

Chapter 13

Goals and Objectives, Recommendations, and Implementation

Delaware Township

In order to help Delaware Township move forward with purpose, and in a manner compatible with the desires of the community, and within the scope of what the Township can control, the Steering Committee has developed a set of goals and objectives. These goals and objectives are intended to guide the Township in its decision-making processes.

Goals are listed as over-arching concepts regarding the Township and were guided by a combination of factors, including the community survey results. Each goal contains objectives, which are more specific, targeted, and in service of the associated goal.

Goal #1

Maintain the Rural Feel of Delaware Township

Delaware Township residents overwhelmingly want the Township to retain its rural feel into the future. Among the factors that the residents identified as most important to achieving this goal: wooded areas and forests, farm fields along the road frontage, low light pollution to enable seeing the night skies, visible pastures, and tree-lined roadways.

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| Objective 1.1 | Preserve old-growth trees and include new roadside trees where possible. |
| Objective 1.2 | Regulate lighting to prevent light pollution and impacts to neighboring properties. |
| Objective 1.3 | Encourage the use of natural growth areas and agricultural aesthetics along arterial and collector roadways. |
| Objective 1.4 | Maintain low-density housing outside of the parcels adjacent to the City of Delaware. |
| Objective 1.5 | Create or cooperate with an entity that can acquire property, development rights, or conservation easements in the Township's name, or on behalf of the Township. |

Goal #2:

Maintain the current Township boundaries/Disincentivize annexation

Residents of Delaware Township also expressed a large concern over the possibility of losing Township property to the City of Delaware. There are largely two reasons with which a property owner may seek annexation: to obtain sanitary sewer services, and to obtain a rezoning for a more intense land use.

Objective 2.1 Engage the City of Delaware to create a joint agreement that would provide City sanitary services without annexation.

Objective 2.2 Permit Restaurant, Small Retail, Recreational, Medical, or extended/senior care facilities at compatible areas along the border of the City of Delaware.

Objective 2.3 Permit other commercial or industrial uses that are only compatible with neighboring uses in the City of Delaware.

Goal #3:

Preserve existing natural and cultural resources

In the community survey, residents were overwhelmingly supportive of protecting the Township's cultural and natural resources like waterways, wetlands, wooded areas, and buildings of historical significance.

Objective 3.1 Protect the Olentangy River, Delaware Run, Kingsbury Run, Sugar Run, and Weiser Run.

Objective 3.2 Preserve old growth tree lines to encourage natural growth aesthetics.

Objective 3.3 Encourage new tree lines where ones do not currently exist, or where natural growth areas or pastures are not adjacent to the road.

Objective 3.4 Protect historical structures from demolition.

Improve road safety/traffic patterns

Residents also expressed concern over increasing traffic safety and congestion issues along the roadways in Delaware Township. It's the Township's desire to maintain lower traffic volumes and congestion, as well as improve the general safety of the roadways.

- Objective 4.1** **Increase connectivity in Delaware Township to disperse traffic.**

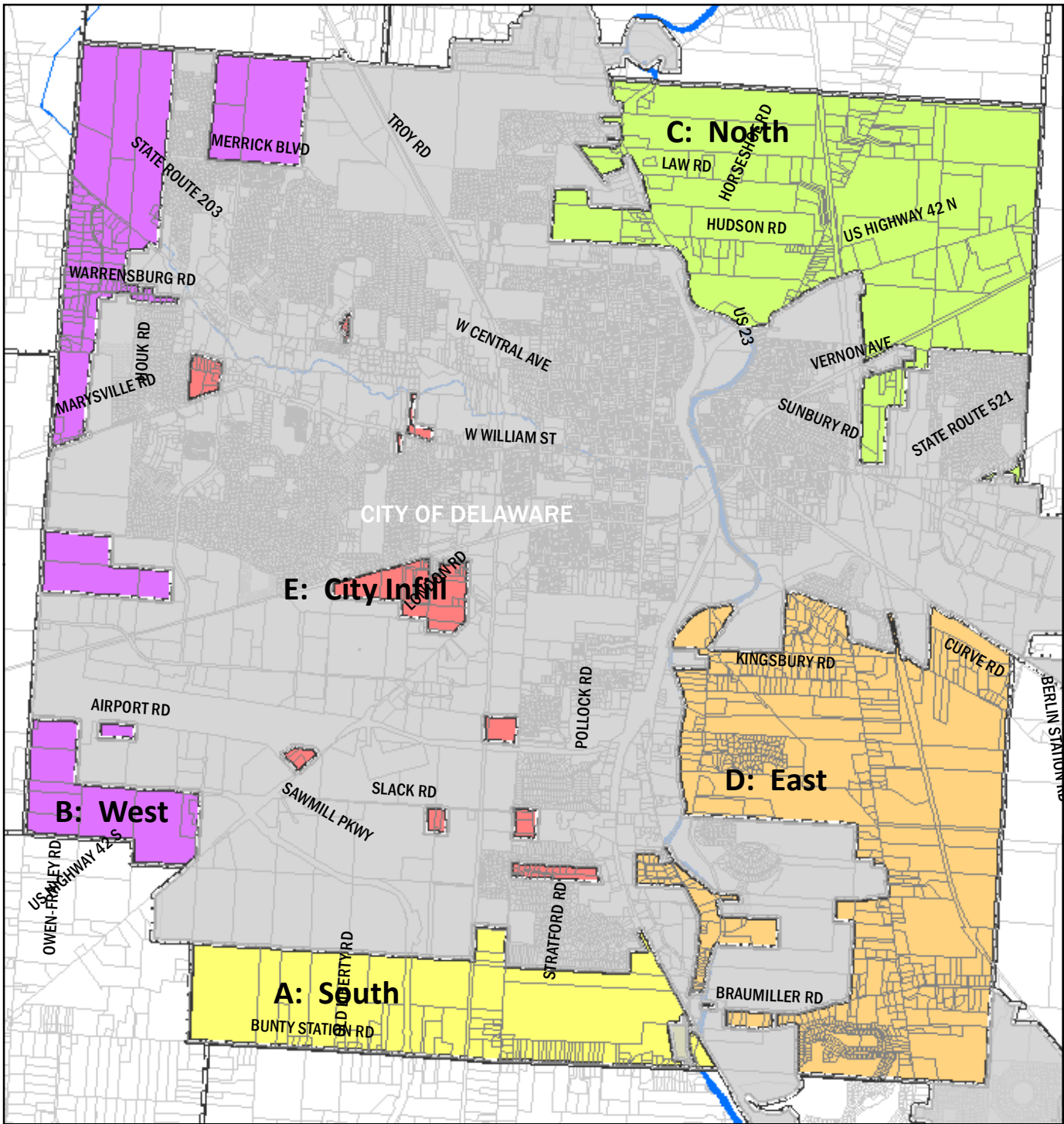
- Objective 4.2** **Develop policies and regulations which contribute to intersection improvements for both pedestrians and vehicles.**

- Objective 4.3** **Liaise with the Delaware County Engineer's Office in order to find the best possible road alternatives to focus on in order to preserve the state of the existing roadways.**

Subareas

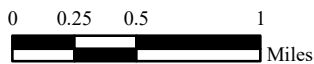
To provide the most streamlined and customized set of recommendations for the Township, subareas have been created. Each subarea will contain its own applicable set of recommendations. Some recommendations may apply to the entire Township, these will be shown as township-wide recommendations. Applicable recommendations for any given property can be found by combining the Township-Wide Recommendations with those found within a given property's subarea.

Map 13.1 shows the boundaries of the Township's subareas.



Subareas

Delaware Township



- Township Subareas**
- A: South**
 - B: West**
 - C: North**
 - D: East**
 - E: City Infill**

Township-Wide Recommendations

All Subareas

- 1) Limit development in the 100-year floodplain in all zoning classifications;
- 2) Require connections for both vehicles and pedestrians to all undeveloped lands and adjacent public roadways with any planned residential development;
- 3) Prioritize the preservation of existing tree-lines along roadways, trees within 100 feet of a named waterway, trees within 35 feet of an unnamed perennial drainage course, existing wooded areas, and existing wetlands (see Map 5B.5 Wetlands);
- 4) Create a 35-foot no-build buffer from all wetlands and any unnamed perennial drainage courses;
- 5) Require a multi-use path on all major roadways for all planned developments;
- 6) Develop a set of lighting standards to ensure the lowest levels of light pollution for all new development—all commercial lighting should utilize cut-off downward facing fixtures;
- 7) Include aesthetic guidelines for all new development that promotes the rural aesthetic of the Township per the Community Survey;
- 8) Consult the Delaware County Economic Development team to consider a Joint Economic Development District with the City of Delaware;
- 9) Coordinate with the Delaware County Regional Sewer District and Delaware Public Health District to find solutions to the lack of sewer;
- 10) Establish a working relationship with the City of Delaware to stay informed on development in the City's periphery;
- 11) Work with the City of Delaware to develop an agreement with regards to the availability of sewer facilities and annexation;
- 12) Consider developments that use strict conservation subdivision principles in order to permit slightly higher densities (1 unit/acre) to preserve more open space acreage and prevent annexation; and
- 13) Maintain residential uses in all parts of Delaware Township with a minimum lot size of 1 acre, in accordance with FR-1 zoning, when utilizing on-site treatment systems.

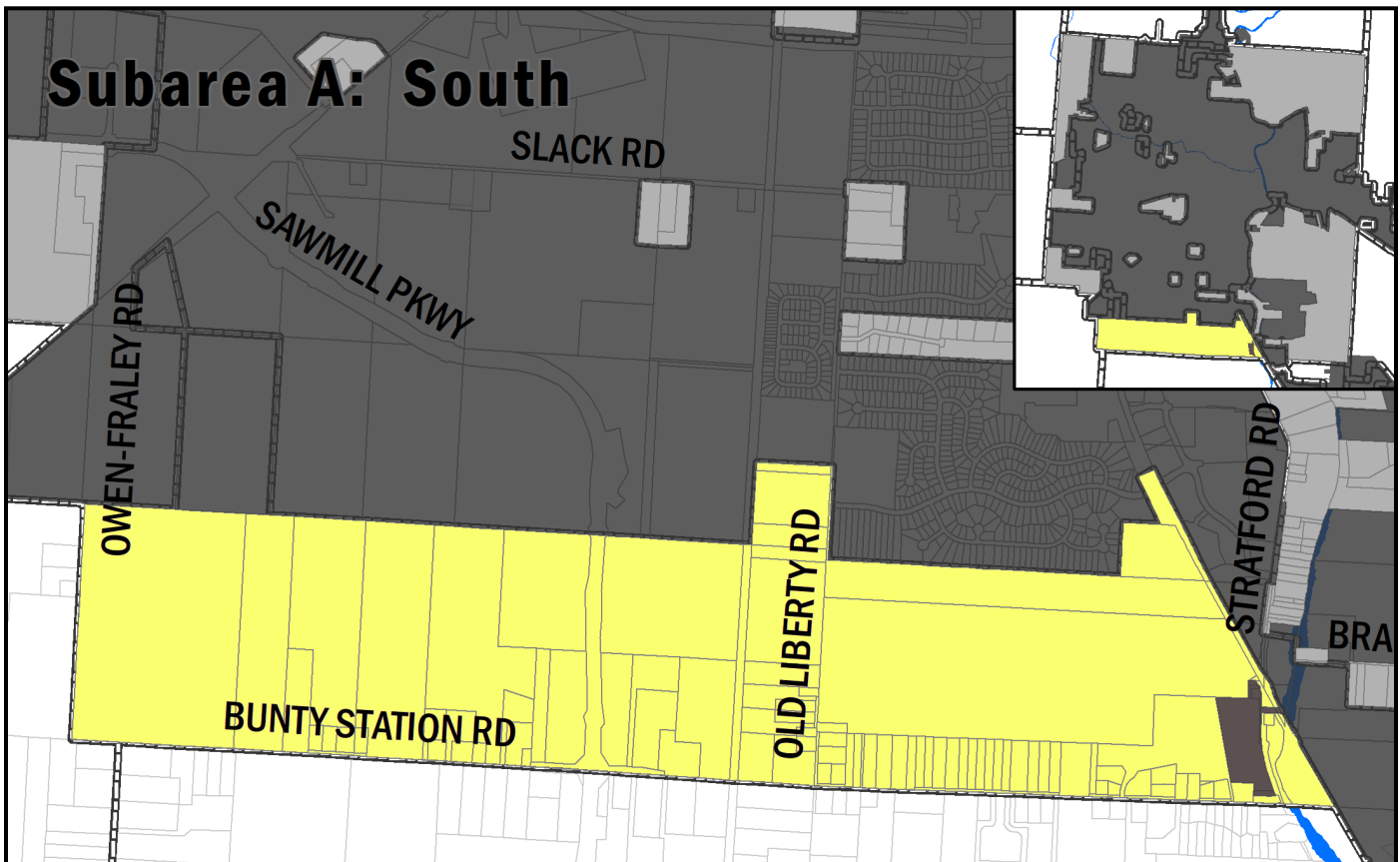
Subarea A

South

Boundaries:

Subarea A applies to all properties south of the City of Delaware boundary line, west of U.S. Route 23, and east Owen-Fraley Road.

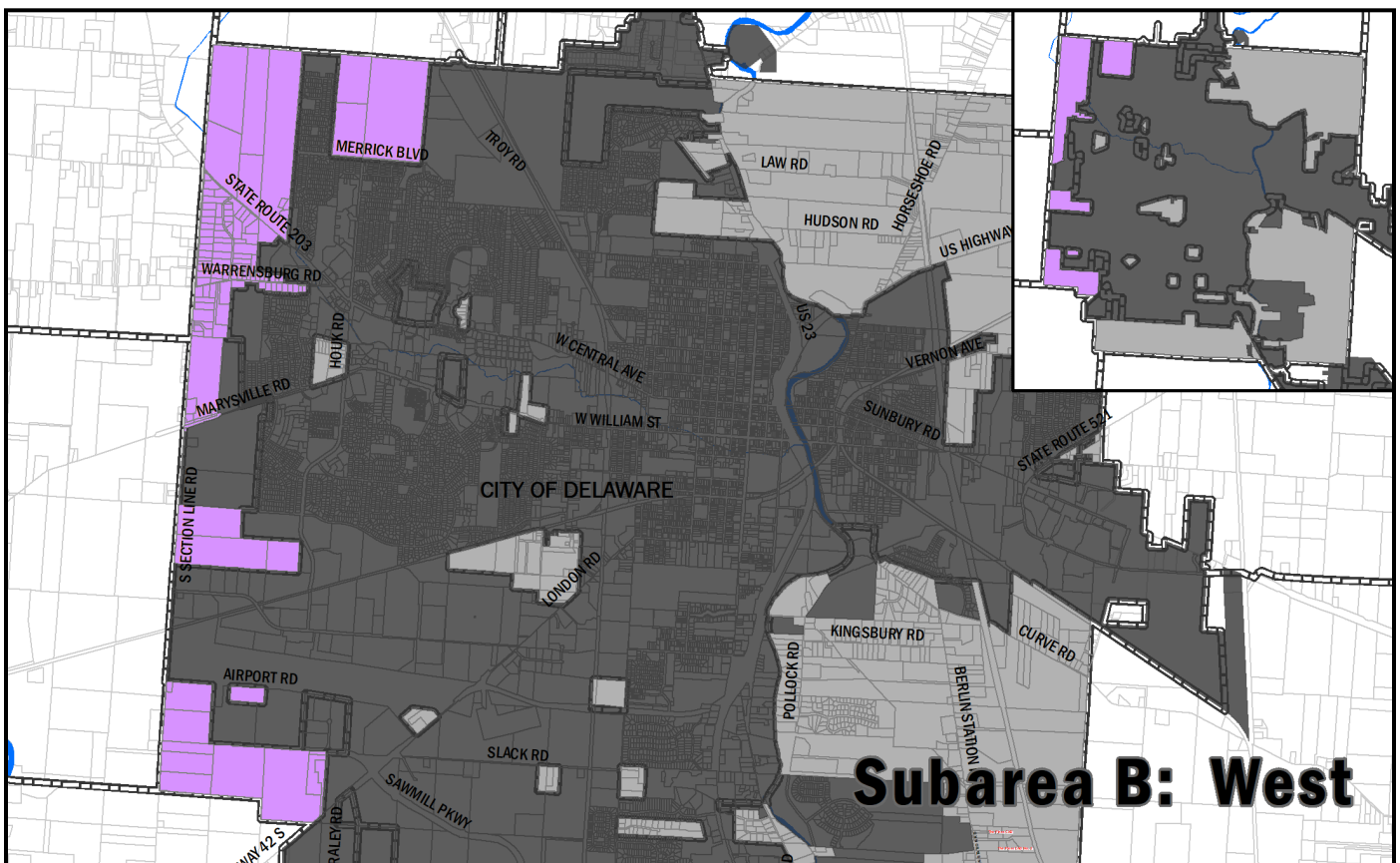
- 1) Recognize a 100-foot buffer from the Olen tangy River (50 feet from each high water mark) and limit development within it. Planned district developments should set the area aside as part of open space.
- 2) Development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary sewer is available, consider planned residential development densities are recommended at 2 units per acre with 20% open space. Lot sizes should be no smaller than 1/3 acre.



Boundaries:

Subarea B applies to all properties west of the City of Delaware boundary line, including an isolated property on the west end of Airport Road, and the properties north of Merrick Boulevard.

- 1) Permit and encourage industrial and manufacturing uses south of Marysville Road;
- 2) Recognize a 100-foot buffer (50 feet each side of the centerline) from Delaware Run and limit development within it. Planned district developments should set the area aside as part of open space;
- 3) North of Marysville Road, residential development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary sewer is available, densities are recommended at 2 units per acre with 20% open space. Lot sizes should be no smaller than 1/3 acre.



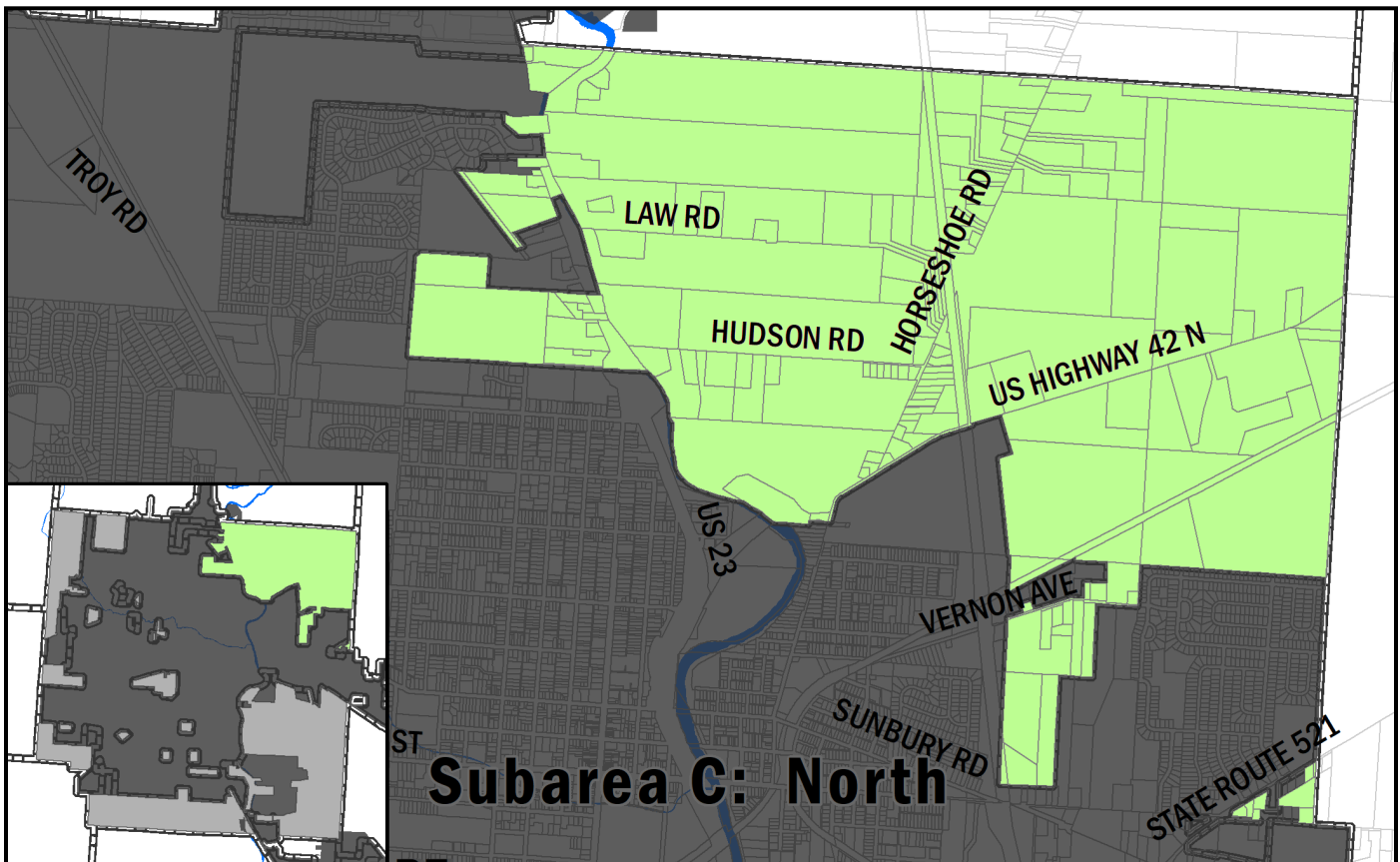
Subarea C

North

Boundaries:

Subarea C applies to all properties north of Sunbury Road/U.S. 36/S.R. 37, and east of the boundary line with the City of Delaware.

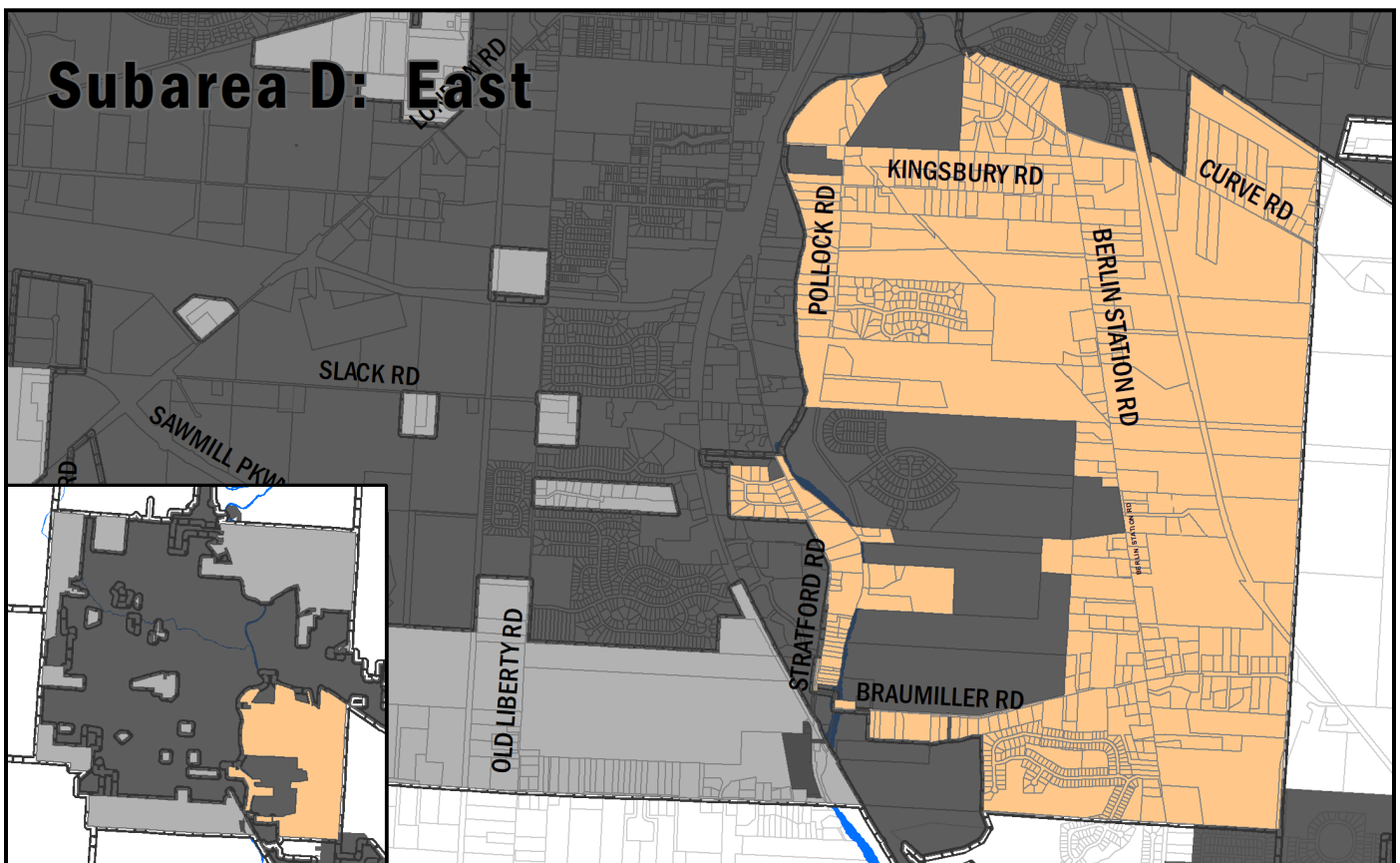
- 1) Permit commercial and light industrial uses on properties within 750 feet and having access to U.S. 42;
- 2) Development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary sewer is available, consider planned residential development densities at no more than 2 units per acre with 20% open space. Lot sizes should be no smaller than 1/3 acre;
- 3) Recognize a 100-foot buffer (50 feet each side of the centerline) from Sugar Run and limit development within it. Planned district developments should set the area aside as part of open space.



Boundaries:

Subarea D applies to all properties south of Sunbury Road/U.S. 36/S.R. 37, and east of U.S. 23.

- 1) Recognize a 100-foot buffer (50 feet each side of the centerline) from Kingsbury Run and Weiser Run and limit development within it. Planned district developments should set the area aside as part of open space;
- 2) Development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary sewer is available, consider planned residential development densities at no more than 2 units per acre with 20% open space. Single-family lot sizes should be no smaller than 1/3 acre. Within larger developments, small areas of higher densities may be appropriate if roads are private and the overall density does not exceed 3 units per acre.



Subarea E

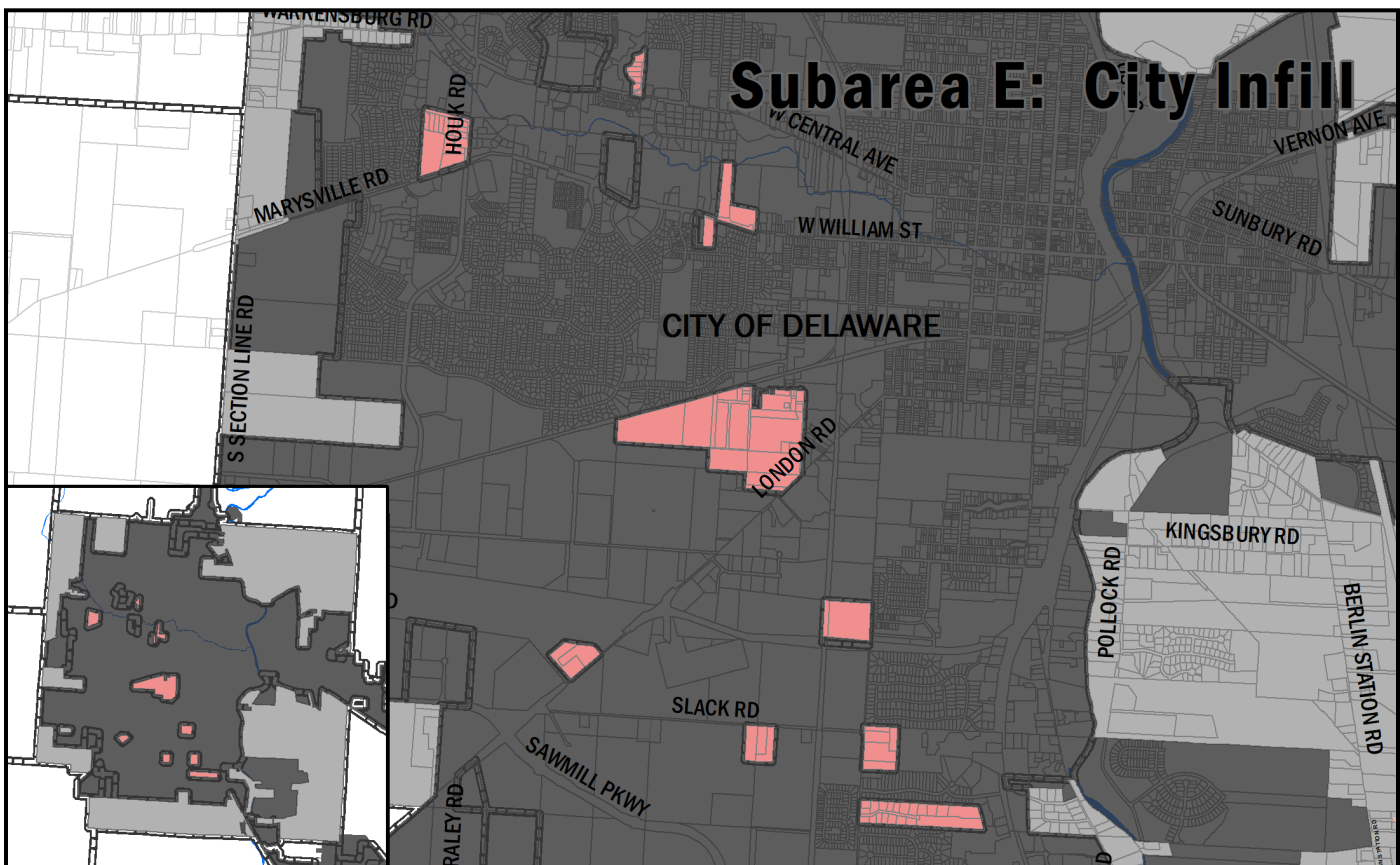
City Infill

Boundaries:

Subarea E applies to all other properties not included in the other subareas, and bounded on all sides by the City of Delaware.

- 1) On parcels not currently developed as part of residential neighborhoods, such as Pollyanna and Greenlawn, allow commercial, office, and light industrial uses for City Infill properties;
- 2) Infill parcels should be included in any agreed-upon Joint Economic Development District agreements.

Note: The Township may want to develop a zoning overlay district in conjunction with a Joint Economic Development District (or other cooperative agreement with the City of Delaware) for the City Infill properties that takes into account the surrounding land uses in the City of Delaware to promote development on those properties to reduce the desire for further annexation.



Short Term (Years 1 and 2 from Adoption)

Recommendations can only be as good as the reinforcement that the Township's Zoning Resolution and supporting documentation allows. In order to create an element of enforceability, the following recommendations should be completed within the first two years of adoption of this Comprehensive Plan.

- 1) Update the Delaware Township Zoning Resolution to:
 - A) Amend the list of permitted commercial uses — using the North American Industry Classification System (NAICS) codes — for each zoning district (Neighborhood Commercial and Office District, Planned Commercial and Office District, Industrial District, and Planned Industrial District) with references to each subarea in order to ensure the most appropriate uses for the location.
 - B) Amend Article 11 — Planned Residential District to better reflect the density and open space goals reflected in the Comprehensive Plan and update to include current processes.
 - C) Add language to Article 21 — General Development Standards that requires, to the maximum degree possible, the preservation of all existing trees within 100 feet of a named waterway or 35 feet from an unnamed perennial drainage course.
 - D) Add language to Article 21 — General Development Standards that requires subdivision developments (with the exception of CADs) to provide both vehicular and pedestrian connections to all developable property. If constructing the connections does not seem feasible at the time of development, then an easement should be provided instead.
 - E) Amend Article 19 — Flood Plain Regulatory District (FPRD) to prohibit development in the 100-year floodplain, with the exception of recreational trails, parks, and associated appurtenances.

Long Term (Years 3 through 5 from Adoption)

The following recommendations will take a longer time to implement due to either the collaborative nature of the recommendation, or the research needed to ensure that the recommendation is implemented in the most effective way possible.

- 1) Update the Delaware Township Zoning Resolution to:
 - A) Add language to Article 21—General Development Standards that creates conservative lighting standards. Lighting standards should be flexible enough to provide value to the respective use, but also limiting any unnecessary light pollution. Commercial areas may command brighter lighting, but all lighting should be shielded to maximum degree possible. Areas that are exceptionally sensitive to light should be specified to have more stringent lighting requirements to ensure those areas are protected more (ex. Areas around the Stratford Ecological Center).
 - B) Develop a set of aesthetic guidelines to ensure that the rural aesthetic is maintained, regardless of development. Elements should be prioritized based on the Delaware Township Comprehensive Plan Survey (ex. the inclusion of natural growth areas or pastures as a buffer from existing roadways).
 - C) Amend Article 8—Farm Residential to include Conservation Subdivisions at a density of 1 unit per acre.
 - D) Create a zoning overlay district for Subarea E which permits commercial on the properties south of U.S. 42, and abutting London Road. The exact uses should be compatible with the surrounding existing uses in the City of Delaware.
- 2) Collaborate with the City of Delaware, the Delaware Public Health District, the Delaware County Regional Sewer District, and Delaware County Economic Development to create a governing agreement that can provide sanitary sewer access without annexation into the City of Delaware. Potential solutions include:
 - A. A Joint Economic Development District which provides access to the City of Delaware sewer services in exchange for leveraging an income tax.
 - B. An agreement which provide access to the City of Delaware sewer service in exchange for shared maintenance of roadways which the Township can incorporate into their maintenance schedules.
- 3) Collaborate with the Delaware County Engineer’s Office on road configurations and potential traffic improvements to reduce congestion on Township roadways.