.55	Preliminary	Commercial
November	Berlin	Stablewood (Revised)	28	63.30	Preliminary	Residential
November	Genoa	Hawk's Nest	13	31.54	Preliminary	Residential
December	Berkshire	Northstar, Section 1, Phase D	43	18.69	Combined	Residential

Final plats

Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Process	Type
January	Liberty	Bartholomew Lake Estates, Lot 1055	0	0	Easement vacation	
January	Genoa	Highland Lakes North, Section 5, Part 4	2	0.835	Final	Residential
January	Orange	Olentangy Cross. So., Sec. 2, Lot 7489, Div. #1	2	5.569	Final	Commercial
January	Orange	Alum Crossing, Section 2, Phase B, Part 1	11	4.475	Final	Residential
January	Orange	Estates of Glen Oak, Section 5, Phase A	31	11.716	Final	Residential
May	Genoa	Sorrento at Highland Lakes easement vacation	1	30.207	Easement vacation	
June	Genoa	Northgate II	2	4.538	Final	Commercial
June	Orange	Alum Crossing, Sec. 2, Ph. B, Pt. 2	14	6.036	Final	Residential
June	Orange	Villas at Olentangy Crossing II	1	13.995	Easement vacation	
July	Berkshire	Killdeer Meadows, Section 3	33	9.84	Final	Residential
July	Concord	Scioto Reserve, Section 1, Phase 4, Lot 5777	1	.264	Easement vacation	
July	Harlem	Frog Hollow	3	28.291	Final	Residential
July	Liberty	Nelson Farms, Section 1, Phase C	4	5.395	Final	Residential
August	Orange	Meadows at Lewis Center North	38	25.83	Final	Residential
November	Orange	Sanctuary at the Lakes, Sec. 2, Pt. 1	35	22.79	Final	Residential
December	Berkshire	North Star, Section 1, Phase D	43	18.685	Combined	Residential
December	Berkshire	Killdeer Meadows, Section 4	18	6.283	Final	Residential

Summary Statistics of 2014 Subdivision Proposals					
Subdivision Proposals Approved by RPC (2014 only, not cumulative)					
Township	Total		Single-Family Lots	Multi-Family Housing Units	Non-Resident. Lots**
	Acreeage	# of Lots*			
Berkshire	121.16	137	135		2
Berlin	240.25	204	198		6
Concord	10.70	2	2		
Genoa	65.88	67	59		8
Harlem	22.29	3	3		
Kingston	16.71	34	33		1
Liberty	525.63	611	590		21
Orange	453.16	647	482	127	38
'14 TOTAL ('13 total)	1,455.78 (1,282.04)	1,705 (1,465)	1,502 (1,294)	127 (91)	76 (80)
Number include resubmissions of previously-approved Preliminary plans.					
* Number of units including total subdivided lots and multi-family housing units in 2014, including sketch plans and recorded plats.					
** Number of subdivided lots for commercial, industrial, or open space use.					



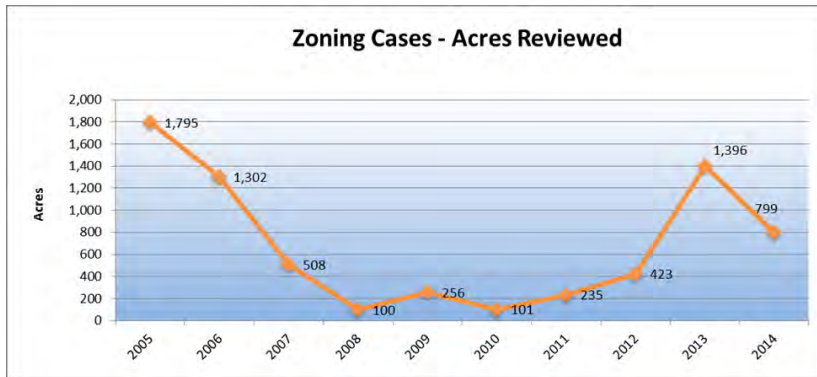
Economic Development

In 2014, the county rolled out a new resource for economic development through a new website. It has a variety of information and data about the county and will be valuable for site selectors. You can visit the site by clicking [here](http://www.delawarecountyecondev.com), or by going to www.delawarecountyecondev.com.

Rezoning

Township	Map Cases	2014 Total Acreage	2013 Total Acreage	Acreage Change from 2013	Text cases
Berkshire	2	7.859	396.206	-388.347	
Berlin	2	36.72	145.48	-108.76	1
Concord	3	197.536	13.17	+184.366	
Genoa	1	14.72	33.285	-18.565	1
Harlem	2	11.12	7.824	+3.296	
Liberty	6*	391.862	300.05	+91.812	1
Orange	6*	138.864	469.028	-330.164	
Scioto	0	0	0	NA	1
Trenton	0	0	30.582	-30.582	
Total		798.681	1395.725	-597.044	

*Liberty and Orange Township cases included land that had been previously rezoned where the applicant was changing the original development plan.

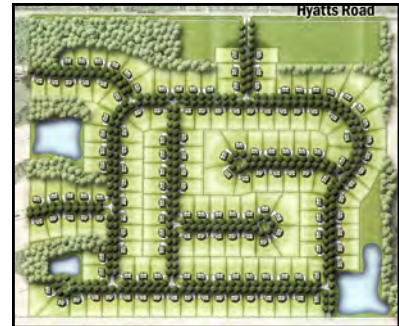


September - Liberty Bluff (Real Property Development)



March - Allington (Peter Marks)

Larger Cases



March - Olenantany Falls East



July - River Bluff (Metro Development)



May - Lifestyle Communities, mixed use (not approved by the township)

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. For more details, consult the RPC minutes. Number of units may change before final approval at the township level. Red indicates a graphic is included on these pages.

Month	Twp.	Applicant	Acres	From/To	Reason
March	Berlin	Berlin Twp. Zoning Commission	-	-	Zoning code review
March	Genoa	Genoa Twp. Zoning Commission	-	-	Comprehensive Plan review
March	Liberty	Rockford Homes	146.94	FR1&PERRC/PRD	Olentangy Falls East (150 lots)
March	Liberty	Peter Marks	102.861	PRD plan amend.	Allington (prev. Trail's End) (45 lots)
April	Berkshire	Jeffrey & Jodie Monebrake	5.01	A-1/FR-1	Future Lot Split
April	Orange	Judith Hook Trustees	10	FR-1/PCD	Home conversion to wellness center
May	Scioto	Scioto Twp. Zoning Commission	-	-	Text amendments
May	Berkshire	Douglas Hoover	2.849	PCD/FR-1	Future Lot Split
May	Liberty	Lifestyle Communities	7.32	PC/PC	Town Center commercial
May	Liberty	Lifestyle Communities	39.321	PC&PI/PR	Town Center residential (319 units)
May	Berlin	Old Harbor Estates LLC	15.38	FR-1/R3 w/PRD	Old Harbor south (24 lots)
June	Concord	Metro Development LLC	111.7	FR-1/PRD	Clark Shaw Moors (223 lots)
July	Orange	Epcon Communities	16.444	FR-1/SFPRD	Courtyards product (32 units)
July	Orange	Epcon Communities	28.12	MFPRD/MFPRD	Courtyards product (91 units)
July	Concord	Epcon Communities	26.616	FR-1/PR	Courtyards product (80 units)
July	Genoa	Epcon Communities	14.72	RR/PRD	Courtyards product (39 units)
July	Concord	Metro Development	49.61	FR-1& R-2to/PR	River Bluff Subdivision (92 lots)
August	Liberty	DCR Commercial Development	14.02	FR-1/PR	Wedgewood Park N. (13 lots)
September	Liberty	Liberty Twp. Zoning Commission	-	-	Text amend. – Planned Overlay
September	Liberty	Real Prop. Design and Dev. LLC	81.4	FR-1/PR	Liberty Bluff (68 lots)
October	Orange	Tuller Square Northpointe LLC	5.1	PCD/PCD	Additional outlots at Northpointe
October	Orange	Project Sandstone	74.1	PCD/PCD	Data Center
October	Berlin	James Property Management Ltd.	21.34	FR-1/R-2 w/PRD	Sycamore Trail (20 lots)
November	Harlem	Linda Allaby	5	AR-1/FR-1	Future Lot Split
November	Concord	EPCON Communities	9.61	FR-1/PRD	Courtyards product (29 units)
December	Orange	Nationwide Children's Hospital	5.1	PC&FR-1/PC	Ambulatory center
December	Harlem	Premier Res. Real Estate, LLC	6.12	AR-1/FR-1	Future Lot Split



June - Clark Shaw Moors



November - EPCON Courtyards project on Manley Road.



EPCON's Courtyards product - five separate zoning cases in 2014



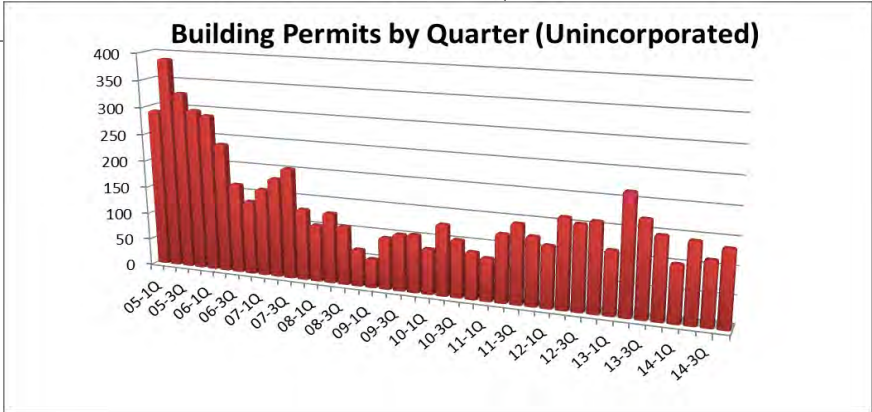
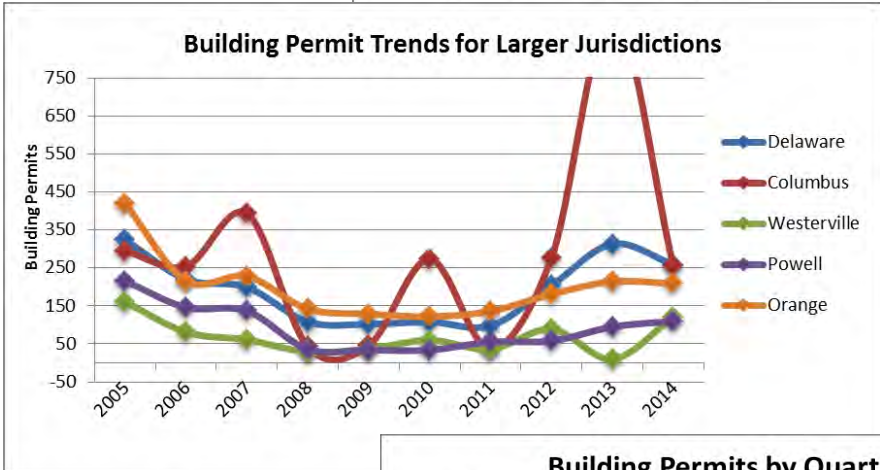
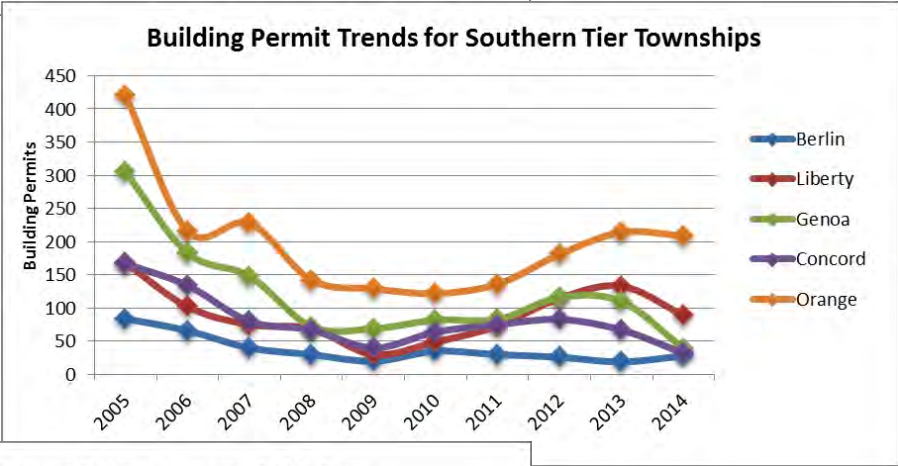
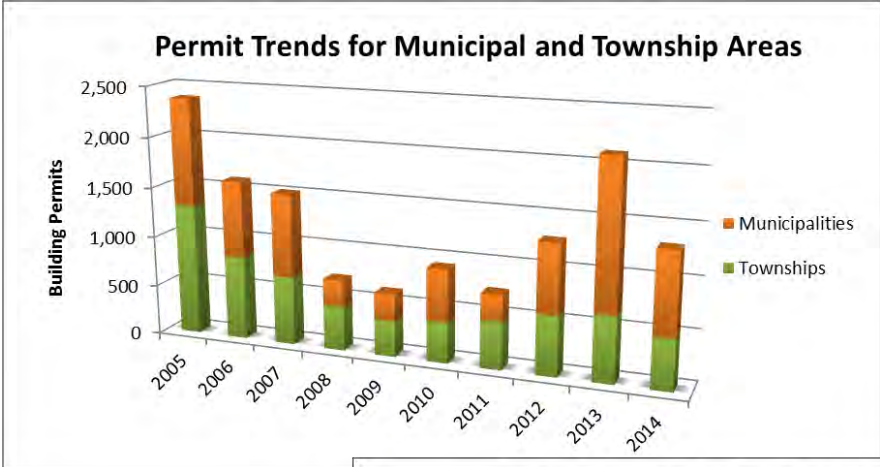
December - Nationwide Children's Hospital

Building permits

JURISDICTION	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Berkshire	14	15	19	28	29	37	17	46	23	25	26	38	45
Berlin	157	123	97	84	66	40	30	20	35	30	26	19	28
Brown	14	11	8	4	3	2	3	5	2	3	4	3	6
Concord	294	410	235	167	134	80	67	40	64	75	83	67	32
Delaware	46	50	26	19	13	1	3	1	4	9	6	7	1
Genoa	708	646	442	305	183	148	72	69	82	83	116	110	39
Harlem	26	29	34	20	14	19	17	5	5	13	9	21	13
Kingston	34	35	18	14	13	12	1	4	3	2	1	9	5
Liberty	238	175	179	168	102	75	69	30	49	73	115	133	89
Marlboro	4	4	0	2	4	2	0	1	0	0	0	0	2
Orange	561	601	762	420	216	228	142	129	122	136	181	214	209
Oxford	11	8	7	4	6	5	1	0	0	1	1	1	1
Porter	11	18	15	8	11	6	3	1	5	6	5	13	10
Radnor	15	16	15	16	6	3	3	0	0	1	3	6	6
Scioto	18	20	15	25	15	5	10	4	3	8	7	8	9
Thompson	8	6	4	4	6	7	0	0	2	2	2	1	0
Trenton	13	11	11	14	7	7	3	2	3	3	3	4	4
Troy	24	10	16	9	7	6	3	1	2	2	5	1	3
TWP TOTAL	2,198	2,180	1,903	1,311	835	683	444	358	404	472	593	655	502
Delaware	313	510	446	324	220	199	108	102	108	98	204	313	259
Galena	1	1	25	35	13	4	3	4	1	7	11	4	6
Sunbury	72	54	3	0	18	20	31	37	34	19	34	73	36
Shawnee Hills	17	15	24	16	7	2	0	3	2	3	1	10	10
Powell	127	370	339	216	146	137	36	34	34	55	58	95	110
Ashley	3	3	2	1	1	0	1	0	0	0	1	1	0
Ostrander	1	1	0	16	15	7	6	0	7	8	10	23	12
Dublin	3	4	2	0	2	1	2	1	0	0	0	0	2
Westerville	58	17	38	161	81	61	29	37	60	36	89	10	121
Columbus	236	251	246	295	254	225	43	46	273	35	277	213	255
						168*						708*	
MUNI TOTAL	831	1,226	1,125	1,064	757	824	259	264	519	261	685	1,450	811
GRAND TOTAL	3,029	3,411	3,028	2,375	1,592	1,507	703	622	923	733	1,278	2,105	1,313

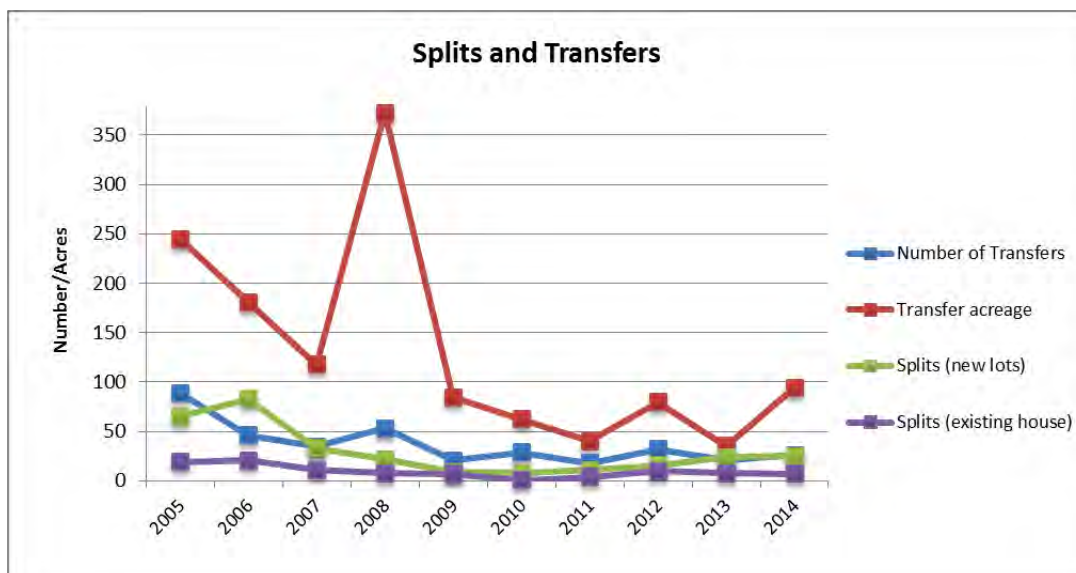
Non-residential building activity
2012: 24 2013: 20 2014: 26
(unincorporated areas)

**Some developments in Columbus utilize a zoning designation for "hotel." Such uses eventually function as multi-family residential uses. These have not been reflected in the building permit figures in the past and are separated in the above table. This includes one project permitted in 2007 and three projects permitted in 2013.*



Splits and transfers

Township	Lot Splits			Transfers	
	No.	Acreage	Vacant Lots	No.	Acreage
Berkshire	2	4.765	2	7	28.731
Berlin	1	1.381	1	2	15.548
Brown	1	2.439	0	1	0.773
Concord	2	5.018	2	0	0
Genoa	2	5.098	1	1	0.503
Harlem	3	7.824	3	1	0.149
Kingston	2	5.021	1	0	0
Liberty	12	29.295	8	1	2.4
Marlboro	0	0	0	1	0.61
Orange	0	0	0	5	11.447
Oxford	0	0	0	0	0
Porter	0	0	0	2	25.96
Radnor	0	0	0	1	0.984
Scioto	0	0	0	2	5.657
Thompson	0	0	0	0	0
Trenton	0	0	0	0	0
Troy	7	17.129	7	2	1.564
Total	32	77.97	25	26	94.326



Information may be updated online when April Census figures are available.

Population



increase in county-wide population from **April 1, 2010 to January 1, 2015**

added **19,206** people to a total of **193,420**.

No. 1 fastest-growing county in the state of Ohio between 4/2010 and 7/2013.

Census figures

58.39% increase from April 1, 2000 to April 1, 2010

64,225 new residents

to an total population of **174,214**,

making it the **22nd** fastest-growing county in the country for the decade.

DCRPC Projections

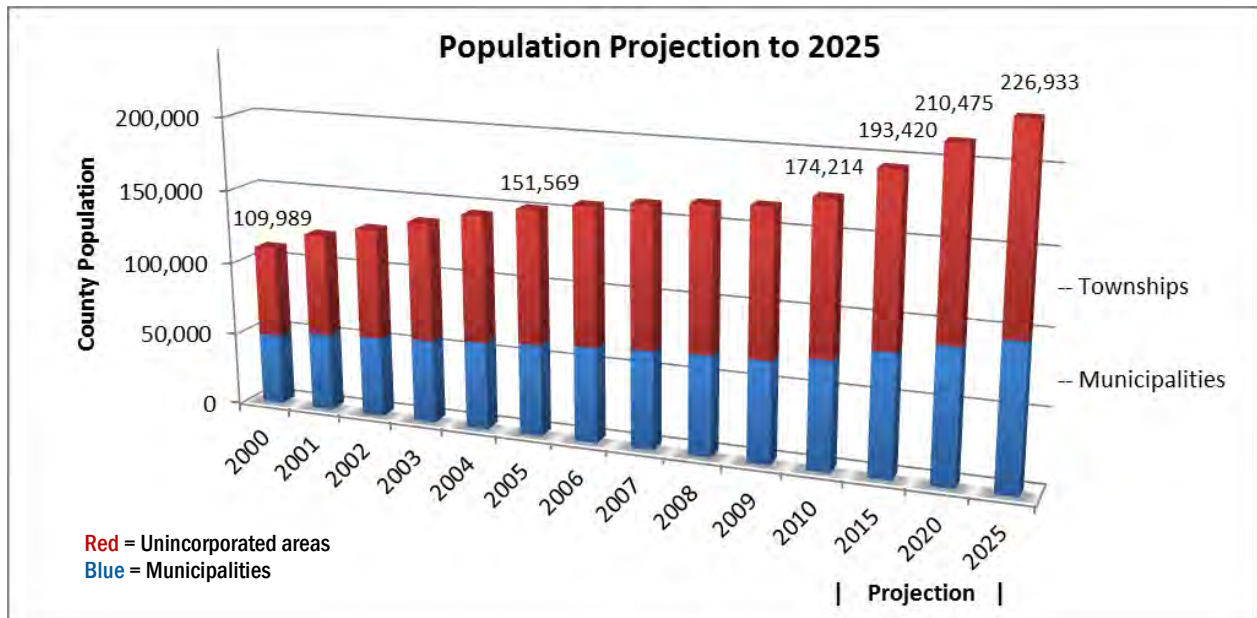
193,420 at the end of 2015 (8.25% growth 2010-2015)

210,475 at the end of 2020 (8.82% growth 2015-2020)

226,933 at the end of 2025 (7.82% growth 2020-2025)

243,058 at the end of 2030 (7.11% growth 2025-2030)

Projections are based on a Housing Unit Method with the following formula: 1) the last Census (2010) is used as a base year; 2) number of residents per dwelling unit is calculated based on census information; 3) number and type of new residential building permits for all jurisdictions; 4) a time lag anticipates the occupancy date of housing after permit issuance; 5) new population is projected for each jurisdiction based on the number of permits issued and number of residents per dwelling unit type, after the lag factor; and 6) new population added to last census data to create projection.



Multi-Family Study

As development continues throughout Delaware County, jurisdictions have seen an increase in multi-family developments. These developments often cause conflict. Multi-family often appears in conflict with the typical single-family development pattern. Second, requested densities are typically higher than the recommended densities in the local Comprehensive Plan.

The density issue often leads to questions and confusion. Higher densities suggest additional traffic, more students in the school system, and an increased need for services such as sewer and emergency services.

This study looked specifically at several developments, using student numbers provided by the Olentangy Local School District to determine what factors contribute to higher densities in certain developments. It also seeks to give guidance to local jurisdictions by providing real-world numbers on student generation by development type.

Data

Base map datasets are provided by the Delaware County Auditor's GIS Office (parcel, water, political boundaries, topography, road centerlines, right-of-way, etc.)



Student numbers were provided in Autumn, 2014 by the Olentangy Local School District transportation office and includes students K-12.

The **Student Index** is a simple calculation dividing the number of students located in each development by the total number of units in that development.

Effective Density is a simple calculation of approved units divided by overall acreage. **This number does not take the zoning density into consideration, nor does it count acreage that might be related to the approved density but not platted with it (such as golf course property or park dedication).**

Developments used were at or near build-out. Newer developments with undeveloped lots were not used.

Average Value is a range provided by Zillow.com.

Selected Single-Family Developments

Ranked by number of students generated per unit (Student Index)

	Jurisdiction	Name	Units	Students	Student Index	Acreage	Effective Density	Ave. Lot Size	Ave. Value
1	Liberty	Wingate	55	14	0.255	162	0.33	1 ac.	\$600k-\$1.3m
2	Powell City	The Retreat	148	57	0.385	243	0.61	1 - 2 ac.	\$450-\$700k
3	Orange/ Liberty	River Bend	161	70	0.435	162	1.00	.4 - 1 ac.	\$450-\$750k
4	Liberty	Scioto Hills and Scioto Hills 3	55	29	0.527	69.77	0.78	1 ac.	\$280-\$320k
5	Powell City	Deer Run	85	45	0.529	94.97	0.90	.80 ac.	\$550-\$900k
6	Orange	Highmeadows/ Greenmeadows	662	367	0.554	210.38	3.14	.16-.30 ac.	\$180-\$230k
7	Powell	Liberty Hills	100	63	0.630	63.18	1.00	.3-.5 ac.	\$270-\$350k
8	Berlin	Arbors at Cheshire	21	14	0.667	8.44	2.49	.20 ac.	\$225-\$250k
9	Liberty	Scioto Bluffs	33	26	0.788	43.77	0.75	1 - 1.5 ac.	\$450-\$520k
10	Powell City	Grandshire	297	240	0.808	117.16	2.53	.22 ac.	\$285-\$295k
11	Columbus	Village at Polaris Green	35	32	0.914	10.91	3.20	.075 ac.	\$150-\$170k
12	Orange	Glen Oak	235	217	0.923	135.46	1.73	.22 ac.	\$230-\$240k
13	Genoa	Sheffield Park	231	214	0.926	198	1.16	.3 ac.	\$350-\$380k
14	Orange	Cross Creek	131	132	1.008	71.52	1.83	.25-.3 ac.	\$290-\$340k
15	Berlin	Summerwood	136	142	1.044	182	0.74	1-1.4 ac.	\$450-\$800k
16	Berlin	Meadows at Cheshire	227	242	1.066	120.26	1.88	.3-.5 ac.	\$260-\$305k
17	Orange	McCammon Chase	91	100	1.099	64.26	1.41	.33 ac.	\$430-\$600k
18	Liberty	Wedgewood Park	92	104	1.130	73.62	1.25	.42 ac.	\$450-\$520k
19	Berlin	Cheshire Cove	67	80	1.194	44.24	1.52	.45-.5 ac.	\$230-\$250k
					Top Five Highest Ratios		Top Five Highest Densities	Top Five Smallest Lots	Top Five Highest Values

Selected Multi-Family Developments

Ranked by number of students generated per unit (Student Index)

	Jurisdiction	Name	Type	Units	Students	Student Index	Acreage	Eff. Density	Ave. Value
1	Genoa	Retreat at Grand Oak	2-unit condos	66	0	0.000	13.99	4.71 units/acre	\$160-\$250k
2	Orange	Village at Walker Woods	4-unit condos	108	3	0.028	19.54	5.52 units/acre	\$140-\$160k
3	Columbus	Kenyon Square	Four-story apartments	352	24	0.068	5.586	63 units/acre	1 br—\$772-\$1250/mo. 2 br—\$916-\$1765/mo.
4	Powell	Woods at Big Bear Farms	4-unit condos	88	7	0.080	17.73	4.96 units/acre	\$125-\$155k
5	Powell	Stonebridge at Golf Village	4-unit condos	180	16	0.089	35.05	5.13 units/acre	\$150-\$200k
6	Orange	Village at North Falls	4-unit condos	124	13	0.105	37.94	3.26 units/acre	\$160-\$215k
7	Genoa	Homestead at Highland Lakes	Single detached condo	62	7	0.113	18.47	3.35 units/acre	\$218-\$330k
8	Columbus	Lakes of Olentangy	8 to 12-unit apartments	282	34	0.121	20.32	13.87 units/acre	1 br—\$739-\$789/mo. 2 br—\$859-\$989/mo.
9	Powell	Village at Kinsale	3-unit condos	51	7	0.137	13.25	3.85 units/acre	\$280-\$345k
10	Columbus	Traditions at Walker Wood	4-unit condos	32	10	0.313	6.18	5.17 units/acre	\$145-\$165k
11	Columbus	Village at Polaris Park	Single detached condos	294	122	0.415	44.82	6.55 units/acre	\$135-\$155k
12	Orange	Dooley's Orchard	16-unit apartments	216	178	0.824	20.39	10.59 units/acre	2 br—\$759/mo. 3 br—\$959/mo.
			Three Most Dense Product Type			Top Five Highest Student Index		Top Five Highest Densities	

Institute of Traffic Engineers Trip Generation

Use	Trips per day
Single Family	9.57 trip ends/dwelling unit
Apartment—General	6.63 trip ends/dwelling unit
Residential Condominium	5.86 trip ends/dwelling unit
55+ Detached Housing	3.7 trip ends/dwelling unit
55+ Attached Housing	3.5 trip ends/dwelling unit

Averages

The average number of Olentangy students generated in the selected **single-family** developments is **.783 students** per household.

The average number of Olentangy students generated in the selected **multi-family** developments is **.147 students** per household (factoring out the lowest and highest).

Recommended density for Single-Family	Condominium equivalent
1 unit per acre	5 units per acre
1.5 units per acre	8 units per acre
2 units per acre	10 units per acre

Conclusions

There are many factors that contribute to student generation that aren't reflected in these tables: location, age of neighborhood, the age of housing stock, availability of private schools, etc. One thing that is certain is that multi-family development does not contribute the same impacts to schools and traffic.

Using just the overall averages of single-family versus multi-family development, it takes **5.33 units of multi family** to have the same impact as **one single-family unit** on schools. For traffic generation, the number is lower, with only two condominiums needed to generate the same trip ends as a single-family home. Apartments generate slightly more traffic per unit than condos. Age-restricted uses generate significantly less.

However, regardless of the numbers generated, the location

must be correct. Depending on the type of building product, multi-family uses must be carefully blended with typical commercial and single-family development. Ideally, all these uses are designed under a unified development plan that balances this mix of uses.





Departmental GIS is used for reviewing new development projects

- township/municipal comprehensive plans
- custom maps
- monthly DCRPC meetings and other public presentations.

Since **2007**, staff has worked with the **Auditor's** Office to publish data through the **DALIS** website. **Proposed Subdivisions, Pending Township Rezoning Applications, Township Zoning Maps, Township Zoning Codes, staff reports and special projects.**

2013 — assisted the Village of Sunbury and Concord Township in updating their Comprehensive Land Use Plan, maintained zoning maps for townships and the villages of Ashley, Galena, Ostrander, and Shawnee Hills. Several projects also utilized our GIS applications including the Delaware County Bikeway Plan, the OEEF Grant project for Olentangy River Watershed EPA Permit Study, Berlin Township and Berkshire Township Economic projects.

2014 — using ArcGIS Online and help from the County Auditor's Office DALIS team, DCRPC finally launched its own GIS web maps. Maps are embedded in DCRPC web site. Include a Development Pattern Map, Township Zoning Map, and Parks and Trails Map. Staff can create, manage, and share our GIS layers, and the public can view, inquiry, and use interactive tools to find out more information and print. DCRPC will integrate these maps into one standalone Web Map application in the near future.

DCRPC also used GIS applications to assist the Concord Township and Liberty Township in their Comprehensive Land Use Plans, maintained zoning maps not only for County townships, but also for seven townships in Morrow County and the Village of Ashley, Galena, Ostrander, and Shawnee Hills. Other projects utilizing GIS applications included the Berkshire Township JEDD (Joint Economic Development District) project, Orange Township Adult Business Buffer Analysis, Delaware County Bikeway Plan, Genoa Township Registered Business Geocoding, and projects regarding Net Developable Land calculation and Build-Out Analysis.

