Oxford Township

Comprehensive Plan

Adopted December 12, 2006

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Executive Summary

While Oxford Township hasn't experienced huge population increases, the Township 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 15th 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 surrounding areas are reaching their build-out population, growth is continuing to move further north to communities like Oxford Township making it important for the Township 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 Township's future:

As Oxford Township experiences growth pressures, we would like to retain our rural character, with conservation of agriculture and natural resources with lower density residential development. Residential development should use conservation standards to preserve wetlands, ravines and prime agricultural land. Infrastructure should be expanded as desired and an expanded network of roadways should be encouraged to support ultimate build-out. A Joint Economic Development District should be established with the Village of Ashley to encourage economic development along portions of arterial roadways adjacent to the Village. Major efforts should be made to retain green space with pathway connections between developments. Agricultural uses should be encouraged to be sustained through conservation easements and open space dedication.

This plan makes the following general recommends for lands in Oxford Township, but the Comprehensive Plan Map should be referenced for parcel-by-parcel recommendations.

a) A Joint Economic Development District should be established for unincorporated lands recommended for future commercial or industrial development in the 2004 Village of Ashley Comprehensive Plan. An agreement should be established for these lands prior to having private development interest, so as to ensure a win-win situation for the Village of Ashley and Oxford Township.

b) A cooperative agreement should be pursued with the Village of Ashley to provide centralized sewer service to lands adjacent to the village boundaries. The Delaware General Health District will likely ask for lands adjacent to sewer to utilize public sewer instead of permitted private on-lot treatment systems. If a service agreement is not reached and adjacent lands to the village choose to develop, this could yield un-planned, leap-frog annexations that would not promote smart growth.

c) Developments surrounding Ashley should connect to existing and/or planned streets and emulate the historic grid-street pattern to provide for effective distribution of traffic and promote traditional neighborhood design. A network of public roads should be expanded as development occurs to distribute vehicular traffic flows. Public roads should be extended, where possible, to allow for more direct routes through the township.

d) In order to promote rural character and retain agricultural open space, it is suggested that PRD zoning be amended to allow for conservation subdivisions without requiring public sewer and permitting agricultural farmland and passive natural resources as permanent open space within residential developments at a maximum density of one (1) dwelling unit per two (2) net developable acres.

e) Improvements should be made to the intersection of State Route 229 and Horseshoe Road and the intersection of Maloney and Ashley Roads to create better sight-distance from these intersection.

f) Lands adjacent to the Township Hall and Park should be considered for expanded park space by open space dedication or purchase by Township Trustees.

g) Landowners should be educated about revenue possibilities with agricultural easement purchase programs in an effort to preserve agricultural farmland. This will allow a financial relief valve for large property owners who are tempted to split off acreage for the purpose of sustaining financial stability in periods of economic uncertainty. Splits that occur as a result of financial instability are not typically an effective use of land and tend to use up substantial road frontage for residential lots and limit access to backland acreage.

h) Allow for appropriately planned growth of Recreation Unlimited on their current campus either with variance requests with the FR-1 district or by adoption of a development plan in a planned district.

i) Greenways should be promoted along existing township roadways and the banks of the western branch of the Alum Creek to provide for pedestrian and bicycle traffic to travel throughout the township as development occurs and rural roadways become more congested with vehicular traffic.

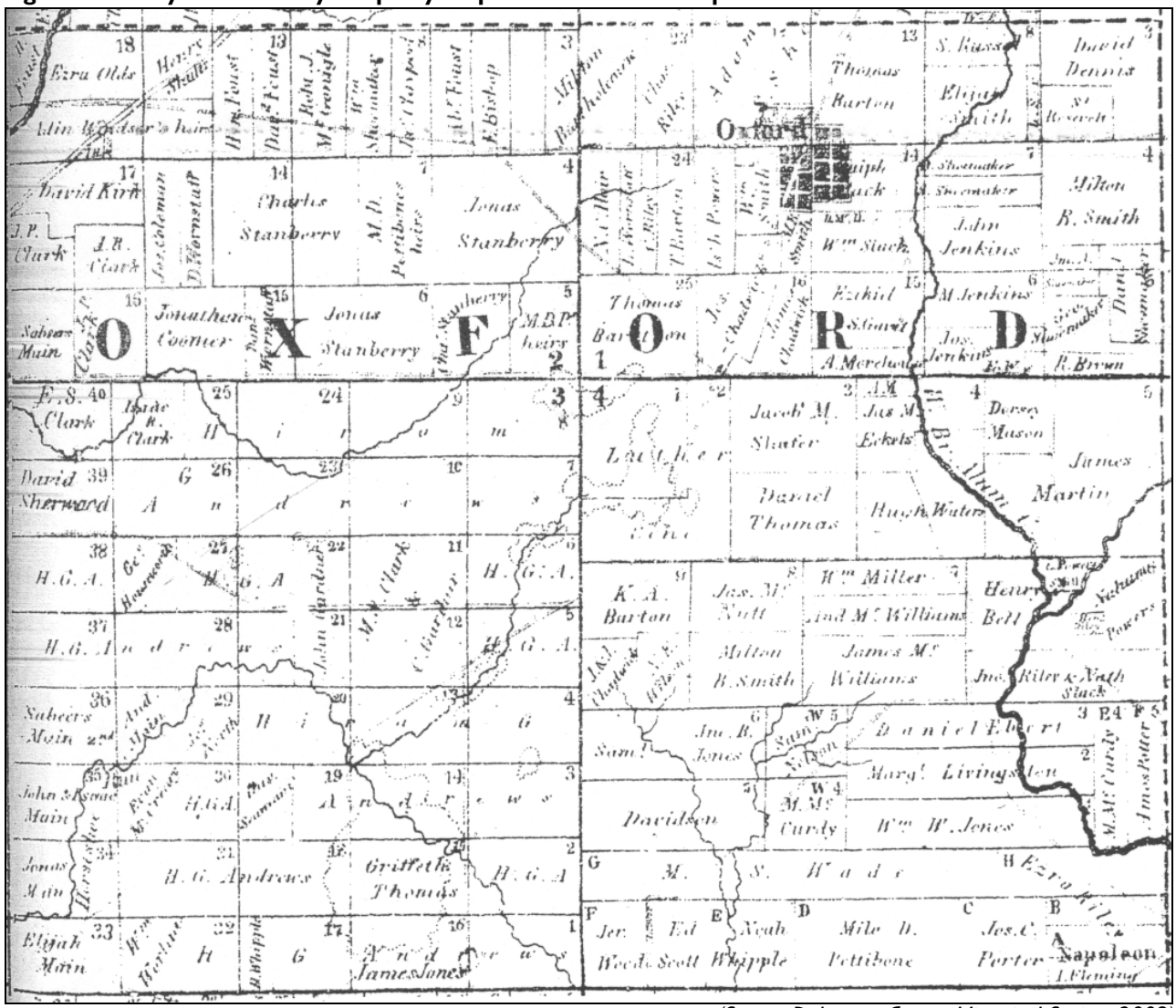
Chapter 1: Introduction

A. History of Oxford Township

Oxford Township was originally known as Marlborough Township and included portions of today's townships of Oxford, Troy, Westfield, Waldo and Marlboro. Original settlers of the township came from Marlborough, New York. *(Source en.wikipedia.org)*

In 1815 John Shaw successfully petitioned to have Oxford Township organized as an individual township with its existing boundaries *(see Figure 1a)*. 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 in Ashley.

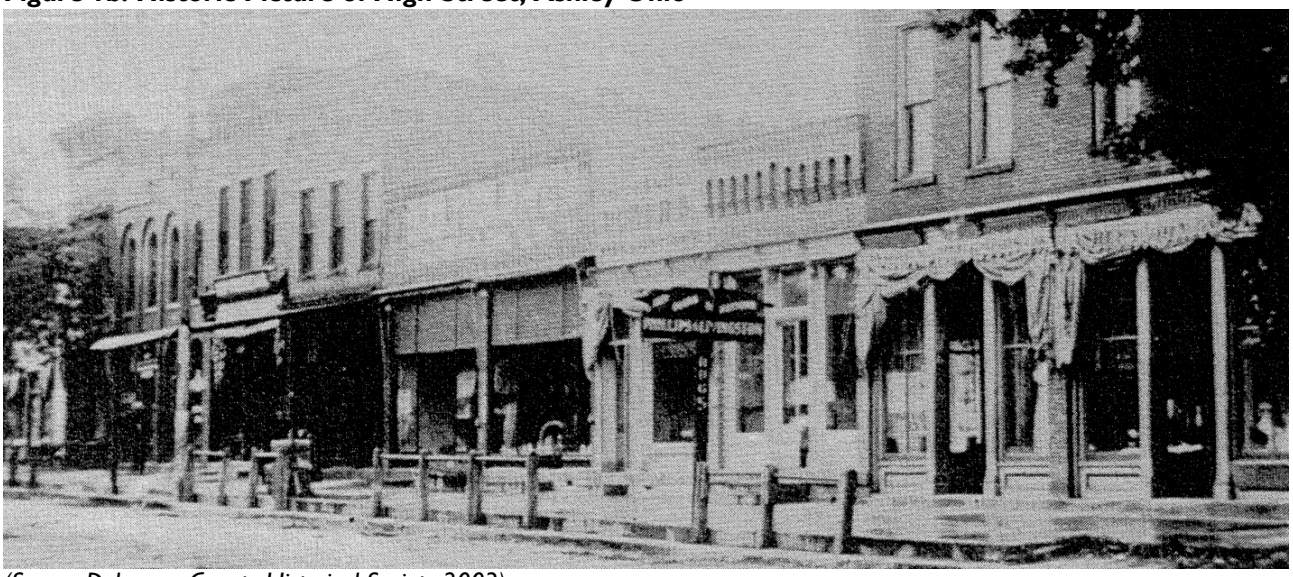
Figure 1a. Early 19th Century Property Map of Oxford Township



(Source Delaware County Historical Society 2003)

On June 15, 1849, county surveyor Charles Neil platted the Village of Ashley *(see Figure 1b)*. The Village of Ashley (originally called the Town of Oxford) was formed after major landowners L. W. Ashley and J. C. Avery subdivided their property to create the original village plat.

Figure 1b. Historic Picture of High Street, Ashley Ohio



(Source Delaware County Historical Society 2003)

In 1850 the Cleveland, Columbus, Cincinnati & Indianapolis Railway was built through the township intersecting Ashley on a path from Delaware to Mansfield. This established Ashley as a major node which led to the village getting its own post office. These changes caused the village population to increase significantly.

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)*

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.

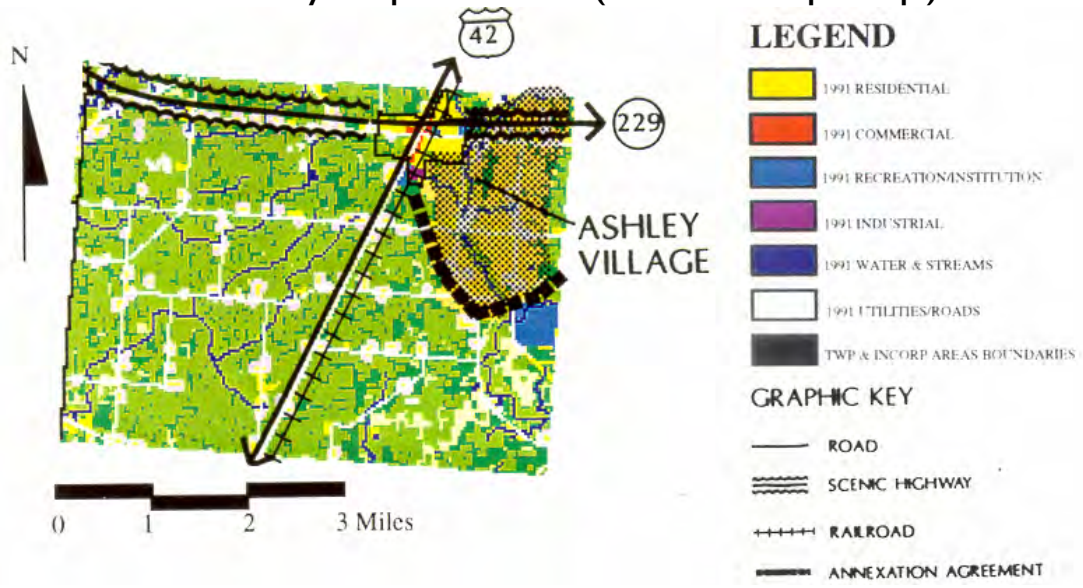
In 1972, Margaret Fling, a spiritualist minister who founded the White Lily Chapel in 1922 in her Ashley home, was nominated for the Nobel Prize for religion. *(Source www.pe.com, 2003)*

In 1989, Recreation Unlimited opened its 165 acre campus to individuals with physical / developmental disabilities. This campus is located in the southeast corner of Oxford Township and serves over 2,500 individuals from the nation's mid-west. *(Source www.recreationunlimited.org)*

B. 1993 Delaware County Master 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 Master Plan for the entire Delaware County Planning Area. Oxford Township *(see Figure 1c)* falls within the North Planning Area.

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



(Source Delaware County Comprehensive Plan 1993)

The 1993 plan showed an annexation agreement area for Ashley in the northeast section of Oxford Township. The 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.

This new Oxford Township Comprehensive Plan will be the vision, goals, objectives and recommended land uses determined by the Township. If these plans differ, the newer township plan takes precedence.

C. Oxford Township Comprehensive Plan

By the end of the 20th 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 Oxford Township Trustees contracted with the Delaware County Regional Planning Commission to create the Oxford Township Comprehensive Plan.

The township's zoning commission is responsible for adopting a plan to achieve the purposes of land use regulation under township powers (ORC 519.02). At-large residents and landowners of the township were encouraged to participate in the planning process.

The Oxford Township Comprehensive Plan 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.
- 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 township.
- Recommend amendments to local zoning, and the adoption of development policies to assure that the township will be what it has envisioned when it is all built out.

- The 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. Geographic Information System

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. DALIS will provide a base for recommendations made by the comprehensive plan. It is an accurate computer mapping system that offers both tabular and graphic real estate data about each of over 68,000 tax parcels; 697 parcels are currently in Oxford Township and an additional 559 parcels are currently in the Village of Ashley.

This mapping system has a cadastral (property line) layer and topography layer. Topography is available in 2 foot, 5 foot, and 10 foot contours depending upon which area of the county is viewed. Oxford Township topography is available in 10 foot intervals and 2' intervals in the Ashley area. In addition, the Auditor has also created revised soil maps and digital ortho photos. DCRPC staff has generated a structure layer based on the ortho photos that helps to depict building locations overlaid on other GIS layers.

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

E. Ohio's Enabling Legislation: Township Planning and Zoning (ORC Chapter 519)

Although the Ohio Revised Code (ORC) does not specifically define the content of the comprehensive plan, township authority to generate a comprehensive plan comes from township zoning powers stipulated in ORC Section 519.02, which states:

> *"Except as otherwise provided in this section, in the interest of the public health and safety, the board of township trustees may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, set back building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board by resolution, in accordance with a comprehensive plan, may regulate the location of, set back lines for, and the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township, and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board may regulate by resolution, in accordance with a comprehensive plan, for nonresidential property only, the height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, sizes of yards, courts, and other open spaces, and the density of population in the unincorporated territory of the township. For all these purposes, the board may divide all or any part of the unincorporated territory of the township into districts or zones of such number, shape, and area as*

the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones.

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. Delaware County Regional Planning has used a consistent model for comprehensive plans in 15 townships and villages. That model will be used for Oxford Township and tailored to reflect the vision and goals of the community.

F. Why Plan?

To define a reason for planning, 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 *(see 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.

City and community planning in the United States began during the City Beautiful Movement at the turn of the 20th Century. The intent of the city planning movement was to plan for the future of land uses. 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.

Planning has only in the last century become an American trend after the formulation of the American Planning Association (APA) in 1917, the Ohio Planning Conference (OPC) in 1919 and the adoption of the first Land Use Plan in 1925 by the City of Cincinnati. The planning movement is now evolving as more recent trends, like New Urbanism and Conservation Design, have emerged in the 1980's and 90's. As we trace the history of Oxford Township, examine past planning efforts and forecast local development trends, it becomes evident that Oxford Township needs to develop a vision for its future.

Chapter 2: Demographics and Projections

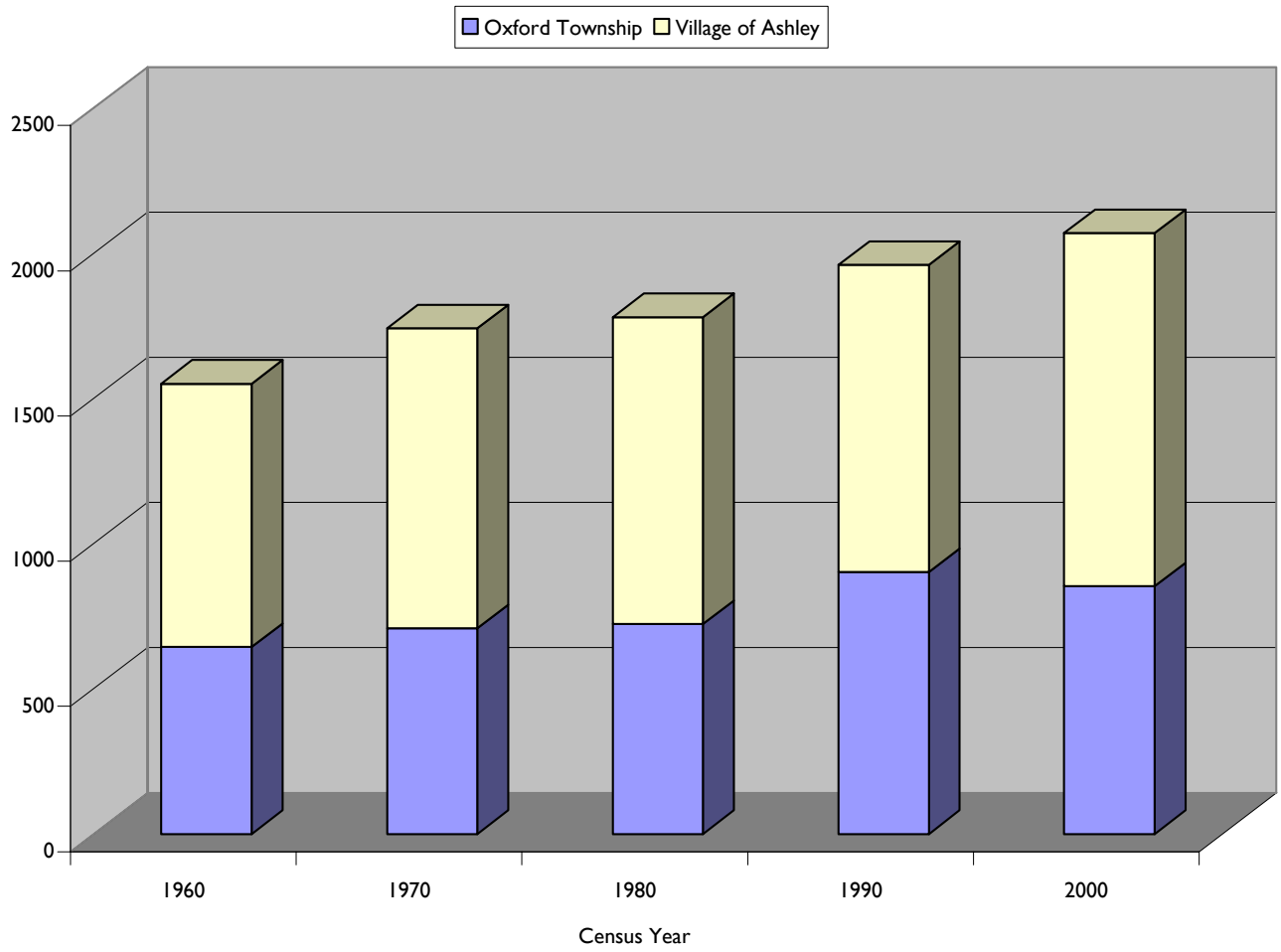
A. Census 2000 Data

Census figures from 1960 to 2000 *(see Figure 2a)* depict a slow but steady increase in population in the Oxford Township area. The township's population grew by 32.6% during this period and the Village of Ashley saw a slightly higher increase of 34.1%.

While the township's population saw a recent decrease in Census figures, it is likely that the township's population will continue to rise. From 1990 to 2000, Ashley's population increased by 157 residents or 14.8%. The annexation and development of Oxford Woods on the north side of the village has significantly influenced Ashley's more recent population increase and likely affected the subsequent decrease in Oxford Township. Compared to Delaware County, the township's growth has been modest.

Figure 2a. Oxford Township Census Population changes from 1960-2000

Year	*1960*	*1970* *(1960-1970 change)*	*1980* *(1970-1980 change)*	*1990* *(1980-1990 change)*	*2000* *(1990-2000 change)*
Oxford Township	644	708 (+64; +9.9%)	723 (+15; +2.1%)	901 (+178; +24.6%)	854 (-47; -5.2%)
Village of Ashley	907	1,034 (+127; +14.0%)	1,057 (+23; +2.2%)	1,059 (+2; +0.2%)	1,216 (+157; +14.8%)
Total Population *(including Ashley)*	1,551	1,742 (+191; +12.3%)	1,780 (+38; +2.2%)	1,960 (+180; +10.1%)	2,070 (+110; +5.6%)



(Source US Census Bureau 2000 Census)

Oxford Township's population is 52.1% male, 47.9% female and 97% White. Nearly 88% reside in housing units that they own, while the other 12% of residents rent their home. The average household size is 2.89 with an average family size of 3.17. These numbers are typical of townships in the region. The median age for a Village resident was listed at 39 years of age. The U.S. Census demographics data *(see Figure 2b)* depicts more detail about Oxford Township's demographics.

Figure 2b. Oxford Township's General Demographic Characteristics

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Oxford township, Delaware County, Ohio

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

Subject	Number	Percent
Total population	**854**	**100.0**
SEX AND AGE		
Male	445	52.1
Female	409	47.9
Under 5 years	54	6.3
5 to 9 years	68	8.0
10 to 14 years	68	8.0
15 to 19 years	63	7.4
20 to 24 years	33	3.9
25 to 34 years	86	10.1
35 to 44 years	169	19.8
45 to 54 years	150	17.6
55 to 59 years	42	4.9
60 to 64 years	40	4.7
65 to 74 years	42	4.9
75 to 84 years	36	4.2
85 years and over	3	0.4
Median age (years)	38.7	(X)
18 years and over	620	72.6
Male	321	37.6
Female	299	35.0
21 years and over	594	69.6
62 years and over	106	12.4
65 years and over	81	9.5
Male	42	4.9
Female	39	4.6
RACE		
One race	845	98.9
White	827	96.8
Black or African American	10	1.2
American Indian and Alaska Native	2	0.2
Asian	6	0.7
Asian Indian	-	-
Chinese	1	0.1
Filipino	-	-
Japanese	-	-
Korean	5	0.6
Vietnamese	-	-
Other Asian [1]	-	-
Native Hawaiian and Other Pacific Islander	-	-
Native Hawaiian	-	-
Guamanian or Chamorro	-	-
Samoan	-	-
Other Pacific Islander [2]	-	-
Some other race	-	-
Two or more races	9	1.1
Race alone or in combination with one or more other races: [3]		
White	836	97.9
Black or African American	12	1.4
American Indian and Alaska Native	3	0.4
Asian	6	0.7
Native Hawaiian and Other Pacific Islander	-	-
Some other race	6	0.7

Subject	Number	Percent
HISPANIC OR LATINO AND RACE		
Total population	**854**	**100.0**
Hispanic or Latino (of any race)	3	0.4
Mexican	-	-
Puerto Rican	-	-
Cuban	-	-
Other Hispanic or Latino	3	0.4
Not Hispanic or Latino	851	99.6
White alone	824	96.5
RELATIONSHIP		
Total population	**854**	**100.0**
In households	854	100.0
Householder	295	34.5
Spouse	214	25.1
Child	277	32.4
Own child under 18 years	211	24.7
Other relatives	39	4.6
Under 18 years	15	1.8
Nonrelatives	29	3.4
Unmarried partner	11	1.3
In group quarters	-	-
Institutionalized population	-	-
Noninstitutionalized population	-	-
HOUSEHOLD BY TYPE		
Total households	**295**	**100.0**
Family households (families)	244	82.7
With own children under 18 years	106	35.9
Married-couple family	214	72.5
With own children under 18 years	91	30.8
Female householder, no husband present	18	6.1
With own children under 18 years	8	2.7
Nonfamily households	51	17.3
Householder living alone	39	13.2
Householder 65 years and over	10	3.4
Households with individuals under 18 years	119	40.3
Households with individuals 65 years and over	57	19.3
Average household size	2.89	(X)
Average family size	3.17	(X)
HOUSING OCCUPANCY		
Total housing units	**318**	**100.0**
Occupied housing units	295	92.8
Vacant housing units	23	7.2
For seasonal, recreational, or occasional use	5	1.6
Homeowner vacancy rate (percent)	0.8	(X)
Rental vacancy rate (percent)	12.2	(X)
HOUSING TENURE		
Occupied housing units	**295**	**100.0**
Owner-occupied housing units	259	87.8
Renter-occupied housing units	36	12.2
Average household size of owner-occupied units	2.87	(X)
Average household size of renter-occupied units	3.08	(X)

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

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] 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: U.S. Census Bureau, Census 2000.

(Source US Census Bureau Census 2000)

Nearly 87% of Oxford Township residents over the age of 25 have graduated high school or its equivalent. Bachelor's degrees have been earned by 17.5% of the township's population. The Census reports that only 2 residents were foreign born, with others having significant ancestry from Germany, England and Ireland. The U.S. Census social data *(see Figure 2c)* depicts more detail about Oxford Township's social characteristics.

Figure 2c. Oxford Township's Selected Social Characteristics

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Oxford township, Delaware County, Ohio

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**208**	**100.0**
Nursery school, preschool	9	4.3
Kindergarten	20	9.6
Elementary school (grades 1-8)	78	37.5
High school (grades 9-12)	36	17.3
College or graduate school	65	31.3
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**572**	**100.0**
Less than 9th grade	17	3.0
9th to 12th grade, no diploma	58	10.1
High school graduate (includes equivalency)	219	38.3
Some college, no degree	133	23.3
Associate degree	45	7.9
Bachelor's degree	78	13.6
Graduate or professional degree	22	3.8
Percent high school graduate or higher	86.9	(X)
Percent bachelor's degree or higher	17.5	(X)
MARITAL STATUS		
Population 15 years and over	**650**	**100.0**
Never married	85	13.1
Now married, except separated	494	76.0
Separated	-	-
Widowed	30	4.6
Female	28	4.3
Divorced	41	6.3
Female	26	4.0
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**19**	**100.0**
Grandparent responsible for grandchildren	-	-
VETERAN STATUS		
Civilian population 18 years and over	**618**	**100.0**
Civilian veterans	108	17.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**153**	**100.0**
With a disability	4	2.6
Population 21 to 64 years	**502**	**100.0**
With a disability	129	25.7
Percent employed	66.7	(X)
No disability	373	74.3
Percent employed	70.8	(X)
Population 65 years and over	**95**	**100.0**
With a disability	35	36.8
RESIDENCE IN 1995		
Population 5 years and over	**750**	**100.0**
Same house in 1995	506	67.5
Different house in the U.S. in 1995	244	32.5
Same county	135	18.0
Different county	109	14.5
Same state	49	6.5
Different state	60	8.0
Elsewhere in 1995	-	-

Subject	Number	Percent
NATIVITY AND PLACE OF BIRTH		
Total population	**824**	**100.0**
Native	822	99.8
Born in United States	822	99.8
State of residence	632	76.7
Different state	190	23.1
Born outside United States	-	-
Foreign born	2	0.2
Entered 1990 to March 2000	-	-
Naturalized citizen	2	0.2
Not a citizen	-	-
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**2**	**100.0**
Europe	-	-
Asia	-	-
Africa	-	-
Oceania	-	-
Latin America	-	-
Northern America	2	100.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**750**	**100.0**
English only	743	99.1
Language other than English	7	0.9
Speak English less than "very well"	-	-
Spanish	7	0.9
Speak English less than "very well"	-	-
Other Indo-European languages	-	-
Speak English less than "very well"	-	-
Asian and Pacific Island languages	-	-
Speak English less than "very well"	-	-
ANCESTRY (single or multiple)		
Total population	**824**	**100.0**
Total ancestries reported	772	*93.7*
Arab	-	-
Czech[1]	-	-
Danish	-	-
Dutch	17	2.1
English	116	14.1
French (except Basque)[1]	34	4.1
French Canadian[1]	3	0.4
German	223	27.1
Greek	-	-
Hungarian	-	-
Irish[1]	92	11.2
Italian	70	8.5
Lithuanian	-	-
Norwegian	6	0.7
Polish	4	0.5
Portuguese	-	-
Russian	-	-
Scotch-Irish	-	-
Scottish	3	0.4
Slovak	-	-
Subsaharan African	-	-
Swedish	-	-
Swiss	-	-
Ukrainian	24	2.9
United States or American	78	9.5
Welsh	17	2.1
West Indian (excluding Hispanic groups)	-	-
Other ancestries	85	10.3

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

[1]The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

(Source US Census Bureau Census 2000)

Although Oxford Township's growth does not seem to be significant, considerable population growth is not far away. According to the U.S. Bureau of the Census, Delaware County grew by 64.3% from 1990 to 2000, making it the fastest growing county in Ohio *(see Figure 2d)*.

Figure 2d. Ten Fastest Growing Counties in Ohio, by Percentage Growth Rate 1990-2000

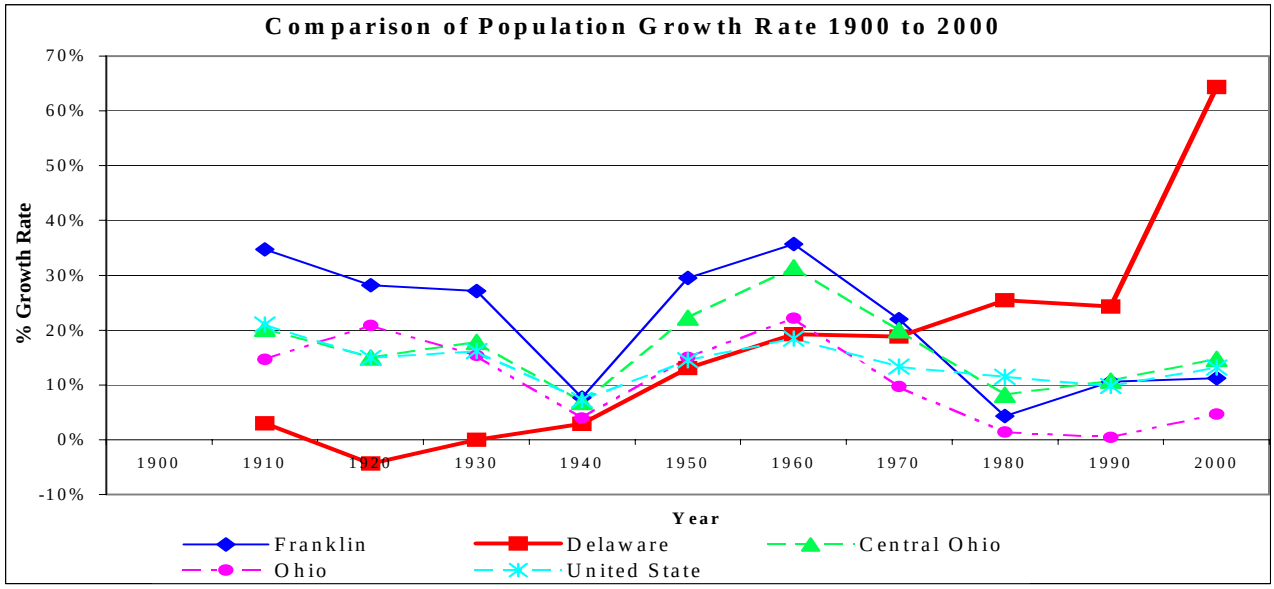
Ohio County	*1990 Population*	*2000 Population*	*1990-2000 % Growth Rate*	*Ohio Rank, 1990-2000*	*USA Rank, 1990-2000*
Delaware	**66,929**	**109,989**	**64.3%**	**1**	**40**
Warren	113,909	158,383	39%	2	161
Union	31,969	40,909	28%	3	365
Noble	11,336	14,058	24%	4	484
Medina	122,354	151,095	23.5%	5	504
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)

From July 1st, 2001 to July 1st, 2002, the Delaware grew by an additional 6.1%, making it the 10th fastest growing county in the nation. Most of this growth has occurred south of the City of Delaware.

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 2e demonstrates how Delaware's recent trends compare to Central Ohio, Ohio and the U.S.

Figure 2e. 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 *(see Figure 2f)*. 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, Oxford Township experienced an abnormal population decline from 1990 to 2000, but the growth rates of its surrounding populations give a better depiction of growth rates that Oxford Township will see in the near future.

Figure 2f. 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 %
Brown Township (Delaware County)	1,164	1,290	10.82 %
Kingston Township (Delaware County)	1,136	1,603	41.11 %
Marlboro Township (Delaware County)	213	227	6.57 %
Oxford Township (Delaware County)	901	854	(5.22 %)
Peru Township (Morrow County)	955	1,260	31.94 %
Troy Township (Delaware County)	1,652	2,021	22.34 %
Westfield Township (Morrow County)	1,058	1,100	3.97 %
Village of Ashley (Delaware County)	1,059	1,216	14.83 %
Village of Cardington (Morrow County)	1,770	1,849	2.77 %
City of Delaware (Delaware County)	20,030	25,243	26.03 %
Village of Marengo (Morrow County)	393	297	(24.43 %)

(Source US Bureau of Census, Census 2000)

B. Population Projections

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 larger scale subdivisions.

Because Oxford Township doesn't have centralized sewer service, production builders will not likely develop areas of the township unless Ashley or Delaware expand their urban services. Ashley operates its own sewer system and it is only a matter of time before the production builders discover it.

However, it is likely for Oxford Township to have a significant boom in small subdivision and lot split activity as adjacent jurisdictions develop. If the township continues to see 10 to 20 new homes being built per year, the population could easily increase by 100 to 200 residents in the next decade. For that reason, it is important to have a plan for future growth.

Figure 2g 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.

According to the projections, Oxford Township has already regained the population that it had lost between 1990 and 2000. Oxford Township's population has grown from 854 residents in 2000 to a (projected by DCRPC) 2005 year-end of 970 residents. This represents a growth of 116 residents at 13.6% increase over five years. Although DCRPC projects that this annual

growth rate of 2.7% will continue (and the township will have 1,032 residents by 2020), this could be change significantly. If a 1,000 acre development were to be built in Oxford similar to Northstar in Kingston and Berkshire Townships, these projections would need to be revised.

Figure 2g. Population Projections to 2020 (by Housing Unit Method)

YEAR	2000 CENSUS	2001	2002	2003	2004	2005	2010	2015	2020	ANNUAL	GROWTH RATE	
	(APRIL OF 2000)	(DCRPC estimated----------)				(DCRPC Projected)				GROWTH R.	(2001-2010)	(2011-2020)
TOWNSHIPS												
BERKSHIRE	1946	2006	2036	2062	2104	2167	2311	2454	2600	1.6%	17.1%	12.5%
BERLIN	3313	3856	4300	4666	4954	5233	6294	7350	8434	11.0%	80.3%	34.0%
BROWN	1290	1344	1367	1396	1417	1437	1514	1591	1671	2.2%	15.6%	10.3%
CONCORD	4088	4996	5834	6647	7541	8186	10741	13283	15890	16.2%	148.5%	47.9%
DELAWARE	1559	1015	1126	1235	1329	1386	1673	1959	2252	10.0%	79.7%	34.6%
GENOA	11293	13937	15750	17589	19159	20561	25295	28454	28454	13.7%	107.6%	12.5%
HARLEM	3762	3799	3835	3887	3960	4051	4302	4551	4808	0.8%	14.0%	11.8%
KINGSTON	1603	1736	1832	1922	1998	2050	2540	3029	3530	5.3%	53.8%	38.9%
LIBERTY	9182	10296	10834	11396	11852	12372	14312	16241	18221	6.1%	48.6%	27.3%
MARLBORO	227	235	254	263	269	270	317	364	412	5.8%	39.6%	29.9%
ORANGE	12464	14348	15713	17154	18787	20546	25157	29744	34450	9.0%	90.2%	36.9%
OXFORD	854	887	911	933	950	970	1023	1077	1132	2.7%	18.5%	10.6%
PORTER	1696	1726	1744	1771	1808	1836	1982	2126	2274	1.1%	16.2%	14.8%
RADNOR	1335	1364	1377	1410	1444	1474	1644	1814	1988	1.2%	22.3%	20.9%
SCIOTO	2122	2188	2207	2243	2284	2322	2468	2614	2764	1.2%	14.6%	12.0%
THOMPSON	558	568	590	606	616	622	710	798	888	2.8%	27.0%	25.0%
TRENTON	2137	2160	2181	2202	2224	2250	2323	2396	2471	0.9%	8.4%	6.4%
TROY	2021	2665	2689	2721	2733	2752	2798	2844	2891	0.6%	5.3%	3.3%
TOTAL UNINC.	**61450**	**69126**	**74583**	**80104**	**85429**	**90484**	**107405**	**122688**	**135128**	**7.8%**	**67.4%**	**25.8%**
INCORPORATED AREAS												
DELAWARE	25243	26576	27293	28056	29058	29832	32495	35145	37866	2.7%	25.5%	16.5%
GALENA	305	305	304	305	323	376	385	395	405	-0.1%	26.2%	5.1%
SUNBURY	2630	2813	2979	3125	3204	3230	3720	4207	4707	5.2%	38.2%	26.5%
SHAWNEEHILLS	419	436	451	484	521	570	617	664	712	2.6%	43.9%	15.4%
POWELL	6247	6718	7026	7603	8755	9841	11461	11754	11754	4.5%	78.1%	2.6%
ASHLEY	1216	1279	1274	1275	1274	1271	1272	1274	1276	-0.4%	-0.9%	0.3%
OSTRANDER	405	401	400	400	401	401	412	423	434	-0.4%	2.1%	5.4%
DUBLIN	4283	4287	4268	4255	4243	4230	4226	4223	4220	-0.3%	-1.5%	-0.2%
WESTERVILLE	5900	7076	7316	7401	7416	7462	7846	8228	8621	4.1%	16.3%	9.9%
COLUMBUS	1891	2831	3132	3662	4177	4594	5651	6701	7779	10.9%	121.9%	37.7%
TOTAL INC.	48539	52722	54444	56567	59371	61807	68086	73013	77773	3.3%	33.4%	14.2%
T. INC&UNINC.	**109989**	**121848**	**129026**	**136671**	**144799**	**152290**	**175491**	**195702**	**212902**	**5.8%**	**52.4%**	**21.3%**

THESE FIGURES CONSIDERS:

1) ANNEXATION
2) SINGLE F. AND MULTI F. OR CONDOMINIUM BUILDING PERMITS
3) VACANCY RATE
4) 8 MONTHS CONSTRUCTION TIME AFTER GETTING BUILDING PERMIT
5) ANNUAL DEATH RATE FROM THE CENSUS BUREAU(0.53%(4/2000-7/2003)
6) POPULATION INDEX AND HOUSING UNITS VACANCY RATE IS FROM CENSUS 2000

NOTE: POTENTIAL SHIFTS IN POPULATION BY UNCHARTED TRENDS MAY OCCUR (E.G. EXTENSIONS OF SEWERS, UNANTICIPATED HIGHER DENSITY REZONINGS)

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.*

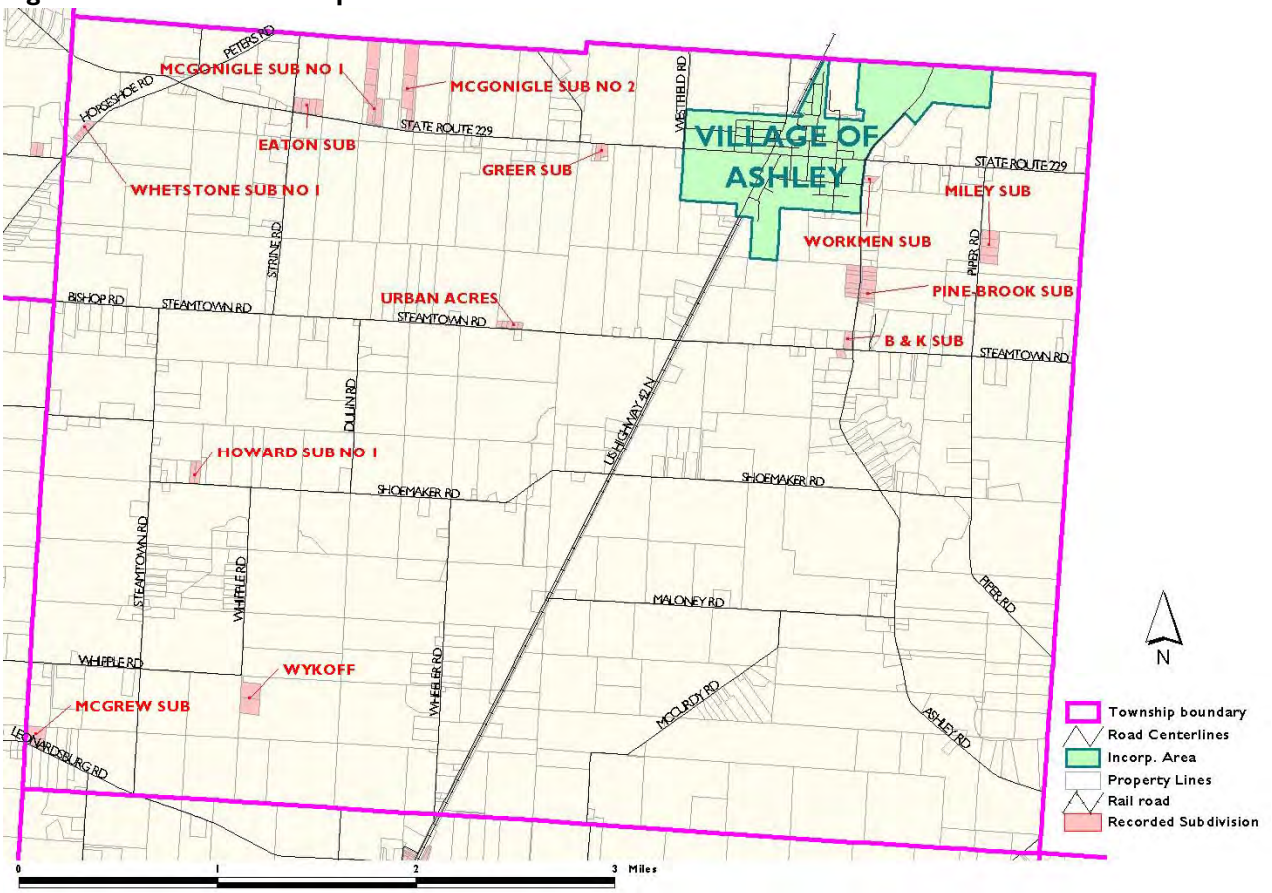
Chapter 3: Development and Change

Oxford Township's platting activity and building permit trends give a good picture of recent local growth trends. The regional growth trend helps to forecast future change in the township.

A. Platting Activity

Platting activity tends to be a better indicator of future growth, since this precedes building permits. Oxford Township has had very limited platting activity *(see Figure 3a)* in its recent past. There have only been 54 single-family subdivision lots platted within Oxford Township and the last two developments were common access drive (CAD) subdivisions.

Figure 3a. Oxford Township's Recorded Subdivisions



Date Recorded	Subdivision Name	Lots	Acres	Density
10/01/1963	Urban Acres	5	2.68	1.87 du/acre
05/09/1966	Pine-Brook Subdivision	14	16.64	0.84 du/acre
10/05/1970	Whetstone Subdivision, No. 1	5	3.01	1.66 du/acre
09/13/1971	B & K Subdivisions	4	5.66	0.71 du/acre
07/10/1972	Miley Subdivision	4	9.50	0.42 du/acre
05/10/1973	Workmen Subdivision	1	2.78	0.36 du/acre
10/15/1974	Howard Subdivision, No. 1	2	3.72	0.54 du/acre
11/18/1976	McGrew Subdivision	2	6.71	0.30 du/acre
08/11/1981	Eaton Subdivision	4	7.74	0.52 du/acre
01/30/1984	Greer Subdivision	2	2.86	0.70 du/acre
09/13/2001	McGonigle Subdivision, No. 1 & No. 2 (2 CADs)	9	36.57	0.25 du/acre
03/13/2003	Wykoff Subdivision (CAD)	2	10.02	0.20 du/acre

(Source DALIS 2005)

Throughout the township's platting history, subdivision densities have decreased. This trend reflects the increased standards for on-site treatment areas and larger lot requirements through zoning. Figure 3a shows these recorded subdivisions. The majority of the platted subdivisions appear to on or around State Route 229, but no definite pattern is visible. These developments occurred at different times throughout Oxford Township's history and are not visually distinguishable from other lots in the township.

A review of no-plat activity provides important additional detail in the land use trends of a township. A no-plat subdivision is a division of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. The Delaware County Regional Planning Commission may approve such a subdivision without the applicant being required to file a subdivision plat. Oxford Township has seen a decrease in no-plat subdivision activity *(see Figure 3b)* since the township adopted its own zoning code in 2001.

Figure 3b. No-plat and property transfer approvals for Oxford Township

	1998	1999	2000	2001	2002	2003	2004	2005
No-plat lot splits	9	13	18	13	3	0	0	0
Property transfers	1	3	1	1	1	1	0	0
Totals	**10**	**16**	**19**	**14**	**4**	**1**	**0**	**0**

(Source DCRPC log sheets 2005)

Since building permits have continued to be issued it is likely that some of this building activity has been on splits of land generating tracts larger than 5 acres and exempt from governmental review. Because these splits do not require governmental review, they are generally quicker and cheaper to produce but they can create lots where on-site sewage disposal is challenging or impossible. For this reason, the Ohio state legislature has adopted legislation (HB 148, 2004) that will allow DCRPC review of parcels being split up to 20 acres in size. DCRPC's subdivision regulations are likely to be amended to use this power.

B. Building Permits

Building permits in Oxford Township are reviewed and issued by the Delaware County Code Compliance office (740) 833-2200. DCRPC receives building permit data *(see Figure 3c)* and generates GIS specific data points to allow for us to monitor them geographically.

Figure 3c. Residential Building Permit History for Oxford Township and Ashley

	'93	'94	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
Oxford Township	7	7	3	6	6	4	9	10	11	11	8	7
Village of Ashley	0	2	3	0	2	0	0	1	0	3	3	2
Totals	**7**	**9**	**6**	**6**	**8**	**4**	**9**	**11**	**11**	**14**	**11**	**9**

(Source DCRPC 2005)

C. Ashley's Annexation Trends

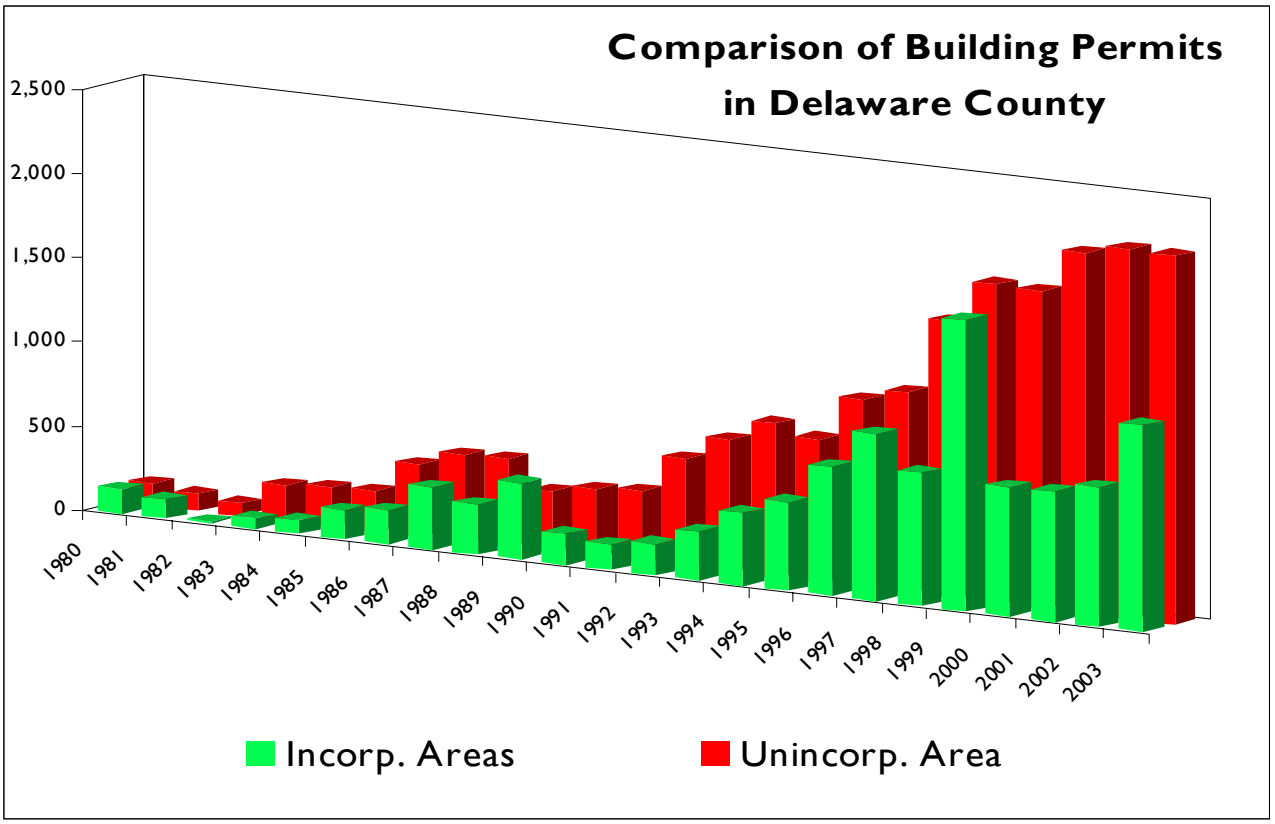
The Village of Ashley occupies 423.09 acres of Oxford Township. Three annexations over the past decade have taken land from Oxford Township: 2.19 acres in 1997, 3.95 acres in 2002 and 83.20 acres in 2003. The land annexed in 2003 provided a 24.5% increase in Ashley's incorporated area. This plan will help to guide a future vision for the development of lands adjacent to Ashley.

D. Regional Development Trends

Without completely relying on these indicators (e.g. platting activity, building permits 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.

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 3d. Building Permits Issued By Year in Delaware County

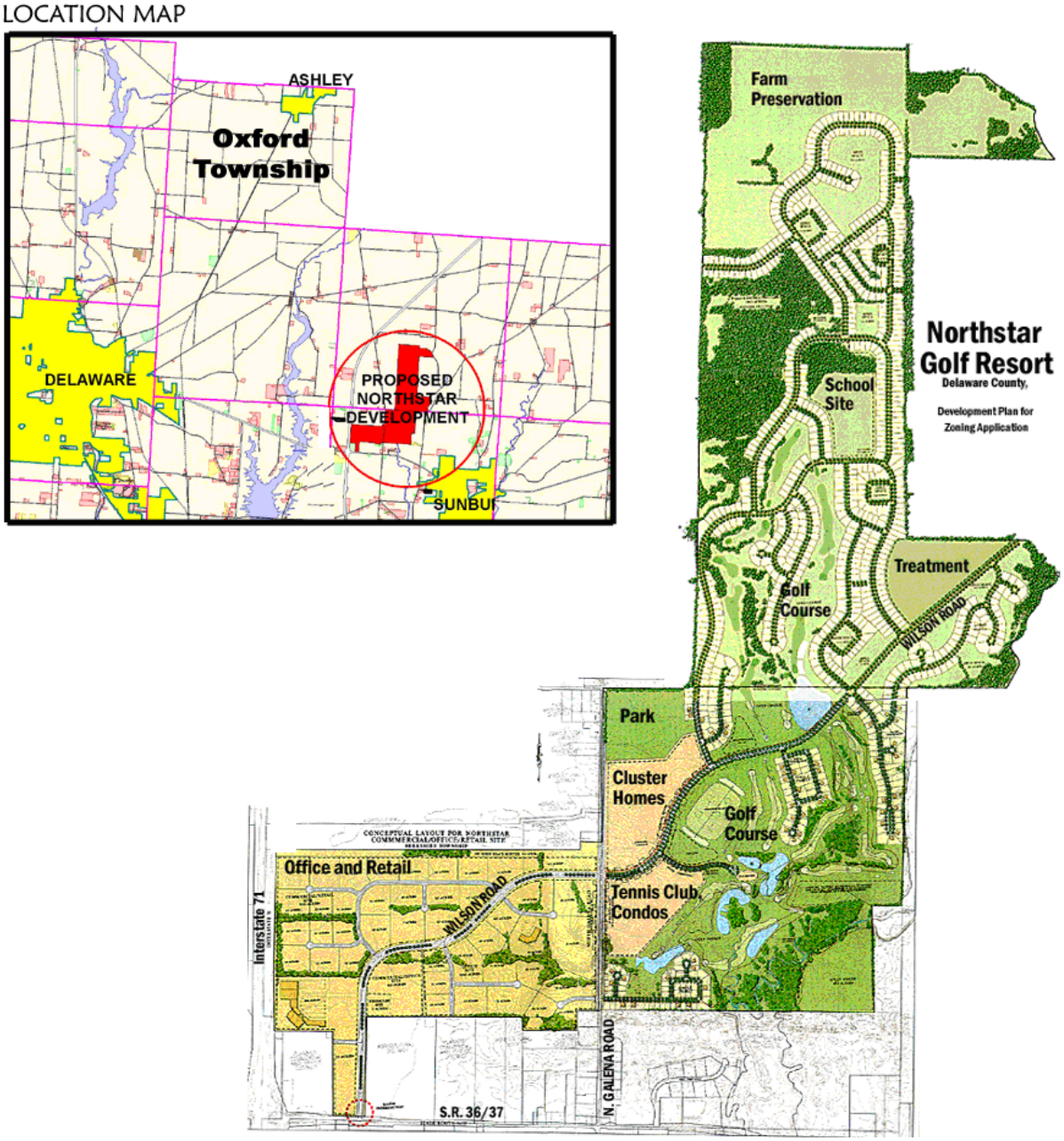


Development pressures that are moving north from Columbus. NorthStar, a 1,500 acre approved development in Kingston/Berkshire Townships *(See Figure 3e)* demonstrates the size and potential impact of this development on its area residents. NorthStar will incorporate a 300 acre commercial office and multifamily campus with a golf course, sewage treatment plant and approximately 1,300 housing units on 1,200 additional acres. Comparing NorthStar to Oxford Township, NorthStar's population at build out will be approximately 4,600 or five times the current population of Oxford Township and cover four-times the land area of Ashley.

The residents of Oxford Township should be preparing for such development pressures. Northstar will utilize an alternative sewage disposal system with land application of treated effluent. This new type of sewage disposal may trigger more large-scale developments in northern Delaware County. Northstar *(see Figure 3e)* may demonstrate an extreme case; however this development is not unique to the area. Scioto Reserve, Tartan Fields and Golf Village subdivisions

have all developed in the last five years in Delaware County. Scioto Reserve and Tartan Fields provided their own sewer service. Oxford Township can plan now for its vision and use it to manage its growth. It is, however, a possibility that can not be ignored.

Figure 3e. Proposed NorthStar Development Location and Development Plan



Chapter 4: Issues and Opportunities

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

A. Citizen Participation in the Planning Process

The Comprehensive Plan typically looks 5 to 10 years into the future, with the understanding that unforeseen circumstances may change the township'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 township
- Representative of the business owners/investors of the township
- 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 Oxford Township Zoning 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 workshops and asked to give their views on the future development of the township.

Commencement of the Planning Process

The initial comprehensive planning meeting was held August 15th, 2005 at the Township 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 Oxford Township?
- What issues (dislikes) should be addressed in Oxford Township?

B. Citizens' Likes and Dislikes Regarding Current Development of Oxford Township

Those citizens who attended the first comprehensive planning meeting were asked what they liked about the Oxford Township 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 where most important, in their opinion. They are listed in descending order of public opinion votes.

What do we like (treasures) about the Oxford Township?

- Safe roads (16)
- Rural character (16)
- Green space (agriculture) (12)
- Good drainage (12)
- Community park (11)
- Low-density housing (8)
- Ashley's current size (5)
- Ability to shoot firearms in residential areas (4)
- Jogging and biking pathways (4)
- Low traffic volumes (4)
- Clean air (2)
- Ashley's central business district (1)
- Improved utilities in high dense areas (1)

What do we dislike (issues) about Oxford Township?

- Annexations (18)
- Conflict between property rights vs. township vision (16)
- High density urban sprawl (16)
- High speed traffic (11)
- New eminent domain laws (8)
- Commercial development (7)
- Poor building materials (5)
- Lack of grocery (5)
- Trespassing (5)
- Noise pollution (car radios) (3)
- Light pollution (2)
- Lack of community involvement (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

- Quiet rural community with an abundant amount of green space in agricultural fields and open space with low density housing.
- An established community park with pedestrian pathways and other resources with room for expanded neighborhood resources.
- Close proximity to Delaware State Park, Alum Creek State Park and community resources in Delaware and Ashley.
- Ashley's relatively moderate recent growth rate.

Weaknesses

- Lack of active community involvement.
- Lack of centralized grocery store or convenience store to serve the township's population.
- High-speed/cut-through traffic on rural roadways with limited police patrols.

Opportunities

- Ability to guide new development styles with comprehensive planning.
- Ability to limit nuisance land uses in residential areas and guide development with community vision.
- Ability to improve utilities, expand the park's pathway system and improve infrastructure with new development.
- Pending impact fee legislation.

Threats

- The possibility of loosing the ability to control land uses of lands annexed into Ashley.
- Increasing risks of noise, light, and air pollution.
- Increasing pressures of trespassing as the township's population increases.
- Battle between existing property-owners' rights and developer's interests
- The decreasing amount of green space as the menace of sprawling land uses approaches.
- High-density production builders.

D. Vision Statement for Future Development

For the purpose of creating a community vision statement, attendees of the first comprehensive planning meeting on September 19th, 2005 were asked what they felt the township could do to become the best community it can be. The following list was compiled.

How can we make Oxford Township the best community it can be?

- Come up with a clear and concise master plan. The Comprehensive Plan should be posted for residents and developers to ensure that the goals of the plan are implemented.
- Plan ahead for transportation networks. Roads will deteriorate as development occurs. We need to plan for transportation issues before homes are built widespread.
- Need to develop a tax base for the township by planning for future office, retail and industrial. Even though there is some need for a tax base, commercial and industrial development should be minimized to prohibit Oxford Township from becoming Pickerington. Economic growth should be emphasized along main routes.
- Guide recommendations for residential development toward small town growth and agricultural preservation. Recommending low densities will prohibit production builders from building houses on top of each other.
- Involving residents in all aspects and decisions that pertain to their township.
- Continue to prohibit flag lots and limit the use of CADs.

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 Oxford Township:

> *As Oxford Township experiences growth pressures, we would like to retain our rural character, with conservation of agriculture and recommendations for lower density residential communities. Economic development should be planned along major arterial roadways. Residential development should be focused on lands surrounding the Village of Ashley with homes built on large lots with expanded infrastructure and a network of roads to support ultimate build-out. Major efforts should be made to retain green space with developments and encourage continuation of agricultural uses in the township.*

The mission of the Oxford Township 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

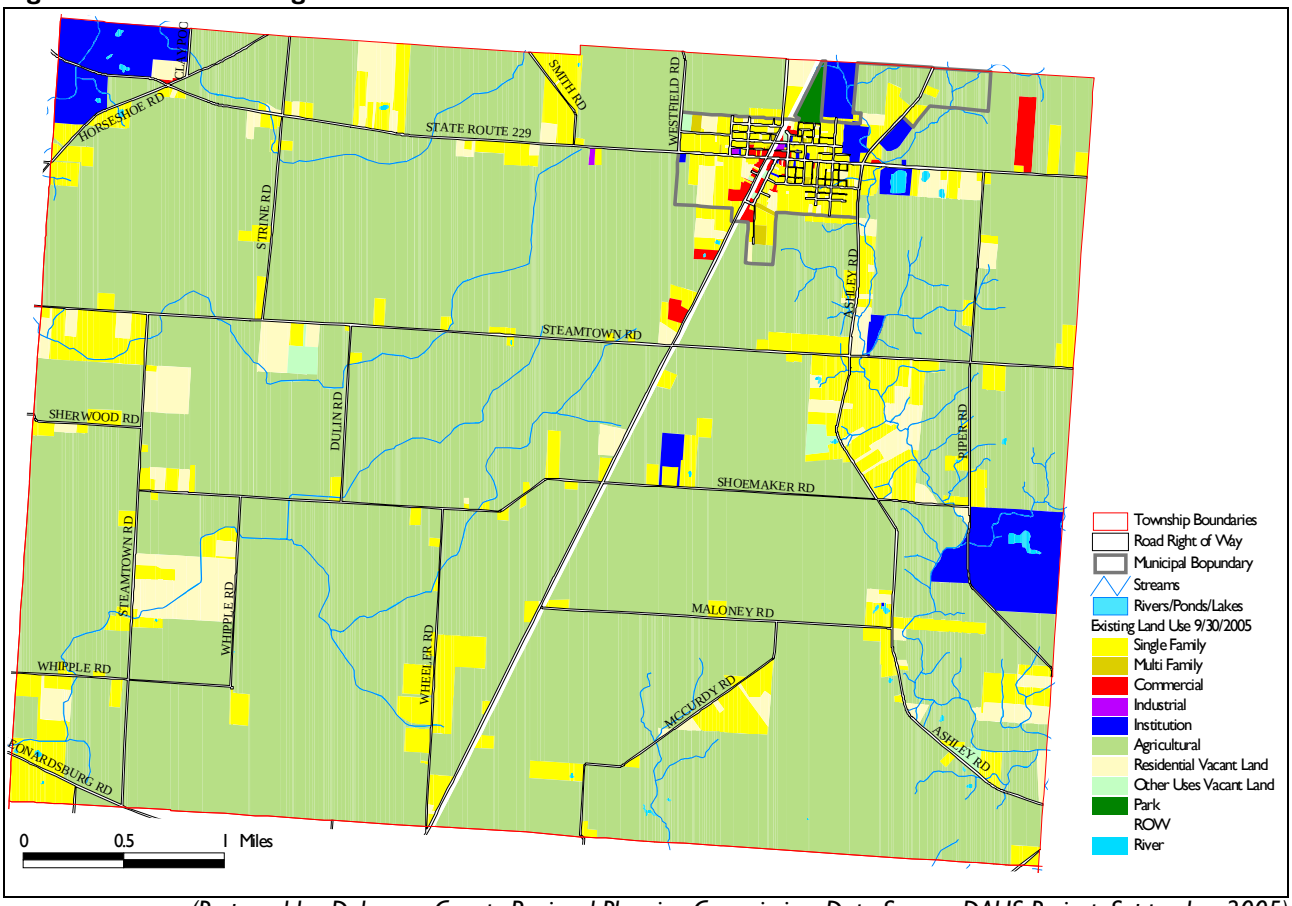
A. Land Use Maps

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

DALIS Parcel Data

The DALIS Existing Land Use Map displays agricultural, residential, commercial, institutional, industrial and vacant lands by color. The land use is determined by the Auditor's tax codes and includes the entire acreage of the parcel in its calculations. Figure 5a demonstrates the land use by parcel, as described by the Auditor's tax codes in September 2005. The Delaware State Park and Recreation Unlimited are distinctly identified in blue as institutional properties. Other institutional properties are the township hall, Ashley sewage treatment facility, Ashley Park and Cemetery. Commercial properties are designated along U.S. 42 and S.R. 229 mostly around the Village of Ashley. Home businesses are rarely depicted on this map.

Figure 5a. 2005 Existing Land Uses



(Prepared by: Delaware County Regional Planning Commission, Data Source: DALIS Project, September 2005)

Agricultural lands are the dominant land use in Oxford Township, as is the case in most rural areas. Lands that are designated as agricultural are generally undeveloped and vacant of dwellings. Since there is no way to determine landowner interest 5 to 10 years into the future, these lands are generally speculated as possible future development sites for planning purposes.

Figure 5b. Oxford Township's Land Use by Acreage, with detail of Ashley's Land Uses, in 2005

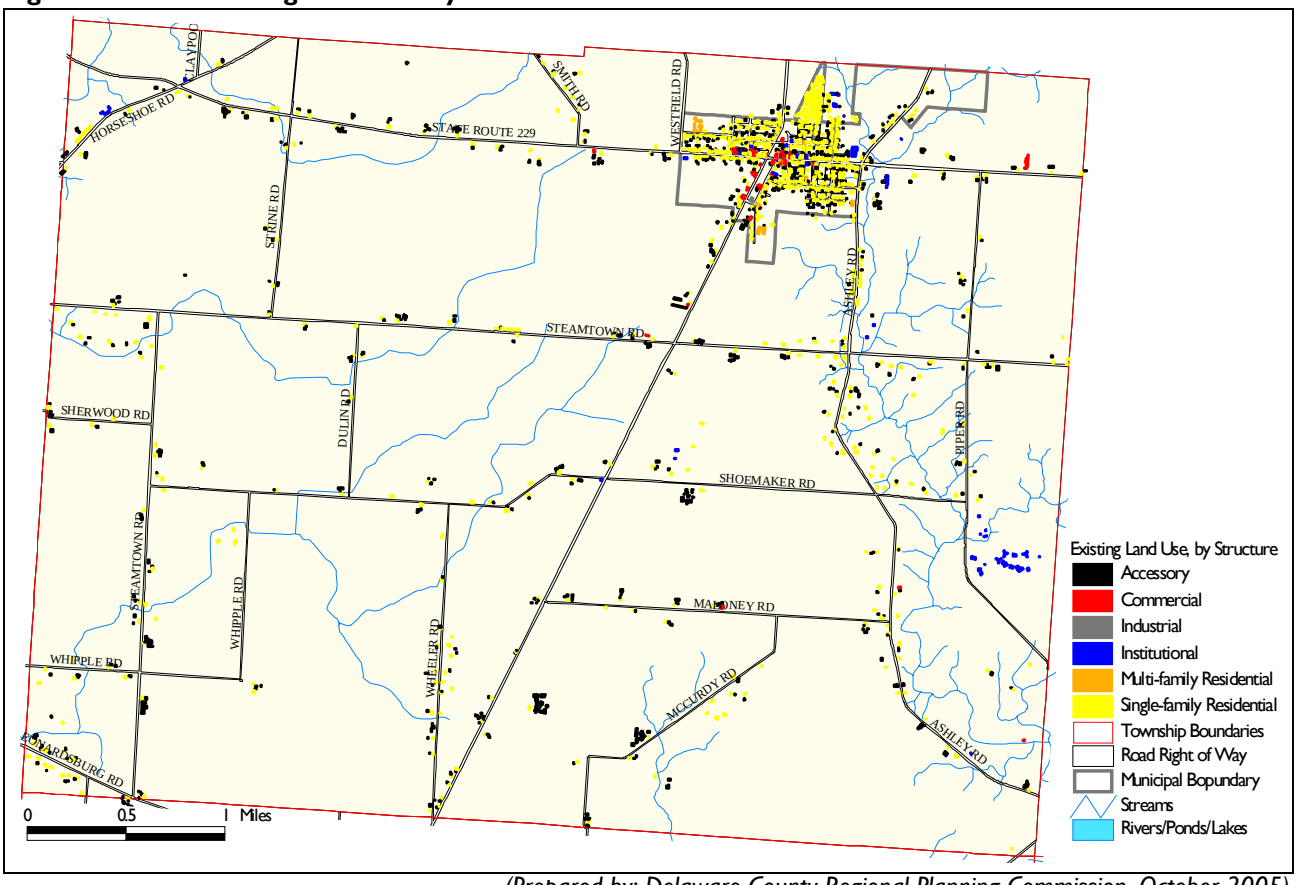
Land Use	Oxford Twp. (excluding Ashley)	% of Twp.	Village of Ashley	% of Village
Agricultural	10,096.4 acres	81.3 %	98.1 acres	23.2 %
Commercial	30.8 acres	0.2 %	16.9 acres	4.0 %
Industrial	1.5 acres	0.01 %	1.3 acres	0.3 %
Institutional	345.6 acres	2.8 %	15.9 acres	3.8 %
Residential	1,080.8 acres	8.7 %	191.0 acres	45.1 %
Transportation	268.7 acres	2.2 %	51.7 acres	12.2 %
Vacant	486.6 acres	3.9 %	48.2 acres	11.4 %
Totals	**12,420.7 acres**	**100.0 %**	**423.1 acres**	**100.0 %**

(Source Delaware County Auditor's Data, Total figures include additional acreage for streams and ponds, September 30, 2005)

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 October 2005. 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. Figure 5c and Figure 5d both demonstrate the results of DCRPC's windshield survey.

Figure 5c. 2005 Existing Land Use by Structure



(Prepared by: Delaware County Regional Planning Commission, October 2005)

Figure 5d. 2003 DCRPC Windshield Survey Results, Oxford Township vs. the Village of Ashley

	Oxford Township		Village of Ashley	
Building Use	**# of Buildings**	**% of Total**	**# of Buildings**	**% of Total**
Accessory	510	58.8 %	271	34.0 %
Commercial	7	0.8 %	30	3.8 %
Industrial	0	0.0 %	1	0.5 %
Institutional	12	1.4 %	14	6.4 %
Multi-Family	0	0.0 %	15	4.8 %
Single-Family	339	39.1 %	466	59.0 %
Traditional	*333*	*38.4 %*	*342*	*46.5 %*
Mobile Home	*6*	*0.7 %*	*124*	*12.5 %*
Totals	**868**	**100 %**	**797**	**100 %**

(Prepared by: Delaware County Regional Planning Commission, October 2005)

Figure 5c helps to emphasize the areas of the township that are undeveloped and those areas that contain higher concentrations of residential land uses. Figure 5c depicts the high density of Ashley's development and the proximity of homes within the township. This map also depicts the large number of accessory structures that outnumber residences within the township. Commercial uses are shown to follow a corridor along U.S. 42 and along High Street (S.R. 229) in Ashley. The newly annexed land in Ashley's northeast corner is vacant and surrounded by relatively large lot single family residential homes.

B. Observations on Existing Land Use and Current Development Patterns

Now that we have studied existing land use maps (DALIS Parcel Data and DCRPC Windshield Survey), we may draw some observations about emerging land use patterns in the Oxford Township.

- The township is primarily agricultural with 10,096.4 acres currently being farmed. This accounts for 81.3% of the township's lands.
- There are thousands of acres of agricultural land within Oxford Township that could potentially develop if land owner interests' change in the future.
- The township has 339 residential homes, including 6 mobile home units (1.8 % of total housing stock) and no multi-family units.
- With 510 of the 868 buildings in Oxford Township being accessory uses, most single-family residences have at least one accessory structure.
- The 7 commercial uses (further described in Chapter 8) and 12 industrial uses (further described in Chapter 11) in the township are not centrally located and are spread throughout the township on agricultural/residential roadways.

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

Oxford Township residents have choices. Township zoning controls the type and density of future development. If the township intends to retain its rural 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 township in its vision of future development patterns.

Chapter 6: Natural Resources

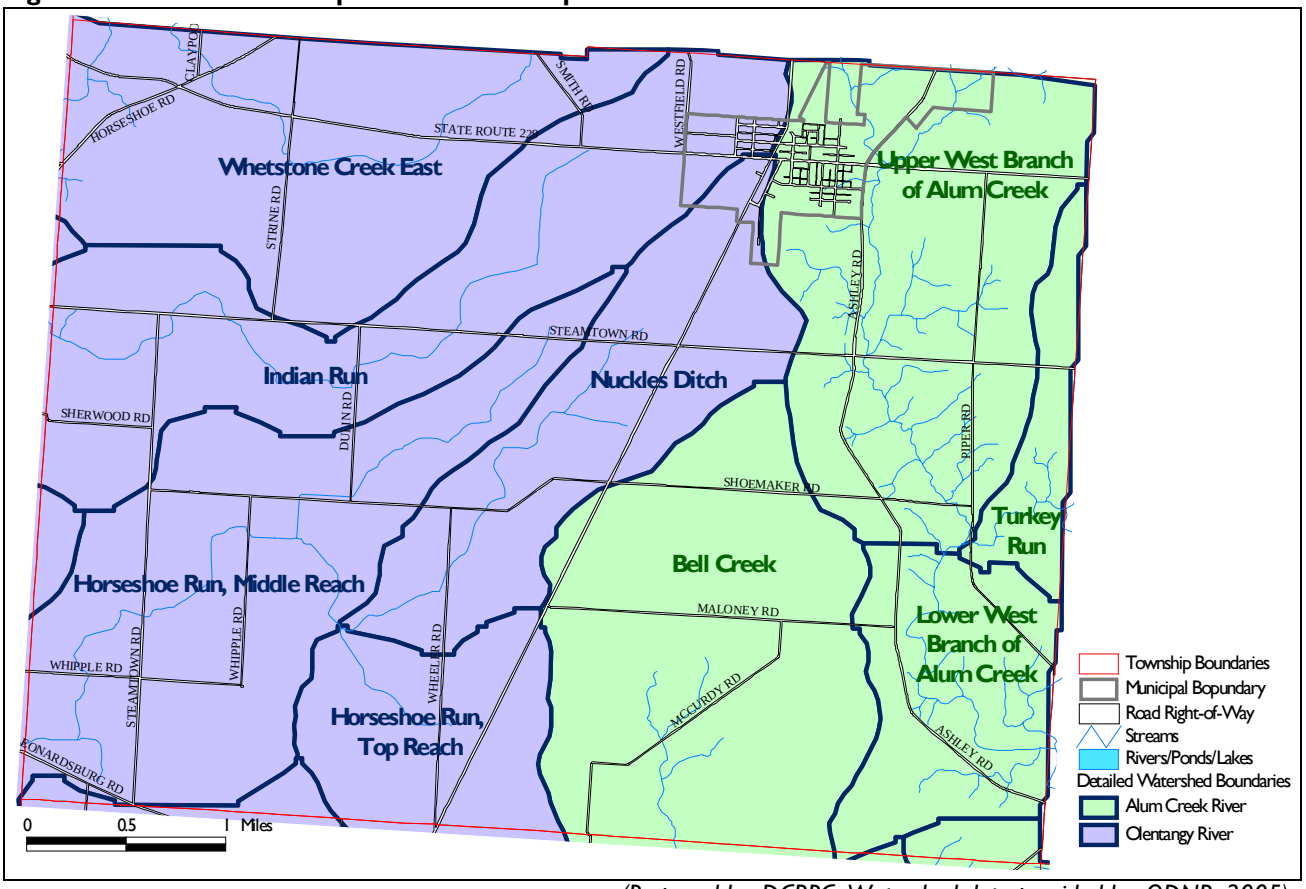
Natural resources are an important component of any community's development. Each of the following maps in this chapter will present data for Oxford Township that should be considered when recommendations are made for the township's future.

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

Oxford Township lies between the Olentangy River and Alum Creek River. 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.

Any increased discharge or pollution that Oxford Township residents contribute to either of these watersheds (shown in Figure 6a) has the potential to impact all communities and lands downstream. This same fact is true with those communities north of Oxford Township who have potential surface water impacts on Oxford Township. It is helpful to note that the Village of Ashley wastewater treatment facility discharges into the Alum Creek watershed.

Figure 6a. Oxford Township's Watershed Map

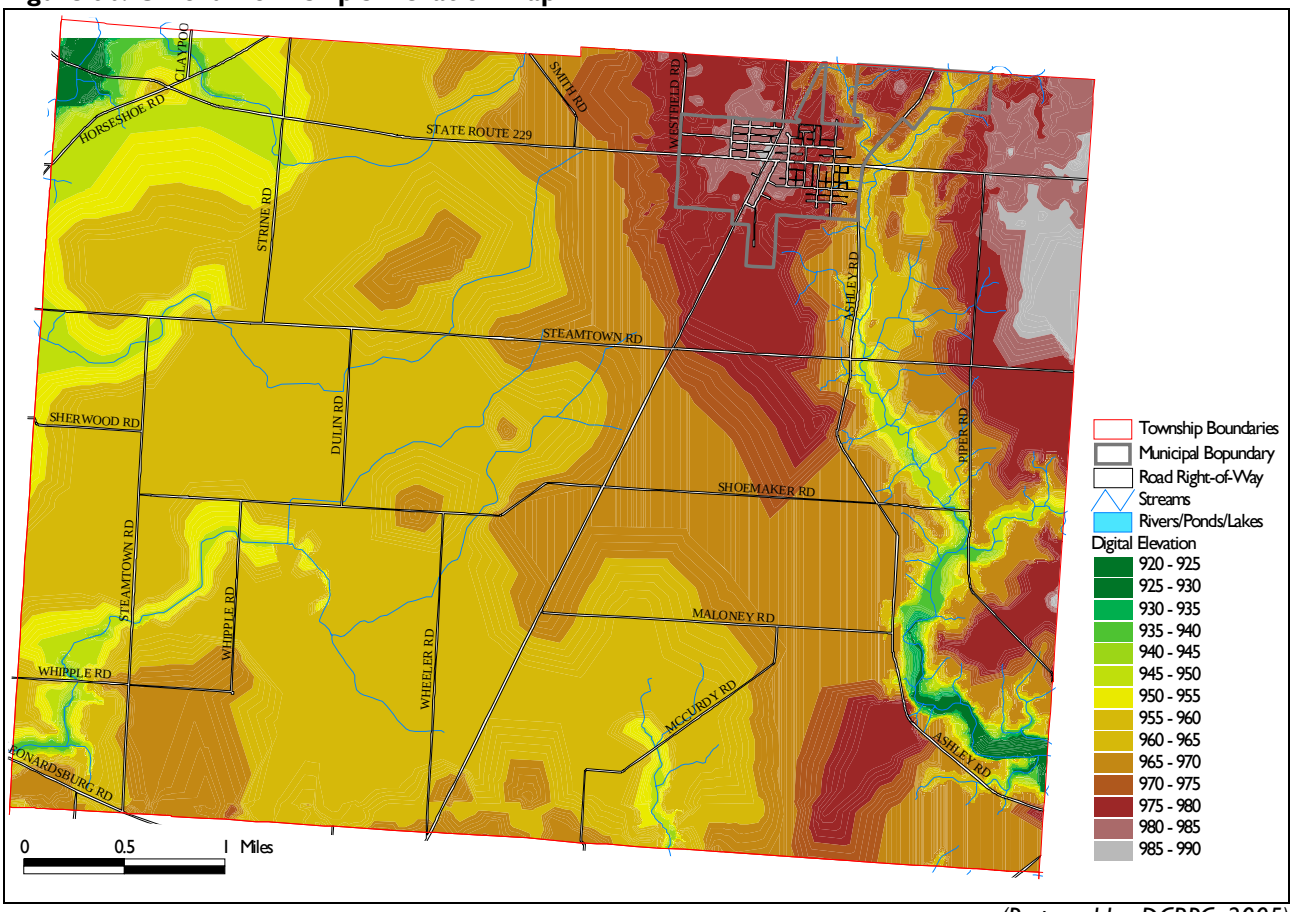


(Prepared by: DCRPC, Watershed data provided by: ODNR, 2005)

B. Topography

The township contains a range of topographic elevations totaling a 70-foot drop from the northeastern edge of the township that is approximately 990 feet above sea-level to approximately 920 feet above sea-level on the southeast edge and northwest corner of the township. The topography map indicates that the majority of the township drains to the west toward Delaware Lake. Lands east of Ashley drain toward the western branch of Alum Creek River. These along with other notable elevations can be seen in Figure 6b. Because the majority of Oxford Township is relatively flat, ravines and ridges should be treasured and considered as an asset to the township.

Figure 6b. Oxford Township's Elevation Map

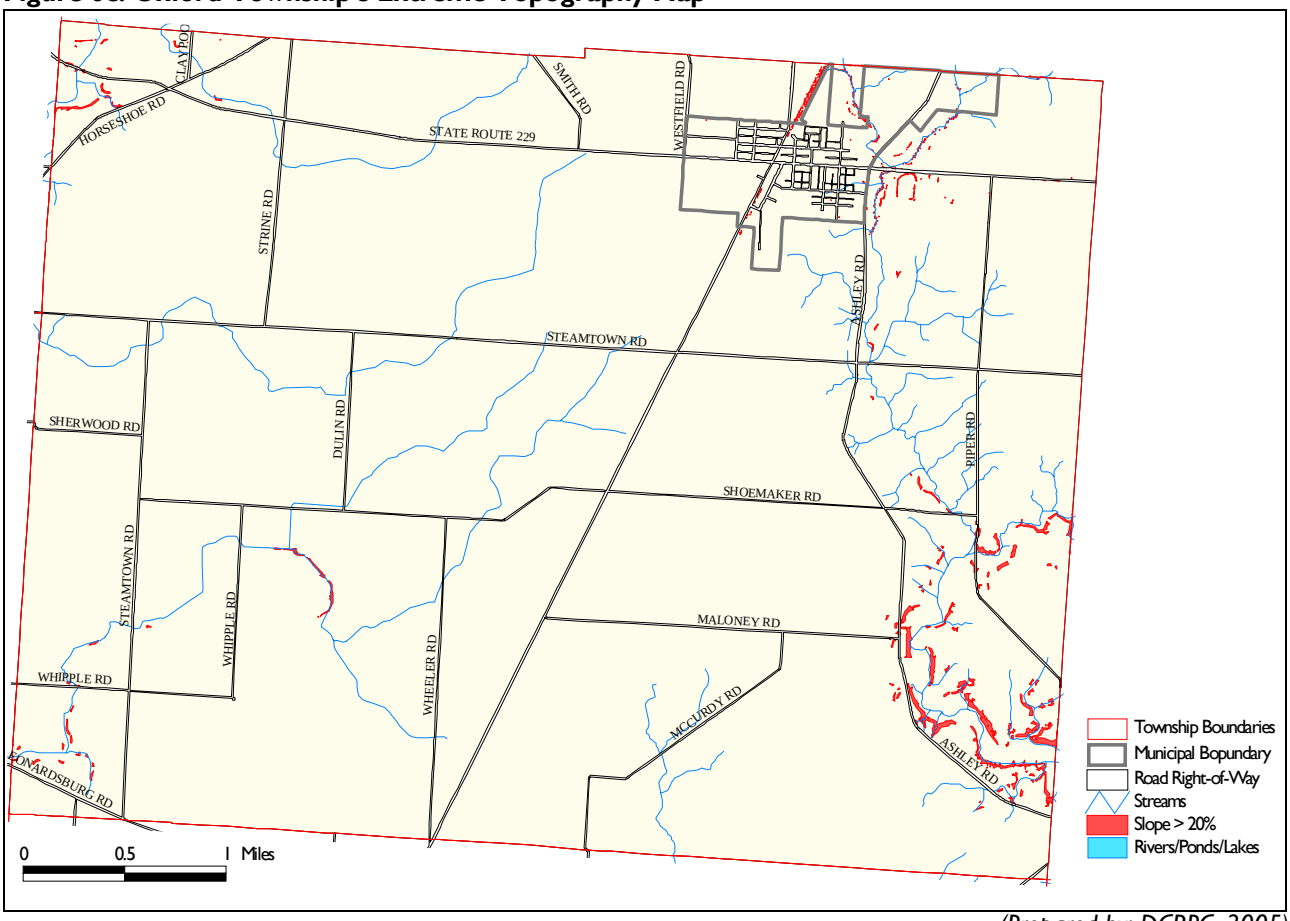


(Prepared by: DCRPC, 2005)

C. Slopes Greater than 20%

Generally roads do not exceed a 10% slope, which may require some lands in Oxford Township to be graded or crossed by method of a bridge or culvert, if developed. Figure 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 rural character.

Figure 6c. Oxford Township's Extreme Topography Map



(Prepared by: DCRPC, 2005)

D. Floodplain

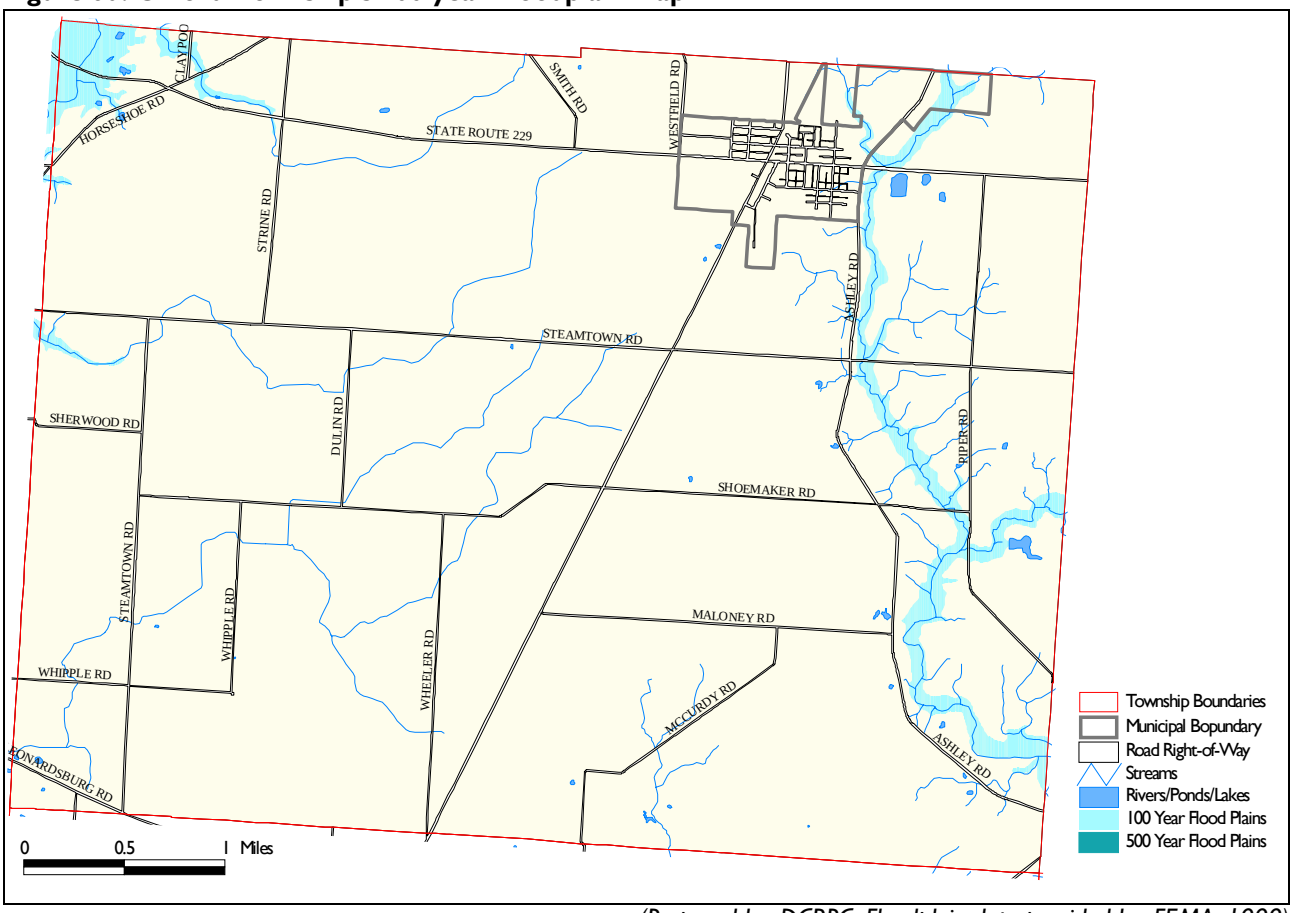
The township contains limited areas in the 100-year floodplain. The only areas included in the FEMA maps are along the western branch of the Alum Creek River and along the Olentangy River in the northwestern corner of the township. None of the current residential structures within Oxford Township appear 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.

Figure 6d. Oxford Township's 100-year Floodplain Map



(Prepared by: DCRPC, Floodplain data provided by: FEMA, 1999)

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.

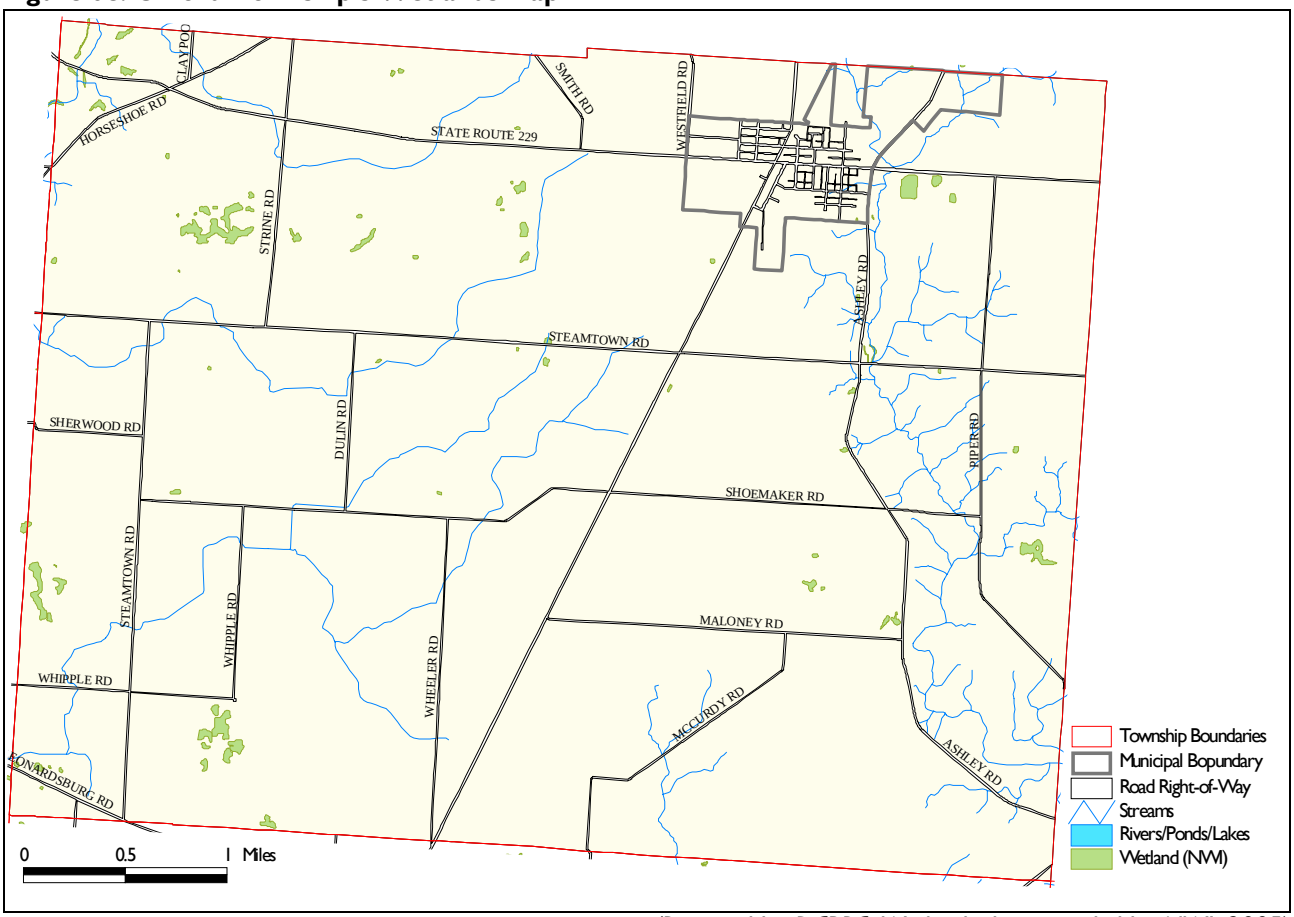
For all these reasons, the 100-year floodplain in Oxford Township should be protected. Some counties have flat floodplains that comprise a great deal of the developable area in the county. In an urban county, where such land is precious, it is understandable, but not advisable, that some filling may 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.

Figure 6e. Oxford Township's Wetlands Map



(Prepared by: DCRPC, Wetlands data provided by: NWI, 2005)

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).

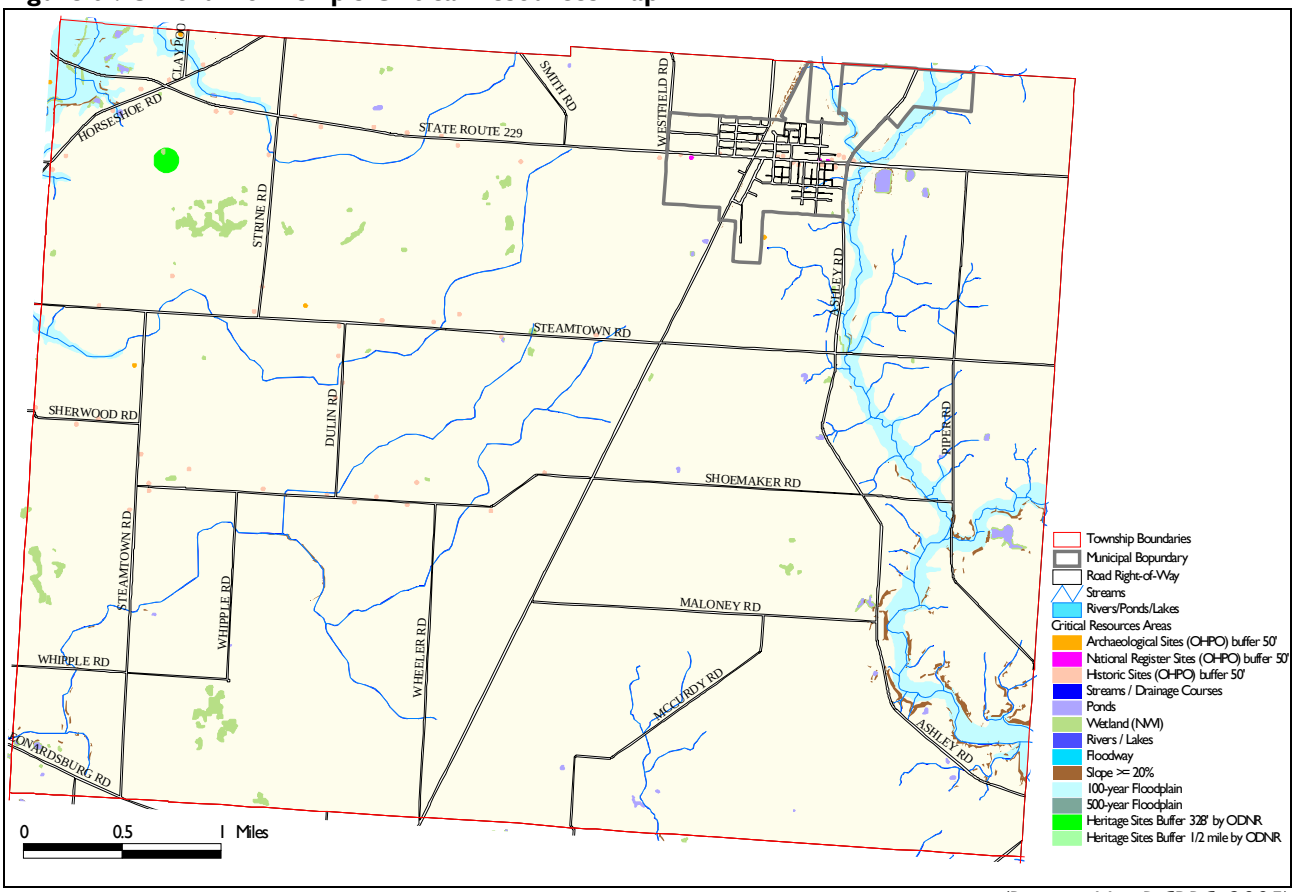
Wetlands serve many of the same functions as floodplains, and similarly deserve protection. Wetlands are natural storm water detention systems that trap, filter and break down surface runoff. Most wetlands in the Oxford Township are old tiled fields and low-lying areas by existing ponds and waterways. 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. Figure 6e 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 (see Figure 6f) 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.

Figure 6f. Oxford Township's Critical Resources Map



(Prepared by: DCRPC, 2005)

G. Soils

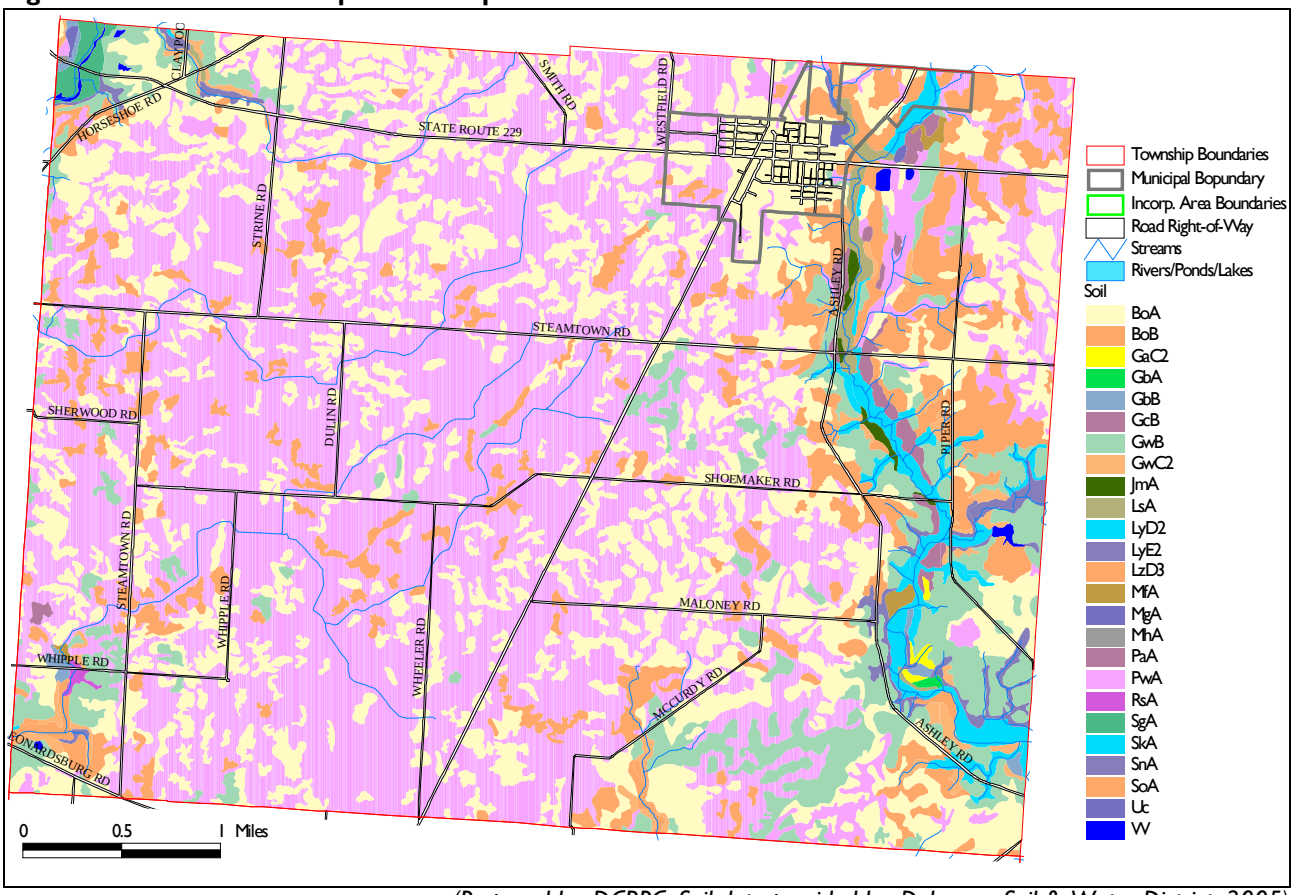
Soils have a physical structure that affects their suitability for development, agriculture, drainage, ponding, flooding and filtering. The dominant soils found in Oxford Township include Pewamo and Blount, which tend to have seasonally high water tables. Figure 6g lists the major soil types of the township, per the Department of Agriculture's Natural Resources Conservation Service.

Figure 6g. Major Soil Types in Oxford Township

Soil Name	Coverage	% of Total	Description
Pewamo (PwA)	6,137.6 acres	47.8 %	Silty Clay Loam, 0-1% slopes
Blount (BoA)	3,566.7 acres	27.8 %	Silt Loam, 0-2% slopes
Blount (BoB)	1,348.3 acres	10.5 %	Silt Loam, 2-4% slopes
Glynwood (GwB)	971.6 acres	7.6 %	Silt Loam, 2-6% slopes

Pewamo soils are dominant in Delaware County and are labeled by the Delaware General Health District as unsuitable for traditional leaching systems. In contrast, these soils are commonly the most suitable for agriculture due to their saturated, clay-like qualities. Properties containing Pewamo soils will not be suitable for development without centralized sewer.

Figure 6h. Oxford Township's Soils Map

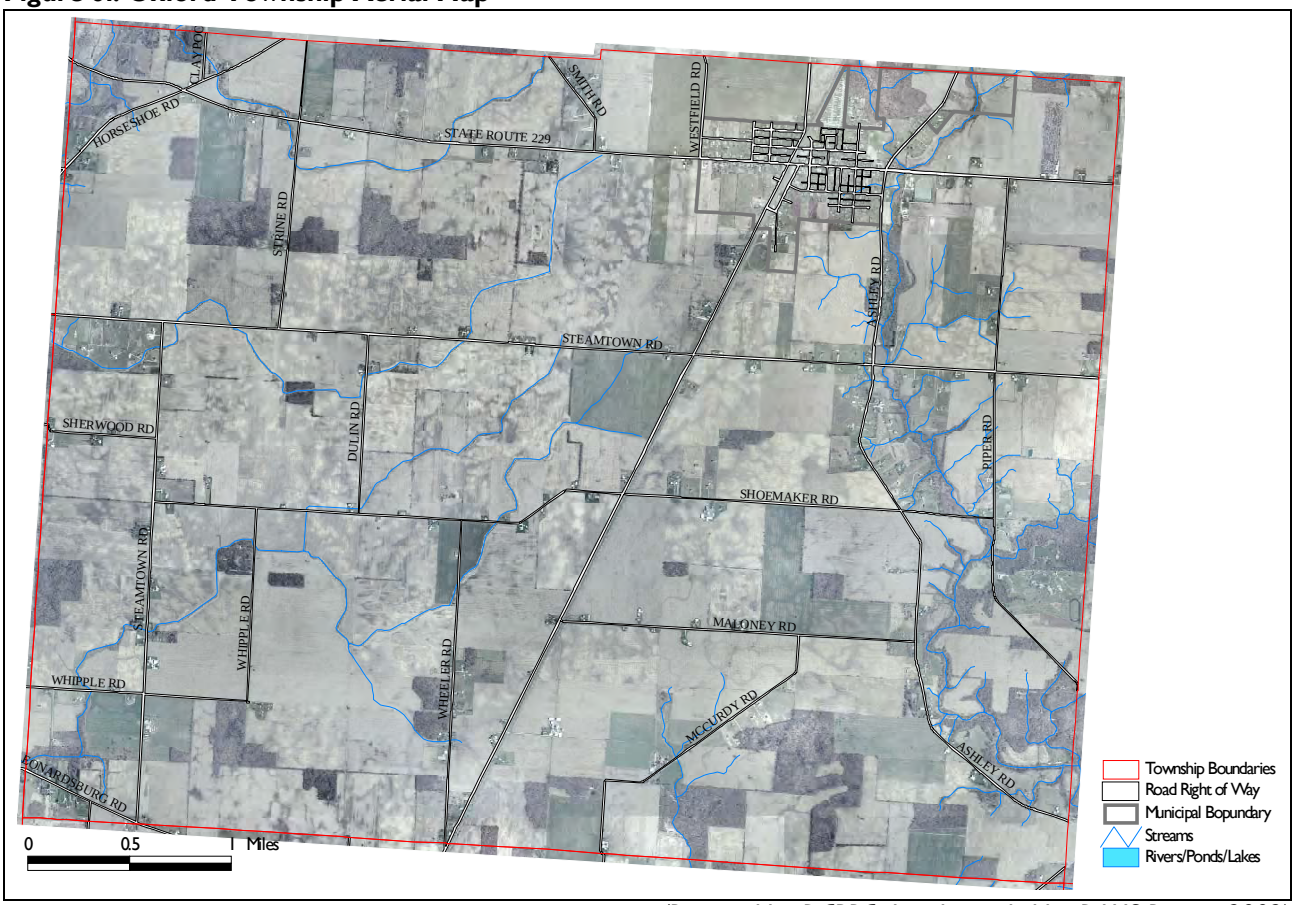


(Prepared by: DCRPC, Soil data provided by: Delaware Soil & Water District, 2005)

H. Aerial Photograph

Although the natural resource maps tell a distinct story about the Oxford Township, a certain story can only be told by driving the township roads and determining those existing (natural) qualities that make it unique. Agriculture, woods and other vegetation may be key elements of the rural character that could be preserved in future development practices. Figure 6i gives a snapshot of these natural resources.

Figure 6i. Oxford Township Aerial Map



(Prepared by: DCRPC, Aerial provided by: DALIS Project, 2002)

Chapter 7: Housing

Housing is generally the leading indicator of quality of life and growth in a community. All but one property are zoned for Farm Residential (FR-1) in Oxford Township. This accounts for 99.9% of the township's total acreage. The FR-1 district permits single-family residential development with a minimum lot size of 2.0 acres. This district also permits temporary housing in mobile homes and limited home occupations.

Providing opportunities for and maintaining a range of housing styles 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 September 2005 of housing units' exterior conditions. The results, as displayed in Figure 7a, categorize the majority (56.9%) of the township's housing stock as "Sound; with no defects." Only 8 houses (2.4%) of the township's housing stock were declared "Dilapidated" in the windshield survey. These homes are not likely inhabited.

Figure 7a. Oxford Township's Residential Housing Conditions (by DCRPC windshield survey)

Type of Housing	Total # of Dwelling Units	Housing Condition (by unit)				
		Sound: No defects	Sound: Slight defects	Sound: Deteriorated	Dilapidated	Uninhabitable
Single-Family	333	193	102	30	8	0
Mobile Homes	6	0	2	4	0	0
Totals	**339**	**193**	**104**	**34**	**8**	**0**
% of Totals	100 %	56.9 %	30.7 %	10.0 %	2.4 %	0.0 %

(Source DCRPC Windshield Survey, September 2005)

The Delaware County Auditor's data depicts that the median residential lot size in Oxford Township is 4.18 acres. The average residence has 1,749 square feet of living area and a value of $161,727. Most homes are one (1) story with six (6) rooms, including three (3) bedrooms and one (1) full bathroom. The Auditor's data also depicts that the median house was built in 1972. Figure 7b pictures some of Oxford Township's newer housing stock.

Figure 7b. A couple newer homes in Oxford Township

The U.S. Census also tracks housing characteristics. The 2000 Census depicted a total housing stock of 334 homes. The Census also labeled 93.4% of the housing stock as single-unit, detached structures, with an additional 3.0% (10 units) consisting of mobile homes. The majority of homes are owner occupied, have at least 6 rooms with gas heat and more than three (3) vehicles. The average house is under mortgage, with a median mortgage payment of $1,155 and a median housing value of $115,300. The Census determined 51 units to be rentals with a median rent cost of $566.

Figure 7c depicts the detailed data that Census provides regarding residential housing characteristics when the Census was taken in 2000. These figures differ slightly from the windshield survey and County Auditor's data, which is to be expected because of the timing difference. These figures are more detailed in nature than what is possible from a windshield survey.

Figure 7c. Oxford Township's Residential Housing Conditions (by 2000 Census)

Subject	Number	Percent	Subject	Number	Percent
Total housing units	**334**	**100.0**	**OCCUPANTS PER ROOM**		
UNITS IN STRUCTURE			**Occupied housing units**	**315**	**100.0**
1-unit, detached	312	93.4	1.00 or less	303	96.2
1-unit, attached	-	-	1.01 to 1.50	12	3.8
2 units	-	-	1.51 or more	-	-
3 or 4 units	-	-			
5 to 9 units	-	-	**Specified owner-occupied units**	**176**	**100.0**
10 to 19 units	-	-	**VALUE**		
20 or more units	12	3.6	Less than $50,000	5	2.8
Mobile home	10	3.0	$50,000 to $99,999	61	34.7
Boat, RV, van, etc	-	-	$100,000 to $149,999	43	24.4
			$150,000 to $199,999	36	20.5
YEAR STRUCTURE BUILT			$200,000 to $299,999	31	17.6
1999 to March 2000	8	2.4	$300,000 to $499,999	-	-
1995 to 1998	31	9.3	$500,000 to $999,999	-	-
1990 to 1994	38	11.4	$1,000,000 or more	-	-
1980 to 1989	9	2.7	Median (dollars)	115,300	(X)
1970 to 1979	61	18.3			
1960 to 1969	39	11.7	**MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS**		
1940 to 1959	30	9.0			
1939 or earlier	118	35.3	With a mortgage	119	67.6
			Less than $300	-	-
ROOMS			$300 to $499	-	-
1 room	-	-	$500 to $699	10	5.7
2 rooms	-	-	$700 to $999	26	14.8
3 rooms	-	-	$1,000 to $1,499	61	34.7
4 rooms	24	7.2	$1,500 to $1,999	22	12.5
5 rooms	46	13.8	$2,000 or more	-	-
6 rooms	121	36.2	Median (dollars)	1,155	(X)
7 rooms	63	18.9	Not mortgaged	57	32.4
8 rooms	48	14.4	Median (dollars)	290	(X)
9 or more rooms	32	9.6			
Median (rooms)	6.3	(X)	**SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999**		
Occupied housing units	**315**	**100.0**			
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	69	39.2
1999 to March 2000	34	10.8	15.0 to 19.9 percent	25	14.2
1995 to 1998	59	18.7	20.0 to 24.9 percent	39	22.2
1990 to 1994	89	28.3	25.0 to 29.9 percent	13	7.4
1980 to 1989	52	16.5	30.0 to 34.9 percent	20	11.4
1970 to 1979	49	15.6	35.0 percent or more	10	5.7
1969 or earlier	32	10.2	Not computed	-	-
VEHICLES AVAILABLE			**Specified renter-occupied units**	**51**	**100.0**
None	10	3.2	**GROSS RENT**		
1	55	17.5	Less than $200	-	-
2	101	32.1	$200 to $299	-	-
3 or more	149	47.3	$300 to $499	8	15.7
			$500 to $749	34	66.7
HOUSE HEATING FUEL			$750 to $999	-	-
Utility gas	44	14.0	$1,000 to $1,499	9	17.6
Bottled, tank, or LP gas	144	45.7	$1,500 or more	-	-
Electricity	56	17.8	No cash rent	-	-
Fuel oil, kerosene, etc	60	19.0	Median (dollars)	566	(X)
Coal or coke	-	-			
Wood	5	1.6	**GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999**		
Solar energy	-	-			
Other fuel	6	1.9	Less than 15.0 percent	10	19.6
No fuel used	-	-	15.0 to 19.9 percent	8	15.7
			20.0 to 24.9 percent	12	23.5
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	-	-
Lacking complete plumbing facilities	2	0.6	30.0 to 34.9 percent	19	37.3
Lacking complete kitchen facilities	2	0.6	35.0 percent or more	2	3.9
No telephone service	-	-	Not computed	-	-

(Source Census 2000)

The township may choose to preserve its aging housing stock by placing homes on the National Registry through the Ohio Historical Society's Historic Preservation Office. Homes placed on the National Registry are protected under the Ohio Revised Code from demolition without consent of the Historic Society. Township 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.

B. Affordable Housing

(The following information on affordable housing is copied from the Poggemeyer Delaware County Affordable Housing Market Study, dated December 16th, 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; (1) the current overall lack of available affordable housing in the County, and (2) 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 new home was 2,265 square feet with at least 3 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 1 bath. Statistics depict the fact that 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.

Figure 7d. Housing Tenure Status (Delaware County 1990 - 2000)

	1990			2000			1990 to 2000 % Change	
	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied
Delaware County	78%	22%	23,116	80% (31,915)	20% (7,759)	39,674	76.8%	53.2%
Ohio	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 Figure 7e. 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%.

Figure 7e. Change in Household Income (Delaware County 1989 - 1999)

	Households		Change	
Income Category	**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)

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).

Figure 7f. Affordable Housing Surplus / Shortage

FY2000 Household Income		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	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
TOTAL		**39,674**			**31,900**	**7,771**	**39,672**	**-2**

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 suitable for Delaware County.

While Oxford Township may not have its "fair share" of Affordable Housing, the need for housing to satisfy those incomes in Figure 7e 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 Oxford Township, the township officials may wish to strategize about provisions for future housing.

C. Future Housing Needs

Market rate (unsubsidized) housing normally is a function of market demand and local zoning. Although Oxford Township currently has limited demand for new housing, the township can take a proactive approach toward planning for its future housing. The impact of new businesses opening in the township 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 Oxford Township, developers will be attracted by the township's lower land costs, proximity to jobs and availability of public water. Growth at that point could be explosive, so the township should be ready. Planning for this future housing demand should promote housing styles that the community favors.

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.

D. 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. This shift has placed a strain on rural roadways, parks, school districts, and other capital facilities. Today Americans are using local housing policy to fill in the gaps of this outdated federal legislation. Communities are using development tools, such as impact fees, to charge developers and home buyers the true cost of developing in the hinterlands.

Impact fees are charges made by a governmental authority on a land developer which offset a proportionate share of public costs of accommodating a proposed development. Ohio Representative Jon Peterson has introduced House Bill 299 (HB 299) to Ohio's 126th General Assembly which, if adopted, will authorize counties, townships and school districts to levy impact fees on new development to finance real property improvements necessitated by new development. This law will require an adopted land use and capital facilities plan to be in place before impact fees can be required. This would, no doubt, be a great benefit to Oxford Township, Delaware County and the Buckeye Valley Local School District.

Oxford Township has the ability to determine the density and type of future housing developments by regulating zoning. A density of one dwelling unit per acre may have many different applications as well. The township may want to consider smaller lot sizes with a requirement for open space dedication to promote cluster or conservation style developments that will preserve farmland and other open space. The township should evaluate its existing and future housing mix to form housing policies that work toward achieving the vision of the community.

Chapter 8: General Economic Conditions

The U.S. has the largest and most technologically powerful economy in the world. The response to the terrorist attacks of September 11th, 2001 showed the remarkable resilience of the nation's economy. The economy is currently suffering from major shifts in national resources toward the military and sharp increases in fuel and energy prices. Other problems facing the nation include inadequate investment in economic infrastructure, rapidly rising medical and pension costs of an aging population, sizable trade and budget deficits, and stagnation of family income in the lower economic groups *(CIA World Factbook 2005).*

A. Regional Economy

Current indicators of Delaware County's economic condition and growth include the rapid growth in the number of real estate parcels and building permits issued within the county. The county now has more than 67,144 real estate parcels, an increase from 37,926 in 1990. Assessed valuation for the County increased 84 percent between 1999 and 2004 to $4.55 billion. Building permits issued in the County were 5,643 in 2004. The pace of growth is further demonstrated by the 21 percent increase over 2003 in the value of new residential and commercial and industrial construction *(Auditor 2004).*

While the population continues to grow, the unemployment rate of the County remains one of the lowest in the State. Compared to a State average of 6.1 percent, Delaware County's 2004 unemployment rate stood at 4 percent. This is due to the stable and diverse business environment in the area. Many of the top ten employers in the County are nationally recognized. Chase Manhattan/Bank One Corporation, Kroger Company, Wal Mart, American Showa, and CIGNA Health Care are examples. The County, Ohio Wesleyan University, the school systems, Grady Memorial Hospital, Sarcom, and Mettler-Toledo also provide a stable base of employment.

The Polaris Fashion Center opened in November 2001 with record-breaking sales receipts. It is Central Ohio's largest retail mall with six anchors and over one hundred fifty stores, is drawing shoppers from all over the Midwest to Delaware County. The mall plus the surrounding retail development continues to generate millions of dollars in sales tax revenue. 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)*.

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. Bank One Corporate Office Center (Polaris) is the largest office building in Central Ohio (2 million square feet).

The Wall Street Journal labeled Delaware County one of the Top 20 "Power Centers of Tomorrow". The Polaris Centers of Commerce, located at the I-71 and I-270 Interchange, continues to boom as new office and retail developments join Chase Manhattan/Bank One Corporation's continued growth at its campus-style office complex, valued at more than $218

million. The nine other industrial parks located throughout the County continue to expand office, commercial, and manufacturing space. Delaware County is also involved in promoting the establishment of enterprise zones and working with area businesses to help pay economic dividends in the future.

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. Due to national shifts in the economy, it is likely to expect service oriented employment to surpass wholesale and retail trades in the coming years.

Figure 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 that create a major impact on the regional economy. Delaware County's ten largest employers in 2004 are listed in Figure 8b. The majority of these businesses are located in the City of Delaware or northern portions of Columbus. Together these businesses employ over 10,000 individuals in Central Ohio.

Figure 6b. Delaware County's Ten Largest Employers

Employer	Employment Sector	# Employees
Bank One Management Corporation	Finance	6,000
Kroger Company	Retail	1,257
Olentangy Local School District	K-12 School System	1,131
Delaware County	Government	968
Wal-Mart Real Estate Business Trust	Retail	795
American Showa, Inc.	Automotive Parts Manufacturer	703
Delaware City School District	K-12 School System	526
Grady Memorial Hospital	Hospital and Medical Services	523
Ohio Wesleyan University	Private Liberal Arts College	498
CIGNA Heath Care	Medical and Dental Insurance Claims	423

(Source Delaware County CAFR, page S26, 2004)

Agriculture

Agriculture is still the largest land use (by acreage) in Delaware County. It is also still a significant, land use in Oxford Township. Delaware County boasts of more than seven hundred thirty active farms with an average size of two hundred thirty acres. Approximately 57 percent of the County's area is still dedicated to agricultural use - and most of it is family-owned. Corn, soybeans, and wheat are the leading crops. Agricultural services were a major employer in the County during

the late 19th Century. However, the category now employs slightly over 1% of the County's population.

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).*

Figure 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)

Figure 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. 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. Oxford Township's Local Economy

The U.S. Census 2000 provides social and economic information by political jurisdiction (see Figure 6f). According to these figures the majority of township residents are in sales and office occupations, including management, professional and related occupations. These jobs are in a wide variety of industries with a median household income of $47,100 and a median family income of $52,727. This totals a per capita income of $20,247 in the township. Women are estimated to earn $22,841 annually where men earn $40,815. The Census estimates that 5% of the township's population is self-employed and two families in the township are living in poverty.

Figure 8f. Social Economic Characteristics of Oxford Township

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**644**	**100.0**
In labor force	403	62.6
Civilian labor force	403	62.6
Employed	392	60.9
Unemployed	11	1.7
Percent of civilian labor force	2.7	(X)
Armed Forces	-	-
Not in labor force	241	37.4
Females 16 years and over	**321**	**100.0**
In labor force	189	58.9
Civilian labor force	189	58.9
Employed	181	56.4
Own children under 6 years	**80**	**100.0**
All parents in family in labor force	34	42.5
COMMUTING TO WORK		
Workers 16 years and over	**389**	**100.0**
Car, truck, or van - - drove alone	343	88.2
Car, truck, or van - - carpooled	33	8.5
Public transportation (including taxicab)	-	-
Walked	-	-
Other means	4	1.0
Worked at home	9	2.3
Mean travel time to work (minutes)[1]	28.1	(X)
Employed civilian population 16 years and over	**392**	**100.0**
OCCUPATION		
Management, professional, and related occupations	106	27.0
Service occupations	37	9.4
Sales and office occupations	117	29.8
Farming, fishing, and forestry occupations	-	-
Construction, extraction, and maintenance occupations	43	11.0
Production, transportation, and material moving occupations	89	22.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	2	0.5
Construction	46	11.7
Manufacturing	66	16.8
Wholesale trade	17	4.3
Retail trade	50	12.8
Transportation and warehousing, and utilities	37	9.4
Information	19	4.8
Finance, insurance, real estate, and rental and leasing	31	7.9
Professional, scientific, management, administrative, and waste management services	7	1.8
Educational, health and social services	44	11.2
Arts, entertainment, recreation, accommodation and food services	43	11.0
Other services (except public administration)	11	2.8
Public administration	19	4.8
CLASS OF WORKER		
Private wage and salary workers	300	76.5
Government workers	71	18.1
Self-employed workers in own not incorporated business	21	5.4
Unpaid family workers	-	-

Subject	Number	Percent
INCOME IN 1999		
Households	**308**	**100.0**
Less than $10,000	2	0.6
$10,000 to $14,999	10	3.2
$15,000 to $24,999	29	9.4
$25,000 to $34,999	52	16.9
$35,000 to $49,999	78	25.3
$50,000 to $74,999	56	18.2
$75,000 to $99,999	53	17.2
$100,000 to $149,999	28	9.1
$150,000 to $199,999	-	-
$200,000 or more	-	-
Median household income (dollars)	47,100	(X)
With earnings	253	82.1
Mean earnings (dollars)[1]	52,177	(X)
With Social Security income	87	28.2
Mean Social Security income (dollars)[1]	10,564	(X)
With Supplemental Security Income	10	3.2
Mean Supplemental Security Income (dollars)[1]	6,000	(X)
With public assistance income	-	-
Mean public assistance income (dollars)[1]	-	(X)
With retirement income	63	20.5
Mean retirement income (dollars)[1]	15,225	(X)
Families	**248**	**100.0**
Less than $10,000	2	0.8
$10,000 to $14,999	10	4.0
$15,000 to $24,999	26	10.5
$25,000 to $34,999	21	8.5
$35,000 to $49,999	62	25.0
$50,000 to $74,999	46	18.5
$75,000 to $99,999	53	21.4
$100,000 to $149,999	28	11.3
$150,000 to $199,999	-	-
$200,000 or more	-	-
Median family income (dollars)	52,727	(X)
Per capita income (dollars)[1]	20,247	(X)
Median earnings (dollars):		
Male full-time, year-round workers	40,815	(X)
Female full-time, year-round workers	22,841	(X)

Subject	Number below poverty level	Percent below poverty level
POVERTY STATUS IN 1999		
Families	**2**	**0.8**
With related children under 18 years	-	-
With related children under 5 years	-	-
Families with female householder, no husband present	**2**	**20.0**
With related children under 18 years	-	-
With related children under 5 years	-	-
Individuals	**4**	**0.5**
18 years and over	4	0.6
65 years and over	-	-
Related children under 18 years	-	-
Related children 5 to 17 years	-	-
Unrelated individuals 15 years and over	-	-

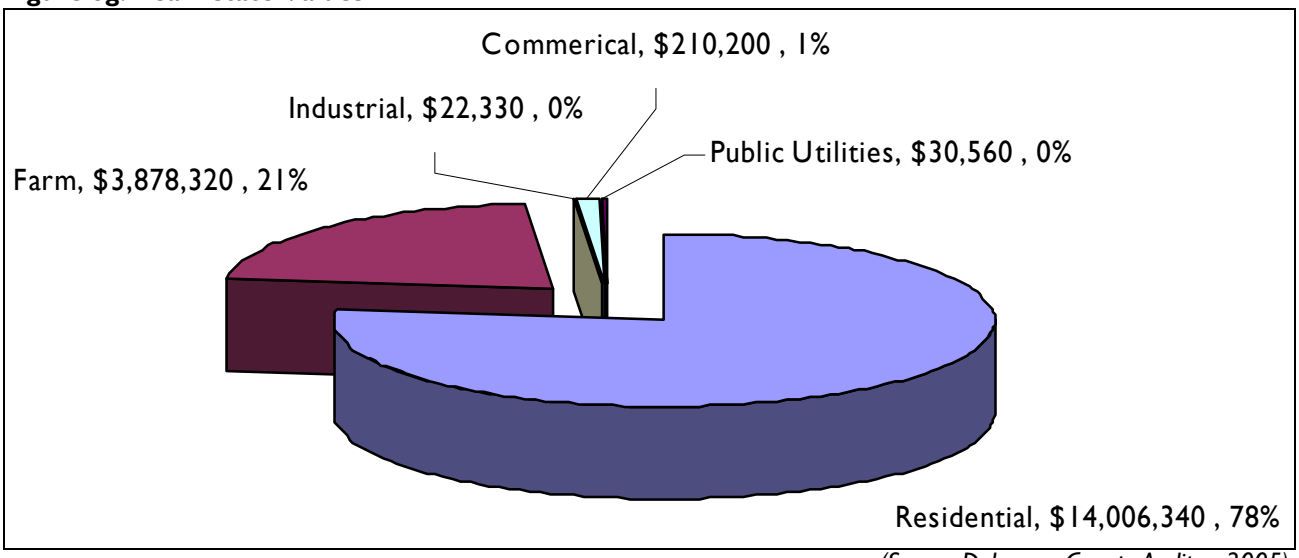
-Represents zero or rounds to zero. (X) Not applicable.
[1]If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.
Source: U.S. Bureau of the Census, Census 2000.

(Source U.S. Census 2000)

According to the Delaware County Auditor's land appraisals (see Figure 8g) for the township, 78% of the township's land value is residentially taxed. The county labels the township's commercial

businesses to be taxed at a total value of $210,200 and industrial businesses at $22,330. This is noticeably lower than the rest of the county's townships.

Figure 8g. Real Estate Values



(Source Delaware County Auditor, 2005)

Businesses that are located in Oxford Township are mostly home occupations; with the exception of Rusk Bros. and the Industrial Automation Service, Inc. Rusk Bros. is a commercial junk yard, east of Ashley, on S.R. 229 and the Industrial Automation Service is an industrial warehouse, west of Ashley, on S.R. 229. The rest of Oxford Township's businesses (see Figure 8h) are either vacant or home occupations that are in the Farm Residential (FR-1) zoning district.

Figure 8h. Commercial and Industrial Uses in Ashley, by Windshield Survey

Aerial Photograph	Business Name	Business Description
	Poston Operating Co., Inc. 5975 State Route 229 Ashley, Ohio 43003 Landowner: Poston, Elias M. & Therese	Vacant industrial building.
	Rusk Bros. 6677 State Route 229 Ashley, Ohio 43015 Landowner: Rusk Brothers Partnership	Commercial junk yard.

	Oxford Automotive 5335 Maloney Road Delaware, Ohio 43015 Landowner: Church, Richard & Nancy (Trustees)	Home occupation. Automobile repair shop
	Red Barn Enterprises 7450 Ashley Road Ashley, Ohio 43003 Landowner: Shaw, Ruth E.	Home occupation. Lawn mower sales and services.
	Industrial Automation Service, Inc. 4590 State Route 229 Ashley, Ohio 43003 Landowner: Greer, Thomas D.	Industrial.
	The Body Works Collision Repair 8641 U.S. Highway 42 Ashley, Ohio 43003 Landowner: Blair, Charles A. & Cynthia T.	Home occupation. Automobile repairs.

(Source DCRPC 2005)

Oxford Township and the Village of Ashley have possibilities for new economic development and redevelopment. Ashley has planned the development of a 45-acre industrial park on U.S. 42 north of the village. This land is currently in Oxford Township. They also recommended service-type commercial businesses south on U.S. 42. There is a possibility for the township to approach Ashley and join efforts to develop these two economic corridors with a cooperative agreement.

C. Economic Development Opportunities

Oxford Township could apply economic development initiatives in areas of the township that are suitable for such development. Specifically the township may:

- Investigate the possibility of a Joint Economic Development District (JEDD) with the Village of Ashley for lands that could be jointly served by utilities and other needs without annexation.
- Promote home occupations, so that commercial businesses have less of a direct impact on one area of the township.
- 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.

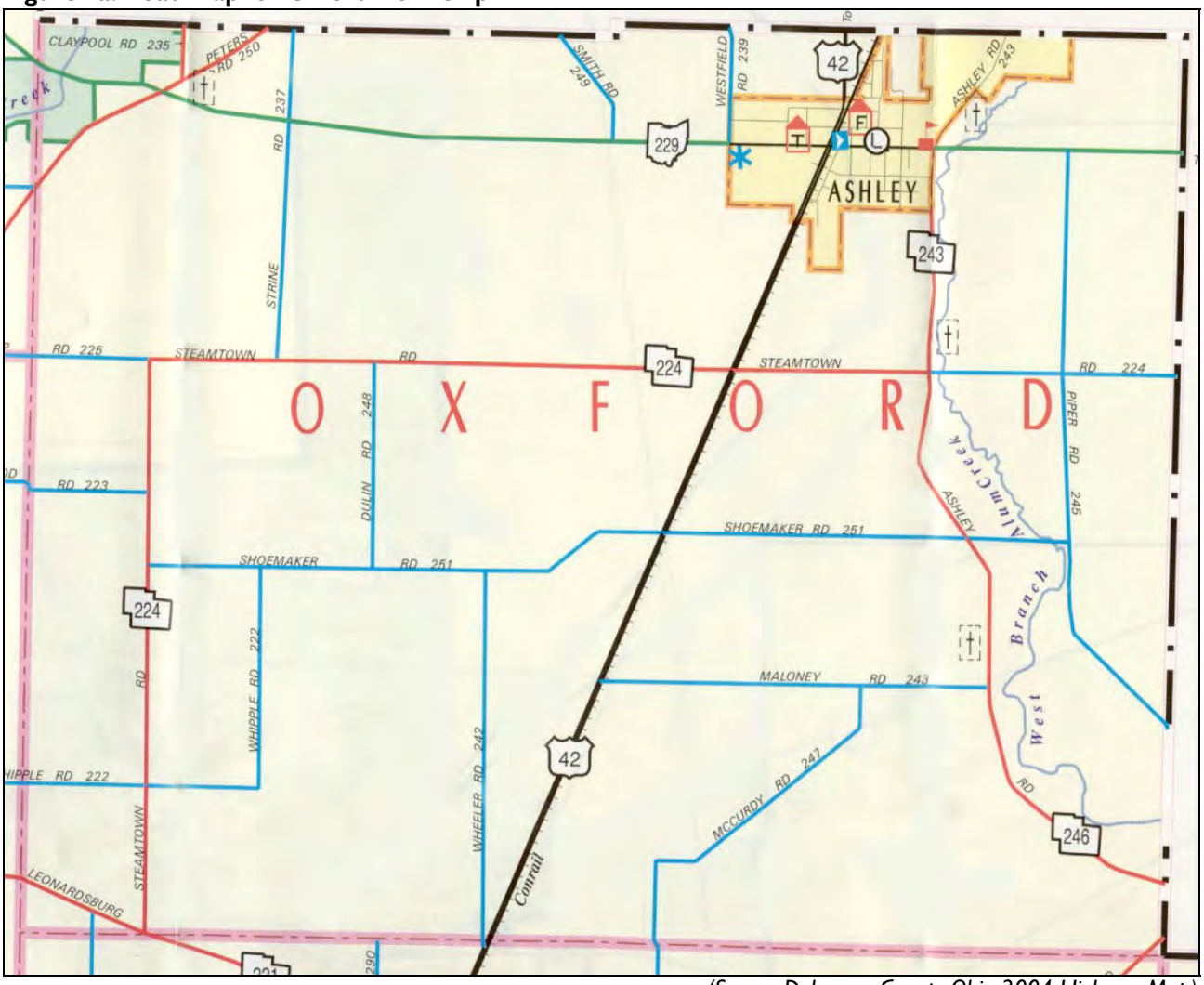
Chapter 9: Transportation

The township's roads define its character. This chapter includes an inventory of Oxford Township's existing transportation network and methods for measuring future transportation needs. Without a plan for future roadways, the township will be unable to reserve needed paths for thoroughfares as houses are built and land is further divided. As the township determines its vision for the future, efforts should be focused on maintaining good levels-of-service (LOS) on their roadways.

A. Federal & State Routes

U.S. Highway 42 bisects Oxford Township and the Village of Ashley on its path from Delaware to Mt. Gilead. Ashley is centered on the intersection of United States Highway 42 (US 42) and State Route 229 (SR 229). District VI of the Ohio Department of Transportation (ODOT) maintains both of these highways, except for portions within the Village's corporation limits. US Route 42 travels north/south through the township, following the western side of the Conrail railroad tracks. SR 229 travels east/west *(see Figure 9a)*.

Figure 9a. Road Map for Oxford Township



(Source Delaware County Ohio 2004 Highway Map)

To address Delaware County's increased traffic demands, the Ohio Department of Transportation and the City of Columbus are building a new adjoining interchange at Polaris Parkway on Interstate 71. This project will be completed by the summer of 2006. Other interchanges are being considered at Big Walnut Road and S.R. 521.

B. County & Township Roads

The Delaware County Engineer's office maintains a number of roadways in Oxford Township, including:

- Ashley Road (CR 243 & CR 246)
- Leonardsburg Road (CR 221)
- Peters Road (CR 250)
- Steamtown Road (CR 224)

Figure 9a. Ashley Road

The Oxford Township Trustees are charged with maintaining several roadways, including:

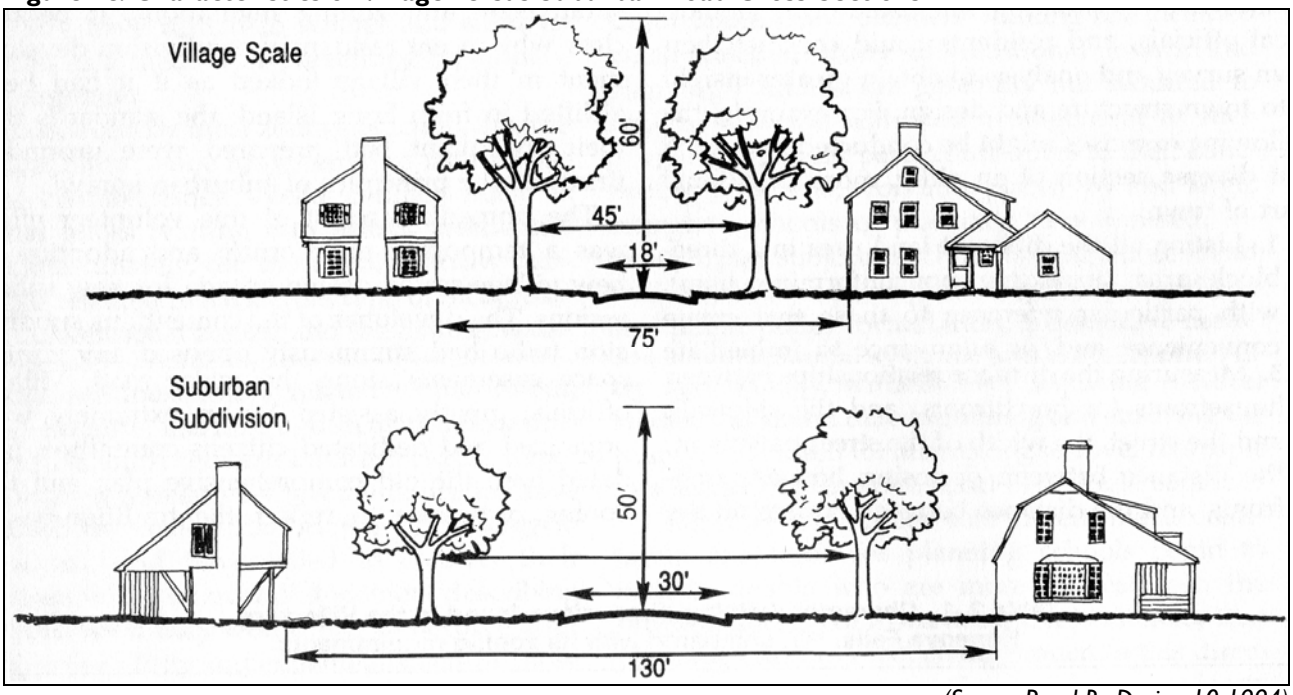
- Bishop Road (TR 225)
- Maloney Road (TR 243)
- McCurdy Road (TR 247)
- Piper Road (TR 245)
- Sherwood Road (TR 223)
- Shoemaker Road (TR 251)
- Smith Road (TR 249)
- Steamtown Road (TR 224) portion
- Strine Road (TR 237)
- Westfield Road (TR 239)

- Wheeler Road (TR 242)
- Whipple Road (TR 222)

Figure 9b. Shoemaker Road

Village streets typically have a more "human," pedestrian scale than conventional rural or suburban roads. Village streets (see Figure 9c) 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. The township may wish to consider different recommendations for street cross-sections in areas where such village character is desired. Upon annexation of any new territory the maintenance of existing roadways becomes the city or village's responsibility.

Figure 9c. Characteristics of Village versus Suburban Road Cross-Sections



(Source Rural By Design 10 1994)

D. Public Transportation

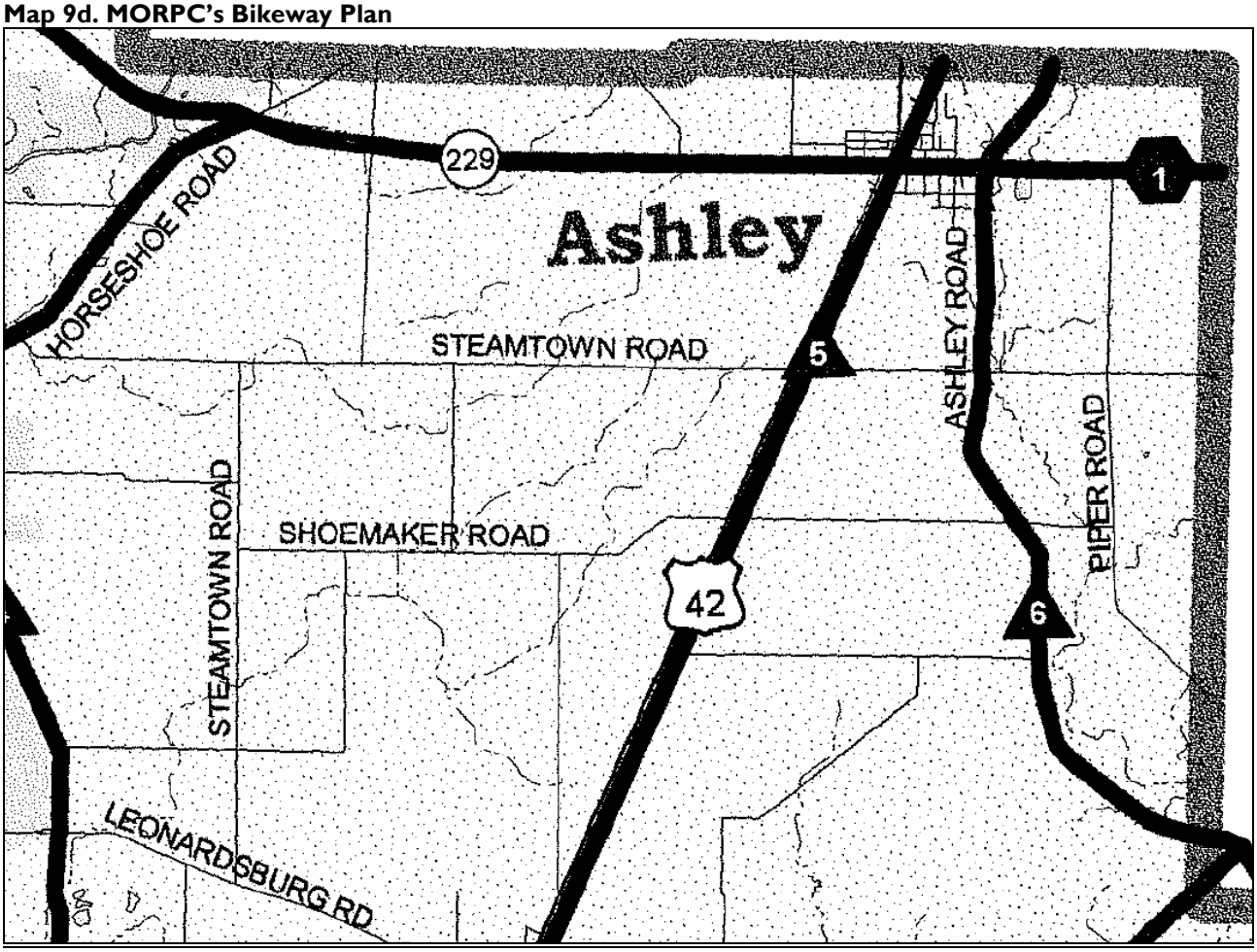
The Delaware Area Transit Authority (DATA) provides non-scheduled, non-routed public transportation for Delaware County residents. DATA and U.S. Census statistics show only three (3) residents of the Village who use this service regularly. DATA is reorganizing its services to provide regular routes from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

Although it is understood that the majority of individuals will continue to travel by method of their own private automobile, the township might wish to consider working with DATA to survey local residents to determine if more regularly scheduled routes are desired. The township and Village of Ashley contain 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

Oxford Township currently has no pedestrian connection with adjacent jurisdictions, other than the rural roadways where residents have expressed concerns about safety. 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. MORPC has proposed bikeways along thoroughfares that cross through the township (see Figure 9d). The township may desire to incorporate these recommended routes into the recommendations of this comprehensive plan.

Map 9d. MORPC's Bikeway Plan



(Source MORPC 2003)

The township may also want to consider the 2001 Brown Township Comprehensive Plan's recommendation for 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 Oxford Township.

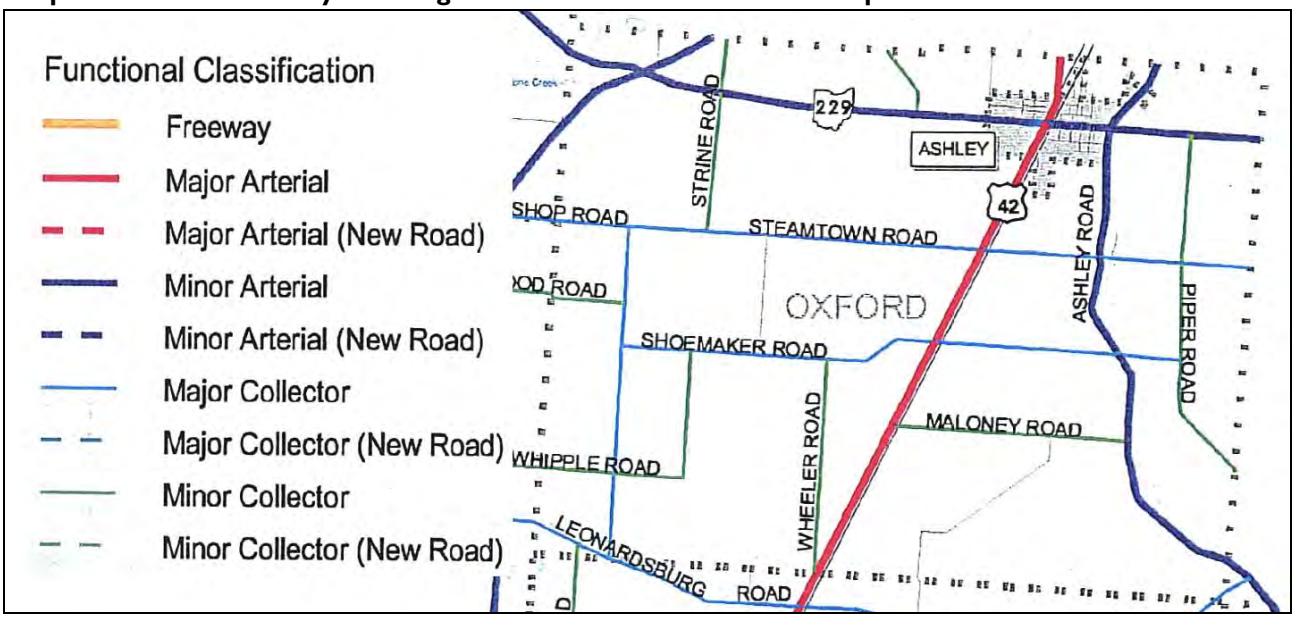
F. Future Street Management and Issues

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

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 Oxford Township. While no roads were specifically listed for necessary improvements, general recommendations were made by the plan for each road by classification (see Figure 9e) and major consideration was given to current traffic counts (see Figure 9f).

Map 9e. Delaware County Thoroughfare Plan Road Classification Map



Access Management

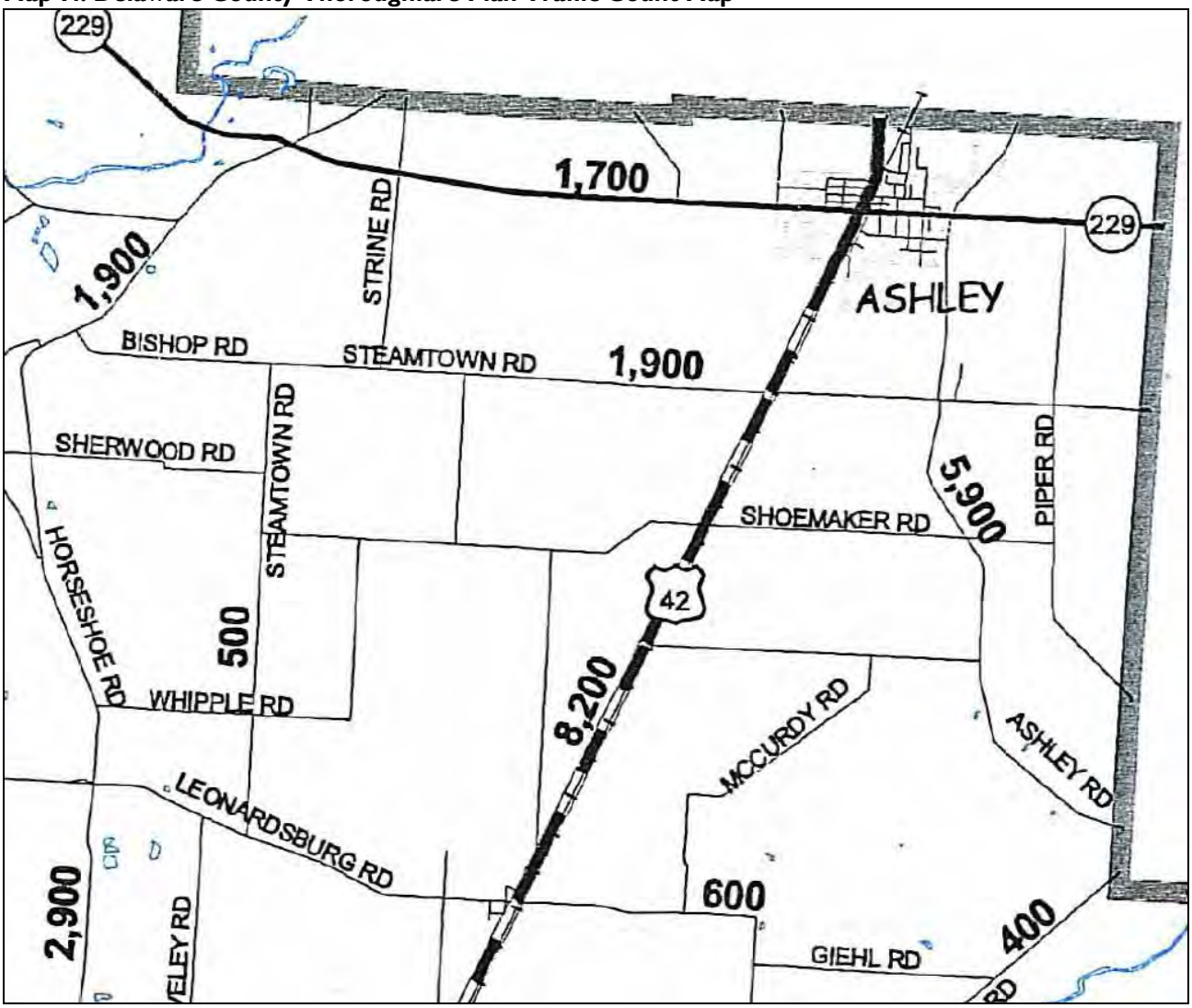
Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has authority for restricting access to state highways. According to ODOT, poor access management can reduce highway 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.

Map 9f. Delaware County Thoroughfare Plan Traffic Count Map



The US 42 & SR 229 corridors offer potential commercial tax base for Oxford Township. For commercial corridors, access management is imperative. Access management practices are appropriate for driveway cuts on all arterial roads. Oxford Township may wish to 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.
- Traffic Impact: New development proposals should be assessed for their trip generation. As a general rule, if the trip generation is more than 1,000 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: As discussed in Chapter 7, the township may have the ability to impose impact fees in their future, where 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 township. The Supreme Court found in the case of Home Builders Association of Dayton v. Beavercreek (89 Ohio State 3d 121) 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

Oxford Township residents currently have access to public water, electric, and telephone services. Limited natural gas, cable, and high speed internet connections are also available to township residents. Township wastewater is processed by private on-lot sewage treatment systems.

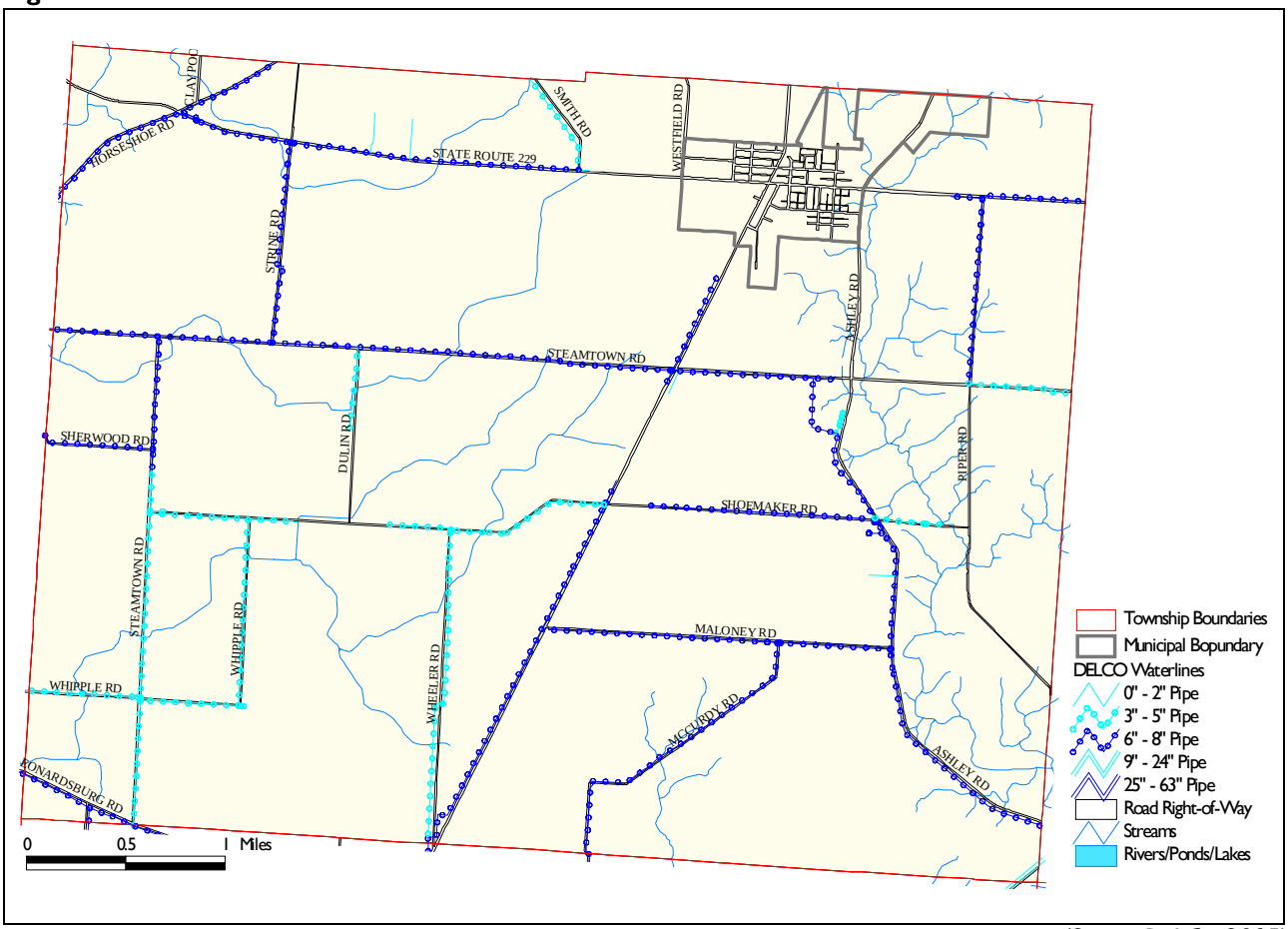
When preparing the Comprehensive Plan, the key utility questions are:

- What utility services are available (i.e. water, electric, gas, etc.)?
- What is the current capacity for utility services?
- What are the anticipated service areas?
- What densities (units/acre) or land uses could be supported by utilities?

A. Water

Del-Co Water Company serves most residences in the township, including homes within the Village of Ashley. The current tap fee for new service is $4,100. Del-Co has the ability to expand capacity as more water taps are added to their lines. Figure 10a 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. This should be considered when recommending densities in the township.

Figure 10a. Del-Co Waterlines



(Source Del-Co, 2005)

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.

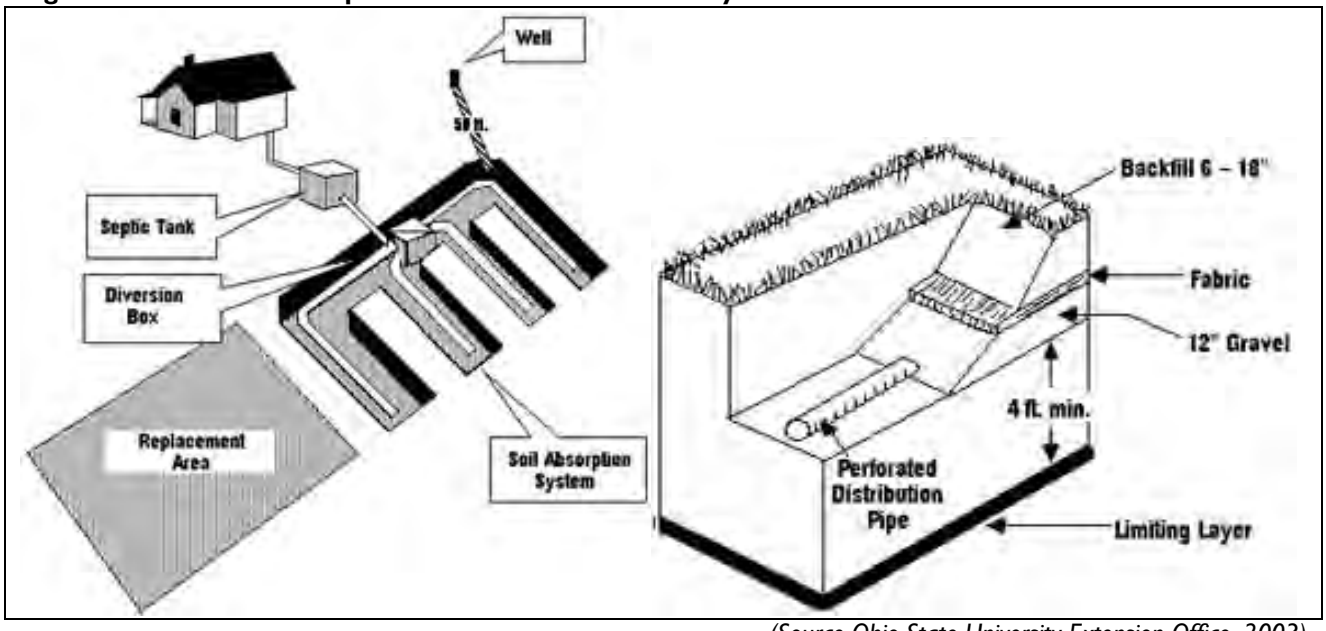
The rapid growth of Delaware County has strained water treatment capabilities during summer months. Del-Co has a current daily treatment and pumping capacity of 17 million gallons per day (mgd). In May of 1999, with a minor drought, demand was 13mgd, with approximately 9 mgd attributed to lawn watering.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

B. Sewage Treatment

Township residents are served by private on-lot sewage treatment systems. These systems range from tanks discharging in septic fields to tanks discharging to aerator processors. The Delaware County General Health District reviews all applications to install sewage treatment systems. The majority of township residents are served by traditional septic systems that discharge to a leach field, as pictured in Figure 10b.

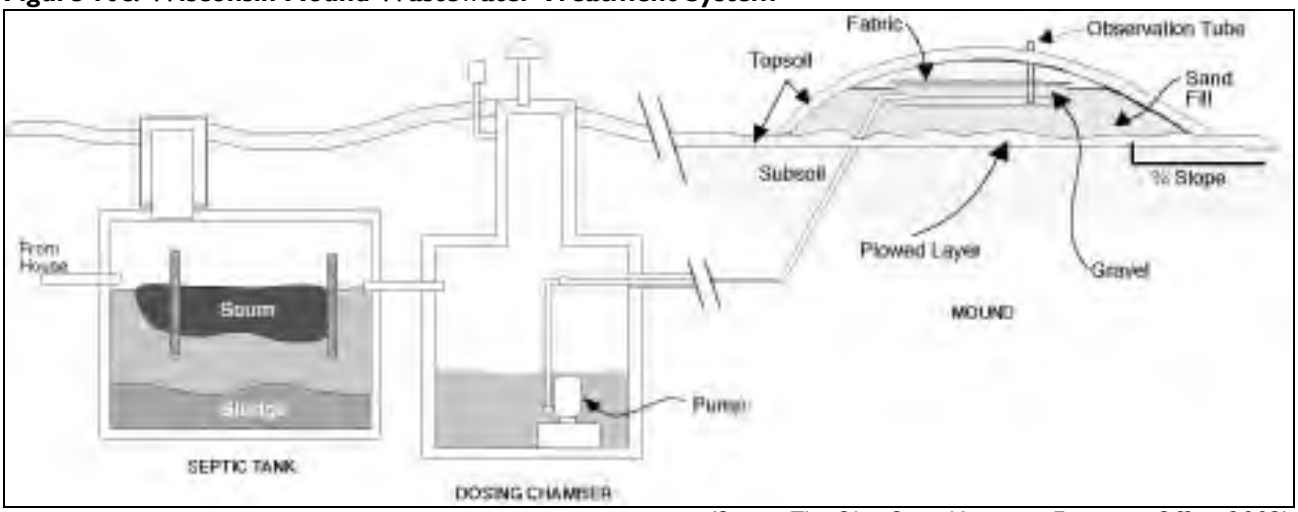
Figure 10b. Traditional Septic Wastewater Treatment System



(Source Ohio State University Extension Office, 2003)

The Ohio State University Extension Office has indicated that 95% of soils in Delaware County are not suitable for traditional leach field wastewater treatment systems. Due to this statistic, the Delaware General Health District adopted new sewage rules in 2005 to require more effective systems on these inadequate soils. The mound system (see Figure 10c) and drip systems have become more popular methods of wastewater treatment. These systems are approvable on a larger variety of soils and consume less land area than the traditional leach system. Due to the technology required to make them more effective, the price of the system is much more than the traditional system.

Figure 10c. Wisconsin Mound Wastewater Treatment System



(Source The Ohio State University Extension Office, 2003)

Ashley's sewer plant serves 560 homes within the current village municipal boundaries and a few homes along Ashley Road between the treatment plant and the village. This plant currently has an infiltration problem, like many other aged systems and will need upgraded before service is expanded. The Ohio EPA regulates any expansions and uses the following chart (see Figure 10d) to indicate the relative impact of a land use on the plant. These same calculations should be used in planning land uses in the township to determine if a proposed system would be adequate.

Figure 10d. 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)

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

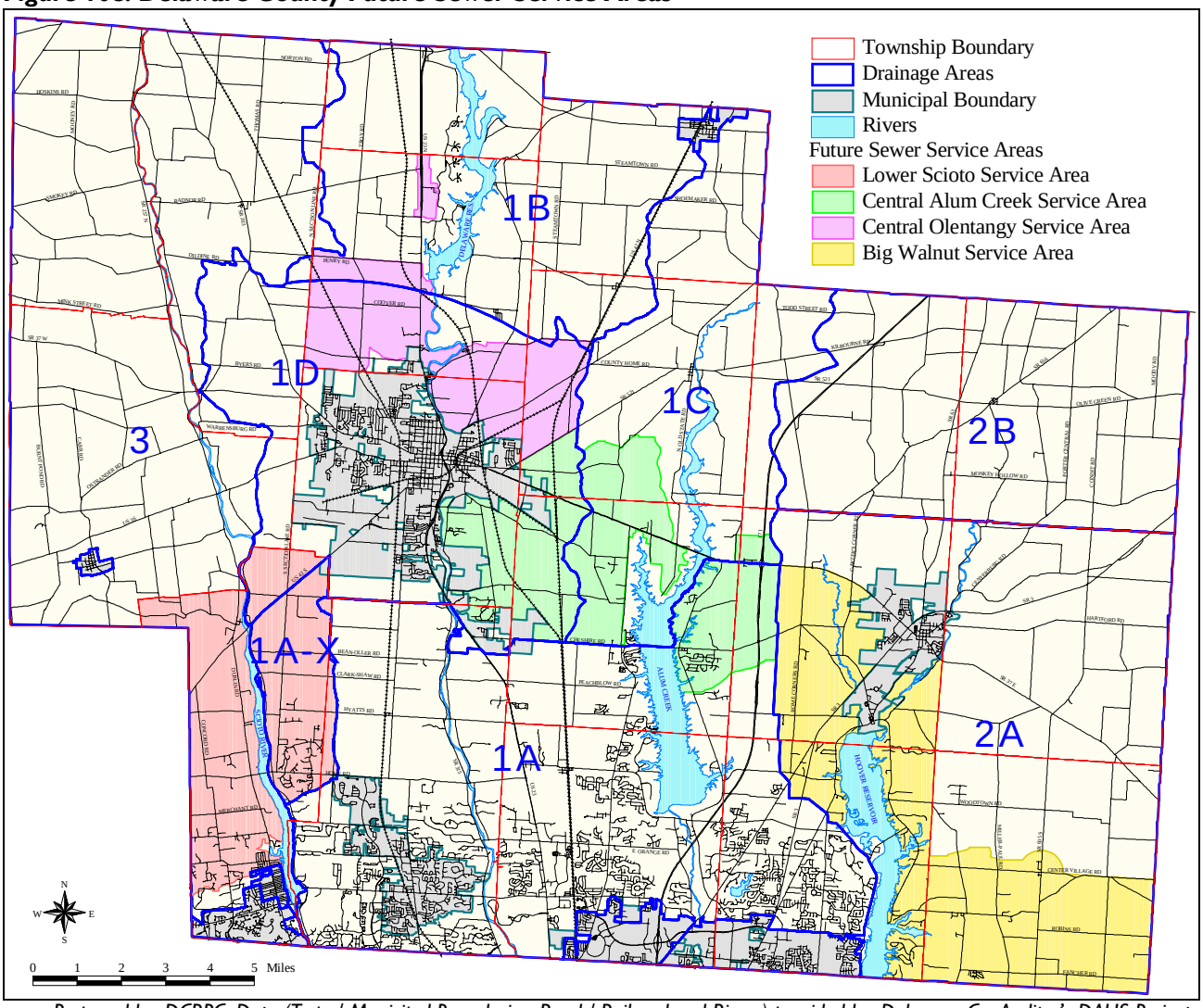
The Delaware County Sanitary Engineer's Office maintains sanitary sewer systems outside of the County's municipal areas. The County's current sewer district is south of the City of Delaware between the O'Shaughnessy Reservoir and the Hoover Reservoir. As development continues in Delaware County, a Sewer 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 Figure 10e) 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 2006.

Oxford Township indicated during the sewer planning process that they did not desire sewer service, so it is not included in the recommended service areas for the County. The Village of Ashley has considered plant expansion and the possibility of developing a regional treatment plant. In the 2004 Village of Ashley Comprehensive Plan the village indicated that they choose to serve areas within their planning areas prior to any annexation request being approved outside the planning areas. Their planning areas extend from Westfield Road to the west to Piper Road on the east and from the county line on the north to the Conklin farm on the south.

The City of Delaware has planned for sewer service to extend north to Kelly-McMaster Road. As growth occurs, the city's Public Utilities Department is planning for its future by upgrading utility services for larger service areas. The city is currently upgrading its treatment plant from a capacity of 6 million gallons-per-day to 10 million gallons-per-day. This project began in 2004 and is anticipated for completion in 2006. With a total price tag of $25 million, this project will likely only satisfy growth for a short period of time before new improvements are needed.

Figure 10e. Delaware County Future Sewer Service Areas



Prepared by: DCRPC, Data (Twp. / Municipal Boundaries, Road / Railroad and Rivers) provided by: Delaware Co. Auditor's DALIS Project.

C. Storm Water Management

Storm water management is reviewed by the Delaware County Engineer's Office for subdivisions and road construction. The Delaware County Soil and Water Conservation District maintains ditches and storm water detention/retention ponds by agreement with the Delaware County Engineer's maintenance program.

D. Electric

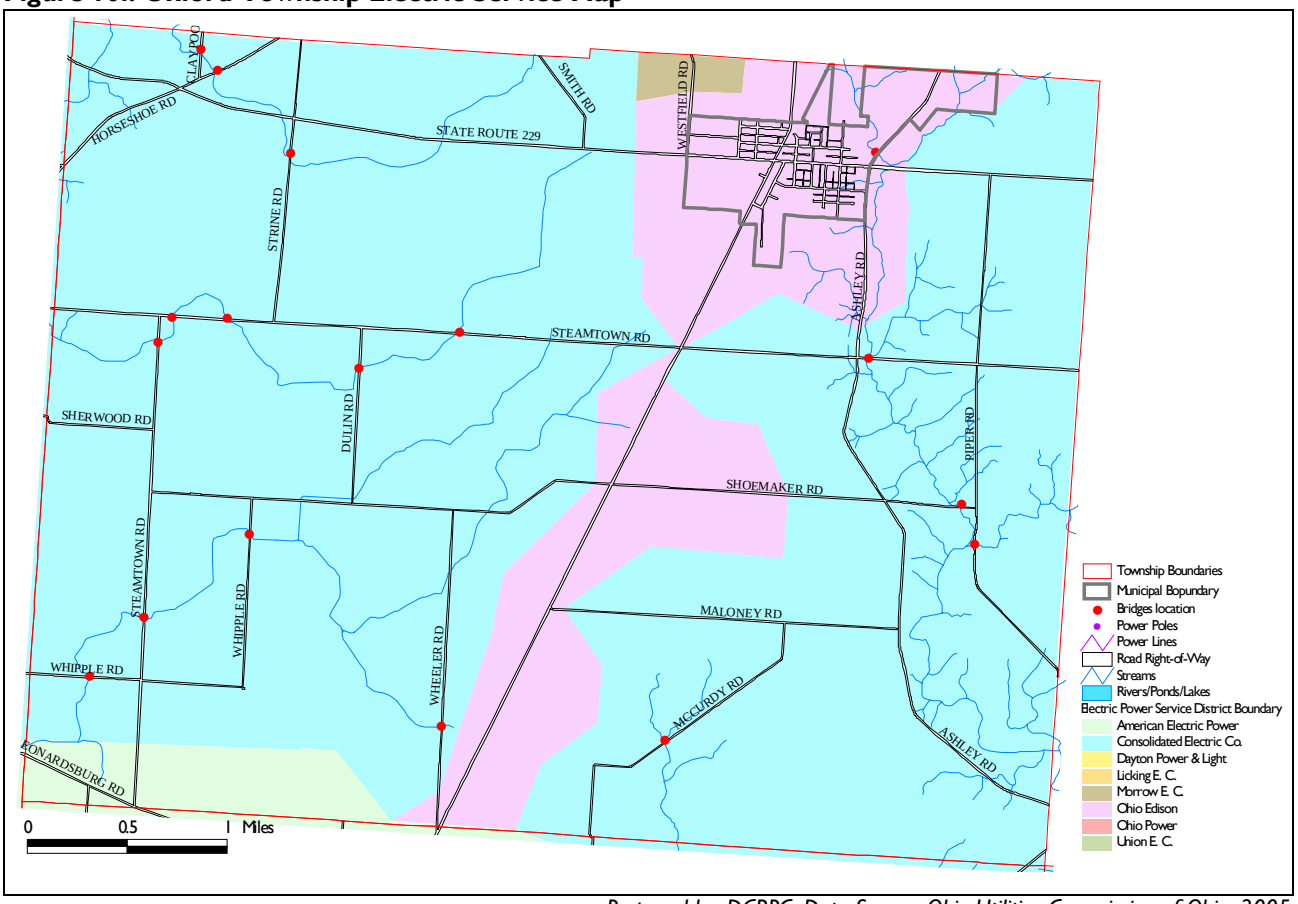
Consolidated Electric Cooperative, Inc. supplies electric service to the majority of Oxford Township (see Figure 10f). Consolidated Electric Co. is an electric distribution cooperative serving the electric energy needs of more than 15,000 members in eight counties of north central Ohio: Delaware, Franklin, Knox, Licking, Marion, Morrow, Richland, and Union. There are no capacity restrictions or limitations for any of these companies known at the time of this plan preparation.

The First Energy Corporation, headquartered in Akron, Ohio, provides electricity to the Village of Ashley and other areas along U.S. 42 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 township's northern boundary may also be served by Morrow Electric Company or American Electric Power on the township's southwestern boundary.

Figure 10f. Oxford Township Electric Service Map



Prepared by: DCRPC, Data Source: Ohio Utilities Commission of Ohio, 2005

E. Gas

Columbia Gas of Ohio, a division of NiSource Inc., supplies natural gas to the Oxford Township. 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 some Oxford Township residents. Every parcel in the township has access to telephone lines. A variety of cellular service providers also serve the township. Internet services are available through dial-up providers however high-speed broadband technologies are currently limited. Such technologies should be encouraged in the township's economic 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. Oxford Township's community facilities serve its surrounding townships, while township residents are also served by facilities outside the township boundaries.

A. Schools

Oxford Township 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 10 to 15-minute drive from township residents.

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. Figure 11b 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.

Figure 11b. 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**
Total	**378**	**256**	**340**	**543**	**714**	**2,231**

**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 Figure 11c). 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.

Figure 11c. 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
Total	**2,206**	**2,303**	**2,302**	**2,332**	**2,345**	**2,265**	**2,235**	**2,221**	**2,219**	**2,257**
Change	+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 Figure 11d). 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.

Figure 11d. 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
Total	**2,453**	**2,533**	**2,732**	**2,730**	**2,818**	**2,940**	**3,056**	**3,209**

**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. Figure 11e illustrates the general lack of funding in the Buckeye Valley district payable toward educational expenses.

Figure 11e. 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		
Totals	**$7,150**	**Totals**	**$6,665**

(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, there may be call for growth controls, or limitations on residential building permits (moratoriums). A series of 1970s 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.

Ohio law does not provide for building moratoriums in townships (see *Ohio Planning and Zoning Law, Meck and Pearlman, The West Group, Section 11.27-11.28*). Cities and villages in Ohio have home rule authority which "provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth" *(Meck and Pearlman)*.

Since townships in Ohio don't have the authority either to control their growth by moratoriums, or to impose impact fees, their own recourse to overly rapid growth is to control the timing of zoning. Oxford Township may wish to use the schools as one additional indicator of critical facilities that need to be monitored in making zoning decisions.

B. Libraries

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

The Ashley Wornstaff Library (see Figure 11f) 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 the area develops.

Figure 11f. Ashley Wornstaff Library (302 East High Street, 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 4th 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

Oxford Township is policed by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware City on State Route 42. DCSO reported 228 calls for service in Oxford Township for 2004. Delaware County Sheriff's Office Patrol Division provides law enforcement services to an estimated 125,000 residents in Delaware County. The Delaware County Jail has been in operation at its present site since January 1988. The jail was originally designed to house fifty men and eight women. In 1991, it became necessary to double bunk the remaining block. Currently the jail can house eighty-nine male inmates and fourteen female inmates. The Commissioners have approved a $7 million jail expansion, which will allow for the housing of 96 more male and 24 more female inmates.

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. The Ashley Police Department reports slightly over 200 runs annually. DCSO also 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

Fire service is provided by the Elm Valley Joint Fire Department, located on East Taylor Street, and the Tri-Township Fire Department, located east of Delaware on U.S. 36/37.

Elm Valley provides fire protection to southern Morrow County, northern Delaware County and Waldo with 3 full-time and 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, heat-sensing camera and 1 boat. Insurance Services Office, Inc. (ISO) ranks Ashley and Oxford Township homes 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

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

The nearest hospital is Grady Memorial Hospital, located on Central Avenue in the City of Delaware. 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.

Morrow County Hospital (MCH) is located 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.

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

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

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 11g. Delaware County EMS Station #5 (West High Street, Ashley)

F. Township & Municipal Buildings

The Oxford Township Hall (see Figure 11h) was built in 2002 at 5125 Shoemaker Road to provide a larger meeting room and expanded community facilities. The hall facility provides one large meeting room, kitchen area and restroom facilities that are available for banquet-style events. This facility is surrounded by recreational fields, courts and a shelter house for community functions. The recreational uses of the township hall property are further explored in Chapter 12.

Figure 11h. Oxford Township Hall (5125 Shoemaker Road, Ashley)

The Ashley Municipal Hall, located at 101 East High Street, also provides a meeting area that is commonly used by community organizations.

G. Ashley Post Office

The Ashley Post Office is located at 100 East High Street. This post office supplies delivery to addresses in the 43003 zip codes (including the northern two-thirds of Oxford Township). The Post Office runs 2 routes with a total of 1,185 delivery locations. The remaining township residents in the 43015 zip codes are served by the Delaware City Post Office at 35 S. Liberty Street.

H. Recreation Unlimited

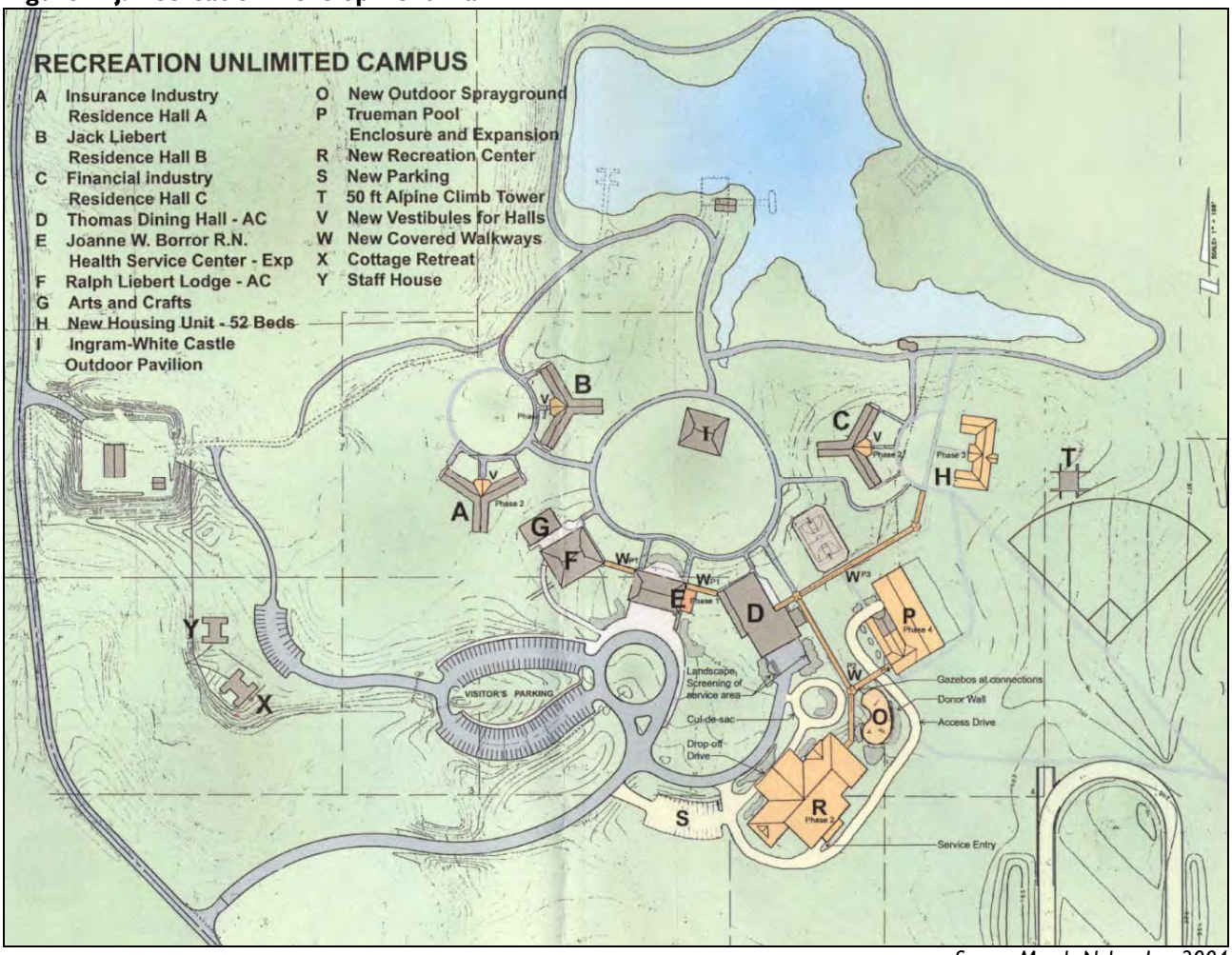
Recreation Unlimited is a not-for-profit organization with the mission of providing year-round programs in sports, recreation and education for individuals with disabilities while building self-confidence, self-esteem and promoting positive human relations, attitudes, and behaviors. The organization was founded in 1958 by Dick Ruff and has been advocated by Jimmy Crum, formally of NBC.

According to the organization's Executive Director and CEO Paul L. Huttlin, Recreation Unlimited currently serves over 2,700 individuals with disabilities representing up to 14 physical and developmental disability groups from 44 counties in Ohio and five surrounding states. Recreation Unlimited is the largest provider in the state of Ohio serving individuals with disabilities in the area of sports, recreation and education with the most comprehensive and quality program offerings.

Figure 11i. Recreation Unlimited Sign

The year-round 165-acre campus (see Figure 11j) features three major residence halls, a private cottage for retreats, multi-purpose lodge, life-time arts building, dining hall, outdoor pavilion, health services center and nurses quarters, outpost camp site, administrative and support buildings. Outdoor sports facilities include an aquatic center, track and field, tennis and sports court, softball field, golf hole, 25 ft. tree climb, two challenge courses and a 50 foot Alpine Tower. The facilities interconnect with a comprehensive system of nature trails with observation points for viewing waterfowl and wildlife. Over four miles of hard surfaced accessible trails are available. A seven-acre lake, accessible stream trail, prairie, forest, natural amphitheater and shelters provide an ideal environment for nature programs and outdoor education activities.

Figure 11j. Recreation Development Plan

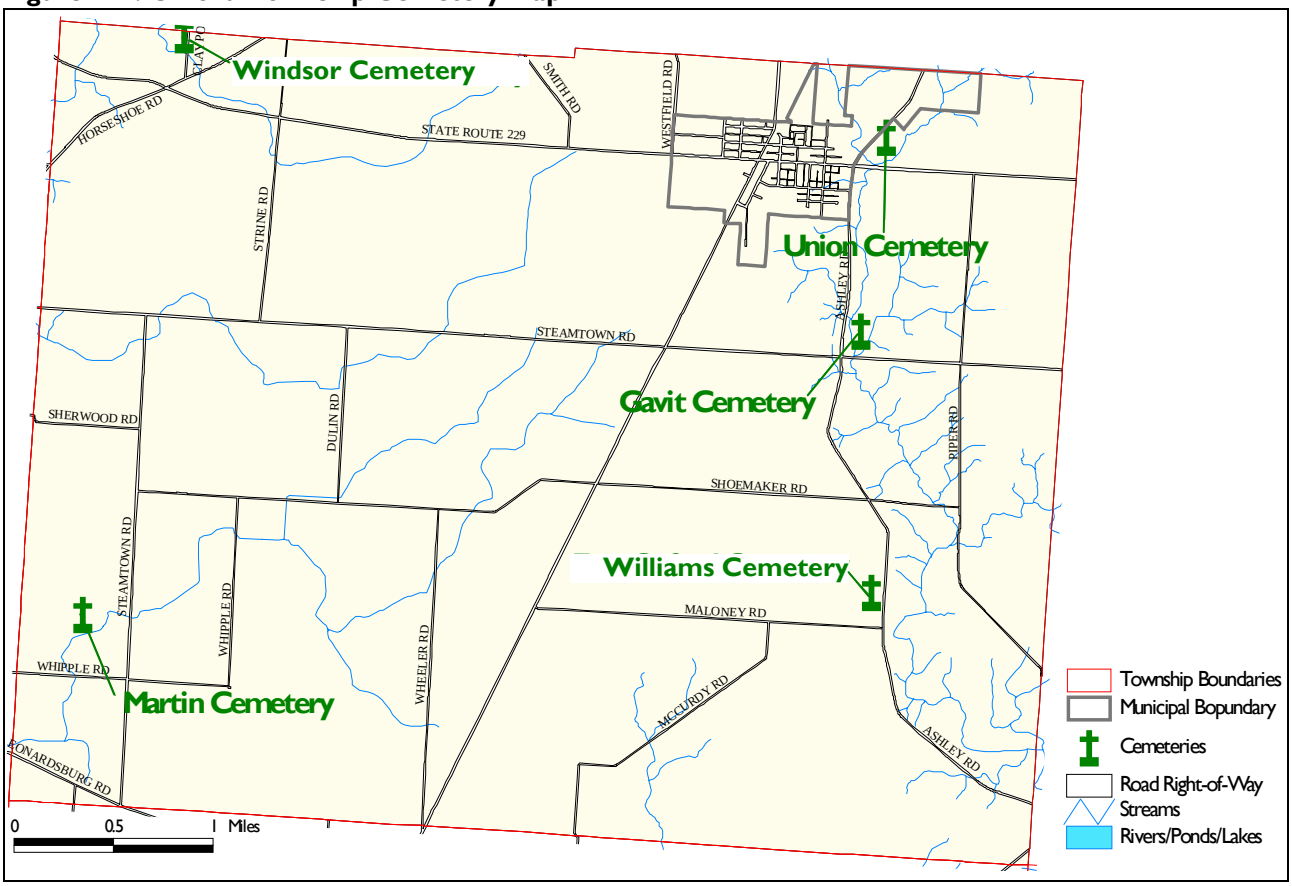


Source Moody-Nolan, Inc. 2004

I. Cemeteries

Oxford Township contains five known cemeteries (see Figure 11k). Oxford Township jointly maintains with the Village of Ashley the Ashley Union Cemetery. This 9.3-acre cemetery is located in Oxford Township on the east side of Ashley Road, north of High Street. The others are owned and maintained by Oxford Township. Gavit Cemetery is located south of Ashley on Steamtown Road. East Oxford Cemetery is located further south on the northwest corner of Ashley Road and Maloney Road. West Oxford Cemetery is located on Claypool Road and Martin Cemetery is located north of Whipple Road west of Steamtown Road. These cemeteries should be protected from development impacts.

Figure 11k. Oxford Township Cemetery Map



J. The Future of Oxford Township's Community Facilities

Growth is not a new phenomenon for American rural landscapes. Many historians and theorists have researched the effects of development on areas like Oxford Township 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. While these services don't equate to land use requirements for Oxford Township, these elements should be in close proximity. 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)

Some of these items are public buildings that should be planned for in the comprehensive plan while others are commercial facilities that may be desirable to the township.

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 Figures 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." A radius of 1,500-feet is shown to demonstrate the accessibility of the space to its surrounding community.

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)*.

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

Component	*Use*	*Service Area*	*Desirable Size*	*Acres per 1,000 Residents*	*Desirable Site Characteristics*
Mini-Park	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.
Neighborhood Park / Playground	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.
Community Park	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. Figure 12b demonstrates some typical recreational activities that are desired by residents of a community and some measures to determine their applicability.

Figure 12b. NRPA Activity & Facilities Guide

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended orientation	No. of units per Population	Service Radius	Location Notes
Badminton	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
Basketball **Youth** **High School** **Collegiate**	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
Handball (3-4 wall)	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
Ice Hockey	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.
Tennis	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
Volleyball	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
Baseball **Official** **Little League**	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
Field Hockey	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
Football	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
Soccer	1.7 to 2.1 acres	195' to 225' x 330' to 360'.	Same as field hockey	1 per 10,000	1-2 miles	# depends on popularity.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
Golf – Driving Range	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.
¼ Mile Running Track	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.
Softball	1.5 to 2.0 acres	• Baselines – 60' • Pitching distance – 46' men/40' women • Fast pitch field radius from plate – 225' between foul lines. • Slow pitch – 275' men; 250' women	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.
Multiple Recreation Court	9,840 sq. ft.	120' x 80'	Long axis of courts with *primary* use is north-south	1 per 10,000	1-2 miles	baseball, volleyball, tennis
Trails	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	
Archery Range	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
Comb. Skeet and Trap Field (8 station)	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
Golf -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.
Swimming Pools	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 for teaching, competitive, and recreational purposes. Located in community park or school site.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
Beach Areas	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 Oxford Township

Oxford Township owns and maintains their township park (see Figure 12c) on lands surrounding the township hall. This park provides a baseball/softball field, shelter house, basketball court (see Figure 12d) and walking trails. There is an open field behind the township hall that can be used for additional recreational activities.

Figure 12c. Shelter at Township Park

Figure 12d. Basketball Court at Township Park

The Village of Ashley maintains a village park on a 14-acre parcel east of the village. This park is outside of the village limits. The Ashley pool opperates 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. The Village Park is also the location of the former Village Water Treatment Plant. The village is planning to provide additional open space and recreational uses of the treatment pond and surrounding areas.

Buckeye Valley East Elementary also offers local recreational facilities. Most of the facilities on the school property are aimed at serving younger children attending the Elementary School in kindergarten through 5th grade. The school's recreational facilities include a playground (see Figure 12e), basketball court and three baseball fields.

Figure 12e. Buckeye Valley East Playground

Based on Listokin's "proximity to community" calculations, community sidewalks and bike / pedestrian trails in the township may help to expand the likely use of these recreational facilities to all township residents.

D. Open Space and Recreation around Oxford Township

Listokin also 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 may satisfy some 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. Figure 12g outlines the recreational opportunities of each park.

Figure 12g. Alum Creek, Delaware and Mount Gilead State Park Recreational Activities

	Facilities	Alum Creek State Park	Delaware State Park	Mt. Gilead State Park
Areas	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	-
Activities	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/)

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

E. Future Open Space & Recreational Needs

As the Oxford Township 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."

Undeveloped Open Space

Suggestion: There is the possibility of gaining passive open space in the township. 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 township should provide active recreational areas for its ultimate population. Use the NRPA Standards as a guide. The township 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.
- Expanding the community park with more athletic courts and recreational fields. The township may wish to include population figures in the Village of Ashley and surrounding townships as well, if others utilize use the community park. 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 township. Joint ventures with the surrounding townships could also be pursued, since the community park would have the potential to serve the surrounding townships as well as the Village of Ashley's population.

Oxford Township and its surrounding open space and recreational facilities satisfy the majority of the NRPA activity guidelines, but lack pedestrian connection. The township expressed in Chapter 4 that the roadways are getting busier and may be unsafe for children to travel on. The township should consider laying out a network of pathways that would provide alternative access to the community park and other possible parks.

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

- Handball court
- Skateboarding park
- Expanded 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. Oxford Township can apply for a share of this money.

Chapter 13: Development Patterns

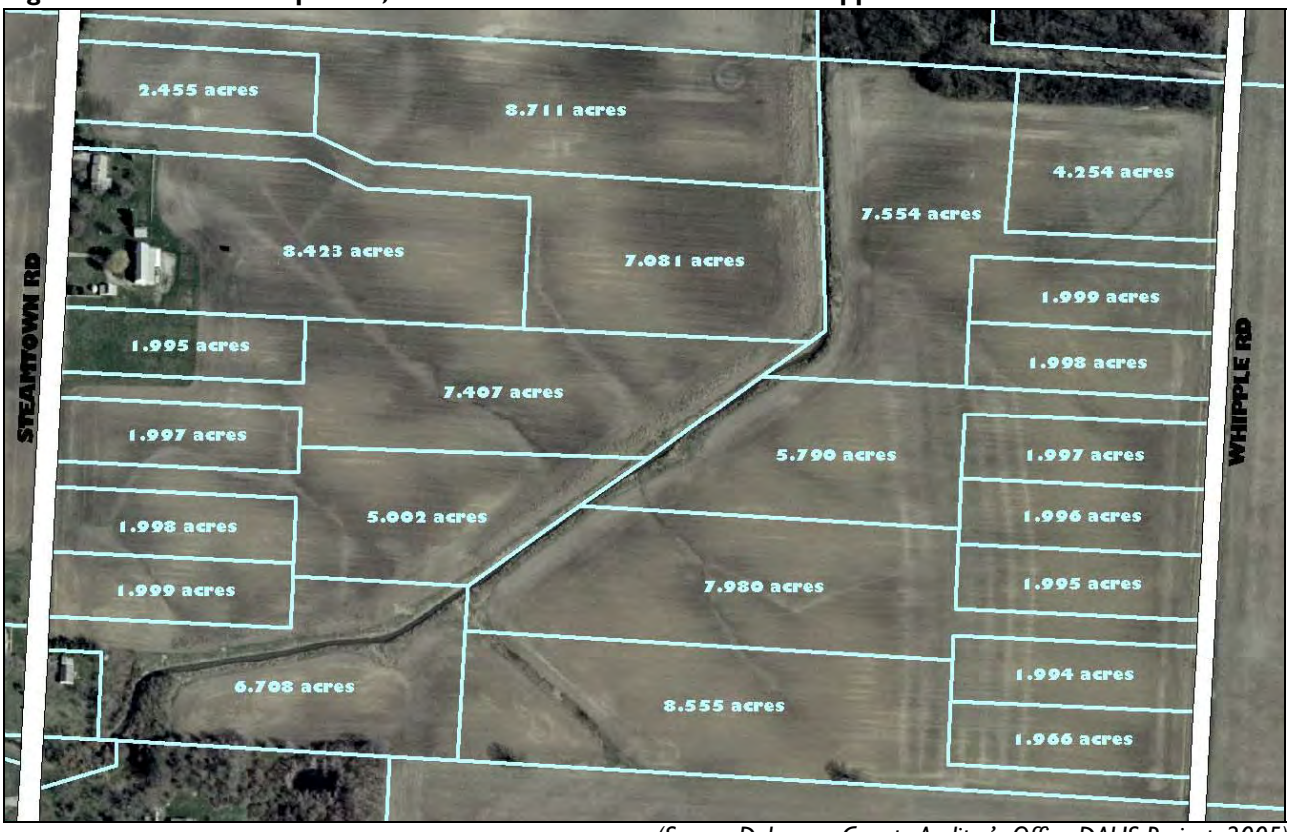
Through the planning process, residents of Oxford Township have expressed strong pride in the township's sense of rural character. This "rural character" was expressed as a low amount of residential development, open agricultural fields and natural lands that remain undisturbed.

As earlier discussed, Oxford Township has not seen extensive development activity. Despite this the lack of large subdivision platting activity a number of lot splits and building permits continue to be issued in the township. Due to current restrictions on common access drives (CADs) and flag lots, the typical development pattern in Oxford Township has become road-frontage lot splits.

A. Typical Development Pattern

Prior to Oxford Township adopting its own zoning resolution in 2001, many farms were split into frontage lots with sixty (60) foot wide access strips ("flag lots") being left to remainder parcels in the rear. Such lot splits resulted in a series of parcels being created to maximize frontage on the public road (see Figure 13a), but not maximizing the use of the land. Under the township's current Zoning Resolution these same frontage lots can be created but the remainder would be required to retain up to 600 feet of frontage and can not be further split without a CAD or public road being extended into the lot.

Figure 13a. Conner Properties, between Steamtown Road and Whipple Road



(Source Delaware County Auditor's Office DALIS Project, 2005)

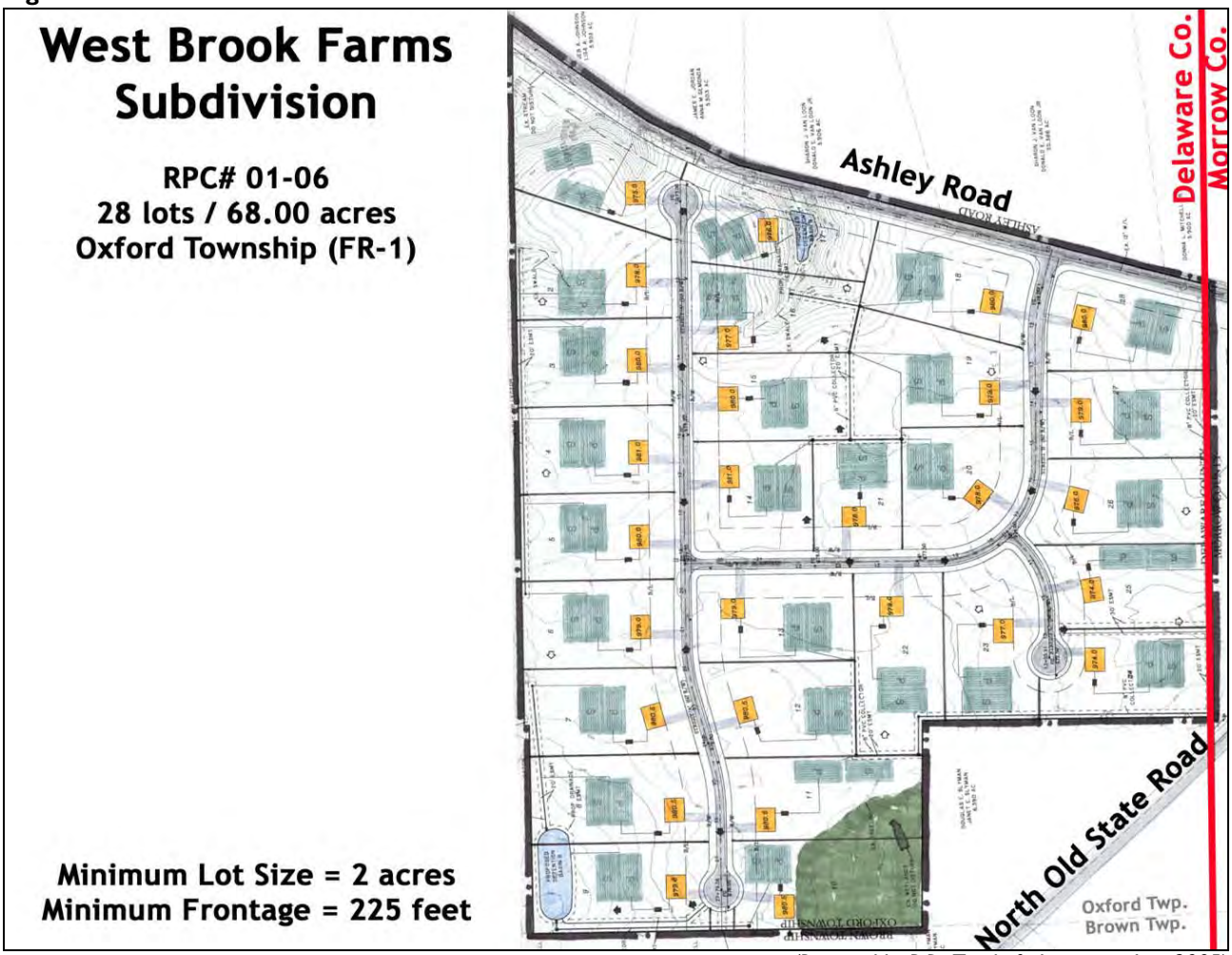
Since there is no sewer service available and none planned in Oxford Township, it is likely that land will continue to develop within the Farm Residential (FR-1) district because other residential districts require "public sanitary sewer." The FR-1 zoning standards (Section 7.06) require a

minimum lot size of 2 acres with incremental increases in frontage requirements depending on lot size from 225 feet for a lot that is less than 3 acres to 600 feet for a lot that is 10 acres or larger.

Unless the Zoning Resolution is amended to permit an alternative development design for lands without public sewer, lands developing in any other zoning classification than FR-1 would require a sewer system to be built as part of the development and donated to the Delaware County Sanitary Sewer District for maintenance. This situation would be similar to the Northstar Subdivision development in adjacent Kingston and Berkshire Townships.

As existing road frontage is consumed by these frontage lot splits, demand arises for new public roads to be constructed with developments to generate more road frontage. A similar development was proposed in January 2006 to the Delaware County Regional Planning Commission. West Brook Farms Subdivision (see Figure 13b) includes 28 proposed single-family lots on 68 acres.

Figure 13b. West Brook Farms Subdivision



(Prepared by R.D. Zande & Associates, Inc., 2005)

For thirty years, cluster subdivisions, or planned residential developments (PRDs) have been touted as an improvement to the conventional subdivision. Oxford Township has a PRD zoning district, but it requires the availability of publicly-owned sanitary sewer service. PRDs generally 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.

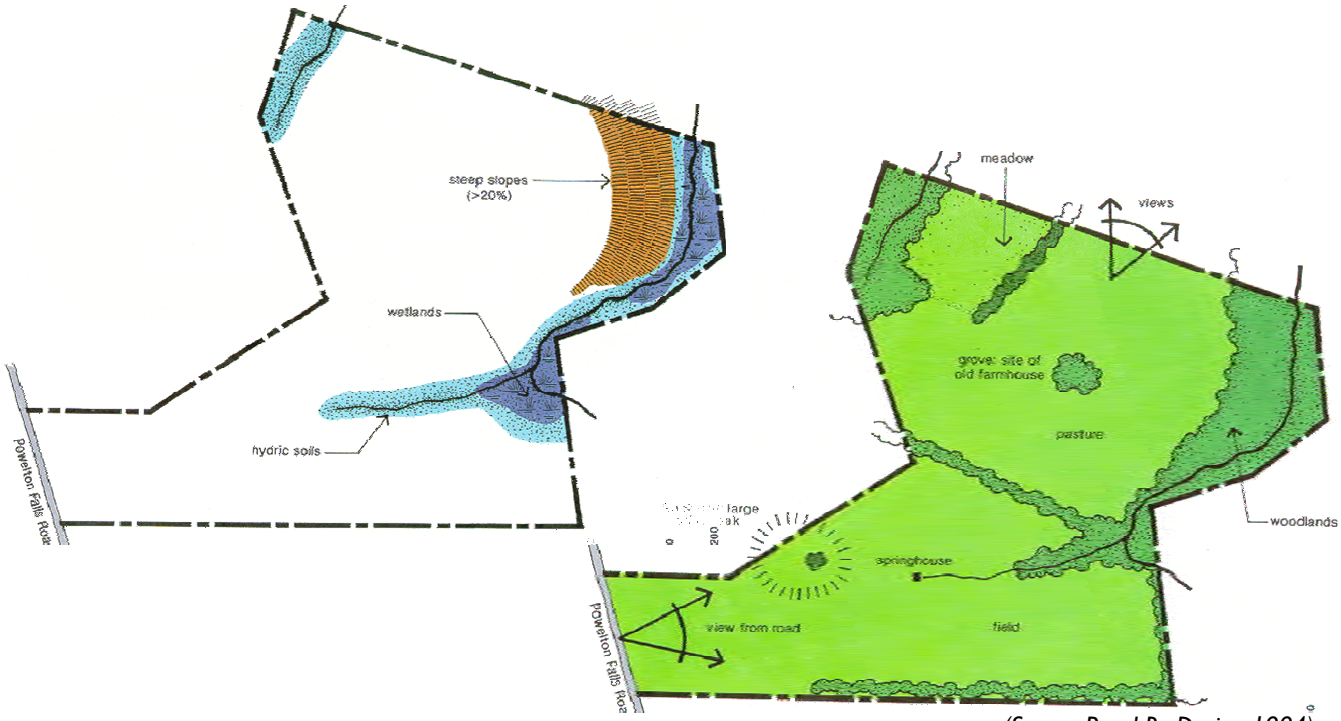
Clearly, cluster housing (PRDs) offer the potential for more flexible designs that better "fit" the site, provided they include greater advance planning, landscape, and architectural design elements.

B. Conservation Design Subdivision

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 (see Figure 13c) should be identified first and building pockets that do not disturb these preservation areas.

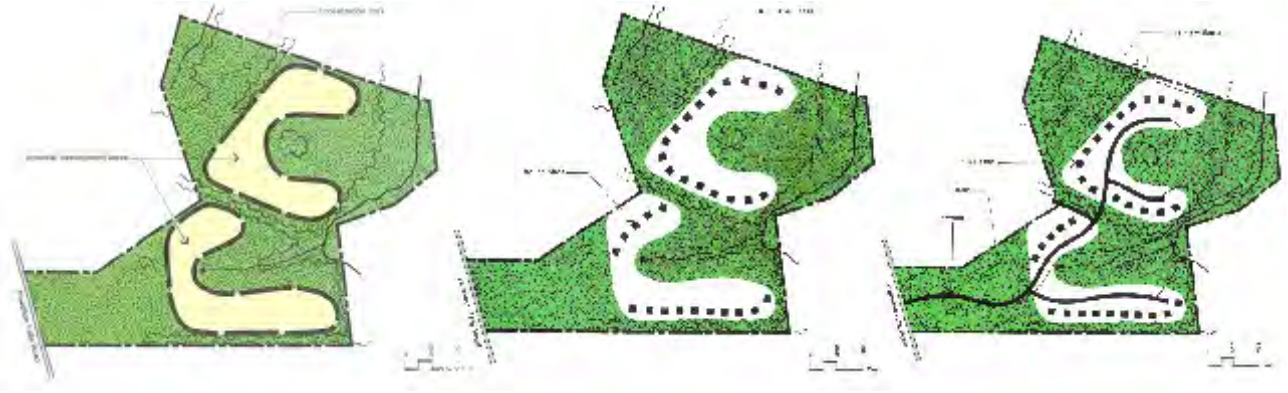
Figure 13c. Conservation design: Primary & Secondary Preservation Areas (Randall Arendt's Concept)



(Source Rural By Design 1994)

Secondly, building sites that respect the preservation areas should be added in the building envelopes (see Figure 13d). 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 13d. Conservation design: Laying out building sites and roads (according to Randall Arendt)



(Source Rural By Design 1994)

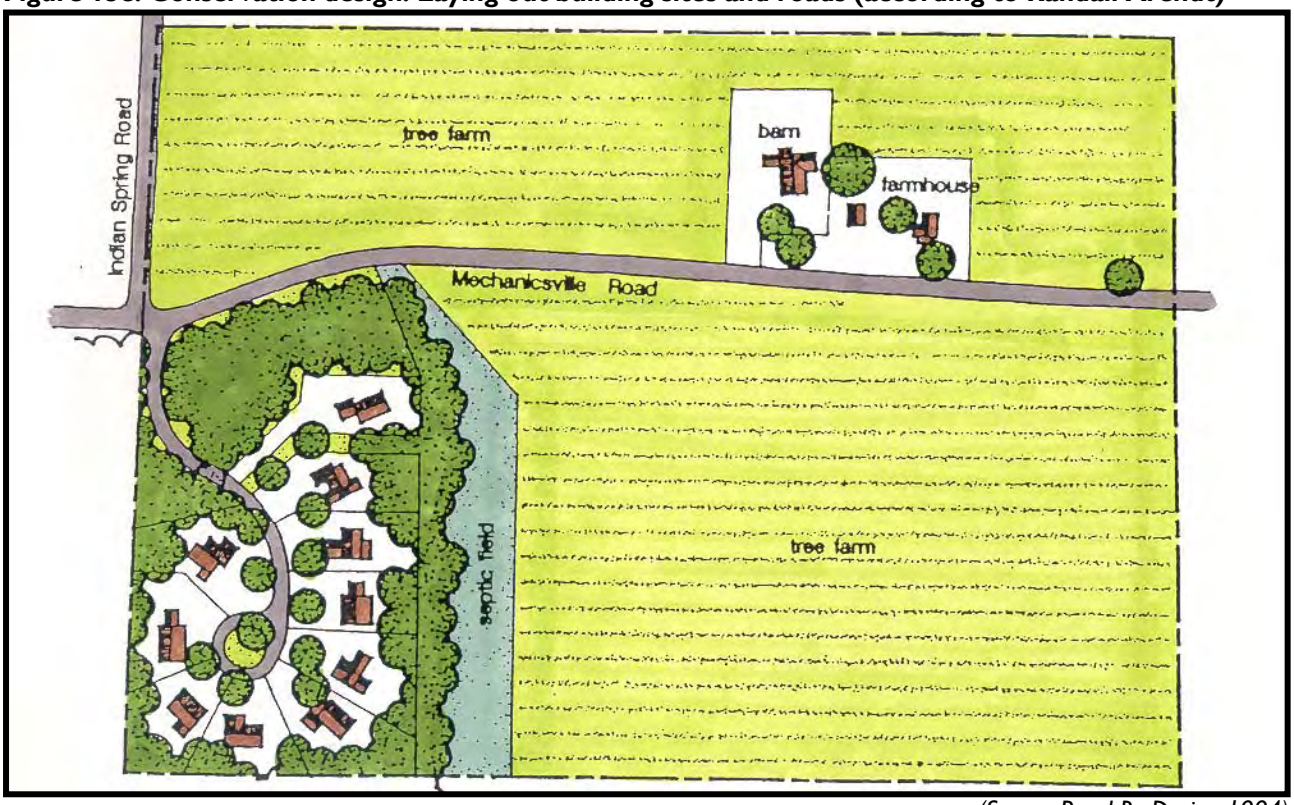
With a recommended density of 1 dwelling unit per 2 acres, the conservation subdivision may fit Oxford Township's vision for a potential development style. Among other areas of the township, the western branch of the Alum Creek River provides opportunity to use conservation design concepts to reduce the impact of development on the ravines surrounding this waterway. Oxford Township could use Arendt's concept as either the permitted use in the FR-1 district, as a conditional use. The township may also want to consider allowing for EPA approved privately-owned communal treatment systems in the PRD district to promote conservation design as an alternative to the typical development pattern to help preserve the natural environment.

C. Agricultural Preservation

With the majority of Oxford Township's land being used for agriculture and with a community goal of retaining this land in its current status, Oxford Township should pursue policies to preserve farmland. Beginning in 1998 the Ohio legislature created an easement purchase program, under the direction of the Ohio Department of Agriculture's (ODA) Office of Farmland Preservation which has been used by private property owners in Delaware and should be encouraged in Oxford Township. Under the guidelines of SB 223 (1998) this program provides funds to farmers in exchange for a contractual agreement between the landowner and ODA that land will not be developed for a certain period of time, typically 100 years.

As another method of preserving agricultural lands, the conservation subdivision land use restrictions can be modified to include preservation of prime agricultural land (see Figure 13e) in exchange for higher densities or cluster design that lessens the burden on the land. Under this concept lands would be platted with the restriction that they would remain open space and have the ability to be used for agricultural farming. In these developments Arendt also noted that a specific section of the open space area could be reserved for a centralized wastewater treatment system. The Farm Village Concept was introduced to Trenton Township in 1999, by Philip C. Laurien, Executive Director of the DCRPC and accepts open space dedication as a permanent agricultural use. Where lands have fewer natural resources this design alternative may be more suitable than the conservation subdivision.

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



(Source Rural By Design 1994)

D. Commercial / Industrial Development

During the comprehensive planning process, the option for commercially developing lands along U.S. 42 and S.R. 229 was raised and mentioned as a possible recommendation. 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. Among other things, this guide looks at new and mature commercial developments 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 Oxford Township? If Oxford Township desires to recommend for commercial land uses along U.S. 42 and S.R. 229, the following list of standards as set forth for highway-oriented commercial areas and should be considered:

1. Greenbelts along roadway; landscape detail, width 15-25' along road.
2. Access management, controlled access points, adequate setback for parallel access roads.
3. Ground signs rather than pole signs. *Not this (left), but this (right).*
4. Billboards limitation/prohibition
5. Avoid the "Sea of Asphalt" look for parking lots.
6. Lush landscaping; end islands for parking stalls. Parking lot forested look.
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).
8. Avoidance of white backgrounds on internally lit signs.
9. Limit zoning conversions to inappropriate uses.
10. Deep setbacks when parking is in front. Shallow setbacks if parking at sides or rear.

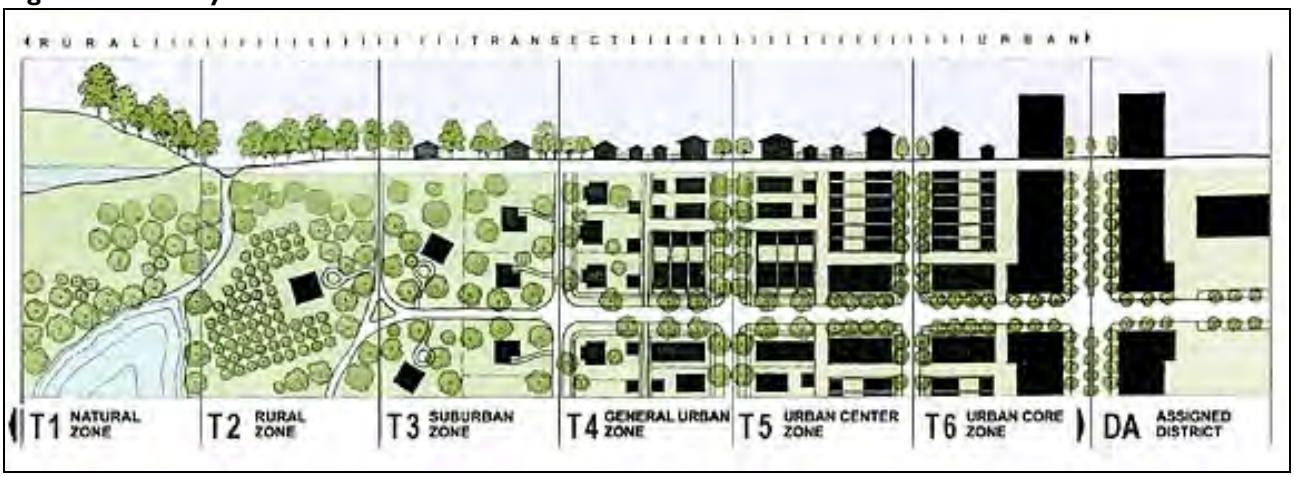
Historically, neighborhoods have developed around a core of community services. This creates a core downtown district that acts as a physical and economic base for traditional neighborhoods. By locating services in a central and pedestrian-accessible environment, the cost of providing services decreases. Although Ashley and Delaware provide many of these community services, Oxford Township may wish to identify other possibilities for TND development within the township.

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 ¼ 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. If Oxford Township desires to promote commercial development in Oxford Township, Duany's transect should be considered in layout recommended land uses and densities. The Transect (see Figure 13f) illustrates that:

1. Townships, like Oxford, 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, like Delaware City, 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 13f. Duany's Transect



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

E. Smart Growth Concept

Oxford Township should consider utilizing "Smart Growth" techniques. 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. Green belts and other open space linkages are vital elements of smart growth.

F. Impacts of Future Development Patterns

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential. Depending on the development pattern chosen, Oxford Township has the potential opportunity to develop a tax base along U.S. 42 and/or S.R. 229. The commercial tax base could help pay for new services and support the school districts.

Every community must determine what land use mix provides an appropriate balance of commercial versus residential property tax base. Single-family residential development is often suspected of not paying for its fair share of its costs because of school costs for children.

Ohio's laws grant home rule authority to incorporated municipalities, but not to townships. For this reason, municipalities have traditionally provided services to their residents that townships have not. In Delaware County, townships are greener, lower density, and more rural than cities and villages. Cities have traditionally been more compact and dense, with a mixture of commercial and residential uses. Older municipalities 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 municipalities 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 municipalities and townships keep distinct identities, and work together on their future growth

plans. Municipalities can map out their potential growth boundaries to the extent they control major services such as water and sewer, which permit higher densities.

G. Tools for Establishing Future Development Patterns

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential. Other than tools already mentioned in this chapter, the following should be considered for recommendations of this plan:

Impact Fees: Though impact fees are not currently a legislative tool for townships, pending legislation may allow for fiscal impact to be a method for relaxing the cost of development in Ohio's townships. 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.

Joint Economic Development District (JEDD): A JEDD could be formed with the Village of Ashley to promote economic development on lands adjacent to U.S. 42 and S.R. 229 in an effort to maximize profit from development, lessen impact on surrounding lands and promote orderly growth. The JEDD would provide a mechanism by which Ashley and Oxford Township (Delaware County) can cooperate to foster development activities without medications to jurisdictional boundaries.

Urban Service Boundaries: Ashley has defined an area that they wish to plan for prior to extending services further into township lands. As a method for ensuring orderly growth, Oxford Township could recognize this service boundary as a method for promoting these lands to develop in the village and preserving the adjacent lands until lands in the village are built-out.

Chapter 14: Goals and Objectives

A. Vision for Oxford Township's Future Development

After reviewing Oxford Township's recent history, 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 Oxford Township experiences growth pressures, we would like to retain our rural character, with conservation of agriculture and natural resources with lower density residential development. Residential development should use conservation standards to preserve wetlands, ravines and prime agricultural land. Infrastructure should be expanded as desired and an expanded network of roadways should be encouraged to support ultimate build-out. A Joint Economic Development District should be established with the Village of Ashley to encourage economic development along portions of arterial roadways adjacent to the Village. Major efforts should be made to retain green space with pathway connections between developments. Agricultural uses should be encouraged to be sustained through conservation easements and open space dedication.

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. The primary goal for township residents was the preservation of rural character.

Design and Rural Character	
Goals	**Objectives**
1. To preserve rural character as growth occurs. 2. To preserve historic structures, where feasible. 3. To use smart growth techniques by encouraging traditional neighborhood developments on lands within walking distance of Ashley's downtown. 4. To prevent excessive density by avoiding development of environmentally sensitive areas. 5. To provide opportunities for agriculture to continue through flexible creative zoning.	1. Require the linkage of developments through vehicular and pathway connections. 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. 3. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes. 4. Avoid sprawling single-use residential subdivisions with large curve radii designed for cars more than pedestrians. 5. Prevent snout houses by appropriate setback regulation for front-loaded garages. 6. Apply for state and federal funding for the purchase of agricultural easements.

Residential Development	
Goals	**Objectives**
1. To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each sub area. 2. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities. 3. To retain a primarily single family residential housing mix, but permit a diversity of housing types. 4. To prevent the construction of new sprawling subdivisions which consist only of lots and streets and no local parks or green space, where every human need results in an automobile trip. 5. To protect local real estate values.	1. Retain single-family residential densities of less than 1 dwelling unit per 2 acres as currently required in the FR-1 district. 2. Use the width of roads, water and sewer systems to establish densities and land uses on the comprehensive plan. 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. 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).

Commercial and Industrial Development	
Goals	**Objectives**
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 area. 2. To encourage commercial, office and light industrial development in the US 42 corridor and SR 229 corridor surrounding Ashley. 3. To provide for transitional land uses and dense landscape buffering between incompatible land uses. 4. To respect the scale of adjacent residential structures in new commercial/industrial developments.	1. Create architectural, signage, streetscape, lighting and landscape guidelines for new commercial development. 2. Create development guidelines for planned commercial development (including buffering of adjacent uses). 3. Use parallel frontage or backage roads on US 42 to control access on these arterial roads where non-residential uses exist.

Natural Resources	
Goals	**Objectives**
1. To preserve critical resources, such as floodplains, wetlands, woods, dense vegetation, natural drainage and bodies of water, to the greatest extent possible. 2. To preserve scenic views of, and conserve surface and ground water quality around the creeks. 3. To retain wildlife cover and corridors where feasible.	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. 2. Identify floodplains, jurisdictional wetlands, and slopes over 20% in planned developments and protect them as permanent open space. 3. Stipulate the kinds of centralized green spaces envisioned for planned developments. 4. Require storm-water detention/retention with all new developments. 5. Require the linkage of planned residential developments by bike paths or walking paths in green ways so those new neighborhoods are pedestrian oriented. 6. Establish landscape standards and landscape detail for pedestrian/bike greenways along tributary streams/rivers. 7. Retain natural ravines and their vegetation in open space as filter strips to protect surface water. 8. Establish a 120-foot structural setback from designated waterways, including subsurface wastewater treatment systems. 9. Prohibit development in the 100-year floodplain. 10. Retain rural views from roadways with new developments.

Recreation	
Goals	**Objectives**
1. To provide passive and active recreational areas. 2. To expand the parks program. 3. To link planned residential neighborhoods with green spaces and walking/biking paths.	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. 2. Create a series of mini parks (less than 1 acre) with ¼ mile spacing within planned developments or TNDs. Parkland to

	population ration is .25-. 5 acres per 1,000. 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. 4. Expand the existing township park into a large community park of 25 or more acres, at a ratio of 5-8 acres per 1,000 population. 5. Establish greenway corridors with paths and trails along creeks. Use greenways to connect neighborhoods.

Township Services	
Goals	**Objectives**
1. To recognize and maintain those services needed for a rural community. 2. To expand services and add new services as needed to ensure public health and safety, and to discourage premature development. 3. To acquire suitable land for the township's future needs.	1. Acquire by donation, lease, or purchase, lands for new township facilities. This includes Del-Co Water and various county services that are offered in Oxford Township. 2. Services should be limited to those currently needed. 3. The Comprehensive Plan should be used as a guide for zoning and for services and capital improvement planning.

Transportation	
Goals	**Objectives**
1. To minimize congestion on local, county and state roads. 2. To improve the road network without destroying the rural village character. 3. To seek developer mitigation of their road impacts on adjacent developments. 4. To retain the character of rural roadways, where possible.	1. Cooperate with ODOT on removing / preventing unnecessary commercial curb cuts on US 42 and SR 229. 2. Consider smaller transportation routes in relation to larger regional transportation issues. 3. Establish a pedestrian/bike path network that links all neighborhoods with churches, schools and parks. 4. Require commercial parallel access roads and connections between planned commercial developments. 5. Adopt the portion of the 2002 Delaware County Thoroughfare Plan as it relates to Oxford Township (see Chapter 9).

	6. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of US 42 & SR 229. 7. Encourage vehicular connectivity as part of new developments.

Planning and Zoning	
Goals	**Objectives**
1. To determine and implement an appropriate land use mix. 2. To implement and maintain the land use plan. 3. To enforce zoning regulations.	1. Revise the zoning text and map in accordance with the comprehensive plan. 2. Develop policies for service provision that relate to the Comprehensive Plan. 3. Provide for 10 year updates and revisions to the plan. 4. Use the Comprehensive Plan as the guideline in zoning.

Citizen Participation	
Goals	**Objectives**
1. To ensure significant and diverse citizen input into the planning process.	1. Use the steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan. 2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings. 3. Publish and mail a synopsis of the plan to every household. 4. Use an evaluation survey with an open viewing at the township hall to introduce the plan and to determine how the public feels about the future vision for the township.

Chapter 15: Recommendations

The Oxford Township 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 Figure 15a). This chapter and the Comprehensive Plan Map recommend land uses and densities for the unincorporated areas of Oxford Township.

A. Planning Areas

For the purpose of recommending future land uses, the township was divided into three major planning areas with unique site characteristics that distinguish them from other areas of the township. The first planning area is briefly described as the planning areas considered in the 2004 Village of Ashley Comprehensive Plan. The Oxford Township Steering Committee recognizes that these lands should be primarily considered for incorporation into the Village's service boundary if development occurs. The other two planning areas are divided by a line located a half mile west of Ashley Road. This line roughly divides lands on the east side of the township that contain a considerable amount of critical resources surrounding the western branch of the Alum Creek from the lands on the west side of the township that are relatively flat and highly suitable for farming.

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 developed lands redevelop to a future planned use. While it is likely that most 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 Oxford Township to forecast a likely population if all lands become developed. Without this consideration, excessive residential development densities could lead the township to a shortage of public services and inadequate roads and infrastructure.

The township should give careful consideration in reviewing every (re)zoning case to determine if it conforms to the recommendations that follow.

Planning Area #1: Ashley

Boundary: Morrow County line to the north, Westfield Road to the west, Conklin Properties to the south and Piper Road to the east.
Land Area: 1,000 acres
Current Population: 1,348 residents (127 residents in 44 dwelling units outside Ashley)
Build-out Population: 4,705 residents (per 2004 Village of Ashley Comprehensive Plan)

Recommendations:

a) A Joint Economic Development District should be established for unincorporated lands recommended for future commercial or industrial development in the 2004 Village of Ashley Comprehensive Plan. An agreement should be established for these lands prior to having private development interest, so as to ensure a win-win situation for the village and the township.
b) In order to allow for residential development on other unincorporated lands in this planning area, it is suggested that single-family residential development be permitted at a maximum density of one (1) dwelling unit per two (2) net developable acres.

c) A cooperative agreement should be pursued with the Village of Ashley to provide centralized sewer service to lands adjacent to the village boundaries. The Delaware General Health District will likely ask for lands adjacent to sewer to utilize public sewer instead of permitted private on-lot treatment systems. If a service agreement is not reached and adjacent lands to the village choose to develop, this could yield un-planned, leap-frog annexations that would not promote smart growth.
d) Developments in this planning area should connect to existing and/or planned streets within the Village of Ashley and emulate the historic grid-street pattern to provide for effective distribution of traffic and promote traditional neighborhood design.

Planning Area #2A: Indian Run

Boundary: Morrow County to the north, Marlboro/Troy Township to the west, Brown Township to the south and ½ mile west of Ashley Road to the east.
Land Area: 8,980 acres
Current Population: 570 residents (197 dwelling units)
Build-out Population: 10,980 residents

Recommendations:

a) In order to promote rural character and retain agricultural open space, it is suggested that PRD zoning be amended to allow for conservation subdivisions without requiring public sewer and permitting agricultural farmland as permanent open space within residential developments at a maximum density of one (1) dwelling unit per two (2) net developable acres.
b) Improvements should be made to the intersection of State Route 229 and Horseshoe Road and at the intersection of Maloney and Ashley Roads to create better sight-distance from these intersections.
c) Lands adjacent to the Township Hall and Park should be considered for expanded park space by open space dedication or purchase by Township Trustees.
d) A network of public roads should be expanded as development occurs to distribute vehicular traffic flows. Public roads should be extended, where possible, to allow for more direct routes through the township.
e) Greenways should be promoted along existing township roadways to provide for pedestrian and bicycle traffic to travel throughout the township as development occurs and rural roadways become more congested with vehicular traffic.
f) Landowners should be educated about revenue possibilities with agricultural easement purchase programs in an effort to preserve agricultural farmland. This will allow a financial relief valve for large property owners who are tempted to split off acreage for the purpose of sustaining financial stability in periods of economic uncertainty. Splits that occur as a result of financial instability are not typically an effective use of land and tend to use up substantial road frontage for residential lots and limit access to backland acreage.

Planning Area #2B: Alum Creek

Boundary: Morrow County to the north, ½ mile west of Ashley Road to the west, Brown Township to the south and Morrow County to the east.
Land Area: 2,861 acres
Current Population: 287 residents (99 dwelling units)
Build-out Population: 3,310 residents

Recommendations:

a) In order to promote rural character and limit disruption of critical resources, it is suggested that PRD zoning be amended to allow for conservation subdivisions without requiring public sewer and permitting natural resources to be protected as passive open space within residential developments at a maximum density of one (1) dwelling unit per two (2) net developable acres.
b) Allow for appropriately planned growth of Recreation Unlimited on their current campus either with variance requests with the FR-1 district or by adoption of a development plan in a planned district.
c) A network of public roads should be expanded as development occurs to distribute vehicular traffic flows.
d) Greenways should be promoted along existing township roadways and the banks of the western branch of the Alum Creek to provide for pedestrian and bicycle traffic to travel throughout the township as development occurs and rural roadways become more congested with vehicular traffic.

B. Forecasted Population and Land Use at Build-Out

Although build-out will not occur in the next ten (10) years, the township should consider its potential population as it evaluates needed growth of community services and infrastructure. The following table depicts the current and forecasted population for each of the planning areas that were presented in this chapter.

Table 15a. Oxford Township's Build-out Population (by planning area)

Planning Area	Land Area	Current Population	Forecasted Population
1. Ashley	1,000	1,348	4,705
2. Indian Run	8,980	570	10,384
3. Alum Creek	2,861	287	3,310
Totals	**12,841 acres**	**2,232**	**18,995**

Note: Build-out populations are estimated based on projected densities at an average residency of 2.57 people per dwelling in Ashley and 2.89 people per dwelling in Oxford Township. Net developable calculations were completed by the DCRPC staff.

The projected maximum township population at build-out is 18,995, including the Village of Ashley. Services will need to be expanded and many services may need to be reinvented as the township's population increases. Oxford Township should reevaluate the recommendations of this plan in 5 to 10 years to confirm that recommendations still fit the township's vision.

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 township receives a (re)zoning request. Table 16a shows the current zoning districts, densities and land area.

Table 16a. Ashley Zoning Synopsis

Zoning District	*Min. Lot Size*	*Max. Density*	*Acreage Zoned*	*Percentage of Township*
A-1: Agricultural Preservation	5.0 acre	1 d.u. / 5 acres	None	0 %
FR-1: Farm Residential	2.0 acre	1 d.u. / 2 acres	12,194.3 acres	99.97 %
PRD: Planned Residential	10,890 s.f.	1 d.u. / acre	None	0 %
R-2: Low Density Residential	20,000 s.f.	2.18 d.u. / acre	None	0 %
R-3: Medium Density Residential	6,000 s.f.	7.26 d.u. / acre	None	0 %
C-1: Neighborhood Office	n/a	n/a	None	0 %
C-2: Neighborhood Commercial	n/a	n/a	None	0 %
PC: Planned Commercial & Office	n/a	n/a	None	0 %
I: Industrial	n/a	n/a	2.5 acres	0.03 %
PI: Planned Industrial	n/a	n/a	None	0 %
INS: Institutional	5 acres	n/a	None	0 %
PINS: Planned Institutional	n/a	n/a	None	0 %
REC: Recreational	5 acres	n/a	None	0 %
PREC: Planned Recreational	n/a	n/a	None	0 %
AE: Adult Entertainment	n/a	n/a	None	0 %

B. Recommended Zoning Amendments

The following recommendations are based on a thorough analysis of the Oxford Township's Zoning Ordinance (last amended October 2003). Recommendations draw from the recommendations of this plan (see Chapter 15). In amending its zoning code, the township should pay careful consideration to ensure that all proposed amendments are compliant with the state and federal laws.

Planned Residential District (PRD)

1. Amend the district to allow a maximum density of one (1) dwelling unit per two (2) net developable acres instead of one (1) dwelling unit per one (1) net developable acre.
2. No minimum lot size is given in the PRD for a development that is not utilizing cluster design. The township should consider eliminating the mention of the quarter acre (0.25 acre) minimum lot size with cluster design developments and have building setbacks and other development restrictions naturally restrict the minimum lot size.
3. The open space definition (Section 10.07b) should be amended to include passive open space where critical resources are being preserved. This will allow for more of a conservation subdivision design with no-disturb areas that are geared toward preserving that natural characteristics of the site.
4. The PRD should be amended to allow for lands being served by private treatment systems to

be used if approved by the Delaware General Health District or the Ohio Environmental Protection Agency. This will allow for smaller systems to be utilized, instead of requiring construction of a large sewage treatment facility that could promote unwanted growth.

Adult Entertainment

1. Consider removing the Adult Entertainment district unless specifically recommended as a future land use on the Comprehensive Plan Map. This use could be limited to the Planned Commercial District as a conditional use and be limited to those areas of the township that are recommended for such land use.

General Changes to the Zoning Regulations

1. 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.
2. Consider restricting planned districts to having a minimum contiguous area to limit the possibility of stand-alone small acreage developments that do not relate to a larger area.
3. Consider removing straight districts that do not pertain to specific lands within the township if they are not desired as part of the township's vision. It appears that the township does prefer to review a plan for all recommended land uses, so it may not be necessary to maintain the INS, C-1, C-2 or REC districts if these uses are permitted in similar planned districts. It should also be considered eliminating the Industrial (I) district if this property is ever rezoned to Planned Industrial (PI).

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. Have a **Capital Improvements Plan (CIP)** compiled for public improvements that are necessary based on the recommendations of this plan. This CIP will be the basis for any fair-share impact fees that are issued to developers if future legislation would allow for this assessment. This plan will also provide a guide for the township in forecasting public improvements and infrastructure investments in the coming decade.
2. Work with the Village of Ashley to establish a **Joint Economic Development District (JEDD)** for lands outside of the village that are mutually planned for a commercial or industrial land use. This JEDD will secure a future tax base for the township, limit annexation threats for this district, share tax revenues and distribution of public services, and give both Oxford Township and the Village of Ashley the ability to plan for the future knowing that their community will continue to have jurisdiction over these lands. According to Delaware County Economic Development Director, Tim Boland, the following tasks will help to implement this district:
    a. Educate the public as much as possible.
    b. Pick three or four main selling points to advertise with the public.
    c. Correct misstatements or lies about the agreement.

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

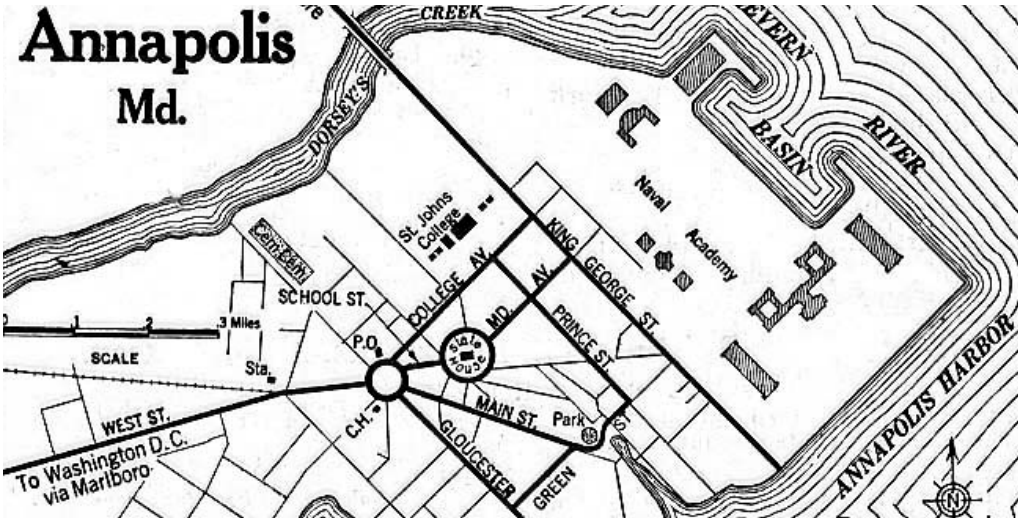
1400s England- all roofs in urban areas to be stone, lead or tile (fire protection)

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

Figure A. 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 B. 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. 1st 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 C. 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)

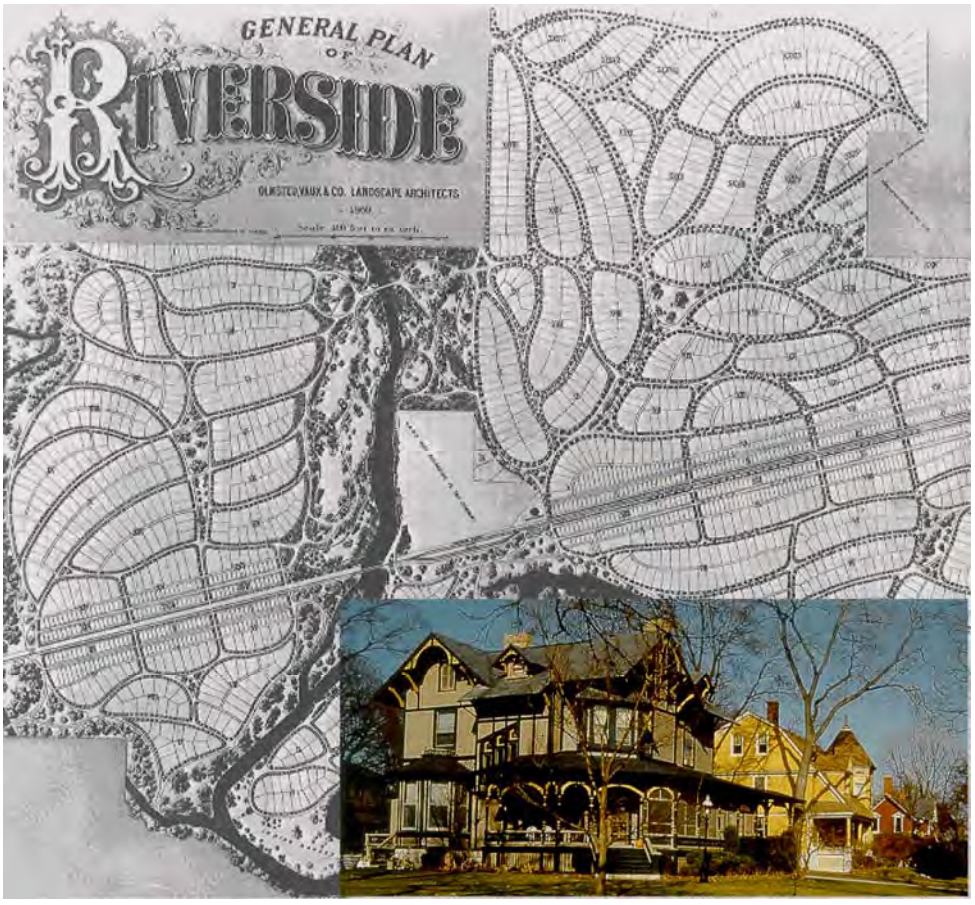
1789 Washington D.C. plan, Pierre Charles L'Enfant combined the radial spokes of Annapolis and the green mall of Williamsburg.

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 D. Riverside, Illinois



1869 Riverside, Illinois, English garden style city by Frederick Law Olmstead 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.

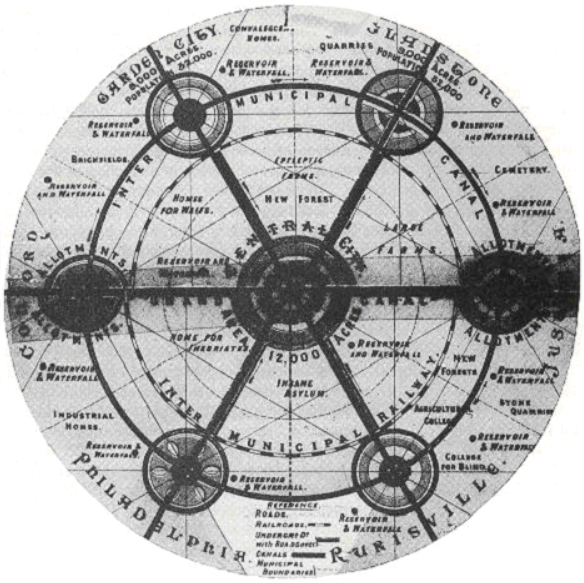
1890 Jacob Riss writes *How the Other Half Lives,* photographs depict slum conditions in New York; cities widely seen as dirty and unhealthful.

1893 Chicago, Colombian Exposition, "White City", Daniel Hudson Burnham, beginning of City Beautiful movement. Daniel H. Burnham supervised the 1893 World Columbian Exposition in Chicago, which signified the beginning of the City Beautiful Movement.

"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,1893, Father of the American City Planning Movement)

Figure E. Ebeneezer Howard's Garden City



1898 Ebeneezer 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 Institue 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 F. 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 Ladislas 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 F2nnd 897 (9th 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)

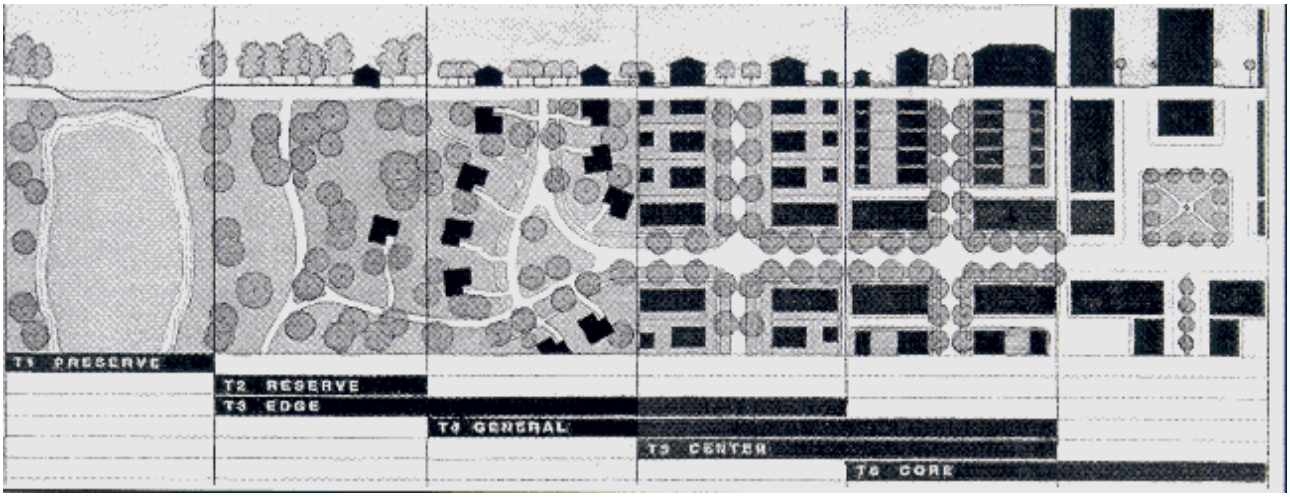
1992 Lucas v. South Carolina Coastal Council- Court held that when a regulation denies all economic use of a property, it will be considered a taking. 505 US 1003 112 S. Ct. 2886

(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 G. 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.***