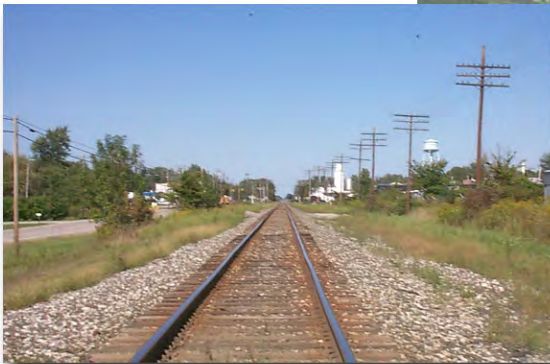


# Village of Ashley, Ohio

## 2005 Comprehensive Plan

Adopted July 19, 2005



*Prepared by*  
Delaware County Regional Planning Commission  
*Delaware County, Ohio*



RECORD OF ORDINANCES

483

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6220

Ordinance No. 2005-14 Passed JULY 19, 2005, ~~19~~

ORDINANCE ADOPTING THE VILLAGE OF  
ASHLEY, OHIO 2005 COMPREHENSIVE PLAN

WHEREAS, the Village of Ashley Planning Commission has approved a Comprehensive Plan for the Village of Ashley and has forwarded it to Council;

WHEREAS, the Council of the Village of Ashley deems it necessary that the Village of Ashley, has a Comprehensive Plan;

WHEREAS, an Ordinance for the Comprehensive Plan has been prepared, which appears to adequately and clearly provide for such Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE OF ASHLEY AS FOLLOWS:

SECTION 1. That the Village of Ashley, Ohio 2005 Comprehensive Plan, which is incorporated herein and made a part hereof by reference, is hereby adopted.

SECTION 2. The existing Master Plan adopted in Section 1 of Ordinance No. 97-25 and in Section 1 of Ordinance No. 99-31 is hereby repealed.

SECTION 3. That any and all Ordinances, or parts thereof, in conflict herewith be and the same are hereby repealed.

SECTION 4. That this Ordinance, and the various parts thereof, are hereby declared to be severable, and that if any part thereof shall be judged unconstitutional or invalid by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION 5. That it is found and determined that all actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6. That this Ordinance shall take full force and effect at the earliest time permitted by law.

APPROVED: Wayne S. Schubert  
MAYOR

ATTEST: Grace Hines  
CLERK

POSTED: JULY 20, 2005

I, Grace Hines certify this to be a true copy of Ordinance No. 2005-14.

Grace Hines, Clerk.

**Ashley Municipal Building**

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Ashley, Ohio 43003  
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(740) 747-3610 fax

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## Executive Summary

While Ashley hasn't experienced huge population increases, the Village is seated in one of the fastest growing regions in the nation. According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3 % increase from 1990 to 2000) and the 15<sup>th</sup> fastest growing county in the USA. The highest growth areas are located in the southern portion of the county, in close proximity to the City of Columbus. As these areas are reaching their build-out population, growth is continuing to move further north to communities like Ashley making it important for the Village to plan now for its future.

The Comprehensive Plan Map will serve as a guide for making land use and zoning decisions and the following vision statement will be enforced as a comprehensive vision for the Village's future:

*As the Village of Ashley experiences growth pressures, we would like it to retain our historical village character, with a mixed-use pedestrian-friendly downtown. We wish to add a "central park" space that is connected to the rest of the village through a network of green spaces. By increasing community functions, we wish to sustain the friendly residents and encourage local involvement and commercial support. There should be a mixture of housing styles that house a diverse population and allow for reasonable community safety. Neighborhood-style commercial development should be encouraged and emulate the scale, architecture and pedestrian oriented design of the original plat wherever appropriate.*

This plan serves as a vision for Ashley's development within the next 5 to 10 years. The Village has limited sewer capacity and has indicated their intent to prioritize areas closer to downtown for essential services. This plan makes the following general recommendations, but the Comprehensive Plan Map should be referenced for parcel-by-parcel recommendations.

- a) The village grid pattern should be extended to provide residential blocks that continue Ashley's village grid pattern.
- b) Architectural standards of new residential developments should emulate attractive features in current neighborhoods. Sidewalks should be required on both sides of all new streets.
- c) A new peripheral collector road should be developed that will provide an alternative route for traffic around Ashley's pedestrian-friendly downtown.
- d) A twenty (20) foot wide greenway should be developed throughout the village to connect neighborhoods and new developments.
- e) Service-oriented commercial uses should be encouraged along U.S. 42.
- f) Mixed-use buildings should be promoted downtown, along with encouraging the development of a neighborhood grocery store.
- g) Conservation greenways should ideally be encouraged along the western branch of the Alum Creek River for preservation purposes.
- h) The Village of Ashley should not pursue annexations outside of its planning areas before (1) lands are completely built-out within the Village's planning areas, (2) services are available to serve additional residents and (3) the Village desires to increase its boundaries (population).





# Chapter 1: Introduction

## A. Why Plan?

*"Make no small plans; they have no magic to stir men's blood and probably will not be realized. Make big plans; aim high in hope and work, remember that a noble logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty."*

*(Quote Source: Daniel Hudson Burnham, Father of the American City Planning Movement)*

City and community planning in the United States began during the City Beautiful Movement at the turn of the 20<sup>th</sup> Century. Open space was the deliverance from the stuffy, overcrowded and disease filled tenements of American cities in the late eighteen hundreds. The city beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the hustle and bustle. After the First World War, the movement evolved from its landscape architecture revitalization roots to a legal instrument for planning for orderly future growth.

The intent of the city planning movement was to plan for the future. At first this was done by the creation of zones with separate land use regulations attached to each zone. In some communities, there was a plan, which was the basis for the zoning map and resolution. However, in most communities, zoning itself was seen to be the plan. Zoning was tested immediately, and found to be an appropriate legislative power.

## B. History of Ashley

Ashley is currently located entirely in Oxford Township, which was originally known as Marlborough Township. Marlborough Township included portions of today's townships of Oxford, Troy, Westfield, Waldo and Marlboro. In 1815 John Shaw successfully petitioned to have Oxford Township organized as an individual township with its existing boundaries. That same year, the Methodist Episcopal Church became the first church organization in the vicinity. The first school was opened in 1828, just north of the current schoolhouse.

Originally called the Town of Oxford, the Village was renamed, Ashley, after major landowners L. W. Ashley and J. C. Avery subdivided their property to create the original village plat. On June 15, 1849, county surveyor Charles Neil platted the Village of Ashley (as shown in Map 1a). In 1850 the Cleveland, Columbus, Cincinnati & Indianapolis Railway was built through the village on a path from Delaware to Mansfield and the village got its first post office. These changes caused the village population to increase significantly. The sixty-nine (69) originally platted lots had expanded to over one hundred and eighty (180) by 1877 as the village expanded.

**Figure 1a. Historic Picture of High Street, Ashley Ohio**



*(Source Delaware County Historical Society 2003)*

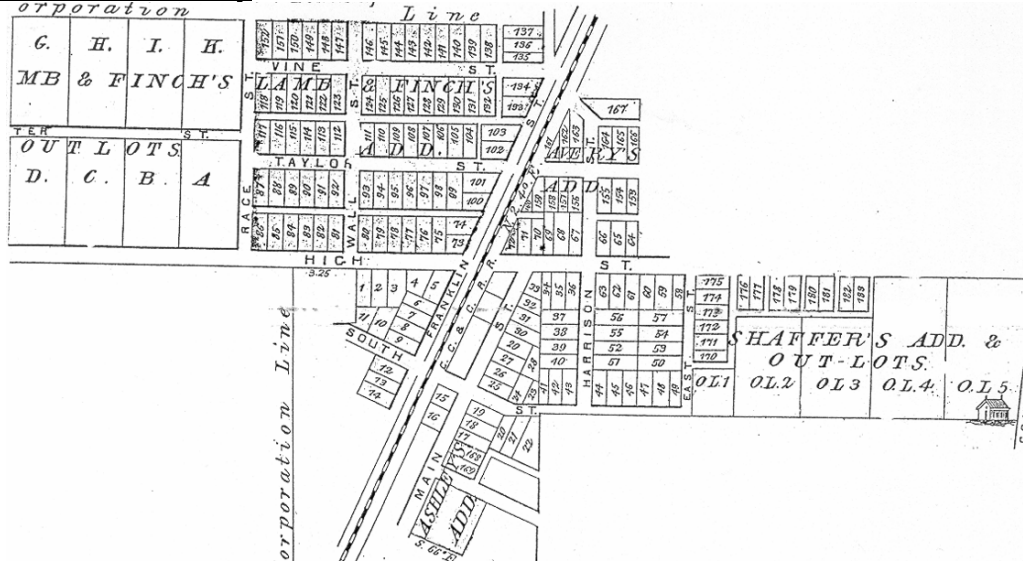
**Map 1a. Recorded Plat of the Town of Oxford (1849)**



(Source Delaware County Recorder's Office 2003)

On March 3, 1855 a petition for incorporation, signed by approximately fifty residents of the village was filed with the Auditor of Delaware County. At the Delaware County Commissioner's June 1855 session, they heard and granted approval of the petition. On August 30, 1855 the first election for officers was held at the village schoolhouse. In 1862, a special school district was formed of the village and a few of the adjoining farms. (Source Ashley Wornstaff Library 2003)

**Map 1b. 1888 Plat of Ashley**



(Source Bridgman's Atlas of the State of Ohio, 1888)

In 1893, A Spiritualist Camp Association was formed to the north of the village, on land that is now called "Wooley Park." The Camp Association is still active on this property. In 1926, the first Junior Fair Building in the United States was erected at the Ashley Fair Grounds. The Vocational Agricultural Department of Ashley School and the Ashley Fair Association promoted this project. In 1972, Margaret Fling, a spiritualist minister who founded the White Lily Chapel in 1922 in her Ashley home was nominated for the 1972 Nobel Prize for religion. (Source www.pe.com, 2003)

### **C. 2005 Village of Ashley Comprehensive Plan**

By the end of the 20<sup>th</sup> century, it was clear that much more development and change was in store for Delaware County. Development pressure was steadily moving north. With that in mind, the Ashley Village Council contracted with the Delaware County Regional Planning Commission to create the Village of Ashley Comprehensive Plan.

The village Planning Commission is responsible for adopting a municipal plan to achieve the purposes of land use regulation under municipal powers (ORC 713.02). At-large residents and landowners of the village were encouraged to participate in the planning process.

The 2004 Ashley Comprehensive Land Use Plan (update) is intended to:

- Review the changes in land use, population, utility services, roads, and boundaries that have occurred up to 2005.
- Review the changes in economic, legislative, judicial and regulatory conditions that have occurred up to 2005.
- Review the goals and policies of the 1993 Delaware County Comprehensive Plan; judge whether the goals and policies are still representative of the communities values and visions of its future, and if the goals and policies conform to current federal and state land use legislation and court decisions.
- Create goals and objectives for the growth in the subsequent five to ten years.
- Create text and a map for the recommended land use of each parcel on a site-specific basis to guide future growth of the village.
- Recommend amendments to local zoning, and the adoption of development policies to assure that the village will be what it has envisioned when it is all built out.
- The 2005 Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification attached to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas.

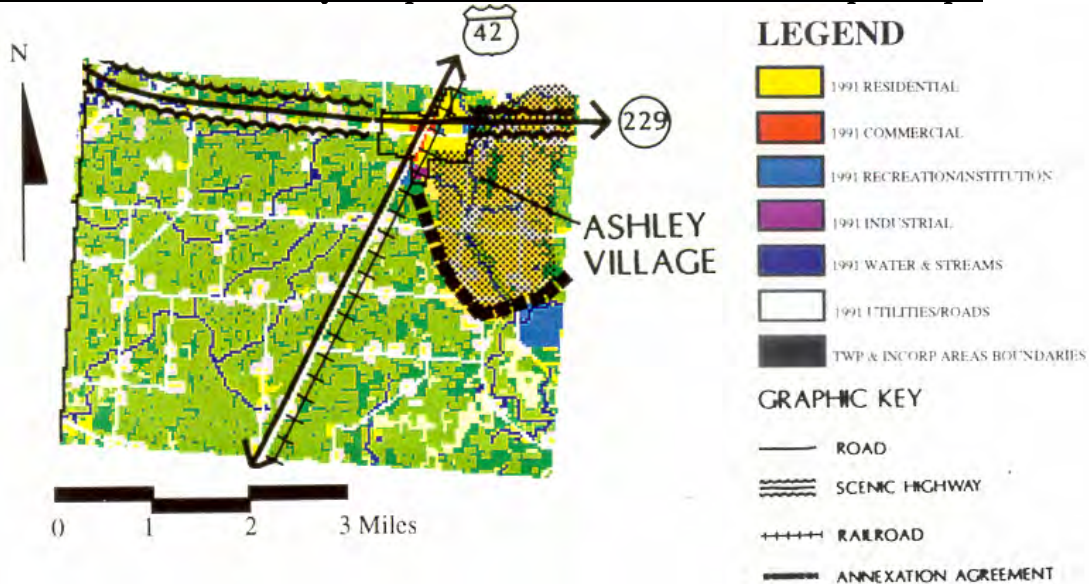
### **D. 1993 Delaware County Comprehensive Plan**

In 1993 the Delaware County Regional Planning Commission contracted with Frank Elmer and Assoc., Wilbur Smith and the SWA Group to prepare a Regional Comprehensive Plan for the entire Delaware County Planning Area. The Village of Ashley falls within the North Planning Area. The plan showed an annexation agreement area in the northeast section of Oxford Township that is shown in Map 1c.

The 1993 DCRPC Regional Comprehensive Plan overlays data to create a land suitability map which, in conjunction with development policies for each planning area represents the best guidelines possible at the macro scale of the study. It is suggestive, not prescriptive. It is not site-specific, does not recommend use and density, and is a general guide for development.

The 1993 DCRPC Comprehensive Plan is the adopted Regional Plan. This plan depicted an annexation area for Ashley that extended east. The 2004 Village of Ashley Comprehensive Plan will be the vision, goals and objectives determined by the Village. If these plans differ, the Village plan takes precedence.

**Map 1c. 1993 Delaware County Comprehensive Plan (Oxford Township excerpt)**



(Source Delaware County Comprehensive Plan 1993)

**E. DALIS – How does digital information affect the village’s ability to plan?**

The Delaware County Auditor developed a Geographic Information System (GIS) for the primary purpose of accurately mapping tax parcels. DALIS stands for Delaware Area Land Information System. It is an accurate computer mapping system that offers both tabular and graphic real estate data about each of 60,000 tax parcels.

This mapping system has a cadastral (property line) layer and topography layer. Topography is available in 2’, 5’, and 10’ contours depending upon which area of the county is viewed. In addition, the Auditor has also created revised soil maps and digital ortho photos with structures.

DALIS mapping is used as the base map for the 2004 Ashley Comprehensive Plan. The software used is Arc/Info and ArcView, by ESRI. Planners may now view each parcel in a site-specific manner. This allows the Comprehensive Land Use Plan to be site-specific.

**F. Ohio Enabling Legislation: Municipal Planning and Zoning (ORC Chapter 713)**

Village authority to create a planning commission comes from Ohio Revised Code (ORC) Section 713.01. The power of the planning commission comes from ORC Section 713.02, which states:

*"The planning commission established under section 713.01 of the Revised Code shall make plans and maps of the whole or any portion of the municipal corporation, and of any land outside thereof, which, in the opinion of the commission, is related to the planning of the municipal corporation, and make changes in such plans or maps when it deems it advisable. Such maps or plans shall show the commission's recommendations for the general location, character, and extent of streets, alleys, ways, viaducts, bridges, waterways, waterfronts, subways, boulevards, parkways, parks, playgrounds, aviation fields and other public grounds, ways, and open spaces; the general location of public buildings and other public property; the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use of or extension of such public ways, grounds, open spaces, buildings, property, utilities, or terminals. With a view to the systematic planning of the municipal corporation, the commission may make recommendations to public officials concerning the general location, character, and extent of any such public ways, grounds, open spaces, buildings, property, utilities, or terminals. As the work of making the whole plan progresses, the commission may from time to time adopt and publish any part thereof, and such part shall cover one or more major sections*

*or divisions of the municipal corporation or one or more of the functional matters to be included in the plan. The commission may from time to time amend, extend, or add to the plan. This section does not confer any powers on the commission with respect to the construction, maintenance, use, or enlargement of improvements by any public utility or railroad on its own property if such utility is owned or operated by an individual, partnership, association, or a corporation for profit."*

*"The planning commission may accept, receive, and expend funds, grants, and services from the federal government or its agencies, from departments, agencies, and instrumentalities of this state or any adjoining state or from one or more counties of this state or any adjoining state or from any municipal corporation or political subdivision of this or any adjoining state, including county, regional, and municipal planning commissions of this or any adjoining state, or from civic sources, and contract with respect thereto, either separately or jointly or cooperatively, and provide such information and reports as may be necessary to secure such financial aid."*

*"The commission may control, preserve, and care for historical landmarks; control, in the manner provided by ordinance, the design and location of statuary and other works of art, which are the property of the municipal corporation; control the removal, relocation, and alteration of any such works; and control the design of harbors, bridges, viaducts, street fixtures, and other public structures and appurtenances."*

*"Whenever the commission makes a plan of the municipal corporation, or any portion thereof, no public building or structure, street, boulevard, parkway, park, playground, public ground, canal, river front, harbor, dock, wharf, bridge, viaduct, tunnel, or other public way, ground, works, or utility, whether publicly or privately owned, or a part thereof, shall be constructed or authorized to be constructed in the municipal corporation or planned portion thereof unless the location, character, and extent thereof is approved by the commission. In case of disapproval the commission shall communicate its reasons therefor to the legislative authority of the municipal corporation and to the head of the department which has control of the construction of the proposed improvement or utility. The legislative authority, by a vote of not less than two-thirds of its members and of such department head, together may overrule such disapproval. If such public way, ground, works, building, structure, or utility is one the authorization or financing of which does not, under the law or charter provisions governing it, fall within the province of a municipal legislative authority or other municipal body or official, the submission to the commission shall be by the state, school, county, district, or township official, board, commission, or body having such jurisdiction, and the commission's disapproval may be overruled by such official, board, commission, or body by a vote of not less than two-thirds of its membership. The narrowing, ornamentation, vacation, or change in the use of streets and other public ways, grounds, and places shall be subject to similar approval, and disapproval may be similarly overruled. The commission may make recommendations to any public authorities or to any corporations or individuals in such municipal corporation or the territory contiguous thereto, concerning the location of any buildings, structures, or works to be erected or constructed by them."*

The municipal planning commission's authority to adopt and regulate zoning comes from ORC Section 713.06, which states:

*"The planning commission of any municipal corporation may frame and adopt a plan for dividing the municipal corporation or any portion thereof into zones or districts, representing the recommendations of the commission, in the interest of the public health, safety, convenience, comfort, prosperity, or general welfare, for the limitations and regulation of the height, bulk, and location, including percentage of lot occupancy, set back building lines, and area and dimensions of yards, courts, and other open spaces, and the uses of buildings and other structures and of premises in such zones or districts."*

Current Ohio enabling legislation does not specify the *content* of the Comprehensive Plan. Over the course of recent planning history, there has been deliberation as to what the content of a plan should be.

**G. Planning History**

To put planning in perspective, consider some significant events that have influenced the American Planning movement. The thoughts of planning can be traced back to ancient times, however it has evolved immensely in the past 1,000 years. The planning history timeline in Appendix A traces the history of planning back to the Magna Carta in England, although, the highlights of planning history have occurred in the past 100 years. Through the formulation of the Ohio Planning Conference in 1919 and the adoption of the first Land Use Plan in 1925 by the City of Cincinnati, planning has only recently become an American trend. The planning movement is now evolving with more recent trends, like New Urbanism and Conservation Design that emerged in the 1980's and 90's.

## Chapter 2: Demographics

### A. Census 2000 Data

From 1960 to 1970, Ashley gained 127 residents, a 14.0% increase in population. The village, however, only gained 25 more residents in the twenty years that followed; a 2.4% increase. From 1990 to 2000, the village increased by 157 residents or 14.8%. The annexation and development of Oxford Woods on the north side of the village has significantly influenced this more recent population increase. Compared to Delaware County, Ashley's growth has been modest.

**Table 2A - Village of Ashley Census Population changes from 1960-2000**

<i>Year</i>	<i>1960</i>	<i>1970 (1960-1970 change)</i>	<i>1980 (1970-1980 change)</i>	<i>1990 (1980-1990 change)</i>	<i>2000 (1990-2000 change)</i>
<i>Population</i>	907	1,034 (+127; 14.0%)	1,057 (+23; 2.2%)	1,059 (+2; 0.2%)	1,216 (+157;14.8%)

(Source US Census Bureau 2000 Census)

Although Ashley's slow growth seems to be fluctuating from decade-to-decade, according to the U.S. Bureau of the Census, Delaware County grew by 64.34% from 1990 to 2000, making it the fastest growing county in Ohio (see Table 2B). From July 1<sup>st</sup>, 2001 to July 1<sup>st</sup>, 2002, the Delaware grew by an additional 6.1%, making it the 10<sup>th</sup> fastest growing county in the U.S. (see Table 2C). Most of this growth has occurred south of the City of Delaware.

**Table 2B - Ten Fastest Growing Counties in Ohio, by % Growth Rate 1990-2000**

<i>Ohio County</i>	<i>1990 Population</i>	<i>2000 Population</i>	<i>1990-2000 % Growth Rate</i>	<i>Ohio Rank, 1990-2000</i>	<i>USA Rank, 1990-2000</i>
<b>Delaware</b>	<b>66,929</b>	<b>109,989</b>	<b>64.3%</b>	<b>1</b>	<b>40</b>
Warren	113,909	158,383	39%	2	161
Union	31,969	40,909	28%	3	365
Noble	11,336	14,058	24%	4	484
Medina	122,354	151,095	23.5%	5	504
Brown	34,966	42,285	20.9%	6	607
Fairfield	103,461	122,759	18.7%	7	720
Holmes	32,849	38,943	18.6%	8	725
Clermont	150,187	177,977	18.5%	9	727
Knox	47,473	54,500	14.8%	10	984

(Source US Census Bureau 2000 Census)

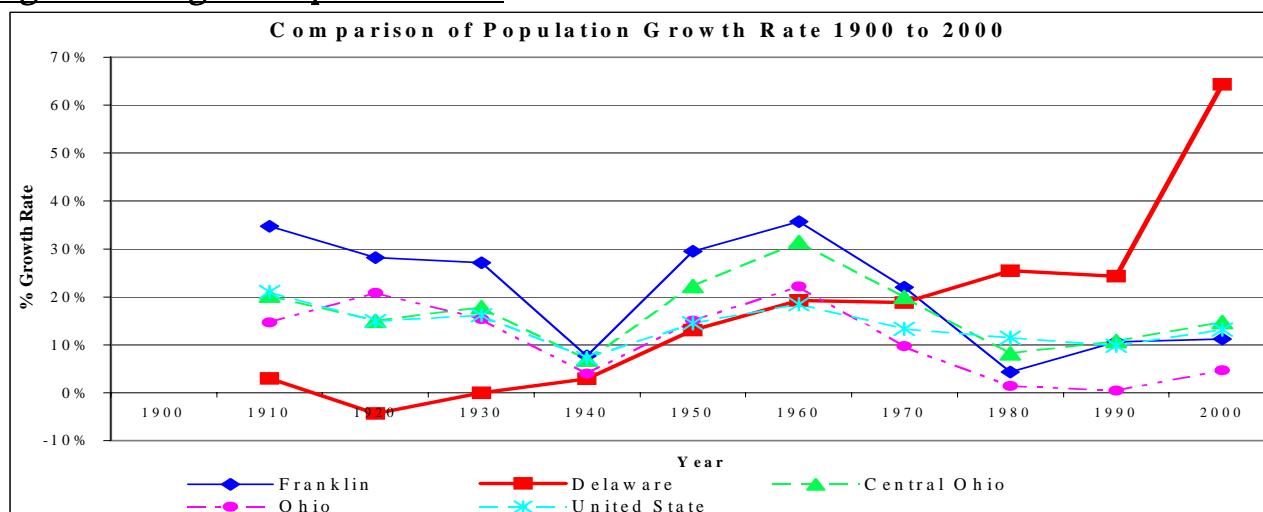
**Table 2C - Ten Fastest Growing Counties in U.S., by % Growth Rate 7/1/2001 to 7/1/2002**

<i>U.S. County</i>	<i>State</i>	<i>% Increase</i>	<i># Increase</i>	<i>7/1/2002 Est. Population</i>	<i>Rank</i>
Rockwall	Texas	7.9	3,728	50,858	1
Loudoun	Virginia	7.3	13,874	204,054	2
Henry	Georgia	7.1	9,280	139,699	3
Forsyth	Georgia	7.1	7,741	116,924	4
Flagler	Florida	6.9	3,719	57,377	5
Douglas	Colorado	6.8	13,480	211,091	6
Newton	Georgia	6.6	4,451	71,594	7
Scott	Minnesota	6.4	6,216	103,681	8
Stafford	Virginia	6.2	6,120	104,823	9
<b>Delaware</b>	<b>Ohio</b>	<b>6.1</b>	<b>7,174</b>	<b>125,399</b>	<b>10</b>

(Source US Census Bureau 4/17/2003)

The Delaware County growth rate has continued to increase as people push north from Franklin County (Columbus) for larger lots and more “rural character.” While Franklin County is losing population to out-migration, Delaware is growing by in-migration. From 1990 to 1999, 25,347 new residents moved into Delaware County. Births minus deaths represented 5,341 new population in this time span. By contrast, Franklin County experienced a net loss of 21,749 via outward migration from 1990-99. Delaware County received 62% of the domestic migration in Central Ohio from 1990-99. These trends are still evident in 2003. Figure 2A demonstrates how Delaware’s recent trends compare to Central Ohio, Ohio and the U.S.

**Figure 2A – Regional Population Chart**



(Source DCRPC 2003)

To put Delaware County’s rate of growth into national perspective, consider the state and national annual growth rates in Table 2D. While Ohio tends to trail in the nation’s growth rate, Delaware County is growing at enormous rates that help keep Central Ohio above the nation’s rates. As shown in Table 2D, Ashley experienced growth rates from 1990 to 2000 that were comparable with Central Ohio and the nation’s growth.

**Table 2D – National vs. Local Growth Rates**

Area	1990 population	2000 population	Growth Rate 1990-2000
USA	248,709,873	281,421,906	13.15 %
Ohio	10,847,115	11,353,140	4.66 %
Central Ohio	1,377,419	1,581,066	14.78 %
Delaware County	66,929	109,989	64.34 %
Morrow County	27,749	31,628	14.00 %
Oxford Township	901	854	(5.22 %)
Westfield Township	1,058	1,100	3.97 %
Village of Ashley	1,059	1,216	14.83 %

(Source US Bureau of Census, Internet Release Date: April 2001; Statistical Information, Washington D.C., (301) 457-2422)

Ashley’s current population is 47.6% male and 52.4% female, 97% White, with nearly 75% residing in housing units that they own. The other 25% of residents rent their home or apartment. The average household size is 2.57 with an average family size of 3.06. These numbers are slightly smaller than the average of Morrow and Delaware County figures, however typical of smaller villages in the region. The median age for a Village resident was listed at 34 years of age. Table 2E shows a more detailed breakdown for Ashley’s demographic statistics.



**Table 2E – Ashley’s General Demographic Characteristics**

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>1,216</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>1,216</b>	<b>100.0</b>
Male.....	579	47.6	Hispanic or Latino (of any race).....	10	0.8
Female.....	637	52.4	Mexican.....	8	0.7
Under 5 years.....	91	7.5	Puerto Rican.....	2	0.2
5 to 9 years.....	119	9.8	Cuban.....	-	-
10 to 14 years.....	103	8.5	Other Hispanic or Latino.....	-	-
15 to 19 years.....	70	5.8	Not Hispanic or Latino.....	1,206	99.2
20 to 24 years.....	71	5.8	White alone.....	1,177	96.8
25 to 34 years.....	166	13.7	<b>RELATIONSHIP</b>		
35 to 44 years.....	214	17.6	<b>Total population</b> .....	<b>1,216</b>	<b>100.0</b>
45 to 54 years.....	133	10.9	In households.....	1,206	99.2
55 to 59 years.....	40	3.3	Householder.....	469	38.6
60 to 64 years.....	50	4.1	Spouse.....	241	19.8
65 to 74 years.....	88	7.2	Child.....	384	31.6
75 to 84 years.....	50	4.1	Own child under 18 years.....	328	27.0
85 years and over.....	21	1.7	Other relatives.....	41	3.4
Median age (years).....	34.3	(X)	Under 18 years.....	13	1.1
18 years and over.....	857	70.5	Nonrelatives.....	71	5.8
Male.....	394	32.4	Unmarried partner.....	38	3.1
Female.....	463	38.1	In group quarters.....	10	0.8
21 years and over.....	817	67.2	Institutionalized population.....	-	-
62 years and over.....	184	15.1	Noninstitutionalized population.....	10	0.8
65 years and over.....	159	13.1	<b>HOUSEHOLD BY TYPE</b>		
Male.....	55	4.5	<b>Total households</b> .....	<b>469</b>	<b>100.0</b>
Female.....	104	8.6	Family households (families).....	324	69.1
<b>RACE</b>			With own children under 18 years.....	166	35.4
One race.....	1,199	98.6	Married-couple family.....	241	51.4
White.....	1,179	97.0	With own children under 18 years.....	109	23.2
Black or African American.....	12	1.0	Female householder, no husband present.....	60	12.8
American Indian and Alaska Native.....	4	0.3	With own children under 18 years.....	42	9.0
Asian.....	-	-	Nonfamily households.....	145	30.9
Asian Indian.....	-	-	Householder living alone.....	128	27.3
Chinese.....	-	-	Householder 65 years and over.....	60	12.8
Filipino.....	-	-	Households with individuals under 18 years.....	178	38.0
Japanese.....	-	-	Households with individuals 65 years and over ..	119	25.4
Korean.....	-	-	Average household size.....	2.57	(X)
Vietnamese.....	-	-	Average family size.....	3.06	(X)
Other Asian <sup>1</sup> .....	-	-	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	1	0.1	<b>Total housing units</b> .....	<b>500</b>	<b>100.0</b>
Native Hawaiian.....	1	0.1	Occupied housing units.....	469	93.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	31	6.2
Samoa.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	-	-
Some other race.....	3	0.2	Homeowner vacancy rate (percent).....	2.8	(X)
Two or more races.....	17	1.4	Rental vacancy rate (percent).....	10.6	(X)
<b>Race alone or in combination with one or more other races:</b> <sup>3</sup>			<b>HOUSING TENURE</b>		
White.....	1,195	98.3	<b>Occupied housing units</b> .....	<b>469</b>	<b>100.0</b>
Black or African American.....	14	1.2	Owner-occupied housing units.....	351	74.8
American Indian and Alaska Native.....	20	1.6	Renter-occupied housing units.....	118	25.2
Asian.....	-	-	Average household size of owner-occupied units.....	2.66	(X)
Native Hawaiian and Other Pacific Islander.....	1	0.1	Average household size of renter-occupied units.....	2.31	(X)
Some other race.....	3	0.2			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

(Source US Census Bureau Census 2000)

**B. Population Projections**

The Delaware County Regional Planning Commission makes population projections based upon a Housing Unit Method. The formula works as follows:

1. Last Census (2000) used as a base year.
2. Number of residents per dwelling unit is based upon the last census information (2.57 for Ashley).

3. Number and type of new residential building permits is tracked by month for all jurisdictions.
4. A time lag factor anticipates the occupancy date of new housing after building permit issuance.
5. New population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor.
6. New population added to last Census data to create projected population.

The Population by Housing Unit Method Projections table (Table 2F) contains population projections for Delaware County through the year 2020. These projections can change annually depending on the number of building permits issued within each township or municipality.

The Village of Ashley’s population has grown from 1,059 in 1990 to a (projected by DCRPC) 2002 year-end of 1,272. Due to a small number of building permits over the past few years and a relatively high death-to-birth ratio, Ashley is projected to have a 1.86% loss in population from 2001-2010. If new housing is constructed in the Village, these figures will rise significantly.

**Table 2F – Population Projections to 2020 (by Housing Unit Method)**

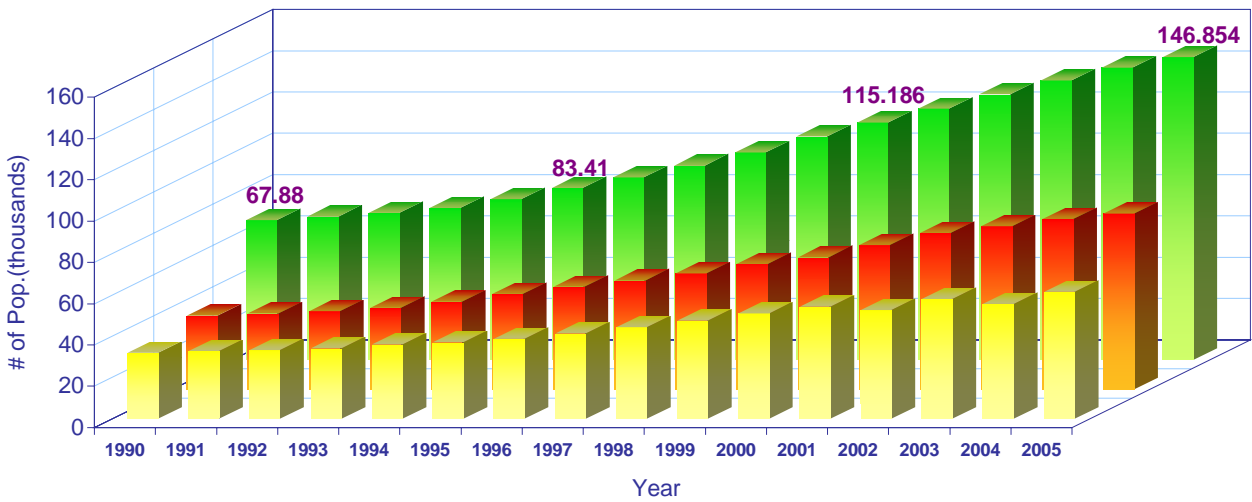
YEAR	2000 CENSUS POPULATION (APRIL OF 2000)	H_UNITS INDEX VACANCY R.	12/2000	2001 (DCRPC estimated)	2002 (DCRPC Projected.....)	2003 (DCRPC Projected.....)	2004 (DCRPC Projected.....)	2005 (DCRPC Projected.....)	GROWTH R. (2000-2002)	ANNUAL GROWTH R.	2010	2015	2020	GROWTH RATE (2001-2010)	2011-2020)	
<b>TOWNSHIPS</b>																
BERKSHIRE	1946	2.810	4.5%	1974	2005	2033	2056	2083	2113	2.97%	1.47%	2,241	2,368	2,499	13.51%	11.50%
BERLIN	3313	2.810	4.7%	3490	3853	4293	4657	4955	5227	22.99%	10.90%	6,185	7,137	8,113	77.19%	31.17%
BROWN	1290	2.850	3.3%	1310	1342	1365	1391	1407	1422	4.22%	2.09%	1,491	1,559	1,629	13.82%	9.30%
CONCORD	4088	2.740	5.8%	4323	4992	5825	6612	7483	8158	34.74%	16.08%	10,468	12,765	15,119	142.14%	44.42%
<b>DELAWARE</b>																
GENOA	11293	2.930	5.0%	12185	13925	15726	17554	19119	20344	29.06%	13.60%	24,618	28,867	33,223	102.03%	34.95%
HARLEM	3762	2.820	3.1%	3774	3796	3828	3871	3909	3960	1.44%	0.72%	4,183	4,405	4,633	10.84%	10.76%
KINGSTON	1603	3.020	3.1%	1652	1735	1829	1921	2029	2156	10.76%	5.24%	2,599	3,039	3,490	57.33%	34.29%
<b>LIBERTY</b>																
MARLBORO	227	2.690	6.7%	227	235	254	263	274	286	11.83%	5.75%	328	370	413	44.60%	25.89%
ORANGE	12464	2.930	8.4%	13226	14337	15689	17055	18337	19534	18.62%	8.91%	23,702	27,845	32,093	79.21%	35.40%
OXFORD	854	2.870	7.2%	864	886	910	929	940	950	5.29%	2.61%	998	1,046	1,094	15.53%	9.65%
<b>PORTER</b>																
RADNOR	1335	2.750	4.3%	1345	1363	1375	1410	1453	1494	2.25%	1.12%	1,647	1,798	1,954	22.42%	18.68%
SCIOTO	2122	2.740	4.7%	2154	2186	2203	2237	2269	2299	2.27%	1.13%	2,430	2,559	2,692	12.79%	10.81%
<b>THOMPSON</b>																
TRENTON	2137	2.920	3.0%	2143	2159	2177	2193	2198	2208	1.61%	0.80%	2,272	2,335	2,401	6.04%	5.66%
TROY	2021	2.520	8.5%	2658	2662	2685	2713	2716	2717	1.03%	0.51%	2,755	2,794	2,833	3.67%	2.83%
<b>TOTAL UNINC.</b>	<b>61,450</b>	<b>2,810</b>	<b>5.3%</b>	<b>64,154</b>	<b>69,070</b>	<b>74,466</b>	<b>79,850</b>	<b>84,799</b>	<b>89,104</b>	<b>16.07%</b>	<b>7.74%</b>	<b>104,366</b>	<b>119,536</b>	<b>135,091</b>	<b>62.68%</b>	<b>29.44%</b>
<b>INCORPORATED AREAS</b>																
DELAWARE	25243	2.630	6.7%	25900	26554	27249	27899	28618	29128	5.21%	2.57%	31,513	33,884	36,318	21.67%	15.25%
GALENA	305	2.610	7.6%	305	305	304	305	309	313	-0.44%	-0.22%	322	331	340	5.57%	5.43%
SUNBURY	2630	2.550	3.9%	2692	2811	2974	3108	3199	3303	10.47%	5.10%	3,745	4,183	4,631	39.11%	23.66%
<b>SHAWNEEHILLS</b>																
POWELL	6247	3.180	2.8%	6434	6713	7015	7434	7938	8233	9.03%	4.42%	9,707	11,166	12,663	50.86%	30.46%
ASHLEY	1216	2.660	6.2%	1284	1278	1272	1270	1265	1259	-0.91%	-0.46%	1,260	1,260	1,260	-1.86%	0.02%
<b>OSTRANDER</b>																
DUBLIN	4283	3.040	6.9%	4291	4283	4261	4243	4223	4201	-0.68%	-0.34%	4,195	4,187	4,179	-2.23%	-0.39%
WESTERVILLE	5900	2.820	3.7%	6748	7070	7305	7386	7439	7561	8.24%	4.04%	7,904	8,240	8,586	17.12%	8.63%
COLUMBUS	1891	2.480	7.8%	2546	2829	3127	3677	4197	4436	22.81%	10.82%	5,393	6,342	7,315	111.83%	35.63%
<b>TOTAL INC.</b>	<b>48,539</b>	<b>2,697</b>	<b>5.0%</b>	<b>51,033</b>	<b>52,679</b>	<b>54,357</b>	<b>56,201</b>	<b>58,082</b>	<b>59,339</b>	<b>6.51%</b>	<b>3.21%</b>	<b>64,996</b>	<b>70,600</b>	<b>76,352</b>	<b>27.36%</b>	<b>17.47%</b>
<b>T. INC.&amp;UNINC.</b>	<b>109,989</b>	<b>2,700</b>	<b>6.4%</b>	<b>115,186</b>	<b>121,749</b>	<b>128,822</b>	<b>136,051</b>	<b>142,882</b>	<b>148,443</b>	<b>11.84%</b>	<b>5.75%</b>	<b>169,362</b>	<b>190,136</b>	<b>211,444</b>	<b>47.03%</b>	<b>24.85%</b>

**C. Population Growth and Building Permits**

The highest growth rates in Delaware County from 1990 to 2000 were Orange Township (228.95%), Genoa Township (178.63%) and Liberty Township (142.27%). Those three townships have county sewer service, which permits higher densities and spawns growth by production builders in large subdivisions. Because Ashley operates its own sewer system, it is only a matter of time before the production builders discover it. One large subdivision of 300 homes could double the size of the village. For that reason, it is important to have a plan for future

growth in place before such growth occurs.

**Figure 2B – Delaware County Population Trend (including projections to 2005)**



The building permit numbers tell better than the Census, what is happening in the Village of Ashley. Ashley has not experienced any form of significant building for many decades.

**Table 2G - New Residential Building Permits in Ashley (1990-2002)**

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1	1	-	0	2	3	0	2	0	0	1	0	3

Table 2G shows the building permits that have been issued in Ashley, since 1990. The total building permits in this period totals 13, this is lower than every other incorporated municipality in the county other than the Village of Galena. As Table 2H indicates, Ashley’s 13 building permits were less than one percent of the County’s 10,069 municipal building permits that were issued between 1990 and 2002.

**Table 2H – Number of Building Permits in Comparison with the rest of Delaware County**

	Ashley	Delaware	Galena	Ostrander	Powell	Shawnee Hills	Sunbury
<i>Number of Building Permits issued from 1990-2002</i>	13	4,691	11	35	2,338	40	417
<i>Percentage of Total</i>	0.1 %	46.6 %	0.1 %	0.3 %	23.2 %	0.4 %	4.1 %



## Chapter 3: Development and Change

### A. Development Indicators

Platting activity for new subdivisions is one of the best indicators of future growth, since this precedes building permits. The Village of Ashley has not had a new recorded subdivision in over 30 years. According to its platting history, Ashley has limited development pressures. Villages do have another development indicator that shows a different picture for Ashley's future; annexation. The Village had a significant annexation in the last year that provided acres of undeveloped land open to new use(s).

Without completely relying on these two indicators, development and annexation trends, the recent development pressures of the region must also be considered. The Delaware County Regional Planning Commission (DCRPC) approves platting for the county (exclusive of incorporated villages and cities). The county development trends over the past fifteen years demonstrate that growth in the county is much different than growth in Ashley.

### B. Ashley Development Trends

The Village has 20 recorded subdivisions. These subdivisions range from the original town plat for Oxford in 1849 to Wallace Acres, which was recorded in 1972. Wallace Acres was the last subdivision recorded within the Village boundaries. Table 3a demonstrates the trend in subdivision development throughout the Village's history.

**Table 3a. Recorded Subdivisions in the Village of Ashley**

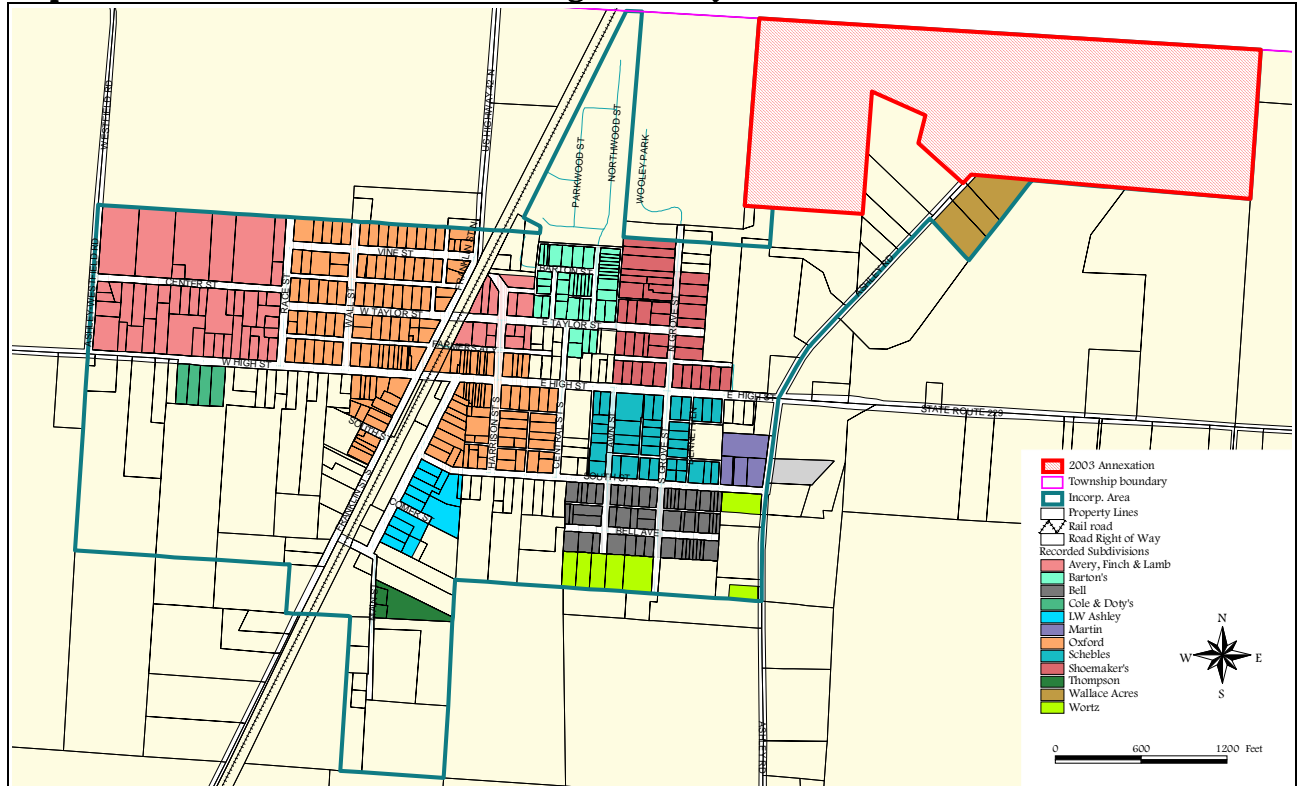
Date Recorded	Subdivision Name	Lots	Acres	Density
05/26/1849	Town of Oxford	79	16.98	4.65 du/ac
08/17/1849	Oxford Addition	93	27.28	3.41 du/ac
12/04/1850	Avery, Finch & Lamb Addition to Ashley	14	05.14	2.72 du/ac
01/19/1854	Lamb & Finch Plat of Out-lots	40	27.76	1.44 du/ac
03/10/1860	LW Ashley Addition	14	05.01	2.79 du/ac
09/15/1877	Cole & Doty's Addition to Ashley	04	02.14	1.87 du/ac
02/22/1883	Schebles' Addition to Ashley	22	06.66	3.30 du/ac
03/01/1886	Shoemaker's Addition to Ashley	11	02.93	3.75 du/ac
11/18/1886	Shoemaker's Second Addition to Ashley	11	03.30	3.33 du/ac
12/21/1892	Shoemaker's Third Addition to Ashley	13	06.02	2.16 du/ac
02/02/1903	Schebles' Second Addition to Ashley	16	03.55	4.51 du/ac
10/23/1912	Bell Addition to Ashley	26	12.07	2.15 du/ac
05/04/1920	Barton's Addition to Ashley	41	07.81	5.25 du/ac
01/12/1942	Out-lot B	03	01.00	3.00 du/ac
10/19/1955	Thompson	03	01.88	1.60 du/ac
06/22/1956	Wortz	01	00.89	1.12 du/ac
06/15/1959	Martin	05	02.59	1.93 du/ac
05/08/1961	Lamb & Fitch Plat of Out-lots	04	01.29	3.10 du/ac
07/13/1962	Wortz Second	05	04.13	1.21 du/ac
08/24/1972	Wallace Acres	03	04.57	0.66 du/ac

(Source DALIS 2003)

Within the Village's history, subdivisions have gotten smaller and densities have decreased. This trend is a sign that as development moves away from the Village's core, lot sizes are increasing and lot splits are becoming the common method of development. Since the village is mostly developed and the only vacant land in the Village lines its perimeter, it can be assumed that most new development will occur on the Villages outskirts.

Map 3a shows recorded subdivisions indexed by their development name. These developments occurred at different times throughout Ashley’s history, as indicated in Table 3a. These developments can also be classified as neighborhoods and act as a basis for the sub areas that will be developed in this comprehensive plan.

**Map 3a. Recorded Subdivisions in the Village of Ashley**



(Source DALIS 2003)

**C. Village Annexation Trends**

Although Ashley’s platting history doesn’t tell a distinct story, the Village has had some recent annexations that are significantly large compared to the history of annexation in Ashley. The land annexed in 2003 provided a 24.5% increase in Ashley’s incorporated area (see Table 3b).

**Table 3b. History of Ashley Annexations (1992-2003)**

	Village Size	New Annexations	Percentage Change
1992	332.78 acres	~	~
1993	332.78 acres	~	~
1994	332.78 acres	~	~
1995	332.78 acres	~	~
1996	332.78 acres	~	~
1997	334.97 acres	2.19 acres	0.7% increase
1998	334.97 acres	~	~
1999	334.97 acres	~	~
2000	334.97 acres	~	~
2001	334.97 acres	~	~
2002	338.92 acres	3.95 acres	1.2% increase
2003	423.09 acres	83.20 acres	24.5% increase

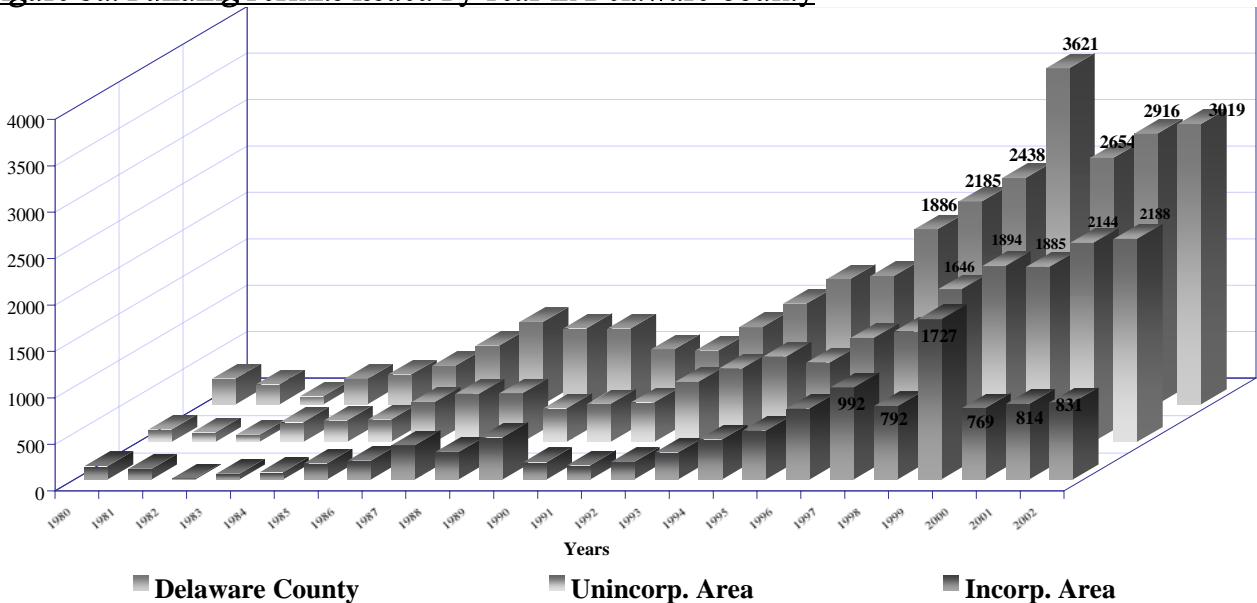
(Source Delaware County Commissioner's Office 2003)

It wasn't until 2003 that significant land was added to the Village's jurisdiction. The 2003 annexation of 83.2-acres, shown on Map 3a, should cause significant consideration about the future of Ashley. This plan will help to guide a future vision.

**D. Regional Development Trends**

The rapid growth in Delaware County has occurred primarily in the southern part of the county. Over the past ten years development pressures have been increasing and geographically spreading north. Figure 3a depicts the significant increase in Delaware County's residential housing stock.

**Figure 3a. Building Permits Issued By Year in Delaware County**



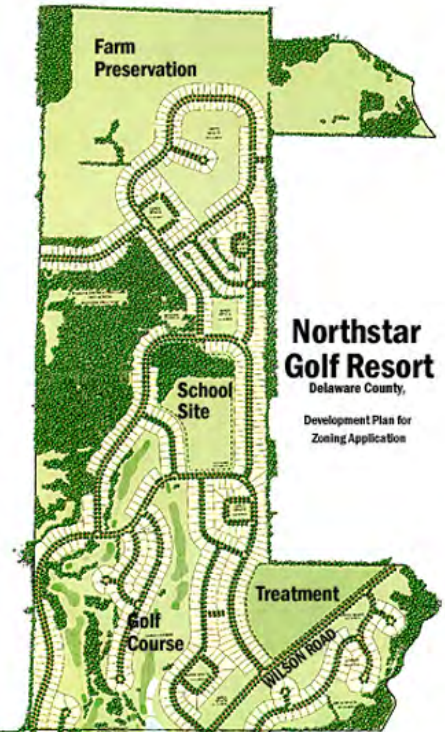
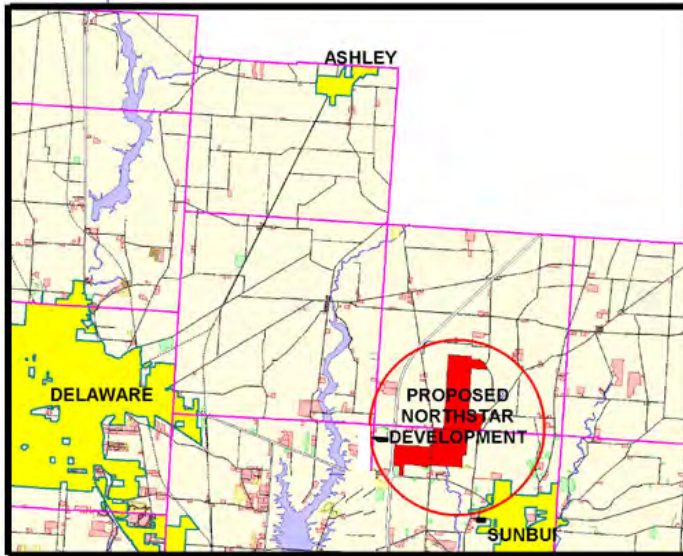
To best define the development pressures that are moving north from Columbus, developments such as the proposed Northstar Development in Kingston/Berkshire Townships can be referenced. Figure 3b demonstrates the size and potential impact of this development on its area residents. With over 700 homes on 1,700 acres, Northstar is sure to have an impact on its adjacent lands. Comparing Northstar to Ashley, Northstar would have approximately 200 more homes and cover four-times the land of Ashley.

The residents of Ashley should be preparing for such development pressures. Northstar will utilize an alternative sewage disposal system with land application of treated affluent. This new type of sewage disposal may trigger large-scale developments in areas near the Village. The land surrounding Ashley is largely vacant, however developments are beginning to appear along State Route 229 to the west of the Village and along U.S. 42 to the south of the Village.

Figure 3b may demonstrate an extreme case; however this development is not unique to the area. Scioto Reserve, Tartan Fields and Golf Village have all developed in the last five years in Delaware County. Ashley can plan now for its vision and use it to promote or deter this type of development. It is, however, a possibility that can not be ignored.

Figure 3b. Proposed Northstar Development Location and Development Plan

LOCATION MAP



**Northstar  
Golf Resort**  
Delaware County,  
Development Plan for  
Zoning Application





## Chapter 4: Issues and Opportunities

The comprehensive planning process is a forum for the development issues (forces) pushing and pulling at the Village of Ashley. The issues were categorized as likes (treasures) and dislikes (issues) by a group of local citizens that participated in the planning process. The village's response to these issues is a vision, or strategic plan of action for the village's future development.

### **A. Citizen Participation in the Planning Process**

The Comprehensive Plan typically looks 5 – 10 years into the future, with the understanding that unforeseen circumstances may change the village's vision. The Comprehensive Plan is a living document that requires incremental revisiting to ensure that it is current with the community's vision and accurate with its recommendations.

#### *Need for Citizen Participation*

The planning process demands broad representation of the populace to ascertain current issues, and to set goals for the future. Each community may take a slightly different approach to involving the public, but a citizen participation element is the backbone of the process; it provides legitimacy to the resulting plan.

In general, the citizen participation should be:

- Representative of the population and land ownership of the village
- Representative of the business owners/investors of the village
- More broad based than just elected and appointed officials
- Short and Long term
- Open to continuing debate
- Influential in the recommendations made to appointed and elected officials

#### *Open Invitation to the Process*

The Village of Ashley Planning Commission and Steering Committee took steps to open discussion to the community by inviting all local residents and business owners to participate in the comprehensive planning process. Citizens were invited to a series of public meetings and asked to give their views on the future development of the village.

#### *Commencement of the Planning Process*

The initial comprehensive planning meeting was held October 15<sup>th</sup>, 2003 at the Village Hall. Those in attendance discussed the following topics:

- What is a comprehensive plan and why do we need it?
- What things do we treasure (like) about Ashley?
- What issues (dislikes) should be addressed in Ashley?
- How can we make Ashley the best community it can be?

### **B. Citizens' Likes and Dislikes Regarding Current Development of Village of Ashley**

Those citizens who attended the first comprehensive planning meeting were asked what they liked about the Village of Ashley and what they disliked. This simple question was asked because the responses can be reformulated into goals and objectives for the chapters to follow.

In this meeting participants compiled the following results. Those residents present then ranked the results. Each individual received the same number of votes and was asked to vote for those items they feel were most important, in their opinion. They are listed in descending order of public opinion votes.

*What do we like (treasures) about the Village of Ashley?*

- Small town character (6)
- Pedestrian friendly streets that are safe for everyone (6)
- Friendly neighbors (5)
- Historical Homes (4)
- Wornstaff Library and staff (4)
- Services (3)
- Collection of churches (2)
- Buckeye Valley East Elementary School (1)
- Regional location (1)
- Downtime on Sundays (1)
- Front porches and back alleys (1)
- Surrounded by country (1)

*What do we dislike (issues) about the Village of Ashley?*

- Run-down look of downtown (6)
- No park (5)
- Sidewalk conditions (5)
- Lack of local business district (4)
- Areas of town need cleaned up (3)
- Not enough access to parkland (2)
- No true community gathering place (1)
- The village is unknown (1)
- Lack of new housing (1)
- Lack of rental housing (1)
- Quality of water and sewer supply (1)

**C. Issues and Opportunities**

These likes and dislikes can also be placed into more detailed categories: Strengths, Weaknesses, Opportunities and Threats. Within each category, certain themes begin to emerge. These themes have been grouped below.

*Strengths*

- Regional location in the countryside, but close enough to Columbus and smaller cities.
- Village character featuring pedestrian-friendly neighborhoods, front porches & back alleys
- Significant historical background and significance

*Weaknesses*

- Lack of parks and recreation
- Lack of community identity or “sense of place” for outsiders
- Lack of diverse residential opportunities

*Opportunities*

- Friendly people
- Low amounts of existing growth pressure

**Threats**

- Future dilapidation of village housing stock, infrastructure and other amenities

**D. Vision Statement for Future Development**

For the purpose of creating a community vision statement, attendees of the first comprehensive planning meeting on October 15<sup>th</sup>, 2003 were asked what they felt the Village could do to become the best community it can be. The following list was compiled and is listed according to the community ranking.

**How can we make Ashley the best community it can be?**

- Bring back community functions (5)
- Create a large central park networked with the village for access (5)
- Sustain village character (5)
- Allow for easier pedestrian movement (5)
- Encourage a thriving Central Business District (CBD) (4)
- Increase resident support of local businesses (3)
- Increase participation (2)
- Make the village a place where residents' kids want to stay after school (2)
- Increase village services (1)
- Encourage maintenance of commercial and residential properties (1)
- Improve / maintain infrastructure, including village data transmission (1)
- Provide for and encourage employment within the village (1)

**Vision Statement**

The following future vision for the community, or vision statement, has been compiled from community input to form a comprehensive vision for the future of the Village of Ashley:

*As the Village of Ashley experiences growth pressures, we would like it to retain our historical village character, with a mixed-use pedestrian-friendly downtown. We wish to add a "central park" space that is connected to the rest of the village through a network of green spaces. By increasing community functions, we wish to sustain the friendly residents and encourage local involvement and commercial support. There should be a mixture of housing styles that house a diverse population and allow for reasonable community safety. Neighborhood-style commercial development should be encouraged and emulate the scale, architecture and pedestrian oriented design of the original plat wherever appropriate.*

The mission of the Village of Ashley Steering Committee is to analyze the factors that influence future development patterns, consider the strengths, weaknesses, opportunities and threats to attaining the vision, and select a plan that assures the desired result.



# Chapter 5: Existing Land Use

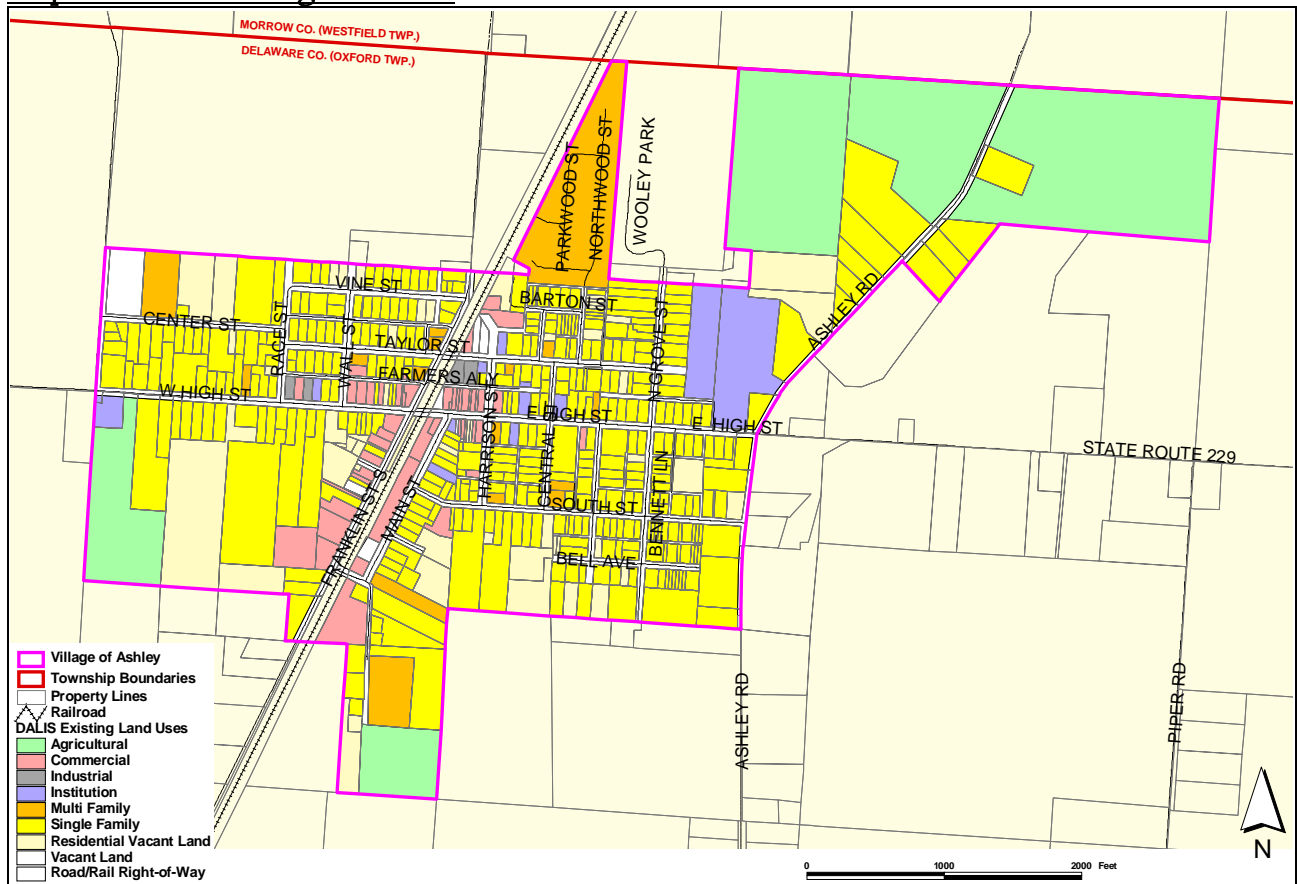
## A. Land Use Maps

This chapter examines different land use maps that together demonstrate the change of land use in recent years to prospective land uses in the Village's future. Each map tells a distinct story of how land is in Ashley has or is being used.

### *DALIS Parcel Data*

The DALIS Existing Land Use Map displays residential, commercial, agricultural, and industrial by color. The land use is determined by the Auditor's tax codes and includes the entire acreage of the parcel in its calculations. Map 5a demonstrates the land use by parcel, as described by the Auditor's tax codes in November 2003.

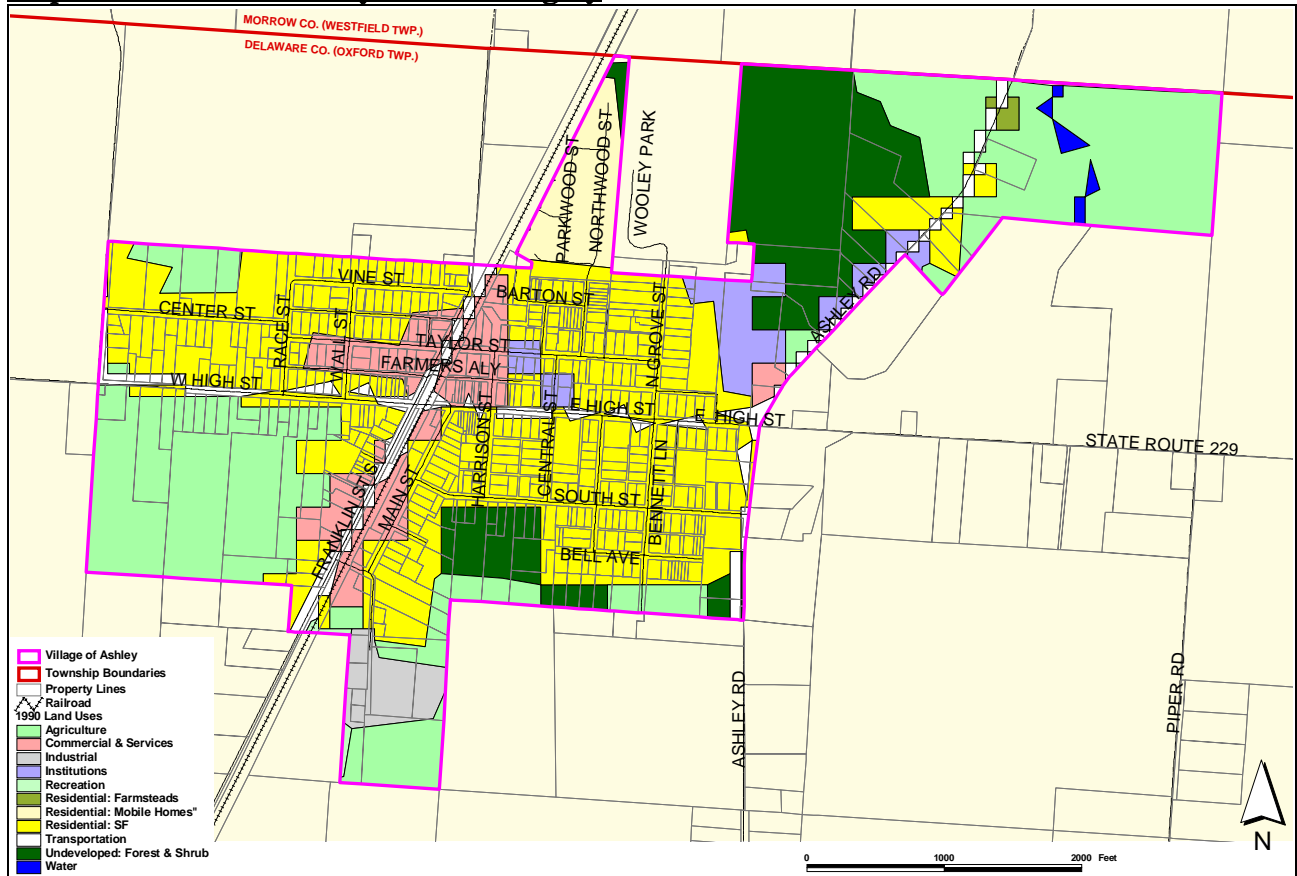
**Map 5a. 2003 Existing Land Uses**



*(Prepared by: Delaware County Regional Planning Commission, Data Source: DALIS Project, November 2003)*

The total area for each use can also be paired with the use designations in 1990. These acreage comparisons are displayed in Table 5a. The figures in Table 5a only show a slight change in land uses from 1990 to 2003. The evident trends are a decrease in agricultural use and an increase in residential use. However, the most significant change depicted in Table 5a is the 7.7 percent increase in transportation coverage. This change is caused by only area within State Route 229 and U.S. 42 being included in the acreage figures from the 1990 raster data. This deviation also accounts for the minimal increase in residential growth over this time period. Map 5b shows the lands that were figured into the 1990 calculation. When parcel lines are overlaid on this raster style data, it becomes apparent where the slight change can be accounted for.

**Map 5b. 1990 Land Uses by Satellite Imagery**



(Prepared by: Delaware County Regional Planning Commission, Data Source: Satellite Imagery)

Residential land is by far the dominant land use in Ashley, as is the case in most municipal areas. Lands that are designated as agricultural are generally undeveloped or vacant and are considered a temporary holding zone for future development. With roughly 35% of the Village’s land classified as either agricultural or vacant, the village has plenty of room for residential growth without annexation. It is also helpful to note that a total landcover of only 8.1% is used for commercial, industrial or institutional uses.

**Table 5a. Ashley’s Land Use by Acreage, 1990 and 2003**

Land Use	1990 (Satellite imagery)	% of Village	2003 (Auditor’s tax data)	% of Village	Change
<b>Agricultural</b>	123.8 acres	29.3 %	98.1 acres	23.2 %	(6.1 %)
<b>Commercial</b>	27.4 acres	6.5 %	16.9 acres	4.0 %	(2.5 %)
<b>Industrial</b>	8.3 acres	2.0 %	1.3 acres	0.3 %	(1.7 %)
<b>Institutional</b>	14.2 acres	3.4 %	15.9 acres	3.8 %	0.4 %
<b>Residential</b>	174.8 acres	41.3 %	191.0 acres	45.1 %	3.8 %
<b>Transportation</b>	19.2 acres	4.5 %	51.7 acres	12.2 %	7.7 %
<b>Vacant</b>	55.4 acres	13.1 %	48.2 acres	11.4 %	(1.7 %)
<b>Totals</b>	<b>423.1 acres</b>	<b>100.0 %</b>	<b>423.1 acres</b>	<b>100.0 %</b>	<b>-</b>

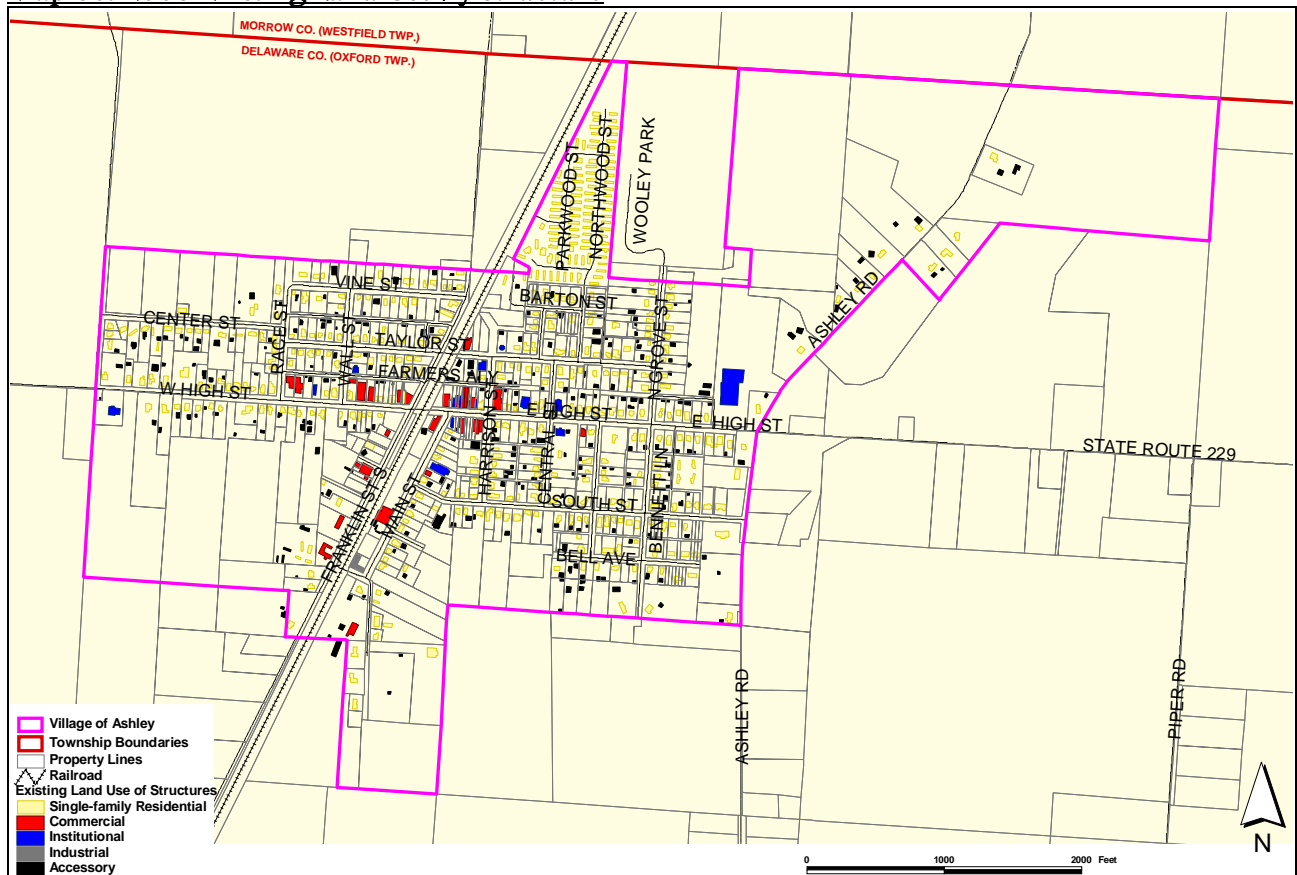
Note: 1990 figures are from raster data. 2003 figures are from vector data. This will account for slight % differences.  
(Source 1990 Satellite imagery and Delaware County Auditor’s Data 2003)

**DCRPC Windshield Survey**

To further compare existing land uses, DCRPC staff recorded structural land uses on 2002 color-aerial photos using existing lot lines. The uses were collected in December 2003. Structural uses

allow for a better idea of land use than the Auditors existing land use acreage map due to situations, such as large residential lots being labeled exclusively for residential use. Map 5c and Table 5b both demonstrate the results of DCRPC’s windshield survey.

**Map 5c. 2003 Existing Land Use by Structure**



*(Prepared by: Delaware County Regional Planning Commission, November 2003)*

**Table 5b. 2003 DCRPC Windshield Survey Results**

Building Use	# of Buildings	Percentage of Total Buildings	Total Square Feet of Aerial Photo	Percentage of Total Coverage
Accessory	271	34.00 %	236,535	19.93 %
Commercial	30	3.76 %	111,142	9.36 %
Industrial	1	0.13 %	5,871	0.49 %
Institutional	14	1.76 %	76,446	6.44 %
Multi-Family	15	1.88 %	56,817	4.79 %
Single-Family	466	58.47 %	700,249	58.99 %
<i>Traditional</i>	342	42.91 %	551,392	46.45 %
<i>Mobile Home</i>	124	15.56 %	148,857	12.54 %
<b>Totals</b>	<b>797</b>	<b>100 %</b>	<b>1,187,060</b>	<b>100 %</b>

*(Prepared by: Delaware County Regional Planning Commission, November 2003)*

Map 5c helps to emphasize the areas of the Village that are undeveloped and those areas that contain a relatively high density of use. Commercial uses are shown to follow a corridor along U.S. 42 and along High Street (S.R. 229). The newly annexed land on the Village’s northeast corner are vacant and are surrounded by relatively large lot single family residential homes. This appears to be the only portion of the Village that isn’t a part of the urban grid that Village residents like, as expressed in Chapter 4.

***Lands Potentially in Speculation***

A third type of land use map, can be imputed based upon land ownership. Using the DALIS, DCRPC staff has identified parcels that are owned by known land developers and subdividers, limited liability corporations (LLC), trusts, incorporated entities and lands that are currently being proposed for development. Since these lands are likely to be in the Village’s hinterland, then a one mile radius was permitted in the equation from the Village’s existing boundaries. The results of this query are displayed in Table 5d.

For tax and estate planning purposes there may be non-development entities that use one of these types of ownership, so the land in speculation map is a best guess, not a certain picture of how much land may be in speculation.

Lands adjacent to the Village’s current boundary, although they were not identified in this analysis may also be targets of development pressures.

**Table 5d. Land Owners in Speculation**

Land Owner	Land Owned	Estimated Distance from Village
Roy Coffee Trust	5.279 acres	500 feet
DELCA, Inc.	120.920 acres	200 feet
Gary Graham	270.874 acres	N/A
Landvest LLC	11.040 acres	3,000 feet
Leienberger Farms LTD	59.674 acres	4,000 feet
Cecil Miley Trust	369.530 acres	500 feet
Pauline Urban Trust	247.871 acres	2,000 feet
Eugene Whipple Trust	47.900 acres	N/A
<b>TOTAL</b>	<b>1,133.080 acres</b>	

*(Prepared by: Delaware County Regional Planning Commission, Source DALIS Project, November 2003)*

***Planning Area***

After completing this analysis the planning area identified in Map 5d was outlined to include all lands in speculation. The planning area will be outlined for the purpose of presenting existing conditions for the remainder of this plan. The planning area is bound by Route 21 to the north, the Peru Township line to the east, Steamtown Road to the south and the western edge of the Urban Trust properties to the west.

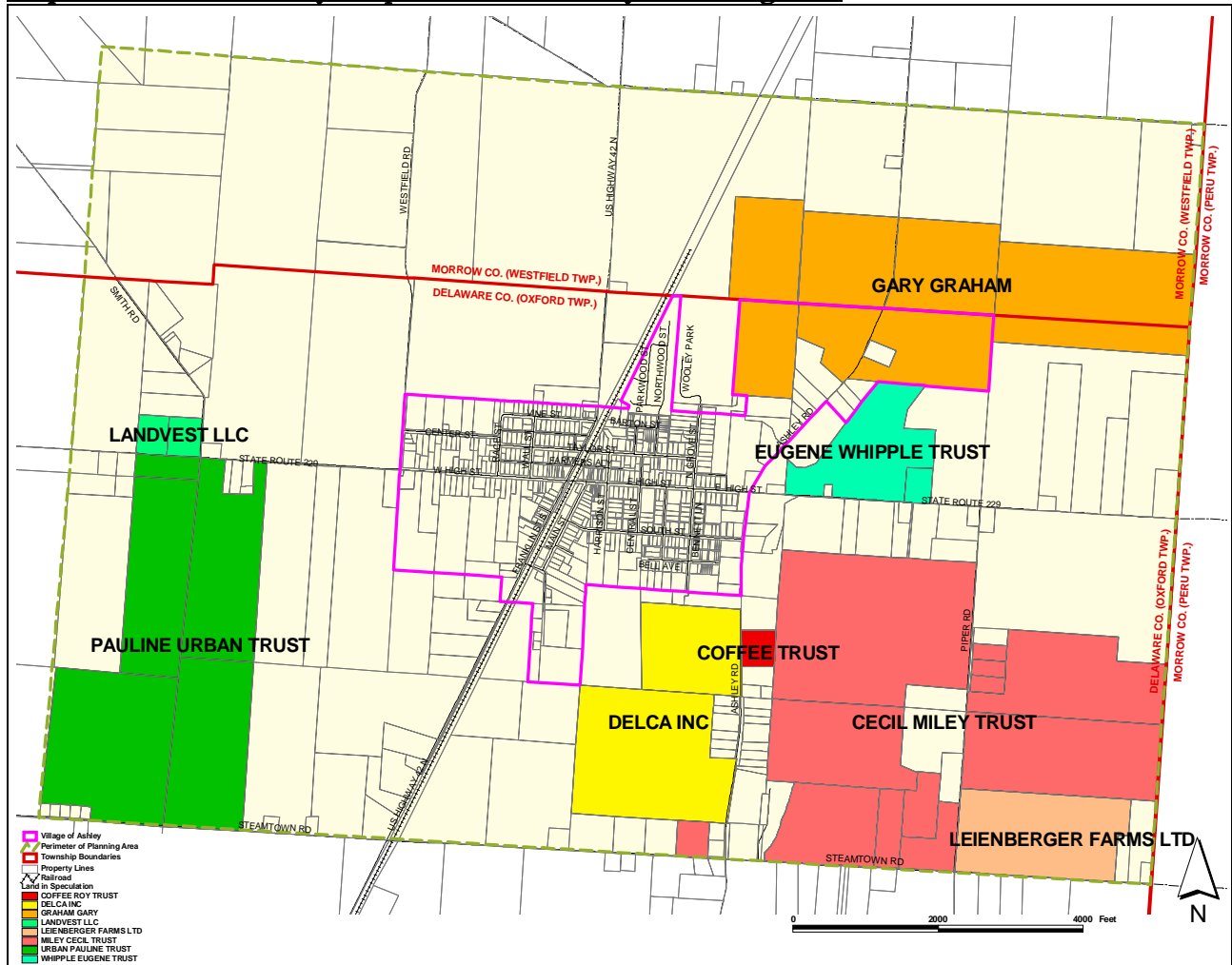
In planning for the future of Ashley data will be presented for this planning area along with the land within the Village’s current boundary. Although the Village Council and other legislative boards may be aware of potential short-term annexations, annexation of these properties may be requested in years to come and planning for these areas would be a proactive approach to planning in the Village.

The planning area identified in Map 5d includes an additional 3,272.06 acres more than the 423.09 acres currently in the Village. Providing an analysis for these areas along with the areas currently in the Village are examined will allow this plan to incorporate recommendations for those areas outside the Village that may be annexed into the Village before this plan is updated.

Map 5d lists those lands in speculation for development as well as the areas in Ashley’s hinterland that will be analyzed for recommendations on future land uses. Although these recommendations will have little impact on the land if it remains in the township, they will guide its development if annexed into the Village on some future date.



**Map 5d. Lands Potentially in Speculation in Ashley's Planning Area**



*(Prepared by: Delaware County Regional Planning Commission, November 2003)*

The Village's Planning Commission was approached by a developer at its December 4<sup>th</sup>, 2003 meeting who has an interest in developing 100 residential units on Gary Graham's (80 acre) property. The topic of possible annexation of additional property and further development were also discussed.

**B. Observations on Existing Land Use and Current Development Patterns**

Now that we have studied the various existing land use maps (DALIS Parcel Data, DCRPC Windshield Survey and Land in Speculation), we may draw some observations about emerging land use patterns in the Village of Ashley.

- The Village has annexed 89.34 acres in the past ten years (1994-2003). This accounts for a 26.8% increase in the Village's jurisdiction. None of this land has been developed.
- There are 1,133 acres of land potentially in speculation inside and outside of the Village's boundary. If these lands were all annexed, they would nearly quadruple the size of Ashley.
- The Village has 481 residential homes, including 15 multi-family units (3.1% of total housing stock) and 124 mobile homes (25.8% of total housing stock).
- The furthest residential home in Ashley is approximately 1 mile from downtown Ashley, this leaves every residence in Ashley within a 20 minute walk of downtown.
- With 271 of the 797 buildings in Ashley being accessory uses, it can be estimated that over half of all lots in Ashley contain at least two structures.

### **C. Conclusions**

The impact of future land use patterns must be considered. Some of the many influences on land development patterns in Central Ohio are:

- The power of money (market demand)
- Regional economic conditions
- Location
- Sanitary sewer service areas, sewer capacity, density of development on sewer design
- Soils and their suitability for on-site sewage disposal systems
- Natural resources (topography, floodplains, wetlands)
- Public/private centralized water service areas and capacity
- Roads and traffic congestion
- Community facilities (schools, fire, police, etc.)
- Local zoning
- Banking/lending practices for kinds of development

The Village of Ashley has choices. Village planning and zoning controls the type and density of future development. If the Village intends to retain its village character at a time of unprecedented growth, it must imagine itself “all-built-out” in alternative scenarios, and pursue the scenario it prefers. This plan serves that purpose.

The book *Rural by Design*, by Randall Arendt (Planners Press, American Planning Association) is one guide to other development patterns that may assist the Village in its vision of future development patterns.

# Chapter 6: Natural Resources

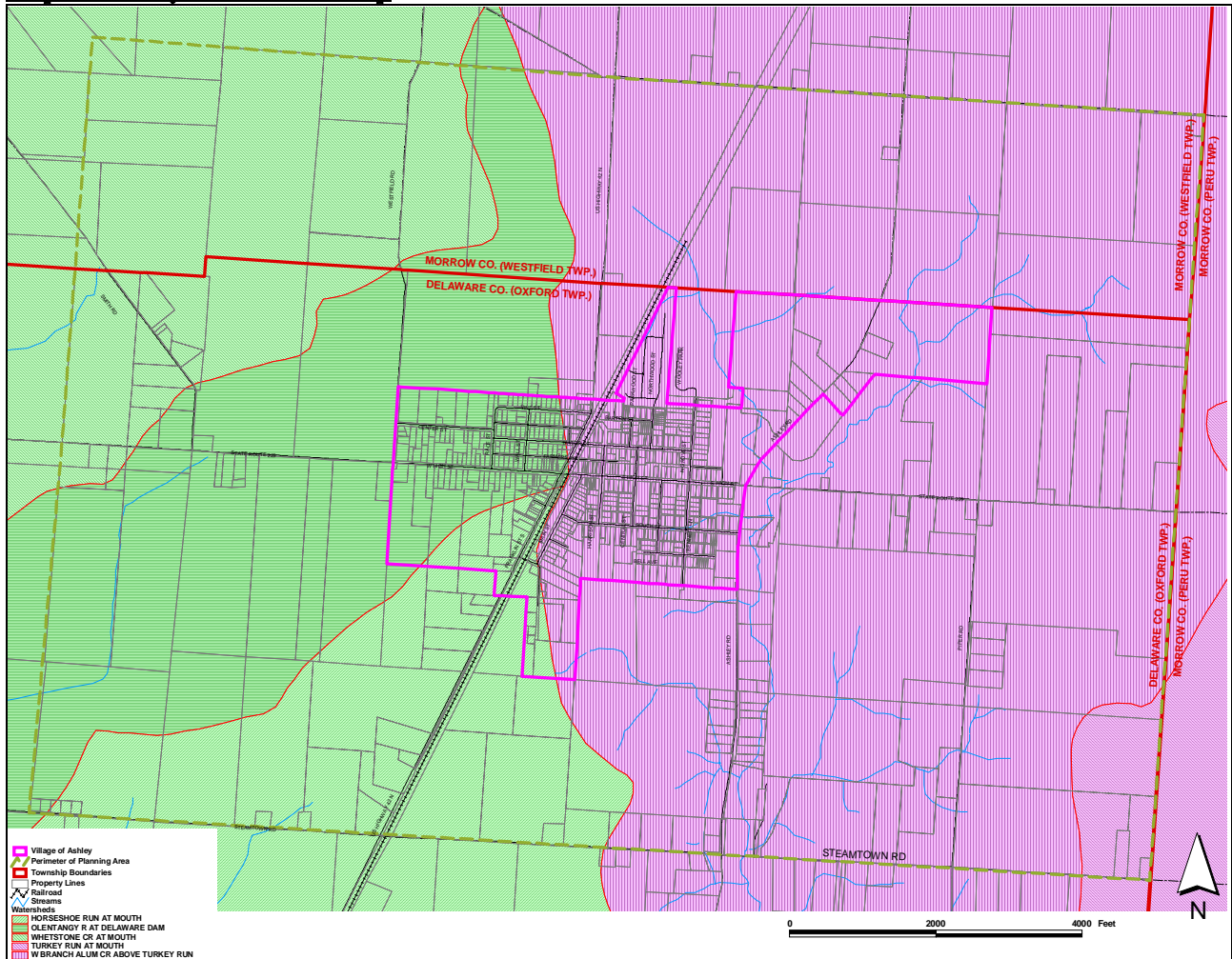
Natural resources are an important component of any community’s development. Each of the following maps in this chapter will present data for the Village and its hinterlands that should be considered when recommendations are made for the Village’s future.

## A. Watershed *(Source: Delaware County Soil & Water Conservation District)*

The Village of Ashley lies between the Olentangy River and Alum Creek Watersheds. They are both tributaries to Ohio’s Upper Scioto River Watershed. The Olentangy River Watershed includes 127 square miles (81,142 acres) and stretches from the southern portion of Crawford County to central Franklin County. The Alum Creek Watershed includes 85 square miles (54,345 acres) and stretches from central Morrow County to the southern portion of Franklin County. Together they include 239 miles of streams that all drain into the Scioto River in Columbus.

The fact that Ashley is located on a watershed ridge is extremely important for consideration of sewer expansion, surface water discharge and environmental preservation. Any increased discharge or pollution that Ashley contributes to either of these watersheds (shown in Map 6a) has the potential to impact all communities and lands downstream. This same fact is true with those communities north of Ashley who have potential surface water impacts on Ashley.

**Map 6a. Ashley’s Watershed Map**



*(Prepared by: DCRPC, Watershed data provided by: ODNR, 2001)*

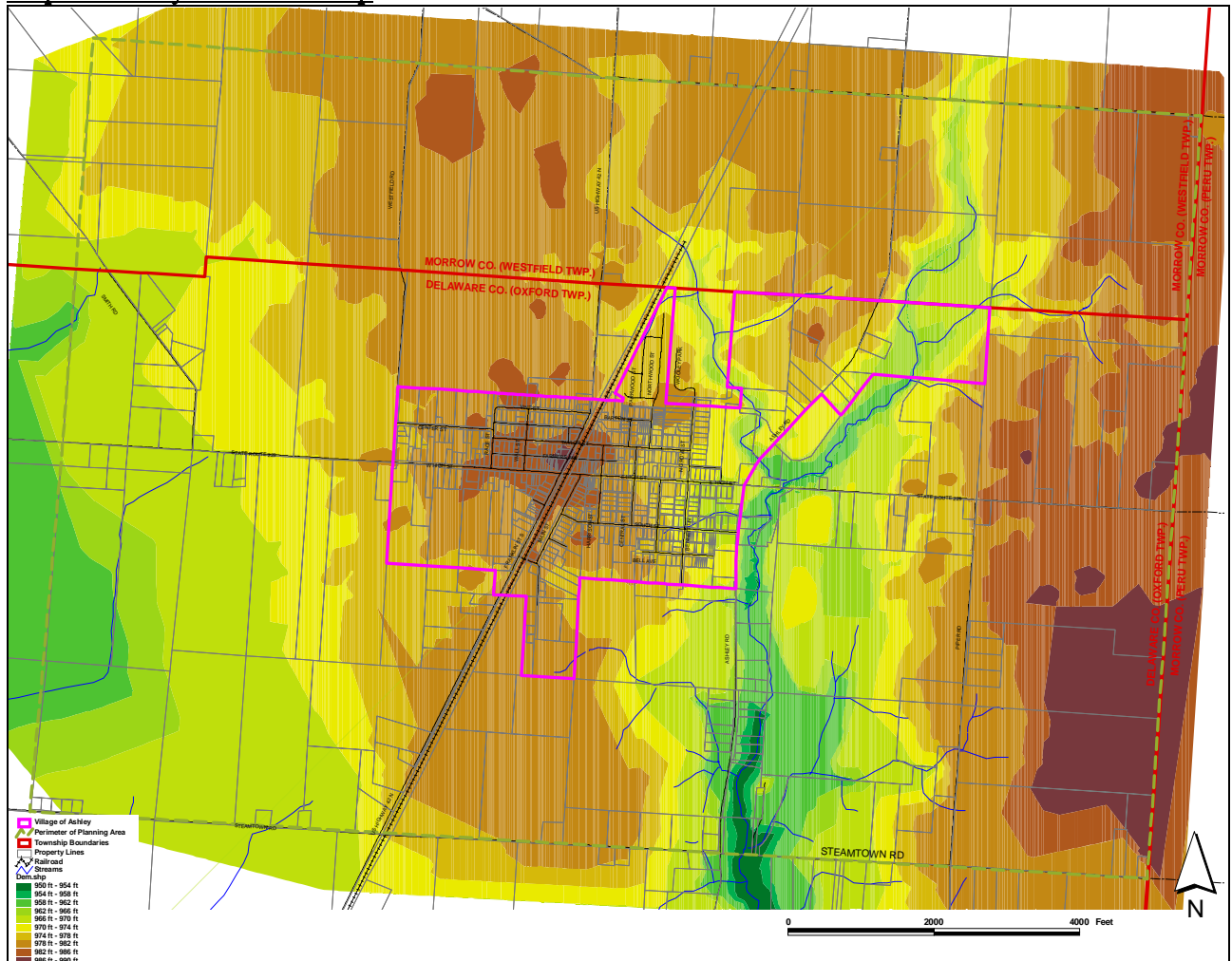
It is also helpful to note that the Village of Ashley takes water from the Alum Creek watershed for treatment in its waterworks facility. After treatment, this water is piped throughout the village to serve as drinking water, which only encourages need for preservation of the watershed.

**B. Topography**

Ashley is located on a ridge that extends from Morrow County to Steamtown Road less than one mile south of the Village’s border. The Village is surrounded by Alum Creek River to the east and the Olentangy River to the west. The various streams that feed into these rivers play a major part in defining the surrounding topography.

The village contains a range of topographic elevations totaling a 30-foot drop from downtown Ashley that is approximately 984 feet above sea-level to approximately 954 feet above sea-level along the West Branch of the Alum Creek River. Within Ashley’s surrounding lands, topography reaches its highest point around the Delaware/Morrow County line, just north of Steamtown Road. These along with other notable elevations can be seen in Map 6b.

**Map 6b. Ashley’s Elevation Map**



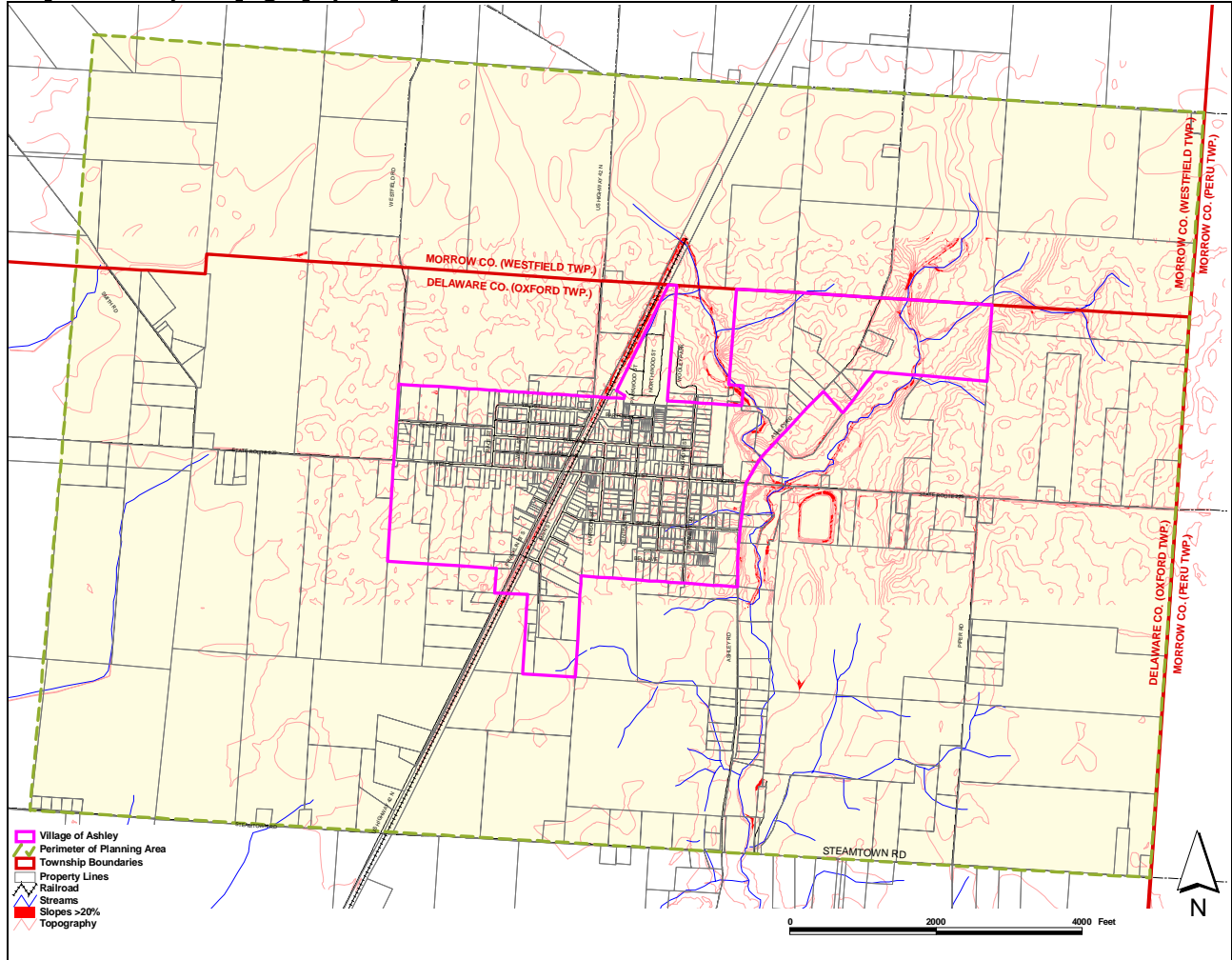
*(Prepared by: DCRPC, 2003)*

Because the majority of Ashley is relatively flat, these ravines and ridges should be treasured and considered as an asset to the Village.

**C. Slopes Greater than 20%**

Generally roads do not exceed a 10% slope, which may require some lands in Ashley to be graded or crossed by method of a bridge or culvert, if developed. Map 6c indicates that these steep slopes are spread along the West Branch of the Alum Creek River. Preservation of steep slopes wherever possible helps retain the natural landscape and small town character.

**Map 6c. Ashley's Topography Map**



*(Prepared by: DCRPC, 2003)*

**D. Floodplain**

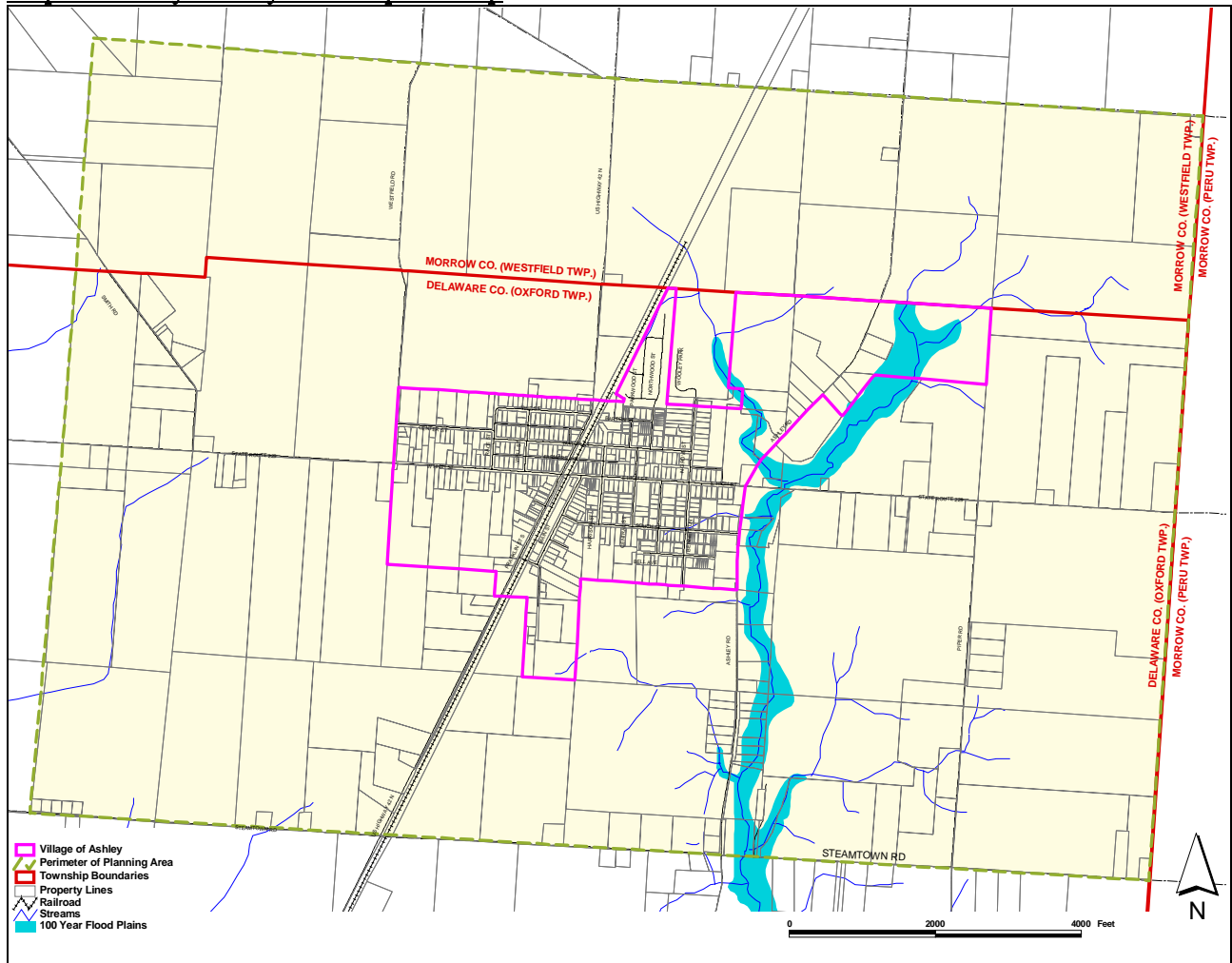
The village contains limited areas in the 100-year floodplain. The only areas included in the FEMA maps are along the eastern boundary of the village, along the Western Branch of Alum Creek River. None of the current structures within Ashley appear to be located in the floodplain.

According to Protecting Floodplain Resources (FEMA, 1996) undisturbed floodplains perform several critical functions:

- Natural flood and erosion control - flood storage and conveyance; reduce flood velocities; reduce peak flows; reduce sedimentation.
- Water quality maintenance - filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations.
- Groundwater recharge - reduce frequency and duration of low surface flows.
- Biological resources - rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.

- Fish and wildlife habitats - provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
- Societal resources - harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands.
- Recreation - Provide areas for passive and active uses; provide open space; provide aesthetic pleasure.
- Scientific Study/Outdoor Education - contain cultural resources (historic and archeological sites); environmental studies.

**Map 6d. Ashley's 100-year Floodplain Map**



*(Prepared by: DCRPC, Floodplain data provided by: FEMA, 2003)*

Floodplains are mapped by the Federal Emergency Management Agency (FEMA). [For specific information see the FEMA maps at the Delaware County Building Department, 50 Channing Street, Delaware Ohio (740-883-2200).]

When the Delaware County FEMA floodplain maps were revised in 1999, it was noted that 100-year floodplain elevations have risen in some areas in Delaware County. New development is a contributing factor to the rise in floodplains. With floodplains rising, and with all the natural benefits of floodplains, previously listed, it is unwise to permit residential development in the 100-year floodplains of Delaware County. The subsidy for the low-cost, flood insurance sold under the National Flood Insurance Program comes from federal taxes. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also

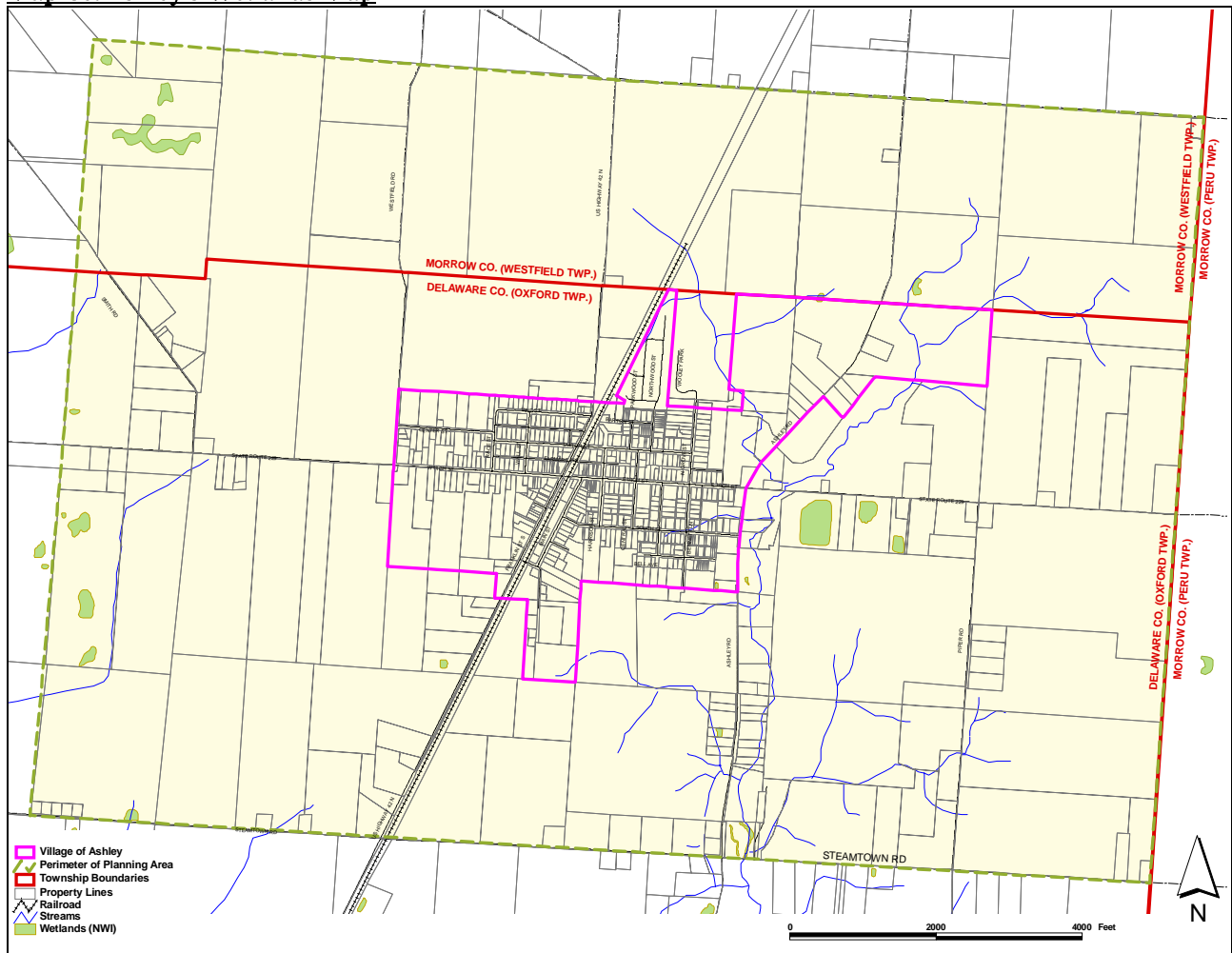
potentially burdens all American taxpayers with the cost of continuing to bail out bad development.

For all these reasons, the 100-year floodplain in the Village of Ashley should be protected. Some counties have flat floodplains that comprise a great deal of the developable area in the county. In an urban county, where such land is precious, it is understandable, but not advisable, that some filling may occur. In Delaware County, the floodplains are narrow and limited. They comprise a very small portion of the land area, and they occur on four rivers that provide drinking water and recreational resources (Alum Creek, Big Walnut, Olentangy and Scioto).

**E. Wetlands**

Wetlands are generally defined as soils that support a predominance of wetland (hydrophytic) vegetation, and/or are under water at least two weeks per year. The more specific definition for jurisdictional wetlands is provided by the Corps of Engineers Wetlands Delineation manual Technical Report Y-87-1.

**Map 6e. Ashley's Wetlands Map**



*(Prepared by: DCRFC, Wetlands data provided by: NW1, 2003)*

Jurisdictional wetlands are regulated by the Clean Water Act of 1972, Section 404. They consist of:

- hydric soils,
- hydrophytic vegetation,

- wetland hydrology (this means they support more than 50% wetland vegetation, are poorly drained, and are periodically inundated or saturated).

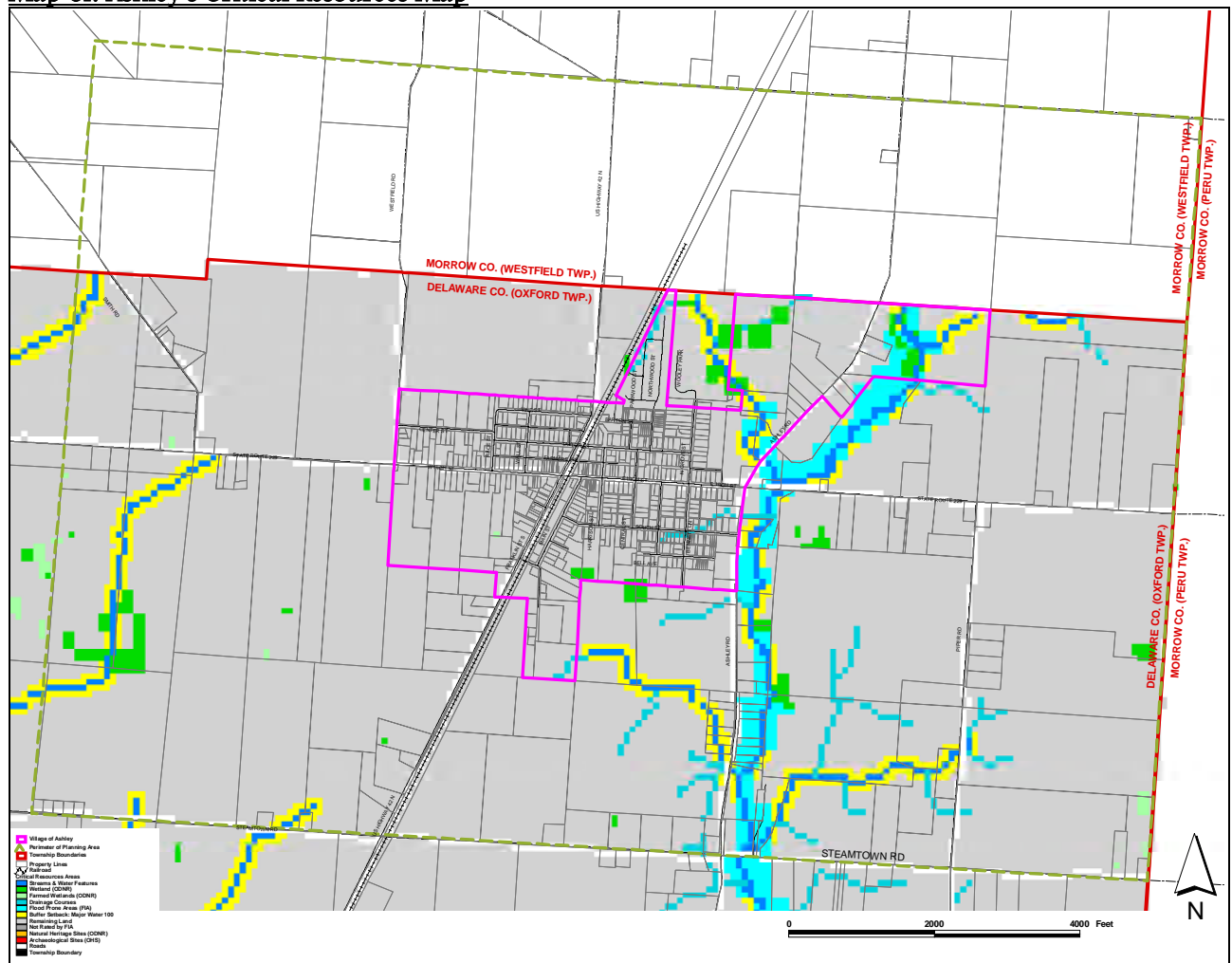
Wetlands serve many of the same functions as floodplains, and similarly deserve protection. Wetlands are natural storm water detention systems that trap, filter and break down surface runoff. Most wetlands in the Village of Ashley are old tiled fields and low-lying areas by existing ponds and waterways. Wetlands are exempt from regulation if they were tiled before 1985, unless they revert to their natural state.

DCRPC staff created G.I.S. vector coverage layer, based on the National Wetlands Inventory conducted and supplied by the Ohio Department of Interior. The map indicates general locations of potential jurisdictional wetlands. Due to filling, wetlands may not exist in all the areas where they are displayed on the map.

**F. Combined Critical Resources**

The combined Critical Resources map displays generalized archaeological sites, floodplains, water, wetlands and 100 foot suggested structural setbacks from major watercourses. Since preserving the natural resources of the village is important, this map may be used as an evaluation tool when land is developed.

**Map 6f. Ashley’s Critical Resources Map**



*(Prepared by: DCRPC, 2003)*



**G. Soils**

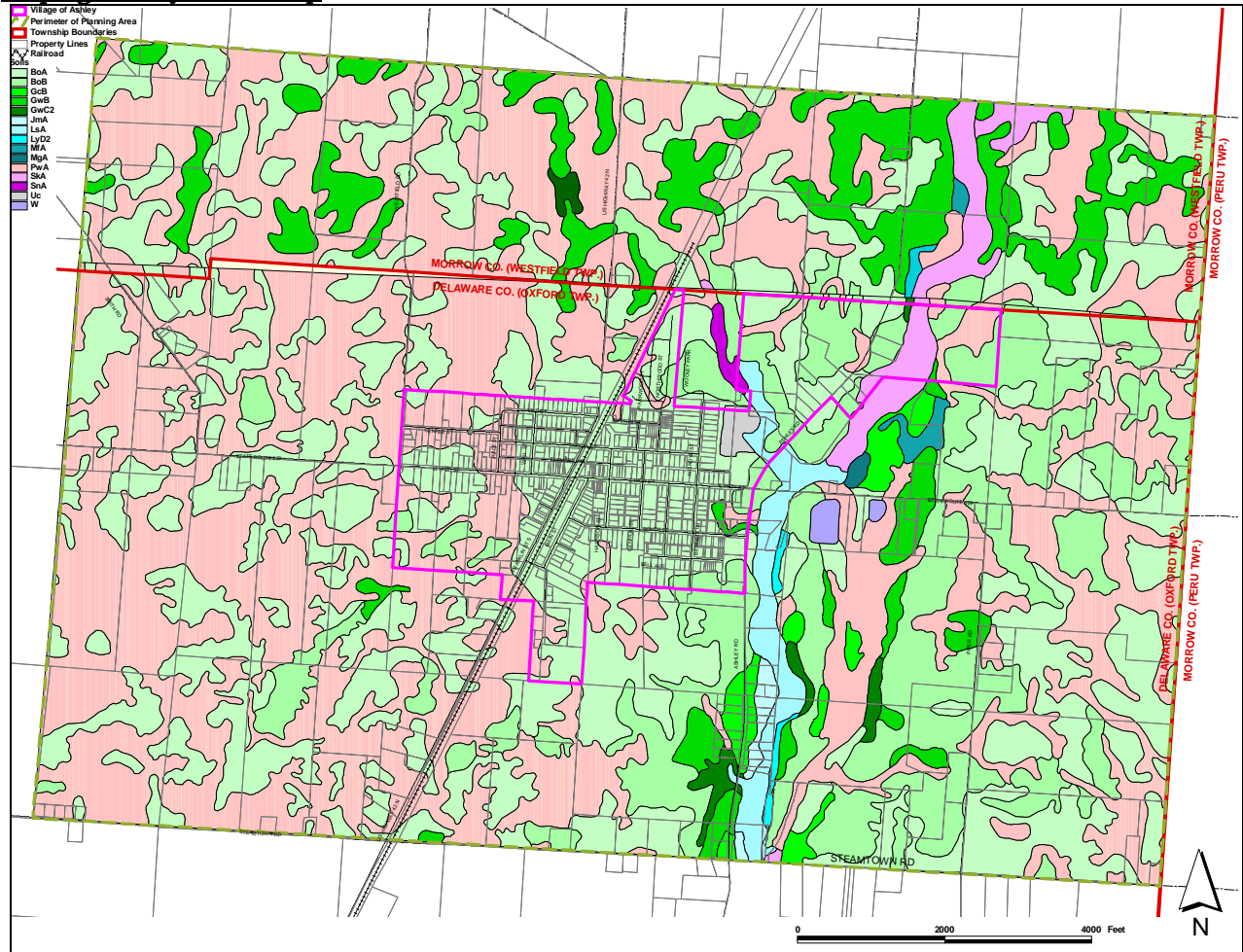
Soils have a physical structure that affects their suitability for development, agriculture, drainage, ponding, flooding and filtering. The dominant soils found in Ashley include Blount and Pewamo, which tend to have seasonally high water tables. Table 6a lists the soils of the Village, per the Department of Agriculture’s Natural Resources Conservation Service.

**Table 6a. Soil Types in Ashley**

Soil Name	Coverage	% of Total	Description
Blount (BoA)	237.60 acres	56.16 %	Silt Loam, 0-2% slope
Pewamo (PwA)	88.88 acres	21.01 %	Silty Clay Loam, 0-1% slope
Blount (BoB)	67.28 acres	15.90 %	Silt Loam, 2-4% slope
Sloan (SkA)	12.33 acres	2.91 %	Silt Loam, 0-2% slope
Lobdell-Sloan (LsA)	7.65 acres	1.81 %	Channery Till Complex, 0-2% slope
Udorthents (Uc)	5.86 acres	1.39 %	Urban
Sloan (SnA)	0.71 acres	0.17 %	Silt Loam, Till Substratum, 0-2% slope
Glynwood (GwC2)	0.43 acres	0.10 %	Silt Loam, 6-12% slopes

Pewamo soils are dominant in Delaware County and are labeled by the Delaware General Health District as unsuitable for traditional leaching systems. This means that Ashley’s sewer service may be in high demand for future development on such soils.

**Map 6g. Ashley’s Soils Map**

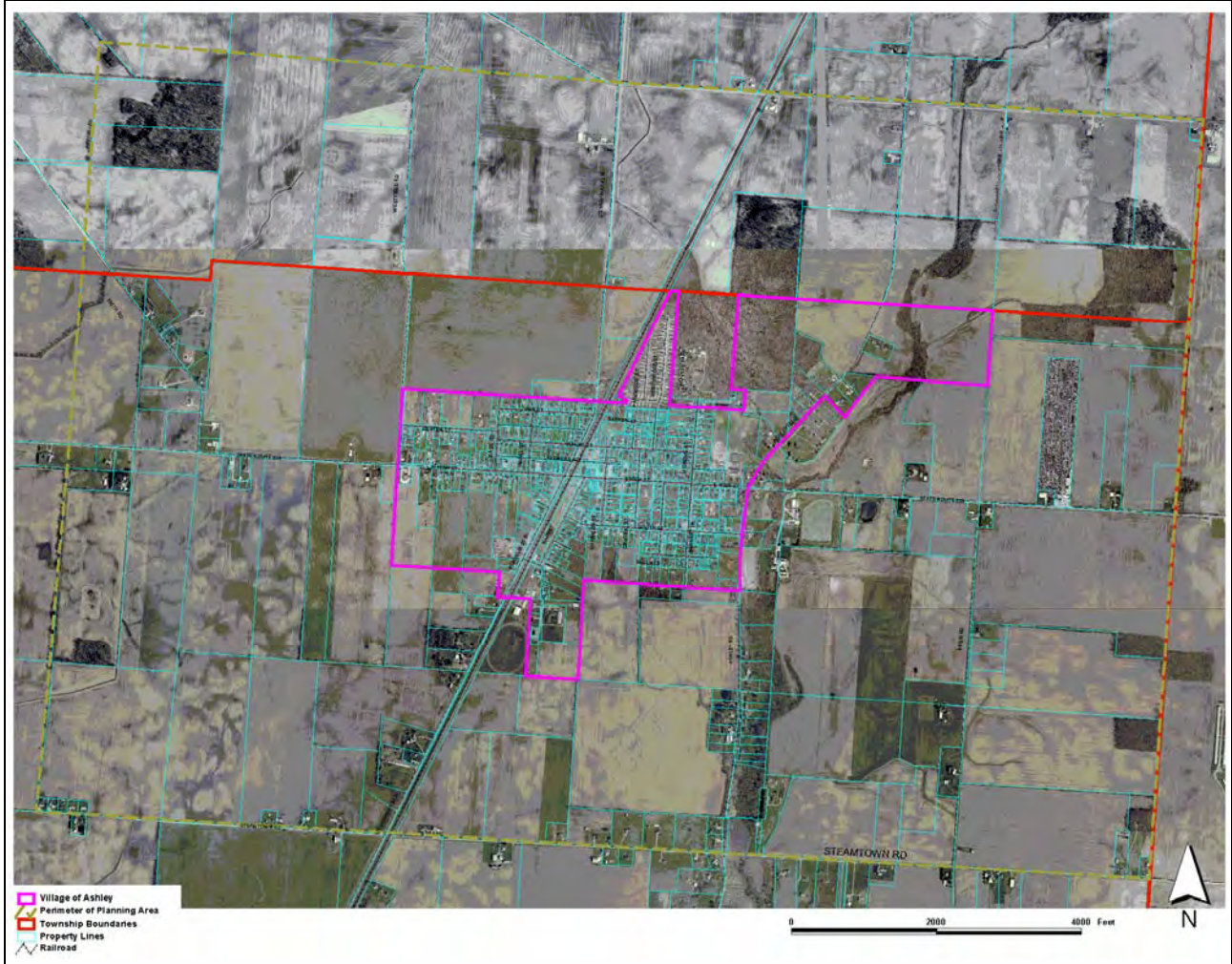


*(Prepared by: DCRPC, Soil data provided by: Delaware Soil & Water District, 2003)*

## H. Aerial Photograph

Although the natural resource maps tell a distinct story about the Village of Ashley, a certain story can only be told by walking the Village lands and determining those existing (natural) qualities that make it unique. Agriculture, woods and other vegetation may be key elements of the village's character that could be preserved in future development practices.

**Map 6h. Ashley's Aerial Map**



*(Prepared by: DCRPC, Aerial and parcels provided by: DALIS Project, 2003)*

## Chapter 7: Housing

Housing is generally the leading indicator of growth in a community. Of Ashley's total acreage, 58.2% is zoned for residential housing, making it the predominant land use. This includes lands zoned R-1, R-2, R-3, R-4, and R-5. Many residences exist in non-residential zoned districts throughout the Village as well. The Village's residential typology ranges from mixed-use buildings (commercial & residential), multi-family apartments, senior housing, mobile homes, and various single-family homes scattered throughout the Village.

Providing opportunities for a range of housing in any community can be complicated. Many factors are involved, such as the availability or lack of public water and centralized sanitary sewer, land values, market demand, proximity to major employment and shopping centers, and transportation network. There are also legal considerations related to nondiscrimination in housing, and "fair share" provision of the regional housing needs, to the extent necessary services can be provided. Finally, there is a vision of how the community wants to look.

### A. Existing Housing Stock

An existing land use windshield survey was conducted in November 2003 of housing units' exterior conditions. The results, as displayed in Table 7a, categorize the majority (63.8%) of the Village's housing stock as "Sound; with slight defects." These were generally built 40 to 100 years ago. Many of the Village's original housing stock still exist today, which adds historic value, but with higher maintenance needs than newer homes.

**Table 7a – Village of Ashley's Residential Housing Conditions**

Type of Housing	Total # of Buildings	Total # of Dwelling Units	Housing Condition (by unit)				
			Sound: No defects	Sound: Slight defects	Sound: Deteriorated	Dilapidated	Uninhabitable
<b>Single-Family</b>	466	466	112	322	28	4	0
<i>Mobile Homes*</i>	124	124	3	109	12	0	0
<b>Multi-Family</b>	15	61	47	14	0	0	0
<b>Totals</b>	<b>481</b>	<b>527</b>	<b>159</b>	<b>336</b>	<b>28</b>	<b>4</b>	<b>0</b>
<i>% of Totals</i>	100 %	100 %	30.2 %	63.8 %	5.3 %	0.8 %	0.0 %

\*Mobile home figures are included in the Single-Family figure, however, they were labeled individually due to their significant impact on the total housing conditions.

(Source DCRPC Windshield Survey, November 2003)

The 15 multi-family residential buildings in Ashley supply 61 units of housing (see Table 7b). The townships surrounding Ashley are not able to provide such multi-family units, due to a lack of sanitary sewer service that is generally required for higher densities.

**Table 7b – Multi-family Residential Units in Ashley**

Address	# Buildings	# Units
10 South Central Street	1	2
214 East Taylor Street	1	1
220 Main Street	1	5
Ashley Villa (240 Main Street)	3	23
Delaware Manor Apartments (214 Center Street)	6	24
Downtown (12 East High Street)	1	2
Downtown (103 East High Street)	1	2
Downtown (109 East High Street)	1	2
<b>Totals</b>	<b>15</b>	<b>61</b>

(Source DCRPC Windshield Survey, November 2003)

**B. Historic Housing Stock**

The majority of the Village’s housing stock is aged (at least 40 years old). The four houses listed in Table 7b have been registered as historic homes with the Ohio Historical Society. These homes are now protected under the Ohio Revised Code from demolition without consent of the Historic Society.

**Table 7c – Homes in Ashley Listed on the Historic Register**

<i>Name</i>	<i>Address</i>	<i>Significance</i>
<b>Bartha House</b> <i>(latest, elaborate)</i>	500 East High Street	“The Eastlake Houses of Ashley are significant as outstanding examples of turn-of-the-century architecture in this small Delaware County community and for the quality of design, craftsmanship and ornamentation displayed by all four individually and as a grouping.”
<b>Lynn House</b>	101 North Franklin Street	
<b>Opel House</b> <i>(earliest, simplest)</i>	223 West High Street	
<b>Wilson House</b>	505 East High Street	

*(Source Ohio Historic Preservation Office’s National Register, 2003)*

Village officials may choose to use this method of historic preservation in the future, so that these aging homes do not become dilapidated and/or uninhabitable. There are also various other methods for preservation of the Village housing stock. Many communities have chosen to establish historic preservation committees with jurisdiction over historic neighborhoods. Those commissions may define standards for renovation and construction.

**C. Housing Values and Lot Sizes**

According to the Delaware County Auditor’s tax information, the average value for an acre of residential land in the Village of Ashley is \$32,854. The average size of a residential parcel of land is 0.457 acre. The average value of homes and other improvements to a residential parcel of land is \$62,187. This implies that the average residential parcel of land (house and lot) in the Village of Ashley is valued at \$77,201. This average includes total property market values from \$500 to \$290,200, but excludes all multi-family units and mobile homes. This calculation was based on the tax cards for 468 recorded residential lots in the Village of Ashley in November 2003.

The typical residential lot in the Village of Ashley is 60’ x 160’ or approximately ¼ acre. The typical lot size is a more accurate representation than the average lot size, because it examines the median lot size and allows for less mathematical skewing based on extremely large and small lots. Many undeveloped lands surrounding the Village may develop at different densities, but these historic densities in the Village’s current boundaries facilitate a pedestrian friendly environment and may wish to be retained in future neighborhoods.

**D. Current Housing Needs**

The Village contains 1.16% of the existing housing stock in Delaware County. Ashley has issued 10 (new home) building permits from 1980-2000. These account for 0.042% of the County’s total 23,358 building permits that were issued during this same time period. This minimal rate of building growth in Ashley represents a decreasing demand for housing in Ashley. According to Census 2000, Ashley has a vacancy rate of 6.2%. This represents a local housing market where demand is slightly lower than the existing supply.

**Table 7d – Delaware County Municipalities Housing Unit Counts and Vacancy Rates**

Name of Community	Census 2000 Housing Units (April, 2000)	County Rank, By # of Housing Units	Vacancy Rate, Census 2000	Building Permits 1980-2000	% total permits issued 1980-00 Delaware County
Delaware city	10,208	1	6.7 %	4,252	18.2 %
Galena	132	28	7.6 %	10	.042 %
Sunbury	1,057	13	3.9 %	272	1.16 %
Shawnee Hills	199	25	9.0 %	18	.077 %
Powell	2,032	6	2.8 %	2,131	9.12 %
Ashley	500	20	6.2 %	10	.042 %
Ostrander	156	27	5.1 %	36	.15 %
<b>Total Incorporated Areas</b>	<b>19,756</b>		<b>5.0 %</b>	<b>8,736</b>	<b>37.4 %</b>
<b>Incorporated &amp; Unincorporated Areas</b>	<b>43,029</b>			<b>23,358</b>	<b>100 %</b>

(Source U.S. Census 2000)

**E. Future Housing Needs**

Market rate (unsubsidized) housing normally is a function of market demand and local zoning. Although the Village of Ashley currently has limited demand for new housing, the Village can take a proactive approach toward planning for its future housing. The impact of new businesses opening in the Village would likely increase housing demand. Similarly when job creation in Delaware County combined with higher land costs in the southern townships creates a “ripe” housing market for Ashley, production builders will be attracted by Ashley’s lower land costs, allowable higher densities and public water and sewer system. Growth at that point could be explosive, so the village should be ready. Planning for this future housing demand should promote housing styles that the community favors.

Where the possibility of annexation exists, villages cannot be certain of their future boundaries. For that reason, it is difficult to assess housing quantities and types in the village’s future.

A pragmatic approach to housing planning is to:

- Determine how the community wants to look (vision)
- Determine what services it can and should provide, and for a planned service area.
- Anticipate a “fair share” of the regional projected population and income groups.
- Permit a variety of housing types and densities, such as single-family detached, duplexes, condominiums, apartments, and age-restricted elderly housing.

**F. Affordable Housing**

*(The following information on affordable housing is copied from the Poggemeyer Delaware County Affordable Housing Market Study, dated December 16<sup>th</sup>, 2002)*

In April 2002, Poggemeyer Design Group Inc. was retained by the Affordable Housing Task Force (AHTF) of Delaware County to undertake an Affordable Housing Market Study. The concerns of the task force were twofold; the current overall lack of available affordable housing in Delaware County, and the negligible production of such housing within the County on a yearly basis.

***Elements of the Study***

To better understand this phenomenon and to pro-actively engage the community into addressing this need, the AHTF of Delaware County specifically requested that the following six elements be addressed in the study.

1. An analysis of the County’s housing conditions by economic sector and regions, communities, census tracts, and neighborhoods.
2. Defining affordable housing and the market for various types of affordable housing

- throughout the County.
3. Identifying the demand for additional housing types in the area.
  4. Identifying obstacles to the development of affordable housing.
  5. Developing a plan to attain a continuum of housing throughout the County for all residents encompassing all age and income groups, with an emphasis on low to moderate income levels.
  6. Developing an Affordable Housing Action Plan of goals and recommended strategies for achieving these goals.

***National Homeownership Trends***

From the 2000 U.S. Census, there were 105 million households in the country of which 70 million, or 66 percent owned their own home. The remaining 34% lived in rented quarters. Between 1990 and 2000, the growth of owner-occupied homes in the U.S. far outpaced growth in rentals (18.3% versus 8.3%).

In 2000, the typical newly constructed home was 2,265 square feet with 3 or more bedrooms, 2.5 baths and a garage for 2 or more cars. By comparison, the typical new home in 1950 was less than half that size, at 1,000 square feet or less, with 2 bedrooms and just 1 bath. Americans want more space.

From the July 8, 2002 edition of the Wall Street Journal housing prices rose 5.7%, in 2001, after inflation. In April 2002, the average year over year price for a home was up nearly 9%. This represents the largest increase in more than a decade. The average down payment for first-time homebuyers has also dropped to 3%, in contrast to 10% of a decade ago. At the same time, mortgage payments are running as high as 42% of income well above the normal 25-30% housing affordability index.

***Local Housing Occupancy***

Between 1990 and 2000, the number and percentage of owner-occupied units in Delaware County increased by close to 14,000 units or 77%. The majority of owner-occupied homes are located in Berlin, Delaware, Genoa, Liberty and Orange townships. The number of rental units increased by close to 2,700 units or 53%. Most of the rental units in the County are located in the City of Delaware, and Delaware, Orange and Liberty Townships. In 2000, 80% of the units in Delaware County were owner-occupied, while 20% were renter-occupied.

**Table 7e - Housing Tenure Status (Delaware County 1990 - 2000)**

	1990			2000			1990 - 2000 % Change (Total Units)	
	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied
<b>Delaware County</b>	78%	22%	23,116	80% (31,915)	20% (7,759)	39,674	76.8%	53.2%
<b>Ohio</b>	67%	33%	4.087K	69%	31%	4.445K	11.4%	3.3%

(Source: U.S. Census 2000)

***Affordability***

The United States Department of Housing and Urban Development (HUD) has defined housing affordability as payment for monthly housing expenses that does not exceed thirty percent (30%) of a household’s monthly gross income. The housing expense may be the monthly rent payment or the monthly mortgage payment including the principal, interest and monthly cost for taxes and insurance (PITI).

***High Cost / Severely Cost Burdened Households***

According to HUD, households that are paying from 31% to 49% of their monthly gross income towards housing expenses are considered high-cost-burdened households. Households that are

paying more than 50% of their monthly gross income for housing are considered severely cost burdened households. 2000 U.S. Census data reveals that there were 7,463 high-cost-burdened households in Delaware County, which represents 19% of all households. Of these 7,463 high-cost-burdened households, 5,258 were owner households. Specifically, there were 1,749 owner households that were paying between 30.0% and 34.9% of their monthly gross income for housing expenses and 3,509 owner households that were paying more than 35% of their monthly gross income for housing. In 2000, there were 2,205 renter households paying more than 30% of their monthly gross income for housing expenses (515 renters paid between 30.0 and 34.9% and 1,690 paid more than 35%). Foreclosure rates are another indicator of high/severely cost burdened households. According to the Ohio Courts Annual Summary (Common Pleas-General Division), the number of new filings for foreclosure in Delaware County increased from 143 in 1999 to 198 in 2000, a 38.5% increase. This sharp increase seems to indicate an increasing number of high/severely cost burdened households who are unable to maintain their mortgage payments.

***Delaware County Household Income Trends***

Between 1990 and 2000, the County experienced an increase of 488 people (from 3,630 to 4,118 people) living below the federal poverty level. The majority of those living in poverty reside in the City of Delaware and in Orange Township. Overall, however, during the past ten years, the household incomes in Delaware County have dramatically shifted towards the upper income level, as can be seen in Table 7f. Households earning less than \$10,000 annually declined by 40%, those earning between \$10,000 and \$34,999 declined by 11%. Conversely, households earning between \$50,000 and \$74,999 increased by 97%, those between \$75,000 to \$99,999 increased by 279%, those between \$100,000 to \$149,999 increased by 484%, and those earning more than \$150,000 jumped by 493%.

**Table 7f - Change in Household Income (Delaware County 1989 - 1999)**

Income Category	Households		Change	
	1989	1999	Households	Percent
Less than \$10K	2,025	1,220	(805)	-39.75%
\$10K to \$14,999	1,461	1,282	(179)	-12.25%
\$15K to \$24,999	3,322	2,820	(502)	-15.11%
\$25K to \$34,999	3,598	3,389	(209)	-5.81%
\$35K to \$49,999	4,883	5,295	412	8.44%
\$50K to \$74,999	4,226	8,340	4,114	97.35%
\$75K to \$99,999	1,719	6,524	4,805	279.52%
\$100K to \$149,999	1,065	6,225	5,160	484.51%
\$150K or more	786	4,660	3,874	492.88%

*(Source US Census)*

**Table 7g - Areas With Greatest Need for Housing Units Under \$500 Per Month (Affordable to Households Earning Less than \$20,000)**

Township	Units Required
Delaware Township	242
Orange Twp. & Columbus City	240
Genoa Twp. & Westerville City	185
Liberty Township	107
Harlem Township	98
Berlin Township	84
Troy Township	76
Berkshire Twp. & Sunbury Village	65
Concord Twp. & Dublin City	46
Thompson Township	21
Marlboro Township	20

According to the study, there is a shortage of at least 720 units for households earning \$19,999 or less

(344 units for households earning \$9,999 or less and 376 units for households with incomes between \$10,000 and \$19,999).

**Table 7h - Affordable Housing Surplus / Shortage**

FY2000 Household Income		HH's Only Able to Afford Housing Cost	Maximum Affordable Monthly Housing Costs		Estimated Owner-Occupied Units Affordable to Income Range	Estimated Rental Units Affordable to Income Range	Housing Units Available in Cost Range	Surplus / Shortage
Low Limit	High Limit		Low	High				
0	9,999	1,212	\$0	\$250	153	715	868	-344
10,000	19,999	2,566	\$250	\$500	845	1,346	2,190	-376
20,000	24,999	1,520	\$500	\$625	729	1,707	2,436	916
25,000	29,999	1,559	\$625	\$750	1,526	2,205	3,731	2,172
30,000	34,999	1,814	\$750	\$875	1,800	633	2,433	619
35,000	49,999	5,287	\$875	\$1,250	5,832	1,166	6,998	1,711
50,000	74,999	8,332	\$1,250	\$1,875	9,355	0	9,355	1,023
75,000	99,999	6,516	\$1,875	\$2,500	6,420	0	6,420	-96
100,000	149,999	6,217	\$2,500	\$3,750	3,313	0	3,313	-2,904
150,000	HIGHER	4,652	\$3,750	HIGHER	1,927	0	1,927	-2,725
<b>TOTAL</b>		<b>39,674</b>			<b>31,900</b>	<b>7,771</b>	<b>39,672</b>	<b>-2</b>

In this regard, five goals have been developed by the Affordable Housing Task Force in prioritized order to move the County forward in addressing its affordable housing needs.

1. Increase public awareness of the need for affordable housing in the County.
2. Increase capacity of the local affordable housing delivery system.
3. Encourage governmental entities to develop/provide incentives for the development of affordable housing.
4. Secure additional funding resources for affordable housing development in Delaware County.
5. Develop innovative affordable housing programs suit-able for Delaware County.

While the Village of Ashley does appear to contain it's "fair share" of Affordable Housing, the need for housing to satisfy those incomes in Table 7h should be considered. Most of the housing that has been constructed in Ashley's vicinity is valued for middle-income households. There is a growing demand for higher and lower end housing within the county. While both markets may not be dominant in Ashley, the Village officials may wish to strategize about provisions for future housing.

**G. Housing Policies**

Federal housing policy in the 1930s and subsequent decades helped foster the movement of the middle class out of U.S. cities and into the expanding suburban periphery. Today Americans are using local housing policy to fill in the gaps of this outdated legislation and use development tools, such as impact fees, to charge developers and home buyers the true cost of developing in the hinterlands. Ashley has the ability to determine the density and type of future housing developments by regulating and controlling the Village sewer capacity, available water supply, and zoning. The Village of Ashley should evaluate its existing and future housing mix to form housing policies to work toward achieving the vision of the community.



## Chapter 8: General Economic Conditions

Ashley began as a town center, a place for commerce to serve the surrounding farmers. For Ashley's first one hundred and fifty years, the economy was locally based. As the region has grown, improved transportation and communication have brought the world to Ashley's doorstep. The local economy and the regional central Ohio economy have the ability to make a greater impact on Ashley's future. Land has recently annexed into the village, making land development a larger part of the local economy. Conversely, agriculture services continue to shrink as large landowners are beginning to consider potential profits from the sale of land. The Landmark grain elevator, as pictured in Figure 8a, remains in operation.

**Figure 8a – Marion Landmark Grain Elevator**



### A. Regional Economy

Within the national economy there are regional economies moving forward or slumping due to local conditions. Delaware Co. unemployment rose from 1.9% (August 2000) to 3.4% (September 2003) (*Business First*, 9/18/03), but still remains one of the lowest unemployment rates in Ohio. The average price of homes in Delaware County increased 5.6 % to \$167,364 in the first 11 months of 2003, from \$158,467 in the same period of 2002. (*Source Columbus Business First*, 12/16/2003)

Delaware is one of Ohio's most affluent counties, and the local/regional economy has remained generally strong. Delaware County has been attracting growth at record rates. The following list of projects is an example of regional economic growth.

- While 2002 and 2003 platting activity in the Delaware County townships slowed, new home construction was fed by cheap mortgage rates of less than 6% for fixed 30-year loans. More than 2,100 new building permits were issued in each of the last 3 years for the unincorporated Delaware County townships, the largest ever in Delaware County.

- Kroger opened a \$69 million, 750,000 square foot food distribution warehouse on US 36 in the city of Delaware in 2003. The facility will create 276 new full-time jobs, and retain/transfer 387 full time jobs, paying an average \$13.00 per hour. The State of Ohio estimates the new project will generate \$587,221 in additional corporate franchise and individual income taxes in the next 10 years.
- Polaris Fashion Place Mall opened in November 2001, with record-breaking sales tax receipts. Polaris Centers of Commerce is the largest office park in central Ohio, with 3.8 million square feet of office space, 28 buildings and 900 of 1200 acres built. Within a 10-mile radius of Polaris are 200,000 households with a 2001 median household income of \$54,400. The upscale Easton Mall/office-park, by comparison, counts 300,000 homes with a \$40,600 household median (Business First).
- Bank One Corporate Office Center (Polaris) is the largest office building in Central Ohio (2 million square feet).

Delaware County’s housing market has been strong for two decades. The townships have primarily provided upscale single family housing, while the cities of Delaware and Columbus have provided more moderate income and middle class housing.

New home sales are still strong. In 2003, 2,186 new building permits were issued in the townships, second only to 2002 when 2,198 new homes were constructed. Low interest rates are continuing to push new home sales, and Delaware County is now one of the most desirable locations in central Ohio.

***Employment by Industry in Delaware County***

Delaware County has a broad-based economy, as described in Table 8a. Having a diverse employment base helps keep the local economy stable during economic downturns.

**Table 8a – Employment by (covered) Industry in Delaware County**

Employment Category	2000 Employees	% of total
1. Wholesale and Retail Trade	10,259	29.1 %
2. Services	8,831	25.0
3. Manufacturing	4,901	13.9
4. Government	4,618	13.1
5. Finance, Insurance Real Estate	3,027	8.6
6. Construction	2,446	6.9
7. Transportation/Utilities	553	1.6
8. Agriculture, forestry, Fishing	543	1.5
9. Mining	120	0.3

*(Source: Ohio Development Department, OBES/LMI place of work data) \*Does not include all employment, 1998-00)*

While recognizing that wholesale/retail and services lead the Delaware County market, many of the other categories contain major employers with more than 300 employees and create a major impact on the regional economy. The largest employers in 2000 are listed in Table 8b. The majority of these businesses are located in the City of Delaware or northern portions of Columbus. Together these businesses employ nearly 8,000 individuals throughout Central Ohio.

**Table 8b – Delaware County’s Major Employers (greater than 300 employees)**

Employer	Employment Sector	# Employees
Advance Auto Parts	Trade (Vehicle parts)	304
American Showa	Manufacturing (vehicle suspensions)	375
Bank One	Finance	1,000
Cigna	Insurance	450
Delaware City BD of Education	Government	559
Delaware County	Government	810
General Castings	Manufacturing	425*
Grady Memorial Hospital	Service (medical)	657
Liebert	Manufacturer, cooling systems	300*
Nippert	Manufacturing (Copper processing )	300*
Ohio Wesleyan University	Service (Higher Education)	495
Olentangy Schools	Education	672
PPG Industries	Manufacturing (paint)	563
State of Ohio	Government	891*
Wal Mart # 2725	Retail	465

(Source Delaware County Chamber of Commerce 2000, \*1998)

Agricultural services were a major employer in the County during the late 19<sup>th</sup> Century. However, the category now employs only 1.5% of the County’s population. Manufacturing businesses also are on a decline.

### ***Agriculture***

Agriculture is still the largest land use (by acreage) in Delaware County. It is also still a significant, but shrinking, land use in the lands surrounding Ashley. This is a county-wide trend. In 1998 the Delaware County Commissioners appointed an Agricultural Preservation Task Force to study the issue of loss of farmland and to prepare a strategy for agricultural preservation. The Task Force determined that:

*"Over a 15 year period, 1982-1997, agriculture in Delaware County has been constant in that it is still a family owned industry and it is still a vibrant economical resource with sales of over \$64 million in 1997. However, there has also been a great amount of change in the industry over those 15 years. The number of farmland acres in Delaware County has continually declined. In 1997, 160,770 farm acres remained in Delaware County. The farmland acres that remain are no longer owned by the farm operators, but are rented from someone outside the farming operation. To compensate for this loss of farmland, farmers have turned to producing higher value crops, added value products and direct marketing. Farm commodity production is becoming polarized with the loss of livestock operations and a move toward crop production. This loss of diversity will increase the chances that a commodity specific issue will dramatically impact the total Delaware County agricultural sector" (page 20, Delaware County Farmland Preservation Plan, June 2000).*

**Table 8c – Amount of Agricultural Land in Delaware County**

Delaware County- Total Acreage	293,700
Delaware Co. Agricultural Acres	175,000
Percent of Delaware County Acres in Agriculture	60%
Ohio Acreage in Agriculture, 2000	14,900,000 acres
Delaware County’s Share of Total Ohio Agricultural Acres	1.2 %

(Source Ohio Department of Development 2000)

**Table 8d – Loss of Farmland in Delaware County**

Period	Land in Farms
1982-92	-10 %
1974-92	-11 %
1964-92	-18 %
1954-92	-31 %
1945-92	-39 %

(Source: 1995 Ohio Dept. of Agriculture Annual Report, 1992)

The county leads the state in decreasing agricultural employment. In 1997, the total value of all non-farm sector sales/receipts/shipments in Delaware county was \$3,506,597,000. Total cash receipts for all agricultural production in Delaware County in 2000 was \$49,475,000. This represented 1.15% of total income for the county. Agriculture is still a large land use, but it is becoming a smaller portion of the local economy (Source: Delaware County Economic Development/US Census Bureau County Business Patterns and Economic Conditions).

**B. Local Economy**

The U.S. Census 2000 provides social and economic information by political jurisdiction. Table 8e explains a story that is evident to every resident of Ashley. Due to the low demand for housing in Ashley, age of housing stock and relatively low property values, Ashley attracts relatively low-income households. Some of these individuals (12.7%) fall below the national poverty level.

**Table 8e – Social Economic Characteristics of Delaware County Jurisdictions**

Political Jurisdictions	EDUCATION		EMPLOYMENT STATUS				INCOME IN 1999			POVERTY STATUS IN 1999					
	Percent High School Graduate Or Higher	Percent Bachelor's Degree Or Higher	Population 16 Yrs & Over		* Civilian Labor Force Employed		* Civilian Labor Force Unemployed		Median Household Income (dollars)	Median Family Income (Dollars)	Per Capita Income (dollars)	Families Below Poverty Level		Individuals Below Poverty Level	
			Number	Percent	Number	Percent	Number	Percent				Number	Percent	Number	Percent
<b>Delaware County</b>	<b>92.9%</b>	<b>41.0%</b>	<b>82,043</b>	<b>100.0%</b>	<b>58,580</b>	<b>71.4%</b>	<b>2,293</b>	<b>2.8%</b>	<b>67,258</b>	<b>76,453</b>	<b>31,600</b>	<b>883</b>	<b>2.9%</b>	<b>4,118</b>	<b>3.8%</b>
<b>Township:</b>															
Berkshire	93.7%	43.8%	1,488	100.0%	1,097	73.7%	6	0.4%	70,663	71,744	31,496	0	0.0%	12	0.6%
Berlin	91.7%	31.0%	2,342	100.0%	1,735	74.1%	40	1.7%	69,028	77,788	23,765	37	4.1%	182	5.5%
Brown	92.9%	35.1%	955	100.0%	675	70.7%	0	0.0%	63,456	59,922	24,557	9	2.4%	39	3.2%
Concord	94.6%	41.6%	3,006	100.0%	1,969	65.5%	95	3.2%	79,169	83,671	28,851	28	2.6%	83	2.5%
<b>Delaware</b>	<b>86.1%</b>	<b>33.4%</b>	<b>1,272</b>	<b>100.0%</b>	<b>946</b>	<b>74.4%</b>	<b>10</b>	<b>0.8%</b>	<b>60,372</b>	<b>74,844</b>	<b>26,052</b>	<b>15</b>	<b>3.4%</b>	<b>39</b>	<b>2.7%</b>
Genoa	95.9%	49.8%	8,263	100.0%	6,210	75.2%	59	0.7%	94,167	97,113	39,905	18	0.5%	71	0.6%
Harlem	90.1%	23.6%	2,752	100.0%	1,978	71.9%	30	1.1%	55,080	58,375	24,151	35	3.1%	136	3.7%
Kingston	91.4%	22.9%	1,248	100.0%	921	73.8%	0	0.0%	68,750	70,679	22,829	0	0.0%	44	2.6%
<b>Liberty</b>	<b>96.3%</b>	<b>58.6%</b>	<b>6,908</b>	<b>100.0%</b>	<b>4,989</b>	<b>72.2%</b>	<b>27</b>	<b>0.4%</b>	<b>89,787</b>	<b>103,903</b>	<b>46,654</b>	<b>27</b>	<b>1.0%</b>	<b>181</b>	<b>2.0%</b>
Marlboro	81.9%	15.1%	245	100.0%	145	59.2%	0	0.0%	29,514	36,750	16,851	13	18.8%	62	22.8%
Orange	97.2%	54.1%	8,852	100.0%	7,103	80.2%	141	1.6%	74,612	83,996	33,240	184	5.3%	626	5.1%
Oxford	86.9%	17.5%	644	100.0%	392	60.9%	11	1.7%	47,100	52,727	20,247	2	0.8%	4	0.5%
<b>Porter</b>	<b>92.6%</b>	<b>24.9%</b>	<b>1,271</b>	<b>100.0%</b>	<b>942</b>	<b>74.1%</b>	<b>16</b>	<b>1.3%</b>	<b>70,949</b>	<b>71,359</b>	<b>25,301</b>	<b>24</b>	<b>4.9%</b>	<b>76</b>	<b>4.8%</b>
Radnor	94.3%	20.5%	1,029	100.0%	701	68.1%	6	0.6%	55,089	56,607	35,456	8	1.9%	23	1.7%
Scioto	74.4%	24.5%	1,542	100.0%	1,117	72.4%	54	3.5%	54,706	64,196	25,440	20	3.3%	112	5.5%
<b>Thompson</b>	<b>91.4%</b>	<b>28.8%</b>	<b>491</b>	<b>100.0%</b>	<b>356</b>	<b>72.5%</b>	<b>11</b>	<b>2.2%</b>	<b>57,639</b>	<b>61,080</b>	<b>22,985</b>	<b>0</b>	<b>0.0%</b>	<b>24</b>	<b>3.9%</b>
Trenton	90.3%	26.3%	1,633	100.0%	1,191	72.9%	17	1.0%	62,500	68,676	24,792	12	1.9%	57	2.7%
Troy	65.9%	15.1%	1,674	100.0%	1,168	69.8%	16	1.0%	51,951	60,938	23,421	12	1.8%	75	3.6%
<b>Total Township</b>	<b>93.9%</b>	<b>42.4%</b>	<b>45,615</b>	<b>100.0%</b>	<b>33,635</b>	<b>73.7%</b>	<b>539</b>	<b>1.2%</b>				<b>444</b>	<b>2.5%</b>	<b>1,846</b>	<b>3.8%</b>
<b>City &amp; Village:</b>															
Delaware	87.7%	26.8%	19,516	100.0%	12,737	65.3%	1,514	7.8%	46,030	54,463	20,633	304	4.8%	1,704	7.3%
Galena	84.0%	20.4%	236	100.0%	162	68.6%	6	2.5%	46,250	49,500	20,163	4	4.8%	29	9.6%
Sunbury	83.3%	18.2%	2,018	100.0%	1,296	64.2%	19	0.9%	46,477	50,750	18,861	32	4.1%	122	4.7%
<b>Shawneehill</b>	<b>87.8%</b>	<b>29.3%</b>	<b>333</b>	<b>100.0%</b>	<b>242</b>	<b>72.7%</b>	<b>4</b>	<b>1.2%</b>	<b>52,222</b>	<b>70,179</b>	<b>25,266</b>	<b>6</b>	<b>5.4%</b>	<b>32</b>	<b>7.8%</b>
Powell	98.8%	68.6%	4,093	100.0%	2,999	73.3%	62	1.5%	115,904	117,801	46,257	8	0.4%	24	0.4%
Ashley	80.2%	8.0%	881	100.0%	598	67.9%	21	2.4%	39,239	42,312	15,513	33	10.2%	155	12.7%
<b>Ostrander</b>	<b>66.1%</b>	<b>11.3%</b>	<b>272</b>	<b>100.0%</b>	<b>223</b>	<b>82.0%</b>	<b>3</b>	<b>1.1%</b>	<b>49,583</b>	<b>49,375</b>	<b>27,751</b>	<b>6</b>	<b>6.3%</b>	<b>21</b>	<b>5.8%</b>
Dublin	96.4%	69.3%	3,251	100.0%	2,121	65.2%	56	1.7%	127,820	135,545	58,462	21	1.6%	81	1.8%
Westerville	93.1%	56.3%	4,170	100.0%	3,070	73.6%	58	1.4%	104,250	108,582	38,280	25	1.5%	104	1.8%
Columbus	89.8%	49.1%	1,658	100.0%	1,497	90.3%	11	0.7%	58,696	71,250	30,964	0	0.0%	0	0.0%
<b>Total Incorporated</b>	<b>91.5%</b>	<b>39.3%</b>	<b>36,428</b>	<b>100.0%</b>	<b>24,945</b>	<b>68.5%</b>	<b>1,754</b>	<b>4.8%</b>				<b>439</b>	<b>3.3%</b>	<b>2,272</b>	<b>3.9%</b>

NOTE: 1. All demographic and social economic statistics are from 2000 U.S. census, adjusted by DCRPC to exclude incorporated statistics from township totals.

2. For detailed Table DP-1 to DP-4 for each jurisdiction, please check DCRPC web site at [www.dcrpc.org](http://www.dcrpc.org).

\* Civilian labor force consists of all civilians 16 years or older who are either employed, or seeking employment.

(Source U.S. Census 2000)

Businesses that are located in Ashley serve some of the neighborhood needs, however, a large portion of the services demanded by Ashley residents must be found in nearby cities/villages. The DCRPC land use survey, referenced in Chapter 5, included thirty-one (31) commercial and industrial buildings, which are listed in Table 8f.

**Table 8f – Commercial and Industrial Uses in Ashley, by Windshield Survey**

<b>Business Name</b>	<b>Business Type</b>
Ashley Manor, Inc.	Service – Senior assisted housing
Ashley Video	Retail – Video sales / rental
Barber Shop/Beauty Salon	Service – Hair care
Bennett Brown Funeral Home	Service – Funeral service
Bennett Gas Station	Service – Fuel sales
Bridal Boutique Barn	Retail – Clothing sales / rental
Collectibles / Antiques	Retail – 2 <sup>nd</sup> hand store
D & D Computer Services	Service – Computer repair / tutoring
Donley Seed	Retail – Agricultural Sales & Services
Gibeye's Pizza	Service – Restaurant
H & B Roofing	Service – Roof repair
Home Oxygen & Medical Equipment	Service – Health Care
Imperial Pools	Retail – Sale of pools
The Laundry Room	Service – Clothing cleaning
Let Them Eat Cake	Service – Food (bakery)
Long Branch Pizza	Service – Restaurant
Marion Landmark, Inc.	Service – Agricultural
Mobile Cycle Works, Inc.	Service – Motorcyclist Power Sports
Ohio Tree Transplant Co.	Service – Tree Removal/Planting
R.B. Powers Co.	Retail – Ribbon Factory
Rotary Products, Inc.	Retail – Production
The Delaware County Bank	Service – Banking
Whipple's Market	Retail – Groceries
White Lily Chapel Gifts & Crafts	Retail – Miscellaneous

*(Source DCRPC 2003)*

Ashley has possibilities for new economic development and redevelopment. Commercial development along U.S. 42 might be appropriate. High Street has many vacant buildings and opportunities for in-fill. Mid to Large industrial uses could be accommodated along the railroad tracts.

### **C. Enterprise Zones (EZs)**

Enterprise Zones (EZs) are federal taxing districts that offer tax reductions to qualifying businesses. Although Ashley does not currently contain an EZ, they may wish to consider such an enactment in the future to spur economic development and create new jobs.

**Table 8g – Summary of Delaware County Enterprise Zone Data**

	Agreements	Jobs				New Payroll (000's)		Investment (000's)			
		Retained		Created		Committed	Actual	Real Property		Personal Property	
		Committed	Actual	Committed	Actual			Committed	Actual	Committed	Actual
<b>CITY OF DELAWARE</b>	18	329	345	867	534	\$21,404.00	\$13,525.00	\$29,570.00	\$ 40,101.00	\$ 110,062.00	\$ 81,383.00
<b>VILLAGE OF SUNBURY</b>	3	0	25	94	69	\$ 1,931.00	\$ 1,374.00	\$ 3,726.00	\$ 5,749.00	\$ 0.00	\$ 10,956.00
<b>ORANGE TOWNSHIP</b>	9	206	329	1,005	578	\$25,404.00	\$20,124.00	\$26,643.00	\$ 36,280.00	\$ 66,945.00	\$ 108,286.00
<b>CITY OF WESTERVILLE</b>	1	0	104	100	165	\$ 1,700.00	\$ 4,607.00	\$ 3,630.00	\$ 4,609.00	\$ 31,000.00	\$ 16,157.00
<b>County Totals:</b>	31	535	803	2,066	1,346	\$50,439.00	\$39,629.00	\$63,589.00	\$86,738.00	\$ 208,007.00	\$ 216,782.00

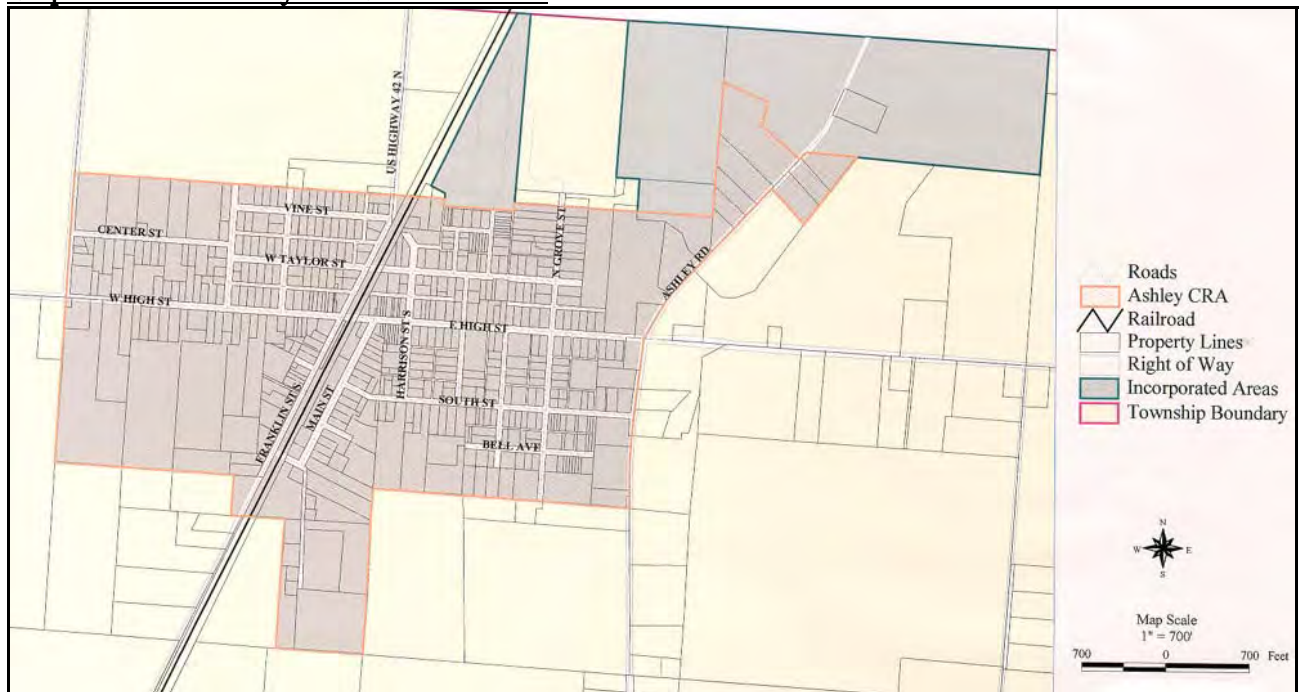
(Source: Delaware Gazette, 4/12/00)

**D. Community Reinvestment Area (CRA)**

The primary economic development tool used by the Village has been the establishment of a Community Reinvestment Area (CRA). A CRA is a designation by the State of Ohio that is used to encourage residents and businesses to invest money toward the renovation of their properties without being penalized by higher property taxes. It is also a method to attract new business to empty storefronts since they won't have to pay higher taxes on the improvements made to the building. The Ashley CRA has primarily been used for residential uses such as new housing construction and rehab of existing units, but it does include allowances for commercial businesses as well. (Source Ordinance No. 2000-12)

As of the end of 2002, \$186,052.29 has been invested in the community in residential improvements in the CRA as a result of this program. The Ashley CRA includes all areas incorporated into the Village, except Oxford Woods Mobile Home Park and lands annexed in 2003. The boundaries of the Ashley CRA are illustrated in Map 8a.

**Map 8a – Community Reinvestment Area**



(Source Delaware County Economic Development Office, 2004)

**E. Local Economic Development**

Ashley has qualified for many federal, state and local economic development initiatives. The Village of Ashley should also:

- Investigate the possibility of a Joint Economic Development District (JEDD) with Westfield and Oxford Townships for lands that could be jointly served by utilities and other needs without annexation.
- Retain businesses downtown by consulting with downtown landowners and determining what incentives might assist them.
- Consider the mixed-use town center design for new neighborhoods. Such mixed uses encourage greater tax returns and a multiplier effect for local businesses because residents spend more money in their own neighborhood rather than driving to other communities for daily shopping needs.
- Prevent the oversupply of commercial property before there is an apparent market need by zoning only for planned commercial uses when there is a known end user. Phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

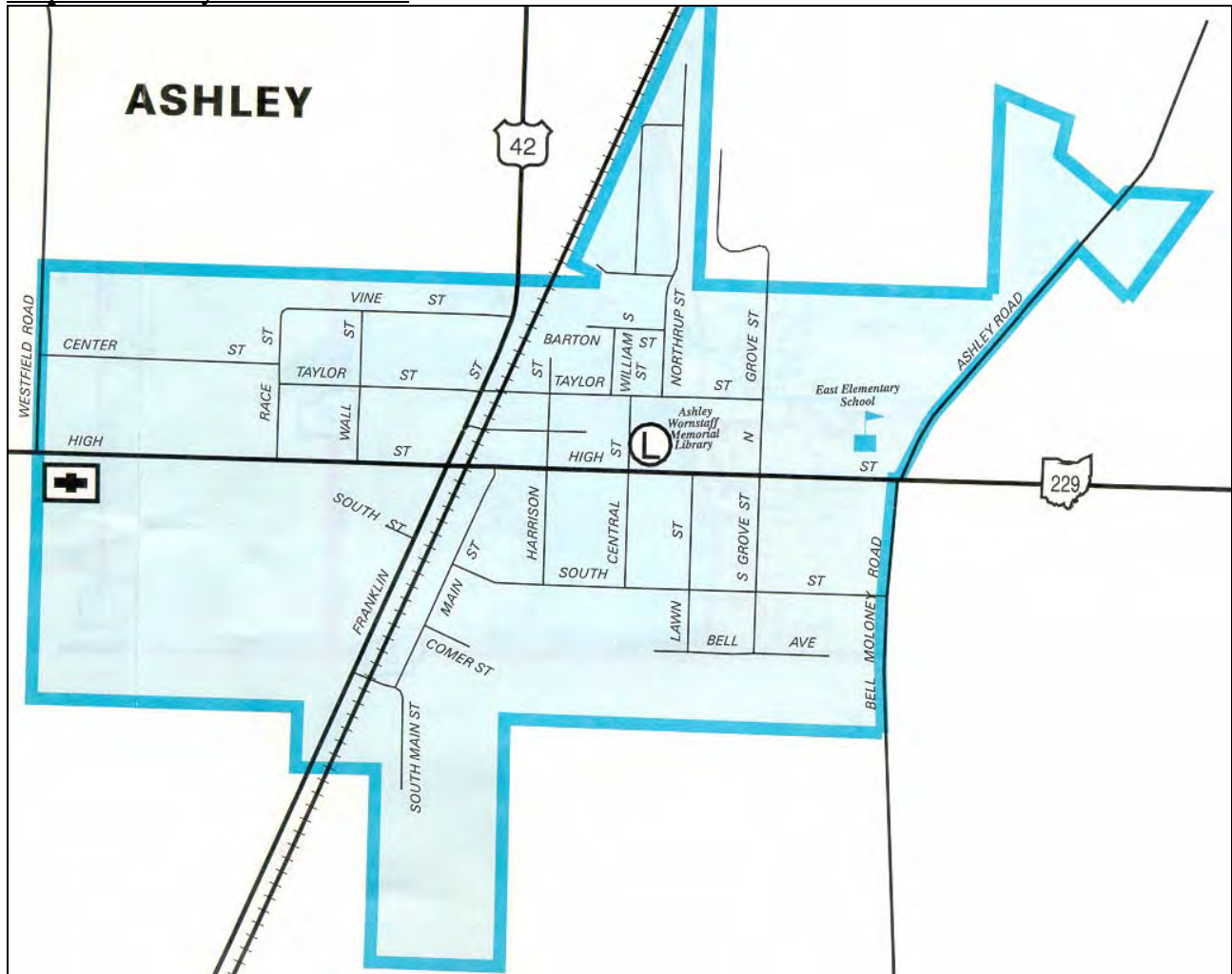




# Chapter 9: Transportation

A community's streets define its character. Ashley's original road network was laid out in the Nineteenth Century and the Village maintains the same network today. This chapter includes an inventory of Ashley's existing transportation network and methods for measuring future transportation needs. Map 9a displays the existing streets within this Village of Ashley. The Village's streets are laid out in a grid street pattern.

**Map 9a – Ashley's Street Pattern**



*(Source Delaware County Engineers Office, 2001)*

## A. Federal & State Routes

Ashley is centered on the intersection of United States Highway 42 (US 42) and State Route 229 (SR 229). Both of these streets are maintained by District VI of the Ohio Department of Transportation (ODOT) outside of the Village and by the Village within the corporation limits. US Route 42 (Franklin Street) travels north/south through the Village, following the western side of the Conrail railroad tracks covering 0.5-miles in Ashley. SR 229 (High Street) travels east/west covering almost a 1-mile stretch through Ashley (see Figure 9a).

**Figure 9a – High Street (State Route 229) in Downtown Ashley**



**B. County & Township Roads**

The Delaware County Engineer maintains two roadways surrounding the Village:

- Ashley Road (CR 243 & CR 246)
- Steamtown Road (CR 224)

Westfield and Oxford Township maintain roadways surrounding the Village, including:

- Piper Road (TR 245)
- Westfield Road (TR 239) – aka Prospect-Mt. Vernon Road (TR 21) in Morrow County
- Shoemaker Road (TR 251)
- Smith Road (TR 249)
- Steamtown Road (TR 224)

Upon annexation of new territory the maintenance of existing roadways becomes the Village’s responsibility. New roads may be laid out in grid “village-style” or “suburban-style” road networks. The differences between these two road networks are illustrated in Figure 9b.

**Figure 9b – Kosmos Estates, PA: differences in “suburban-style” vs “village-style” road networks**



*(Source Rural By Design 39 1994)*

The Planning Commission supports the extension of the traditional grid street pattern as the village grows.

**C. Village Streets**

The Village employs a Street Superintendent who manages the day-to-day maintenance of the Village streets. The Village contains 24 public streets:

- Ashley-Westfield Road (aka Westfield Road outside the Village)
- Barton Street
- Bell Avenue
- Bell-Maloney Road (aka Ashley Road outside the Village)
- Bennett Lane
- Center Street
- Central Street
- Comer Street
- Frank Street
- Franklin Street (US 42)
- Grove Street (see Figure 9c)

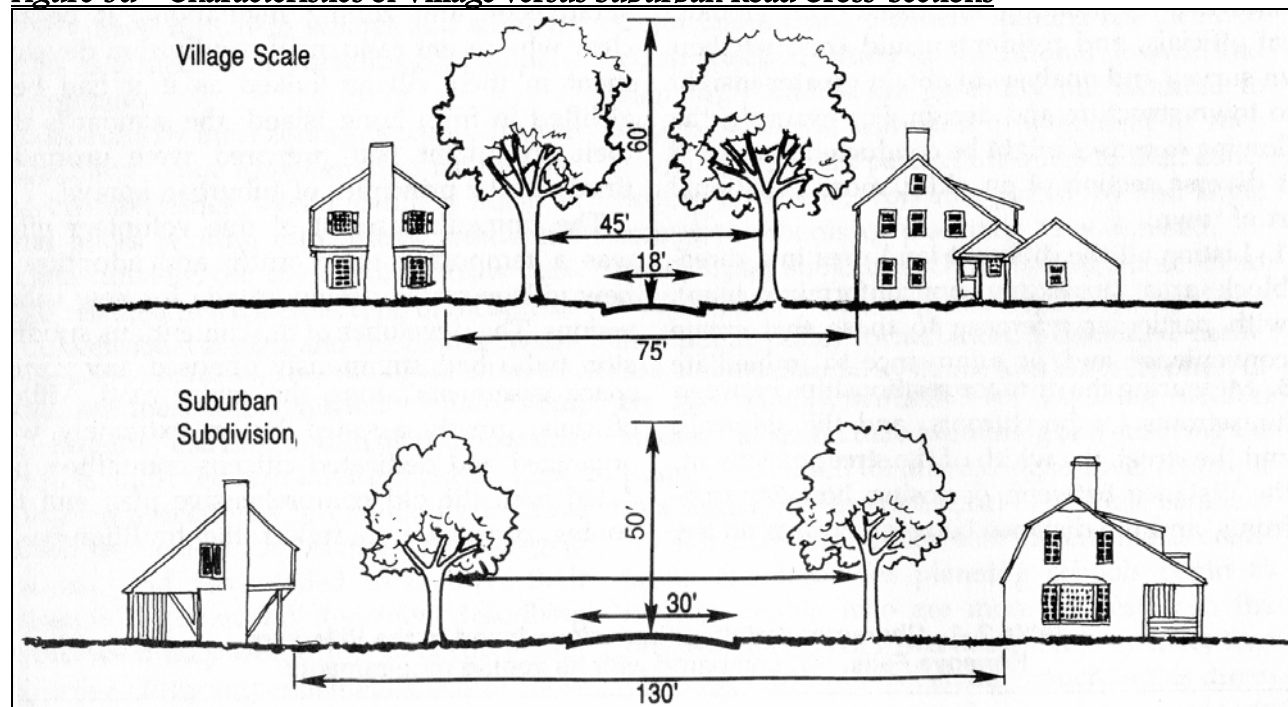
**Figure 9c – Grove Street (only remaining brick-faced street in Ashley)**



- Harrison Street
- High Street (aka SR 229 outside the Village)
- Lawn Street
- Main Street
- Mays Lane
- Northrup Street
- Race Street
- South Street
- Taylor Street
- Vine Street
- Wall Street
- Westfield Road
- Williams Street

Village streets typically have a more “human,” pedestrian scale than conventional suburban developments. Figure 9d illustrates the significant differences in scale. Village streets tend to allow shallower building setbacks, street trees adjacent to the street and narrower streets with sidewalks. These characteristics are pedestrian friendly, slow automobile traffic and make a more appealing environment for social interaction.

**Figure 9d – Characteristics of Village versus Suburban Road Cross-Sections**



*(Source Rural By Design 10 1994)*

#### **D. Public Transportation**

The Delaware Area Transit Authority (DATA) provides non-scheduled, non-routed public transportation for Delaware County residents. DATA and U.S. Census statistics show only three (3) residents of the Village who use this service regularly. DATA is reorganizing its services to provide regular routes from the Village of Ashley to the City of Delaware. This service will facilitate transportation to and from the Village.

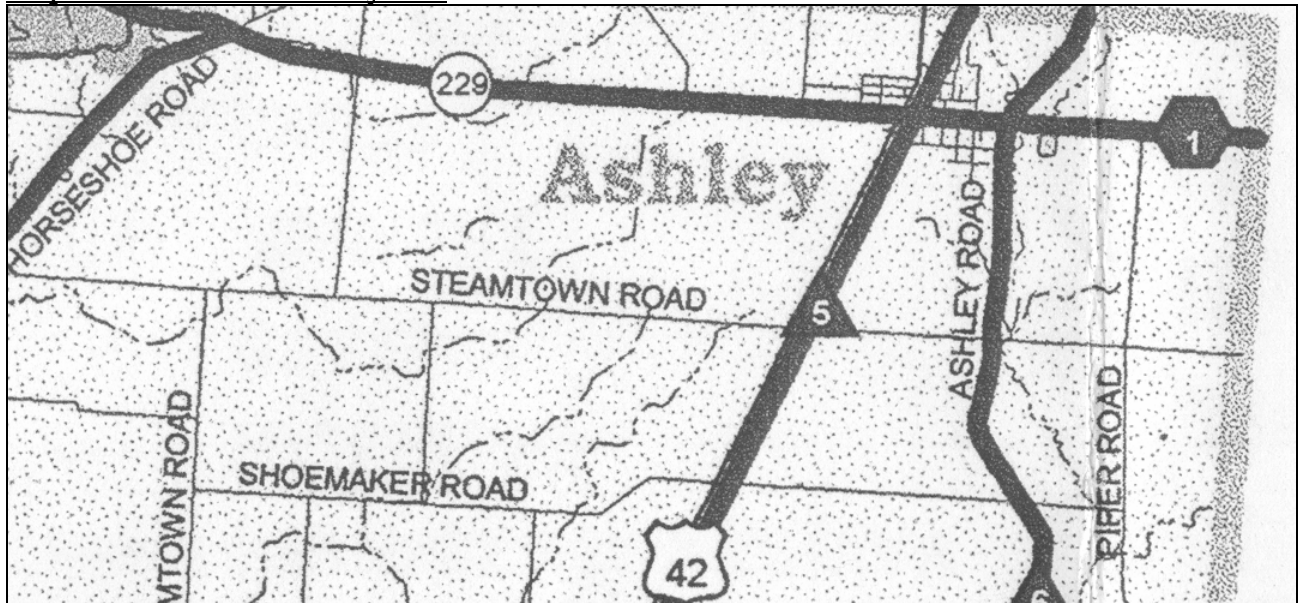
Although it is understood that the majority of individuals will continue to travel by method of their own private automobile, the Village might wish to consider working with DATA to survey local residents to determine if more regularly scheduled routes are desired. The village contains a large population of youth (under 16 years old) and senior citizens (over 65 years old) that could potentially benefit significantly from such a service.

#### **E. Recreational Transportation**

Ashley has no pedestrian connection with adjacent jurisdictions. Many communities are using vacated railroad right-of-ways to facilitate bike-paths or pedestrian walkways that link communities and provide recreational benefit to area residents. As expressed in Chapter 4, the residents of Ashley desire additional recreational area(s). MORPC has proposed bikeways along thoroughfares that cross through the Village (see Map 9b). The Village may desire to incorporate these recommended routes into the recommendations of this comprehensive plan.

Although adjacent Oxford and Westfield townships have no plans in place to install future pedestrian or greenway connections, Ashley can note a desire for future connections and ask that adjacent townships use the recommendations of this plan as a guide for their future planning process. For example, the 2001 Brown Township Comprehensive Plan recommended a buffer along all major tributaries to Alum Creek including provisions for future pedestrian/bike paths that could be continued along the West Branch of Alum Creek through the Village of Ashley.

Map 9b – MORPC’s Bikeway Plan

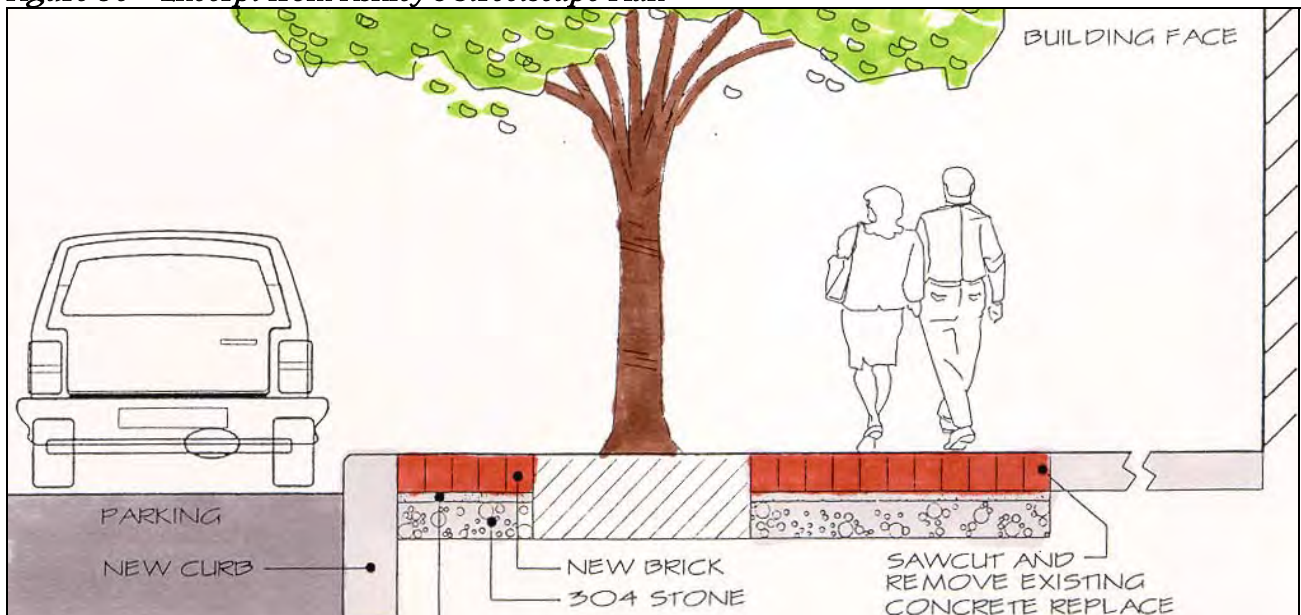


(Source MORPC 2003)

**F. Future Street Management and Issues**

The Village has many transportation issues to consider as it plans for future growth and development. Streetscaping, roadway improvements, access management, traffic generation and air pollution standards are all issues as the population of Ashley changes.

Figure 9e – Excerpt from Ashley’s Streetscape Plan



(Source Floyd Browne Associates 2003)

***Ashley's Streetscape Project***

Streetscape improvements can provide aesthetic quality and increase the pedestrian-friendly nature of aging downtown centers. Ashley has implemented a streetscape project (see Figure 9e) that is planned for completion in 2005. The Mid-Ohio Regional Planning Commission (MORPC) has approved a \$412,000 community development block grant that is financing the majority of the project. An additional \$119,000 will be funded by the Village of Ashley.

Floyd Browne Associates was retained to design a plan for improvements to curbs & gutters, underdrains, storm sewer and installation of new street trees and lighting. The project will also provide sidewalk improvements in conformance with the Americans with Disabilities Act (ADA) regulations. The Village hopes these improvements will spur revitalization of Ashley's downtown and help attract new commercial tenants.

***The Delaware County Thoroughfare Plan***

In December 2001, the Delaware County Commissioners adopted the Delaware County Thoroughfare Plan as a tool for recommending improvements to major streets and highways. The Thoroughfare Plan also outlined additional roadways needed in the County's future. The Thoroughfare Plan recommends roadway improvements to roads surrounding the Village of Ashley, but no new roads within Ashley.

***Access Management***

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has authority for restricting access to state highways. According to ODOT, poor access management can reduce highway capacity to 20% of its design. Delay is as much as 74% greater on highways without access management. 60% of urban and 40% of rural crashes are driveway and intersection related.

**ODOT Access Management Principles:**

- Regulate the location, spacing and design of drives so they do not interfere with each other. Connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic, and keep it parallel to the main road. Connect frontage roads to collector streets at properly spaced intersections.
- Use "backage" roads as rear access roads connecting commercial uses.
- Provide turn lanes to separate conflict points for acceleration, deceleration, & storage lanes.
- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Provide adequate sight distance for driveways.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right in, right out drives to prevent unwanted left turns across traffic.
- Use zoning with access management to develop good site plans. Coordinate access permit review between ODOT, local zoning and building departments.
- Use appropriate curve radius, lane widths, driveway angle.
- Avoid disconnected street systems.
- Encourage internal access to commercial out-parcels.
- Use medians to separate traffic flows.

The US 42 & SR 229 corridors offer potential commercial tax base for the Village of Ashley. For commercial corridors, access management is imperative. Access management practices are appropriate for driveway cuts on all arterial roads. Ashley should adopt proper access management principles and policies for commercial redevelopment and new development sites.

### ***Traffic Generation***

As Delaware County grows, traffic increases. Traffic generation is one consideration in rezoning requests, but by itself is not a valid reason to deny a rezoning.

Traffic considerations to related re-zonings:

- **Patterns of Development:** Traffic can be reduced by designing developments with a mix of land uses. A typical home in an exclusively residential area generates 10 or more trips per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day. The Village's grid street pattern with a mixed use downtown reduces trips. Continuation of this development pattern could also reduce future trips generated by new development.
- **Traffic Impact:** New development proposals should be assessed for their trip generation. As a general rule, if the trip generation is more than 1000 vehicles per day, a traffic study should be performed to determine the impact and mitigation measures needed. Current level of service (LOS) and post development LOS should be compared.
- **Impact Fees:** Generally, a proportionate share of the cost of road improvements immediately adjacent to a development can be attributable to the project as part of the subdivision and zoning process. If large-impact developments do not reasonably offer to mitigate their fair share of significant off-site impacts, they may impose an undue burden on the Village. Impact fees may be imposed to mitigate traffic impacts based on the Ohio Supreme Court's finding in the case of Home Builders Association of Dayton v. Beavercreek (89 Ohio State 3d 121). The Supreme Court found that the impact fee is an exaction, not a tax, and that an exaction fee adopted by ordinance that partially funds new highway projects is constitutional under both the Ohio and United States' constitutions if:
  - It bears a reasonable relationship between the municipality's interest in constructing new roadways and the increase in traffic generated by new developments; and
  - It is demonstrated that there is a reasonable relationship between the impact fee imposed on a developer and the benefits accruing to the developer from the construction of the roadways.

### ***Air Pollution Standards***

Project C.L.E.A.R. (Community Leadership to Effect Air Emission Reductions) was a community oriented partnership between the Columbus Health Department, The Ohio State University and the Mid Ohio Regional Planning Commission (MORPC). Project C.L.E.A.R. recommended strategies to reduce air emissions that contribute to smog and ground level ozone in Central Ohio. Even small details, such as providing tree islands in commercial parking lots, can reduce the incidence of ground level ozone, and should be a consideration in the zoning process when reviewing development plans. For more information, contact MORPC at (614) 228-2663.





## Chapter 10: Utilities

Ashley's compact residential neighborhoods and commercial/industrial land uses require public water and sewer service. Centralized sewer and water service are provided by the Village and Del-Co Water respectively. These water and sewer services allow higher density development than the unincorporated area around the village, which is currently not served by sanitary sewer. Sanitary sewer is an attractive feature to landowners and developers, who may annex into the Village to obtain higher densities.

When preparing the Comprehensive Plan, the key utility questions are:

- What is the current capacity for water and sewer system facilities?
- What are the anticipated service areas?
- What densities (units/acre) would be permitted?
- What other utility services are available (i.e. water, electric, gas, etc.)?

### A. Sanitary Sewer

The Village's wastewater treatment plant began operation in 1976 (see Figure 10a). Treated effluent is discharged south of the Village into a tributary intermittent stream that empties into the Alum Creek. The facility was designed for a capacity of 650,000 gallons per day (gpd). Its current operating capacity is only 200,000 gpd. Plant upgrades could yield the higher capacity. These figures represent peak flows, which are higher than average flows.

**Figure 10a – Aerial of Ashley's Wastewater Treatment Facility**



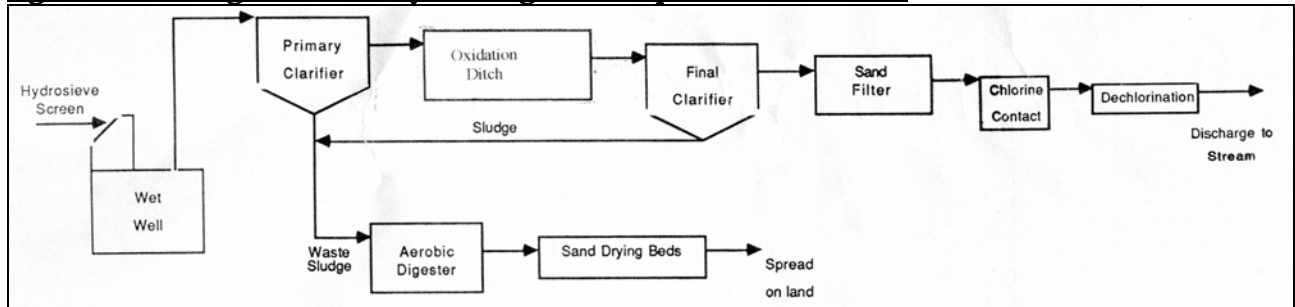
*(Source Delaware County Auditor's Office DALIS Project, 2003)*

Due to the age of the collector lines, inflow and infiltration has become a problem, especially during the spring months. Due to defective pipes, pipe joints, illegal connections or manhole walls, groundwater and stormwater are passing into Ashley's sewage lines. In 1999 an aeration tank (orbal unit) was installed to upgrade the facility. Three additional improvements are needed to effectively allow for increased capacity: (1) the system's sand-filters need replaced; (2) the infiltration and inflow problem needs to be resolved; and (3) the facility needs to be expanded.

Ashley's sewage plant currently treats an average of 110,000 gpd with a peak of 190,000 gpd.

According to these estimates, Ashley has an available capacity of 10,000 gpd. For the purpose of this plan, the sewer plant operator has estimated that the Village could take on an additional 40,000 gpd or 100 homes. Figure 10b outlines Ashley’s sewage plant operations from intake to discharge.

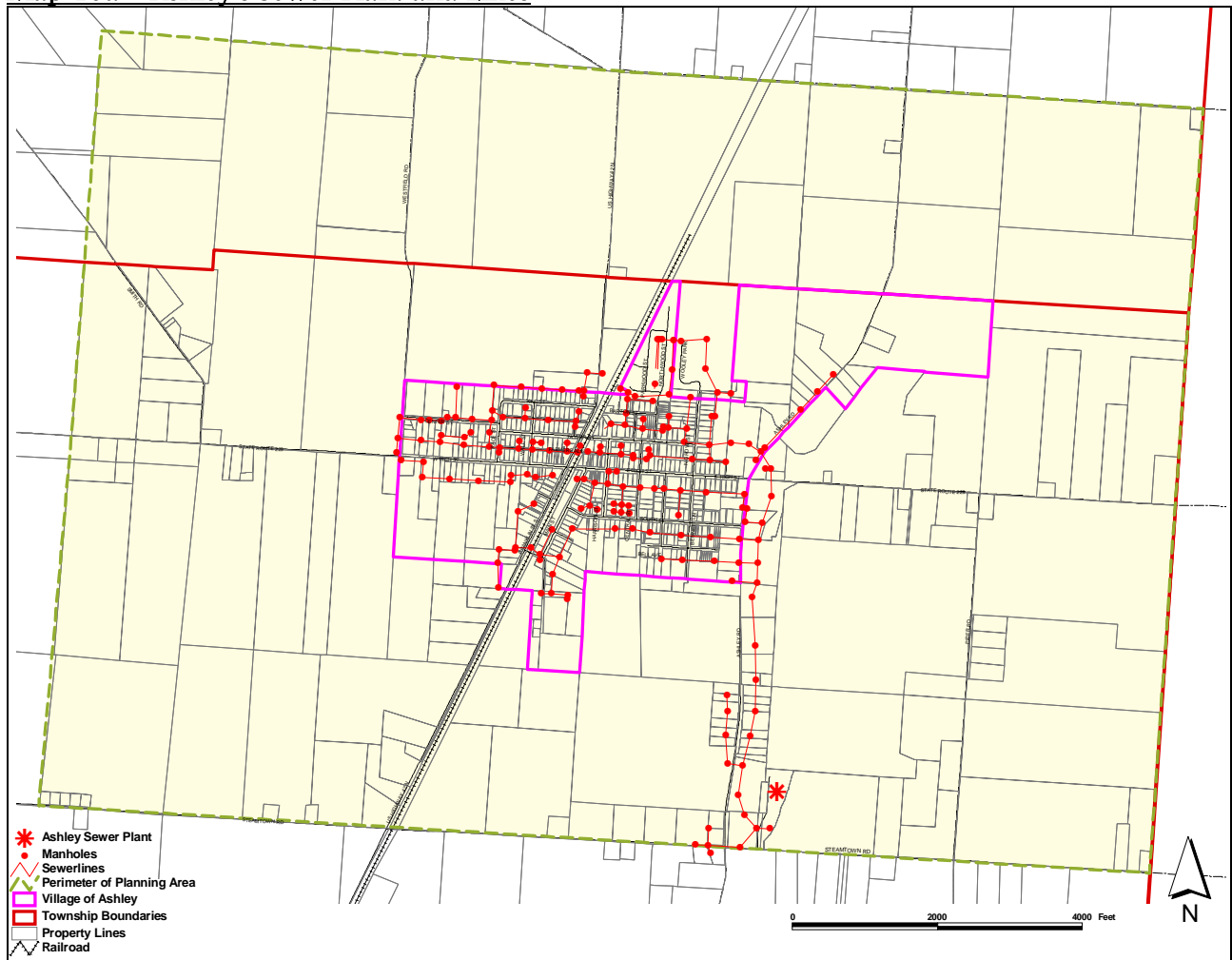
**Figure 10b – Diagram of Ashley’s Sewage Plant Operation Procedure**



*(Source Karen Mancel, PhD, Ohio State University, 2003)*

Map 10a indicates the location of Ashley’s Sewer Plant and its service lines. This map shows properties along Ashley Road, outside of the municipal boundaries that are being served by the system. Ashley’s sewer plant serves 560 homes with its current lines.

**Map 10a – Ashley’s Sewer Plant and Lines**



*(Source Environmental Design Group, 2003)*

The Ohio EPA has estimated design flows for certain land uses (see Table 10a). These flows should be considered during the Village’s development review process. The Village Planning Commission should determine the potential impact of proposed developments on the sewage treatment plant. Tap fees are typically used to fund appropriate plant expansions.

**Table 10a – Ohio EPA Wastewater Treatment Design Estimates**

Land Use	Estimated Sewage Flow (Gallons per Day)
Apartments	250 one-bedroom (50 each additional bedroom)
Assembly Halls	2 per seat
Beauty Shop, Styling Salon	200 per basin
Bowling Alleys (no food service)	75 per lane
Churches	3-5 per sanctuary seat 5-7 per sanctuary seat (w/ kitchen)
Country Clubs	50 per member
Dance Halls	2 per person
Doctors/Dentists	75 per doctor 20 per employee 10 per patient
Drive-In Theaters	5 per car space
Factories	25 per employee 35 per employee (w/ showers)
Homes in Subdivision	400 per dwelling
Hospitals (no resident personnel)	300 per bed
Institutions (residents)	100 per person
Laundry Mat (coin-operated)	400 per standard size machine
Mobile Home Parks	300 per mobile home space
Motels	100 per unit
Nursing and Rest Homes	200 per patient 100 per resident employee 50 per non-resident employee
Office Buildings	20 per employee
Retail Store	20 per employee
Schools	15 per pupil (elementary) 20 per pupil (high and junior)
Service Stations	1000 first bay or pump island 500 additional bay or pump island
Shopping Centers (no food service or laundries)	0.2 per square foot of floor space
Swimming Pools	3-5 per swimmer 5-7 per swimmer (w/hot water showers)
Youth and Recreational Camps	50 per person

*(Source Ohio EPA Green Book, 1993)*

The Village charges \$4,000 per new tap. Delaware County charges \$5,900 and obtains half of that at the time of plat approval and the other half at the time the physical tap is made. Sewer plant/line upgrade costs can be very expensive. For example, Ashley’s aeration tank cost \$667,000. The Village needs to increase tap fees to new development to finance needed sewer system improvements.

***Delaware County Sewer Master Plan: Regional Sewer District Facilities, Update 2004***

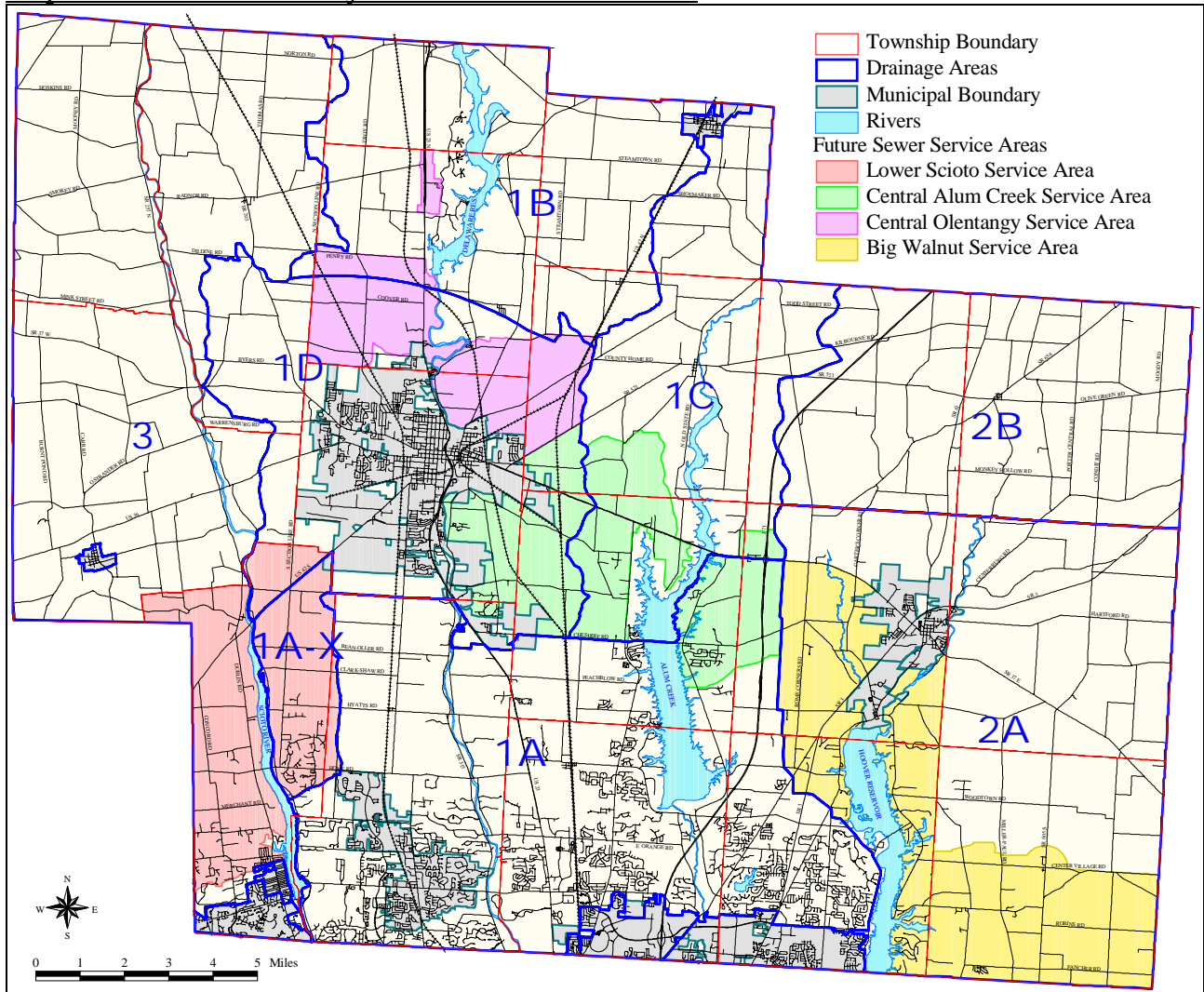
The Delaware County Sanitary Engineer’s Office maintains sanitary sewer systems outside of the County’s municipal areas. The County’s current sewer district is south of the City of Delaware between the O’Shaughnessy Reservoir and the Hoover Reservoir. As development continues in Delaware County, a Sewer Master Plan has become necessary to provide efficient expansion of the County's sanitary sewer service.

The Delaware County Commissioners are currently preparing a Delaware County Sewer Master Plan. The Preliminary Report was released on January 30, 2004 (see Map 10b) outlining four

new sewer service areas. A selected consultant will complete the recommendations for the Sewer Master Plan, including evaluation of alternative sewage treatment technologies and estimated costs to sewer the four new sewer service areas. Release of the Final Report is expected in Fall 2004.

Although Ashley is not included in the recommended service areas for the County, consideration should be given to joining one of the County’s regional systems. The City of Powell is currently a member of the Delaware County sanitary sewer service district. Sewer tap fees and bills are collected by the County and the County is responsible for all maintenance. Due to Ashley’s aging sewer facilities, future upgrades will cost the Village significant funds that may not be available within the Village.

**Map 10b – Delaware County Future Sewer Service Areas**



Prepared by: Delaware Co. Regional Planning Commission | (740) 833-2260 | Data (Township / Municipal Boundaries, Road / Railroad and Rivers) provided by: Delaware Co. Auditor’s DALIS Project | (740) 833-2070.

**B. Storm Water Management**

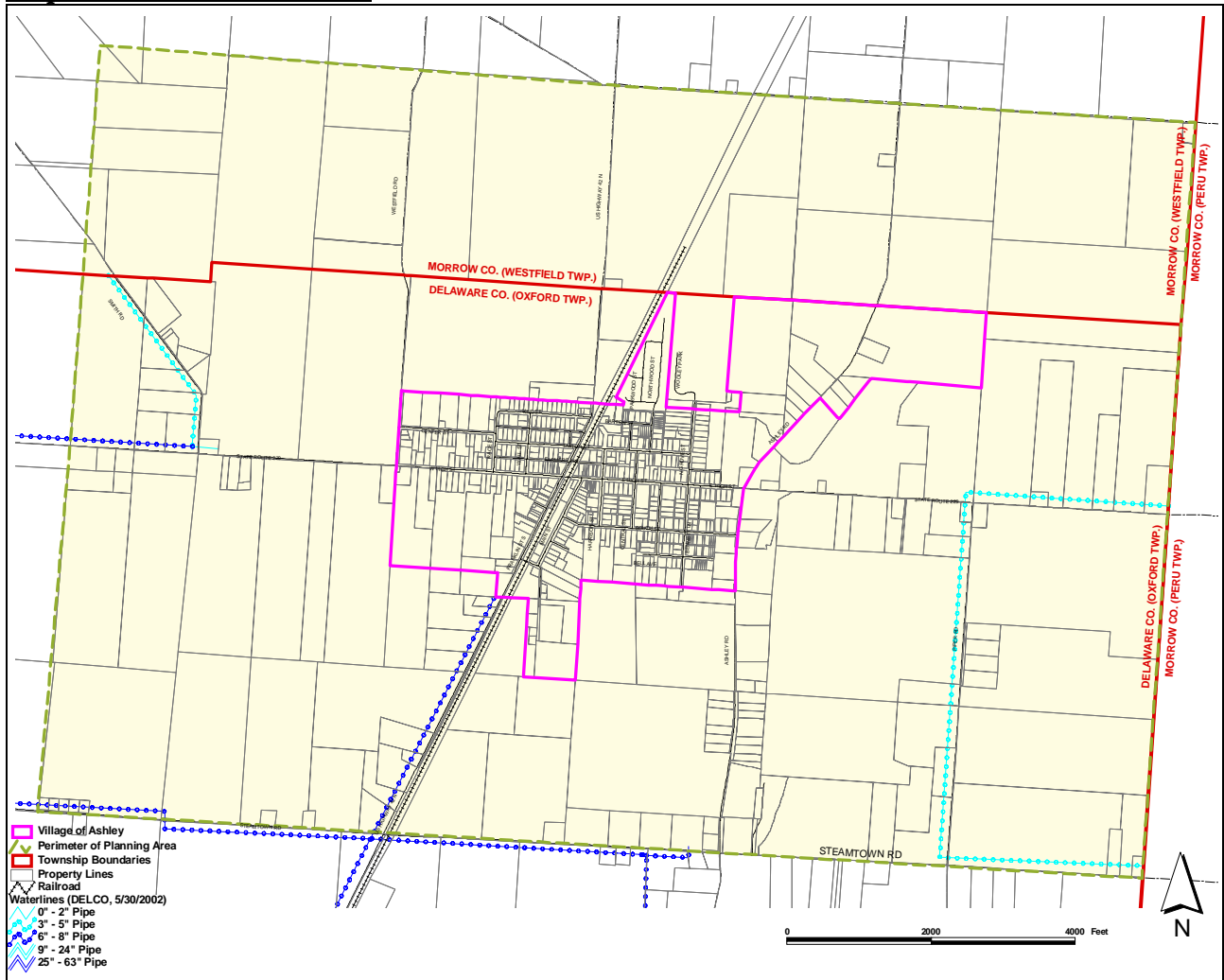
Ashley has a storm water management system that handles surface water run-off throughout the Village and street gutter collection along the commercial portion of High Street. This system collects the surface water and discharges it to the western branch of Alum Creek River. Potential upgrades to this system were recommended as part of the Village’s streetscape project. The majority of streets in Ashley have curbs or ditches that allow for natural storm water drainage.

**C. Water**

The Village of Ashley has agreed to switch water supply from current village facilities to the Del-Co Water Company. The Village has contracted Del-Co to provide bulk water service to its residents, because their existing plant was unable to meet certain EPA regulations. The Village tap fees of \$3,000 will remain the same and the Village will maintain their own waterlines.

The Village estimates their current water usage around 120,000 gallons per day. Del-Co will have the ability to expand capacity as more water taps are added to their lines. Lands surrounding the Village are also being served by Del-Co. Map 10c shows the location and diameter of water lines in the township. Development densities greater than one unit per acre typically require fire hydrants, which require a minimum 6-inch diameter water line.

**Map 10c –Del-Co Waterlines**



*(Source Del-Co, 2003)*

Del-Co Water is the largest rural water system in the State of Ohio. It provides service to Delaware and Morrow Counties and extends into Union, Franklin, and Marion Counties. The service Area measures approximately thirty-two miles north to south and twenty-four miles east to west. Del-Co draws surface water from the Olentangy River and from the Alum Creek reservoir. The water is pumped to up-ground reservoirs on South Old State Road and Olentangy River Road prior to treatment. Wells along the Kokosing River in Knox County provide additional

supply.

The rapid growth of Delaware County has strained water treatment capabilities during summer months. Del-Co has a current daily treatment and pumping capacity of 17 million gallons per day (mgd). In May of 1999, with a minor drought, demand was 13mgd, with approximately 9 mgd attributed to lawn watering. Because of this, Del-Co is currently maintaining a permanent odd/even day/address sprinkling regulation.

Three future Del-Co supply locations are planned: at the Whetstone River, northwest of Ashley, 400 acres on the Scioto River at SR257 and Donovan Road, and South Old State Road in Orange Township. With these new facilities, a total of 38 mgd is Del-Co's long term pumping and treatment capacity. Year 2000 service population for Del-Co was approximately 66,700 (59,099 in Delaware County). This is expected to double in twenty years. If water demand also doubles, the peak pumping of 26 mgd would be within the realm of Del-Co's supply and treatment plan. Growth beyond a service population of 140,000 in the villages and townships would require additional supply sources and treatment facilities.

Figure 10c displays the Village's water treatment plant. The Village's two water towers will remain in use, however, the Village's water treatment plant will be vacated upon transfer of water supply. The future use of this property should be considered in this plan.

**Figure 10c. Aerial of Ashley's Water Treatment Plant**



*(Source Delaware County Auditor's Office DALIS Project, 2003)*

**D. Electric**

The First Energy Corporation, headquartered in Akron, Ohio, provides electricity to the Village of Ashley through one of its subsidiaries: Ohio Edison. First Energy has 4.3 million customers in portions of Ohio, Pennsylvania and New Jersey. Including all the company's 14 electrical subsidiaries, annual revenues total \$12 billion and assets total \$34 billion with approximately

13,000 megawatts of generating capacity, 14,700 miles of transmission lines and 103 interconnections.

Due to overlapping service areas, some residences along the Village's boundaries may also be served by either Morrow Electric Company or Consolidated Electric. Consolidated Electric supplies power to the Village's sewer treatment plant. There are no capacity restrictions or limitations for any of these companies known at the time of this plan preparation.

**E. Gas**

Columbia Gas of Ohio, a division of NiSource Inc., supplies natural gas to the Village of Ashley. Columbia Gas is headquartered in Columbus Ohio and serves communities in 64 of Ohio's 88 counties. Natural gas is primarily used for heating. Columbia Gas has no capacity restrictions or limitations known at the time of this plan preparation.

**F. Telecommunications**

Time Warner Cable supplies cable television to the majority of Ashley residents. Every parcel in Ashley has access to telephone lines. A variety of cellular service providers also serve the Village of Ashley. A few dial-up Internet providers service the Village, however high-speed broadband technologies are not locally available. Such technologies should be encouraged in the Village's commercial development, due to its growing domestic use.





## Chapter 11: Community Facilities

Good community facilities contribute to the quality of life and help establish community identity. Schools, libraries, public safety and governmental services all play a role in determining property value and local real estate demand. Ashley's community facilities serve the Village and its surrounding townships.

### A. Schools

The Village of Ashley is in the Buckeye Valley Local School District. Buckeye Valley covers 196 square miles in portions of four different counties: Delaware, Marion, Morrow and Union Counties. The Ohio Department of Education classifies Buckeye Valley as a rural/small town district.

#### Buckeye Valley Schools

There are three elementary schools within the Buckeye Valley district; East Elementary is in Ashley (see Figure 11a), North Elementary is in Radnor, and West Elementary is in Ostrander. Buckeye Valley's middle school and high school buildings are located on Coover Road just north of Delaware City. Buckeye Valley's High School and Middle School are within a 15-minute drive from Ashley.

**Figure 11a. Buckeye Valley East Elementary (522 East High Street, Ashley)**



In May 1995 the BV community voted a \$14 million bond issue which provided the following new facilities and renovations:

- The new \$9 million middle school for 750 students. This building opened for the 1997-98 school year. Converted the old middle school at Radnor into an elementary with a new library and playground.
- The new auditorium seating 800 in the high school building. This addition opened in the fall of 1997.
- The addition of six new classrooms and an elevator at West Elementary with a renovated library media center for the 1997-98 school year.
- The addition of eight new classrooms and an elevator at East Elementary including a new

library media center and student restrooms for the 1997-98 school year.

**Buckeye Valley’s Classroom Enrollment**

Buckeye Valley Local School District currently has 2,231 students enrolled. Table 11a gives a breakdown of how these students are distributed throughout the district’s schools. Ashley’s East Elementary has 378 students. This “campus” was recently expanded to add additional classrooms, but many modular classrooms are still being utilized. According to the Buckeye Valley administration, this facility is becoming over-crowded and in need of investment.

**Table 11a. Buckeye Valley Local School District 2003-04 Building Enrollments**

Grade Level	East Elementary (Ashley)	North Elementary (Radnor)	West Elementary (Ostrander)	Middle School	High School	Totals
K*-5	378	256	340	-	-	974
6-8	-	-	-	543	-	543
9-12	-	-	-	-	663	663
JVS	-	-	-	-	51	51
<b>Total</b>	<b>378</b>	<b>256</b>	<b>340</b>	<b>543</b>	<b>714</b>	<b>2,231</b>

\*K- Kindergarten

(Source: Buckeye Valley Local School District, January 31, 2004)

Buckeye Valley’s district enrollment over the past ten years has remained stable in the 2,200 to 2,300 range (see Table 11b). These figures are taken at the end of each school year. Changes in enrollment have been rather modest compared to large increases experienced by adjacent districts, like Olentangy Local Schools which has experienced increased rising student enrollment from recent development. The majority of land in the Buckeye Valley district lacks sanitary sewer and water services along with other urban services that attract growth.

**Table 11b. Buckeye Valley 1993-94 to 2002-03 School-Year Enrollment**

Grade	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03
K*-5	1,023	1,023	998	1,009	993	973	969	966	993	977
6-8	535	578	552	538	553	504	522	516	537	576
9-12	648	702	752	785	799	788	744	739	689	704
<b>Total</b>	<b>2,206</b>	<b>2,303</b>	<b>2,302</b>	<b>2,332</b>	<b>2,345</b>	<b>2,265</b>	<b>2,235</b>	<b>2,221</b>	<b>2,219</b>	<b>2,257</b>
<b>Change</b>	+2.5%	+4.4%	-0.1%	+1.3%	+0.6%	-3.4%	-1.3%	-0.6%	-0.1%	+1.7%

\*K- Kindergarten

(Source: Buckeye Valley Local School District, 2004)

In 2001 Planning Advocates provided enrollment projections to year 2011 (see Table 11c). These figures are forecasting a 42.2% increase in enrollment by 2010-2011. This projection seems relatively high due to a lack of urban services in the district a low demand for housing in the district. Delaware County Regional Planning Commission’s population projections are forecasting a 20.6% increase in population for the same time period. Assuming that the student to house ratio remains the same, this could account for a difference in over 500 students.

**Table 11c. Enrollment Projections, Buckeye Valley Local School District**

Grade	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
K* - 5	1,167	1,234	1,427	1,412	1,473	1,508	1,551	1,617
6 - 8	539	546	522	537	575	670	749	782
9 - 12	747	753	783	781	770	762	756	810
<b>Total</b>	<b>2,453</b>	<b>2,533</b>	<b>2,732</b>	<b>2,730</b>	<b>2,818</b>	<b>2,940</b>	<b>3,056</b>	<b>3,209</b>

\*K- Kindergarten

(Source: Enrollment Projections by Planning Advocates, Inc. 2001)

**Buckeye Valley’s School Funding**

Buckeye Valley Local School District’s 2003 General Fund Budget included \$15,328,756 in revenues and \$16,082,894 in expenses. The district has a 33.52 mil property tax and a 1.0-percent income tax. The last school levy passed by voters was in 1995. The district is geographically large with low student enrollment compared to other districts with the same land

area. Buckeye Valley’s widely dispersed, aging facilities place a negative burden on the cost of education at Buckeye Valley. Table 11d illustrates the general lack of funding in the Buckeye Valley district payable toward educational expenses.

**Table 11d. Expenditures and Revenues per Pupil, Buckeye Valley Local School District**

District Expenditures Per Pupil		District Revenues Per Pupil	
Instruction	\$3,822	Local Funds	\$3,851
Building Operations	\$1,620	State Funds	\$2,633
Administration	\$856	Federal Funds	\$181
Pupil Support	\$795		
Staff Support	\$57		
<b>Totals</b>	<b>\$7,150</b>	<b>Totals</b>	<b>\$6,665</b>

*(Source: Ohio Department of Education, 2003 District Report Cards)*

**Delaware Joint Vocational School**

Delaware city and county boards of education established the Delaware Joint Vocational School (JVS) in 1974, as a career/technical school to offer specific career training to Delaware County residents. Delaware JVS, the Area Career Center, now provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. There are two JVS facilities that offer courses: the North Campus, located at 1610 SR 521, Delaware and the South Campus, located at 4565 Columbus Pike, Delaware.

**Effect of Land Use Planning on School Planning**

When schools become overcrowded due to rapid growth, citizens may call for growth controls or limitations on residential building permits (moratoriums). A series of 1970’s cases regarding growth rate limitations, the most famous of which is *Golden v. Ramapo* (409 US 1003, 93 S. Ct. 440 34 L. Ed. 2d 294, 1972) suggested that communities could control growth to allow new infrastructure to be built at a reasonable, attainable rate. Where upheld, moratoriums have been temporary, based on a critical shortage of a basic community service. The community must work to provide that service, at which time the moratorium must be removed.

Municipalities in Ohio have home rule authority which "provides the flexibility to use different types of planning programs to respond to the issues of rapid growth" (Meck and Pearlman Ohio Planning and Zoning Law, The West Group, Section 11.28-11.29, 2003 Edition). The Village of Ashley may wish to use schools as an indicator to monitor in making planning and zoning decisions.

**B. Libraries**

The State of Ohio funds public libraries throughout the state with state income tax. In some communities, public libraries are historical landmarks and are part of community identity, as is the case in Ashley.

The Ashley Wornstaff Library (see Figure 11b) was built in 1928, named after Albertus Wornstaff. The library has six staff librarians and directly serves the Village of Ashley and Oxford Township, while library users come from a more regional scale including all of Delaware, Morrow and Marion Counties.

The library maintains over 30,000 books and over 3,000 audiovisual materials. The library's 2002 annual report indicated that the library had 18,602 different patrons visit the library, circulating 54,304 items. Buckeye Valley East Elementary teachers and students utilize the library. The library hosts field trips and offers assistance on homework assignments and research projects. Two large additions were made to the rear of the library in the 1980s and 1990s. The library currently has no plans for expansion, but may need to expand as Ashley develops.

**Figure 11b. Ashley Wornstaff Library (302 East High Street, Ashley)**



Ashley residents also have access to the Delaware County District Library (DCDL). DCDL employs 30 people (24 full time equivalents). Its annual budget is approximately \$2 million, which is used for staff salaries and materials, maintenance, and operating expenses. There are 42,000 registered borrowers in the District’s service area (borrowers can be outside of the district). Currently, the District has 200,000 volumes. The District’s long range plan is to monitor the growth area and provide service to the expanding population, and promote home based programs. DCDL has recently finished a major renovation of their library in Delaware City. DCDL has three current library facilities, located at:

- The Delaware County District Library at 84 East Winter Street, Delaware
- Village of Powell Library Branch at 460 S. Liberty Street, Powell
- Ostrander Library Branch at 75 North 4<sup>th</sup> Street, Ostrander

Residents can also use the following libraries:

- Cardington-Lincoln Public Library, 128 E. Main Street, Cardington
- Marion Public Library, 445 East Church Street, Marion
- Methodist Theological School Library, 3081 Columbus Pike, Delaware
- Mount Gilead Public Library, 35 East High Street, Mt. Gilead
- Ohio Wesleyan University’s Beeghley Library, 43 Rowland Avenue, Delaware
- Sunbury Community Library at 57 West Cherry Street, Sunbury

**C. Police**

Ashley has its own police department headquartered in the Ashley Municipal Building. The Ashley Police Department employs 2 full-time and 4 part-time officers and owns two patrol cars (see Figure 11c).

**Figure 11c. Ashley Police Vehicle**

The Ashley Police Department is dispatched 24 hours-a-day by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware City on State Route 42. DCSO reported 142 calls for service in Ashley for 2003. These calls represented 0.7% of Delaware County's total calls of 19,139 during this period. Ashley Police Department reported a total of 222 runs in 2003. DCSO provides police protection to the Village, as needed. The Ashley Police Department currently has no plans to expand, however growth may be considered as new development occurs in the service area.

#### **D. Fire Protection**

Ashley fire protection is provided by the Elm Valley Joint Fire Department, located on East Taylor Street. Elm Valley provides fire protection to southern Morrow County and northern Delaware County with 23 volunteer firefighters. The department currently has no plans to expand, however growth may be considered as new development occurs in the service area.

The department owns and operates the following equipment: 2 fire engines, 1 rescue truck, 1 haz-mat unit, 1 tanker unit, 1 brush-fire truck, and 1 boat. Insurance Services Office, Inc. (ISO) ranks Ashley relatively high due to a close proximity to a supply of fire equipment, fire personnel, a controlled water source, and emergency alarms.

#### **E. Medical Services**

In 1997, Delaware County constructed an EMS station on West High Street in Ashley (see Figure 11d). This station staffs 9 people with 3 people on duty during every shift. Two medical units are dispatched from the station and are averaging 19 to 20 runs per day. This facility responds to calls in north/central Delaware County.

**Figure 11d. Delaware County EMS Station #5 (West High Street, Ashley)**

The Delaware General Health District, located at 1 West Winter Street in Delaware, provides public health services to the Village of Ashley. Services include professional health, environmental health, vital statistics, nutrition, epidemiology, and health promotion.

There are no hospitals located within the Village of Ashley, but three major hospitals are in close proximity: Morrow County Hospital, Grady Memorial Hospital and Marion General Hospital.

The nearest hospital to the Village is the Morrow County Hospital (MCH), located 10 miles north of the Village in Mt. Gilead. In association with Ohio Health, MCH offers services in emergency care, intensive and progressive care, laboratory, medical and surgical inpatient care, outpatient surgery, pain treatment, physical/occupational/speech therapy, radiology, sleep therapy and wound care. This facility also has a medical specialty center, extended care facility and home health services.

Grady Memorial Hospital is located on Central Avenue in the City of Delaware, 12 miles south of the Village. Grady Hospital provides 125 beds for general surgery, and orthopedics, urology and ophthalmology, as well as emergency care. Cardiac surgery and neuro surgery are referred to other hospitals. Grady recently expanded its emergency room and constructed a helicopter pad for incoming life flights. Grady competes with northern Franklin County Hospitals such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville. Grady has announced plans to move to a new south campus at the intersection of U.S. 23 and Peachblow Road, which would not decrease accessibility from Ashley.

Marion General Hospital is located 15 miles northwest of the Village in the City of Marion. Marion offers services in behavioral health, cardiac rehabilitation, childbirth, emergency care, disability rehabilitation, blood donation and home health care.

#### **F. Municipal Building**

The Ashley Municipal Building (see Figure 11e) serves the Village from its centralized location at 101 E. High Street. The building currently provides administrative offices for village officials and the Ashley Police Department. This building is overcrowded and may need renovations in the coming years. The Village is examining the possibility of moving the police department to other facilities in the Village.

**Figure 11e. Ashley Municipal Building (101 East High Street, Ashley)**



### **G. Ashley Post Office**

The Ashley Post Office is located at 100 East High Street. The post office supplies delivery to addresses in the 43003 zip codes (including the entire Village of Ashley). The Post Office runs 2 routes with a total of 1,185 delivery locations.

### **H. Other Community Facilities**

The Village of Ashley maintains the Ashley Union Cemetery (see Figure 11f). This 5-acre cemetery is located in Oxford Township on the east side of Ashley Road, north of High Street. Gavit Cemetery is located south of Ashley on Steamtown Road. Other area cemeteries include East Oxford, Martin and West Oxford (Windsor Corners) cemeteries.

**Figure 11f. Ashley Union Cemetery**



### **I. The Future of Ashley's Community Facilities**

Growth is not a new phenomenon for American villages. Many historians and theorists have researched the effects of development on communities like Ashley and concluded that community facilities help shape the identity of a community.

Every community should plan for providing community facilities that its residents label as essential. The U.S. Department Housing and Urban Development (HUD) provides the following list as recommended features of every community, as a portion of their Anytown model community:

- Community services (Barber, childcare, churches, cinema, restaurants)
- Public Safety (police, fire, medical, etc.)
- Recreation (parks, playgrounds, and open space)
- Residential housing (Affordable, multi-family, senior/elderly-style, and single-family housing)
- Retail shops (grocery, clothing, medications, etc.)
- Schools (primary and secondary)

In traditional American villages, public buildings were prominently located along a “main street,” “common” or “public square.” Ashley’s High Street is one of these traditional “main streets.” As villages adapted to the automobile, public buildings were commonly moved to locations on the

edge of town. This has the effect of reducing pedestrian traffic and human interaction at the village core. For this reason, public buildings should remain an important element of downtown Ashley. In the future, if and when a public building is considered for removal to an auto oriented edge site, the importance of maintaining a “main street” concept should also be considered.



## Chapter 12: Open Space & Recreation

### A. Introduction

The importance of open space and recreation has long been recognized. In the 1850s the City Beautiful Movement advocated public parks as retreats from the congestion and overcrowding of city life. New York's Central Park (1856, Frederick Law Olmstead, Sr.) is the best known American example. Every desirable community in America has a significant park and recreation system as one of its building blocks.

The Ohio Revised Code (ORC) acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. Zoning enabling legislation states that a village may regulate by [zoning] resolution "sizes of yards, courts, and other open spaces...the uses of land for...recreation. State subdivision authority empowers villages to adopt general rules [subdivision regulations]... to secure and provide for...adequate and convenient open spaces for...recreation, light, air, and for the avoidance of congestion of population."

*The Subdivision and Site Design Handbook* (David Listokin and Carole Walker, 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research) is considered a planner's bible for many accepted standards in subdivision review.

Listokin and Walker define open space as: "Essentially unimproved land or water, or land that is relatively free of buildings or other physical structures, except for outdoor recreational facilities. In practice, this means that open space does not have streets, drives, parking lots, or pipeline or power easements on it, nor do walkways, schools, clubhouses and indoor recreational facilities count as open space. Private spaces such as rear yards or patios not available for general use are not included in the definition either."

"Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site's natural amenities." In their chapter on open space and recreation, they relate the following critical functions of open space:

- Preserves ecologically important natural environments
- Provides attractive views and visual relief from developed areas
- Provides sunlight and air
- Buffers other land uses
- Separates areas and controls densities
- Functions as a drainage detention area
- Serves as a wildlife preserve
- Provides opportunities for recreational activities
- Increase project amenity
- Helps create quality developments with lasting value

### B. Guidelines for Open Space & Recreation

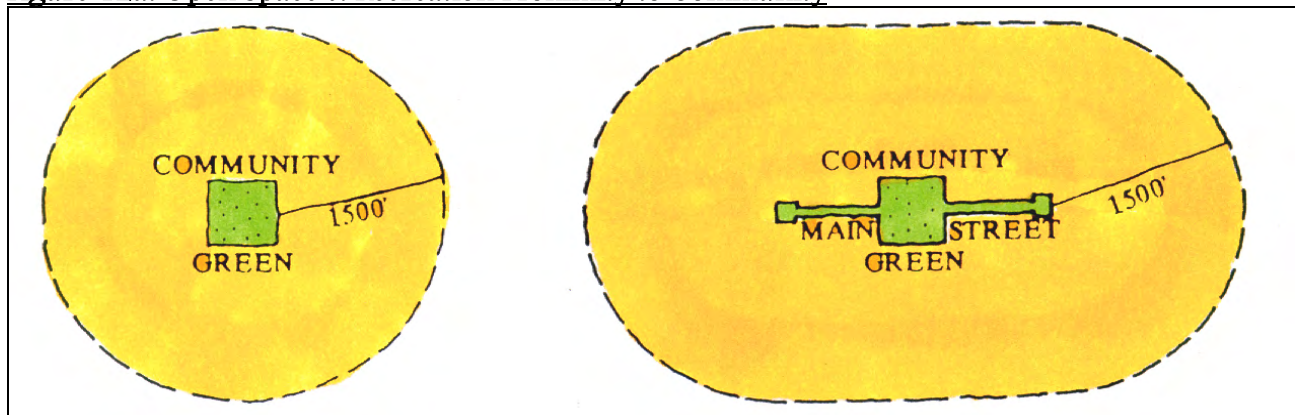
The National Recreation and Park Association (NRPA) has developed a set of standards for local developed open space (see Tables 12a and 12b). Although these standards have been promoted as goals, they are not universally accepted. Recreational needs vary from community to community, and desires for recreation vary also.

Listokin notes, "Ideally, the [NRPA] national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales. The uniqueness of every community, due to differing

geographical, cultural, climatic, and socioeconomic characteristics, makes it imperative that every community develop its own standards for recreation, parks, and open space.”

Listokin also notes, what has been the subject of many debates in central Ohio, “Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents.” These centralized open space and recreation concepts are illustrated in Figure 12a. A radius of 1,500-feet is shown to demonstrate the accessibility of the space to its surrounding community.

**Figure 12a. Open Space & Recreation Proximity to Community**



(Source Nelessen, Anton: *Visions for a New American Dream*, page 281, 1994)

**NRPA Recreational Guide**

These standards are intended to serve as a *guide* to planning – not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a “core” system of parklands, totaling 6.25 to 10.50 acres of developed open space per 1,000 residents. The size and amount of parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas (Source Listokin 1989).

**Table 12a. NRPA Local/Close-to-Home Space Guide**

<i>Component</i>	<i>Use</i>	<i>Service Area</i>	<i>Desirable Size</i>	<i>Acres per 1,000 Residents</i>	<i>Desirable Site Characteristics</i>
<b>Mini-Park</b>	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly.
<b>Neighborhood Park / Playground</b>	Area for intense recreational activities, such as field games, craft, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000.	15+ acres	1.0 to 2.0 acres	Suited for intense development. Easily accessible to neighborhood population – geographically centered with safe walking and bike access. May be developed as a school-park facility.
<b>Community Park</b>	Area diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	1 to 2 mile radius	25 + acres	5.0 to 8.0 acres	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

(Source: National Recreation and Park Association, *Recreation, Park and Open Space Guidelines*, p. 56. Copyright © 1983)

The amount of parkland a community needs is mostly reliant on the proposed activities and facilities that are needed by the community. Table 12b demonstrates some typical recreational activities that are desired by residents of a community and some measures to determine their applicability.

**Table 12b. NRPA Activity & Facilities Guide**

<b>Activity / Facility</b>	<b>Recommended Space Requirements</b>	<b>Recommended Size and Dimensions</b>	<b>Recommended orientation</b>	<b>No. of units per Population</b>	<b>Service Radius</b>	<b>Location Notes</b>
<b>Badminton</b>	1620 sq. ft.	Singles - 17' x 44' Doubles – 20' x 44' with 5' unobstructed are on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Usually in school, recreation center, or church facility. Safe walking or bike access
<b>Basketball Youth High School Collegiate</b>	2400-3036 ft2 5040-7280 ft2 5600-7980 ft2	40'-50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings
<b>Handball (3-4 wall)</b>	800 sq. ft. for 4-wall, 1000 sq.ft. for 3-wall	20' x 40' – minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance	Long axis north-south. Front wall at north end	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting

VILLAGE OF ASHLEY COMPREHENSIVE PLAN

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
<b>Ice Hockey</b>	22,00 sq. ft. including support area	Rink 85' x 200' (minimum 85' x 185') Additional 5000 sq. ft. support area	Long axis north-south if indoor	Indoor – 1 per 100,000 Outdoor- depends on climate	½ - 1 hour travel time	Climate important when affecting # of units. Best as part of multi-purpose facility.
<b>Tennis</b>	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36' x 78' 12' clearance on both sides 21' clearance on both ends	Long axis north-south	1 court per 2000	¼ - ½ mile	Best in sums of 2-4. Located in neighborhood/ community park or adjacent to school site
<b>Volleyball</b>	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides	Long axis north-south	1 court per 5,000	¼ - ½ mile	Same as other court activities
<b>Baseball Official</b>  <b>Little League</b>	3.0 – 3.85 acre minimum  1.2 acre minimum	Baselines-90' Pitching distance-60' Foul lines-min. 320' Center field – 400'+ Baselines-60' Pitching distance – 46' Foul lines – 200' Center fld – 200'-250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east	1 per 5000  Lighted – 1 per 30,000	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex
<b>Field Hockey</b>	Minimum 1.5 acres	180' x 300' with a minimum of 10' clearance on all sides	Fall season – long axis northwest to southeast For longer periods, north to south	1 per 20,000	15 – 30 minute travel time	Usually part of multi-purpose complex in community park or school
<b>Football</b>	Minimum 1.5 acres	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey	1 per 20,000	15-30 minutes	Same as field hockey
<b>Soccer</b>	1.7 to 2.1 acres	195' to 225' x 330' to 360' with a minimum clearance on all sides.	Same as field hockey	1 per 10,000	1-2 miles	# of units depends on popularity.
<b>Golf – Driving Range</b>	13.5 acres for minimum of 25 tees	900' x 680' wide. Add 12' width for each additional tee	Long axis south-west. Northeast with golfer driving toward north-east.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
<b>¼ Mile Running Track</b>	4.3 acres	Overall width – 276' Length – 600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with football, soccer, etc.
<b>Softball</b>	1.5 to 2.0 acres	<ul style="list-style-type: none"> <li>• Baselines – 60'</li> <li>• Pitching distance – 46' men/40' women</li> <li>• Fast pitch field radius from plate – 225' between foul lines.</li> <li>• Slow pitch – 275' men; 250' women</li> </ul>	Same as baseball	1 per 5,000 (if also used for youth baseball)	¼ - ½ mile	Slight difference in dimension for 16" slow pitch. May also be used for youth baseball.
<b>Multiple Recreation Court</b>	9,840 sq. ft.	120' x 80'	Long axis of courts with <i>primary</i> use is north-south	1 per 10,000	1-2 miles	baseball, volleyball, tennis

**Table 12b. NRPA Activity & Facilities Guide (continued...)**

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
<b>Trails</b>	N/A	Well defined head 10' width, average grade 5%, not to exceed 15%. Capacity rural trails – 40 hikers/day/mile. Urban trails – 90 hikers/day/mile.	N/A	1 system per region	N/A	
<b>Archery Range</b>	Minimum 0.55 acres	300' length x 10' wide between targets. Roped clear space 30', clear space behind targets 90' x 45' with bunker.	Archer facing north + or - 45°	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex
<b>Comb. Skeet and Trap Field (8 station)</b>	Minimum 30 acres	All walks and structures occur within an area 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 areas).	Center line of length runs northeast-south-west with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex
<b>Golf</b> -Par 3 (18 hole) -9-Hole standard -18-hole standard	-50-60 A -Min. 50 A -Min. 110 A	Average length -vary 600-2,700 yds -2,250 yards -6,500 yards	Majority of holes on north-south axis	1/25,000 1/50,000	½ to 1 hour travel time	9-hole course accommodates 350 people/day. 18-hole course accommodates 500-550 people/day.
<b>Swimming Pools</b>	Varies size of pool and amenities. Usually ½ to 2 acre site	Teaching-minimum of 25 yards x 45' even depth of 3 to 4 feet. Competitive-minimum of 25m x 16m. Minimum of 27 sq. ft. of water surface per swimmer. Ratios of 2:1 deck vs. water.	None-although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.
<b>Beach Areas</b>	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3.4 A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas.

(Source: National Recreation and Park Association, *Recreation, Park and Open Space Guidelines*, p. 56. Copyright © 1983)

**C. Open Space and Recreation in Ashley**

The Village has two publicly owned recreation facilities: (1) the Village Park and (2) Buckeye Valley East Elementary. Both facilities are located on the east side of the Village. There is no passive-use open space within Ashley.

The Village Park is located on a 14-acre parcel east of the Village. This park is outside of the Village limits and has no sidewalk access to the Village. Figure 12b shows the Village Pool that is located on this parcel.

**Figure 12b. Ashley Pool (located in the Village Park)**



The Ashley pool operates seasonally and serves individuals from Ashley and surrounding townships. As the NRPA guidelines state, swimming pools tend to serve larger populations than that of the Village. Figure 12c pictures a tennis and basketball court also located in the Village Park. These facilities are served by a central parking area.

**Figure 12c. Tennis Court and Basketball Court at the Village Park**



The Village Park is also the location of the Village Water Treatment Plant (see Chapter 10). Once the plant is vacated, additional open space and recreational uses should be considered for that land to allow expansion of the Village’s current park facilities.

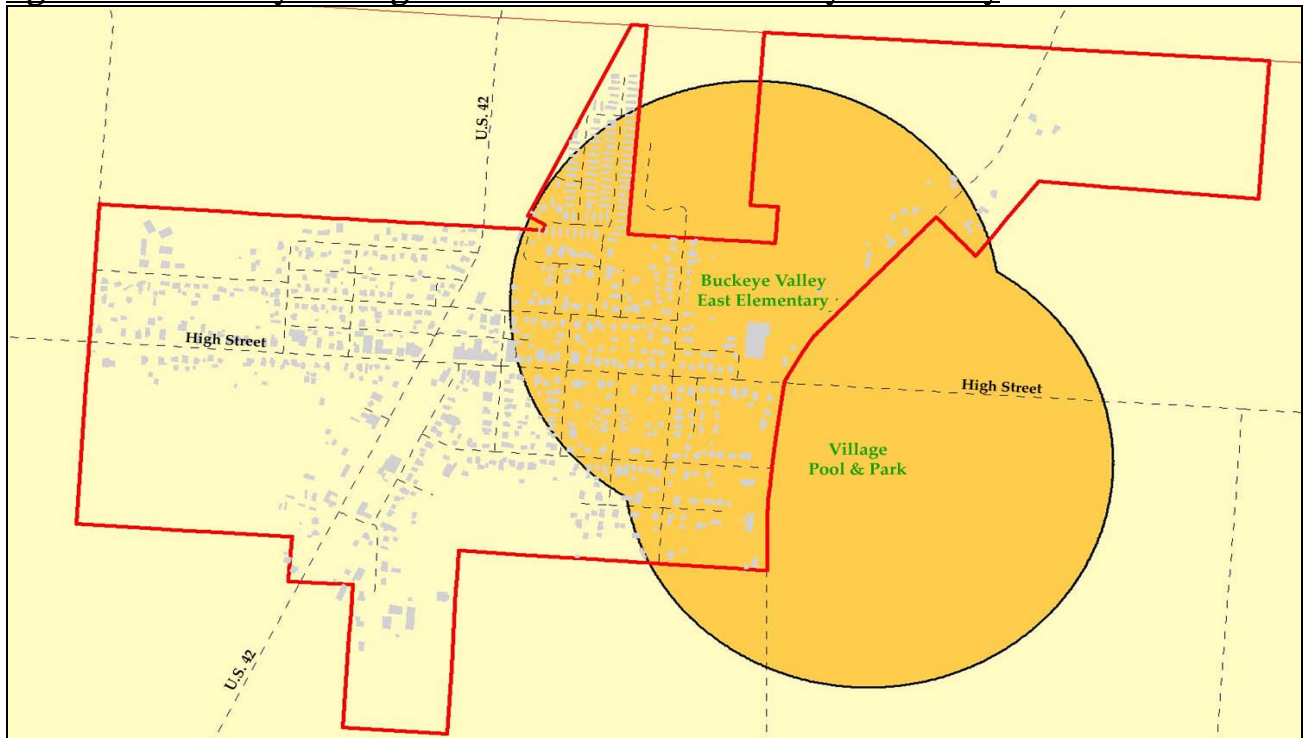
Buckeye Valley East Elementary also offers recreational facilities for the Village of Ashley. Most of the facilities on the school property are aimed at serving younger children attending the Elementary School in kindergarten through 5<sup>th</sup> grade. The school’s recreational facilities include a playground (see Figure 12d), basketball court and three baseball fields.

**Figure 12d. Buckeye Valley East Playground**



Based on Listokin’s “proximity to community” calculations, these two recreational facilities serve 139 acres of the Village’s total land area (423 acres). This means that 66% of the Village’s land is outside a 1,500-foot radius of either of these facilities. Figure 12e labels the location of the two recreational facilities and demonstrates a 1,500-foot radius surrounding each of them. This radius represents a typical 5-minute walking distance (assuming sidewalks are available).

**Figure 12e. Proximity of Village Recreational Facilities to Ashley community**



*(Original Data Source Delaware County Auditor’s Office Data 2004)*

**D. Open Space and Recreation around Ashley**

Listokin suggests that “No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site.” The availability of Alum Creek State Park, Delaware State Park (see Figure 12f) and Mount Gilead State Park nearby Ashley may satisfy portions of the Village’s requirements for passive open space.

**Figure 12f. Delaware Dam Area**



These three State Parks help to control flood waters, supply drinking water, preserve fish and wildlife habitats and provide recreational opportunities. The Ohio Department of Natural Resources (ODNR) operates these three parks. Table 12c outlines the recreational opportunities of each park.

**Table 12c. Alum Creek, Delaware and Mount Gilead State Park Recreational Activities**

	Facilities	Alum Creek State Park	Delaware State Park	Mt. Gilead State Park
<b>Areas</b>	Land Area	4,630 acres	1,686 acres	181 acres
	Water Area	3,387 acres	1,330 acres	32 acres
	Wildlife Area	-	4,670 acres	-
<b>Activities</b>	Beach	Yes	Yes	No
	Boating	Yes	Yes	Yes
	Camping	286 sites	211 sites	65 sites
	Cross-County Skiing	Yes	Yes	Yes
	Fishing	Yes	Yes	Yes
	Hiking Trails	9.5 miles	7 miles	6 miles
	Hunting	Yes	Yes	No
	Ice Skating	Yes	Yes	Yes
	Nature Programs	Yes	Yes	Yes
	Picnic Facilities	Yes	Yes	Yes
Snow Sledding	Yes	Yes	Yes	

*(Source: ODNR website- [www.dnr.state.oh.us/parks/parks/](http://www.dnr.state.oh.us/parks/parks/))*

Ashley residents also have access to Delaware city parks, Mount Vernon city parks, and Marion city parks.



## **E. Future Open Space & Recreational Needs**

As the Village of Ashley grows it may wish to use the NRPA model, “which surveys the service area population to determine demand for different activities. Demand is then converted to facilities needs and then to land requirements.” Chapter 15 will suggest the amount and kind of open space necessary.

### **Undeveloped Open Space**

Suggestion: There is the possibility of gaining passive open space in the Village. As development proposals are advanced permanent open space should be secured by dedication or purchase.

Planned zoning districts (PUDs) offer the opportunity to provide centrally located undeveloped and developed open space within separate neighborhoods. These could be mini parks of one acre or less within a ¼ mile radius of all portions of such neighborhoods, or 15-acre joint neighborhood parks that provide athletic fields for neighborhoods within ½ mile radius. Minimum open space requirements in PUDs should not include slopes greater than 20%, power line easements, storm water detention basins, or other lands that reduce contributions to the open space requirement.

### **Greenways**

Suggestion: An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man made landscaped paths, and trails. These can be easily placed along drainage ways, creeks, sewer easements and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat, or create new habitat through plantings and creative use of storm water retention and detention facilities. These areas of developments are often afterthoughts in the design and planning process. They should be viewed as opportunities to improve the value of the development and link developments. Lands along the western branch of Alum Creek could be utilized to connect greenways to surrounding communities.

### **Developed Open Space**

Suggestion: The Village should provide active recreational areas for its ultimate population. Use the NRPA Standards as a guide. The Village should strive for:

- Overall active recreational area - NRPA recommends 6.25-10.5 acres per 1,000 residents. The lower ratio could be used, due to the regional access to Alum Creek, Delaware and Mt. Gilead State Parks.
- Establish mini parks of one acre or less within neighborhoods, serving the population within ¼ mile radius (these should be developer dedications as part of the zoning process).
- Establish neighborhood parks of 15 acres, with field games, play ground apparatus, serving the population within ¼ to ½ mile radius.
- Consider establishing a community park of 25-50 acres (if the Village population increases to 3,000) with an athletic complex and recreational fields. Village may wish to include population figures surrounding the village as well, to determine if a community park is needed. Those facilities available through the Buckeye Valley Local School District that are open to area residents could be excluded to provide different facilities to the Village. Joint ventures with the surrounding townships could also be pursued, since this community park would have the potential to serve the surrounding townships as well as the village’s population.

Ashley and its surrounding open space and recreational facilities satisfy the majority of the NRPA activity guidelines, but lack pedestrian connection. The existing Village Park is currently outside of a desirable walking distance from the majority of the Village. Police Chief Patrick has expressed

concern that recreation-style activities for teens are currently lacking in the Village. Chief Patrick expressed concern that a lack of activities for this age group may increase youth crime activity. This concern was also expressed as a dislike in Chapter 4 of this plan. As the Village develops it should consider activities for teens a major need for the community.

Ashley residents should continuously be surveyed to determine activities that are demanded. A few activities aren't currently satisfied in Ashley according to the NRPA guidelines, but other appropriate activities should be evaluated as well. The Village should consider the following activities in establishing neighborhood or community parks.

- Handball court
- Skateboarding park
- Soccer/football field
- Walking/biking trails

Delaware County voters approved a ballot initiative for a parks levy in November 1999. Preservation Parks now receives a 0.4-mill levy, which is expected to generate about \$900,000 per year for parks. 10% of that money is set aside for townships and municipalities to develop parks. The Village of Ashley can apply for a share of this money.

## Chapter 13: Development Patterns

Through the planning process, the residents of Ashley have expressed strong pride in the historic village character that makes Ashley unique. Over the years Ashley has maintained its grid street pattern with back alleys that are vital elements of its character. New developments have been of a smaller nature and directly adjacent to the Village's downtown allowing for orderly expansion of village services and infrastructure.

This chapter examines the basic principals of development patterns common in Ohio. Three main development patterns that are dominant in Ohio are: (A) traditional neighborhood design, (B) contemporary/suburban development and (C) conservation/open space design. The comprehensive plan steering committee expressed their interest in sustaining and promoting traditional neighborhood design in Ashley. Open space design has also been mentioned as a desirable alternative to conventional developments that are sprawling across Ohio's countryside.

### A. Traditional Neighborhood Design

Historically, neighborhoods have developed around a core of community services. This creates a core downtown district that acts as a physical and economic base for traditional neighborhoods. By locating services in a central and pedestrian-accessible environment, the cost of providing services decreases.

Andres Duany, Elizabeth Plater-Zyberk, Peter Calthorpe and other "New Urbanists" (*The New Urbanism, Toward an Architecture of Community, Peter Katz, 1994, McGraw Hill*) advocate a return to the traditional neighborhood design (TND) popular in the United States before World War II. The hallmarks of TNDs are formal design, a dense core, grid streets, mixed uses, and guidelines for architecture, materials, and common open space. Distance from the center of a neighborhood to its edge is ideally  $\frac{1}{4}$  mile, or a five-minute walk.

Andres Duany created the "Transect" to describe the orderly change from formality and higher density to informal and lower density from the center of a TND to the rural edge of a community. The transect (see Figure 13a) illustrates that:

1. Townships should look more like the Natural, Rural or Suburban zones. Natural zones tend to include farmland, open space preserves and forested land. Rural zones include large-lot residential. Suburban zones are at a slightly higher density.
2. Villages like Ashley have attributes of the General Urban zone. With a mix of higher densities, this zone is common of small towns. This zone tends to allow the use of limited yard space for recreation and more function is placed on streets and back alleys.
3. The Urban Center/Core zones have more formal design with the highest densities, shallower setbacks and more rectangular orientation. As the development progresses away from these Urban Core zones, setbacks and lot sizes increase.

**Figure 13a. Duany's Transect**



(Source: <http://www.planning.org>)

## B. Contemporary/Suburban Development Patterns

A common type of development occurring in other villages is a trend toward larger lots on wider, curvilinear streets featuring cul-de-sacs and production-style building. Map 3a demonstrates the difference between traditional neighborhood development on the left and contemporary subdivision that has become common in America.

**Map 3a. The Change in Village Development Styles**



*Downtown Sunbury (Platted in 1816)*

*Sunbury Estates (Platted in 1994)*

Other changes in development style do not show up in Figure 3a. Villages like Ashley are also seeing a shift toward separated land uses. Uses traditionally were mixed not only within developments, but also within individual structures. Also, brick streets and back alleys that add to village character don't meet current engineering codes and are being replaced with asphalt streets that overpower front yards and dominate the streetscape. These new developments are at odds with the village character of traditional towns. While such suburban-style neighborhoods haven't developed in Ashley, this type of development is likely to appear in the Village, if not controlled.

For thirty years, cluster subdivisions, or planned residential developments (PRDs) have been touted as an improvement to the conventional subdivision. PRDs offer the opportunity for greater design flexibility by reducing lot size and width, and can do so if designed properly. Across America, however, PRDs have often not fulfilled community expectations for the following reasons:

1. Open Space: typically has been on steep slopes, under power lines, in floodplains or under detention basins. There should be useable open space in neighborhoods.
2. Density: A site receiving full density credit for floodplains, wetlands, steep slopes, power lines and road rights of way makes lot sizes smaller in order to gain the full allotted "gross" density. To avoid this problem, the PRD should be based upon net developable acreage.
3. Designs: are often uninspired attempts to maximize the yield, not to save attractive features. Street designs that provide only a single neighborhood access overloads the arterial street, increasing traffic congestion and reducing quality of life.
4. Architectural Standards: Lack of standards, results in a jarring hodge-podge of different builder's standard production houses with no continuity of material or architectural syntax. Cluster subdivisions work when architecture, materials, colors and landscape features bind the neighborhood into a cohesive unit.

Clearly, cluster housing (PRDs) offer the potential for more flexible designs that better "fit" the site, provided they include greater advance planning, landscape, and architectural design elements.

**C. Conservation/Open Space Design Development Patterns**

Although conventional development patterns allow for the preservation of open space, they don't provide incentives for preservation of natural resources. Randall Arendt added a design function to the conventional pattern by reversing the development planning process.

Arendt stipulated that preservation areas should be identified first and building pockets that do not disturb these preservation areas.

**Figure 13b. Conservation design: Primary & Secondary Preservation Areas (according to Randall Arendt)**



Secondly, building sites that respect the preservation areas should be added in the building envelopes (see Figure 13c). Roads can then be added while still respecting the environmentally sensitive areas of the site. This process guarantees preservation of all natural resources and lessens the impact of development on surrounding lands.

**Figure 13c. Conservation design: Laying out building sites and roads (according to Randall Arendt)**



The western branch of the Alum Creek River provides Ashley with the opportunity to use conservation design concepts to reduce the impact of development on the ravines surrounding this waterway. Although true conservation subdivisions typically use lower densities (1 du per 2 acres), Ashley can still use Arendt's concept with higher densities to create open space

developments that help preserve Alum Creek’s natural environment.

#### **D. Elements of Great Communities**

In 1996 the state of Florida prepared a development guide for its Department of Community Affairs as a way of attempting to improve the tremendous growth it foresaw in the coming decades. The book was republished by the American Planning Association as *Best Development Practices*, by Reid Ewing, and immediately became a planner’s must-read.

This guide looks at new and mature developments in Florida and identifies the best development practices to be emulated by others. In so doing it listed dozens of developments and communities considered Florida’s best.

What relevance is there for Ashley, Ohio? Ohio’s traditional neighborhoods were designed in the same way, in grids, and then evolved into curvilinear street patterns of segregated land uses. As Florida became one of the nation’s fastest growing states, new thinking was needed to prevent traffic congestion, sustain investment in neighborhoods, and create interesting, efficient places to live and work.

Upon visiting older, established communities that have never declined, or had been reborn with vitality, it is obvious there are shared elements of the best of the new and the best of the old. Some of the common physical elements of such great communities are:

#### **Downtown**

1. Central public open spaces (park, square, greenbelt, and water) in every neighborhood.



*Chain of parks, Tallahassee, Fla.*



*Central squares, Savannah, Ga.*

2. Variety of architectural styles, with compatible elements



*Historic District, Defuniak Springs, Fla.*

3. Retention of history through reinvestment and restoration of structures



*Historic District, Defuniak Springs, Fla.*

4. Fine grained downtown or village centers

a.) Intimate, human scale



*Ashley, Ohio*

b.) Angle parking, with 2-3 lanes of traffic



*Ashley, Ohio*

c.) Dense canopy of street trees with tree lawns between the sidewalk and curb.



*Monticello, Fla.*

- d.) Decorative/historic street lighting (at human scale)



*Sunbury, Ohio*

- e.) High quality, permanent, natural materials (stone, brick, stucco, real wood)



*Sunbury, Ohio*

- f.) Classic architectural elements: pillars, cornices, quoins, deep overhangs.  
No plain boxes.



*Potsdam, NY*

- g.) Wide sidewalks, with colored pavers or brick accents



*Chain of Parks, Tallahassee, Fla.*



h.) Retention of public and cultural buildings as anchors



*Sunbury Village Hall, Sunbury, Ohio*

5. Mixed uses (residential, commercial, office)



*Mt. Dora, Fla.*

6. Compact blocks with no rapid through traffic. Block design purposefully interrupted. Where through streets exist, the best are treed boulevards. Grid pattern streets, short blocks, with low speeds, stop signs at intersections.



*S. Adams St., Tallahassee, Fla.*

7. Fine grained signage with theme. No pole signs. Extensive use of painted window signs, labeled awnings, fascia signs, none internally lit. Small hanging signs from buildings.



*Mt. Dora, Fla.*

8. Large glass area on first floor to invite the outside in. Glass divided by vertical posts or pillars as support and as design element. Commercial uses on ROW with paved sidewalk up to storefronts



*Potsdam, NY*

9. Restrained color palette. No clashing garish colors.



*McDonald's, Daytona Beach, Fla.*

10. Wall graphics in classic style, restrained palette. Historic murals or advertising.



*Historic murals, floodwall, Portsmouth, Ohio*

11. Small shops, narrow structures, with greater depth. Parking to rear and angle parking in street. Landscape end islands to protect angle parking and provide location for street trees.



*Strip center, Tallahassee, Fla.*

**Highway-Oriented Commercial areas:**

1. Greenbelts along roadway; landscape detail, width 15-25' along road.



*State Route 40, Ormond Beach, Fla.*

2. Access management, controlled access points, adequate setback for parallel access roads.



*Gooding Blvd., Orange Twp., Delaware Co. OH*

3. Ground signs rather than pole signs. *Not this (left), but this (right).*



4. Billboards limitation/prohibition



*Troy Twp., Delaware Co. OH*

5. Parking lots- avoid the “Sea of Asphalt” look



*Wal Mart parking lot and non-native gulls*

6. Lush landscaping; end islands for parking stalls. Parking lot forested look.



*Publix Market strip mall, Jacksonville, Fla.*

7. Signage restraint. Use of franchise fonts and colors, but neutral backgrounds on common signboards. No garish or florescent colors. Not this (left), but this (right).



*Jacksonville, Fla.*

8. Avoidance of white backgrounds on internally lit signs.



9. Limit zoning conversions to inappropriate uses.



*Flea market in self storage warehouse*

10. Deep setbacks when parking is in front. Shallow setbacks if parking at sides or rear.



*Strip Mall, Tallahassee, Fla.*

### **E. Local Design Strategies**

The following recommendations should be made for areas along High Street where the Village wishes to emulate and facilitate Traditional Neighborhood Design:

1. Density: 2-3 units per net developable acre for moderate density “rural” feel villages and town centers with 2-3 story structures.



*Savannah, GA*



*Celebration, Fla.*

2. Minimum house front setbacks (0-15’). Houses with 0’ setback are masonry construction. Maximum front setback- 15’ (above). Lots on streets closest to the Transect “Core” could have the shallowest setbacks, then increase setbacks as you move outward.

For example:

- |                                     |            |
|-------------------------------------|------------|
| i. “Core” Downtown                  | 0’ setback |
| ii. “Center” Residential Blocks 1-3 | 15’setback |
| iii. “Center” Blocks” 4-6           | 20’setback |
| iv. “General” beyond block 7        | 30’setback |

3. Use of privacy walls on side lot lines. Brick, masonry best materials for party walls.



*Savannah, Ga.*

4. Decorative iron fencing, or open picket wood fencing (no stockade, split rail, chain link fencing) in front court yards.
5. Garages access exclusively off alleys. Setback off alley- 15'. Alley width 14-20'.
6. Vertical curbs, enclosed drainage.
7. Grid streets with an interconnecting pattern.
8. Street widths wide enough for on street parking, at least one side. R.O.W. typically 60'.



*Savannah, Ga.*

9. Variety of housing styles and architecture. Highly detailed exteriors. No use or restrained use of vinyl siding.
10. Narrow, deep lots, that lend themselves to “shotgun” style houses with rear loading garages.



*Celebration, Fla.*

11. Traffic calming features (center islands with landscaping), eyebrow islands with landscaping), parks at blocks end to divert traffic flow.
12. Mixture of residential and commercial as part of a town center, strict architectural controls and elements.
13. Significant (10 to 20%) open space in the neighborhood, with many small “pocket” parks. Open space should be within direct view of residential lots where possible.
14. Curvilinear roads to fit hilly topography and/or environmentally sensitive areas; grid

streets in flat, or formal planned town centers or TNDs, low speeds.

15. Suggestions for Industrial Areas:

- a. Ground or fascia signage, no pole signs.
- b. Wide roads with large curve radii for heavy trucks.
- c. Location in parks, not stripped out along highways.
- d. Landscaped greenbelt around parking areas.
- e. Signalized entrance to park areas for safe vehicular entry.
- f. Landscaped buffer to residential uses
- g. Generous area for truck loading and turning

### **Smart Growth**

Ashley should consider utilizing “Smart Growth” techniques, many of which are represented by good TND design and the Common Elements of Great Communities. Maryland enacted Smart Growth legislation in 1997. Maryland directs state growth-related expenditures into locally designated compact growth areas.

The American Planning Association defines Smart Growth as "a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards." For APA, one of the purposes of Smart Growth "is to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community."

Smart Growth encourages the location of stores, offices, residences, schools and related public facilities within walking distance of each other in compact neighborhoods. The popularity of many smart growth concepts has captured the interest of the press as well. Smart Growth incorporates many of the concepts of conservation subdivisions in rural areas, and TNDs in urban areas.

### **Home Rule Authority**

Ohio’s laws grant home rule authority to incorporated villages, but not to townships. For this reason, villages have traditionally provided services to their residents that townships have not. In Delaware County, townships are greener, lower density, and more rural than villages. Villages have traditionally been more compact and dense, with a mixture of commercial and residential uses. Older villages that predate zoning are prized for their grid street pattern, sidewalks with street trees, garages accessed by back alleys, architectural variety, and architectural detail.

In order to keep their separate identities, townships should generally stay greener and lower density, and villages should strive for architectural richness, higher density, and pedestrian scale neighborhoods that include narrow, deep lots with shallow setbacks, street trees and sidewalks.

In the last 50 years in America, it has sometimes become difficult to tell where a village ends and the “country” begins due to bland zoning that induces suburban sprawl. This “geography of nowhere” makes everywhere look like everywhere else. Communities lose their distinct identity and sense of place.

Annexation “wars” between townships and villages often involve landowners playing one jurisdiction against another in a game of “let’s make a deal” for the highest and best land use. The results are not always well planned, well defined developments. These “wars” can be avoided if villages and townships keep distinct identities, and work together on their future growth plans. Villages can map out their potential growth boundaries to the extent they control major services such as water and sewer, which permit higher densities.

The Village of Ashley might consider using some of the Common Elements of Great Communities list as building blocks for different neighborhoods (town center, suburban-style conventional subdivisions, downtown commercial, highway-oriented commercial and industrial areas).

**Other Suggestions:**

1. A TND of grid streets and dense canopy of street trees.

**Design considerations:**

1. Density - approximately 4 units per net developable acre at the core.
2. Maximum block length- 400-800’.
3. Consider the 400’ square, with 12-16 homes internally on each 400’ square.
4. Consider the Savannah design, a 200-foot square with homes surrounding it and repeating the pattern every two blocks. This is a more human scale, and the open space is adequate for the neighborhood. Use back alleys for access to garages, but permit on-street parallel parking. Connect sub areas with edge features such as pocket parks, fountains, and green space.
2. PRDs ~ In more suburban areas, Planned Residential Developments may be appropriate with more “conventional” lot placement and driveways feeding off frontage streets.

**Design Considerations:**

1. Maintain standard village density of 3 units per acre.
2. Sidewalks and street trees in tree lawns.
3. Avoid cul de sacs where topography makes street connections possible.
4. Maximum block length 800’.
5. Reduce curve radii as much as possible to slow traffic.
6. Maximum design speed in residential neighborhoods should be 25 mph.
7. Establish front setbacks for garages that eliminate fully projecting “snout houses” where the garage fully projects in front of the home.

**Commercial development:**

**Design Considerations:**

1. Group buildings to share parking and access to arterial streets.
2. Consider mixed uses of commercial and residential as part of a large scale planned unit development that creates a sense of community rather than strip the commercial along arterial roads.
3. Use large parking lots as public squares, with extensive tree islands. Create maximum “block” lengths in parking areas of 400’ and designate treed walkways, and landscaping to reduce surface temperatures and make more human scale.

**F. Tools for Establishing a Future Development Pattern**

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential.

Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin and William Dolphin in *The New Practitioner’s Guide to Fiscal Impact Analysis*, (Center for Urban Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, (Urban Land Institute, 1994). Burchell and Listokin define development impact analysis as follows:

"Development impact analysis is the process of estimating and reporting the effects of residential and nonresidential construction on a host political subdivision, usually a local community, school district, special district and/or county. The effects take several forms:

1. physical
2. market
3. environmental
4. social



5. economic
6. fiscal
7. traffic

Development impact assessment may be either prospective or retrospective; it may be short term or long term; it may be an in depth or abbreviated study."

Burchell and Listokin have created models to calculate fiscal development impacts. These models use derived multipliers from regional or national standards to gauge impacts. For example, a single family home with four bedrooms in Central Ohio would be expected to generate 1.428 school age children. These may be further broken down to .9866 school age children in grades Kindergarten–Sixth; .2475 in Junior High School, and .1906 in High School. Local school districts use their own derived multipliers.

*Cities and villages can* impose impact fees for road improvements. An Ohio Supreme Court case (Home Builders Association of Dayton and the Miami Valley et al v. City of Beavercreek, 89 Ohio St 3d 121; decided June 14, 2000) held that an impact fee imposed on real estate developers is constitutional if:

1. The impact fee bears a reasonable relationship between the city's interest in constructing new roads and the traffic generated by new developments, and
2. There is a reasonable relationship between the fee imposed and the benefits accruing to the developer as a result of the construction of new roads.

Clearly, cities and villages may now adopt impact fees that conform to the Supreme Courts ruling in Ohio.



# Chapter 14: Goals and Objectives

## A. Vision for Ashley’s Development 2005-2016

After reviewing the history of Ashley’s recent growth, the forces that bear upon it for additional growth and the opportunities and constraints to such growth, the initial vision statement from Chapter 4 is expanded as follows:

*As the Village of Ashley experiences growth pressures, we would like it to retain our historical village character, with a mixed-use pedestrian-friendly downtown. We wish to add a “central park” space that is connected to the rest of the village through a network of green spaces. There should be a mixture of housing styles for a diverse population. Expand community services as development occurs to allow for community comfort and safety. Neighborhood-style commercial development should be encouraged and emulate the scale, architecture and pedestrian oriented design of the original plat wherever appropriate.*

## B. Goals and Objectives for Future Development

Goals are a broad approach at outlining subject areas that work toward the vision of the community. Objectives are specific tasks that can be completed to accomplish the goals and measured to evaluate success.

A primary goal or “like” for village residents was the preservation of Ashley’s rural village character is of vital importance to the Village’s successful evolution. The Village’s existing character includes a grid-street pattern, with street trees, and sidewalks, with a concentration of commercial uses along High Street (“Main Street”).

<i>Design and Village Character</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To preserve Ashley’s rural village character as it grows.</li> <li>2. To preserve historic structures, where feasible.</li> <li>3. To preserve and expand the pedestrian scale downtown.</li> <li>4. To expand the “heart” of the village by encouraging a traditional neighborhood development with mixed uses near the original downtown, and linked by vernacular streetscapes.</li> <li>5. To prevent excessive density by avoiding development of environmentally sensitive areas.</li> </ol>	<ol style="list-style-type: none"> <li>1. Require the linkage of developments through continuation of the village street-grid pattern.</li> <li>2. Amend the zoning resolution to reflect the net developable acreage rather than gross density in calculating the number of dwelling units in planned residential developments.</li> <li>3. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes.</li> <li>4. Set landscape and architectural design standards for planned developments. Stipulate centralized green space.</li> <li>5. Establish a Planned Unit Development (PUD) District emulating traditional neighborhood design (TND) standards that permits mixed uses and a variety of lot sizes in the historic established neighborhood.</li> <li>6. Avoid sprawling single-use residential subdivisions with large curve radii</li> </ol>

	<p>designed for cars more than pedestrians.</p> <p>7. Prevent snout houses by appropriate setback regulation for front-loaded garages.</p> <p>8. Use the Common Elements of Great Communities list from Chapter 13 of this plan as a guideline of good design cues and community attributes.</p> <p>9. Encourage restoration of the original village amenities.</p>
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<i>Natural Resources</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To preserve the rural and natural character of Ashley as expressed in its natural resources.</li> <li>2. To preserve floodplains, wetlands, woods, dense vegetation, natural drainage and bodies of water to the greatest extent possible.</li> <li>3. To preserve scenic views of, and conserve surface and ground water quality around the creeks.</li> <li>4. To preserve natural sites for generations to come.</li> </ol>	<ol style="list-style-type: none"> <li>1. Encourage the dedication of useable open space in planned residential developments. Identify / increase the amount of active versus passive open space that is acceptable.</li> <li>2. Identify floodplains, jurisdictional wetlands, and slopes over 20% in planned developments and protect them as permanent open space.</li> <li>3. Stipulate the kinds of centralized green spaces envisioned for planned developments.</li> <li>4. Require storm-water detention/retention with all new developments.</li> <li>5. Require the linkage of planned residential developments by bike paths or walking paths in green ways so those new neighborhoods are pedestrian oriented.</li> <li>6. Establish landscape standards and landscape detail for pedestrian/bike greenways along Alum Creek's tributary streams/rivers and the perimeter of the village.</li> <li>7. Retain natural ravines and their vegetation in open space as filter strips to protect surface water.</li> <li>8. Establish a 100-foot open space setback from designated waterways.</li> </ol>

<i>Residential Development</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To use the original plat of the village as a model for future traditional neighborhood designs (TNDs) on infill properties adjacent</li> </ol>	<ol style="list-style-type: none"> <li>1. Adopt a PUD/TND zoning district that allows mixed uses variety of lot size in a grid pattern with common open space in</li> </ol>

<p>to the original; platted village.</p> <ol style="list-style-type: none"> <li>2. To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each sub area.</li> <li>3. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities.</li> <li>4. To provide for conventional (suburban) residential housing districts in outlying areas noncontiguous to the core of the village, or as expansions of conventional subdivisions, or where topography makes curvilinear streets more appropriate than a grid.</li> <li>5. To retain a primarily single family residential housing mix, but permit a diversity of housing types.</li> <li>6. To prevent the construction of new sprawling subdivisions that consist only of lots and streets and no local parks or green space, where every human need results in an automobile trip.</li> <li>7. To protect village real estate values.</li> <li>8. To retain adequate light and air for all structures upon total development of the village.</li> <li>9. To respect the scale of current residential structures with new developments.</li> </ol>	<p>local neighborhood parks or squares. Establish landscape, streetscape and architectural standards or patterns for such a PUD/TND district to blend with downtown Ashley.</p> <ol style="list-style-type: none"> <li>2. Use the width of roads, water and sewer systems to establish densities and land uses on the comprehensive plan.</li> <li>3. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.</li> <li>4. Use net developable acreage as the basis for density calculations. Net developable acreage equals the gross tract minus: 15% for roads; area of 100-year floodplains; area of existing bodies of water; area of slopes greater than 20% area of jurisdictional wetlands; area of above ground utilities and utility easements).</li> <li>5. Establish maximum residential densities as follows: three units per net developable acre for general areas of Duany’s transect (see Chapter 13), and four units per net developable acre the TND core.</li> <li>6. Permit age restricted elderly housing and multi-family units throughout the village in planned developments, approved per development plan.</li> </ol>
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<i>Commercial and Industrial Development</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the village.</li> <li>2. To provide for dense landscape buffering between Commercial/Industrial and residential uses.</li> <li>3. To encourage commercial, office and light industrial development in the US 42 corridor.</li> <li>4. To provide for transitional land uses and dense landscape buffering between</li> </ol>	<ol style="list-style-type: none"> <li>1. Create “Main Street” architectural, signage, streetscape, lighting and landscape guidelines for new commercial development.</li> <li>2. Create development guidelines for planned commercial development (including buffering of adjacent uses).</li> <li>3. Use parallel frontage or backage roads on US 42 to control access on this arterial road.</li> <li>4. Reserve adequate sewer capacity to service commercial development, as the tax base is essential to improving village services.</li> </ol>

<p>incompatible land uses.</p> <p>5. To respect the scale of current commercial structures in new developments.</p>	<p>5. Plan for 25 to 50 acres of industrial development on vacant lands in the northwestern corner of town.</p>
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<i>Recreation</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To provide passive and active recreational areas as the village grows.</li> <li>2. To expand the parks program.</li> <li>3. To link planned residential neighborhoods with green spaces and walking/biking paths.</li> </ol>	<ol style="list-style-type: none"> <li>1. Use NRPA suggested guidelines for parkland to population ratios. These suggested ratios are 6.25-10.5 acres of core (total) parkland for every 1,000 population.</li> <li>2. Create a series of mini parks (less than 1 acre) with ¼ mile spacing within planned developments or TNDs. Parkland to population ratio is .25-. 5 acres per 1,000.</li> <li>3. Create 15-acre neighborhood parks with active recreation at ½ mile spacing in planned neighborhoods. Parkland to population ratio is 1-2 acres per 1,000 population.</li> <li>4. Expand the existing village park into a large community park of 25 or more acres, at a ratio of 5-8 acres per 1,000 population.</li> <li>5. Establish greenway corridors with paths and trails along creeks. Use greenways to connect neighborhoods.</li> </ol>

<i>Village Services</i>	
Goals	Objectives
<ol style="list-style-type: none"> <li>1. To recognize and maintain those services needed for a small village.</li> <li>2. To expand services and add new services as the village deems appropriate to ensure public health and safety, and to discourage premature development.</li> <li>3. To acquire suitable land for the village's future needs.</li> <li>4. To provide storm water drainage.</li> <li>5. To provide water and sanitary sewer service to every landowner to the extent of available capacity.</li> </ol>	<ol style="list-style-type: none"> <li>1. Match the expansion of the village's land area with its ability to provide core services (such as police &amp; fire protection and water &amp; sewer services).</li> <li>2. Establish a policy to serve lands annexed with scarce water and sewer service before aggressively annexing large new land areas.</li> <li>3. Acquire by donation, lease, or purchase, lands for new village facilities.</li> <li>4. Distribute sewer taps within lands currently incorporated before committing sewer taps to lands as yet outside the village. Raise tap fees to match Delaware County and collect half at the time of plat approval.</li> </ol>

<i>Planning and Zoning</i>	
<b>Goals</b>	<b>Objectives</b>
<ol style="list-style-type: none"> <li>1. To determine and implement an appropriate land use mix.</li> <li>2. To coordinate central sewer extensions to appropriate suburban core areas.</li> <li>3. To implement and maintain the land use plan.</li> <li>4. To enforce zoning regulations.</li> </ol>	<ol style="list-style-type: none"> <li>1. Revise the zoning text and map in accordance with the comprehensive plan.</li> <li>2. Develop policies for service provision that relate to the Comprehensive Plan.</li> <li>3. Provide for 5 year updates and revisions to the plan.</li> <li>4. Establish improved design standards for new development.</li> <li>5. Use the Comprehensive Plan as the guideline in zoning.</li> <li>6. Do not over-zone land from recreational to a higher density until there is a proposal for such land use and density.</li> </ol>

<i>Transportation</i>	
<b>Goals</b>	<b>Objectives</b>
<ol style="list-style-type: none"> <li>1. To minimize congestion on local, county and state roads.</li> <li>2. To improve the road network without destroying the rural village character.</li> <li>3. To seek developer mitigation of their road impacts on adjacent developments.</li> </ol>	<ol style="list-style-type: none"> <li>1. Cooperate with ODOT on removing/preventing unnecessary commercial curb cuts on US 42.</li> <li>2. Consider smaller transportation routes in relation to larger regional transportation issues.</li> <li>3. Establish a pedestrian/bike path network that links all neighborhoods with churches, schools and parks.</li> <li>4. Require commercial parallel access roads and connections between planned commercial developments along US 42.</li> <li>5. Adopt the portion of the 2002 Delaware County Thoroughfare Plan as it relates to Ashley (see Chapter 9).</li> <li>6. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of US 42 &amp; SR 229.</li> <li>7. Encourage construction of new roads on the Comprehensive Plan as part of new developments.</li> </ol>

<i>Citizen Participation</i>	
<b>Goals</b>	<b>Objectives</b>
<ol style="list-style-type: none"> <li>1. To ensure significant and diverse citizen input into the planning process.</li> </ol>	<ol style="list-style-type: none"> <li>1. Use the steering committee as the primary citizen input to the Planning Commission in amending the Comprehensive Plan.</li> </ol>

	<ol style="list-style-type: none"><li>2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings.</li><li>3. Publish and mail a synopsis of the plan to every household in the Village of Ashley.</li><li>4. Use an evaluation survey with an open viewing at the village hall to introduce the plan and to determine how the public feels about the future vision for the village.</li></ol>
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## Chapter 15: Recommendations

The 2004 Village of Ashley Comprehensive Plan is the sum of all the chapters and appendices. Chapter 15 is to be read in conjunction with the Comprehensive Plan Map (see Map 15b).

The vision of this plan is largely dependant on the resolution of the issue of sanitary sewer capacity, discussed in the utilities chapter (Chapter 10). This is of vital importance to the Village if it intends to grow. This chapter recommends densities that create a demand for services in areas of future village expansion. If the Village cannot provide appropriate sewer capacity, then the Village should maintain its current boundaries and pursue alternative sewage treatment options for new development within the Village until additional sewer capacity is available.

During the planning process, the steering committee expressed interest in planning for some lands outside the current Village boundaries. After analyzing surrounding lands it was determined that the Village should consider lands east of Westfield Road, south of the county line, west of Piper Road, and north of the Conklin properties a priority for planning.

### A. Planning Areas

The Village of Ashley contains eight (8) unique sub-areas. These sub-areas will be referred to as planning areas. There are six (6) residential planning areas that are roughly delineated by using U.S. 42, High Street and Ashley Road for boundaries. Downtown High Street and commercial U.S. 42 are separated from these districts to create two (2) more planning areas.

The planning areas contain recommendations for land use and density up to the point of “build-out.” The term “build-out” means lands that are currently undeveloped become developed or when developed lands redevelop to a future planned use. While it is likely that some lands may not be developed in the next five to ten years, all lands should be considered for their ultimate build-out. The build-out analysis is a planning tool that allows the Village of Ashley to forecast a likely population if all lands become developed. Without this consideration, unplanned annexations and excessive residential densities could lead the village to a shortage of municipal services.

The Village should give careful consideration to every rezoning case and subdivision application to determine if they conform to the recommendations that follow.

#### ***Planning Area #1: Oxford/North 42***

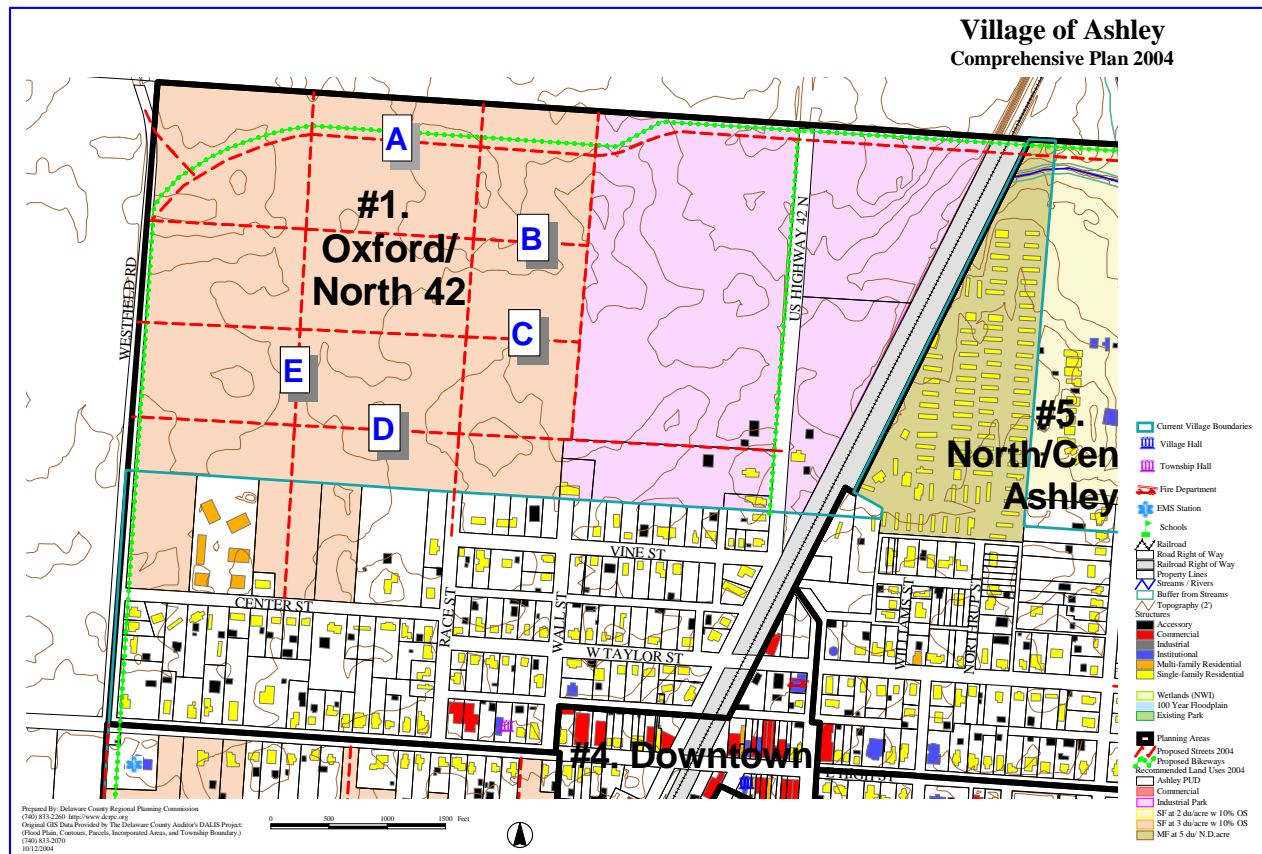
*Boundary:* Morrow County line to the north, Westfield Road to the west, High Street to the south and the railroad tracks to the east.

*Land Area:* 179.5 acres

*Current Land Use(s):* Predominately single-family residential homes (¼ acre lots). R. B. Powers Co. is located on the north side of High Street.

*Current Population:* 310 residents (128 dwelling units)

*Build-out Population:* 839 residents



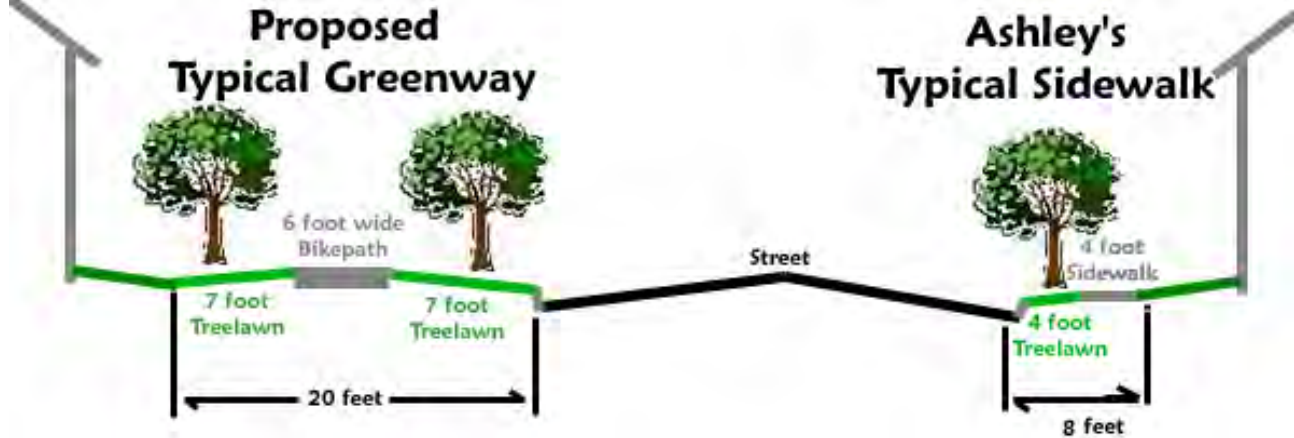
**Recommendations:**

- Westfield Road should be realigned at the county line with a new peripheral collector road (labeled as street “A”) that will provide an alternative route for traffic around Ashley’s pedestrian-friendly downtown. Street “A” should be a limited access thoroughfare and have no on-street parking.
- A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- The village grid pattern should be extended north to provide residential blocks between Westfield Road and Wall Street. Proposed streets “B”, “C”, “D”, “E”, and the northern extensions of Race Street and Wall Street should be platted with new developments to continue Ashley’s village grid pattern.
- Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on both sides of all streets.
- Lands north of the current corporation boundary, south of the county line, east of the Wall Street extension and west of the railroad tracks should be reserved for a future light-industrial park. These lands have direct access to U.S. 42 and new road A. This fifty (50) acre area is in close proximity to the Marion Landmark elevators. All buildings, parking lots and driveways within this “industrial park” should have a minimum fifty (50) foot

peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.

- f) A twenty (20) foot wide greenway should be provided along new street “A” and along the west side of existing U.S. 42 (see Figure 15a).

Figure 15a. Typical Greenway/Sidewalk Cross-Sections



**Planning Area #2: Westfield Extension / South 42**

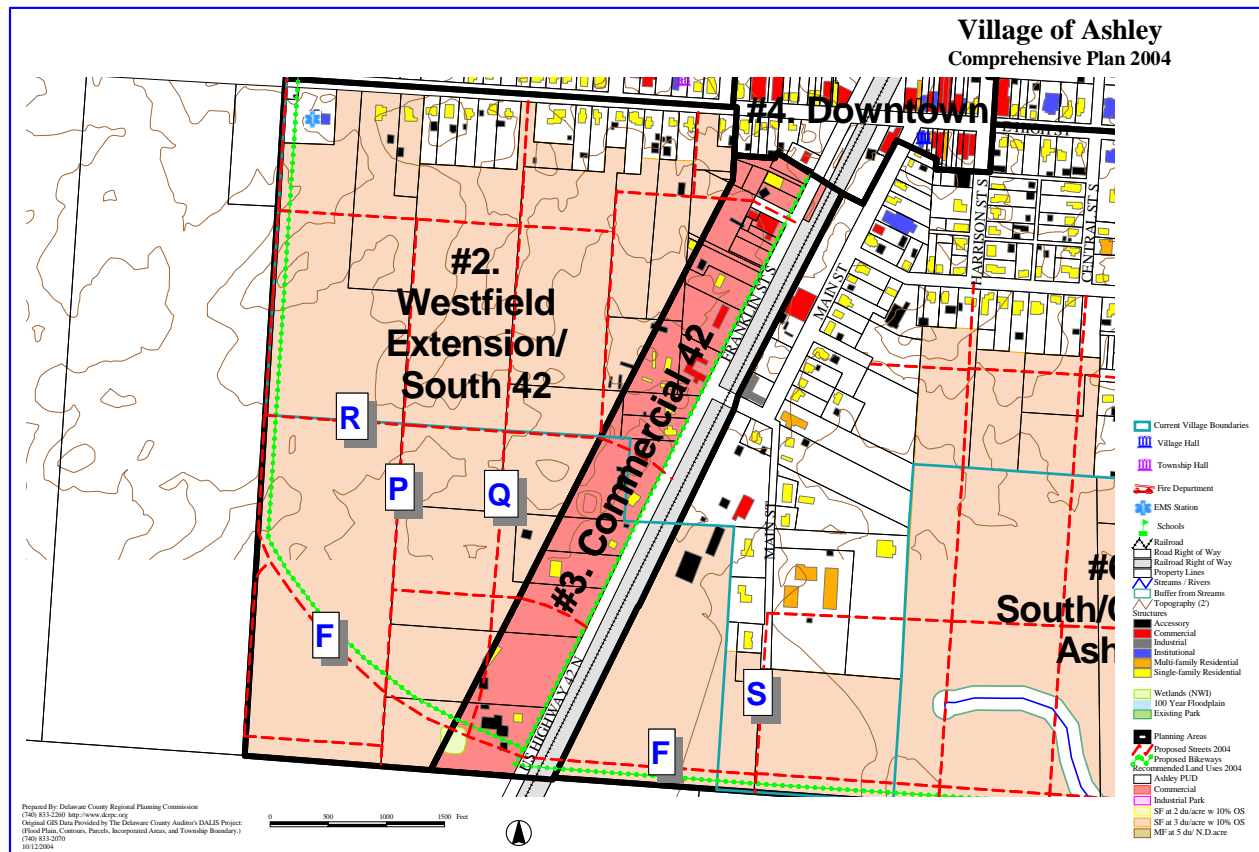
*Boundary:* High Street to the north, Westfield Road to the west, Conklin horse track to the south and the railroad tracks to the east. Excludes commercial frontage on High Street and U.S. 42.

*Land Area:* 87.5 acres

*Current Land Use(s):* Predominately vacant with single-family residential homes on the south side of High Street (½ acre lots) and large lot residential along U.S. 42 (2 to 3 acre lots). R. B. Powers Co. is located on the north side of High Street.

*Current Population:* 43 residents (19 dwelling units)

*Build-out Population:* 591 residents



**Recommendations:**

- a) Westfield Road should be extended south to U.S. 42 to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown (see proposed Street “P”). Street “F” should be a limited access thoroughfare and have no on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended south to provide residential blocks. The locations of Proposed streets “E”, “P”, “Q”, “R”, and the southern extension of Wall Street should be platted with new developments to continue Ashley’s village grid pattern.
- d) Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- e) Commercial buildings, parking lots and driveways along U.S. 42 and High Street should have a twenty-five (25) foot peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.
- f) A twenty (20) foot wide greenway should be provided along street “F” (see Figure 15a).

**Planning Area #3: Commercial 42**

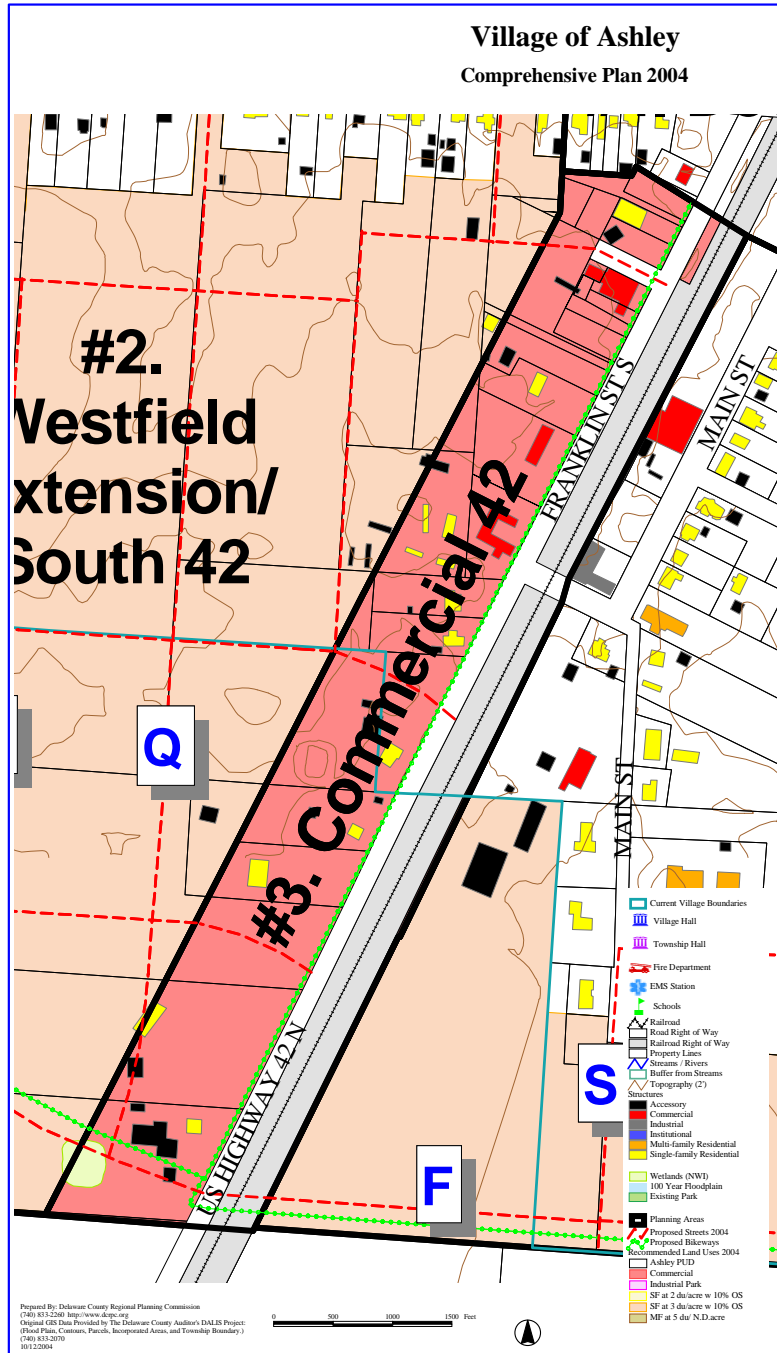
**Boundary:** High Street to the north, railroad tracks to the east, 2,000 feet south of High Street and 300 feet west of the tracks.

**Land Area:** 28.3 acres

**Current Land Use(s):** Scattered commercial businesses and single-family houses along U.S. 42.

**Current Population:** 25 residents (11 dwelling units)

**Build-out Population:** 31 residents



**Recommendations:**

- a) Service-oriented commercial uses should be encouraged along U.S. 42. Driveways should be consolidated as redevelopment occurs along U.S. 42, per ODOT's Access Management

Standards. Single-family residential uses should be discouraged in this planning area. Some mixed-use commercial with multi-family residential may blend well. Commercial uses should link together through internal access ways to allow vehicular and pedestrian transportation to adjacent commercial properties.

- b) The South Street stub should be extended to the west to allow continuation of the village grid. Three new public roads should intersect U.S. 42 in Planning Area #3 providing direct access to adjacent commercial properties and access to proposed residences in Planning Area 2. Proposed street “F” should connect to U.S. 42 where it can extend east of the railroad tracts.
- c) Commercial buildings, parking lots and driveways along U.S. 42 should have at least a ten (10) foot peripheral buffer from existing and/or planned residential uses. This buffer should contain continuous landscaping or another suitable alternative.
- d) A twenty (20) foot wide greenway should be provided along street “F” and along the west side of existing U.S. 42 (see Figure 15a).

**Planning Area #4: Downtown**

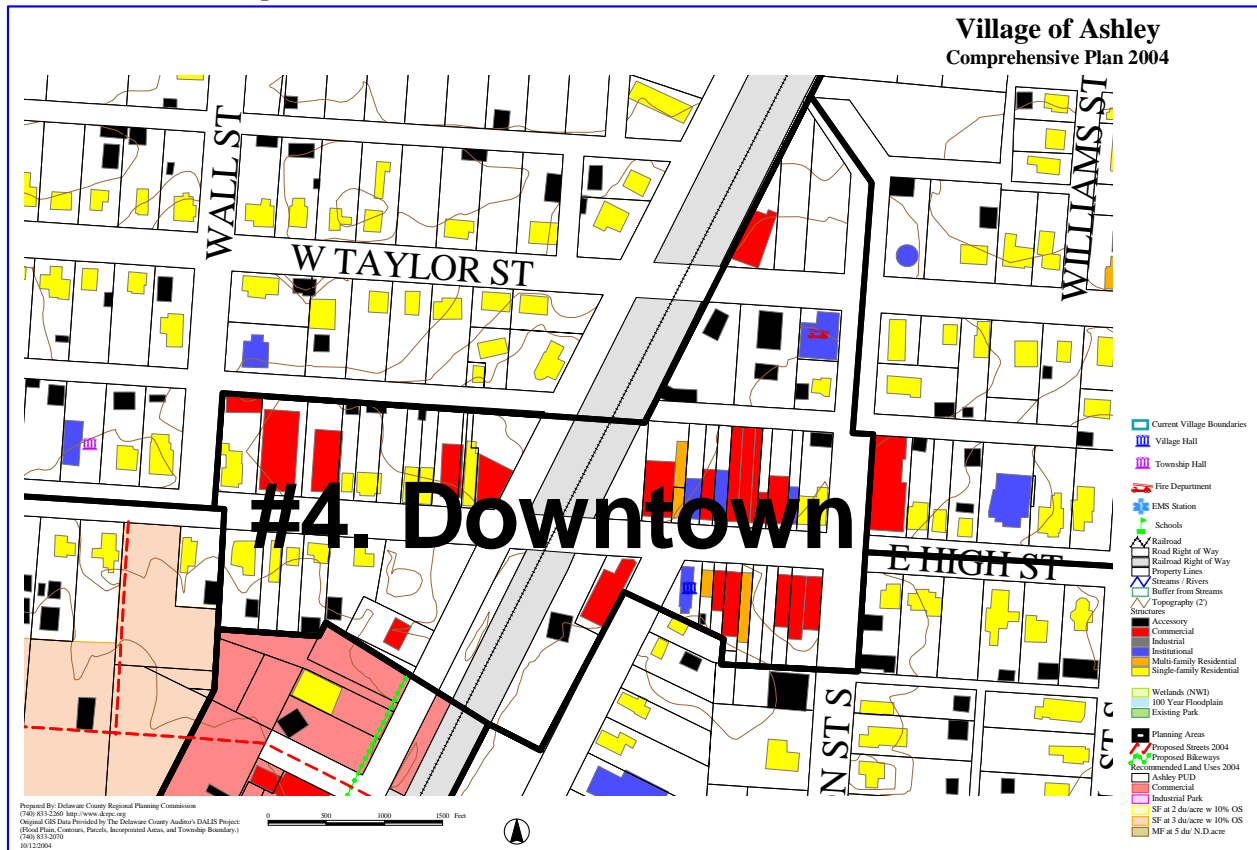
*Boundary:* All properties fronting on High Street between Wall Street and Central Street, except the gas station at U.S. 42.

*Land Area:* 12.5 acres

*Current Land Use(s):* This is the commercial heart of Ashley. Includes mostly historical commercial buildings with apartments on the upper floors.

*Current Population:* 30 residents

*Build-out Population:* 60 residents (assumed to double)



**Recommendations:**

- a) Mixed-use buildings should be promoted in this district. Downtown residency helps to keep local businesses economically stable.

- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) Implement the recently adopted streetscape plan done by Floyd Browne Associates.
- d) Diagonal on-street parking should be sustained. This acts as a traffic-calming device for slowing local traffic on High Street. Off-street parking should be promoted along the railroad tracks and behind local businesses.
- e) Infill and redevelopment opportunities should be encouraged. “Common Elements of Great Communities” from Chapter 13 should be used as guidelines. Building façade materials should emulate the historic village architecture.
- f) A neighborhood grocery store should be encouraged in this planning area. Since the Whipple grocery has closed, residents have no local market for basic goods.
- g) Marion Landmark should be encouraged to maintain its location in the Village. Adjacent lands should be considered for expansion, if growth is necessary. If Marion Landmark does ever close or relocate, the village desires a convenience/grocery store at this location.
- h) Every opportunity should be explored to emphasize the historic structures in this planning area. Structures that need restoration and upgrading should be eligible for village property tax credits to encourage renovation. The village may consider adopting a housing code and enforce basic maintenance.

### ***Planning Area #5: North / Central Ashley***

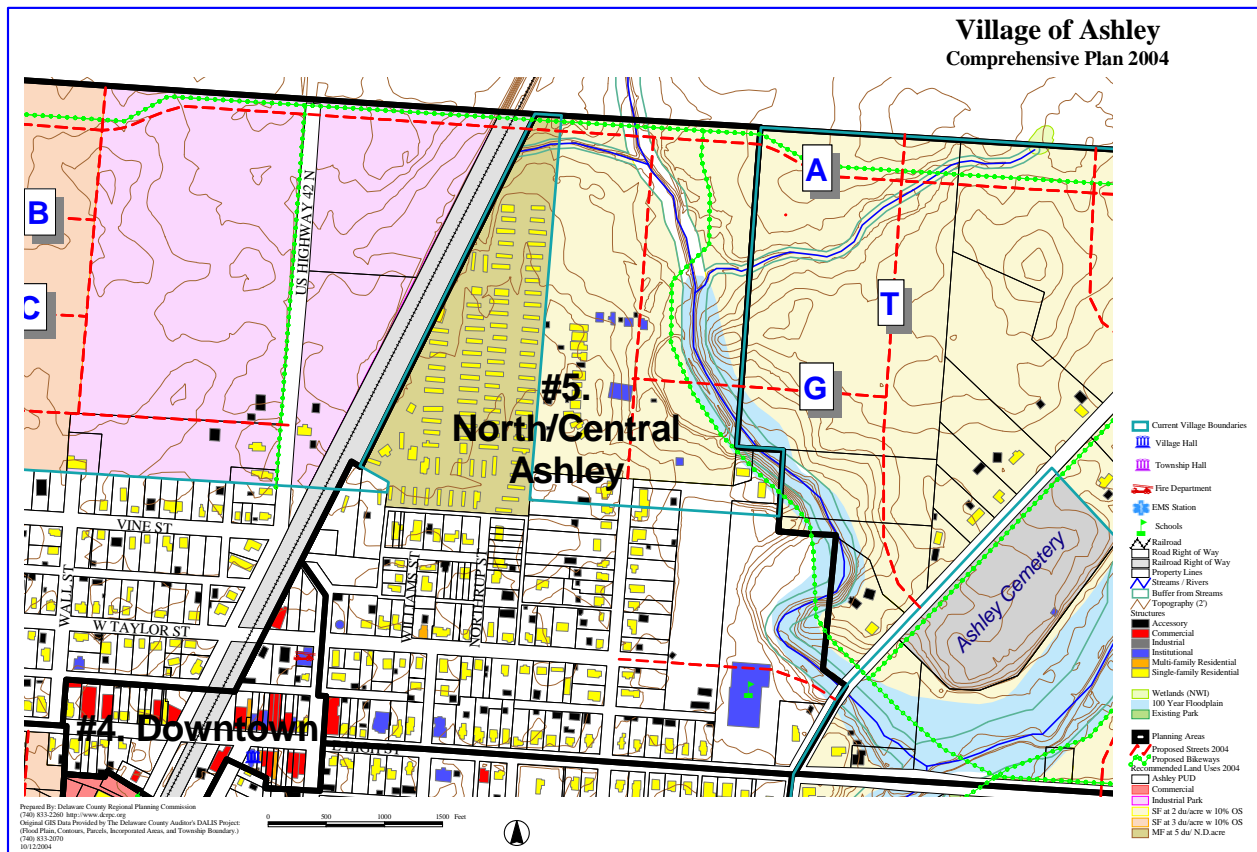
*Boundary:* Morrow County line to the north, railroad tracks to the west, High Street to the south and the Buckeye Valley Elementary/Wooley Park to the east.

*Land Area:* 96.3 acres

*Current Land Use(s):* Predominately single-family residential homes (¼ acre lots). Marion Landmark is located on Taylor Street at the railroad tracks. Oxford Woods (mobile home park) is located in the northwestern portion of this planning area with Wooley Park (Spiritualist Camp) directly to the east. Buckeye Valley East Elementary is located in the southeastern portion of this planning area.

*Current Population:* 407 residents (180 dwelling units)

*Build-out Population:* 479 residents



**Recommendations:**

- a) Proposed street “A” should continue east across the Wooley Park parcel, if it (re)develops to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “A” should be a limited access thoroughfare and have no on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended north to create residential blocks. If Wooley Park (re)develops, the proposed street “G” and the northern extension of Grove Street should be platted to continue Ashley’s village grid pattern.
- d) Residential (re)development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Although the Village does not request Wooley Park to change land use or character, this land is recommended for single-family residential development, if it were to change use, at two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- e) A twenty (20) foot wide greenway should be provided along street “A” (see Figure 15a).
- f) Oxford Woods mobile home park should connect to proposed street “A” to its north and



provide appropriate eastern connections to the Wooley Park lands, if they develop in the future. If Oxford Woods desires to change land use, it is recommended for multi-family residential at a maximum of five (5) dwelling units per net developable acre.

- g) Buckeye Valley East Elementary is one of three (3) elementary schools in the Buckeye Valley Local School District. As surrounding population grows, the elementary school may need to redevelop and/or expand its facilities. Taylor Street should be extended to Ashley Road. The school should consider acquiring adjacent parcels for expansion.
- h) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled and should remain undisturbed. Bike paths should be built along the eastern river bank of Alum Creek.

**Planning Area #6: South / Central Ashley**

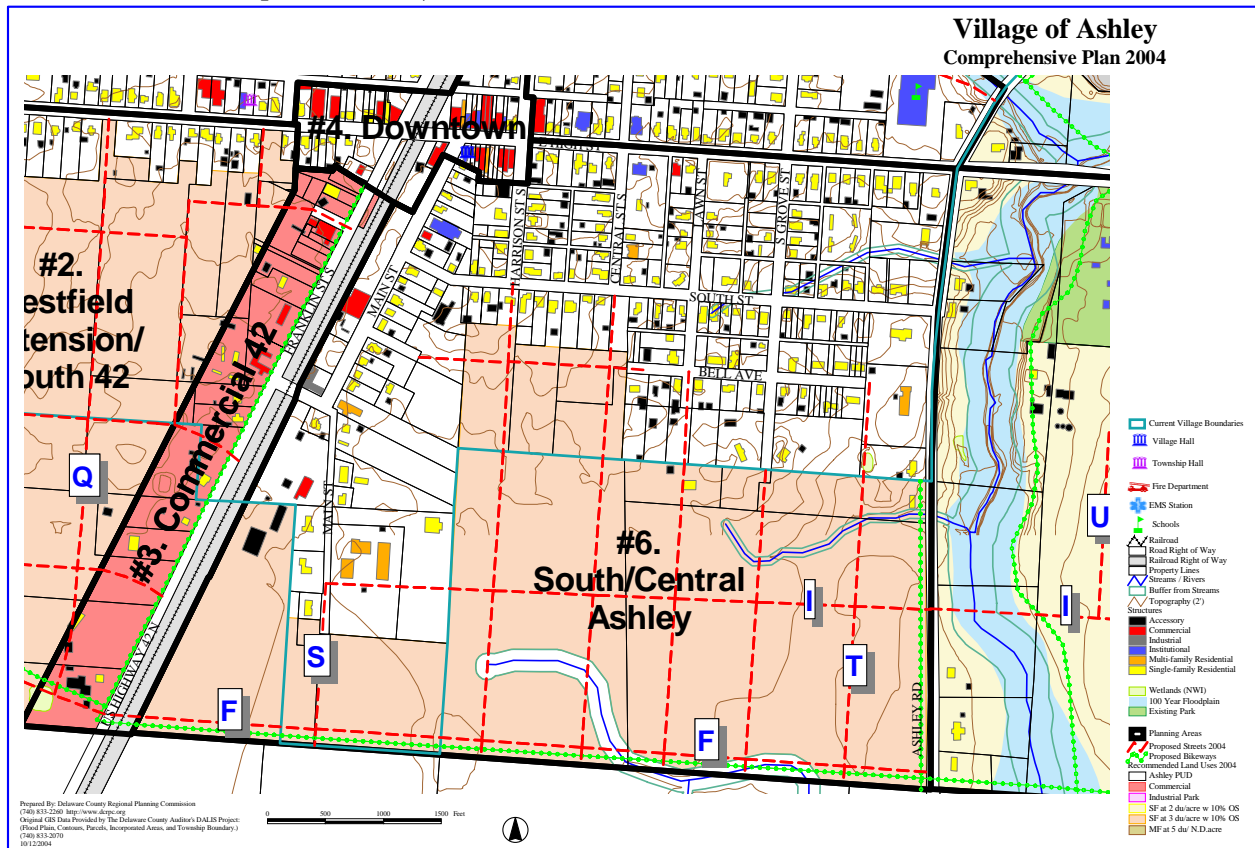
**Boundary:** High Street to the north, railroad tracks to the west, Conklin’s horse track to the south and Ashley Road to the east.

**Land Area:** 189.2 acres

**Current Land Use(s):** Predominately single-family residential homes (¼ acre lots). Mix of uses along Main Street and High Street.

**Current Population:** 450 residents (178 dwelling units)

**Build-out Population:** 1,234 residents



*Recommendations:*

- a) Street “F” should be extended across the southern boundary of this planning area to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “F” may have on-street parking.
- b) A planned unit development (PUD) overlay zoning district should be considered for parcels of land within the village which currently contain residential and commercial land uses. This recommendation includes all lands not otherwise covered by recommended lands uses on the Comprehensive Plan Map. This overlay district should promote a mix of single-family and multi-family residential dwellings. The purpose of this district is to promote the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.
- c) The village grid pattern should be extended south to create residential blocks. Harrison, Central, Lawn and Grove streets should be extended south. Bell Avenue should be extended west to Main Street. Proposed streets “I”, “S”, and “T” should also be platted to continue Ashley’s village grid pattern.
- d) Residential (re)development within this planning area should consist of a maximum of three (3) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- e) A twenty (20) foot wide greenway should be provided along proposed street “F” and Ashley Road (see Figure 15a).
- f) The village could offer density bonuses for the inclusion of scattered affordable housing in this area. Such housing should blend with the character and architecture of existing neighborhoods.
- g) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.

***Planning Area #7: Alum Creek North***

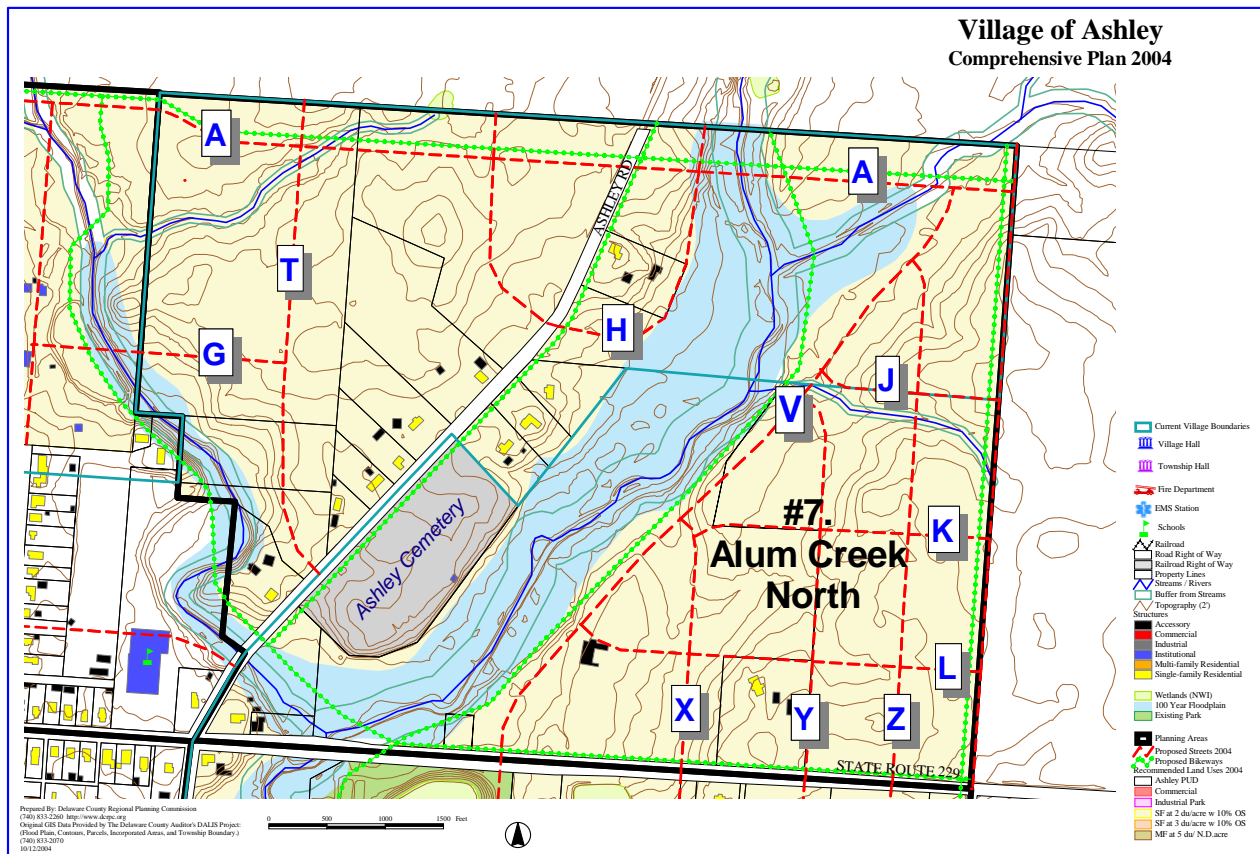
*Boundary:* Morrow County line to the north, Piper Road to the east, High Street to the south and Buckeye Valley Elementary to the west.

*Land Area:* 201.4 acres

*Current Land Use(s):* Predominately agricultural with large lot residential along Ashley Road. The Ashley Cemetery is located inside the fork of the Alum Creek River.

*Current Population:* 47 residents (17 dwelling units)

*Build-out Population:* 690 residents



**Recommendations:**

- Piper Road should be extended to the north to allow for an eventual connection to Ashley Road, north of the current Village boundaries.
- Street “A” should be extended across the northern boundary of this planning area and connect to a northern extension of Piper Road to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “A” and the Piper Street extension should not have on-street parking and should have limited access points.
- A village grid pattern should be developed to emulate Ashley’s historic residential blocks. Proposed streets “G”, “H”, “J”, “K”, “L”, “T”, “X”, “Y”, and “Z” should be platted to continue Ashley’s village grid pattern, while being sensitive to the environmentally sensitive characteristics of Alum Creek.
- Residential development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- A twenty (20) foot wide greenway should be provided along proposed street “A” and Ashley Road (see Figure 15a).
- Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.

- g) New points of access should be limited on S.R. 229.

**Planning Area #8: Alum Creek South**

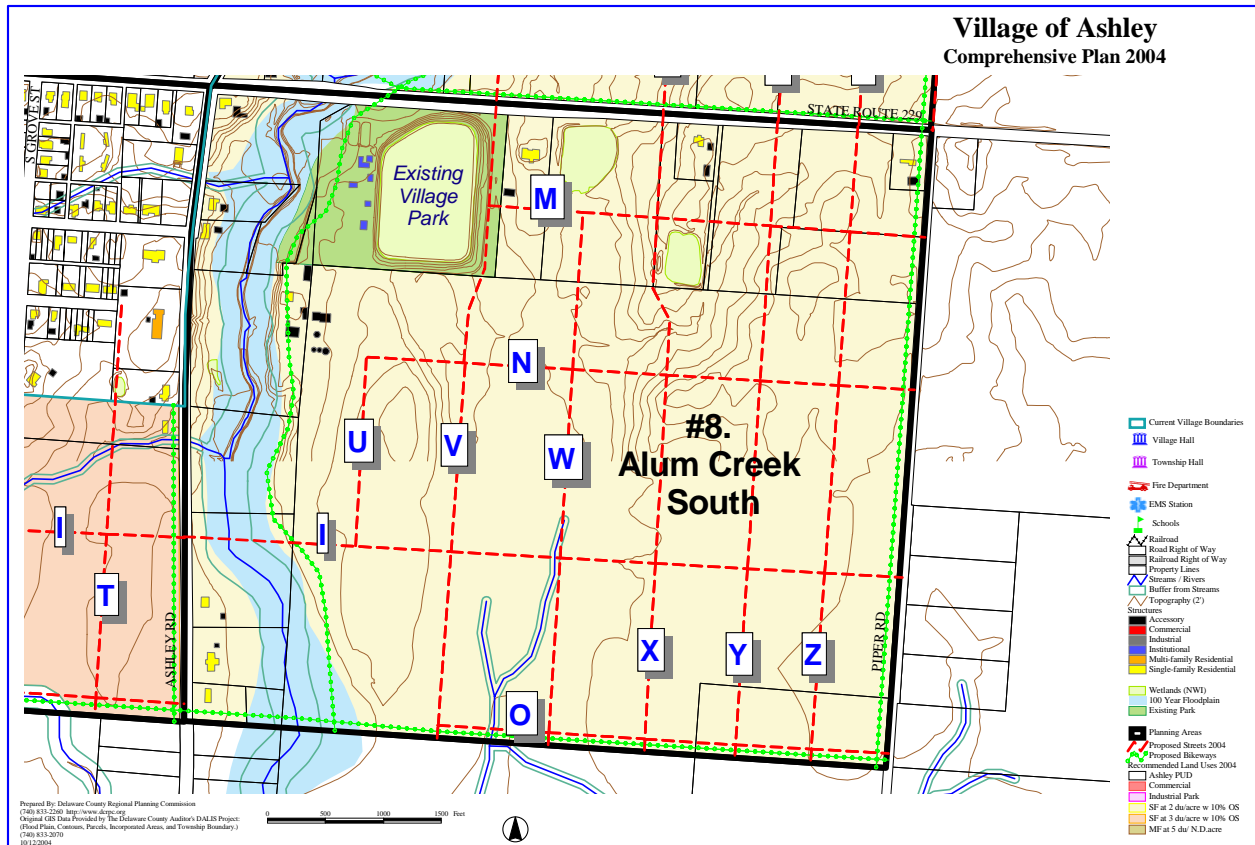
**Boundary:** High Street to the north, Piper Road to the east, 2,500 feet south of High Street and Ashley Road to the west.

**Land Area:** 206.0 acres

**Current Land Use(s):** Predominately agricultural with large lot residential along Ashley Road. The Village Park and old water treatment plant are located on the south side of High Street, east of the Alum Creek River.

**Current Population:** 36 residents (13 dwelling units)

**Build-out Population:** 781 residents



**Recommendations:**

- a) Street “I” should bridge Alum Creek and connect Ashley Road to Piper Road to provide an alternative route for traffic outside the Ashley’s pedestrian-friendly downtown. Street “I” may have on-street parking.
- b) A village grid pattern should be developed to emulate Ashley’s historic residential blocks. Proposed streets “I”, “M”, “N”, “O”, “U”, “V”, “X”, “Y”, and “Z” should be platted to continue Ashley’s village grid pattern, while being sensitive to the environmentally sensitive characteristics of Alum Creek.
- c) Residential development within this planning area should consist of a maximum of two (2) dwelling units per net developable acre with at least ten (10) percent (%) dedicated open space.. Architectural standards should emulate attractive features in current neighborhoods. Sidewalks should be required on the both sides of all streets.
- d) A twenty (20) foot wide greenway should be provided along proposed street “I”, S.R. 229, Ashley Road and Piper Road (see Figure 15a).
- e) Conservation greenways should ideally be encouraged as delineated on the Comprehensive Plan. The western branch of the Alum Creek River should ideally have a

one hundred (100) foot setback buffer on both banks to allow for preservation of the riverbanks and to slow run-off from adjacent development. All intermittent streams should ideally have fifty (50) foot buffers on both banks for preservation purposes. A ten (10) foot buffer should be provided on both sides of drainage courses to allow for filtration of surface water pollution. All lands or easements within these buffers should be dedicated by developers during the subdivision process. Lands within the 100-year floodplain should not be filled. Bike paths should be built along the eastern river bank of Alum Creek.

- f) The Village Park should be expanded at its current location, as needed. The Village should consider adding a pedestrian bridge over Alum Creek along High Street to provide direct pedestrian access to the park. As parcels surrounding the park develop, developers should consider using lands directly adjacent to the park for expansion of the park. Developers that are not directly adjacent to the park (including those in other planning areas) should be given the opportunity to pay a parks fee in lieu of 10% open space dedication to substitute for open space within their development. The Village could then use these fees to purchase land for park expansions and fund necessary improvements.
- g) New points of access should be limited on S.R. 229.

***Lands Outside the Planning Areas***

While Lands outside of the planning areas are excluded from the Comprehensive Plan Map, consideration should be given in the planning process for how these lands should develop. The following list of recommendations should act as a guide for Oxford and Westfield Townships as they review surrounding developments and plan for their future land uses.

*Recommendations:*

- a) The Village of Ashley should not generally pursue annexations outside of its planning areas before (1) lands are completely built-out within the Village’s planning areas, (2) services are available to serve additional residents and (3) the Village desires to increase its boundaries (population).
- b) Cooperative agreements could be considered between the Village and surrounding townships to extend village services to developments that meet the village’s vision. This will encourage desirable growth.
- c) Developments outside of the Village’s planning areas should connect to existing and/or planned roadways, where possible.

**B. Forecasted Population and Land Use at Build-Out**

Although build-out is unlikely to occur in the next five (5) to ten (10) years, the Village should consider its potential population as it reevaluates community services and its planned expansions. The following table depicts the current and forecasted population for each of the planning areas that were presented in this chapter.

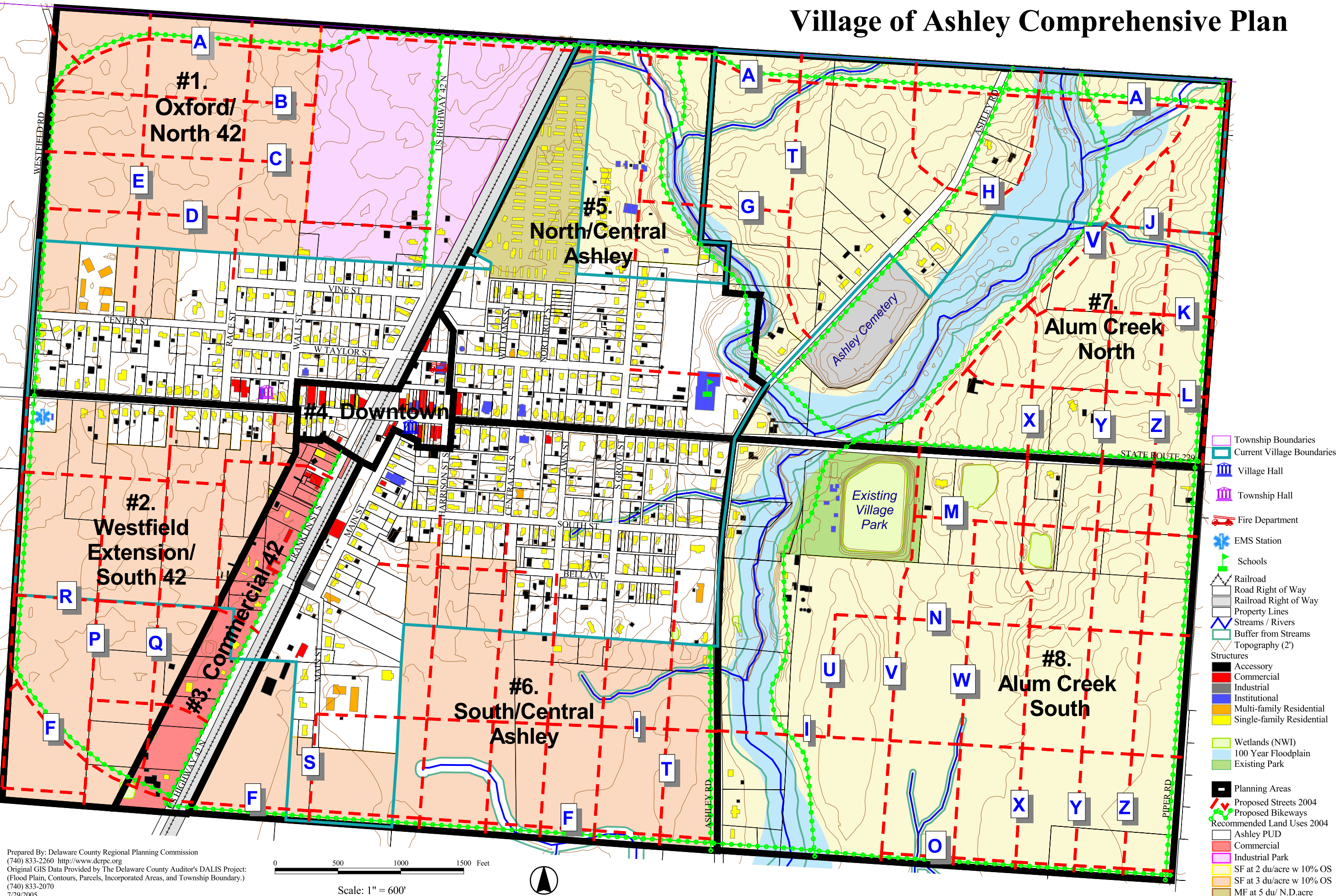
**Table 15a. Ashley’s Build-out Population (by planning area)**

Planning Area	Land Area	Current Population	Forecasted Population
1. Oxford / North 42	179.5	310	839
2. Westfield Extension / South 42	87.5	43	591
3. Commercial 42	28.3	25	31
4. Downtown / High Street	12.5	30	60
5. North/Central Ashley	96.3	407	479
6. South/Central Ashley	189.2	450	1,234
7. Alum Creek North	201.4	47	690
8. Alum Creek South	206.0	36	781
<b>Totals</b>	<b>1,000 acres</b>	<b>1,348</b>	<b>4,705</b>

*Note: Populations are estimated based on projected densities at an average residency of 2.57 people/du.*

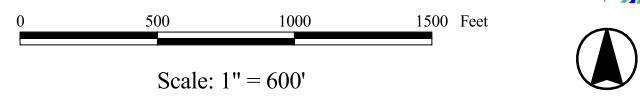
The projected population at build-out is 4,705. Services will need to be expanded and many services may need to be reinvented as the Village population increases. The Village should reevaluate the recommendations of this plan in 5 to 10 years.

# Village of Ashley Comprehensive Plan



- Township Boundaries
- Current Village Boundaries
- Village Hall
- Township Hall
- Fire Department
- EMS Station
- Schools
- Railroad
- Road Right of Way
- Railroad Right of Way
- Property Lines
- Streams / Rivers
- Buffer from Streams
- Topography (2')
- Structures**
- Accessory
- Commercial
- Industrial
- Institutional
- Multi-family Residential
- Single-family Residential
- Wetlands (NWI)
- 100 Year Floodplain
- Existing Park
- Planning Areas
- Proposed Streets 2004
- Proposed Bikeways 2004
- Recommended Land Uses 2004
- Ashley PUD
- Commercial
- Industrial Park
- SF at 2 du/acre w 10% OS
- SF at 3 du/acre w 10% OS
- MF at 5 du/ N.D. acre

Prepared By: Delaware County Regional Planning Commission  
 (740) 833-2260 <http://www.dcrpc.org>  
 Original GIS Data Provided by The Delaware County Auditor's DALIS Project:  
 (Flood Plain, Contours, Parcels, Incorporated Areas, and Township Boundary.)  
 (740) 833-2070  
 7/29/2005







## Chapter 16: Implementation

### A. Introduction

The Comprehensive Plan is intended to be the basis for local zoning. Zoning is the enforceable tool. The Comprehensive Plan is a guide; it should be consulted whenever the village receives a (re)zoning request or subdivision proposal. Table 16a shows the current zoning districts and densities.

**Table 16a. Ashley Zoning Synopsis**

<i>Zoning District</i>	<i>Permitted Uses</i>	<i>Min. Lot Size</i>	<i>Frontage</i>	<i>Max. Density</i>
R-1: Historic Residential	Single-family	0.25 acre	45 feet	4 du/acre
R-2: Village Pattern Residential	Single-family	0.17 acre	40 feet	6 du/acre
R-3: Homestead Residential	Ag. SF	0.50 acre	60 feet	2 du/acre
R-4: Multi-family Residential	Single-family,	0.25 acre	40 feet	4 du/acre
	Multi-family	0.25 acre	40 feet	8 du/acre
R-5: Mobile Home	Mobile Homes	5.00 acres	30 feet	8 du/acre
C-1: Village Commercial	Retail, Service,	N/A	30 feet	N/A
	Recreation,	N/A	30 feet	N/A
	Multi-family	0.087 acre	30 feet	12 du/acre
C-2: Highway Commercial	Retail, Service,	0.50 acre	60 feet	N/A
	Recreation,	0.50 acre	60 feet	N/A
	Group Home	0.50 acre	60 feet	N/A
I: Institutional	Institutional	N/A	N/A	N/A
M-1: Manufacturing	Light Industrial	0.50 acre	60 feet	N/A
GS: Green Space	Agriculture/Golf	N/A	N/A	N/A

### B. Recommended Zoning Amendments

The following recommendations are based on a thorough analysis of the Village of Ashley's Zoning Ordinance (adopted January 1, 1998, amended February 1, 2000). Recommendations draw from the recommendations of this plan (see Chapter 15). In amending its zoning code, the village should pay careful consideration to ensure that all proposed amendments are compliant with the state and federal laws.

#### Planned Developments

1. Implement a planned unit development (PUD) overlay district for lands that are recommended in Chapter 15 of this plan.
  - a. Elements of Traditional Neighborhood Design (TND) type communities should be encouraged in this district. See Chapter 13.
  - b. Allow densities to match the existing requirements (see Table 16a) with the exception of calculating density by net developable acreage, instead of gross acreage.
2. Implement two planned residential development (PRD) districts:
  - a. PRD-2: Establish densities for PRD-2 zoning as 2 dwelling units per net developable acre with a minimum open space requirement of 10% of net developable acreage.
  - b. PRD-3: Establish densities for PRD-3 zoning as 3 dwelling units per net developable acre with a minimum open space requirement of 10% of net developable acreage.
3. Adopt both a Planned Commercial (PC) district and a Planned Industrial (PI) district to require an approved development plan with any (re)zoning applications.

4. Create a two step approval process for all planned districts. The first step would be the review and approval of a preliminary development plan by the Village Zoning Commission and Village Council, and the amendment of the zoning map. This step would be subject to referendum. The second step would be the administrative review of the development plan for final approval. After completing both steps, the applicant could proceed to the Village Planning Commission to propose subdivision of the parcel.

*General Development Standards*

1. Developers should prove **traffic feasibility** prior to any approval of new developments.
  - a. Use the comprehensive plan as the guide for where new streets should be built. Consult with the Delaware County Engineer to determine appropriate right-of-way widths for new streets based on their functional classification.
  - b. Access management standards should be adopted, using ODOT’s standards as a base model. Developments along U.S. 42 and S.R. 229 should coordinate limit access to the highways and generate internal vehicular and pedestrian connections between parcels.
  - c. Applicants should complete a traffic study for developments that generate more than 100 new trips per day. The applicant should be responsible for mitigating his/her fair share of traffic impacts as part of rezoning approval. All roadways should maintain a level of service (LOS) C.
2. Use the NRPA standards (discussed in Chapter 12) as a guide for **recreational standards** as needed. Secure provision and/or construction of useable open space by developers of all new planned developments.
3. Develop specific infill standards for residential and commercial structures.
4. Develop stricter standards regarding property maintenance.

**C. Other Policy / Regulation Amendments**

Based on the recommendations of this plan, it also may be in the village’s interest to amend other policies and/or regulations within the Village to meet the community’s future vision.

1. A detailed **Sewer Capacity Study** should be completed to determine the exact operating capacity. This study should include a feasibility study for capacity expansion. An appropriate impact fee should be assessed for developments that desire increased capacity for the existing plant. The village might initiate discussions with the Delaware County Commissioners to discuss the feasibility of joining the county sewer district and put the Ashley wastewater treatment plant under county operation.
2. The Village **Subdivision Regulations** should be amended to incorporate design features, such as sidewalks, back alleys, and streetscapes.
3. The Village should also consider amending their fees **for development applications** to pay for consultation with professional planners, engineers and other technical staff.
4. The Village should consider adopting a **housing code** that would ensure proper construction and maintenance of the village’s housing stock.

# Appendix A: History of Planning

## A General Timeline of Planning

*(Compiled by Dr. Laurence Gerckens, National Historian, American Institute of Certified Planners, Professor Emeritus, the Ohio State University Graduate School of City and Regional Planning)*

- 1189 England required stone party walls between attached houses, 1.5 feet thick each side, 16' tall on houses.
- 1214 Magna Carta- King John of England prevented the seizure of land without compensation. First land use regulation, restricting forests for hunting.
- 1297 England- Front yards to be cleared and maintained
- 1400s England- all roofs in urban areas to be stone, lead or tile (fire protection)

Figure A – St. Augustine, Florida



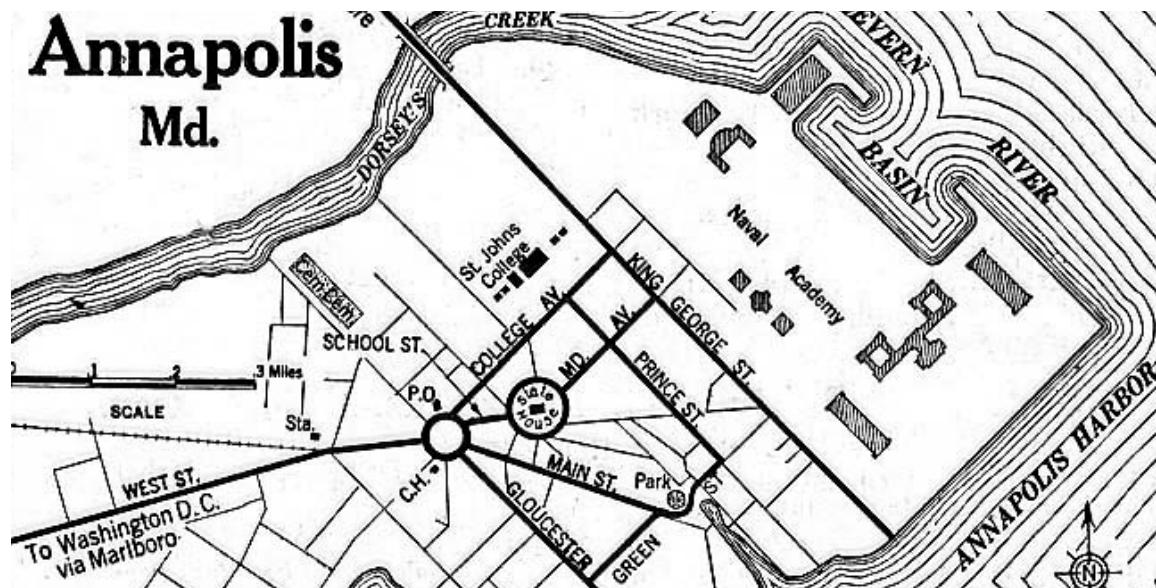
- 1565 St. Augustine, Florida, first American planned city, Spanish Law of the Indies. Established plat, central green surrounded by public buildings.

**Figure B – St. Augustine, Florida**



1666 Great fire of London, England- An Act for the Rebuilding of the City of London, divided city housing into 4 classes, required uniform roof lines and balconies, established front setbacks, mandated 3 year reconstruction or seizure by the city for the public good.

**Figure C – Annapolis, Maryland**



1690 Annapolis, Maryland, Sir Francis Nicholson, designed it as a new town, with radial spokes as streets.

1692 Philadelphia, first major city built on land speculation, used grid streets. 1<sup>st</sup> neighborhood park system.

1692 Boston ordinance restricted slaughter, still, curriers and tallow chandler's houses to areas

of the city less populous and offensive to the public.

1699 Williamsburg, Virginia, Sir Francis Nicholson, designed grid with green mall, central avenue.

**Figure D – Savannah, Georgia**



1733 Savannah, Georgia, plat by General James Ogelthorpe comprised 24 public (park) squares, 40 families per square, grid pattern. Idealized as one of America’s most beautiful cities, still admired today for its design.

1777 Vermont, 1780 Massachusetts, 1789 North Carolina Constitutions prevent taking of land without compensation. US Constitution, Article V of the Amendments- " no person shall ...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation."

1785 Land Act - Established survey grid 36 square mile townships, North West territories, (includes Ohio)

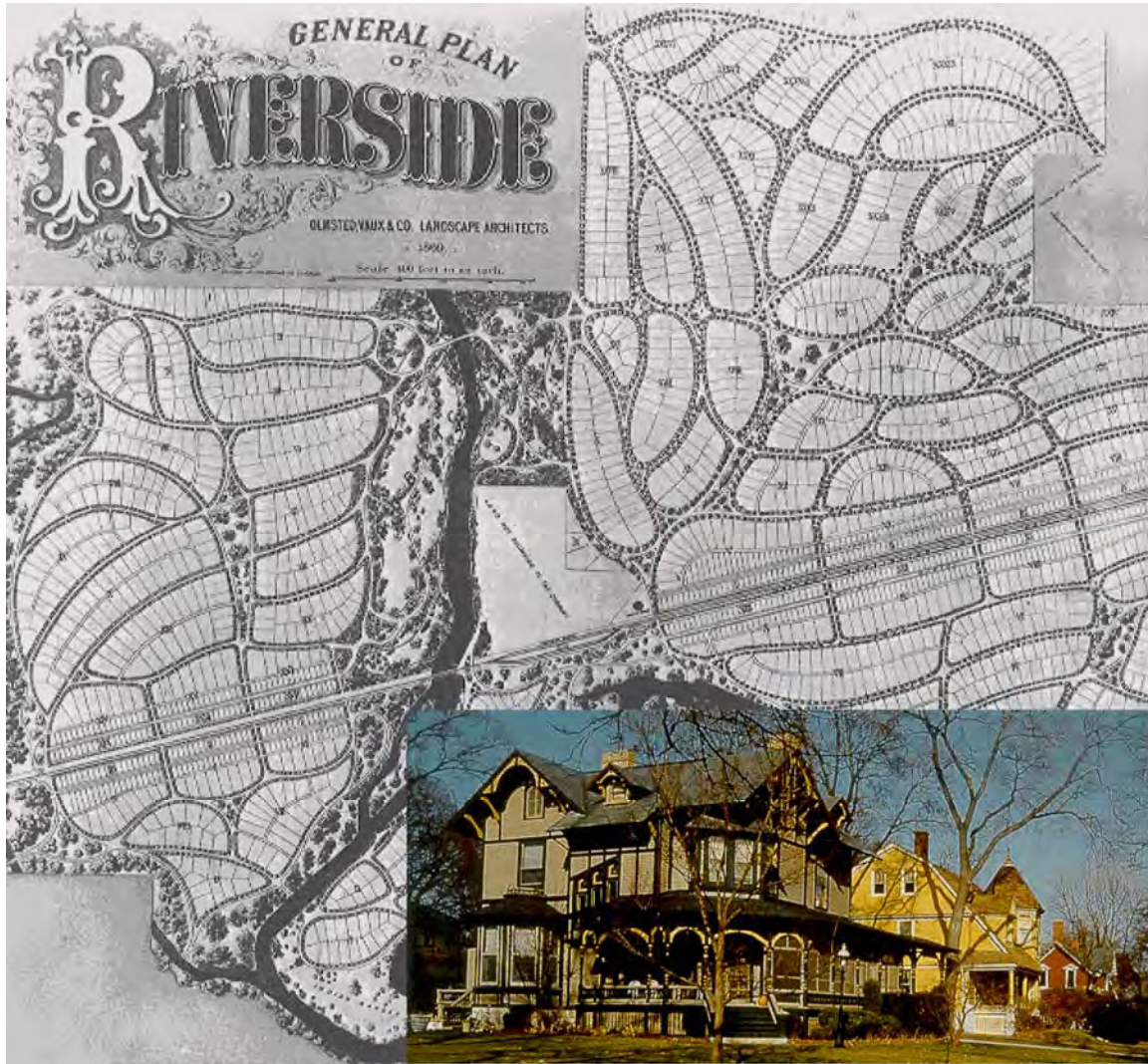
1789 Washington D.C. plan, Pierre Charles L’Enfant combined the radial spokes of Annapolis and the green mall of Williamsburg.

1811 25’ x 100’ standard New York City lot.

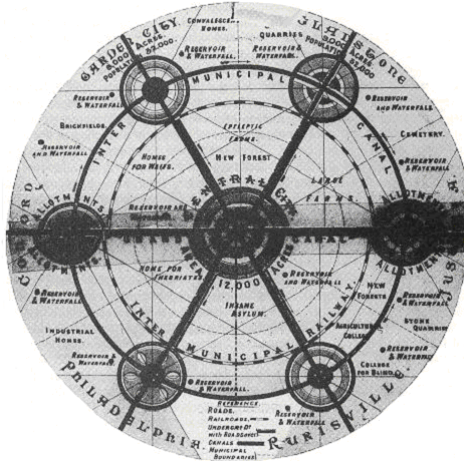
1856 Central Park, New York City, public green space, parks movement. Frederick Law Olmstead, Sr.

1860s Public health movement - New York, San Francisco, regulating tenements and slaughterhouses.

**Figure E – Riverside, Illinois**



- 1869** Riverside, Illinois, English garden style city by Frederick Law Olmsted Sr. Used curving, tree-lined streets, deep setbacks, single family detached houses, exclusively residential neighborhoods. Became the standard for FHA in the 1930's, thus copied in virtually every major city and community in the US. Still the standard suburban style of land plan used today.
- 1871** Pumpelly V. Green Bay 80 US 166 (1871)-Established a taking by flooding of private property.
- 1890** Jacob Riss writes *How the Other Half Lives*, photographs depict slum conditions in New York; cities widely seen as dirty and unhealthful.
- 1893** Chicago, Colombian Exposition, "White City", Daniel Hudson Burnham, beginning of City Beautiful movement.

**Figure F – Ebenezer Howard’s Garden City**

- 1898 Ebenezer Howard writes *Tomorrow, a Peaceful Path to Real Reform*, beginning of Garden City movement.
- 1903 Cleveland Plan, Daniel Burnham, civic center, first master plan for an American city to be realized.
- 1904 San Francisco Plan, Daniel Burnham, based on City Beautiful principles.
- 1909 Chicago, first regional plan in U.S., by Daniel Burnham.
- 1909 Wisconsin passed first state enabling legislation permitting cities to plan
- 1909 Los Angeles, first zoning ordinance
- 1909 Harvard, first course in city planning
- 1915 Hadacheck v. Sebastian- U.S. Supreme Court determined that a local government can prohibit land uses in certain areas it deems inappropriate, even though this significantly reduces land value.
- 1916 New York adopts first comprehensive zoning ordinance, no mention of master plan.
- 1917 American City Planning Institute established, Kansas City
- 1919 Ohio Planning Conference, precursor of American Planning Association established.
- 1920s City Beautiful gives way to legalistic, "city efficient" emphasis on administration, lawyers, and engineers
- 1922 Standard State Zoning Enabling Act issued by the US Department of Commerce. Mentions a plan as a separate study, but most communities do not realize its importance. Zoning seen as planning.
- 1922 Pennsylvania Coal v. Mahon, - U.S. Supreme Court rules that if a regulation goes too far, it will be recognized as a taking. The determination whether a taking has occurred rests on the facts of the case.
- 1925 Cincinnati, Ohio, first comprehensive city land use plan in America.
- 1926 First capital budget, Cincinnati, Ohio
- 1927 Village of Euclid (Ohio) v. Ambler Realty U.S. Supreme Court upheld zoning as constitutional under the U. S. Constitution police power of the state. If zoning classifications are reasonable, they will be upheld.
- 1928 Standard City Planning Enabling Act issued by the US Department of Commerce. Enter the

modern planning age, where a comprehensive plan is the intended basis of zoning, the implementing tool. Act flawed, not largely followed; most major cities already regulating land use under standard zoning act.

**Figure G – Greenbelt, Maryland**

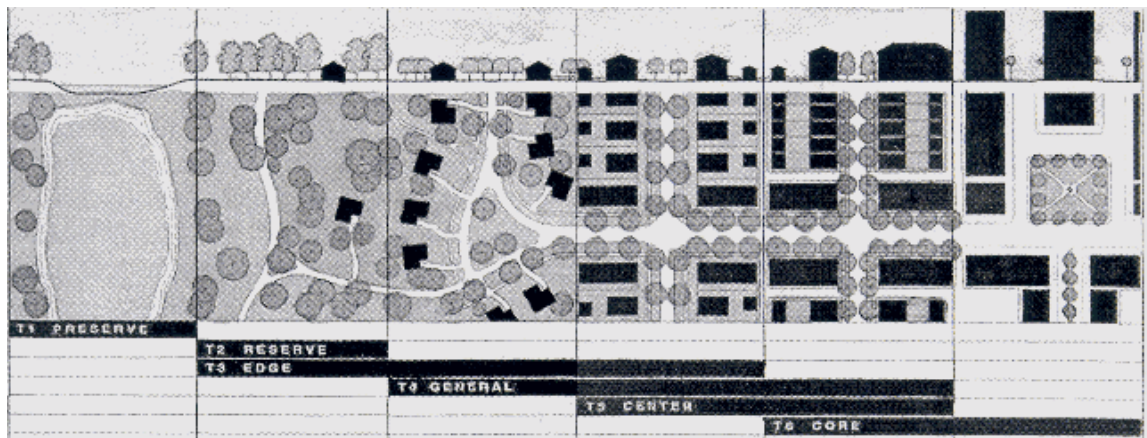


- 1930's Greenbelt cities, including Greenhills, Ohio, Greenbelt, Maryland, Greendale, Wisconsin.
- 1935 Frank Lloyd Wright's Broadacre City, A New Community Plan, lot size varied with family. Did not consider the broad economic spectrum, elitist.
- 1941 Ladislav Segoe, Cincinnati, Ohio writes Local Planning Administration, (the "Green" book). The Planning "bible" still used and updated today as the basic manual for planners.
- 1961 Jane Jacobs writes The Death and Life of Great American Cities
- 1964 T.J. Kent writes The Urban General Plan. Noted Standard. City Planning Act of 1928 was faulty. Said the plan should be:
1. long range and general
  2. one comprehensive document adopted at one time with all elements integrated
  3. focused on the physical development implications of socio-economic policies
  4. be identified as the city council's (elected official's) plan
- 1969 Design with Nature, Ian McHarg, brings environmental sensitivity to planning movement with overlay of land capability and critical resources.
- 1970s Citizen participation and advocacy planning movements bring power back to the people from the inception of the plan.
- 1970s-90s Land use law cases; Appellate and Supreme Court decisions.
- 1972 Golden v. Planning Board of Ramapo- Growth management permissible by moratorium, must be a defined time and a reason, such as the lack of basic infrastructure (i.e. water).



- Must have a plan to remedy the lack of infrastructure, after which the moratorium must be removed. (30 NY 2d 339, 285 N.E. 2d 1972). Construction Industry Association of Sonoma County (California) v. City of Petaluma, 522 F2nd 897 (9<sup>th</sup> Circuit, 1975, cert. Denied 424 US 934 1976).
- 1975** Southern Burlington County NAACP v. Township of Mount Laurel -Affordable Housing and fair share analysis counter discrimination in exclusionary zoning. (67 N.J. 151, 336 A. 2d 713, 1975)
- 1978** Penn Central Transportation Company et al v. City of New York, 1978. No taking occurred as a result of the Grand Central Station being placed in a Landmark Preservation District. The use of the terminal was unimpeded, and useful governmental purpose (landmark preservation) was vindicated. The fact that the landmark Preservation commission recommended denial of a 53 story tower over Grand Central Station did not in itself assure that the tower would be denied zoning, nor was it a taking.
- 1987** First English Evangelical Lutheran Church v County of Los Angeles. U.S. Supreme Court rejected as a full remedy the declaration of invalidity of the zoning ordinance. Plaintiff could be compensated for time the use of the land was lost due to zoning. 482 US 304 (1987)
- 1987** Nollan v. California Coastal Commission- U.S. Supreme Court held that development exaction’s are valid so long as there is a reasonable relationship between the imposed exaction and the impact on property. The requirement of an easement for public walkway along the beach was not related to the issuance of a building permit on private property. 483 US 825 (1987)
- 1992** Lucas v. South Carolina Coastal Council- Court held that when a regulation denies all economic use of a property, it will be considered a taking. 505 US 1003 112 S. Ct. 2886 (1992)
- 1994** Dolan v. Tigard- City requirement to dedicate land in a floodplain for a bike path as a condition to approval of expansion of an existing hardware store was not reasonable. Must be an essential nexus (connection) between the exaction and the use. The benefit to the landowner must be roughly proportional to the impact of the development. The burden is on the community to show this nexus. 114 S. Ct. 2309, 2315 (1994)
- 1990s** Desktop geographic information systems (GIS) allow for inexpensive sophisticated land capability and land use analysis, court decisions relate to reasonableness of environmental preservation (aquifers, endangered species, floodplains, wetlands).

**Figure H – New Urbanist Transect**



- 1990's New Urbanist Movement. Return to Traditional Neighborhood Design (TND) grid pattern of cities, with mixed uses, high densities.
- 1996 *Conservation Design for Subdivisions*, by Randall Arendt- How-to conservation subdivision guidebook. Rural character, environmentally sensitive alternative "PRD" and "cluster" subdivisions.
- 2001 *Growing Smarter*, by the American Planning Association is "a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards." For APA, one of the purposes of Smart Growth "is to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community." Smart Growth includes a departure from the complete separation of "incompatible uses". Suggestions for amending state and local legislation to incorporate *Smart Growth* concepts such as Traditional Neighborhood Development with mixed uses, grid streets, and higher densities; transit oriented design to permit higher densities along light rail, bus, bike corridors; farmland preservation; environmental set asides. *Identifies elements of a good comprehensive plan.*