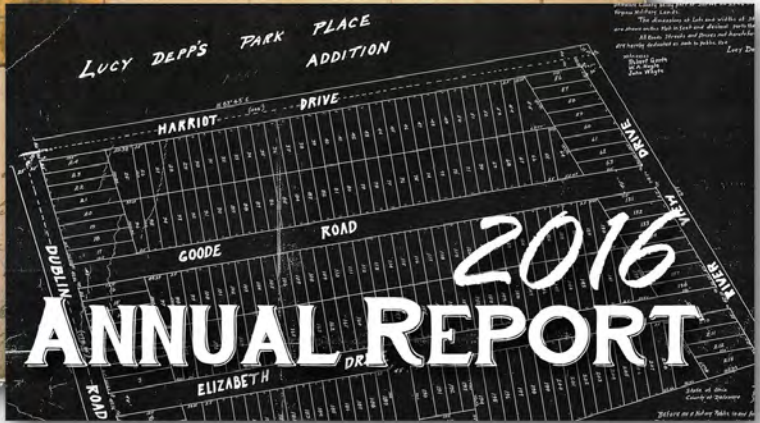


# DELAWARE COUNTY REGIONAL PLANNING COMMISSION



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*(Many of our links changed in 2016)* 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](#), is updated as information is 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is vital that our member communities help us keep our data current.** If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.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: (center image) original Sunbury plat from 1881; (top right) plat of Bellepoint from 1835; (left) plat of the "Town of Eden," now Kilbourne, from 1836; (bottom) Lucy Depp's Park Place plat, north of Shawnee Hills, 1925.*

## 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)

**Da-Wei Liou, GISP, GIS Analyst/Manager** 740-833-2266 [dliou@co.delaware.oh.us](mailto:dliou@co.delaware.oh.us)

**Philip Bennetch, Planner I/GIS Operator** 740-833-2263 [pbennetch@co.delaware.oh.us](mailto:pbennetch@co.delaware.oh.us)



**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** (3/2017 — members and 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 **Mike Frommer**, Sanitary Engineer, Members-At-Large

## Representatives and Alternates (3/2017)

### Village of Ashley

Jim Nelson, Rep.  
Cheryl Friend/Helen Caraway, Alts.

### 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.  
Jason Haney, Alt.

### 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.  
Mike Frommer, Sanitary Eng. Rep.  
Kelly Thiel, Alt.  
Chris Bauserman, Engineer Rep.  
John Piccin/Rob Riley, Alt.

### Delaware Township

Sharon Hough, Rep.  
Bill Piper, Alt.

### City of Dublin

Tammy Noble, Rep.  
Claudia Husak, Alt.

### Village of Galena

Tom Hopper, Rep.

### Genoa Township

Joe Shafer, Rep.

### 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

Josh Vidor, Rep.  
James Gauldin, Alt.

### Village of Sunbury

Tim Gose, Rep.  
Allen Rothermel, Alt.

### Thompson Township

Bonnie Newland, Rep.

### Trenton Township

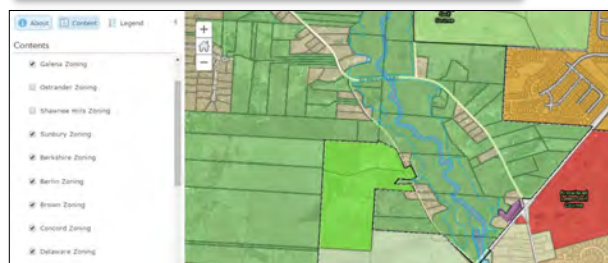
Mike Dattilo, Rep.  
Larry Walton, Alt.

### Troy Township

Doug Price, Rep.  
Richard Lehner, Alt.



The public can track subdivisions while they are in progress by going to [dcrpc.org](http://dcrpc.org), clicking on **Map Center**, and selecting **Development Pattern**.



Township and Village zoning is available by going to **Map Center** selecting **Township and Village Zoning**.

# INTRODUCTION

**58%**

Growth rate 2000-2010 (22nd fastest)

**14%\***


Growth rate 4/2010-12/2016

**#115**

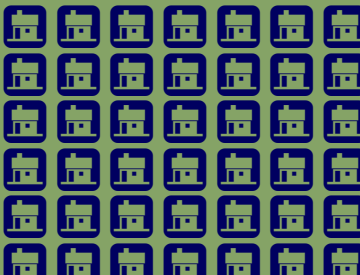
**Fastest-Growing  
U.S. Counties**

from April 2010 - July 2016

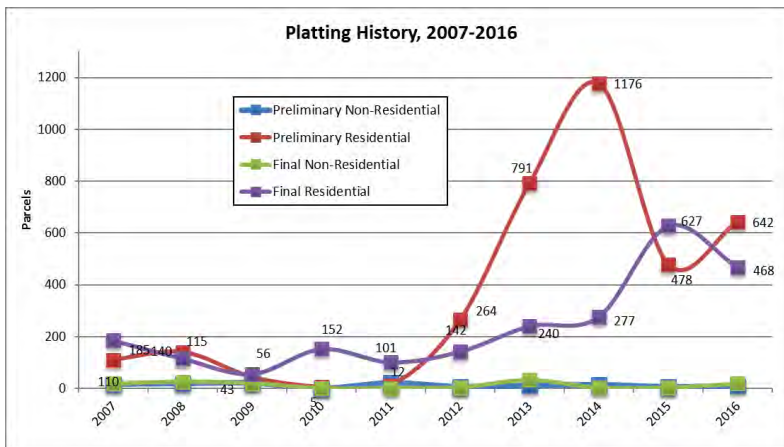
**478**  
Preliminary  
Lots in 2015




**642**  
Preliminary  
Lots in 2016



🏠 = 15 lots



**South Old State Road**



**widening underway**



**98 acres of open space platted**

**Unincorporated**



Single-Family  
Lots in Pipeline  
Up 44%



Available  
Recorded Lots  
Up 26%

**Cities and Villages**

**996**

Available Recorded Lots

	2009	2010	2011	2012	2013	2014	2015	2016
Single-family lots	5,535	5,528	4,799	4,805	4,996	5,256	6,061	8,746
Multi-family units	3,000	2,366	2,452	2,569	2,591	2,492	3,299	3,244
<b>Total units in the pipeline</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>	<b>11,989</b>
5-year average permits	726	545	472	454	496	525	568	638
<b>Years to build-out</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>	<b>18.8</b>
"Ready to build" lots	1,619	1,452	1,238	979	825	849	907	1,138

(townships)

Supply at end of year



\* DCRPC estimate (14.4%) is higher than Census estimate based on different time frame and methodology using Building Permits.

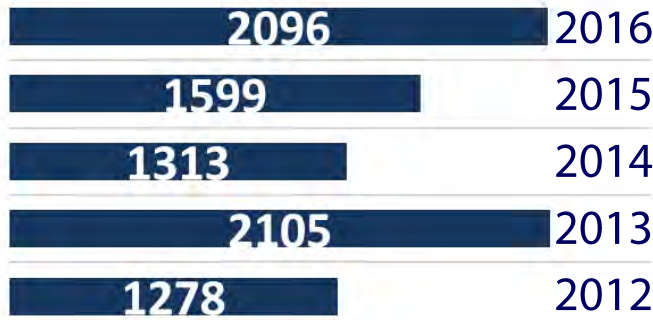
Other activity

**Updated Trail and Sidewalk Data** State Audit Complete  
**Delaware County Trail Committee Master Plan** Tourism Bureau Strategic Plan  
 Website Reorganization Improved Stream Data **Liberty Township Comp Plan**  
**Sunbury Master Plan** County Branding **Active Transportation**  
 Regional Data Advisory Committee (MORPC) **Subdivision Checklist**

Simon-Tanger made big news in the county when the outlet mall at 36/37 and Interstate 71 opened in June.



**Housing Permits**



**\$229,903,120**

Increase in Real Estate and Personal Property Values (2015 to 2016 tax years)

**Webmaps**

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

(click links above in electronic version or visit [www.dcrpc.org](http://www.dcrpc.org))

**433 lots**

*Twp platted in 2016*



30-cent per capita reduction in dues for member communities

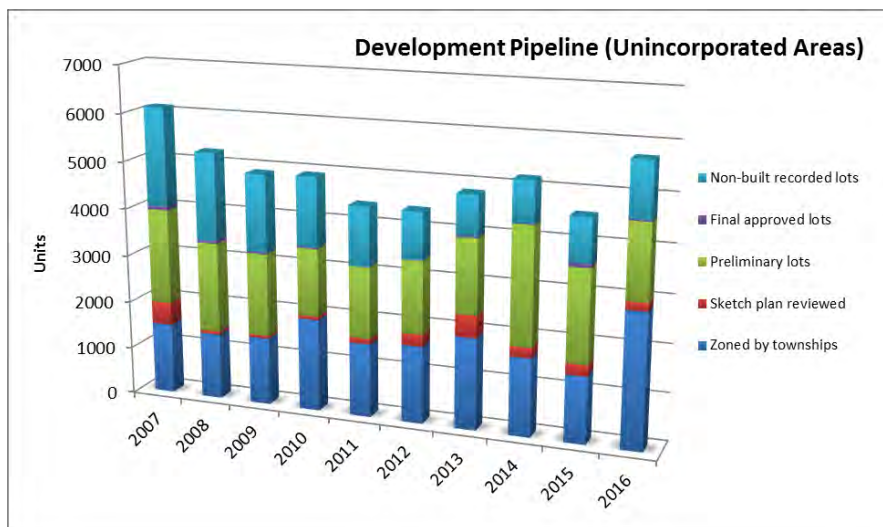
JURISDICTION	Census 2000	Census 2010	DCRPC 2017
Berkshire	1,946	2,428	3,124
Berlin	3,313	6,496	7,234
Brown	1,290	1,416	1,481
Concord	4,088	9,294	10,647
Delaware	1,559	1,964	2,074
Genoa	11,293	23,090	25,437
Harlem	3,762	3,953	4,186
Kingston	1,603	2,156	2,281
Liberty	9,182	14,581	16,525
Marlboro	227	281	290
Orange	12,464	23,762	27,743
Oxford	854	987	1,011
Porter	1,696	1,923	2,084
Radnor	1,335	1,540	1,607
Scioto	2,122	2,350	2,490
Thompson	558	684	717
Trenton	2,137	2,190	2,254
Troy	2,021	2,115	2,174
<b>TWP TOTAL</b>	<b>61,450</b>	<b>101,210</b>	<b>113,357</b>
<b>Delaware</b>	<b>24,243</b>	<b>34,753</b>	<b>38,497</b>
<b>Galena</b>	<b>305</b>	<b>653</b>	<b>781</b>
<b>Sunbury</b>	<b>2,630</b>	<b>4,389</b>	<b>5,085</b>
<b>Shawnee Hills</b>	<b>419</b>	<b>681</b>	<b>776</b>
<b>Powell</b>	<b>6,247</b>	<b>11,500</b>	<b>13,153</b>
<b>Ashley</b>	<b>1,216</b>	<b>1,330</b>	<b>1,345</b>
<b>Ostrander</b>	<b>405</b>	<b>643</b>	<b>864</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>9,121</b>
<b>Columbus</b>	<b>1,891</b>	<b>7,245</b>	<b>12,307</b>
<b>MUNI TOTAL</b>	<b>48,539</b>	<b>73,004</b>	<b>85,945</b>
<b>COUNTY TOTAL</b>	<b>109,989</b>	<b>174,214</b>	<b>199,302</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 2016. 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
<b>Berkshire</b>	4	53.59	1		78	1	55
<b>Berlin</b>	10	1,466.39		49	37		50
<b>Brown</b>				1	4	2	6
<b>Concord</b>	1	10.25		172		3	31
<b>Delaware</b>				40		3	4
<b>Genoa</b>	2	49.76	1	64	78	1	109
<b>Harlem</b>	7	48.09	1	2	2	12	29
<b>Kingston</b>							10
<b>Liberty</b>	4	364.31	1	256	88	1	117
<b>Marlboro</b>						1	0
<b>Orange</b>	6	178.35		148	171	2	358
<b>Oxford</b>							1
<b>Porter</b>							11
<b>Radnor</b>						1	5
<b>Scioto</b>					3		21
<b>Thompson</b>							1
<b>Trenton</b>	1	3.52		5			9
<b>Troy</b>							7

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



End of 2016	
Ready to build lots	1,138
Final plat approved	29
Preliminary approved	2,161
Sketch plan reviewed	176
Township zoned	2,816
<b>Total in pipeline</b>	<b>5,724</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.

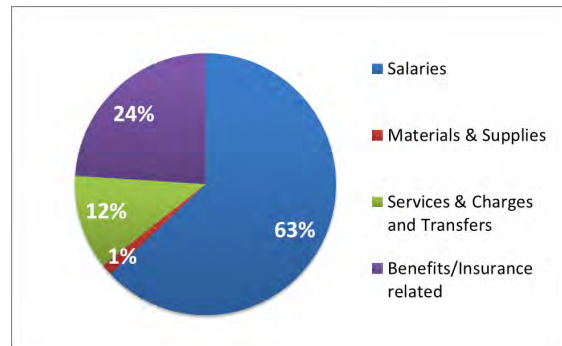
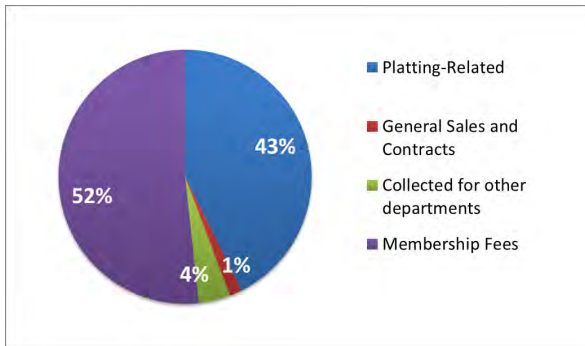
# FINANCIAL

## 2016 Revenues

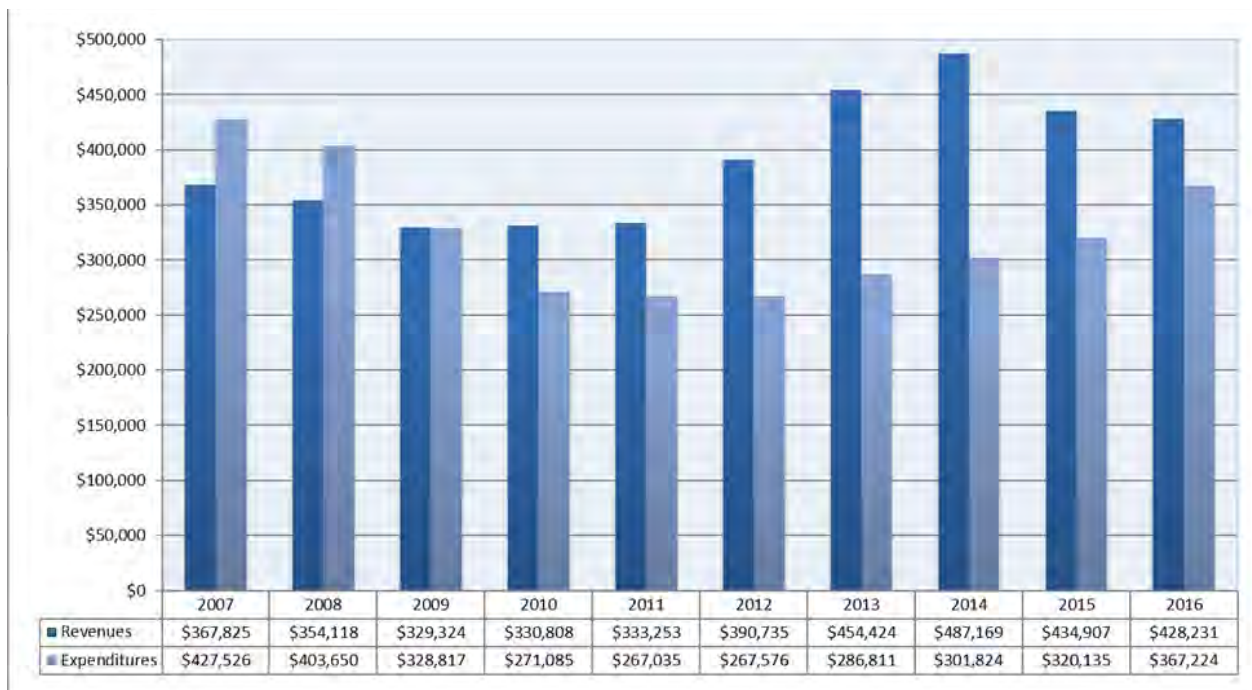
Platting Fees: Subdivisions, NPA	\$182,585
General Sales	\$464
Contract Services (Member Assistance)	\$6,403
Health Dept. Fees	\$10,820
Soil & Water Fees	\$6,350
Membership Fees	\$221,608
<b>Total</b>	<b>\$428,231</b>

## 2016 Expenditures

Salaries	\$231,244
Worker's Compensation	\$2,312
Hospitalization/Dental/Life Ins.	\$50,139
PERS	\$32,374
Medicare	\$3,253
Materials & Supplies	\$5,016
Services, Charges and Transfers	\$42,886
<b>Total</b>	<b>\$367,224</b>



## 2007-2016 Revenues vs. Expenditures



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

# SUBDIVISIONS

## 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	Delaware	The Woods at Dornoch, Sec. 5*	40	12.25	Single-Family Residential
February	Berlin	Johnny Cakes Corners*	23	21.93	Single-Family Residential
February	Concord	4910 Rutherford Road CAD*	03	9.857	Single-Family Residential
February	Liberty	Sizemore Tract	17	30.9	Single-Family Residential
February	Orange	Owen Property Split	3	9.317	Single-Family Residential
March	Concord	Boothman CAD	3	7.49	Single-Family Residential
April	Berkshire	Fourwinds Drive*	04	114.2	Road extension
April	Berkshire	Warner Farms	4	10.2	Single-Family Residential
April	Concord	Scioto Ridge Crossing*	162	80.7	Single-Family Residential
April	Genoa	Trucano/Miley	22	7.94	Multi-Family Residential
June	Orange	Evans Farm, Section 1*	142	105	Single-Family Residential
July	Brown	Twin Oaks	04	22.75	Single-Family Residential
July	Liberty	Borin Split*	3	5.117	Single-Family Residential
November	Berkshire	Northstar, Section 1, Phase B*	43	20.98	Single-Family Residential
December	Bek /Tre	Sage Creek, Section 6	4	20.5	Single-Family Residential
December	Liberty	Woodcrest Crossing*	190/60	171.7	Single and Multi-Family

\*as of March 2017, 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	Brown	Hogback Bay	04 / 16.256	Preliminary	Residential
February	Delaware	Woods of Dornoch, Section 5	40 / 12.25	Preliminary	Residential
February	Genoa	Glade at Highland Lakes	45 / 50.27	Preliminary	Residential
February	Liberty	Harvest Curve	38 / 36.7	Preliminary	Residential
March	Berlin	The Corners at Johnny Cakes	23 / 21.9 acres	Preliminary	Residential
March	Concord	Sunset Point	03 / 09.317	Preliminary	Residential
April	Orange	Olen Crossings, Lot 7523, Div.#3	1 / 1.5	Preliminary	Commercial
May	Bek/Ber	Fourwinds	04 / 114.2	Preliminary	Residential
June	Orange	North Orange, Lot 6257, Div. #1	1 / 1.93	Preliminary	Commercial
July	Liberty	Allington Estates	25 / 102.86	Preliminary	Residential
July	Orange	Evans Farm, Section 1	142 / 105.78	Preliminary	Residential
August	Concord	Scioto Ridge Crossing	162 / 80.7	Preliminary	Residential
August	Harlem	Res. at Duncan Run, Lot 540, Div. #1	2 / 11.925	Preliminary	Residential
August	Trenton	Trenton Park	5 / 30	Preliminary	Residential
September	Genoa	Britonwoods, Lots 1 & 2	19 / 57.23	Preliminary	Residential
October	Berlin	Old Harbor Estates, Section 2	24 / 15.39	Preliminary	Residential
October	Liberty	Sunset Cove, Reserve A, Div. #1	03 / 5.12	Preliminary	Residential
November	Concord	4910 Rutherford Rd. CAD	07 / 25.496	Prel. Revised	Residential
November	Orange	Orange Point Outparcels	4 / 12.48	Preliminary	Commercial
December	Liberty	Woodcrest Crossing	190 + 60 condos / 171.7	Preliminary	Residential



# Final plats

Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Process	Type
January	Liberty	BOK Estates	04 / 09.028		Final	Residential
January	Liberty	Loch Lomond Hills	01 / 11.691		Combined	Residential
January	Orange	Sanct. at the Lakes, Lot 7851, Div. #1	02 / 04.49		Final	Residential
January	Orange	North Farms, Section 6	25 / 16.46		Final	Residential
January	Orange	North Farms, Section 11	19 / 6.335		Final	Residential
February	Berkshire	Summerwood Lakes, Section 3	33 / 23.07		Final	Residential
February	Liberty	Harvest Point	38 / 35.137		Final	Residential
February	Orange	Orange Centre Development	08 / 17.78		Final	Commercial
March	Berkshire	Cheshire Woods, Section 2	44 / 25.557		Final	Residential
March	Orange	North Farms, Section 3	26 / 7.909		Final	Residential
March	Orange	North Farms, Section 7, Phase A	13 / 5.606		Final	Residential
April	Orange	Northpointe Plaza	14 / 49.001		Final	Commercial
May	Berkshire	Tanger Outlets	01 / 70.433		Final	Commercial
May	Brown	Hogback Bay	04 / 16.256		Final	Residential
May	Orange	Slate Ridge Commercial South	02 / 16.42		Final	Commercial
June	Gen/Ora	Sanctuary at the Lakes, Section 4	27 / 15.49		Final	Residential
June	Orange	Olen Crossings, Lot 7523, Div. #3	01 / 1.5		Final	Commercial
July	Genoa	Vinmar Village, Section 2	38 / 29.07		Final	Residential
July	Scioto	Walden's Revisited	03 / 10.455		Combined	Residential
August	Berlin	Brookview Manor, Section 2	37 / 34.336		Final	Residential
August	Liberty	Heathers at Golf Village, Section 2	39 / 10.31		Final	Residential
September	Liberty	Nelson Farms South	6 / 7.805		Final	Residential
October	Liberty	Big Bear Farms, easement vacation	1 / 4.372		Easement Vacation	
October	Orange	North Farms, Section 4	27 / 11.362		Final	Residential
October	Orange	North Farms, Section 8	20 / 8.910		Final	Residential
November	Harlem	Res. at Duncan Run, Lot 540, Div. #1	2 / 11.925		Final	Residential
November	Orange	Woodstone, Lot 1358 ease. vac.	1 / 1.1014		Final	Residential
December	Genoa	Glade at Highland Lakes, Section 1	26 / 12.592		Final	Residential

Summary Statistics of 2016 Approved Subdivision Proposals					
Township	Acreeage	# of Lots*	Single-Family	Multi-Family	Non-Res.
Berkshire	276.05	130	123		7
Berlin	71.66	90	81		9
Brown	39.01	8	8		
Concord	158.78	195	189		6
Delaware	12.25	42	40		2
Genoa	157.45	157	143		14
Harlem	76.43	7	7		
Kingston	32.50	4	4		
Liberty	430.26	409	357	39	13
Orange	259.99	323	273		50
Scioto	10.46	3	3		
Trenton	45.35	7	7		
<b>2016 TOTAL (*15 total)</b>	<b>1,570.18 (1017.46)</b>	<b>1,375 (1,372)</b>	<b>1,235 (1,184)</b>	<b>39 (101)</b>	<b>101 (87)</b>
<i>Only townships with activity shown, figures include resubmissions of previously-approved Preliminary plans.</i>					
<i>* Number of units including total subdivided lots and multi-family housing units in 2016, including sketch plans and recorded plats.</i>					
<i>** Number of subdivided lots for commercial, industrial, or open space use.</i>					

# REZONING

## Larger Cases

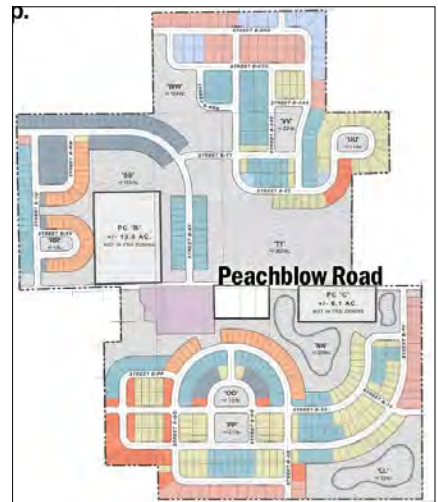
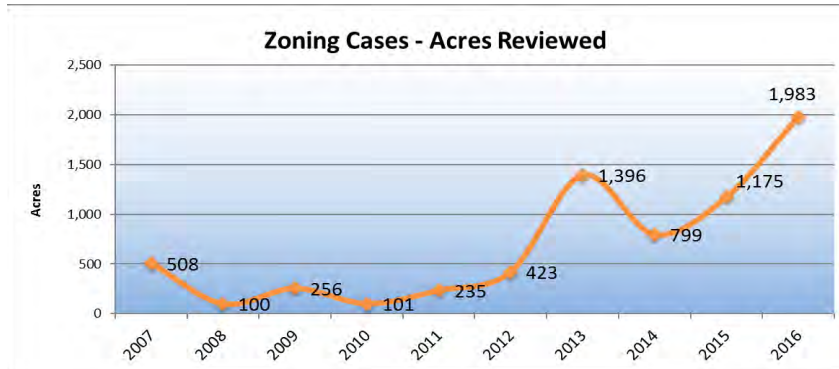
Township	Map Cases	2016 Total Acreage	2015 Total Acreage	Acreage Change from 2015	Text cases*
Berkshire	4**	53.59	7.3	+ 46.29	1 (ZC)
Berlin	10	1,412.20	21.78	+1,390.42	
Concord	1	10.25	174.21	- 163.96	
Delaware	0	0	4.25	- 4.25	
Genoa	2	49.78	0	+ 49.78	1 (CP)
Harlem	7	58.50	48.37	+ 10.13	1 (ZC)
Liberty	4	364.31	320.88	+ 43.43	1 (ZC)
Orange	6	31.25	589.13	- 557.88	
Trenton	1	3.01	7.5	- 4.49	
Troy	0	0	2.17	- 2.17	
<b>Total</b>	<b>35</b>	<b>1,982.89</b>	<b>1,175.59</b>	<b>+ 807.30</b>	<b>4</b>

\*ZC=Zoning Code Amendment, CP=Comprehensive Plan Review

\*\*Berkshire text cases included a mixed-use overlay affecting 118.61 acres not reflected in table.



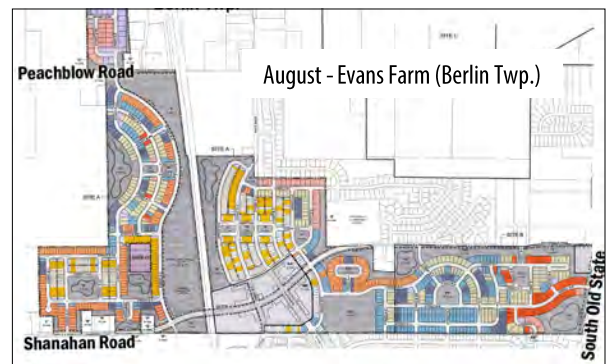
November - Howard Farms (Berlin Twp.)



August - Evans Farm/Paykoff (Berlin Twp.)



February - Woodcrest Crossing December - Clark Shaw Reserve (both Liberty Twp.)



August - Evans Farm (Berlin 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	Orange	Evans Farm Land Development	141.1	FR-1 / PCD	Mixed-use Town Center
February	Berkshire	Daniel Frost	6.07	A-1 / FR-1	Future lot split
February	Concord	CV Real Property	10.25	FR-1 / PRD	Meadows at Home Road (25 multi-fam.)
February	Liberty	Metro Development	178.06	FR-1 / PRD	Woodcrest Crossing (283 single-family)
February	Orange	Two Polaris Company LLC	3.09	PCD	Amended plan - Self storage
March	Genoa	Genoa Twp. Zoning Commission	—	—	Comprehensive Plan update
March	Harlem	Daniel Reckner	3.5	AR-1 / FR-1	Future lot split
March	Liberty	Liberty Twp. Zoning Commission	—	—	Zoning Code text amendments
April	Trenton	Harold Webb Trustee	3.005	FR / RR	Future lot split
May	Orange	Evans Farms Land Development	6	FR-1 / PCD	Additional commercial land
June	Berkshire	Berkshire Twp Zoning Commission	—	—	Increasing the PMUD overlay area
June	Harlem	DNJS Investments LLC	19.45	AR-1 / FR-1	Future lot split
June	Liberty	Sparrow Ventures	13.25	FR-1 / PC	Banquet facility
June	Orange	Continental Olentangy Crossing LLC	18.64	PC / PC	Lot size and signage changes
August	Berkshire	Jeffrey & Jodie Monebrake	10.2	A-1 / PCD	Office and self storage units
August	Berlin	Evans Farm Land Development	607.12	FR-1 / PRD&PCD	Mixed-use town center (1,234 single-fam.)
August	Berlin	Evans Farm Land Development	314.21	FR-1 / PRD&PCD	Mixed-use town center (539 multi-family)
August	Genoa	Vince Romanello	9.78	SR / PRD	Trucano Tract condos
August	Genoa	EPCON Communities	40	RR & PCF / PRD	Courtyards at Big Walnut
September	Berlin	Metro Development	45.397	FR-1 / R3-PRD	Westfield Lakes (63 single-family)
September	Berlin	Metro Development	23.838	FR-1 / R3-PRD	Southwoods (30 single-family)
September	Berlin	Metro Development	54.183	FR-1 / R3-PRD	Eaststone Crossing (revised in Nov)
October	Berkshire	Westport Homes	31.69	A-1 / PRD	Reserve at Hidden Creek (40 single-fam.)
October	Harlem	Harlem Twp. Zoning Commission	—	—	Zoning Code text amendments
October	Harlem	Countrytyme Land LLC	5.004	AR-1 / FR-1	Future lot split
October	Harlem	Countrytyme Land LLC	5.002	AR-1 / FR-1	Future lot split
October	Harlem	Countrytyme Land LLC	5.001	AR-1 / FR-1	Future lot split
October	Harlem	Countrytyme Land LLC	5.126	AR-1 / FR-1	Future lot split
November	Berkshire	Ray & Linda Mayo	5.631	A-1 / FR-1	Future lot split
November	Berlin	Homewood Corp.	141.38	FR-1 / R4-PRD	Howard Farms
November	Berlin	Metro Development	10.104	FR-1 / R3-PRD	Westfield Lakes Extension (12 single-fam.)
November	Berlin	Metro Development	74.624	FR-1 / R2-PRD	Eaststone Corssing (79 single-fam.)
November	Orange	Dennis Hamilton	3.52	PC/PC	Commercial plan amendment
December	Berlin	Brookdoc LLC	19.93	FR-1, PCD / TPUD	50 condo units
December	Berlin	M/I Homes	175.6	FR-1 / R-2 PRD	The Pines (191 single-fam.)
December	Harlem	Rose & Kendall Lewis	5.01	AR-1 / FR-1	Future lot split
December	Liberty	Metro Development	152.4	FR-1 / PR	Clark Shaw Reserve (201 single-fam.)
December	Liberty	Metro Development	20.6	FR-1 / PMFR	Clark Shaw Reserve (84 multi-family)



December - Brookdoc Condos (Berlin Twp.)



June - Sparrow Ventures  
Banquet Facility  
(Liberty Twp.)



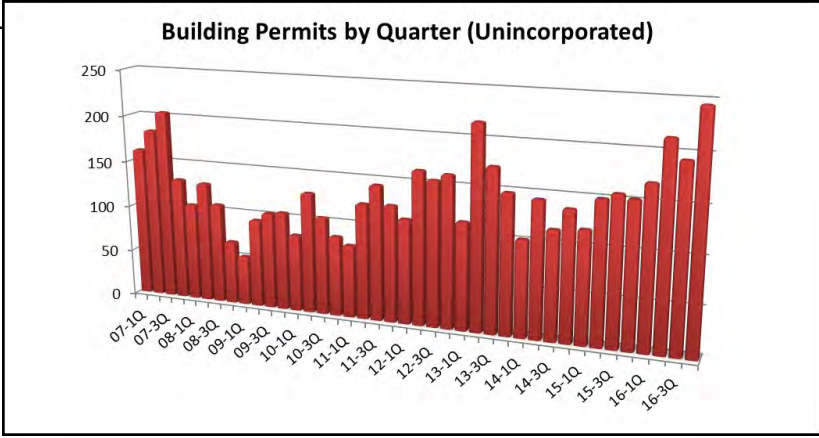
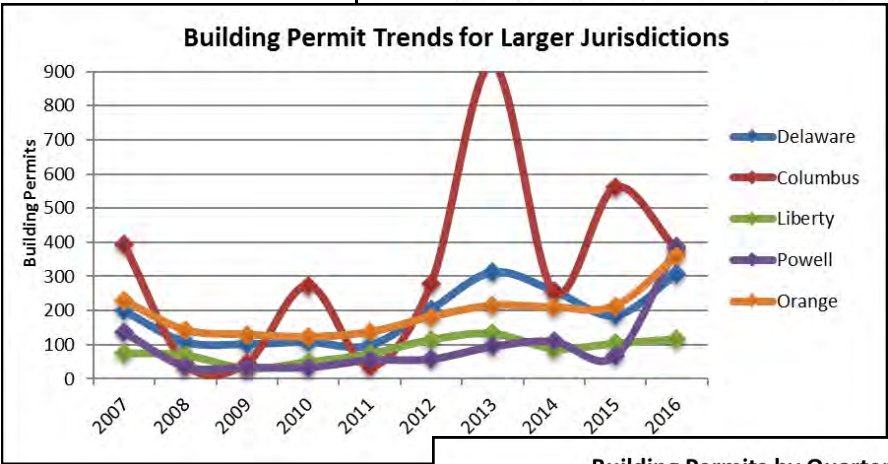
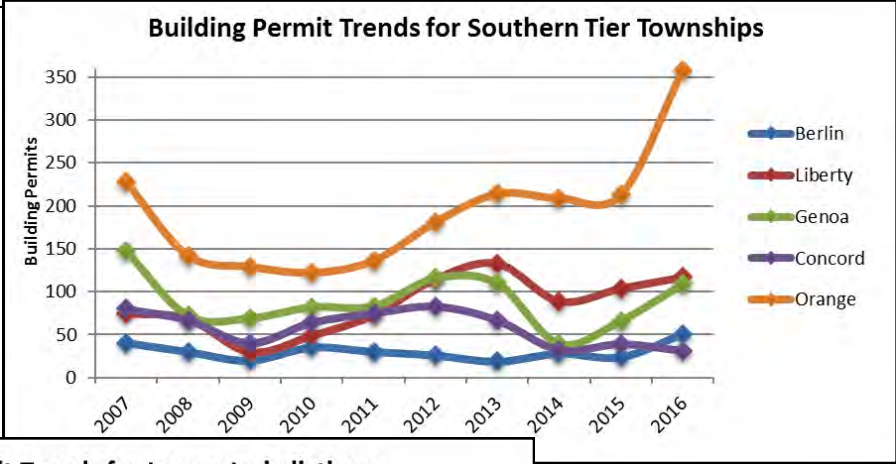
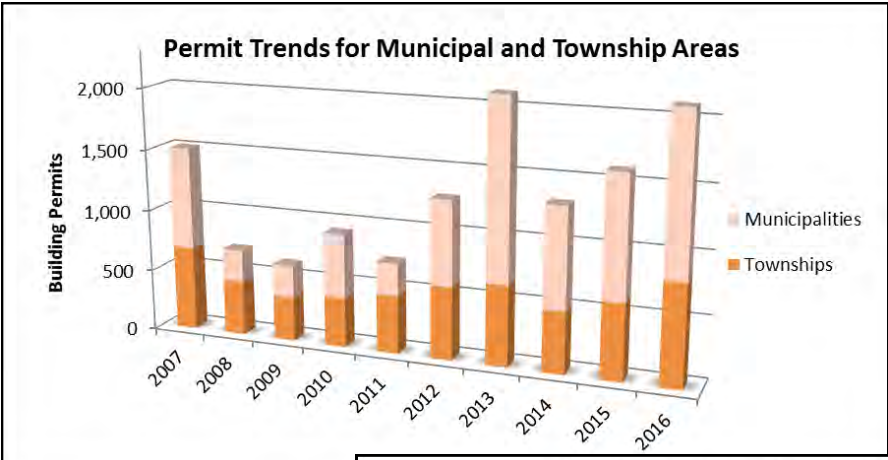
December - The Pines (Berlin Twp.)

# BUILDING PERMITS

JURISDICTION	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Berkshire	19	28	29	37	17	46	23	25	26	38	45	91	55
Berlin	97	84	66	40	30	20	35	30	26	19	28	24	50
Brown	8	4	3	2	3	5	2	3	4	3	6	3	6
Concord	235	167	134	80	67	40	64	75	83	67	32	39	31
Delaware	26	19	13	1	3	1	4	9	6	7	1	7	4
Genoa	442	305	183	148	72	69	82	83	116	110	39	66	109
Harlem	34	20	14	19	17	5	5	13	9	21	13	22	29
Kingston	18	14	13	12	1	4	3	2	1	9	5	7	10
Liberty	179	168	102	75	69	30	49	73	115	133	89	104	117
Marlboro	0	2	4	2	0	1	0	0	0	0	2	0	0
Orange	762	420	216	228	142	129	122	136	181	214	209	213	358
Oxford	7	4	6	5	1	0	0	1	1	1	1	1	1
Porter	15	8	11	6	3	1	5	6	5	13	10	13	11
Radnor	15	16	6	3	3	0	0	1	3	6	6	2	5
Scioto	15	25	15	5	10	4	3	8	7	8	9	9	21
Thompson	4	4	6	7	0	0	2	2	2	1	0	2	1
Trenton	11	14	7	7	3	2	3	3	3	4	4	5	9
Troy	16	9	7	6	3	1	2	2	5	1	3	8	7
<b>TWP TOTAL</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>	<b>824</b>
Delaware	446	324	220	199	108	102	108	98	204	313	259	186	306
Galena	25	35	13	4	3	4	1	7	11	4	6	7	5
Sunbury	3	0	18	20	31	37	34	19	34	73	36	36	31
Shawnee Hills	24	16	7	2	0	3	2	3	1	10	10	5	11
Powell	339	216	146	137	36	34	34	55	58	95	110	66	388
Ashley	2	1	1	0	1	0	0	0	1	1	0	0	0
Ostrander	0	16	15	7	6	0	7	8	10	23	12	12	7
Dublin	2	0	2	1	2	1	0	0	0	0	2	0	9
Westerville	38	161	81	61	29	37	60	36	89	10	121	111	136
Columbus	246	295	254	225	43	46	273	35	277	213	255	62	379
				168*						708*		498*	
<b>MUNI TOTAL</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>1,272</b>
<b>GRAND TOTAL</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>1,599</b>	<b>2,096</b>

Non-residential building activity  
**2014: 26 2015: 65 2016: 21**  
(unincorporated areas)

*\*Some developments in Columbus utilize a zoning designation for "residential 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 Lots	No.	Acreage
Berkshire	3	6.375	1	-	-
Berlin	4	10.726	-	6	5.709
Brown	5	14.44	2	2	5.053
Concord	6	12.033	3	6	11.637
Delaware	3	4.998	3	3	1.644
Genoa	2	5.41	1	2	2.816
Harlem	13	35.921	12	-	-
Kingston	1	5.864	-	1	0.727
Liberty	2	5.172	1	11	32.288
Marlboro	2	5.001	2	-	-
Orange	2	5.889	2	1	0.553
Oxford	-	-	-	1	2.553
Porter	-	-	-	1	0.342
Radnor	1	3.938	1	-	-
Scioto	1	2.017	-	3	5.503
Thompson	-	-	-	-	-
Trenton	-	-	-	4	15.282
Troy	2	4.285	-	5	17.713
<b>Total</b>	<b>47</b>	<b>121.069</b>	<b>28</b>	<b>46</b>	<b>101.82</b>

## ECONOMIC DEVELOPMENT

The Economic Development Department has finalized its Action Plan which will guide economic development activities in the County for the next 5 to 10 years. The plan was created with significant stakeholder engagement, including over sixty stakeholder meetings and five public meetings in the process of developing this plan. An online survey also was conducted receiving input from over 500 County residents. Finally, the draft plan was presented to multiple townships, business organizations, community groups and elected officials. The Action Plan is being submitted to the Commissioners for adoption in March.

One of the key findings in the Action Plan was that the county needs commercial development to provide for the funding needs of the community. Commercial development not only brings needed jobs and amenities to the community but it helps fund government services without the kind of impact schools and other uses have. It is important to note that schools are almost four times more reliant on residential property taxes than some of our neighboring communities. An increase in commercial development would help diminish the residential tax burden in our communities and increase the overall amount of tax revenue.

The Action Plan establishes three areas of focus to position the County to attract new commercial investment:

**Infrastructure** - The County must invest and develop infrastructure that will serve the community and attract new commercial investment.

**Site Development** - The County needs to form public-private partnerships that will help position land for commercial development.

**Development Process** - The County needs to enhance and streamline its development process so that it can better meet the needs of residents and the development community.

# POPULATION

**13%\***

growth in county population from **April, 2010 to July, 2016**

added **22,249** people to a total of **196,463**.

**No. 1 fastest-growing county in the state of Ohio between 4/2010 and 7/2016.**

(Union County was the fastest-growing during the period 7/2015 to 7/2016.)

\* Census Estimate is 12.77%

## 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.

**#115**

*Delaware County **Fastest-Growing U.S. Counties** from April 2010 - July 2016*

## DCRPC Projections

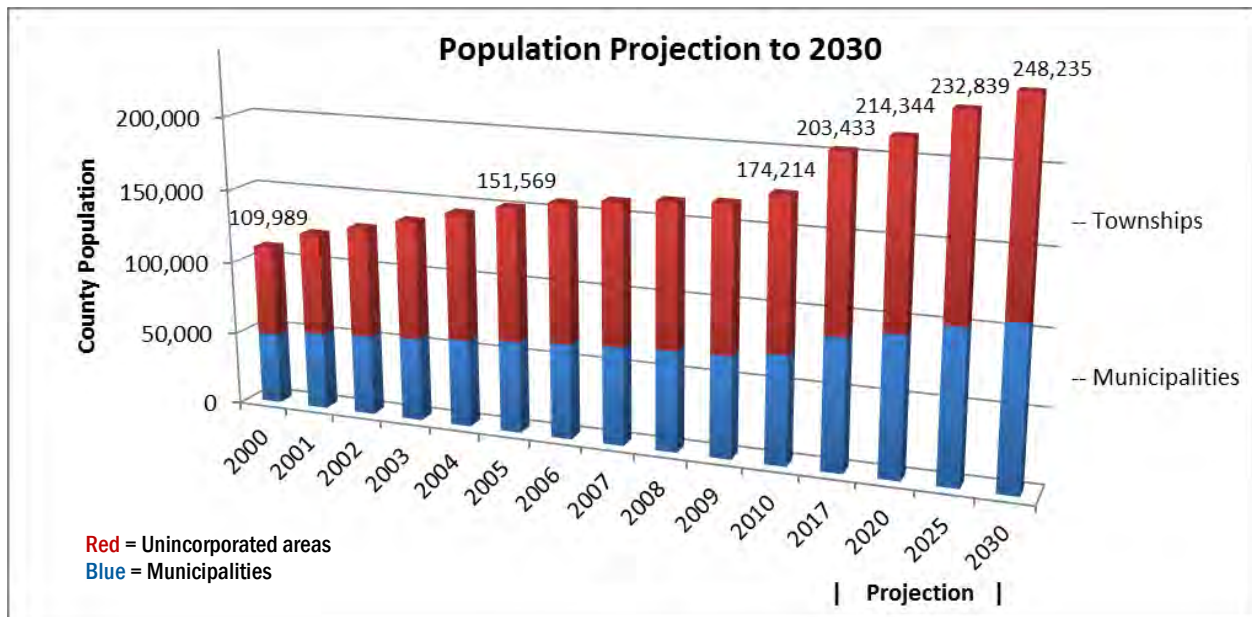
**195,165 at the end of 2015 (12.03% growth 4/2010-2015)**

**214,344 at the end of 2020 (9.83% growth 2015-2020)**

**232,839 at the end of 2025 (8.63% growth 2020-2025)**

**248,235 at the end of 2030 (6.61% 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.*



# ROAD CONSTRUCTION

The County Engineer began and/or completed several significant road and bridge projects in 2016, several of which were completed during the year. The following is a list of those projects.

Project/Road Name	Location	Description of Work	Comp. Date (or Projected)
Fredericks Road Bridge	Fredericks Road	Bridge Rehabilitation	5/31/2016
Maxtown Road Widening	Courtyards at Maxtown	Minor Widening & Turn Lanes	7/12/2016
Africa Road Widening	Brookview Manor Subdivision	Minor Widening & Turn Lanes	8/1/2016
Shanahan Rd/North Rd Intersection	North Farms Subdivision	Minor Widening & Turn Lanes	9/1/2016
2016 Road Improvement Project	Various locations	Resurfacing	9/15/2016
Panhandle Road Bridge	Panhandle Road over Olentangy River	Bridge Replacement	10/1/2016
Home/Steitz Intersection	Home Road/Steitz Road Intersection	Traffic Signal & Turn Lanes	10/15/2016
South Old State Road	Old Harbor Estates Subdivision	Minor Widening & Turn Lanes	10/20/2016
South Old 3C Pavement Rehab.	West Shore Drive to Village of Galena	Widening, Surfacing & Sign Upgrades	10/30/2016
Sawmill Parkway Extension	Hyatts Road to Innovation Court	New Roadway	11/10/2016
Worthington Road	Gemini to Africa Road	Bridge Replacement and Widening	11/18/2016
Gemini Place Extension	Orion Place to Worthington Road	New Roadway	11/30/2016
Orange Road Improvements at	Orange Road/US 23 Intersection	Turn Lanes & Traffic Signal Upgrade	11/30/2016
SR750/Sawmill Pkwy Intersection	Sawmill Parkway to Columbus Zoo	Major Widening & Turn Lanes	12/2/2016
East Powell Road Improvements	Bale Kenyon Rd./E. Powell Rd. Intersection	Traffic Signal & Turn Lanes	June 2017

# 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 2016.





## Departmental GIS is used for reviewing new development projects

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



Since **2007**, RPC 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 2016** — 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 the Village of Ashley, Galena, Ostrander, and Shawnee Hills. Several projects also utilized our GIS applications including Genoa Township Historic Features, Delaware Area Transit Agency (DATA) bus route mapping, Berkshire Township TIF or JEDD (Joint Economic Development District) projects, Delaware County Bikeway Plan, FLOW Science Committee, 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;

and there's an area where you can view zoning information for Townships and Villages.



*prepared by:*

**Delaware County Regional Planning Commission**

[www.dcrpc.org](http://www.dcrpc.org)