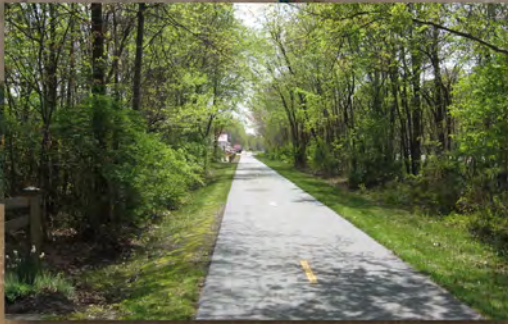


# Delaware County Regional Planning Commission



2015  
**Annual  
Report**

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is vital that our member communities help us keep our data current.** If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

*On the cover: Sawmill Parkway (courtesy Delaware County Engineer, 1800topsite.com), Simon-Tanger outlet mall, Ohio to Erie Trail in Genoa Township, new Mt. Carmel facility in Orange Township (courtesy Mt. Carmel Health System).*

## 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.

**Scott B. Sanders, AICP, Executive Director** (740) 833-2262 [ssanders@co.delaware.oh.us](mailto:ssanders@co.delaware.oh.us)

**Stephanie J. Matlack, Executive Administrative Assistant** (740) 833-2261 [smatlack@co.delaware.oh.us](mailto:smatlack@co.delaware.oh.us)

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**Delaware County Regional Planning Commission**

109 North Sandusky Street, Delaware, OH 43015  
740-833-2260 fax 740-833-2259 [www.dcrpc.org](http://www.dcrpc.org)

# 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 (3/2016 – offices may change during the April organizational meeting)

**Dave Stites**, Kingston Township, Chair

**Jeff George**, Berkshire Township, Vice-Chair **Susan Kuba**, Brown Township, Second Vice Chair

**Gary Merrell**, Delaware County Commissioner and **Tiffany Jenkins**, Sanitary Engineer, Members-At-Large

## Representatives and Alternates (3/2016)

### Village of Ashley

Unappointed

### Berkshire Township

Jeff George, Rep.  
William Holtry, Alt.

### Berlin Township

Chet Heid, Rep.  
Ken O'Brien, Alt.

### Brown Township

Susan Kuba, Rep.  
Bruce Wells, Alt.

### Concord Township

Ric Irvine, Rep.

### Delaware County

Jeff Benton, Commissioner  
Barb Lewis, Commissioner  
Gary Merrell, Commissioner  
Robert Lamb, (Econ. Dev.) Alt.  
Fred Fowler, Code Compliance  
Duane Matlack, Alt.  
Steve Burke, Health Dept. Rep.  
Mike Rogich, Alt.  
Adam Howard, Alt.  
Tiffany Jenkins, Sanitary Eng. Rep.  
Jack Smelker, Alt.  
Chris Bauserman, Engineer Rep.  
John Piccin/Rob Riley, Alt.

### Delaware Township

Sharon Hough, Rep.  
Karl Johnson, Alt.

### City of Dublin

Tammy Noble, Rep.  
Claudia Husak, Alt.

### Village of Galena

Tom Hopper, Rep.

### Genoa Township

Joe Shafer, Rep.  
Susan Dorsch, Alt.

### Harlem Township

Jon Trainer, Rep.  
Dave Jackson, Alt.

### Kingston Township

Dave Stites, Rep.  
Bob Talbott, Alt.

### Liberty Township

Tracey Mullenhour, Rep.  
Tom Mitchell, Alt.

### Marlboro Township

Ed Reely Rep.

### Orange Township

Anthony Hray, Rep.  
Michele Boni, Alt.

### Village of Ostrander

Joseph Proemm, Rep.  
Larry Crile, Alt.

### Oxford Township

William Thurston, Rep.  
James Hatten, Alt.

### Radnor Township

Dan Boysel, Rep.  
Teresa Watkins, Alt.

### Scioto Township

Dan Quick, Rep.  
Marvin McIntire, Alt.

### Village of Shawnee Hills

James Gauldin, Rep.  
Josh Vidor, 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.  
Richard Lehner, Alt.



# Introduction

**58%**

Growth rate 2000-2010 (22nd fastest)

**14%**

Growth rate 2010-2016

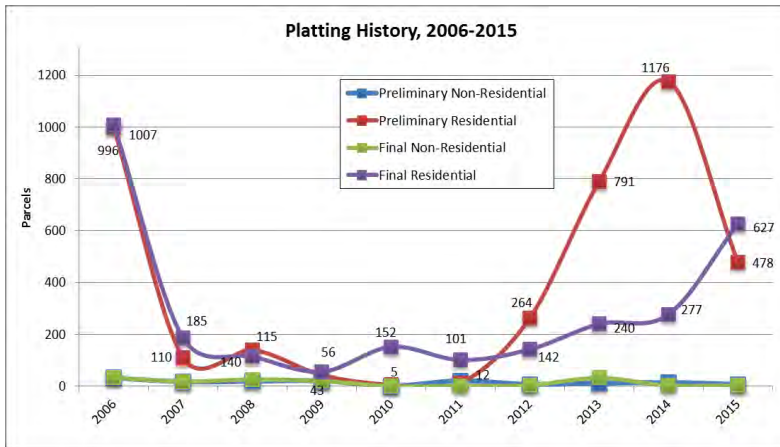
**#92**

**100 Fastest-Growing  
U.S. Counties**  
from April 2010 - July 2015

**1176**  
Preliminary  
Lots in 2014

**478**  
Preliminary  
Lots in 2015

= 15 lots



**Sawmill Parkway Extension**  
(5 1/2 miles under construction)

**80 acres of open space platted**

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

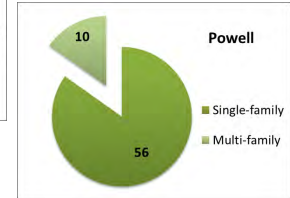
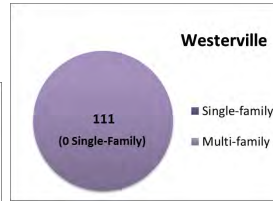
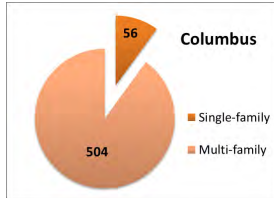
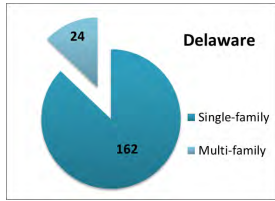
**Available Recorded Lots Up 7% (twps.)**

**822**  
Available Recorded Lots in municipalities

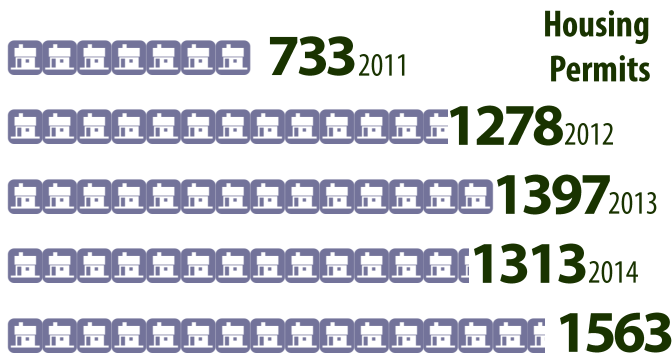
	2008	2009	2010	2011	2012	2013	2014	2015
Single-family lots	5,244	5,535	5,528	4,799	4,805	4,996	5,256	6,061
Multi-family units	3,019	3,000	2,366	2,452	2,569	2,591	2,492	3,299
<b>Total units in the pipeline</b>	<b>8,263</b>	<b>8,535</b>	<b>7,894</b>	<b>7,251</b>	<b>7,374</b>	<b>7,587</b>	<b>7,748</b>	<b>9,360</b>
5-year average permits	1,035	726	545	472	454	496	525	568
<b>Years to build-out</b>	<b>7.9</b>	<b>11.8</b>	<b>14.5</b>	<b>15.4</b>	<b>16.2</b>	<b>15.3</b>	<b>14.8</b>	<b>16.5</b>
"Ready to build" lots	1,835	1,619	1,452	1,238	979	825	849	907

(townships) Supply at end of year

2015 Permit Trends  
Larger Municipalities



**23,881**  
Acres rezoned in townships since 1989




**\$290,558,440**  
Increase in Real Estate and Personal  
Property Values (2014 to 2015 tax years)

**Webmaps**

[Zoning](#) [Development Pattern](#) [Parks and Trails](#)  
(click links above in electronic version or visit [www.dcrpc.org](http://www.dcrpc.org))

**543 lots**   
Twp platted in 2015 

 30-cent per capita  
reduction in dues for  
member communities

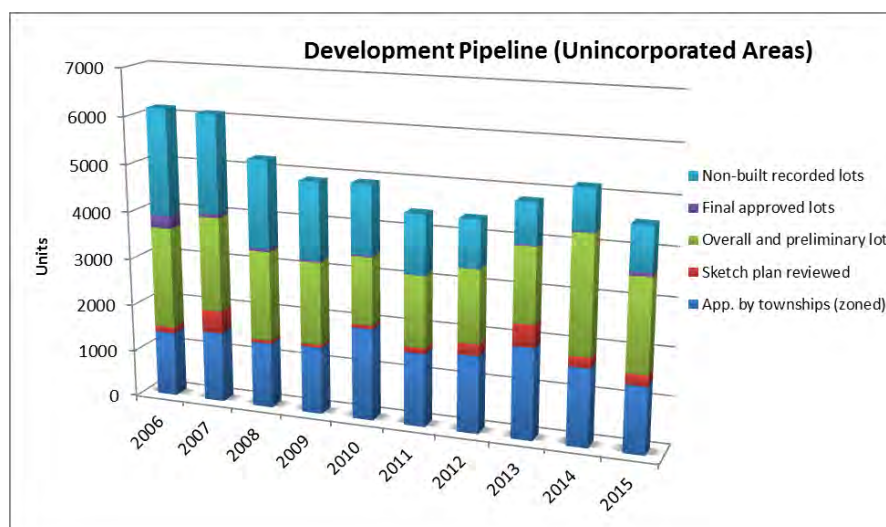
JURISDICTION	Census 2000	Census 2010	DCRPC 2016
Berkshire	1,946	2,428	3,169
Berlin	3,313	6,496	7,206
Brown	1,290	1,416	1,477
Concord	4,088	9,294	10,674
Delaware	1,559	1,964	2,072
Genoa	11,293	23,090	25,367
Harlem	3,762	3,953	4,173
Kingston	1,603	2,156	2,273
Liberty	9,182	14,581	16,432
Marlboro	227	281	289
Orange	12,464	23,762	27,549
Oxford	854	987	1,013
Porter	1,696	1,923	2,076
Radnor	1,335	1,540	1,607
Scioto	2,122	2,350	2,483
Thompson	558	684	717
Trenton	2,137	2,190	2,254
Troy	2,021	2,115	2,189
<b>TWP TOTAL</b>	<b>61,450</b>	<b>101,210</b>	<b>113,020</b>
<b>Delaware</b>	<b>24,243</b>	<b>34,753</b>	<b>38,403</b>
<b>Galena</b>	<b>305</b>	<b>653</b>	<b>783</b>
<b>Sunbury</b>	<b>2,630</b>	<b>4,389</b>	<b>5,154</b>
<b>Shawnee Hills</b>	<b>419</b>	<b>681</b>	<b>785</b>
<b>Powell</b>	<b>6,247</b>	<b>11,500</b>	<b>13,300</b>
<b>Ashley</b>	<b>1,216</b>	<b>1,330</b>	<b>1,347</b>
<b>Ostrander</b>	<b>405</b>	<b>643</b>	<b>878</b>
<b>Dublin</b>	<b>4,283</b>	<b>4,018</b>	<b>4,018</b>
<b>Westerville</b>	<b>5,900</b>	<b>7,792</b>	<b>9,247</b>
<b>Columbus</b>	<b>1,891</b>	<b>7,245</b>	<b>11,716</b>
<b>MUNI TOTAL</b>	<b>48,539</b>	<b>73,004</b>	<b>85,631</b>
<b>COUNTY TOTAL</b>	<b>109,989</b>	<b>174,214</b>	<b>198,651</b>

# Summary

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2015. 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	7.3	3	54	90	1	91
Berlin	1	21.78		106	73	1	24
Brown			1				3
Concord	4	174.21	1	234	29	1	39
Delaware	1	4.25				1	7
Genoa						3	66
Harlem	9	48.37	2	2	2	3	22
Kingston						3	7
Liberty	3	320.88	1	88	184	5	68
Marlboro							0
Orange	6	589.13		7	218	2	213
Oxford			1			1	1
Porter							13
Radnor						2	2
Scioto						1	9
Thompson							2
Trenton	1	7.5					5
Troy	1	2.17					8

\*\*Includes residential and non-residential lots, may include lots that were previously reviewed (re-activations).



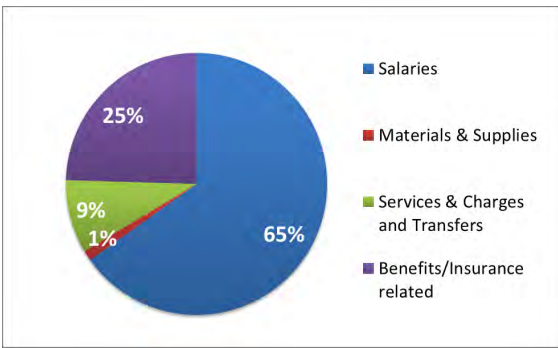
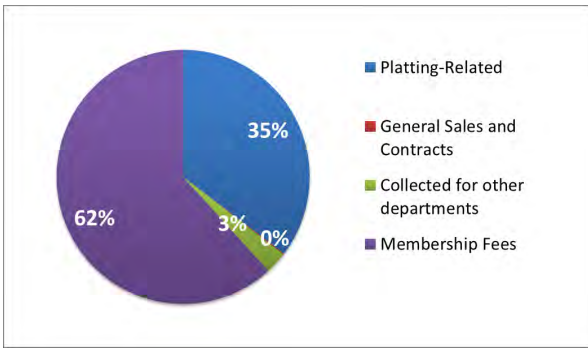
End of 2015	
Ready to build lots	907
Final plat approved	83
Preliminary approved	1,934
Sketch plan reviewed	228
Township zoned	1,401
<b>Total in pipeline</b>	<b>4,553</b>

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

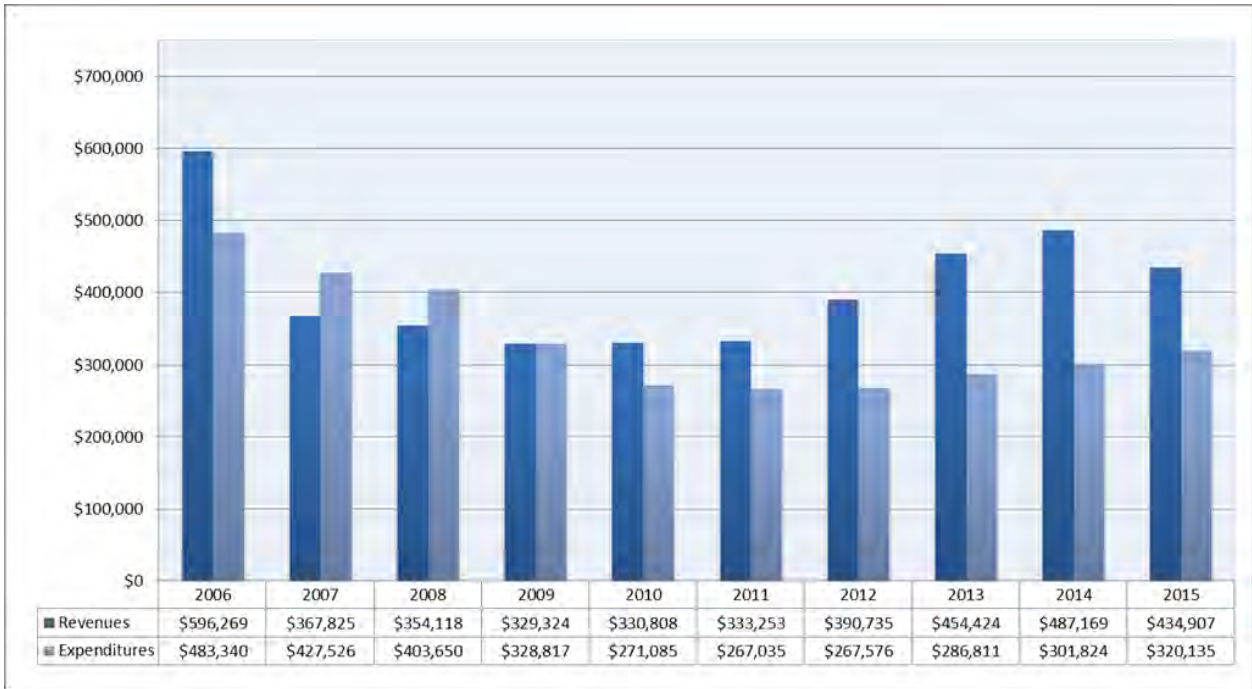
# Financial

2015 Revenues	
Platting Fees: Subdivisions, NPA	\$155,769
General Sales	\$138
Contract Services (Member Assistance)	\$466
Health Dept. Fees	\$8,910
Soil & Water Fees	\$3,450
Membership Fees	\$272,375
<b>Total</b>	<b>\$441,108</b>

2015 Expenditures	
Salaries	\$208,505
Worker's Compensation	\$2,085
Hospitalization/Dental/Life Ins.	\$44,324
PERS	\$29,191
Medicare	\$2,946
Materials & Supplies	\$4,092
Services, Charges and Transfers	\$28,992
<b>Total</b>	<b>\$320,135</b>



## 2005-2015 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
April	Harlem	Nance Family CAD*	2	12.18	Single-Family Residential
June	Genoa	The Glade at Highland Lakes*	45	50.27	Single-Family Residential
December	Brown	Hogback Bay CAD*	4	19.246	Single-Family Residential
December	Genoa	Parker Estates	13	40	Single-Family Residential
December	Orange	North Orange Single Family	45	26.7	Single-Family Residential

\*as of March 2016, 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
January	Berlin	Harbor View	23	29.91	Preliminary	Residential
January	Berlin	Glenmead, Sections 1 & 2	65	67.763	Preliminary	Residential
January	Liberty	Seldom Seen Acres, Lot 3413, Division 1	02	02.996	Preliminary	Commercial
February	Liberty	Liberty Bluff	68	81.40	Preliminary	Residential
April	Concord	Reid Estates	02	10.7	Preliminary	Residential
May	Liberty	BOK Estates	04	09.02	Preliminary	Residential
June	Berlin	Sycamore Trail	18	21.29	Preliminary	Residential
June	Orange	Northpointe Plaza	13	26.11	Preliminary	Commercial
July	Harlem	Nance Family CAD	2	12.178	Preliminary	Residential
July	Liberty	Wedgewood Park North	14	14.5	Preliminary	Residential
August	Concord	Clarkshaw Moors	232	116.8	Preliminary	Residential
November	Orange	Sanct. at the Lakes, Sec. 1, Lot 7851, Div. #1	02	04.491	Preliminary	Residential

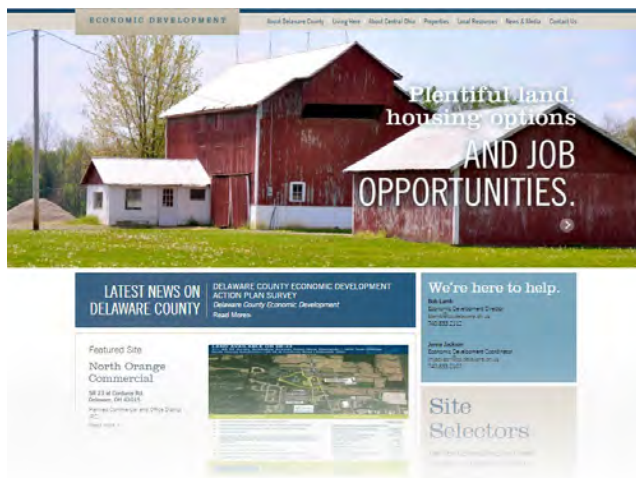
Summary Statistics of 2015 Subdivision Proposals					
Subdivision Proposals Approved by RPC (2015 only, not cumulative)					
Township	Total		Single-Family Lots	Multi-Family Housing Units	Non-Resident. Lots**
	Acreage	# of Lots*			
Berkshire	56.47	91	87		4
Berlin	171.84	191	174		17
Brown	19.25	4	4		
Concord	135.78	274	263		11
Genoa	122.61	110	101		9
Harlem	12.18	2	2		
Liberty	310.00	315	300		15
Orange	189.33	378	253	101	24
<b>2015 TOTAL (*14 total)</b>	<b>1,017.46 (1,455.78)</b>	<b>1,372 (1,705)</b>	<b>1,184 (1,502)</b>	<b>101 (127)</b>	<b>87 (76)</b>
<i>Number include resubmissions of previously-approved Preliminary plans.</i>					
<i>* Number of units including total subdivided lots and multi-family housing units in 2015, including sketch plans and recorded plats.</i>					
<i>** Number of subdivided lots for commercial, industrial, or open space use.</i>					



# Final plats

*Indicate buildable lots when the plat is recorded.*

Month	Township	Subdivision Name	Lots	Acres	Process	Type
January	Genoa	Vinmar Village, Section 1	32	22.248	Final	Residential
January	Orange	Olentangy Crossings, Sec. 2, Lot 7353, Div. #2	01	1.608	Final	Commercial
February	Berlin	Old Harbor Estates, Section 1	41	26.27	Final	Residential
February	Orange	Sanctuary at the Lakes, Section 2, Part 2	03	1.252	Final	Residential
March	Orange	Woods at Weeping Rock	24	13.939	Final	Residential
April	Harlem	Frog Hollow easement vacation	0	0	Easement vacation	
May	Concord	Scioto Reserve, Sec. 4, Ph. 13	29	8.28	Final	Residential
May	Liberty	Seldom Seen Acres, Lot 3413, Div. #1	02	02.99	Final	Commercial
May	Orange	Estate of Glen Oak, Section 5, Ph. B	20	8.10	Final	Residential
June	Berkshire	Cheshire Woods, Section 3, Phase A	35	28.74	Final	Residential
June	Berkshire	Northstar, Section 2, Phase A	10	07.22	Final	Residential
June	Berkshire	Northstar, Section 1, Phase C, Part 1	12	05.037	Combined	Residential
June	Berkshire	Northstar, Section 1, Phase C, Part 2	33	15.47	Combined	Residential
July	Orange	North Farms, Section 1	31	22.457	Final	Residential
August	Liberty	Nelson Farms, Section 2, Phase B	21	17.449	Final	Residential
August	Liberty	Trail's End, Section 2, Phase B	24	15.78	Final	Residential
August	Orange	Sanctuary at the Lakes, Section 3	18	8.203	Final	Residential
August	Orange	N. Orange, Section 1, Phase 3 easement vac.	02	0.921	Easement vacation	
September	Berlin	Brookview Manor, Section 1	31	26.607	Final	Residential
September	Liberty	Derby Glen Farms, Section 3	26	20.126	Final	Residential
September	Orange	Sanctuary at the Lakes, Section 5, Part 1	22	13.417	Final	Residential
September	Orange	Sanctuary at the Lakes, Section 5, Part 2	11	7.677	Final	Residential
October	Orange	Enclave at the Lakes	44	24.6	Final	Residential
October	Orange	The Meadows at Lewis Center	37	15.80	Final	Residential
October	Genoa	London Crossing	13	10.094	Final	Residential
October	Harlem	Nance Family CAD	02	12.178	Final	Residential
October	Liberty	The Heathers at Golf Village, Section 1	36	16.657	Final	Residential



## Economic Development

Over the course of 2016, Delaware County will be undertaking an Economic Development Strategic Plan. The process will include more than sixty meetings with business leaders, organizations, and the public. Using an Action Plan Survey as one of several ways to gather information, the plan is intended to set economic development priorities for the county throughout the next decade.

The county's Economic Development website has a variety of information and data related to the area 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](http://www.delawarecountyecondev.com).

# Rezoning

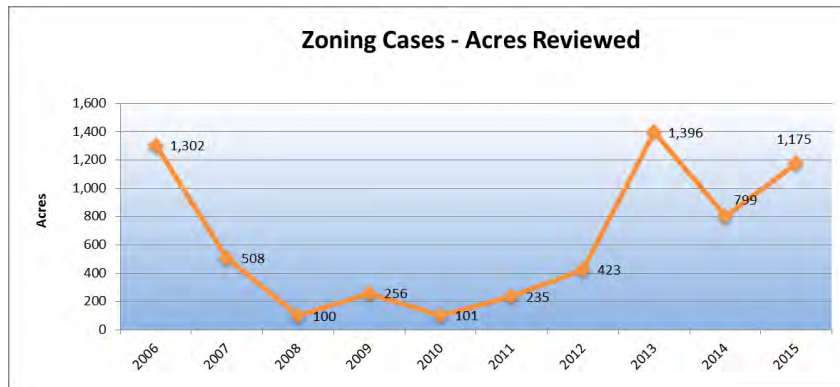
## Larger Cases

Township	Map Cases	2015 Total Acreage	2014 Total Acreage	Acreage Change from 2014	Text cases
Berkshire	2	7.3	7.859	-0.56	3
Berlin	1	21.78	36.72	-14.94	
Concord	4	174.21	197.536	-23.33	1
Delaware	1	4.25	0	+4.25	
Genoa	0	0	14.72	-14.72	
Harlem	9	48.37	11.12	+37.25	2
Liberty	3	320.88	391.862	-70.98	1
Orange	6	589.13	138.864	+450.27	
Trenton	1	7.5	0	+7.5	
Troy	1	2.17	0	+2.17	
<b>Total</b>	<b>28</b>	<b>1,175.59</b>	<b>798.681</b>	<b>+376.91</b>	<b>9*</b>

\*Includes one Zoning Code review each for Brown and Oxford Townships.



October - Metro/Woodcrest Crossing (Liberty Twp.)



August - Metro/Courtyards at River Bluff (Concord Twp.)



April - Evans Farm (Orange)



November - Metro/Scioto Ridge Crossing (Concord Twp.)

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
January	Berkshire	Driven Automotive	5.12	A-1/PCD	Car sales and storage units
January	Berkshire	Koehler, Gale	2.18	A-1/FR-1	Future lot split
January	Berkshire	Twp. Zoning Commission	-	-	Zoning code revisions
January	Harlem	Hames, Eric & Jennifer	6.52	AR-1/FR-1	Future lot split
January	Harlem	Feazel, Donna & Fling, Maxine	4.421	AR-1/FR-1	Future lot split
February	Delaware	Michael Langwasser	4.25	FR-1/PC	Barn used for weddings/events
February	Orange	Bob Webb Hidden Oaks LLC	20	SFPRD/MFPRD	Hidden Oaks (35 unit condos)
March	Harlem	John & Norma McCann	5.237	PCD/PCD	Additional uses
April	Harlem	Jack Clark	9.157	AR-1/FR-1	Future lot split
April	Harlem	Jerry Turner	8.58	AR-1/PCD	Tree farm and landscaping business
April	Liberty	Epcon Communities	9.779	AFR-1/PR	Courtyards at Bradford Ct. (69 units)
April	Orange	Evans Farm Land Dev. Co. LLC	418.8	FR-1/SFPRD	Evans Farm (986 single family)
April	Orange	Evans Farm Land Dev. Co. LLC	135.1	FR-1/PCD	Evans Farm (MF and commercial)
May	Concord	Metro Development LLC	5.027	FR-1/PRD	Clarkshaw Highlands (10 lots)
May	Harlem	Jerry Turner	8.58	AR-1/PCD	(Revised proposal from April)
June	Berlin	Wilson Investment Mngmnt LLC	21.78	FR-1/R-3 w/PRD	Johnny Cakes Corner (34 lots)
June	Brown	Twp. Zoning Commission	-	-	Zoning code revisions
June	Harlem	R.L. Voit Jr. Fam. Lim.Partnership	3.005	AR-1/FR-1	Future lot split
June	Liberty	Pulte Homes of Ohio LLC	134.39	FR-1/PR	Park National Bank (75 lots)
July	Harlem	Lynn Kuhleman/Keith Unterbrink	4.745	AR-1/FR-1	Future lot split
July	Liberty	Liberty Twp. Zoning Commission	-	-	Zoning code revisions
July	Orange	401 East Powell Road LLC	4.424	PCD	Development plan amendment
July	Orange	Katherine Leveque & Estates	4.94	PCD	Development plan amendment
July	Orange	Thomas Sanfillipo	5.87	PC	Development plan amendment
July	Trenton	Alma Jones	7.5	FR/CB	Landscape and storage
July	Troy	David & Cheryl Born	2.17	FR-1/PCD	Rental home, cabinet showroom
August	Berkshire	Twp. Zoning Commission	-	-	Comp. Plan revisions
August	Concord	Twp. Zoning Commission	-	-	Comp. Plan revisions
August	Concord	Metro Development	49.61	PRD	Dev. plan amendment (143 units)
August	Harlem	Twp. Zoning Commission	-	-	Zoning code revisions
September	Berkshire	Twp. Zoning Commission	-	-	Zoning code revisions
October	Concord	Metro Development	38.9	FR-1/PRD	Heather Ridge (75 lots)
October	Harlem	Gary Biddlestone	1.5	FR-1/PCD	Glen's Sports Barn
October	Harlem	Linda Paquin & Keara Jackson	5.209	AR-1/FR-1	Future lot split
October	Liberty	Metro Development	176.71	FR-1/PRD	Woodcrest Crossing (283 lots)
November	Concord	Metro Development LLC	80.669	FR-1/PRD	Scioto Ridge Crossing (162 lots)
December	Harlem	Twp. Zoning Commission	-	-	Zoning code revisions
December	Oxford	Twp. Zoning Commission	-	-	Zoning code revisions



June - Pulte Homes (Liberty Twp.)



April - Epcon/Courtyards at Bradford Court (Liberty Twp.)



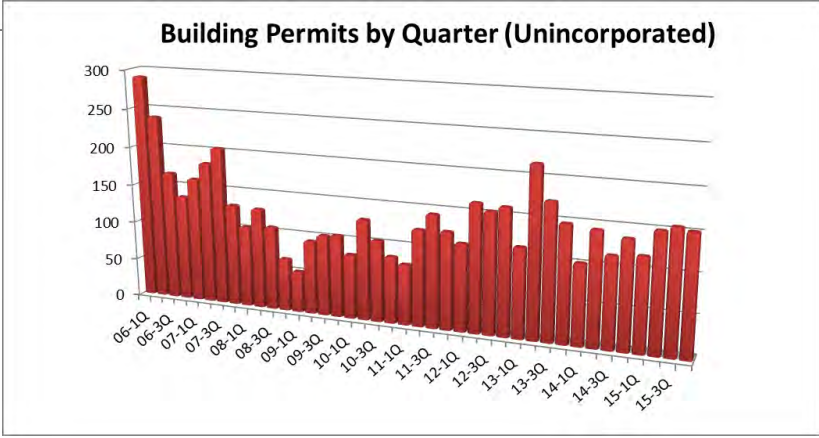
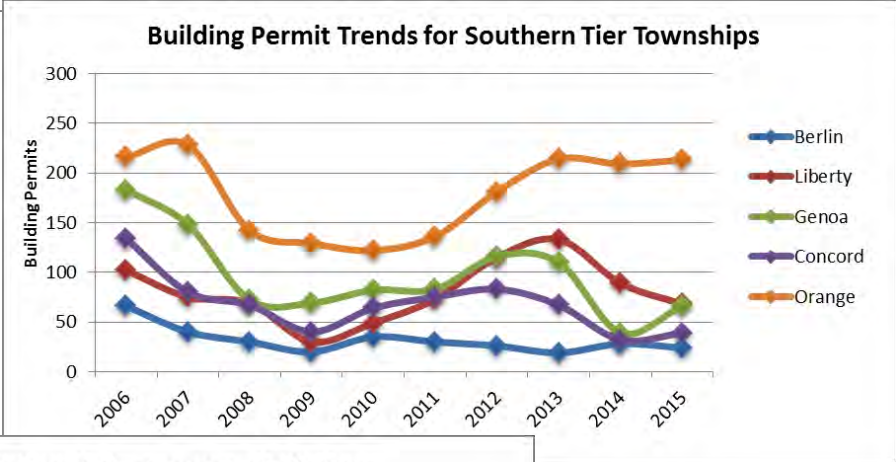
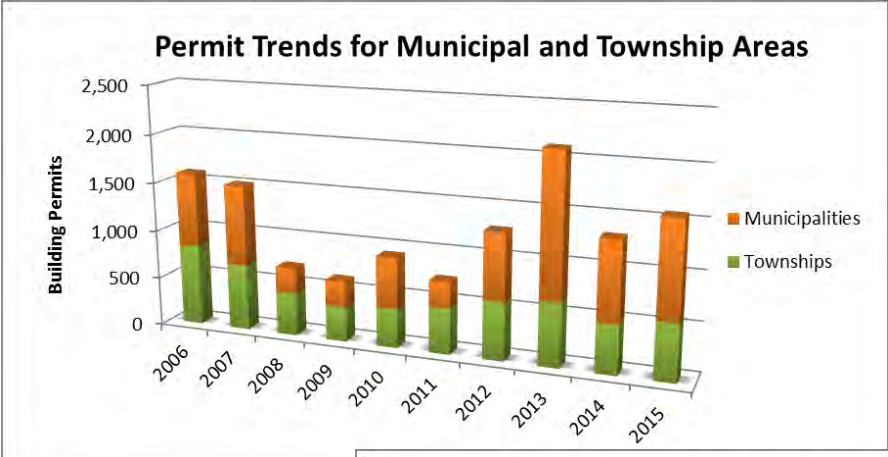
October - Metro/Heather Ridge (Concord Twp.)

# Building permits

JURISDICTION	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Berkshire	15	19	28	29	37	17	46	23	25	26	38	45	91
Berlin	123	97	84	66	40	30	20	35	30	26	19	28	24
Brown	11	8	4	3	2	3	5	2	3	4	3	6	3
Concord	410	235	167	134	80	67	40	64	75	83	67	32	39
Delaware	50	26	19	13	1	3	1	4	9	6	7	1	7
Genoa	646	442	305	183	148	72	69	82	83	116	110	39	66
Harlem	29	34	20	14	19	17	5	5	13	9	21	13	22
Kingston	35	18	14	13	12	1	4	3	2	1	9	5	7
Liberty	175	179	168	102	75	69	30	49	73	115	133	89	104
Marlboro	4	0	2	4	2	0	1	0	0	0	0	2	0
Orange	601	762	420	216	228	142	129	122	136	181	214	209	213
Oxford	8	7	4	6	5	1	0	0	1	1	1	1	1
Porter	18	15	8	11	6	3	1	5	6	5	13	10	13
Radnor	16	15	16	6	3	3	0	0	1	3	6	6	2
Scioto	20	15	25	15	5	10	4	3	8	7	8	9	9
Thompson	6	4	4	6	7	0	0	2	2	2	1	0	2
Trenton	11	11	14	7	7	3	2	3	3	3	4	4	5
Troy	10	16	9	7	6	3	1	2	2	5	1	3	8
<b>TWP TOTAL</b>	<b>2,180</b>	<b>1,903</b>	<b>1,311</b>	<b>835</b>	<b>683</b>	<b>444</b>	<b>358</b>	<b>404</b>	<b>472</b>	<b>593</b>	<b>655</b>	<b>502</b>	<b>616</b>
Delaware	510	446	324	220	199	108	102	108	98	204	313	259	186
Galena	1	25	35	13	4	3	4	1	7	11	4	6	7
Sunbury	54	3	0	18	20	31	37	34	19	34	73	36	36
Shawnee Hills	15	24	16	7	2	0	3	2	3	1	10	10	5
Powell	370	339	216	146	137	36	34	34	55	58	95	110	66
Ashley	3	2	1	1	0	1	0	0	0	1	1	0	0
Ostrander	1	0	16	15	7	6	0	7	8	10	23	12	12
Dublin	4	2	0	2	1	2	1	0	0	0	0	2	0
Westerville	17	38	161	81	61	29	37	60	36	89	10	121	111
Columbus	251	246	295	254	225	43	46	273	35	277	213	255	62
					168*						708*		498*
<b>MUNI TOTAL</b>	<b>1,226</b>	<b>1,125</b>	<b>1,064</b>	<b>757</b>	<b>824</b>	<b>259</b>	<b>264</b>	<b>519</b>	<b>261</b>	<b>685</b>	<b>1,450</b>	<b>811</b>	<b>983</b>
<b>GRAND TOTAL</b>	<b>3,411</b>	<b>3,028</b>	<b>2,375</b>	<b>1,592</b>	<b>1,507</b>	<b>703</b>	<b>622</b>	<b>923</b>	<b>733</b>	<b>1,278</b>	<b>2,105</b>	<b>1,313</b>	<b>1,563</b>

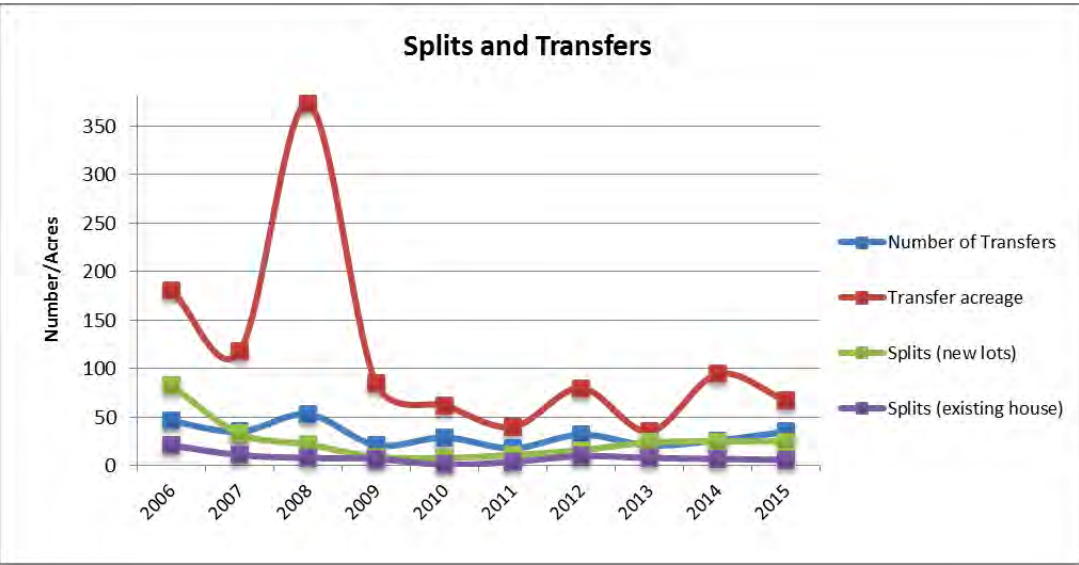
Non-residential building activity  
**2013: 20 2014: 26 2015: 65**  
(unincorporated areas)

*\*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 in 2007, three in 2013, and one in 2015.*



# Splits and transfers

Township	Lot Splits			Transfers	
	No.	Acreage	Vacant	No.	Acreage
Berkshire	3	6.171	1	1	1.002
Berlin	1	2.7	1	2	4.461
Brown	0	0	0	3	5.891
Concord	2	5.044	1	1	0.13
Delaware	1	3.005	1	0	0
Genoa	4	10.689	3	1	1.22
Harlem	3	7.422	3	3	14.393
Kingston	3	7.222	3	0	0
Liberty	6	14.83	5	10	14.457
Marlboro	0	0	0	0	0
Orange	2	4.001	2	1	0.513
Oxford	1	2.003	1	2	2.634
Porter	1	3.279	0	1	0.165
Radnor	2	6.169	2	3	2.789
Scioto	1	3.605	1	6	19.041
Thompson	0	0	0	0	0
Trenton	0	0	0	1	0.506
Troy	0	0	0	0	0
<b>Total</b>	<b>30</b>	<b>76.14</b>	<b>24</b>	<b>35</b>	<b>67.202</b>



# Population

**12%**

growth in county population from **April 1, 2010 to the end of 2015**

added **20,819** people to a total of **195,033**.

**No. 1 fastest-growing county in the state of Ohio between 4/2010 and 7/2014.**

## 2010 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.

**#92**

*Delaware County has rejoined the **100 Fastest-Growing U.S. Counties** from April 2010 - July 2015*

## DCRPC Projections

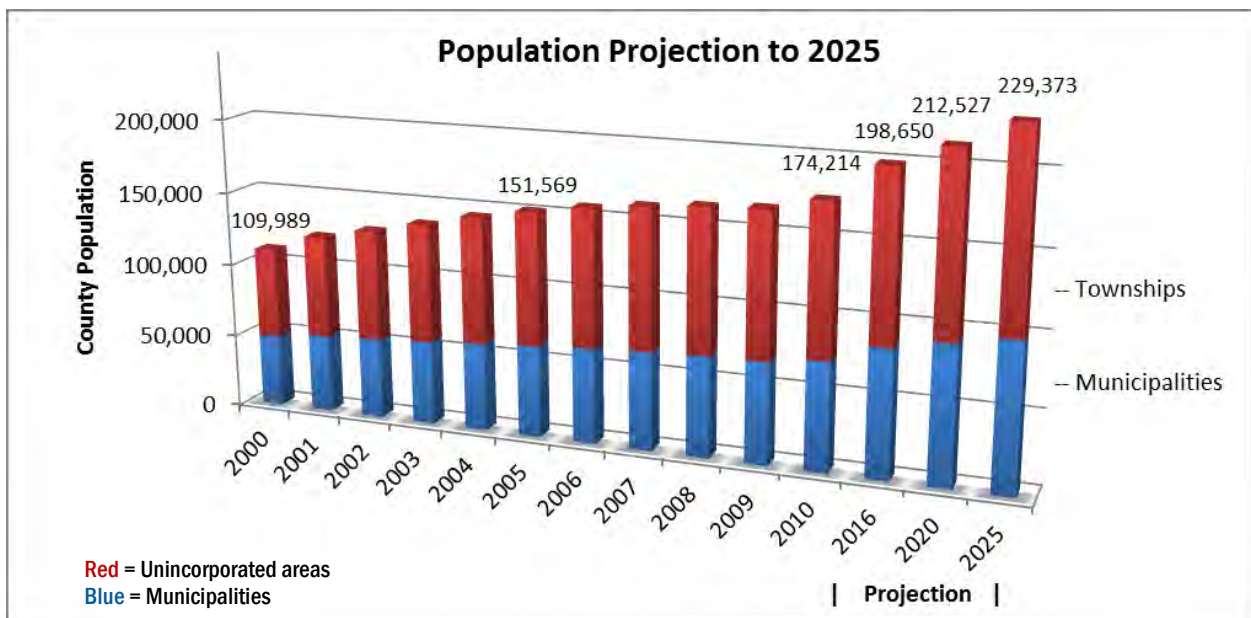
**195,033 at the end of 2015 (12.00% growth 4/2010-2015)**

**212,528 at the end of 2020 (8.97% growth 2015-2020)**

**229,373 at the end of 2025 (7.92% growth 2020-2025)**

**244,513 at the end of 2030 (6.60% 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 Update

**Last year's Annual Report** presented information that compared single-family development to multi-family development in regards to population and student generation. This table presents a compressed version of the multi-family portion of that data and adds the average school tax as collected by the County Auditor. That information is divided by the number of students generated in that development to produce the amount of tax collected per student.

All information is generalized and uses average amounts as reflected on the Auditor's website.

## 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 units were not used.

**Tax information** was derived from property information at the Delaware County Auditor's website.

## Selected Multi-Family Developments

Ranked, low to high by number of students generated per unit (Student Index)

Jurisdiction	Name	Units	Students	Student Index	Eff. Density	Typical school tax	Ave. tax multiplied by units	Total tax divided by total students
Orange	Village at Walker Woods (4-unit condos)	108	3	<b>0.028</b>	5.52 du/ac	\$2,004/unit	\$216,432	\$72,144
Columbus	Kenyon Square (Four-story apartments)	352	24	<b>0.068</b>	63 du/ac	\$268,492*	*	\$11,187
Powell	Woods at Big Bear Farms (4-unit condos)	88	7	<b>0.080</b>	4.96 du/ac	\$2,309/unit	\$203,192	\$29,027
Powell	Stonebridge at Golf Village (4-unit condos)	180	16	<b>0.089</b>	5.13 du/ac	\$2,957/unit	\$532,260	\$33,266
Orange	Village at North Falls (4-unit condos)	124	13	<b>0.105</b>	3.26 du/ac	\$3,175/unit	\$393,700	\$30,285
Genoa	Homestead at Highland Lakes (Single detached condos)	62	7	<b>0.113</b>	3.35 du/ac	\$5,853/unit	\$362,886	\$51,841
Columbus	Lakes of Olentangy (8-unit to 12-unit apartment buildings)	282	34	<b>0.121</b>	13.87 du/ac	\$252,121*	*	\$7,415
Powell	Village at Kinsale (3-unit condos)	51	7	<b>0.137</b>	3.85 du/ac	\$4,866/unit	\$248,166	\$35,452
Columbus	Traditions at Walker Wood (4-unit condos)	32	10	<b>0.313</b>	5.17 du/ac	\$2,068/unit	\$83,456	\$8,346
Columbus	Village at Polaris Park (Single detached condos)	294	122	<b>0.415</b>	6.55 du/ac	\$2,179/unit	\$640,626	\$5,251
				Five Highest Student Index Shaded	Top Five Highest Densities Shaded	*Taxed as a single unit.		



## Regional Sewer District Master Plan

In July, the Regional Sewer District initiated a Sewer Master Plan Update. The plan is intended to evaluate the condition and capacity of the current system, identify improvements needed to support future growth, and establish appropriate financial structures to do both. More information is available at [www.co.delaware.oh.us/sanitary/newweb/index.asp](http://www.co.delaware.oh.us/sanitary/newweb/index.asp).



# Groundbreakings

The **County Engineer** began several significant road and bridge projects in 2015, several of which were completed during the year. The following is a list of those projects.

Project/Road Name	Location	Description of Work	Completion Date (or Projected)
Vans Valley Road Bridges	First two bridges west of Miller-Paul Rd.	Bridge Replacement	7/16/2015
Blue Church Road Bridge	Blue Church Road	Bridge Replacement	7/30/2015
Home Road Realignment	Home Road and U.S. 23	Shift south to new intersection	7/17/2015
Bowtown Road Bridge	Over Primmer Ditch	Bridge Rehabilitation	4/30/2015
Sawmill Parkway Extension	Hyatts Road to Innovation Court	New Roadway	2016
Wilson Road	Carter's Corner to top of hill	Widened roadway	11/19/2015
Worthington Road	Gemini to Africa Road	Bridge Rehabilitation	2016
Miller-Paul Bridge	Just south of Vans Valley	Bridge Rehabilitation	12/11/2015
2015 Road Improvement Project	Various locations	Resurfacing	9/4/2015

# Inspections

The **Code Compliance** office provides inspection and permits for residential uses in the unincorporated areas as well as in Ashley, Galena, Ostrander, and Shawnee Hills. The office handles commercial inspections in all township except Liberty, as well as Ashley, Galena, Ostrander, and Shawnee Hills. The office also administers the Floodplain Regulations and serves as the Zoning Office for the townships under the county's zoning code (Marlboro, Radnor, and Thompson Townships). The following chart indicates the building inspections throughout 2015.



# GIS

## Departmental GIS is used for reviewing new development projects

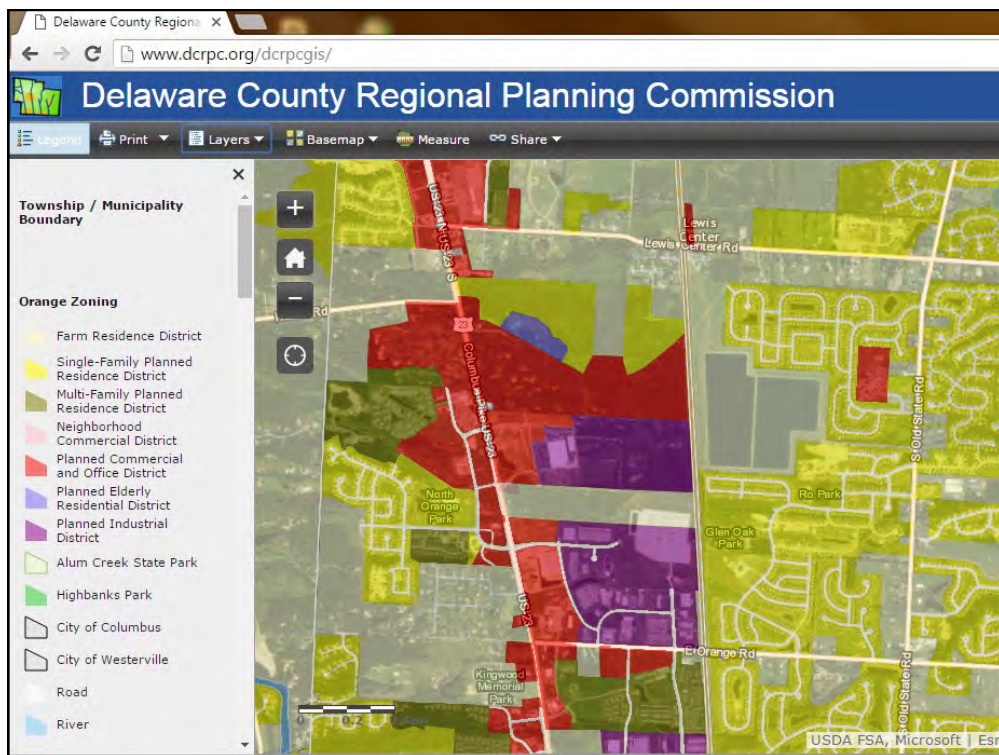
- township/municipal comprehensive plans
- custom maps
- monthly DCRPC meetings and other public presentations.

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.**

**In 2015** — DCRPC launched more ArcGIS Online web maps and applications through the help of the Auditor's GIS Office. The web applications not only include pre-set web maps embedded in DCRPC's web site (Township Development Pattern, Township and Village Zoning, and Parks and Trails), but also a standalone Web Map application integrating those datasets into one site.

Through these web maps, staff can create, manage, and share our GIS layers and the public can view, inquiry, and use other interactive tools to find out more information and print. DCRPC also used GIS applications to assist the Concord Township, Liberty Township, Genoa Township, and the Village of Sunbury in updating their Comprehensive Land Use Plan data.

DCRPC maintains updated zoning maps not only for townships in Delaware County, but also for seven townships in Morrow County and the Village of Ashley, Galena, Ostrander, and Shawnee Hills. Several projects also utilized our GIS applications including the Student Address Geocoding for Olentangy School, Berkshire Township TIF or JEDD (Joint Economic Development District) projects, Delaware County Bikeway Plan, and projects utilizing Net Developable Land calculation and Build-Out Analyses. The GIS staff continues to provide high-quality, customized mapping for DCRPC members, county agencies, and the public. DCRPC is always trying to evolve our GIS capabilities to the highest standard possible.



### By visiting

[www.dcrpc.org/dcrpcgis/](http://www.dcrpc.org/dcrpcgis/) you can access a number of online map features. Click on "Layers" and you will see Development-related data on zoning and subdivision cases, proposed subdivision roads, and streams information; under Parks and Trails you'll find sidewalk, parks, and trails, data; as well as specific areas for Township zoning information, and zoning information for our villages.