

The background of the entire page is a photograph of a rural landscape. In the foreground, there is a field of tall, golden-brown grass. In the middle ground, a line of trees with vibrant autumn foliage in shades of orange, yellow, and brown stretches across the frame. The sky above is a pale, overcast grey.

Kingston Township

Comprehensive Land Use Plan

Adoption Date

THE 2022 KINGSTON TOWNSHIP COMPREHENSIVE PLAN

Current Office

9899 State Route 521
Sunbury, Ohio 43074

Future Office

4063 Carter's Corner Road
Sunbury, Ohio 43074

Adopted by the Kingston Township Trustees on XXXXXX

Amended by the Kingston Township Zoning Commission on XXXXXX

KINGSTON TOWNSHIP TRUSTEES

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Steve Volpe, Vice-Chairman
Bill Shively, Executive Member

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Stephanie J. Matlack, Executive Administrative Assistant
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Jonathan Miller, AICP, GISP, Planner I / GIS Operator

Unless otherwise noted, base map datasets are provided by the Delaware County Auditor's Office DALIS Project (parcel, water, political boundaries, etc.). Chapter heading photos are from CONNECTExplorer Pictometry.



TABLE OF CONTENTS

(TO BE UPDATED)

| | |
|--|-----|
| Acknowledgements | ii |
| Table of Contents..... | iii |
| Chapter 1: Introduction | 1 |
| Chapter 2: Population | 3 |
| Chapter 3: Development and Change..... | 9 |
| Chapter 4: Existing Land Use | 13 |
| Chapter 5: Natural Resources and Conservation..... | 17 |
| Chapter 6: Housing | 27 |
| Chapter 7: General Economic Conditions..... | 29 |
| Chapter 8: Roads and Transportation..... | 37 |
| Chapter 9: Utilities | 47 |
| Chapter 10: Community Facilities | 51 |
| Chapter 11: Open Space and Recreation..... | 57 |
| Chapter 12: Future Development Patterns..... | 61 |
| Chapter 13: Goals and Objectives..... | 75 |
| Chapter 14: Recommendations | 79 |
| Chapter 15: Implementation | 85 |
| Appendix A..... | 86 |
| Appendix B..... | 88 |
| Appendix C..... | 89 |

Vision Statement

Ultimately, we would like Kingston Township to be a community that retains large lots, and a low residential density (generally less than one unit per 1.951 acres) in a rural setting with agriculture and significant permanent open space.

The rural character of the township will be maintained with a concerted effort to preserve open space, natural features of land, and farmland preservation with an emphasis on large residential lots. Rural roads would for the most part remain narrow two lane roads, yet safely carry local traffic. They would have a rough edge, with fencing that reminds us of the rural past, and mature landscaping to replace fence/tree rows if they are removed as part of planned developments.

Primary conservation features must be prioritized as restricted, permanent open space and preserved as the township develops in this order; #1 woodlands, #2 wildlife habitats, #3 quality wetland buffers and #4 riparian zones. Secondary conservation features including floodways, scenic views and vistas, and sloping land must also be considered as restricted, permanent open space. Prime farmland and cultural resources (historic, archaeological or of cultural value) that give a sense of our heritage should be preserved as part of all new developments.

There should be a variety of housing choices and price ranges, and adequate infrastructure to serve new development. We would like to see a diversity of housing types to meet different housing needs (i.e., older adults, empty nesters, individuals and families). There should be a balance of commercial, residential and recreational uses; commercial should be developed for a broader tax base, but should be in very few select areas buffered from exclusively residential areas.

We want to live in a community where growth is balanced with the conservation and enhancement of rural landscapes, agriculture, cultural and heritage resources, and the environment.



CHAPTER 1

Introduction

The following are excerpts from Baskin's "History of Delaware County and Ohio," 1880.

Beginnings

Kingston Township is the San Marino of Delaware County. Its inhabitants are likewise noted for their morality, industry and hospitality. There is not now, and never has been, with but one exception, a store, grocery or any place where intoxicating drinks or liquors were bought or sold in any quantity whatever. It was said, a small contraband, underground distillery was for a short time run by one Walter Bump, near the close of the war, in a very quiet way. But he soon fell into the clutches of the Government officials who put an end to his occupation. Vice and immorality do not thrive and flourish in the presence of schoolhouses and churches.

Environment

In its native or original state, there was nothing in Kingston Township to especially attract attention. It possessed no mineral wealth, and its water privileges for hydraulic purposes were limited, although favored with springs of good water, and spring-runs and small streams, which afford an abundance of most excellent water for stock.

The principal stream is Alum Creek, which strikes the north line of the township about one-half mile from the west line, or northwest corner, and at the junction of the West Branch, and thence runs in a southwesterly direction about one mile before it crosses the west line of the township. Below the junction of the two branches. Alum Creek is quite a large stream, and, at an early day, much more than now, contained a large volume of water.

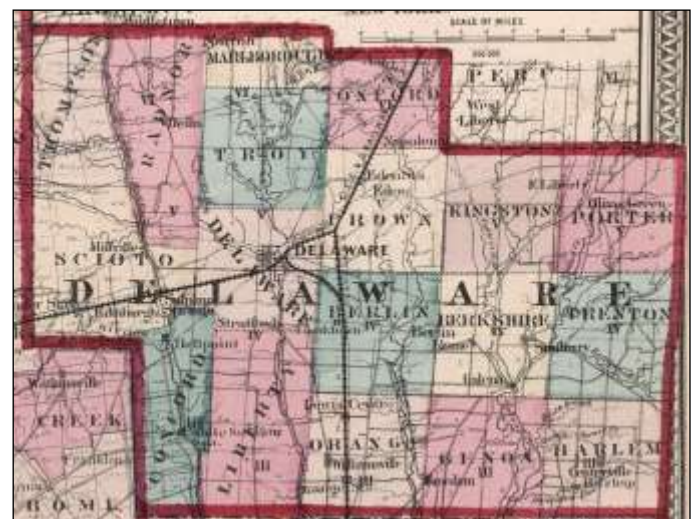
Kingston Township is situated in Range 17, in the United States military lands, and is designated as Number V in the original survey. It was created as a township, June 8, 1913, and has had no changes made in its boundary

since its organization. It is a square, containing 16,000 acres of land, or an area of twenty-five miles, and is bounded on the north by Morrow County, on the east by Porter Township, on the south by Berkshire, and on the west by Brown. There are no towns or villages in the township, nor even a grist-mill. About forty six or eight years ago, however, a storehouse was built at what was known as Stark's Corners, near the east line of the township, and about the center, north and south, by a man of the name of James Moore, who sold goods for some years, and was succeeded by James N. Stark. But after a few years, he discontinued the business.

Settlement and Rosecrans

The first settlement in Kingston was made some time about the year 1807, but just where cannot be definitely settled. It was made in the south eastern part of the township, and on or near the Little Walnut Creek. As near as can be ascertained, John Phipps was the first settler, but of him little is known.

Dr. Daniel Rosecrans first settled on Little Walnut Creek, about the year 1813, and was the first Justice of the Peace in the township. Dr. Rosecrans purchased lands



Source: "The Atlas of Delaware County, Ohio" by F.W. Beers, 1866

further south on Taylor Run. His son, Crandall married Miss Jemima Hopkins, who was of the family of one of the signers of the Declaration of Independence. There were three sons born of this union, the oldest of whom was Maj. Gen. William Stark Rosecrans, whose great name and fame will be transmitted throughout the endless circles of time. He will be remembered in history as one of the most successful and skillful Generals in the Union army in the war of the great rebellion.

Community

It was not until the year 1822, that the first meeting-house was built. In that year, the Presbyterians erected a log meeting-house near the center of the township, as well as the center of population at that time, on the present site of the Old Blue Church, the cognomen by which it is now so widely known. The first schoolhouse in the township was built on the farm owned by Mr. Curtis, on the Little Walnut Creek, an about a mile from the south line.

Health

From the first settlement the inhabitants of this township seem to have enjoyed robust health, which is to be attributed, at least in part, to its pure air and water, as well as the temperate habits of the people.

- Adapted from Henry Perrin and O.L. Baskin's "History of Delaware County and Ohio," 1880.

Updating the Comprehensive Plan

The Kingston Township Zoning Commission and volunteers convened on August 5, 2021, for the purpose of beginning an update to its Comprehensive Plan, last adopted and amended in 2008. The Zoning Commission is responsible (Ohio Revised Code 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process.

The Comprehensive Land Use Plan update is intended to:

1. Review changes in land use, population, utility services, roads, boundaries that have occurred since

the previous plan, as well as the changes in economic, legislative, judicial, and regulatory conditions;

2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the Township;
5. 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 Plan contains policies, goals, and a recommended land use map for the future development of the Township. The Township must subsequently amend its zoning to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification related to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas. *Data from various sources are utilized and presented cartographically in a GIS format.*



CHAPTER 2 Population

Building and Population

According to the U.S. Census Bureau, Delaware County's population grew from 109,989 in April, 2000 to 174,214 in April, 2010 (a 58% increase). Since 2010, the County has posted an increase of 17%, to an estimate by the Delaware County Regional Planning Commission staff (DCRPC) of 204,500 in 2019.

Kingston Township's population was 1,603 in the 2000 Census. This increased to 2,156 in the 2010 Census, a

35% increase. DCRPC estimates that number to currently be 2,351 in 2019, an increase of about 9% since 2010. DCRPC updates these figures annually, using a formula that uses **building permits** as its chief factor in determining growth. The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion. The following table and graph represent the building permits since 2008 in the Township.

Figure 1. Kingston Township New Residential Building Permits 2008-2020

| Yr | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|----|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 1 | 4 | 3 | 2 | 1 | 9 | 5 | 7 | 10 | 9 | 33 | 27 | 26 |

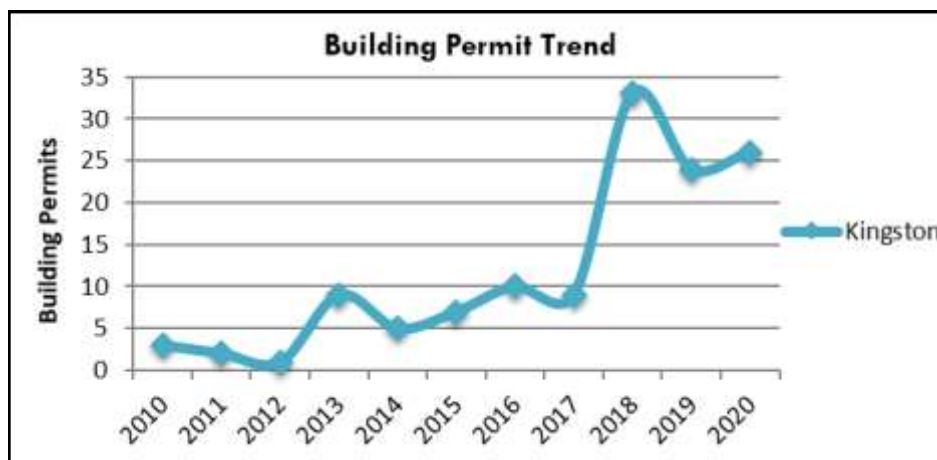


Figure 2. Historical Township Building Permits (includes multi-family)

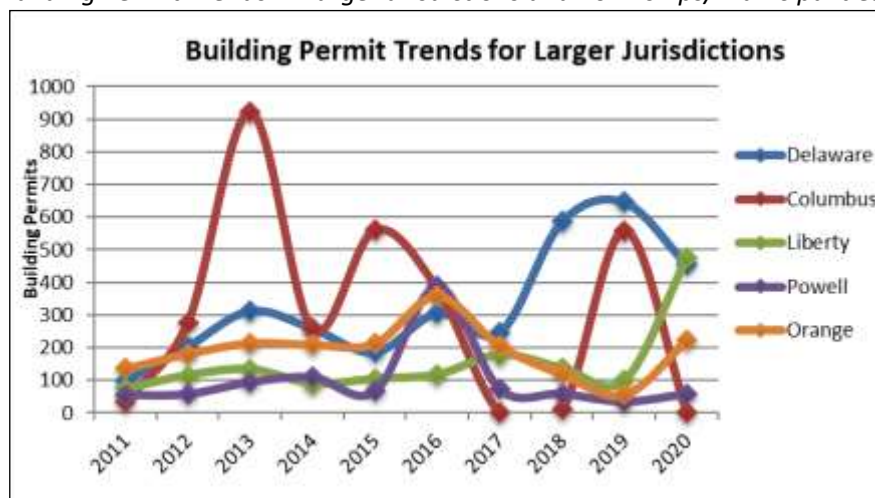
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Berkshire | 25 | 26 | 38 | 45 | 91 | 55 | 84 | 269 | 66 | 284 |
| Berlin | 30 | 26 | 19 | 28 | 24 | 50 | 73 | 62 | 108 | 125 |
| Brown | 3 | 4 | 3 | 6 | 3 | 6 | 3 | 4 | 10 | 6 |
| Concord | 75 | 83 | 67 | 32 | 39 | 31 | 70 | 185 | 107 | 212 |
| Delaware | 9 | 6 | 7 | 1 | 7 | 4 | 2 | 20 | 9 | 6 |
| Genoa | 83 | 116 | 110 | 39 | 66 | 109 | 77 | 74 | 46 | 48 |
| Harlem | 13 | 9 | 21 | 13 | 22 | 29 | 44 | 38 | 23 | 38 |
| Kingston | 2 | 1 | 9 | 5 | 7 | 10 | 9 | 33 | 24 | 26 |
| Liberty | 73 | 115 | 133 | 89 | 104 | 117 | 178 | 137 | 99 | 474 |
| Marlboro | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 4 | 0 | 0 |
| Orange | 136 | 181 | 214 | 209 | 213 | 358 | 205 | 119 | 56 | 222 |
| Oxford | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 7 | 3 | 2 |
| Porter | 6 | 5 | 13 | 10 | 13 | 11 | 13 | 15 | 14 | 10 |
| Radnor | 1 | 3 | 6 | 6 | 2 | 5 | 10 | 3 | 3 | 4 |
| Scioto | 8 | 7 | 8 | 9 | 9 | 21 | 22 | 11 | 33 | 16 |
| Thompson | 2 | 2 | 1 | 0 | 2 | 1 | 2 | 1 | 0 | 4 |
| Trenton | 3 | 3 | 4 | 4 | 5 | 9 | 5 | 11 | 19 | 14 |
| Troy | 2 | 5 | 1 | 3 | 8 | 7 | 2 | 4 | 6 | 2 |
| Total Twps | 472 | 593 | 655 | 502 | 616 | 824 | 800 | 997 | 626 | 1,493 |

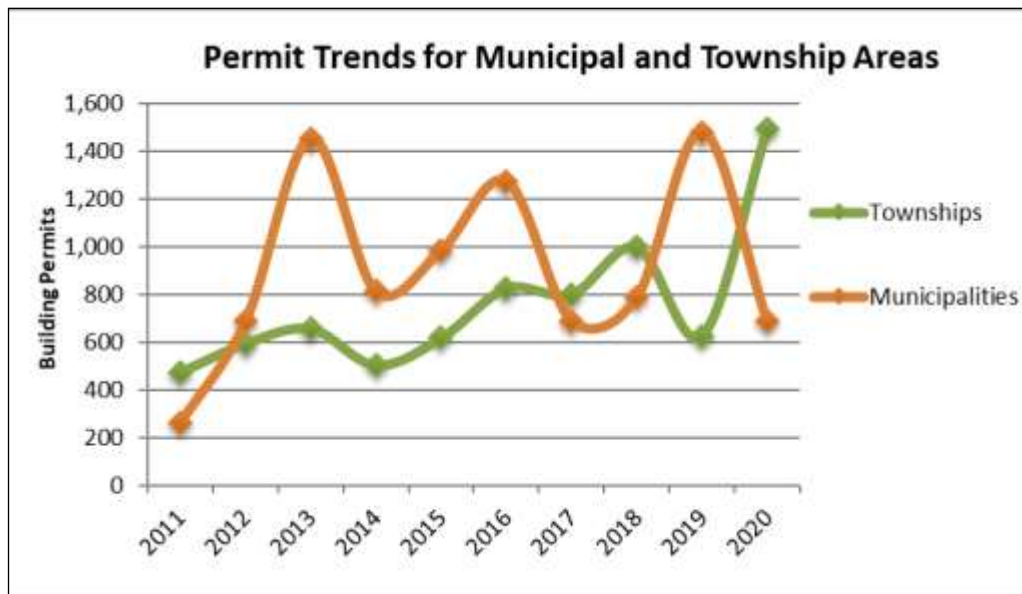
Figure 3. Historical Municipality Building Permits (includes multi-family)

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------|------------|------------|--------------|------------|------------|--------------|------------|------------|--------------|------------|
| Delaware | 98 | 204 | 313 | 259 | 186 | 306 | 246 | 587 | 646 | 454 |
| Galena | 7 | 11 | 4 | 6 | 7 | 5 | 10 | 4 | 63 | 87 |
| Sunbury | 19 | 34 | 73 | 36 | 36 | 31 | 95 | 91 | 59 | 34 |
| Shawnee Hills | 3 | 1 | 10 | 10 | 5 | 11 | 3 | 1 | 3 | 1 |
| Powell | 55 | 58 | 95 | 110 | 66 | 388 | 73 | 59 | 35 | 59 |
| Ashley | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| Ostrander | 8 | 10 | 23 | 12 | 12 | 7 | 31 | 25 | 10 | 29 |
| Dublin* | 0 | 0 | 0 | 2 | 0 | 9 | 18 | 9 | 5 | 4 |
| Westerville* | 36 | 89 | 10 | 121 | 111 | 136 | 65 | 0 | 101 | 16 |
| Columbus* | 35 | 277 | 921 | 255 | 560 | 379 | 0 | 10 | 557 | 1 |
| Total Municipalities | 261 | 685 | 1,450 | 811 | 983 | 1,272 | 542 | 786 | 1,479 | 685 |

*Portions within Delaware County

Figure 4. Building Permit Trends in Large Jurisdictions and Townships/Municipalities (next page)





The next table shows population projections calculated by the DCRPC for all communities in Delaware County. These projections are considered more current than the U.S. Census because DCRPC has more current building permit data. The projections are speculative and may change drastically based upon major developments. The maximum build-out population is a depiction of what the build-out population would be for each community as they are currently planned and zoned.

Figure 5. Township Population Projections (by DCRPC Housing Unit Method)

| | 2010 US CENSUS | 2020 US CENSUS | 2021* | 2025* | 2030* |
|-------------------|----------------|----------------|----------------|----------------|----------------|
| Berkshire | 2,428 | 4,476 | 4,437 | 6,280 | 7,357 |
| Berlin | 6,496 | 7,774 | 8,198 | 13,179 | 14,920 |
| Brown | 1,416 | 1,402 | 1,541 | 1,582 | 1,630 |
| Concord | 9,294 | 10,951 | 11,978 | 13,551 | 14,920 |
| Delaware | 1,964 | 2,138 | 2,158 | 2,272 | 2,363 |
| Genoa | 23,090 | 24,924 | 26,260 | 26,843 | 27,139 |
| Harlem | 3,953 | 4,554 | 4,556 | 5,158 | 5,608 |
| Kingston | 2,156 | 2,359 | 2,504 | 2,772 | 3,000 |
| Liberty | 14,581 | 18,271 | 18,011 | 19,776 | 21,090 |
| Marlboro | 281 | 295 | 303 | 342 | 366 |
| Orange | 23,762 | 30,516 | 29,743 | 33,214 | 25,005 |
| Oxford | 987 | 950 | 1,042 | 1,080 | 1,112 |
| Porter | 1,923 | 2,194 | 2,228 | 2,446 | 2,614 |
| Radnor | 1,540 | 1,570 | 1,657 | 1,757 | 1,828 |
| Scioto | 2,350 | 2,648 | 2,706 | 2,952 | 3,170 |
| Thompson | 684 | 659 | 728 | 757 | 776 |
| Trenton | 2,190 | 2,276 | 2,378 | 2,453 | 2,544 |
| Troy | 2,115 | 2,105 | 2,217 | 2,251 | 2,288 |
| Total Twps | 101,210 | 120,062 | 122,645 | 138,665 | 150,077 |

*Projections were calculated before 2020 Census figures were available.

Figure 6. Municipal Population Projections

| | 2010 US CENSUS | 2020 US CENSUS | 2021* | 2025* | 2030* |
|-----------------------------|----------------|----------------|---------------|---------------|----------------|
| Delaware | 34,753 | 41,302 | 43,010 | 44,320 | 45,785 |
| Galena | 653 | 924 | 1,068 | 1,243 | 1,460 |
| Sunbury | 4,389 | 6,614 | 6,151 | 6,824 | 7,359 |
| Shawnee Hills | 681 | 835 | 814 | 864 | 887 |
| Powell | 11,500 | 14,163 | 14,738 | 15,582 | 15,605 |
| Ashley | 1,330 | 1,198 | 1,347 | 1,356 | 1,359 |
| Ostrander | 643 | 1,094 | 1,092 | 1,087 | 1,087 |
| Dublin | 4,018 | 4,250 | 4,145 | 4,248 | 4,301 |
| Westerville | 7,792 | 9,112 | 9,758 | 9,984 | 10,144 |
| Columbus | 7,245 | 14,570 | 13,979 | 13,556 | 13,940 |
| Total Municipalities | 73,004 | 94,062 | 96,102 | 99,182 | 101,926 |

*Projections were calculated before 2020 Census figures were available.

Demographic Profiles

The U.S. Census shows certain other profiles of Kingston Township's population. The picture is of an affluent, educated, mostly white population, two-thirds of whom are 18 or older. Less than two percent are unemployed. Less than five percent are below the poverty level.

Figure 7. U.S. Census Demographic Profile, Kingston Twp

| U.S. Census Population Category | 2000 Township Population | 2010 Township Population |
|---------------------------------|--------------------------|--------------------------|
| Total Township population | 1,603 persons | 2,156 persons |
| White | 1,577 | 2,078 |
| Latino | 1 | 27 |
| African American | 7 | 7 |
| American Indian | 2 | 2 |
| Asian | 7 | 17 |
| Other | 1 | 3 |
| Two or More | 9 | 22 |
| 5-yr estimates, 2017 | | |
| Over 18 population | | |
| Male population | 52.0% | |
| Female population | 48.0% | |
| Median age | 45 | |
| Family households | | |
| Nonfamily households | | |
| Average household size | | |
| Average family size | | |

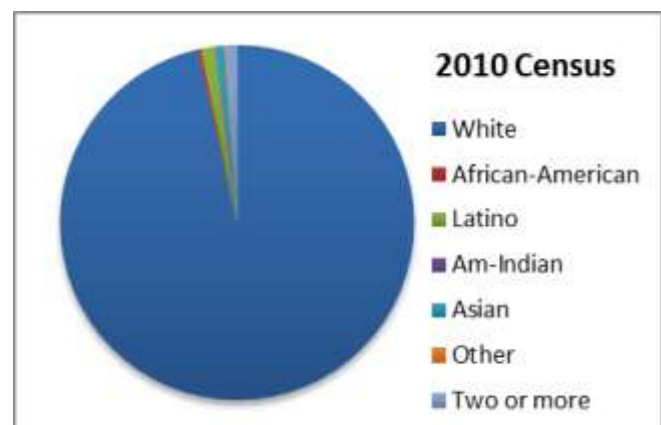
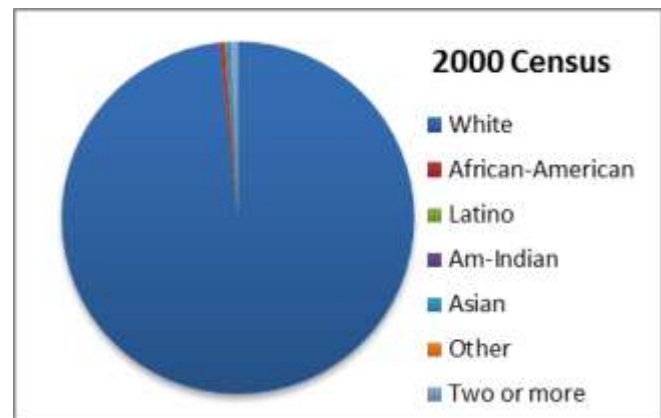


Figure 8. U.S. Census Demographic Profile, Kingston Twp

| U.S. Census 2017 Category | Kingston Township | All Delaware Co Townships | All Delaware Co. Cities and Villages | All Delaware County |
|--|-------------------|---------------------------|--------------------------------------|---------------------|
| Education: Percent H.S. grad or higher | 93.4% | 96.0% | 95.1% | 96.6% |
| Education: Percent Bachelor's degree or higher | 28.4% | 42.5% | 45.6% | 52.5% |
| Civilian labor force employed | 840 | 57,647 | 39,201 | 96,527 |
| % Civilian labor force employed | 60.6% | 65.0% | 69.4% | 67.8% |
| Civilian labor force unemployed | 16 | 1,540 | 1,178 | 2,718 |
| % Civilian labor force unemployed | 1.2% | 1.7% | 2.6% | 1.9% |
| Median Household income | \$83,214 | \$89,981 | \$89,940 | \$94,234 |
| Median family income | \$84,107 | \$102,231 | \$103,494 | \$111,582 |
| Per capita income | \$37,415 | \$39,691 | \$38,746 | \$42,985 |
| % Families below poverty level | 4.2% | 2.7% | 6.0% | 3.2% |
| % Individuals below poverty level | 4.5% | 4.7% | 7.6% | 4.9% |

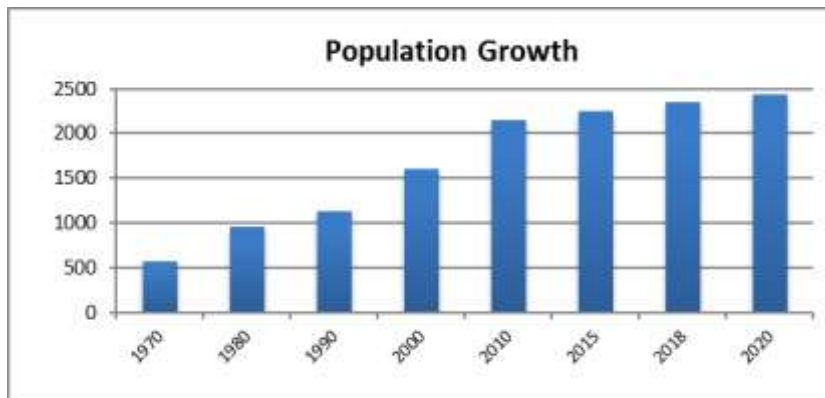
Source: U.S. Census Bureau 2012-2016 ACS 5-Year Estimates

Kingston Township Growth Summary

The location of Kingston Township, lack of highway access, and prior lack of sewer service has limited growth in the township to lot splits. Recent platted subdivisions and continued growth of the Northstar Development (discussed in the next chapter) may lead to accelerated residential growth.

Figure 9. Past Census Figures, Estimates, and Future Projection

| 1970 | 1980 | 1990 | 2000 | 2010 | 2015 | 2018 | 2020 |
|------|------|------|------|------|------|------|------|
| 567 | 959 | 1136 | 1603 | 2156 | 2255 | 2351 | 2431 |



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CHAPTER 3

Development and Change

Kingston Township Development Activity

Platting activity for new subdivisions is usually an indicator of future growth, as it precedes building permits. Historically, lots in Kingston Township have been 2-acres to 5-acres in size, utilizing on-site septic systems. Figure 10 illustrates the amount of platted

subdivision activity in Kingston Township.

The DCRPC approves platting for the unincorporated areas of the County. The County development trends over the past 15 years demonstrate that growth in the southern tier is different from growth to the north.

Figure 10. Recorded Subdivisions, by date recorded, in Kingston Township (since 1997)

| Name | Total Acres | SF Lots | Recorded | Type |
|-----------------------------------|-------------|---------|------------|------------------------|
| MACHU PICCHU SECTION 1 | 8 | 4 | 9/23/1997 | Common Access Driveway |
| MACHU PICCHU SECTION 2 | 6 | 4 | 8/18/1997 | Common Access Driveway |
| RYAN GLEN | 34.69 | 6 | 2/4/1998 | Common Access Driveway |
| INDIGO RUN | 38.66 | 3 | 6/22/1999 | Common Access Driveway |
| R J KOPP | 35.85 | 7 | 7/8/1999 | Common Access Driveway |
| LA FORZA DEL DESTINO | 6.72 | 3 | 10/28/1999 | Common Access Driveway |
| GROVE | 25.15 | 2 | 2/15/2000 | Common Access Driveway |
| RESUB LOT 130 MAIN ESTATES | 3.04 | 2 | 6/14/2000 | Re-subdivision |
| IL TROVATORE | 8.25 | 5 | 10/9/2000 | Common Access Driveway |
| DAVIS ACRES | 9.75 | 2 | 7/8/2004 | Common Access Driveway |
| MURPHLAND | 19.74 | 4 | 8/8/2006 | Common Access Driveway |
| THE FAIRWAYS AT BLUE CHURCH SEC 1 | 19.93 | 0 | 2/13/2008 | Right-of-Way |
| NORTHSTAR SECTION 3 PHASES A & B | 74.46 | 59 | 11/16/2017 | Planned Residential |
| CARTER'S FARM | 10.88 | 3 | 5/2/2018 | Common Access Driveway |
| KINGSTON RAVINES | 23.08 | 4 | 6/17/2020 | Common Access Driveway |

A more simplified No Plat subdivision (NPA), or "lot split," is an option for creating lots. The Ohio Revised Code (ORC) permits a division of a parcel of land along a 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. An application for a lot split is approved by the DCRPC and required for lots 5 acres or smaller.

Figure 11 indicates a modest amount of recent No Plat

lot split activity in the Township.

Platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres.

Another indicator of development and change in the Township is rezoning activity. Figure 12 indicates the acreage reviewed during rezoning requests since 2001. In terms of land, more than 1,565 acres of Kingston Township experienced a change of zoning from 2001-2020.

Figure 11. No Plat Lot Splits 2006-2018

| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Splits | 0 | 0 | 2 | 1 | 1 | 2 | 2 | 3 | 0 | 4 | 4 | 0 | 4 |
| New lots | 0 | 0 | 2 | 1 | 0 | 1 | 1 | 3 | 0 | 4 | 4 | 0 | 4 |

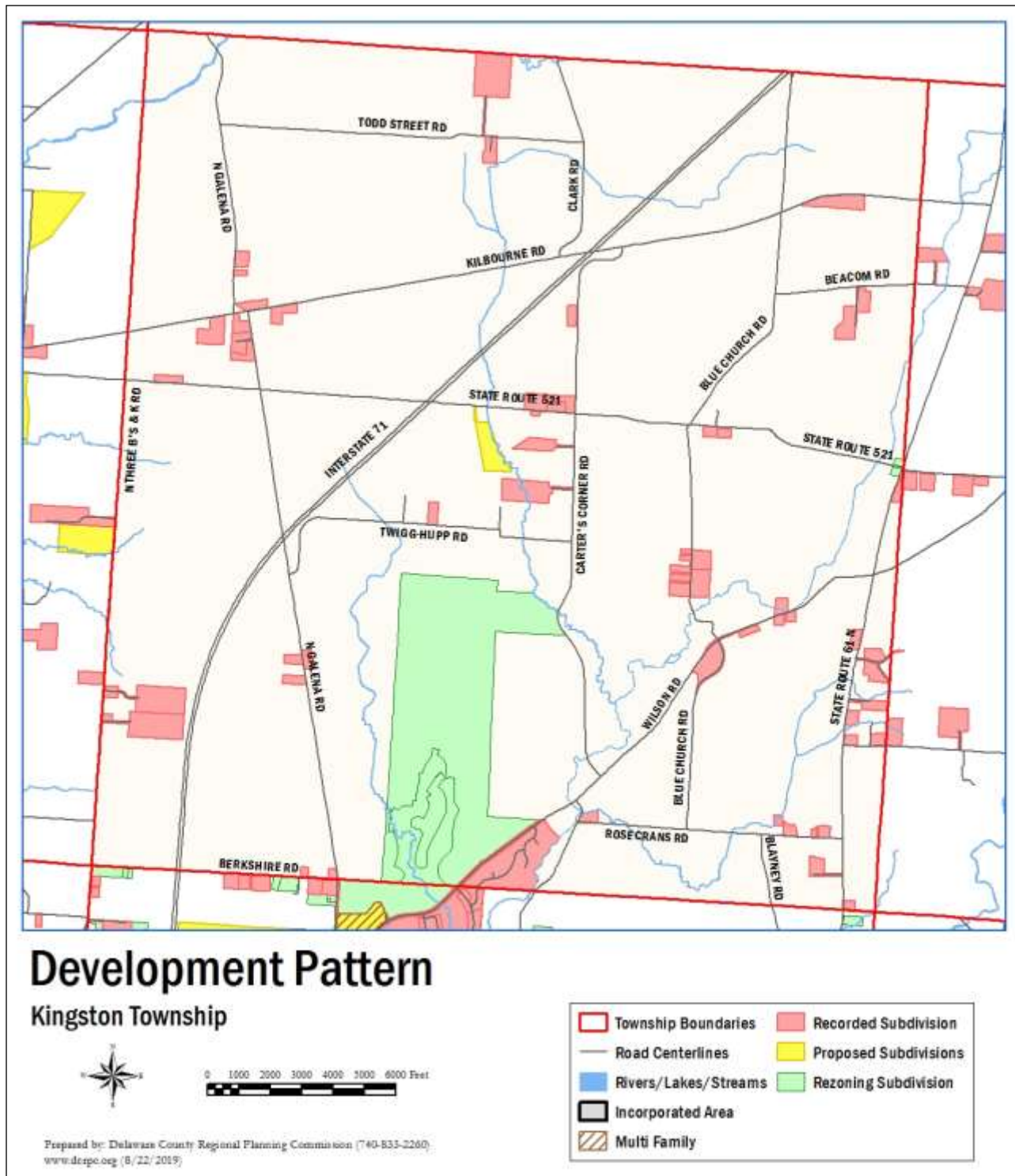
Figure 12. Zoning Reviews Since 2001

| Zoning Reviews | Acres | From | To | Date |
|--------------------|--------|------|-----|---------------|
| North Star LLC | 866.47 | FR-1 | PRD | Reviewed 2001 |
| Robert Leone | 1 | FR-1 | PC | 1/31/2002 |
| Northstar Land LLC | 866.47 | FR-1 | PRD | 7/25/2002 |
| Northstar Land LLC | 92 | FR-1 | REC | 1/29/2004 |
| Northstar Land LLC | 866.47 | FR-1 | PRD | 5/27/2004 |
| Northstar Land LLC | 93.183 | RED | PRD | 5/27/2004 |
| Robert Weiler Co. | 605.76 | FR-1 | PRD | 10/26/2006 |

Development Pattern Map

The development pattern map tracks the size and location of zonings and subdivisions. In Kingston Township, the major features include the rezonings (green) in Northstar and smaller active Common Access Drive subdivisions and smaller platted areas.

Additional information, called “attributes,” are stored within the DCRPC GIS system. Information includes



building permit issuance, developer/landowner, subdivision names, number of homes and density.

Active Cases

The 866-acre portion of **Northstar** in Kingston Township was zoned Planned Residential Development in 2002 by the Trustees but was overturned by referendum. The applicant subsequently requested and received Planned Recreational Zoning for the 93.183 acres of golf course.

The applicant, NorthStar LLC re-filed for PRD zoning for the entire 866.47 acres in Kingston Township, and sought to dissolve its 93.183 acres of Planned Recreational Zoning in order to count the golf course acreage for density calculations. The applicant reduced the number of houses to 651.

North of Rosecrans Road is just under 606 acres that was proposed as a Planned Residential development that became the subject of a settlement agreement. In that agreement, 290 homes were approved on half-acre lots for a project called **Pastures at Blue Church**. Frontage is required at 100 feet, with 55% open space. Some institutional uses are allowed around the periphery of the site. The image (bottom right) is a conceptual layout meeting those criteria, but no such development has been filed with the township or county.



Northstar Preliminary Development Plan



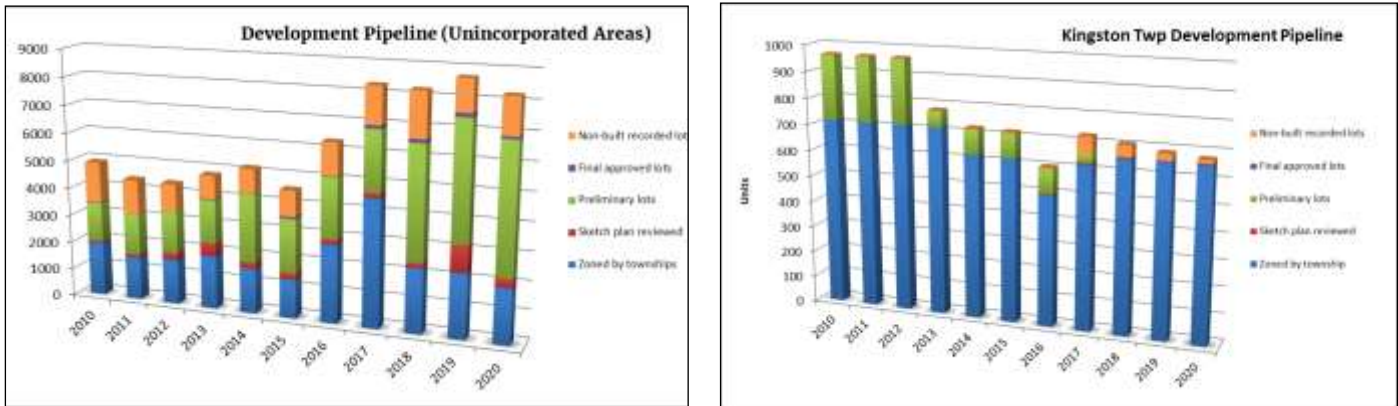
Regional Development Activity

Typically, in new-growth areas, the subdivision platting process has served as an indicator of future growth. This section briefly describes the development of the overall County.

Overall, Delaware County grew by 64.3% from 1990-2000, ranking it as the 15th fastest-growing county in the country by percentage of growth. For the period of 2000-2010, the growth was 58.4%, as the County was the 22nd fastest-growing.

Zoning and subdivision activity has led to a large supply of subdivision lots available for development. This trend is best represented in the following table, based only on the development activity of the unincorporated areas. It represents the number of lots in the various stages of the development process at the end of each year. The overall number of lots in the pipeline generally decreased until 2012, when several new subdivisions started through the process. DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 13. Development pipeline in the County's unincorporated areas



| Development Process | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Zoning approved | 1,549 | 1,626 | 1,925 | 1,636 | 1,401 | 2,816 | 4,558 | 2,317 | 2,312 | 1,978 |
| Sketch Plan reviewed | 119 | 247 | 464 | 220 | 228 | 176 | 171 | 176 | 958 | 315 |
| Preliminary approved | 1,488 | 1,523 | 1,563 | 2,454 | 1,934 | 2,161 | 2,153 | 4,030 | 4,190 | 4,568 |
| Final Plat approved | 6 | 7 | 36 | 19 | 83 | 29 | 124 | 131 | 146 | 95 |
| Non-built, recorded lots | 1,238 | 979 | 825 | 849 | 907 | 1,138 | 1,299 | 1,576 | 1,101 | 1,273 |
| Total in Pipeline | 4,400 | 4,382 | 4,813 | 5,178 | 4,553 | 6,320 | 8,305 | 8,230 | 9,707 | 8,229 |

Figure 14. Development pipeline in Kingston Township

| Development Process | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|--------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Zoning approved | 716 | 716 | 716 | 626 | 623 | 501 | 624 | 657 | 657 | 657 |
| Sketch Plan reviewed | 0 | 0 | 0 | 0 | 0 | 4 | 6 | 6 | 0 | 6 |
| Preliminary approved | 243 | 243 | 59 | 92 | 92 | 92 | 33 | 0 | 0 | 0 |
| Final Plat approved | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Non-built, recorded lots | 5 | 5 | 5 | 5 | 4 | 4 | 63 | 43 | 26 | 13 |
| Total in Pipeline | 964 | 964 | 780 | 723 | 719 | 601 | 726 | 706 | 687 | 676 |

Source for Figures 12 and 13: DCRPC, 2021

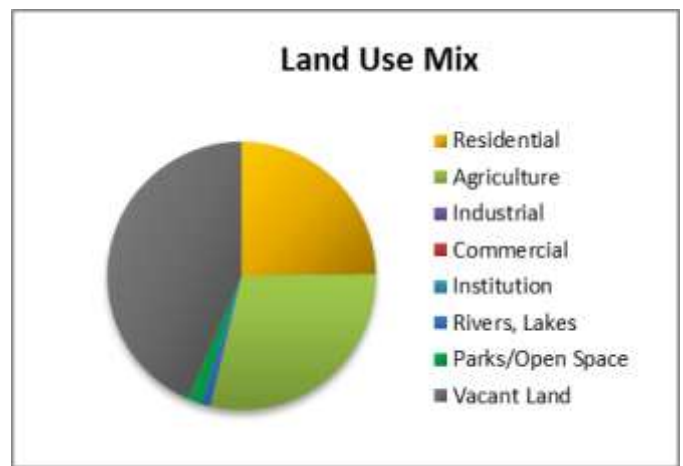


CHAPTER 4 Existing Land Use

The existing land use of Kingston Township is displayed and analyzed by type according to the County Auditor's Geographic Information System (GIS) and tax code. The most significant change since 2001 has been an increase in Residential land from 2,355.49 acres to 3,649.87 acres, an increase of 55%.

Figure 15. Kingston Township Land Use 2018

| LAND USE | ACREAGE | PERCENTAGE |
|--------------------------|------------------|-------------|
| Residential | 3,649.87 | 25% |
| Commercial | 1.51 | 0% |
| Industrial | 0 | 0% |
| Institution | 6.01 | 0.1% |
| Agricultural | 4,254.74 | 29% |
| Residential Vacant Land | 2,198.79 | 14% |
| Agricultural Vacant Land | 4,202.38 | 28% |
| Parks/Open Space | 228.82 | 2% |
| ROW | 513.3 | 3% |
| River/Lakes/Ponds | 179.5 | 1% |
| Total | 15,234.92 | 100% |



Note: Roughly two thirds of the vacant land is taxed as "vacant agriculture."

Observations on Land Use and Development Patterns

The following general observations have been updated using the original list of 2001:

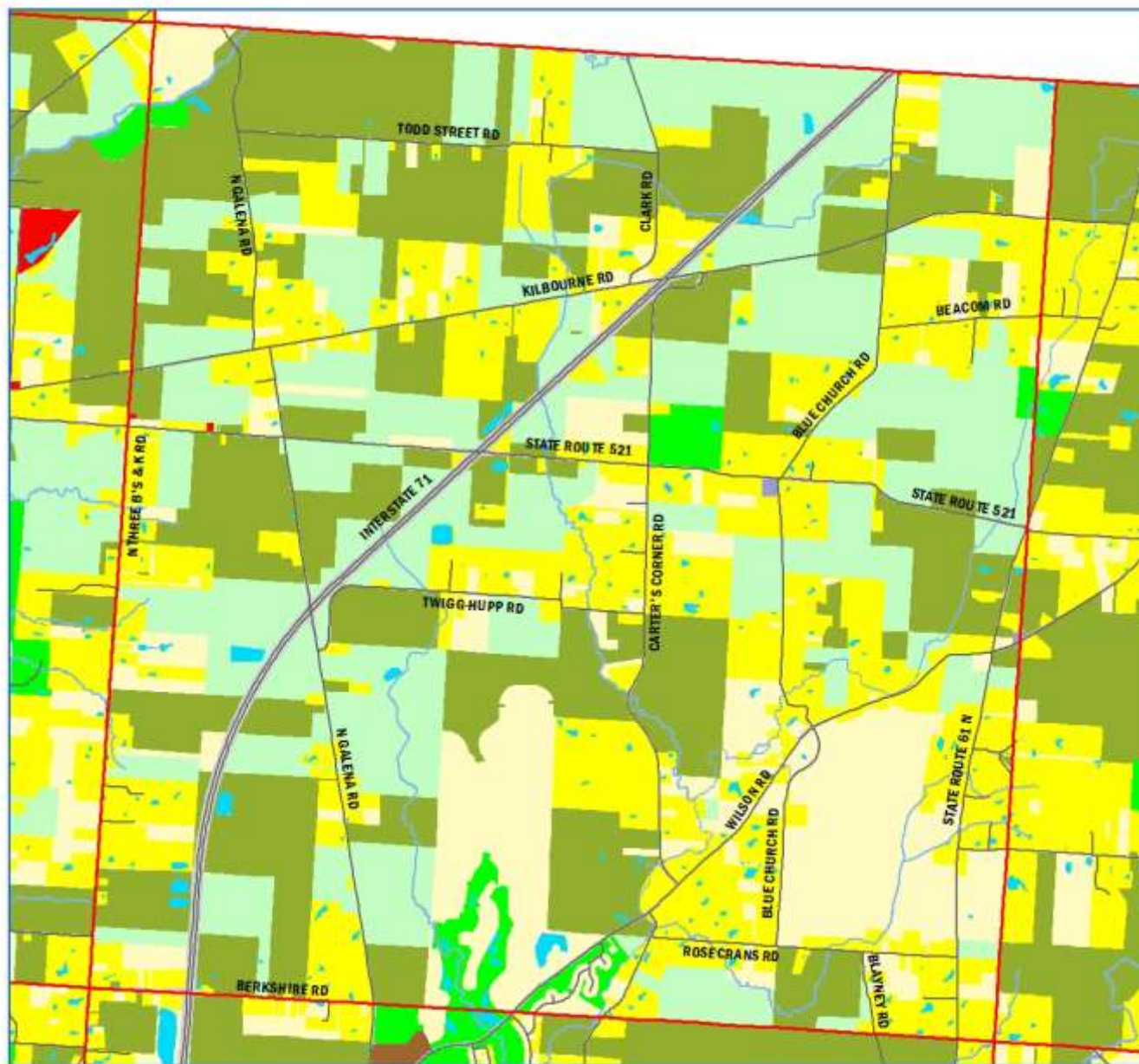
- 1) Agriculture/undeveloped land is still the primary land use at 79.47% of all acreage.
- 2) The township is made up of 15,235 acres, divided by Interstate 71.
- 3) Roads and utility rights of way comprise 488 acres, or about 3.2% of the total land area.
- 4) Slightly more than 1,500 acres (10%) in the Township has been converted from agriculture or undeveloped land to residential use.
- 5) Residential land acreage increased by 190% or 1,545 acres in the last decade. In contrast, population only increased by 46%.
- 6) Single family residential use accounts for 15% of the land use, compared to just over 5% in 1990.
- 7) Residential land use is concentrated along roads; with Northstar as the only “neighborhood” subdivision.
- 8) Sections of the township include large sections of open land. Toward the southern half of the township, large tracts are still intact.
- 9) There were 600 single-family homes, and 6 mobile homes observed in the windshield survey.
- 10) There were 2 commercial uses by windshield survey.
- 11) Four institutional uses were observed in the windshield survey (township hall and cemeteries).
- 12) The township includes no municipalities within its border and isn’t threatened with annexation.
- 13) There appear to be 2,248.57 acres of land or 14.82% in speculation (42 parcels, 9 owners), including 866.47 acres in the NorthStar development and 605.78 acres in the proposed Pastures at Blue Church development.

Just as in 2001, the many influences on land development include:

- The power of money (market demand)

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

The book *Rural by Design*, by Randall Arendt (Planners Press, American Planning Association) is one guide to other development patterns that may augment the large lot and conventional development patterns the township has already experienced.



Existing Land Use

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-633-2260)
www.dcrpc.org (8/22/2019)

| | |
|--------------------------|---------------------------------|
| Single Family | Residential Vacant Land |
| Multi Family | Commercial Vacant Land |
| Commercial | Industrial Vacant Land |
| Industrial | Park / Golf Course / Open Space |
| Institution | River / Lake / Pond |
| Agricultural | Road / Rail ROW |
| Agricultural Vacant Land | |

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CHAPTER 5

Natural Resources and Conservation

Kingston Township has beauty in its natural resources. If these resources are not conserved and protected, then the vision of the township to preserve its rural character and its natural resources will not be achieved and the principal attribute of the township will be diminished. Conservation features including woodlands, wildlife habitats, quality wetland buffers and riparian zones must be of primary focus, followed by floodways, scenic views and vistas and sloping land. Prime farmland and cultural resources must also be preserved as part of new developments.

Topography

Kingston Township has relatively mild differences in elevations and slopes. The Digital Elevation Map indicates a 170-foot difference in elevation from the highest point of the township to the lowest. The eastern edge of the township ranges from 1040 to 1070 feet above sea level. The highest point is toward the southeast on the Porter Township line between SR 656 and Wildwood Lane (1070'). The lowest elevation is in the northwest corner of the township where Alum Creek enters Brown Township (900'). The elevation at the point where Little Walnut Creek enters Berkshire Township is 925'.

Slopes Greater than 20%

The township set a goal to preserve its natural beauty. One important element of the Township's natural beauty is its ravines. Retaining slopes greater than 20% for open space as the township develops will be very important in achieving this goal. The steep slope map indicates slopes over 20%. In the Township, the steep slopes are mainly located in the ravines that lead to Alum Creek and Little Walnut Creek in the northeast and southeast portions of the Township.

Floodplains, bodies of water

Alum Creek Reservoir is a significant natural resource area; it is the dominant geographic feature in eastern Delaware County. Where lands possess ravines or

floodplains that flow directly to the Hoover, and no centralized sewer is available, the Township may wish to use even lower densities to preserve water quality, especially in rural areas where some houses still rely on well water.

The National Flood Insurance Program discourages development in the 100-year floodplain and prohibits development in the 100-year floodway. These areas are mapped by the Federal Emergency Management Agency (FEMA). The floodplain map gives a general location of the floodplains. For specific information see the FEMA maps at the Delaware County Building Department, 50 Channing Street, Delaware Ohio (740-368-5850).

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

- **Water Resources - 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.

The Delaware County FEMA floodplain maps were revised in 2009, with one hundred year floodplain elevations rising in some areas.

Given the benefits of floodplains, it is unwise to permit residential development in the 100-year floodplains of Delaware County. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens taxpayers with the cost of bailing out careless development.

Groundwater resources

There are generally four aquifer systems in Delaware County. The eastern portion of the County has sandstone aquifers with a yield of 15 to 25 gallons per minute (GPM) at depths of 95 feet. The southern portion of the County has thin lenses of sand and gravel within thick layers of clay fill with a lower yield. The center of the County is a shale aquifer where dry wells are common with a yield of 0 to 3 (GPM) at 75 feet. The western part of the County has a carbonate aquifer type with yields up to 1,000 (GPM) at depths of less than 85 feet. (Source: Ohio State University Extension). Groundwater is a valuable natural resource. It is an essential part of the hydrological cycle and provides drinking water to areas in the township that are not served by public water. Groundwater should be

conserved and its quality as a drinking water supply should be protected, especially for those areas of the township that are not served by public water.

Wetlands

Kingston Township has sparse wetland soils. Some of these may be jurisdictional wetlands, which are regulated by the Clean Water Act of 1972. Wetlands are generally defined as soils that support a predominance of wetland vegetation, or are under water at least two weeks per year. A more specific wetland definition is provided by the U. S. Army Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1.

Wetlands provide many of the same functions as floodplains. They are natural stormwater detention systems that trap, filter, and break down surface runoff. In the Township some former wetlands are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways.

The Wetland Map indicates general locations of potential jurisdictional wetlands. Wetlands often include other natural features such a woodland areas.

Prime Agricultural Soils

The Prime Agriculture Soils map shows the location of soils suited for high yields in Kingston Township. Agriculture is still an important land use in the Township, although the land value for future development may continue to rise. Creative zoning and development techniques may be able to save some agricultural land by platting it as open space in a subdivision.

Soil Suitability for Septic Systems

With sanitary sewer service only available to a small area of the Township, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should be served by centralized sanitary sewer or alternative sewage disposal systems.

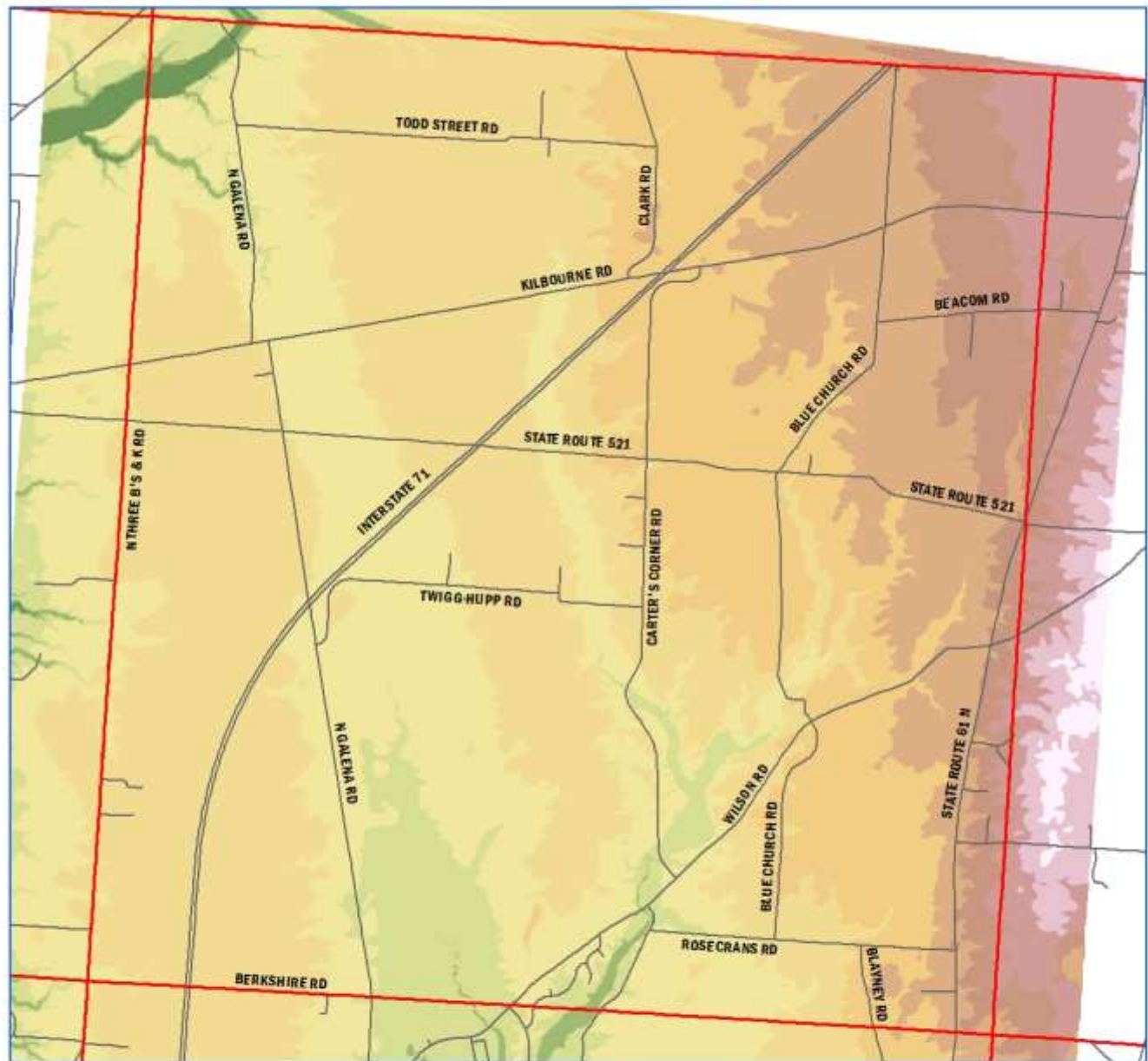
Critical Resources

The combined Critical Resources map displays generalized floodplains, water, wetlands, slopes, and historic and archeological sites. Since it is a goal to preserve the natural resources of the Township, this map should be used as an evaluation tool when land is developed.

Development or Harvesting of Natural Resources

There are currently limited mined deposits of natural resources in Kingston Township (i.e. minerals, stone, gravel, oil, natural gas). There are recent oil and gas strikes in the township. Prime agricultural soils are the

main natural resource and farming should be encouraged as long as it is economically viable. It is conceivable that someday these prime agricultural soils could be extracted and moved for landscaping or other uses. There may be some commercially viable limestone deposits in the township, although they are



Digital Elevation Kingston Township



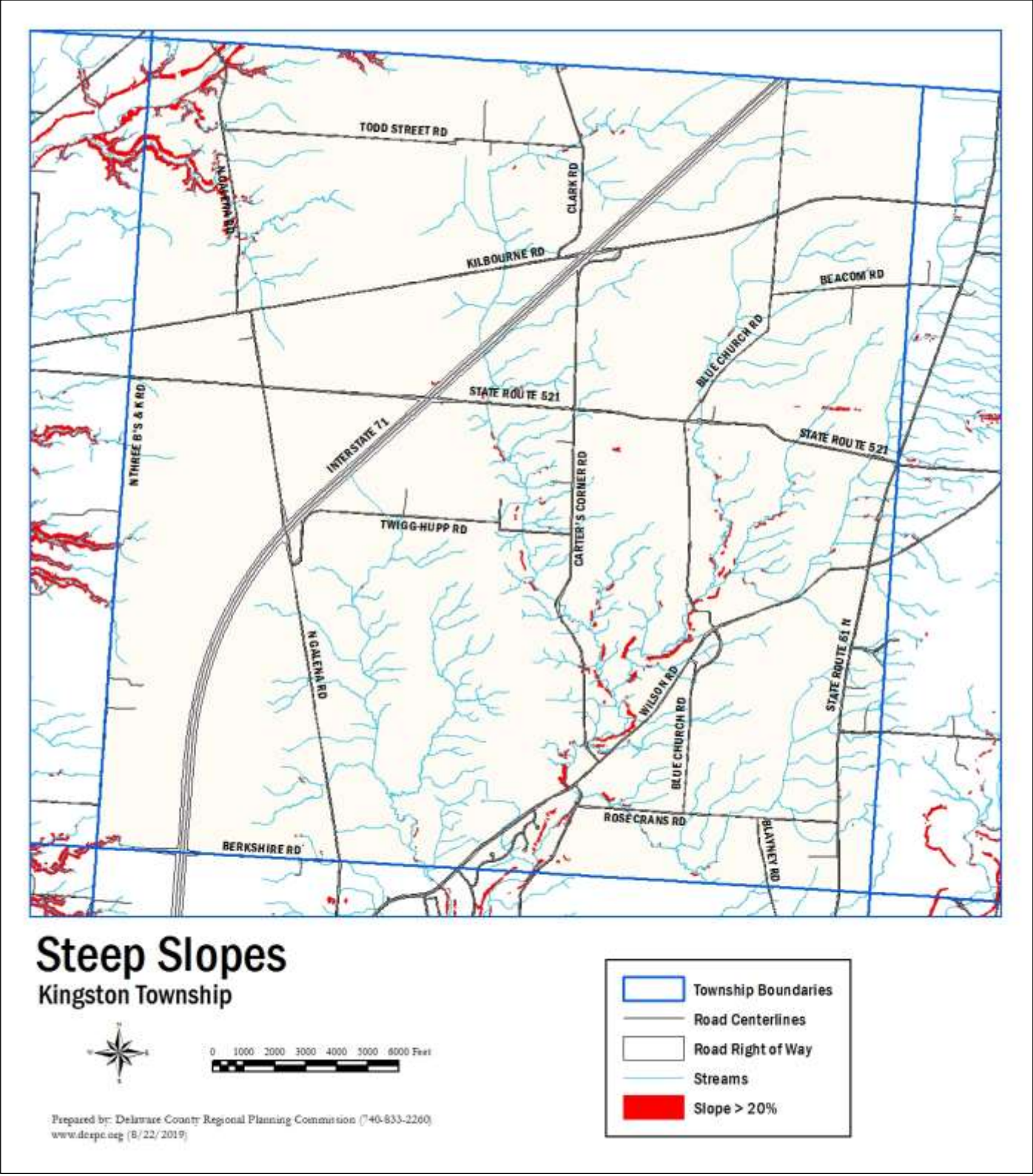
0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)



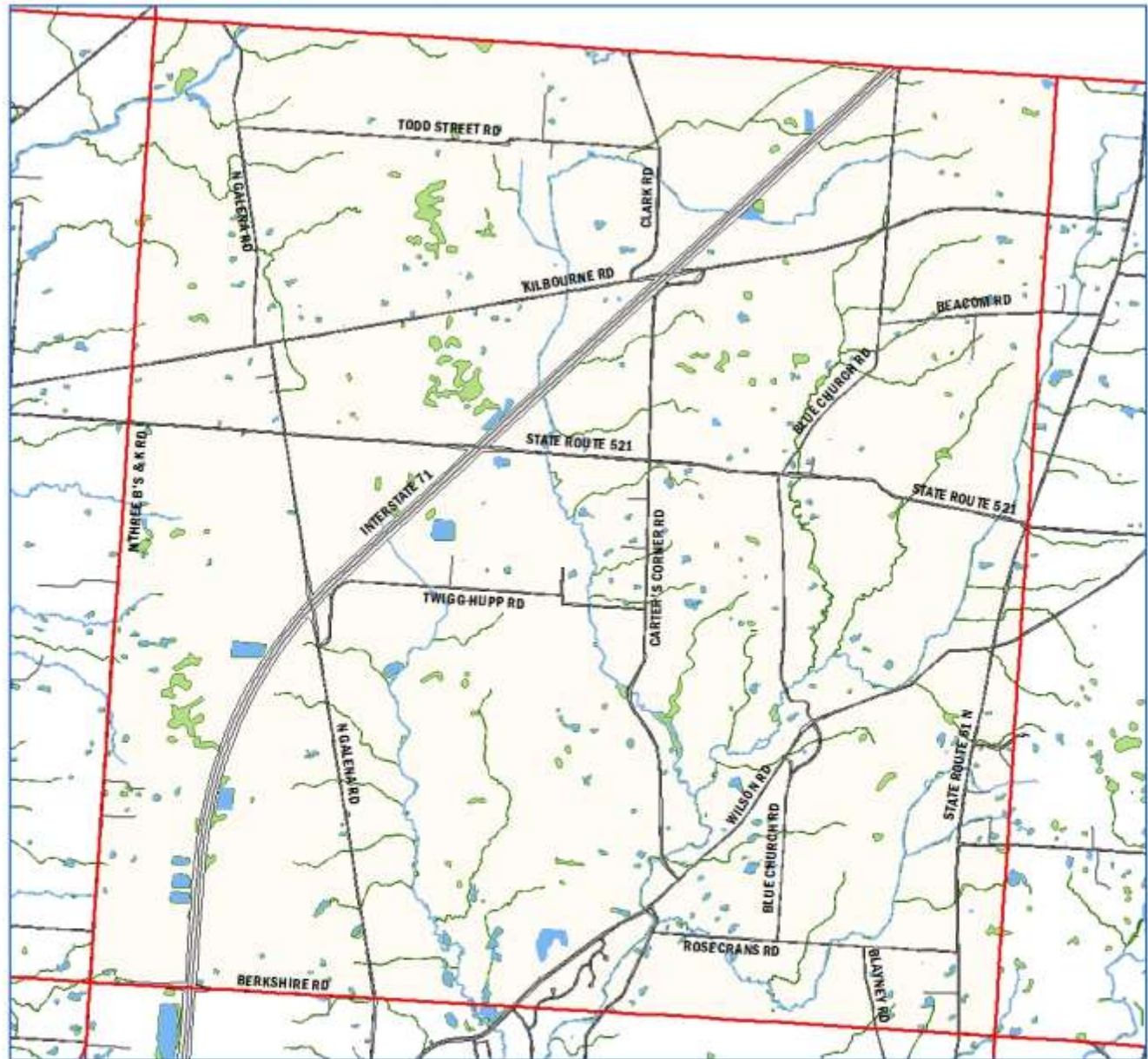
deep below the surface and would require underground mines for extraction. There is very little potential for sand and gravel mining as well. The most likely candidate would be mining Bedford shale along the eastern third of the township for the production of bricks. This same bedrock layer is mined in Marion

County to the north. The Berea sandstone to the southeast also has some limited potential for foundation material, but is not likely (Source: Ohio Geological Survey, Industrial Mining Group). The township should develop policies regarding the development of valuable natural resources, either as



part of a specific zoning district, or as a conditional use if certain performance standards are met (noise prevention, dust control, buffering and screening, appropriate access, hours of operation, etc). Mining operations should not be permitted within the 100-year floodway, and if proposed within the 100-year

floodplain should only be permitted with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards. Mining operations must take into account the proximity of existing residential uses.



Wetlands

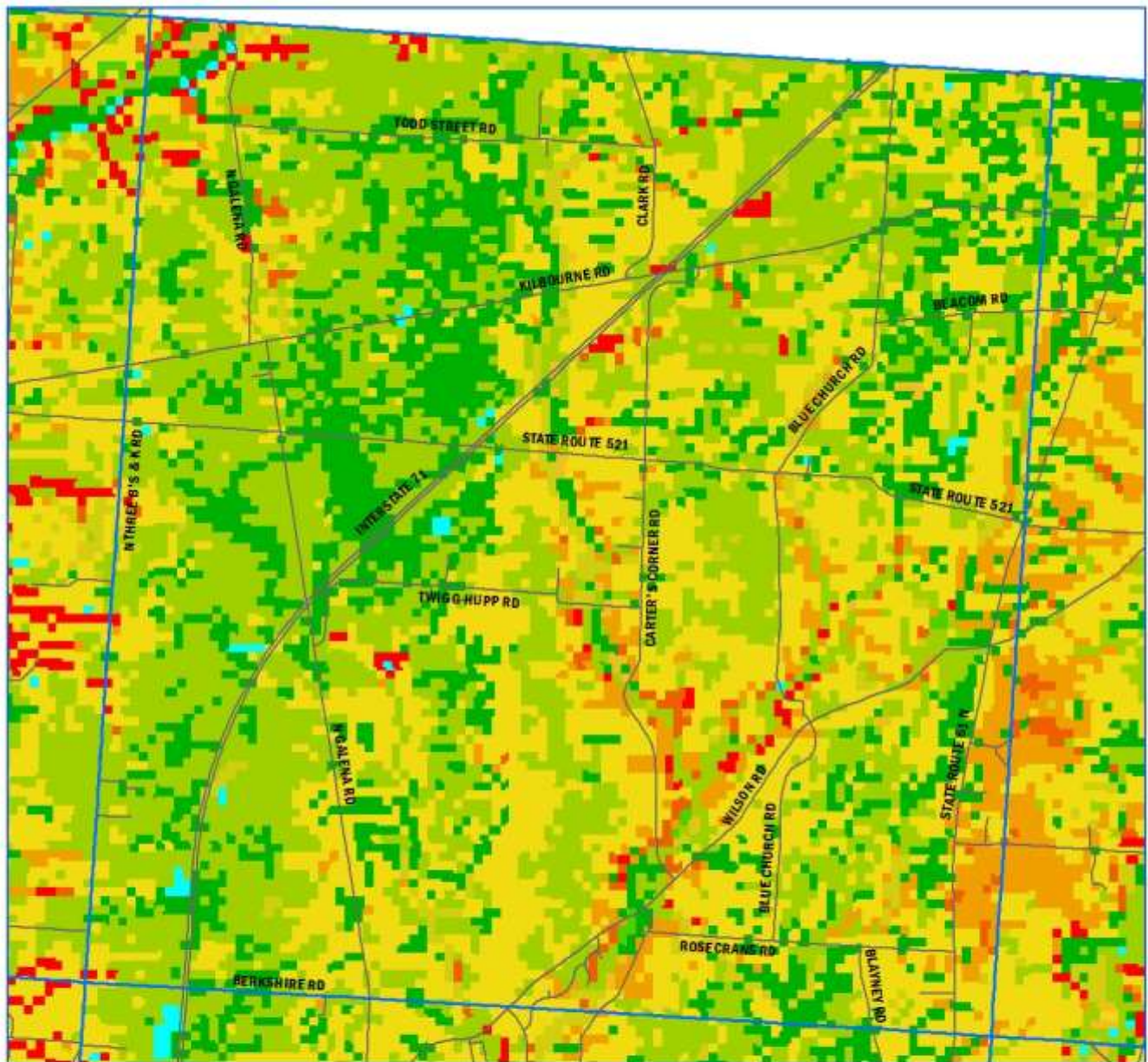
Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-633-2260)
www.dcrpc.org (6/22/2019)





Prime Farmland

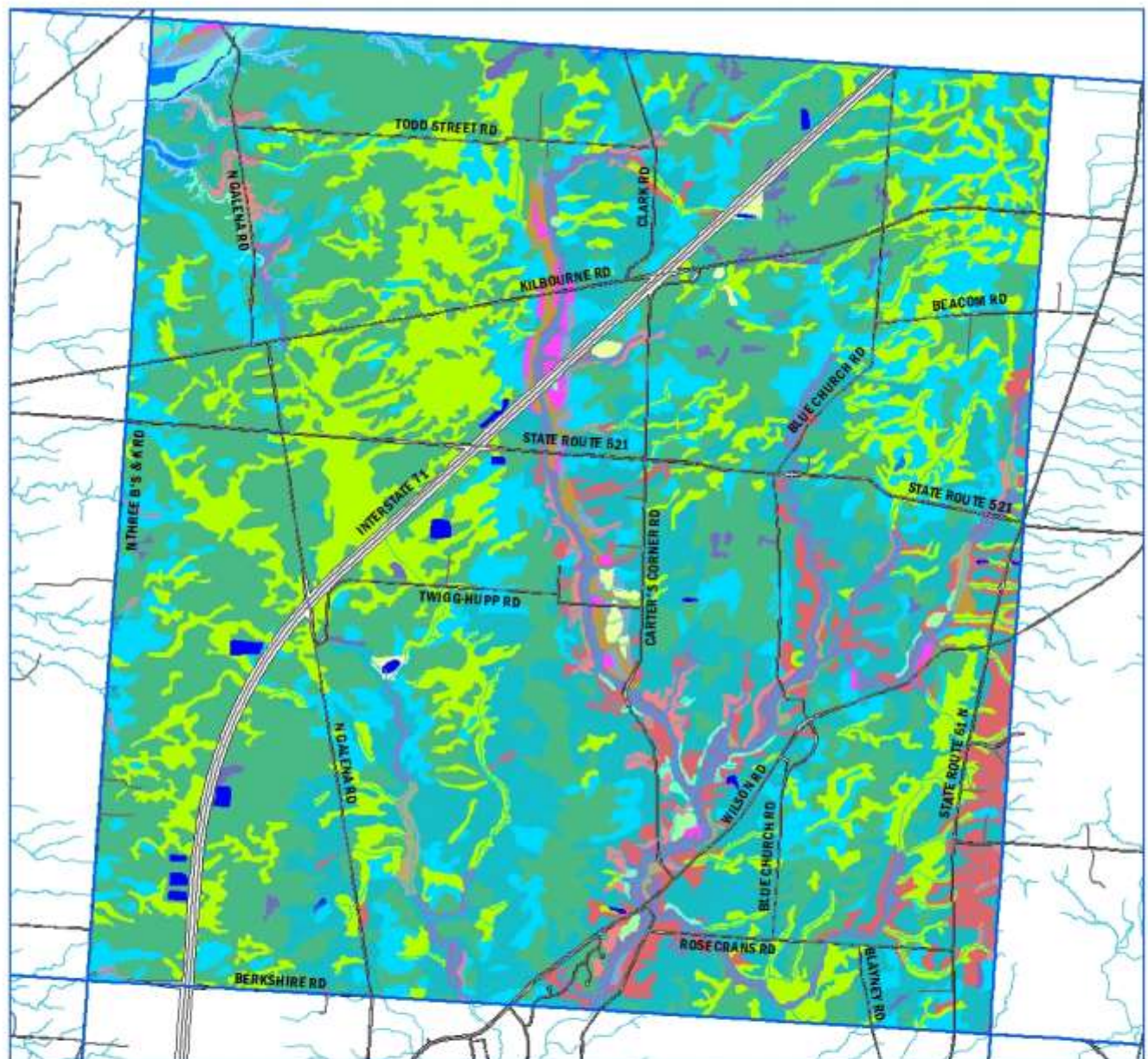
Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

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www.dcrpc.org (8/22/2019)

| | |
|----------------------------|---------------------------------|
| High (Y=120-130) | Moderate High (Y=90-95) |
| High (Y=115) | Moderate (Y=65-95) |
| Moderate High (Y=80-115) | Low (Y=0-85) |
| Moderate High (Y=85-110) | Not Reated / Data Not Available |
| Moderate High (Y=95-110) | Water |



Soil Type

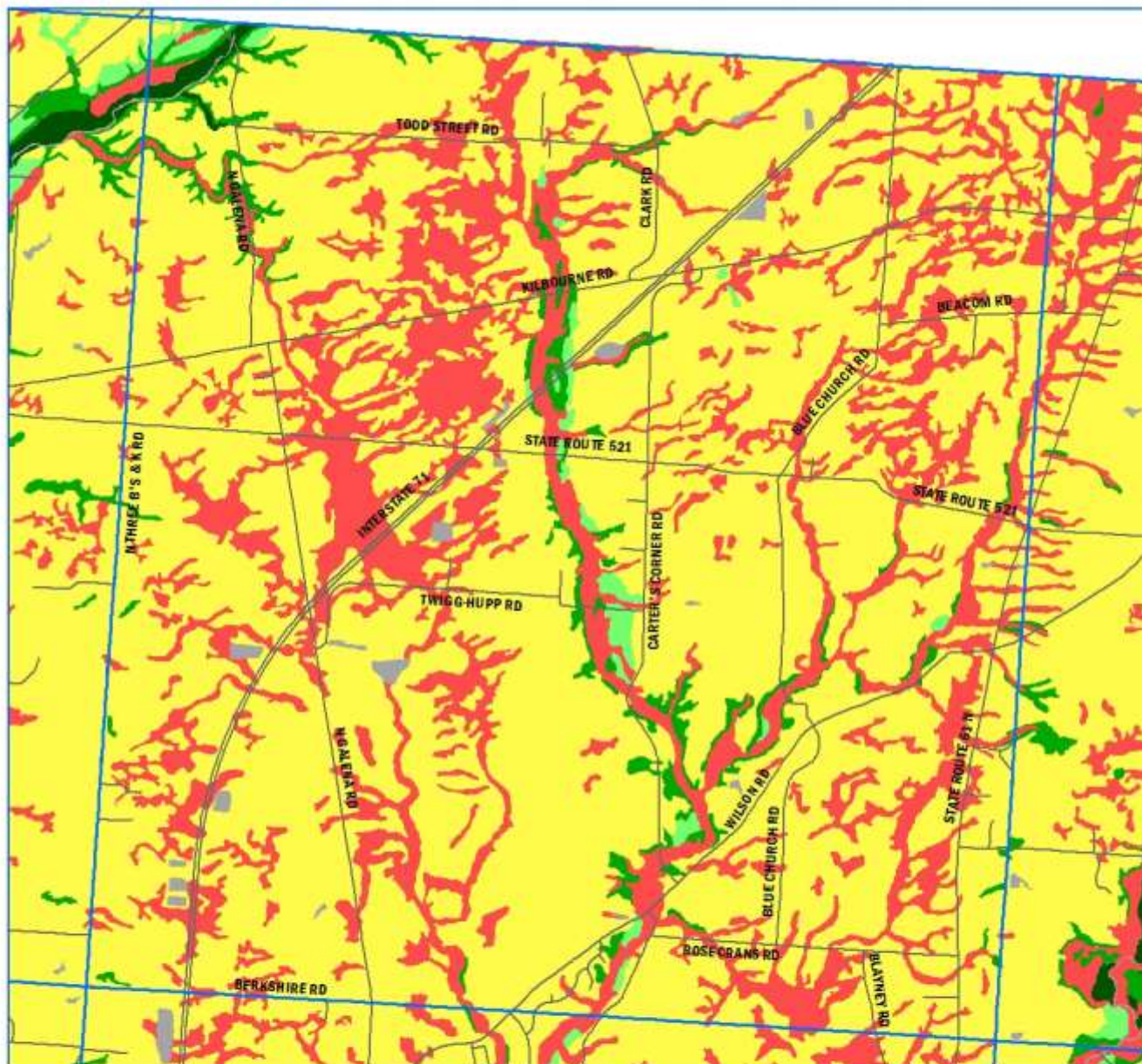
Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

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| | | | |
|------|------|------|-----|
| AmD2 | CnA | JmA | SkA |
| AmE | GaC2 | LbF | SnA |
| AmF | GbA | LoA | Uc |
| BeA | GbB | LsA | Up |
| BeB | GcB | LyD2 | W |
| CaB | GwB | MfA | |
| CaC2 | HeF | PwA | |



Soil Suitability for On-Site Sewage Treatment

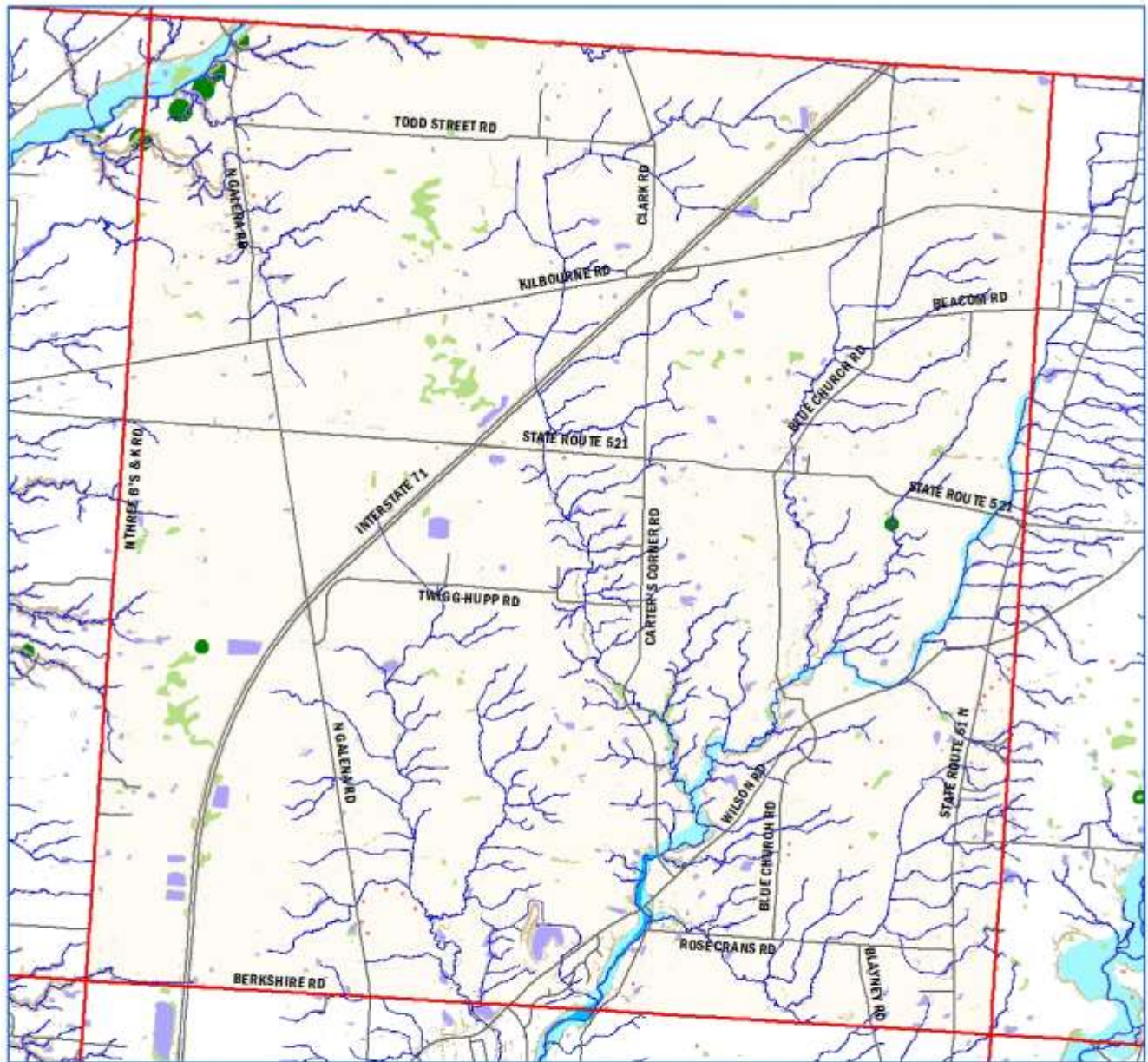
Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-633-2260)
www.dcrpc.org (8/22/2019)

- Suited for Traditional Leach Lines Systems or Mound Systems
- Suited for Mound Systems
- Suited for Mound Systems, May be Subject to Flooding
- Not Suited for Soil-based Treatment, May be Suited for Irrigation
- Not Suited for Soil-based Treatment (Hydric Soils)
- Urbanized Area / Other Soils



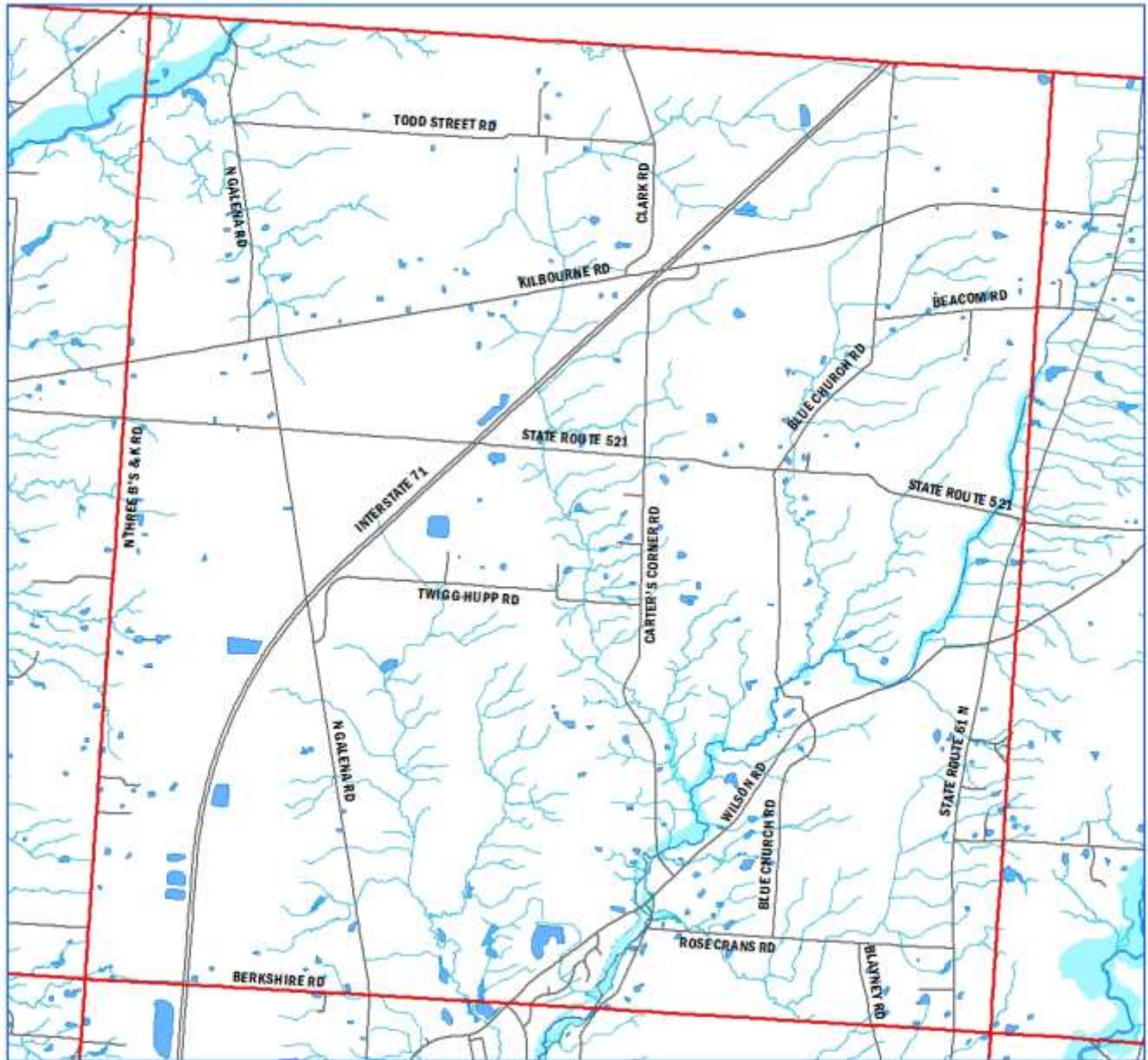
Critical Resources Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-633-2260)
www.dcrpc.org (8/22/2019)

| | |
|--|---|
| ■ Archaeological Sites (OHPO) buffer 50' | ■ Rivers / Lakes |
| ■ National Register Sites (OHPO) buffer 50' | ■ Floodway |
| ■ Historic Sites (OHPO) buffer 50' | ■ Slope > 20% |
| ■ Streams / Drainage Courses | ■ 100-Year Floodplain |
| ■ Ponds | ■ 500-Year Floodplain |
| ■ Wetland (NWI) | ■ Heritage Sites from ODNR |



Flood Plains

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)





CHAPTER 6 Housing

General

New housing is an index of growth in a community. Kingston Township is a rural community with limited central sewer. Del-Co water service extends along most roadways. The township has maintained low residential densities because of its lack of urban services and reliance on septic systems. The recently amended Planned Residential Development (PRD) permits a variety of housing types and an overall maximum gross density of 1 unit/1.951 acres which is density neutral with the Farm Residence District.

Nearly all of the Township is zoned FR-1 (Farm Residential), which permits single-family residences on a minimum lot size of 1.951 acres with frontage based on a scale of lot size but with 150' as the minimum. Flag lots with 60 feet of frontage are permitted.

Landowners served by centralized sanitary sewer may apply for Planned Residence District (PRD) zoning, which is limited to single-family. PRD language sets a maximum density of 1.951 units per gross acre with 50% open space.

Open Space Developments

The Delaware County townships that have experienced the most growth (Liberty, Orange, and Genoa) have access to county sanitary sewer. In 1996 the Ohio EPA amended their anti-degradation rules, making it more difficult to discharge treated effluents from sewage treatment plants to running streams.

For a time, Delaware County allowed Ohio EPA-approved alternative centralized sewage treatment systems. The most popular alternative in Delaware County was a treatment plant which allowed the treated effluent to be spray irrigated onto an vegetated area, normally a golf course.

This change in sewer policy led to a surge in such development in townships that previously had no

sanitary sewer service. Houses are placed around the golf course, enhancing lot prices. There was initial concern that such developments would shift more housing starts to previously rural, non-sewer service areas and redistribute the housing geography in Delaware County.

For example, in 1997 Concord Township had no sanitary sewer service from Delaware County. Annual new home permits in Concord Township on large lots (one acre or larger) with septic systems averaged 30 homes per year. Tartan Fields was approved in Concord Township in 1997 and Scioto Reserve was approved in 1998. Each project proposed clustered single family homes on quarter-acre lots surrounding a golf course irrigated by treated effluents from a centralized sanitary sewer system. Building went from 43 in 1997 to a high of 443 in 2004.

NorthStar was proposed as a 1700-acre, mixed-use golf course community that spans Berkshire and Kingston Townships. The land lies east of I-71 and north of US 36/SR37. The Berkshire Township portion of NorthStar includes commercial (318 acres), a golf course and residential (654 units on 521 acres). The Kingston Township portion includes a golf course and residential (651 units on 866 acres).

Although NorthStar's proposed residential gross densities are less than the 2 developments in Concord (1.1 units/acre compared with 1.7 units/acre), the approved units were expected to trigger new house construction rates that resemble the boom experienced in Concord Township. NorthStar was approved at 723 units but the rezoning was overturned by voters in November 2003. The golf course 90 acres was rezoned to Recreational District in the Spring of 2004. A rezoning to Planned Residence District was ultimately approved for 651 units in 2005.

As a result of a combination of new policies by the

County and the economic downturn of 2008-2010, new land application systems are no longer being considered in the area. In fact, wastewater in the Scioto Reserve project is now redirected under the O’Shaughnessy Reservoir to the County’s Lower Scioto Wastewater Treatment Plant for traditional treatment.

Future Housing Share

Zoning battles over density sometimes occur along the edges of municipal areas. Where the possibility of annexation exists, townships cannot be certain of their future boundaries. For that reason, it is impossible to assess fair share allocations of housing to be provided by the township when a city or village with separate services may annex land and provide housing at a higher density. A more pragmatic approach to housing distribution is for the township to:

- 1. Determine how the community wants to look when it is all built out (vision);
- 2. Determine what services it can and should provide;
- 3. Determine the density that best meets those services.

Age-Based Housing

An emerging trend in the housing market is the response to generational needs based on the ages and lifestyles of its current and future residents. Single-family suburban development typically appeals to families with children, as owners without children no longer want the maintenance related to the single-family home and yard. The desire to downsize is sometimes met with the limitation of in their immediate community. This group of empty-nesters is a demographic group that will continue to grow in the coming decades, best met within communities that offer related services.

In response to this trend (and recent challenges in the single-family market), developers have proposed “age-restricted” or “age-targeted” residential developments. These projects seek densities that are not necessarily comparable to those reflected on the local Comprehensive Plan. Those densities are factored on impacts to traffic, schools, services, and utilities. For example, the average single-family home generates approximately 10 trip ends per day while “detached senior housing” generates approximately 3.71 trip ends per day (source: Institute of Transportation Engineers). For sewage use, an institutional residential unit can use

a fourth of the average single-family residence. Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. However, non-institutional uses are calculated on the same sanitary use as a single-family home.

Workforce, or Affordable Housing

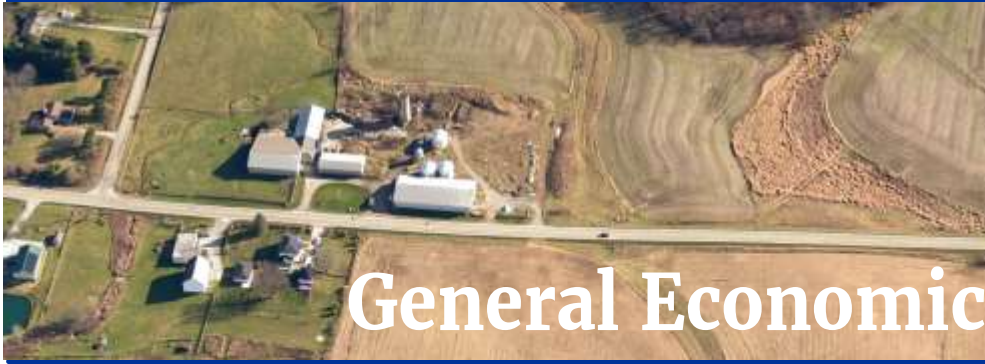
“Affordable housing” refers to housing that is constructed at a cheaper rate than the average residential unit but can also refer to housing types that fill a need for a diverse population that are older, downsizing, or in a field with lower wages.

Trends show an increasing population in Central Ohio. This trend is accompanied by decreasing household size and an increase in the market price for those units that are being built. The U.S. Department of Housing and Urban Development seeks to offer assistance to those households that are paying more than 30% of their gross household income toward housing without a choice.

Housing Policies

Kingston Township has established goals of maintaining a single-family residential housing mix due to its lack of sanitary sewer and the Township’s desire to maintain a sense of rural character. The Township’s share of the Delaware County housing starts is likely to remain small.

Improved utilities in the Township would allow a mix of development densities that adds to the fiscal health of the Township while supporting rural character.



CHAPTER 7

General Economic Conditions

Kingston Township Economy

As noted in the Land Use statistics section of this plan, less than 1% of the Township land is currently developed for commercial or non-residential use. A recent survey of businesses in Delaware County identified a single business at 4290 N. Three Bs and K Road (Product Tool), with other properties identifying as commercial at 7465 S.R. 521 (vacant) and 2487 Wilson Road (sewer plant, partially exempt).

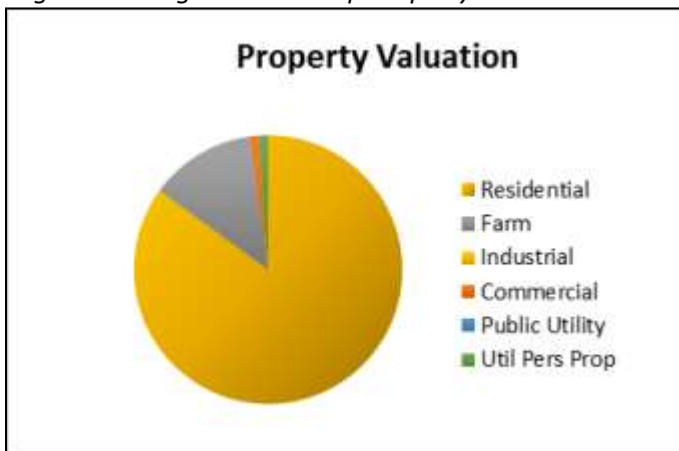
Non-residential growth shifts the tax burden for schools and other community services away from residents.

Rates of Taxation and Revenues

Property Valuation

The County Auditor tracks real estate and personal property values in the County. Because the

Figure 16. Kingston Township Property Valuation



| | | |
|----------------|--------------|-------|
| Residential | \$64,682,650 | 85.0% |
| Farm | \$9,813,240 | 12.9% |
| Industrial | - | - |
| Commercial | \$715,000 | 0.9% |
| Public Utility | - | - |
| Util Pers Prop | \$885,770 | 1.2% |
| Total | \$76,096,660 | |

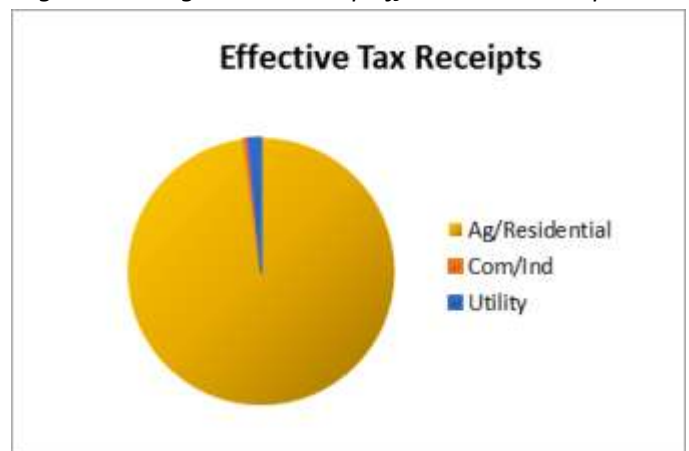
unincorporated areas in the County are funded with property taxes, it is important to note such valuation. As of Tax Year 2017, Kingston Township's total valuation was \$76,096,660, putting it in 11th place among the townships. The Farm value is \$9,813,240.

The Auditor lists a commercial value of \$715,000, but the largest category is Residential at \$64,682,650.

Effective Tax Receipts

The County Auditor estimates the effective tax receipts from each community, based on land use type. Unfortunately, there are only three broad categories listed: Agricultural/Residential, Utilities, and All Others (which are displayed as "Commercial/Industrial").

Figure 17. Kingston Township Effective Tax Receipts



| Agricultural/Residential | Commercial/Industrial | Utility | Total |
|--------------------------|-----------------------|---------|-----------|
| \$193,164 | \$1,130 | \$3,029 | \$197,323 |
| 97.9% | 0.6% | 1.5% | |

Millage Paid by Property Owners

Individual taxes are based on the millage rate multiplied by the property valuation of each property.

Figure 18. Kingston Effective Property Tax Rates, 2021

| | School | DACC | K&P Fire | Health | Pres Parks | Library | Twp. | County | Mental Health | 911 |
|-----------------------|--------|-------|----------|--------|------------|---------|-------|--------|---------------|-------|
| Buckeye Valley | 24.98 | 2.231 | 2.800 | 0.489 | 0.736 | 0.780 | 2.300 | 5.44 | 0.786 | 0.498 |
| Big Walnut | 33.65 | 2.231 | 2.800 | 0.489 | 0.736 | 0.780 | 2.300 | 5.44 | 0.786 | 0.498 |

Figure 19. Effective Tax Rates for School Districts

| School Districts | Ag/Res Effective | Com/Ind Effective |
|-----------------------|------------------|-------------------|
| Buckeye Valley | 46.1371 | 50.4209 |
| Big Walnut | 70.2487 | 75.2243 |

Ohio law limits the amount of taxation without a vote of the people to what is known as the “10 mill limit” (\$10 per thousand of assessed valuation). Any additional real estate taxes for any purpose must be voted by residents.

The Township’s **2017 effective** tax rates include the following, based on the Auditor’s online property report function:

Commercial/Office

Townships receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Currently, non-residential development in Kingston Township is very limited.

Residential

The following figures are taken from sample properties within Kingston Township in the Buckeye Valley and Big Walnut districts.

**No figures in any of the related tables take into consideration drainage maintenance fees or the effects of TIFs and impacts from other tools listed following.*

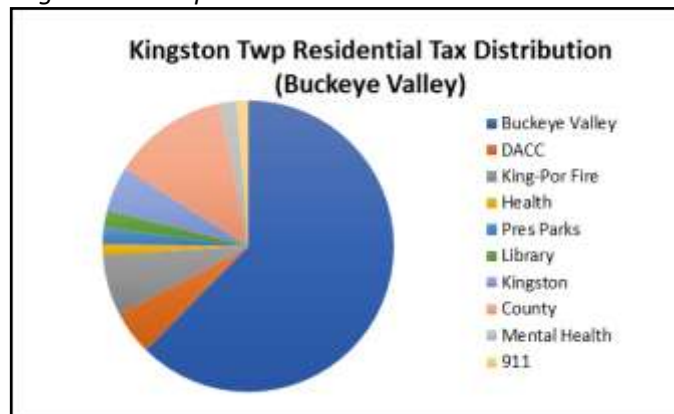
Economic Development in Delaware County

In the last 30 years, as water and sewer systems branched out into the townships, economic development has followed.

Economic Development Tools

Economic Development, or the process of actively seeking businesses to locate to the County, is typically performed on the county and municipal levels. The following is a list of economic tools and development-related issues of which the Township should be aware.

Figure 20. Sample Residential Tax Distribution in B.V.



| | |
|-----------------------------|-------------------|
| School District | \$1,664.93 |
| DACC | \$130.63 |
| Kingston-Porter Fire | \$181.56 |
| Health | \$31.56 |
| Preservation Parks | \$49.97 |
| Library | \$50.45 |
| Township | \$133.01 |
| County | \$343.79 |
| Mental Health | \$50.59 |
| 911 | \$33.43 |
| TOTAL | \$2,669.92 |

Enterprise Zone

Enterprise Zones are defined areas within the County that allow for tax abatements on industrial projects conducted within the zone. Real property abatements can be made for improvements on the real property as a result of the project. Personal property abatements can be taken on machinery, equipment, furniture, fixtures, and inventory that is new or first-used in the State of Ohio. A three-member negotiation team reviews the project and negotiates a package specific to each project.

Delaware County currently has three active zones: the City of Delaware Enterprise Zone, the Orange Township Enterprise Zone, and the Village of Sunbury Enterprise Zone. Tax levels can be abated up to an agreed-upon percentage for a certain number of years. This program also has a requirement of job creation associated with

any abated project. If properly managed, this program has proven to be an engine of growth.

Port Authority (Finance Authority)

Port Authorities are created for the purpose of enhancing and promoting transportation, economic development, housing, recreation, research, and other issues within the jurisdiction of the port authority. Such organizations can acquire and sell property, issue bonds, loan monies for construction, operate property in connection with transportation, recreation, government operations, or cultural purposes, and engage in activities on behalf of other political subdivisions, among many other functions. It may issue revenue bonds, apply for grants and loans, and even levy a property tax not exceeding one mill for a maximum period of five years. The Authority can accomplish much more in the way of economic development in a competitive fashion than a government entity, which is limited by disclosure requirements.

New Community Authority

The “New Community Authority” (NCA) is a tool defined by ORC 349. It creates a process by which a district is created for the “conduct of industrial, commercial, residential, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities.” The establishment of the NCA can identify sources of revenue, such as a community development charge on the basis of the assessed valuation of real property.”

An area of land is described by the developer in a petition as a new community and approved by the County Commissioners. The ORC allows the addition of land to the district. It may:

- acquire and dispose of property;
- engage in educational, health, social, vocational, cultural, beautification, landscaping, and recreational activities and related services primarily for residents of the district;
- collect and receive service and user fees;
- adopt rules governing the use of community facilities;
- employ managers and employees;
- sue and be sued;
- enter into contracts, apply for and accept grants,

and issue bonds;

- maintain funds or reserves for performance of its duties;
- enter agreements with boards of education for the acquisition of land or other services for educational purposes; and
- engage in planning efforts.

NCAs have been established in Delaware County. These include **The Northstar NCA**, encompassing Northstar, The Liberty/Powell NCA, serving Golf Village, and the Concord/Scioto NCA including Scioto Reserve and other areas, accompanying the development of the Lower Scioto Wastewater Treatment Plant.

Community Reinvestment Area

Community Reinvestment Areas (CRA) are designated zones in which tax abatements are allowed on real property improvements made as a result of an expansion or relocation project. These agreements are available for expanding or relocating businesses. Job creation is an additional requirement for participation in the Community Reinvestment Area program.

Only one CRA exists in Delaware County, located in the City of Delaware with the same boundaries as the Delaware Enterprise Zone. Abatement rate can extend up to 100% on the real property improvements for a term of up to 15 years. The abatement rate and term is a unique negotiation for each project, considering such factors as job creation numbers and real and personal property investment levels.

Tax Increment Financing

Tax Increment Financing (TIF) redirects new real and personal property tax to pay for public infrastructure. A portion of the real property tax on improvements to a site, up to 75% for 10 years, can be paid into a special fund used to retire the debt of an improvement tied to the project.

The Delaware County Economic Development Office works with both the business and negotiating committee to facilitate the process. Generally, TIFs are used exclusively in commercial, multi-family, and industrial settings. TIFs typically need to be supported by the local jurisdiction, the applicable school district, local fire district, and county representatives.

Joint Economic Development District

Joint Economic Development Districts (JEDD) are

contractual agreements formed between local jurisdictions (cities and townships) to create a new board authorized to improve the economic vitality of an area. A JEDD allows a municipality to apply its income tax to areas of a township. JEDDs must “facilitate economic development to create or preserve jobs and employment opportunities, and improve the economic welfare of the people...in the area of the contracting parties.”

JEDDs are formed with the consent of the property owners and agreement by the partnering local jurisdictions. A JEDD must be authorized with the full consent of the township trustees or must move forward to a vote. Affected land cannot include residential property or land zoned for residential use.

JEDDs should be supported by the County when funds are being provided to the County to undertake public infrastructure improvement projects, such as sewers and roads.

Designated Special Improvement District

There are multiple types of Special Improvement Districts (SID) that can be created to encourage new investments to occur within the County. Some of these SIDs that can be established are Transportation Improvement Districts (TID), Entertainment Districts, and Historic Technology Districts. These Improvement Districts allow government entities to combine funds from local, state, and federal entities to address infrastructure demands and reallocate property taxes to develop and support activities that grow the economy. The Economic Development Department analyzes each request individually. The Department engages all affected parties before issuing its recommendation to the County Commissioners.

Ohio Job Creation Tax Credit

The Ohio Department of Development administers this program in conjunction with local incentive program participation. It allows a business to receive a tax credit or even a refund against its corporate franchise tax based upon the number of new jobs created with the project.

The requirements of the program are that at least 25 new, full-time jobs must be created within three years of the beginning of the project, and that the new employees must be paid a minimum of 150% of the federal minimum wage.

Impact Fees

With increased costs due to rapid growth, many communities would like to impose impact fees on new development.

Ohio planning and zoning legislation does not empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). Road improvements needed immediately adjacent to a development can be required to be upgraded to current standards and in some cases a “fair share” contribution to the improvement can be requested by the community and determined and managed by the County Engineer.

Agricultural Component of the Delaware County Economy

Agriculture is still the largest land use (by acreage) in Delaware County. Agricultural acreage has been converting to other land uses since the end of World War II.

Census of Agriculture, Change in Land in Farms in Delaware County

Agriculture (farming, as reported by the Delaware County Farm Bureau) represented 755 farms in 2012. According to 2016 American Community Survey data, these employees (most are family farmers) represent about 0.5% of the total Delaware County labor force (this industry category also included forestry, fishing and hunting, and mining).

Total 2012 cash receipts for all agricultural production in Delaware County was \$119,266,000. This represented 3.08% of the total sales/receipts for the County (\$3,877,719,000). It may be observed that in 2012, nearly 50% of the land was in agriculture, an estimated 0.5% of the labor force was in agriculture, and approximately 3% of the total cash receipts for productions of goods and services was in agriculture. Clearly, agriculture is still an important land use in Delaware County, but it is becoming a smaller portion of the local economy.

| | |
|--|------------|
| Delaware County — Total Acres | 283,585 |
| Delaware Co. Agricultural Acres (2012-Ohio Dept. Dev.) | 140,902 |
| Delaware County Agricultural Acres Percentage | 49.7% |
| Ohio Agricultural Acres (2016) | 14,000,000 |
| Delaware County Percentage of Ohio Agricultural Acres | 1.01% |

Figure 21. Delaware County Agricultural Comparison: 2007 & 2012

| | 2007 | 2012 |
|--|-------------------|-------------------|
| Number of Farms | 726 | 755 |
| Average Farm Size | 190 ac | - |
| Total Land in Farms | 138,140 ac | 140,902 ac |
| Fertilizer Deliveries | - | - |
| Commercial/On-Farm Grain Storage Capacity | 1,067,000 bushels | 6,746,007 bushels |

Source: 2012 and 2017 Ohio Department of Agriculture Annual Report

Figure 22. Delaware County Agricultural Production Comparison: 2012 & 2016

| Crop | 2012 Acres | 2016 Acres | 2012 Production | 2016 Production |
|---------------------|------------|------------|-----------------|-----------------|
| Corn (grain) | 48,500 | 42,000 | 6,604,000 Bu | 6,980,000 Bu |
| Soybeans | 72,100 | 71,500 | 3,181,000 Bu | 3,807,000 Bu |
| Wheat | 3,900 | 3,200 | 281,000 Bu | 243,000 Bu |
| Oats | - | - | - | - |
| Hay | - | 4,500 | - | 13,800 Ton |

Source: 2012 and 2017 Ohio Department of Agriculture Annual Report

Figure 20. Delaware County Cash Receipts from Marketing of Farm Commodities

| Crop | 2011 | 2012 |
|-----------------------------|----------------------|----------------------|
| Corn | \$40,675,000 | \$40,553,000 |
| Soybeans | \$37,044,000 | \$39,460,000 |
| Wheat | \$2,695,000 | \$1,404,000 |
| Oats and Hay | \$617,000 | - |
| Other Crops | \$11,408,000 | \$25,303,000 |
| Dairy and Milk | \$1,620,000 | \$1,568,000 |
| Cattle and Calves | \$1,140,000 | \$880,000 |
| Hogs and Pigs | \$13,787,000 | \$9,814,000 |
| Poultry and other Livestock | \$871,000 | \$284,000 |
| Total | \$109,857,000 | \$119,266,000 |
| Average per farm | \$151,324 | \$157,968 |

Source: 2012 and 2017 Ohio Department of Agriculture Annual Report

Ohio's Historic Family Farms Program

The Ohio Department of Agriculture (ODA) recognizes the many social, economic, and historic contributions made by Ohio's founding farm families. Ohio's Historic Family Farms program was developed as a way to honor these families for their enduring legacy to our state.

The program grants three designations based on the number of years of same-family ownership: Century Farm (100-149 years); Sesquicentennial Farm (150-199 years); and Bicentennial Farm (200 years or more).

Qualified registrants receive an heirloom certificate signed by the Governor of Ohio and the Director of ODA. Out of 21 historic family farms in Delaware County in ODA's database, none are located in Kingston Township, although several may be applicable.

Conservation Easements

The Delaware Soil and Water Conservation District began its program in 2007, making it one of the first Conservation Districts in Ohio to hold conservation easements within subdivision development areas.

Ownership of a piece of property may best be described as a "bundle of rights," including the right to occupy, use, lease, sell, and develop the land. An easement involves the exchange of one or more of these rights from the landowner to someone who does not own the land. Easements have been used for years to provide governments, utilities, and extractive industries with certain rights regarding the land for specified purposes while the ownership of the land remains with the property owner. In Delaware County, the SWCD utilizes the Clean Ohio Local Agricultural Easement Purchase Program, or LAEPP.

To qualify for a conservation easement, the land must possess some conservation or preservation value. Obvious examples would include land that harbors rare plant species or animal life, or land bordering an existing park or preserve. Less obvious examples might include a wooded ravine, land that provides wildlife access to a natural waterway, or a small wetland area that helps filter surface water.

One application by Jeffrey Lanum, for 91.67 acres on Todd Street Road, was part of the 2020 group of applicants. Over 725 acres have been protected through the program in neighboring Porter Township. Other easements are located in Harlem, Radnor, Scioto, and Delaware Townships.



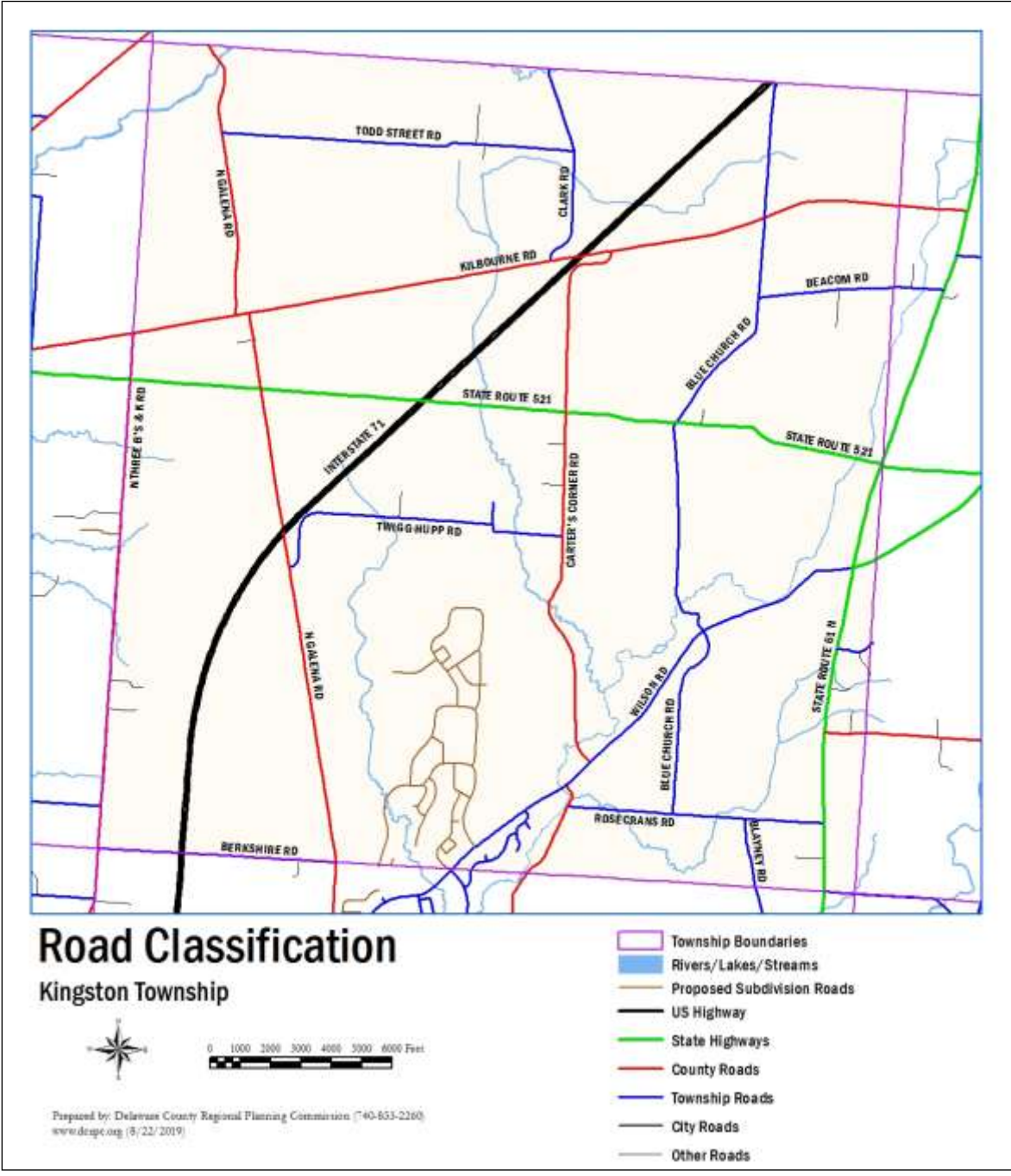
CHAPTER 8

Roads and Transportation

General

Kingston Township roads originally were established for farm access in the early nineteenth century. These

original township roads continue to be the only avenue for local transportation. With the exception of a few small residential subdivisions, all development in the



Township has taken place along these original farm-to-market roads. As the area develops, these historic roads are changing function. What was once unpaved, narrow horse and buggy tracks are now paved, narrow, township and county roads used as collector and arterial streets. As traffic counts increase, roadway improvements and new roads will be needed.

Kingston Township roads are maintained by various authorities: Federal and State, Delaware County Engineer (county roads), the Township (township roads including public subdivision streets), homeowner associations (private subdivision roads) and CAD homeowners.

Federal and State Roads

State Route 521 - Approximately five miles of S. R. 521, a two-lane state highway, runs from Kilbourne in Brown Township to Olive Green in Porter Township. This road is surrounded predominately by agriculture and large lot single family residences.

Interstate 71 - Approximately six miles of I-71 through the township. Currently, there are no interchanges with access directly to the township.

State Route 61 – Approximately 2.7 miles of two-lane State Route 61 passes through the southeastern portion of the Township. Kingston Township is negatively impacted from traffic on S. R. 36/37 from the I-71 interchange in Berkshire Township. Inappropriate strip commercial development with multiple access points on state highways could impact their ability to function. Access management practices should be used to preserve the function of these roads.

Functional classification of roads

Roads are classified by design and/or usage. Delaware County created a Functional Classification Map as part of the 2001 Delaware County Thoroughfare Plan. This plan incorporates these classifications by reference, unless exceptions are noted.

Some roads may fall into multiple classifications. Some roads may exceed the ADT related to their classification.

Arterial roads have the purpose of carrying through traffic to and from residential, commercial, and industrial areas, while providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles per day. Arterials generally require a

Figure 21. Principal Roads in Kingston Township

| Road # | Maintained | Road Name | Length |
|----------|------------|------------------|------------|
| S.R. 521 | ODOT | S.R. 521 | 5 miles |
| I-71 | ODOT | Interstate 71 | 6 miles |
| S.R. 61 | ODOT | S.R. 61 | 2.7 miles |
| 33 | County | Carter's Corner | 4.22 miles |
| 34 | County | N. Galena Road | 5.38 miles |
| 35 | County | N. 3 Bs and K | 3.27 miles |
| 54 | County | Monkey Hollow | 0.27 miles |
| 65 | County | Kilbourne Road | 4.91 miles |
| 33 | Township | Clark Road | 1.33 miles |
| 50 | Township | Stockwell Road | 0.09 miles |
| 56 | Township | Wilson Road | 3.06 miles |
| 66 | Township | Beacom Road | 0.85 miles |
| 67 | Township | Blue Church Road | 4.71 miles |
| 68 | Township | Blaney Road | 0.43 miles |
| 69 | Township | Rosecrans Road | 1.64 miles |
| 70 | Township | Twigg-Hupp Road | 2.04 miles |
| 71 | Township | Todd Street | 2.24 miles |
| 75 | Township | Berkshire Road | 0.75 miles |
| 298 | Township | Basham Lane | 0.22 miles |
| 392 | Township | Wildwood Drive | 0.23 miles |
| 1643 | Township | Gingerfield Way | 0.39 miles |
| 1721 | Township | Woodruff Drive | 0.29 miles |
| 1722 | Township | Cimarron Court | 0.04 miles |
| 1723 | Township | Buttercup Court | 0.05 miles |

Source: ODOT Road Inventory

right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

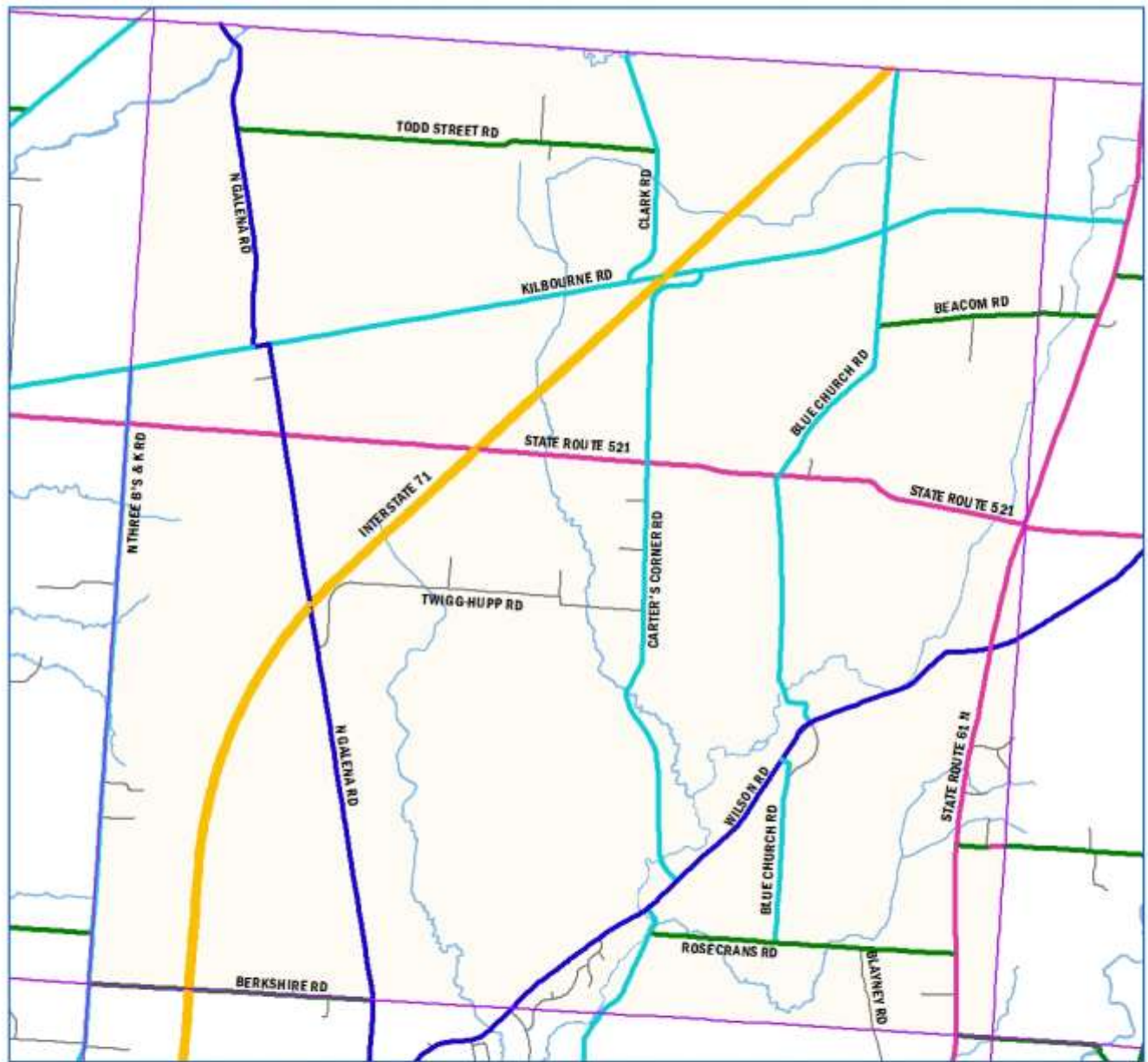
- Major arterial roads: S.R. 521 and S.R. 61.
- Minor arterial roads: North Galena and Wilson Road.

Collector roads intercept traffic from local streets and handling movement to the nearest collector or arterial street. ADT typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

- Major collector roads in Kingston: Kilbourne, N. 3Bs and K, Carter's Corner, Clark Road, and Blue Church.
- Minor collector roads: Todd Street Rd., Beacom, Rosecrans, and Berkshire Road.

Local Streets represent the lowest category. Their primary function is to serve abutting land use. Typical ADTs range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through, and Cul-de-sac.

- Examples: Twigg-Hupp, Wildwood Lane, Gingerfield Way.



Functional Classification

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)



Access Management

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. In July 2010 ODOT completed an Access Management Study for access to the 36/37 corridor. The resulting Access Management Plan (AMP) is used as development occurs, and particularly as properties that have direct access to 36/37 go through the zoning process. Access can be granted, denied, or converted from a full access to a limited one, or temporarily granted until such time as other adequate access, such as a “backage” road, is provided.

According to ODOT, AMPs find the following to be true:

- 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;
- 15,000 access-related crashes occur each day at an estimated annual cost of \$90 billion.

ODOT Access Management Principles:

- Avoid disconnected street systems.
- Regulate the location, spacing, and design of drives - space access points so they do not interact with each other.
- Provide adequate sight distance for driveways.
- Use appropriate curve radius, lane widths, and driveway angle.
- Provide turn lanes to separate conflict points for acceleration, deceleration, and storage lanes.
- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Use feeder roads to relocate critical movements and to handle short trips parallel to the main road.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right-in/right-out drives to prevent unwanted left turns across traffic.
- Ensure that Development Plans presented and approved at the zoning stage reflect appropriate access management design principles.

- Encourage internal access to out-parcels - 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.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Minimize the number of traffic signals. Two per mile is ideal (half-mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning, and building departments.

Future Roads - The Thoroughfare Plan

A plan for the major streets or highways, or Thoroughfare Plan, is a tool for counties and local jurisdictions. A county-wide Thoroughfare Plan is enabled and defined by ORC Section 711.10. (See Appendix I)

This plan recommends only one new facility in the Township.

Thoroughfare Plan Recommendation:

- **Alternative X:** New interchange at Interstate 71 and State Route 521.

There is no timeline related to this interchange and the current focus is on the County’s efforts to fund and build an interchange at Big Walnut Road. Funding is also being sought for improvements to the 36/37 interchange with I-71.

US 23 Corridor Study

In 2022, ODOT studied the effectiveness of the US 23 corridor and considered alternates that could have created new that could make it perform more efficiently. Some conceptual alternatives routes could have impacted Kingston Township. However, ODOT announced they would not be pursuing any of these new routes.

Delaware County Engineer Projects

The Delaware County Engineer maintains and improves a number of county roads, and also works closely with townships to assist in their efforts toward proper road maintenance and improvement. Some projects also involve other entities, such as ODOT and local municipalities, when projects impact multiple jurisdictions.

Metropolitan Transportation Plan

The Mid-Ohio Regional Planning Commission (MORPC) is the Metropolitan Planning Organization for the Columbus region. As such, MORPC maintains a Metropolitan Transportation Plan (MTP) for Franklin, Delaware, and parts of Union and Fairfield Counties. This plan lists projects that are eligible for potential state and/or federal funding in the future.

Bikeways

As roads become more congested there is a need to separate pedestrian and bicycle traffic from automobile and truck traffic for safety purposes, as well as for recreation and alternate transportation. There are no sidewalks or bike paths along “traditional” township collector and arterial roads. Bike paths should be placed along at least one side of collector and both sides of arterial roads. Most communities require standard sidewalks in subdivisions that go through the rezoning process. For many years, the Delaware County Regional Planning Commission has also sought sidewalks in subdivisions, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning process, such as under the FR-1 zoning designation.

In 2016, the County Commissioners established the Delaware County Trail Committee (DCTC), which produced the Delaware County Trail System Master Plan, adopted by the Commissioners in November 2017. Improvements would be coordinated with Central Ohio Greenways’ (COG) efforts to create major routes from existing trails in other counties. This group includes representatives from DCRPC, the County Engineer, Preservation Parks, the Delaware General



Multi-use path near Simon Tanger Mall

Health District, Economic Development, MORPC, and the public.

Recommended Bikeways

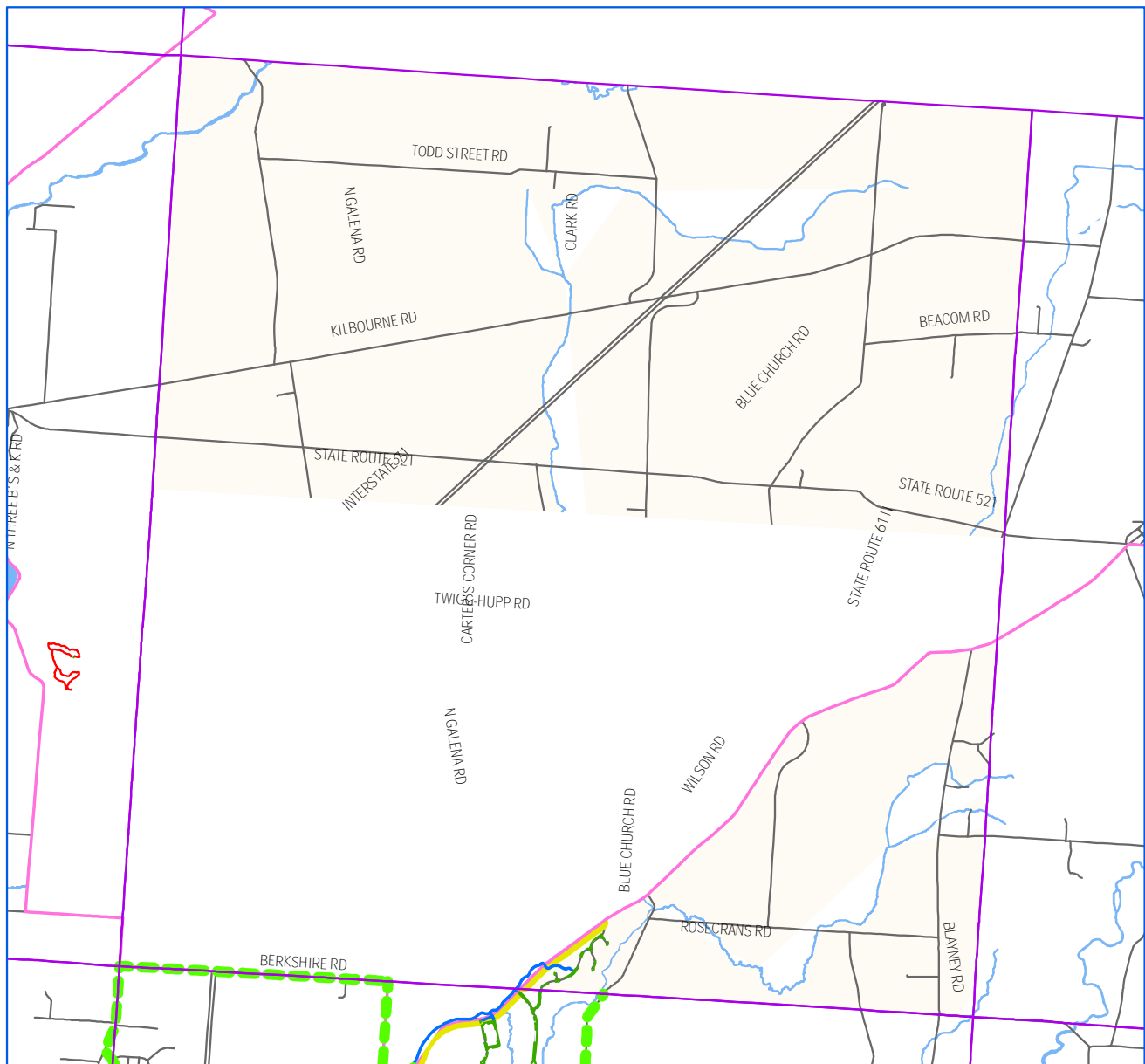
The regional bikeway plan recommends a number of On-Road Routes for cyclists along traditional roads in the Township to connect communities. Proposed routes are indicated in blue on the Sidewalks and Paths map.

Clean Ohio Fund

Although there are several grant sources, the Clean Ohio Fund is a state-wide funding program often cited for trails and parks. In 2015, 19 projects were funded, with 16 funded in 2014. Recent projects in Central Ohio have included a couple in southern Delaware County in Orange Township.

Bike/Pedestrian Policy

The Regional Planning Commission seeks connections between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. The main benefits to connectivity are shorter trips, greater travel choice, and savings in infrastructure. Township zoning should seek neighborhood-to-neighborhood street connections. As part of rezoning review, subdivisions along existing collector streets should require bike paths or sidewalks constructed as part of a regional system.



Bikeways

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

- Proposed Bikeway
- On Road Routes / Cycling Group Routes
- Trail Committee Corridors
- Road Centerlines
- Existing Sidewalks
- Sidewalks
- Unpaved Trails
- Multi-Use Paths

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)



Rural roads are predominant in the Township.



Typical residential PRD streetscape in Delaware County

Other Road-Related Issues

Increase in population yields increased traffic flow on local roads. The following considerations should be made when reviewing rezoning requests:

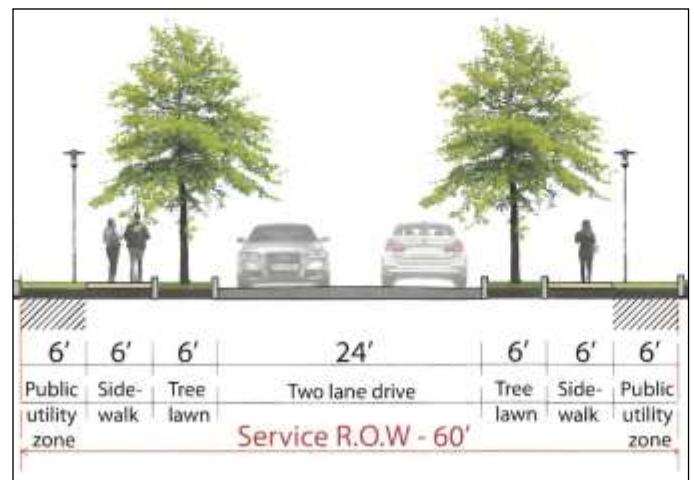
Patterns of Development

Traffic can be reduced by the design of development and the mix of land uses. Low density (1-acre lots or larger) development generates significant traffic per unit, but the number of units is modest overall. In large developments with densities greater than 1 unit per acre, a mix of local convenience commercial uses and a network of sidewalks, trails, and bike paths can reduce auto trips. Neo-traditional development patterns may be encouraged near existing village centers or as greenfield development. A combination of a grid street core, with curvilinear edges can allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day while condominiums generate approximately seven 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.

Streetscapes

Streets are a significant part of the look of a community. Every community needs a streetscape standard. For local streets with lot widths less than 100 feet, no through traffic, and less than 1,500 vehicle trips per day, the current standard 20-foot wide street with drainage ditches within a 60-foot right-of-way is acceptable. In an open ditch road, the sidewalk is typically located near the outside edge of the ditch,

which can be problematic if not designed properly. For collector and arterial roads, pedestrian and bike traffic should be separated from vehicular traffic. The following is a recommended streetscape for collector or arterial streets. A 5-foot wide asphalt bike path may be preferable to a sidewalk to maintain the rural character of the road. A bike path may be placed on one side of the street for minor-collector streets. Major collectors and arterials should have a bike path on at least one side of the street plus a sidewalk on the other side.



Streetscape example with trees in the tree lawn.

Alternative Street Designs — The Roundabout

Low Speed Roundabouts have begun to be used as an alternative to the traditional signalized intersection throughout Delaware County. Roundabouts have been proven to reduce crashes, flow more traffic than traffic signals, cost less, and require less pavement than signalized intersections. Not all intersections are

candidates, but the roundabout is a viable traffic management tool.

Paying for Road Improvements

Ohio planning and zoning legislation does not currently empower townships to charge Impact Fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning process. Projects that contribute to regional traffic can be required to contribute to those future improvements.

Transit

The Delaware Area Transit Agency (DATA) offers an on-call non-scheduled bus service from point to point in the County. As the County grows, new transportation will continue to be studied by transportation-related agencies.



ODOT completed construction of a peanut-shaped roundabout at the intersection of State Route 61 and SR 656/Wilson Road. In addition to reducing crashes by 70 percent, the safety upgrade is expected to improve traffic flow at the intersection. The \$2 million safety project began in May 2021 and opened to traffic Monday, August 9, 2021.



CHAPTER 9 Utilities

General

Utility services are needed as areas in the county develop. Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the Delaware County real estate market. Stormwater management is required by Delaware County.

Water

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves most of Kingston Township with potable water. As the County has grown, Del-Co has expanded its service to provide larger diameter water lines for residential and commercial service, as well as fire protection.

Supply

There is generally good water pressure for domestic use and fire protection throughout the Township. Del-Co Water utilizes water from the Olentangy River, Alum Creek Reservoir, and from the Scioto River utilizing a raw water line in Liberty Township. Wells along the Kokosing River in Knox County provide additional supply. The water is pumped to up-ground reservoirs in Orange Township (800 million-gallon capacity) and Liberty Township (1.6 billion-gallon capacity). Raw water is purified at the Alum Creek, Old State Road, and

State Route 315 treatment plants, and then pumped to a network of elevated storage tanks with a capacity of 12.5 million gallons.

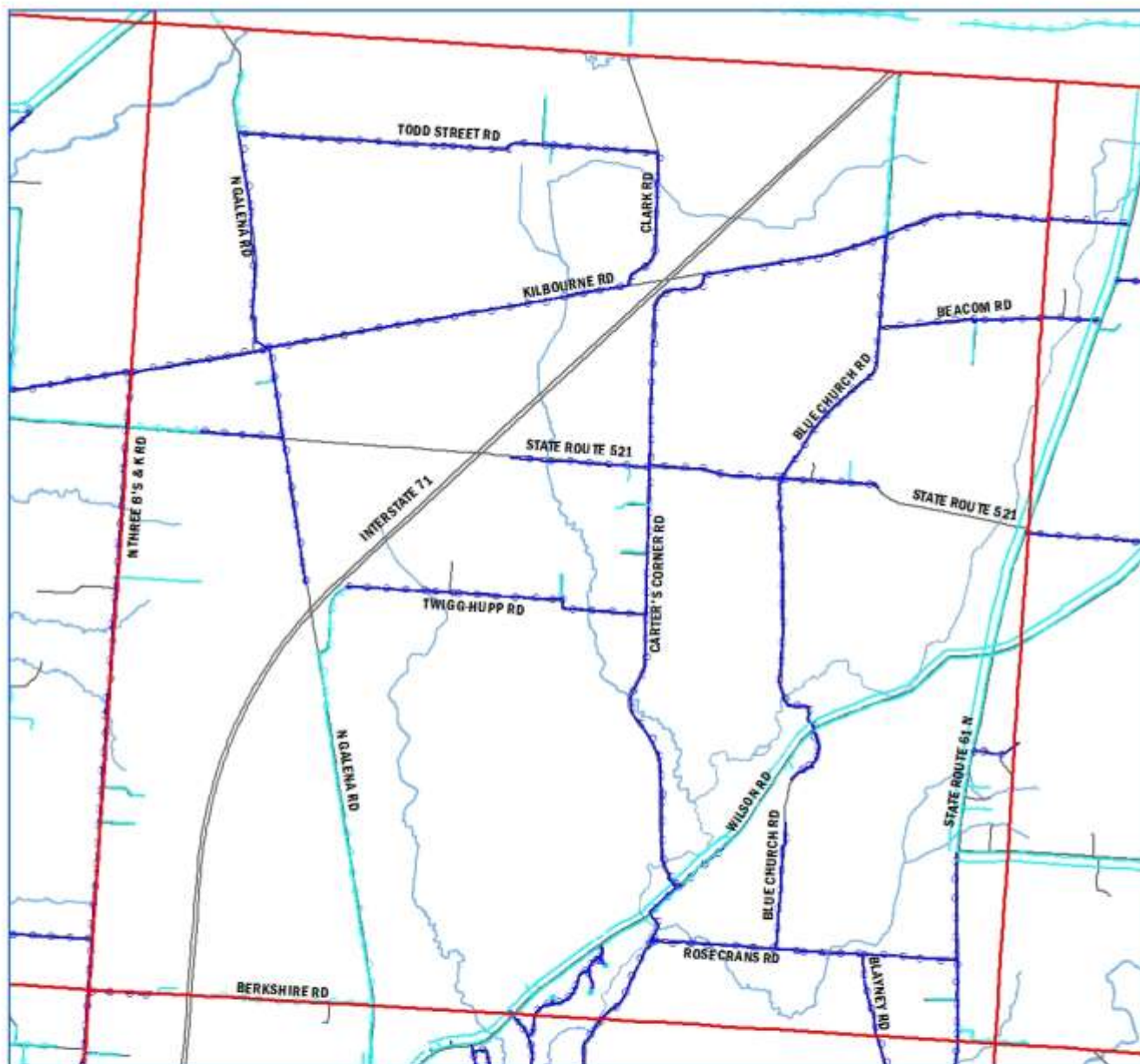
With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. Although planning for future growth, such as a new upground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable centralized water is not currently a constraining factor to growth of the Township. There is adequate water capacity for human consumption and population growth in the Township. The demands for lawn sprinkling systems, however, can quickly tax capacity in dry spells. As a result, Del-Co has a year-round, three days per week restriction on lawn watering.

Water Lines

The Water Lines map shows the location and diameters of water lines in the Township. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants. Fire hydrants are normally a requirement of new development.



Del-Co Water Headquarters on S.R. 315, Liberty Township



Water Lines

Kingston Township

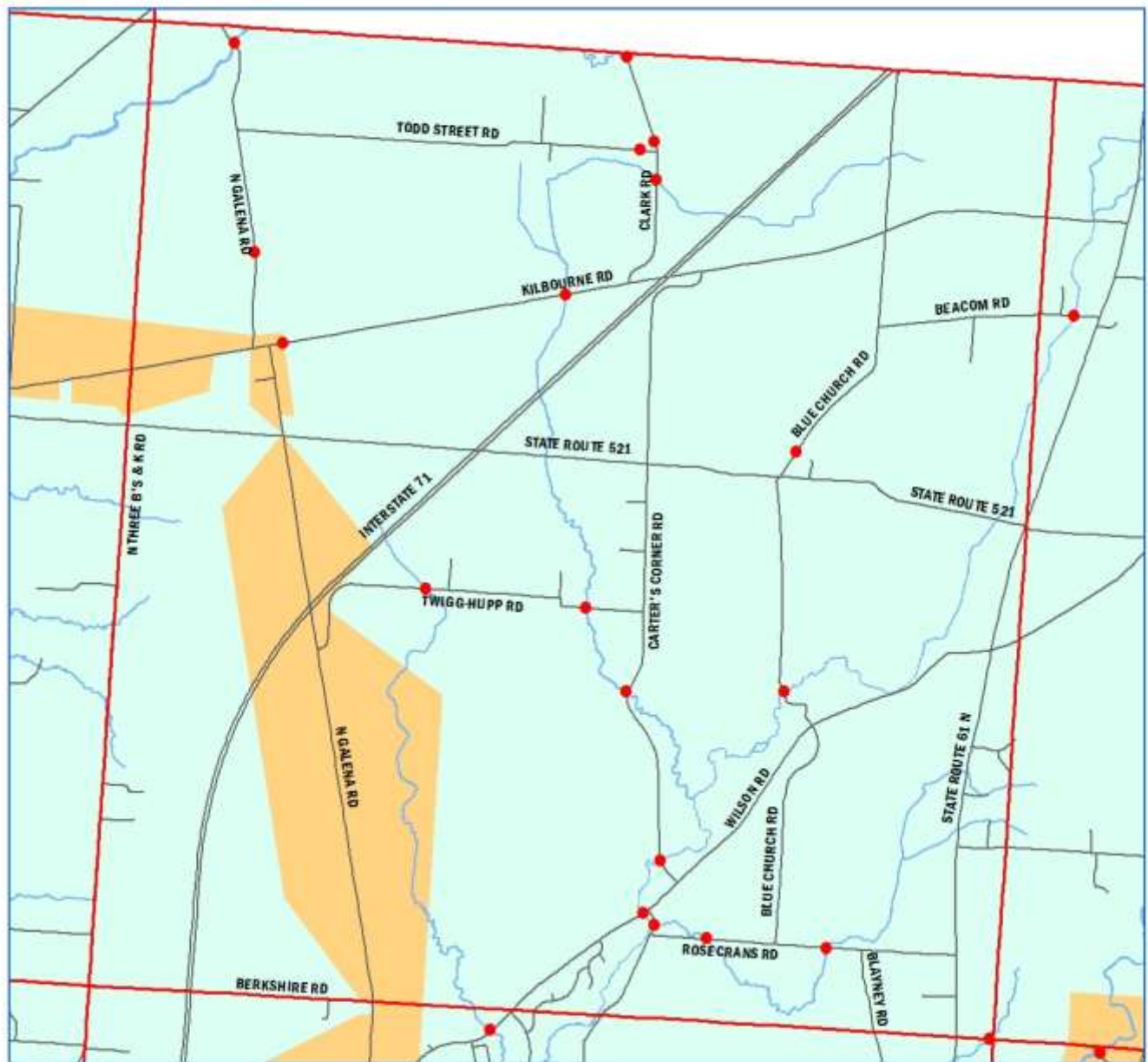


0 1000 2000 3000 4000 5000 6000 Feet

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DELCO Waterlines by Pipe Size

- 0" - 2" Pipe
- 3" - 5" Pipe
- 6" - 8" Pipe
- 9" - 24" Pipe
- 25" - 54" Pipe



Utilities

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)

| | |
|---|---------------------------|
| | Township Boundaries |
| • | Bridges location |
| | Road Centerlines |
| | Rivers/Lakes/Streams |
| | Streams |
| | American Electric Power |
| | Consolidated Electric Co. |

Sanitary Sewer

Most residents of the Township use on-site waste treatment for sewage disposal. In 2016/2017, the County Commissioners updated the 2004 Facilities Master Plan for the County. The service areas were updated based on recent development pressure and service area amendments.

Although no changes were recommended for the Kingston Township area, the improvements listed in Figure 25 and shown in Figure 26 are being considered as part of possible future improvements that will impact the nearby 36/37 corridor. The County acknowledges the need for well-designed development along the 36/37 Corridor and the positive impact on the tax base such development could have. After many years of discussion and planning, the Commissioners are moving forward with plans to build a new treatment plant south of 36/37 between Big Run and

Dunham Roads. This plant will relieve capacity concerns at the Alum Creek facility by taking in effluent from the interchange area, as well as approved developments north of Cheshire Road in Berlin Township. It will allow development of the 36/37 corridor east of the City of Delaware's service area. The new county service area could extend northward beyond Bowtown Road. Intermediate steps may be taken to serve the area in the short term, such as new pump stations, prior to plant construction.

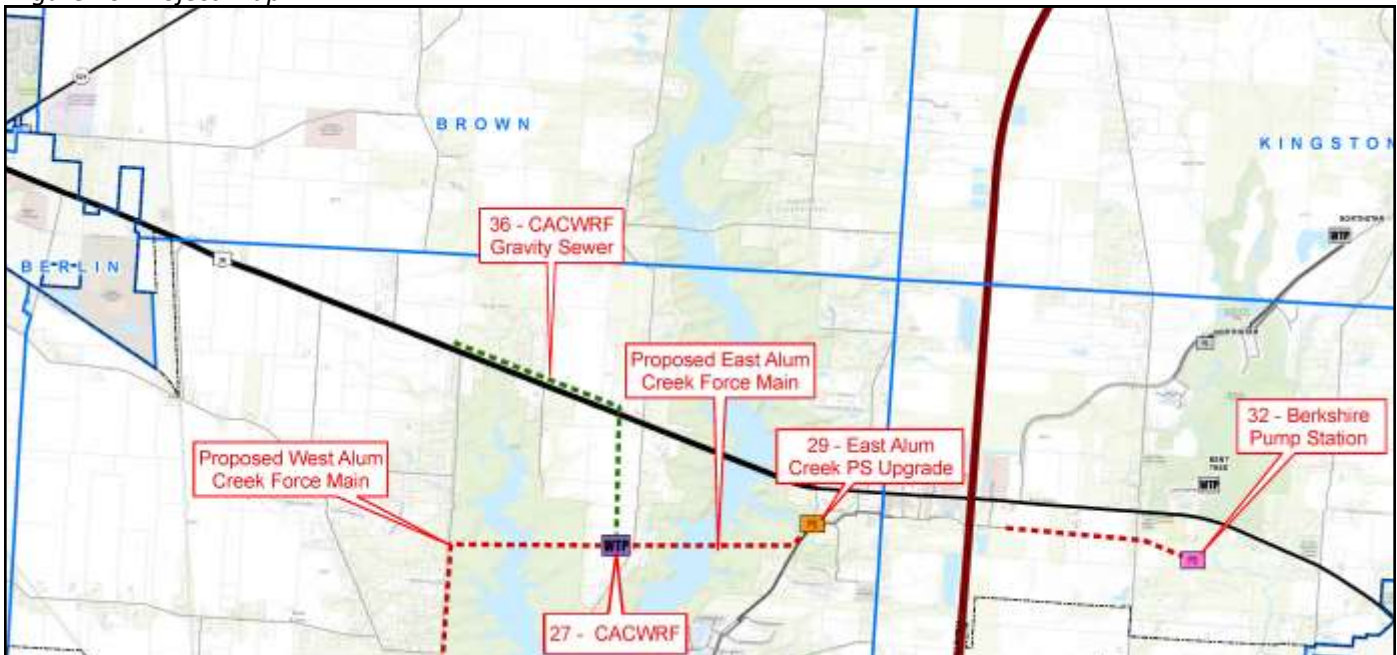
Policy Implications for Land Use - County Sewer

1. The County Commissioners' sewer user policy is "first come, first served." The County Sanitary Engineer does not police the densities of land uses using the sewer.
2. It is up to the township to determine the density of population by zoning. If the township zones land in

Figure 25. Project Table

| Project | Location | Purpose |
|--|---|---|
| Pump Station and Force Main (32) | South of 36/37, near Bent Tree | Receive gravity flow from west, pump back to existing service near Interstate |
| Upgrade East Alum Creek Pump Station (29) | Africa Road near 36/37 | Additional capacity |
| Upgrade Cheshire Road Pump Station | Africa Road and Cheshire Road | Additional capacity |
| New gravity sewer main along 36/37 (36) | Berlin Township between Lackey Old State Road and Dunham Road | Serve the 36/37 corridor |
| New Central Alum Creek Water Reclamation Facility (27) | South of 36/37 between Big Run Road and Dunham Road | Serve general area, take pressure off the Alum Creek plant |

Figure 26. Project Map



Source: Sanitary Sewer Master Plan (2017)

sewer service areas for higher densities than the average density based upon residual sewer capacity, there may be “holes” in the sewer service area without sewer capacity.

Electric

Electric service is provided to the Township by American Electric Power and by Consolidated Electric Power. These general areas are depicted on the Utilities map.

Natural Gas

The Township is served by Suburban Natural Gas.

Telecommunications/Internet Service

Based on private sector marketing information, broadband service in the township is spotty. Spectrum is available in the most locations. Frontier provides service west of I-71 as well. CenturyLink is available in some areas east of I-71. Bresco Broadband is also listed as a potential service provider in the area, as is HughesNet and Viasat.

Public Fiber — Delaware County has a robust fiber network from the county offices to Worthington, including a number of lateral builds off that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This public limitation is based on the statutory authority of the County and the desire to not compete with the private sector.

Additionally, Enlite Fiber Networks (part of Consolidated Electric) owns fiber in most of the same locations as the County as well as many more miles of additional fiber, catering to the private sector. **Connect Ohio** is an effort led by the State of Ohio to encourage additional infrastructure where needed.

Regulation — Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee. Brown Township has a set of cell tower regulations that were drafted to implement the federal and state laws regulating telecommunications towers.

Stormwater Management

Stormwater management is regulated by the Delaware County Engineer’s Office for new subdivisions and road construction. The Delaware Soil & Water District maintains ditches on public maintenance and reviews stormwater plans by agreement with the County Engineer.

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CHAPTER 10 Community Facilities

Schools

Kingston Township lies in two school districts, with 7,002 acres in the Big Walnut District and 8,233 acres located in the Buckeye Valley District. Below is some basic information about each district.

Big Walnut Local School District

Superintendent: Angie S. Hamberg

Office Address: 110 Tippet Ct, Sunbury, OH 43074

Big Walnut Current Facilities (with overall grade)

- Big Walnut Elementary (A)
- Big Walnut High School (B)
- Big Walnut Intermediate (C)
- Big Walnut Middle (B)
- General Rosecrans Elementary (B)
- Harrison Street Elementary (C)
- Hylen Souders Elementary (A)

Overall District Grade: B

Teacher Education

Percentage of teachers with at least a Bachelor's Degree: **100%**

Percentage of teachers with at least a Master's Degree: **63.2%**



Big Walnut Elementary (left) and High School under construction

Figure 27. Big Walnut Enrollment and Demographics

| Demographic | Enrollment | Percentage |
|----------------------------|------------|------------|
| All Students | 3,710 | |
| American Indian | - | - |
| Asian or Pacific Islander | 43 | 1.1% |
| Black, Non-Hispanic | 35 | 0.9% |
| Hispanic | 121 | 3.3% |
| Multiracial | 133 | 3.6% |
| White, Non-Hispanic | 3,374 | 90.9% |
| Students with Disabilities | 388 | 10.5% |
| Economic Disadvantage | 561 | 15.1% |

Source: Ohio Department of Education

Figure 28. Big Walnut Spending

| | District | State |
|------------------------------|----------|---------|
| Operating Spending per pupil | \$10,122 | \$9,724 |
| Classroom Instruction | \$6,712 | \$6,586 |
| Non-Classroom Spending | \$3,411 | \$3,138 |
| Federal Funds | \$242 | \$687 |
| State and Local Funds | \$9,881 | \$9,037 |

Source: Ohio Department of Education

Figure 29. Big Walnut Source of Funds

| Source of Funds | District | State |
|-----------------|---------------------|-------------------------|
| Local | \$30,469,916 | \$9,507,403,000 |
| State | \$9,621,057 | \$10,402,455,600 |
| Federal | \$1,327,787 | \$1,702,581,500 |
| Other | \$3,436,649 | \$1,907,150,080 |
| Total | \$44,855,409 | \$23,519,590,180 |

Source: Ohio Department of Education

Percent of funds spent on classroom instruction: **66.7%**

How does this district rank in comparison to other districts of similar size? **158 out of 272**

Buckeye Valley Local School District

Superintendent: Andrew J. Miller

Office Address: 679 Coover Road, Delaware, 43015

Phone: (740) 369-8735

Buckeye Valley Current Facilities (with overall grade)

- **Buckeye Valley Local High School (B)**
- **Buckeye Valley Local Middle School (C)**
- **Buckeye Valley East Elementary (C)**
- **Buckeye Valley West Elementary (B)**

Overall District Grade: B

Teacher Education

Percentage of teachers with at least a Bachelor's Degree: **99.3%**

Percentage of teachers with at least a Master's Degree: **46.1%**



Buckeye Valley Middle and High School

Figure 30. Buckeye Valley Enrollment and Demographics

| Demographic | Enrollment | Percentage |
|----------------------------|------------|------------|
| All Students | 2,161 | |
| American Indian | - | - |
| Asian or Pacific Islander | 29 | 1.4% |
| Black, Non-Hispanic | 12 | 0.5% |
| Hispanic | 52 | 2.4% |
| Multiracial | 68 | 3.2% |
| White, Non-Hispanic | 1,999 | 92.5% |
| Students with Disabilities | 287 | 13.3% |
| Economic Disadvantage | 392 | 18.2% |

Source: Ohio Department of Education

Figure 31. Buckeye Valley Spending

| | District | State |
|------------------------------|----------|---------|
| Operating Spending per pupil | \$10,279 | \$9,724 |
| Classroom Instruction | \$6,854 | \$6,586 |
| Non-Classroom Spending | \$3,425 | \$3,138 |
| Federal Funds | \$258 | \$687 |
| State and Local Funds | \$10,021 | \$9,037 |

Source: Ohio Department of Education

Figure 32. Buckeye Valley Source of Funds

| Source of Funds | District | State |
|-----------------|---------------------|-------------------------|
| Local | \$18,263,180 | \$9,507,403,000 |
| State | \$6,648,408 | \$10,402,455,600 |
| Federal | \$1,256,838 | \$1,702,581,500 |
| Other | \$2,928,345 | \$1,907,150,080 |
| Total | \$29,096,771 | \$23,519,590,180 |

Source: Ohio Department of Education

Percent of funds spent on classroom instruction: **66.3%**

How does this district rank in comparison to other districts of similar size? **93 out of 111**

Delaware Area Career Center (DACC) and Columbus State

Delaware City and County boards of education established the Joint Vocational School in 1974 as a career/technical school to offer specific career training to Delaware County residents. The center, now called the Delaware Area Career Center, provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. The DACC combined all programs into an expanded its campus at 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708.

In 2008, Columbus State built a Delaware County campus at 5100 Cornerstone Drive in the Park at Greif and U.S. 23. The 80,000 square foot building opened in the autumn of 2010 and offers four Associate Degree programs.

Effect of Land Use Planning on School Planning

When schools become overcrowded due to rapid growth, there may be a 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.

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 do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to control the timing of zoning. The Township may wish to use the schools as one additional indicator of critical facilities that need to be monitored in making zoning decisions.

Historic Sites

Although there are no National Register-listed sites in Kingston Township, there are historically significant structures. Some of these include the following.

The **Rosecrans Memorial** designates the birthplace of General William G. Rosecrans. It is located 1.2 miles west of State Route 61, on the south side of Rosecrans Road. General Rosecrans is buried in Arlington Cemetery, Washington D.C.

Kingston Center School is a former one-room schoolhouse located on the northeast corner of State Route 521 and Carter’s Corner Road. It is used today as the **Township Hall**.

Lott School is a former one-room schoolhouse at the corner of Carter’s Corner Road and Wilson Road. It has been converted to a residence and is still occupied today.

The **S. Hubbell/Shively** property and **Lawhon** property, located at 7666 and 9125 S.R. 521 respectively, are listed by the State Historic Preservation Office. The **Jones/Wood** property at 7663 Berkshire Road, just east of I-71 is also listed.

Older maps and other sources list **Kingston Center** at Carter’s Corner and 521 and **Stark Corners** at S.R. 61 and S. R. 656 as areas where early settlement never developed into villages.

The Community Facilities and Historical Features Map indicates possible archeological sites across the Township. These sites are mapped by the Ohio Capability Analysis Program data available from the Ohio Division of Natural Resources. The DCRPC has no information regarding any materials found at any of these sites.

Community Facilities

Libraries

Currently, there are no public libraries in Kingston Township. However, residents can obtain services at several locations.

The **Delaware County District Library** has its downtown library at 84 E. Winter Street, Delaware, and branch libraries in the City of Powell, Village of Ostrander, and Orange Township. The system employs over 70 with an annual budget of approximately \$6.7 million, which is used for staff salaries and materials, maintenance, and operating expenses; 66% of the budget comes from a local property tax, 30% is generated from state income tax through the Public Library Fund, and the remaining 4% comes from grants, donations, investment earnings, and fees.

Ohio Wesleyan University, Beeghley Library is located on campus in Delaware and extends borrowing privileges to all residents the County.

Ashley Wornstaff Library is located at 302 E. High Street, Ashley.

The **Community Library** is located in the Village of Sunbury. This 14,000 square foot library located at 44 Burrer Drive provides services to individuals within the Big Walnut Local School District’s boundaries. In addition to the 100,000 items in the local collection, 65,000 eBooks and 15,000 audiobooks, the library is a member of the Consortium of Ohio Libraries, giving area residents access to thousands of materials from around Ohio. The library also provides access to electronic content including e-books and research databases. The library expanded with a 2,000 square foot addition in 2017 with renovation of the entry, new meeting space, study areas, and a drive-through pickup/drop-off area. The facility operates with a 1.3 million dollar budget funded by real estate taxes, intergovernmental transfers, fees, and donations.

Hospitals

There are no hospitals located within the Township. Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Some services are located at the campus at the northeast corner of U.S. 23 and OhioHealth Boulevard. Grady competes with northern Franklin County Hospitals, such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville. Medical uses would be well suited for areas near the I-71 Interchange.

Fire Protection & Emergency Services

The Porter/Kingston Township Fire Station is located at **12844 Olive Green Road in Porter Township**. The fire department operates with 28 part-time paid firefighters, and two full-time paid fire fighters.

The department owns a 3-acre parcel on **S.R. 521** just west of I-71 for future use as a second station.

In addition, the department has mutual aid contracts with all adjoining township fire departments, including automatic response on all structure fire assignments. The Fire Department has the following equipment for emergency responses: 2003 Rescue Engine, 1996 Engine, 1999 Rescue, 1999 Tanker, 1998 Brush, 1988 Hose Reel Truck, 2011 Special Ops Trailer and 2007 Hazmat Trailer.

The Insurance Services Office (ISO) grading in Kingston Township is Class 6 for areas within 1000-ft of a fire hydrant and Class 9 for areas outside of the 1000-ft radius. The rating is based on how well the department receives and handles fire alarms; fire department equipment, staff, and training; and water supply. ISO gradings determine fire insurance premiums. Higher gradings (lower the number) may result in lower insurance premiums.

Police

Kingston Township is policed by the Delaware County Sheriff's Office, which is headquartered in Delaware on S.R. 42. In 2016 the department was budgeted for 76 deputies, 60 corrections officers, and 70 various support staff positions.

Sheriff's Complaints

The Delaware County Sheriff's Office funding comes from taxes which are allocated by the County Commissioners. In 2019, funding was roughly \$26,600,000, with patrol and administrative costs

making up \$17,660,000 and jail expenses coming in at \$8,480,000. Kingston Township residents experienced 355 various incidents between 2017 and 2019. It should be noted that Genoa Township and the Cities of Delaware, Dublin, Columbus, Westerville, and Powell provide their own police protection.

Cemeteries

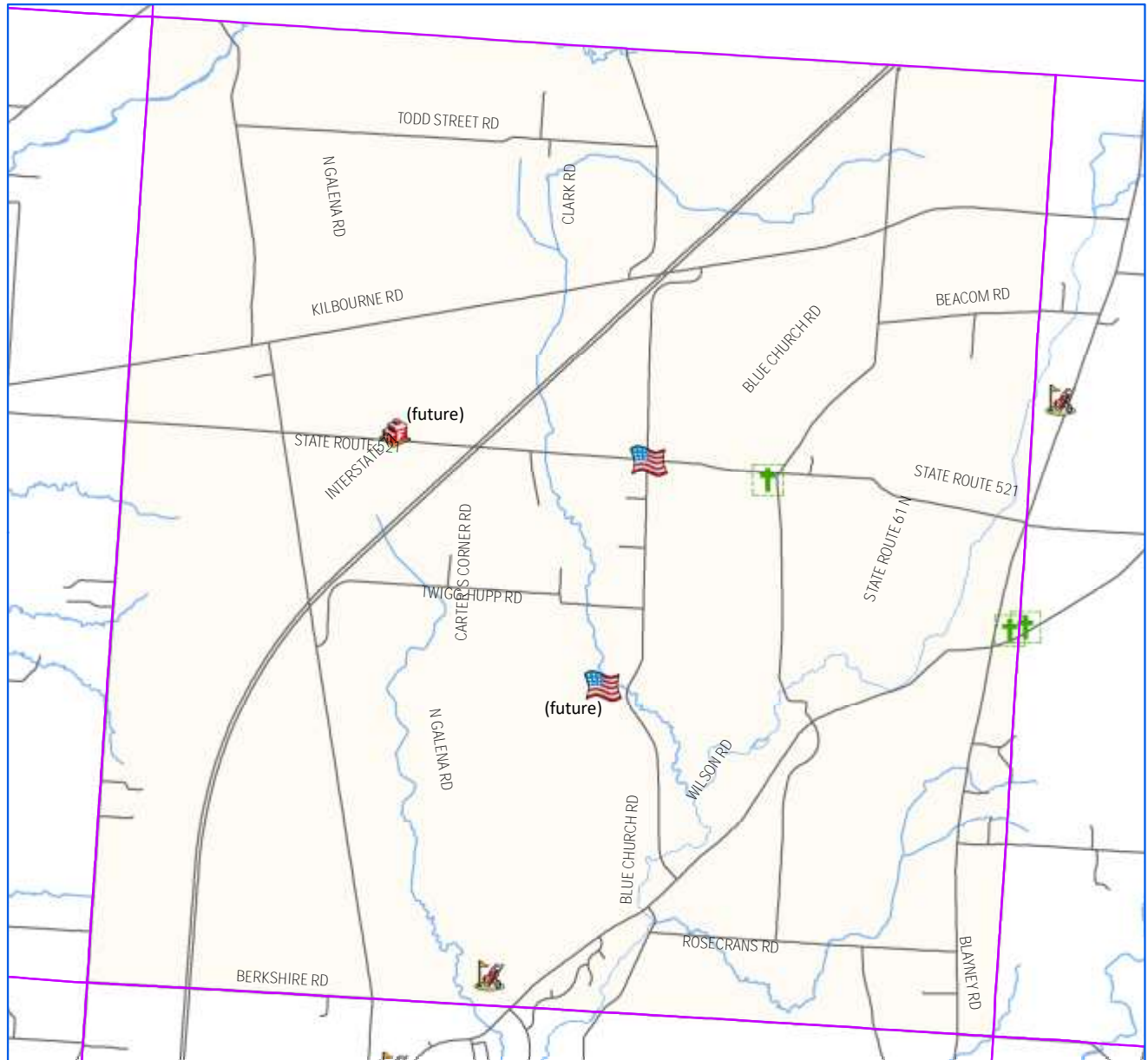
- **Blue Church Cemetery** - Southeast corner of S.R. 521 and Blue Church Road. The related church was destroyed in 1974.
- **Stark (Olive Green) Cemetery** - north side of State Route 656, 800 feet west of State Route 656. Western portion of this cemetery is in Kingston Township, the eastern in Porter Township.

Other Township Facilities



The **Kingston Township Hall** moved into its new facility at 4063 Carter's Corner Road in Jun of 2022. The building, which houses offices and a Meeting/Community Room sits on a 25-acre parcel where Carter's Corner Road crosses the west branch of the Little Walnut Creek. The site is adjacent to a 144-acre parcel also owned by the Township which includes farm fields and wooded areas. Both sites are adjacent to the northern end of the Northstar development. The township still owns the former township hall which was originally a one-room schoolhouse at 9899 State Route 521.

The **Kingston Township Maintenance Building** is located on 2.15 acres on Blue Church Road, just south of the Blue Church Cemetery. The Community Facilities Map also shows private golf courses.



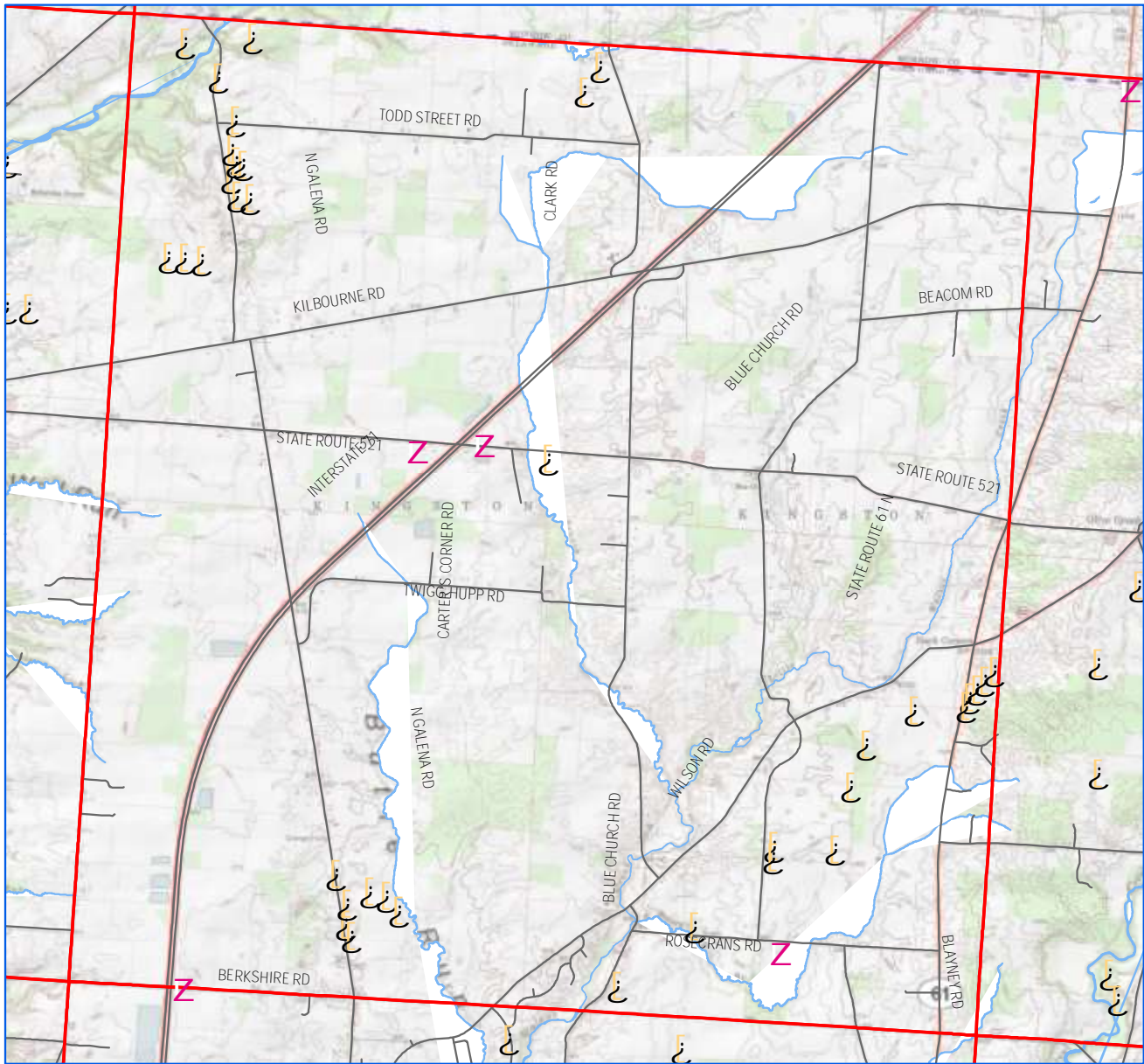
Community Facilities

Kingston Township



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)

- ul>
- Township Boundaries
- Golf Courses
- Township Hall
- Fire Stations
- Cemeteries
- Road Centerlines
- Rivers/Lakes/Streams



Archeological/Historic Sites

Kingston Township



0 1000 2000 3000 4000 5000 6000 Feet

| | | | |
|--|---------------------|--|----------------------|
| | Historic Sites | | Township Boundaries |
| | Archeological Sites | | Road Centerlines |
| | | | Rivers/Lakes/Streams |

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (8/22/2019)



CHAPTER 11

Open Space and Recreation

Introduction

The ORC acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. ORC 519.02 states that the trustees may regulate by [zoning] resolution “sizes of yards, courts, and other open spaces...the uses of land for...recreation.” ORC 711 states that “a county or regional planning commission shall 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 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. Many desirable communities in America have a significant park and recreation system as one of their building blocks.

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. The chapter on open space and recreation relates the following critical functions of open space:

- Preserving ecologically important natural environments;
- Providing attractive views and visual relief from developed areas;
- Providing sunlight and air;
- Buffering other land uses;
- Separating areas and controls densities;
- Functioning as drainage detention areas;

- Serving as a wildlife preserve;
- Providing opportunities for recreational and health and fitness activities;
- Increasing project amenities;
- Helping create quality developments with lasting value

The economic benefits of open space cannot be overstated. Undeveloped land demands fewer community services and requires less infrastructure than suburban-style development. There is an old adage that says “cows do not send their children to school,” which emphasizes the fact that farms and other types of open lands generate more in property taxes than the services they demand. Given the evidence that single-family housing rarely “pays its own way” through property tax revenues, open space becomes an important part of a local government’s economic outlook. (*Source: The Economic Benefits of Parks and Open Space, TPL, 1999*)

Open Space Defined

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.”

Land Area Guidelines

The National Recreation and Park Association (NRPA) has standards for local open space. Although these standards have been promoted as goals, they are not universally applicable. Recreational needs vary from community to community, and desires for recreation vary also.

Listokin and Walker note that: “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.”

Location of Open Space Parcels

The authors note what has been the subject of many debates in the developing parts of the County, namely that: “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. The authors suggest that “No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site.”

Existing Parkland within the Township

Ohio Wesleyan owns approximately 50 acres along the Alum Creek in Kingston and Brown Townships. Used as a biological reserve for students at Ohio Wesleyan, it is not accessible to the general public.

There are no parks in Kingston Township but many residents bike along many Township roads. Other destinations for Kingston residents include:

Alum Creek State Park

Alum Creek State Park comprises 8,874 acres principally within Orange, Berlin, and Brown Townships. A small portion of the park is located in Genoa Township. Access to the park is from Africa Road, S. Old State Road, and from U.S. 36.

The lake was created by impoundment of Alum Creek behind an earthen levy and concrete flood control dam built by the U.S. Army Corps of Engineers from 1970 to 1973. The dam is 93 feet high and 10,500 feet long

between the levies. The lake has a depth range of 65-78 feet.

Alum Creek Lake serves five purposes:

- Flood control
- Water supply (40 million gallons per day)
- Fish and wildlife enhancement
- Water Quality
- Recreation

Recreational opportunities at Alum Creek are summarized as follows:

- **Land (entire park):** 5,213 acres, Hiking Trails – 7.1 miles, one multi-use trail – 7 miles, Bridle Trails – 38 miles, Mountain Bike Trails – 14 miles
- **Campground:** 286 sites, including 24 RV sites, 5 camper cabins
- **Lake:** 3,387 acres, Boat Launching Ramps – 5, Unlimited horsepower for boats, Swimming Beach – 3,000 feet (largest inland beach in Ohio’s state park system), Easement – 239 acres, Drainage Basin – 123.4 square miles
- **Disc Golf:** 18-hole “players course” is located at the New Galena Launch Ramp area.
- **Dog Park:** 4-acre site along the lake near the marina includes a fenced area with water access and two additional fenced areas for small and large dogs.
- **Picnicking:** 8 scenic picnic areas with tables, grills, restrooms, and drinking water, three of which are shelterhouses maintained by the Army Corps.

Park personnel estimate that over 4,000,000 annual visitors use the park. While the park serves a regional function, it is also serving as a de facto township park.

Hogback Ridge Park

Preservation Parks maintains 41 acres on the east side of Hogback Road south of S.R. 521 that is completely wooded. White tail deer, wild turkeys, and many other species of birds make their home in the park. It includes two mulched trails that wind through a ravine system with hardwood and pine trees, and a bridge spanning a scenic ravine (approx. 1 mile total). There is also an equestrian trail, completed in 2017, that connects to the equestrian/hiking trail in Alum Creek State Park.

Glaciation, which occurred during the last Ice Age, helped shape the park by creating ridges. Melt water

carved the stream beds. The park houses the Mary Barber McCoy Nature Center. The initial 32 acres were left to Preservation Parks in the estate of Mary Barber McCoy in 1998. The Park District later purchased an adjoining 9 acres, bringing the total land to 41 acres. The park opened to the public in 2002.

Future Recreational Needs

As the Township grows, it may wish to use the NRPA model, which uses the service area population to determine demand for different activities, which is then converted to land requirements.

Undeveloped Open Space - Regional and Township: Alum Creek State Park within the Township and Hogback Ridge Park may satisfy the requirement for passive open space and a portion of active open space on a township-wide basis. They do not replace the need for neighborhood parks and township-wide parks with athletic fields for organized sports.

Undeveloped Open Space – Neighborhood: The open space requirement for new Planned Residential Developments should be used to provide centrally located undeveloped and developed open space within residential neighborhoods of suburban densities (generally greater than 1 unit per acre). These would be

either mini parks of 1 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 a ½ mile radius. The open space requirement in the PRD zones may be inadequate unless undevelopable land (slopes greater than 20%, power line easements, and stormwater detention basins) is either excluded or reduced in its contribution to the open space requirement.

Developed Open Space – Township-wide: The Township should provide active recreational areas for its ultimate population.

Recommendations at Build-Out

- Overall active recreational area required - NRPA recommends 6.25-10.5 acres /1,000 population. Use the lower ratio because of the existence of Alum Creek State Park, Hoover Reservoir, and Big Walnut Creek.
- Establish mini parks of 1 acre or less within neighborhoods, serving the population within a ¼ mile radius (developer dedications as part of the PRD zoning).
- Establish neighborhood parks of 15 acres, with field games, play ground apparatus, serving the population within a ¼ to ½ mile radius.
- Establish a community park of 25-50 acres (when built out) with an athletic complex, large swimming pool, and recreational fields.

Preservation Parks receives a 0.4 mills levy, which is expected to generate about \$900,000 per year for parks. Some of that money is set aside for townships and municipalities to develop parks. Kingston Township could apply for this funding.

Greenways

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 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 stormwater retention and detention facilities. Instead of afterthoughts in the design and planning process, they should be viewed as opportunities to improve the value of the development and link developments.



NRPA Recreational Standards

Excerpted from *The Subdivision and Site Plan Handbook*, David Listokin and Carole Walker, copyright 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research, New Brunswick, New Jersey. This classification system is intended to serve as a *guide* to planning – not as a blueprint.

Figure 33. NRPA Recommended Standards for Local Developed Open Space

| Component | Use | Service Area | Desirable Size | Acres / 1,000 Population | Desirable Site Characteristics |
|--|--|---|----------------|--------------------------|--|
| LOCAL / CLOSE-TO-HOME SPACE | | | | | |
| 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 (a neighborhood) | 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 of 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. | Several neighborhoods 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. |
| TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 acres / 1,000 population | | | | | |

Source: National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines*, p. 56
©1983 by the National Recreation and Park Association, 3101 Park Center Drive, Alexandria, Virginia 22302



CHAPTER 12

Development Patterns

General

Development occurs in a number of ways, based on community desires, development trends, utilities, population, and more. The following chapter describes a number of general planning and development concepts, some of which may be experienced by the Township now or in the future.

The rural character of Kingston Township is expressed as an overall low density, along with the preservation of natural resources including agriculture, ravines and trees, as well as fence-lines, wildlife corridors, and traditional and agricultural buildings.

Part of what makes the Township desirable is the vision that there will always be some permanent, interconnected open space and natural lands. When agriculture changes to other land uses, this rural character could be lost unless areas are preserved by future development patterns.

Kingston Township is still a rural community with a little over 70% of its acreage in agriculture and undeveloped land. However, agricultural lands are converting to

large-lot residential uses, which account for 18% of all acreage.

Rural Large-Lot Development

Most residential development has taken place along existing township and county roads. If splits result in lots that are larger than 5 acres, they are recorded with the County with no review process. When land is split resulting in parcels that are smaller than 5 acres, a process called a “No Plat” or “minor” subdivision is required. NPAs may be used to create no more than four lots from an original parcel (five including the residue, if it’s smaller than 5 acres), and where there is no creation of new streets or easements of access. The ORC now allows review of lots up to 20 acres in size.

Large-lot development also occurs on Common Access Drive subdivisions, which are three to five lots on a 12-foot wide drive approved by the RPC. CADs follow the same procedure as any other major subdivision, including the Sketch Plan, Preliminary Plan, and Final Plat steps. CAD standards include a maximum grade of 10%, passing areas every 350 feet, tree and shrub removal specifications, and an easement width of 60 feet along the CAD. A private maintenance agreement must be recorded with the County as well.

Larger subdivisions that include paved private or public streets built to county standards can be developed as



(left) Lot splits where all lots have frontage on an existing street
(right) Hickory Woods in Genoa Township, a conventional subdivision with large lots



Killdeer subdivision west of I-71 in Berkshire Township



Cheshire Woods subdivision, in Berkshire Township

long as the lots conform to local zoning. Such larger-scale subdivisions follow the same Sketch/Preliminary/Plat process. The developer or consulting engineer takes each project through an approval process with the RPC staff as well as an engineering process with the oversight of the County Engineering staff.

Alternative Development Patterns

PRD Subdivisions (Cluster Subdivision)

For decades now, cluster subdivisions, or “Planned Residential Developments,” have been touted as an improved alternative to the conventional subdivision. PRDs use an overlay system that defines a density of 1.951 units per acre if sewer is available. The open space requirement is 50%.

The typical PRD process can fulfill local expectations under the following conditions:

- **Open Space** - PRD regulations usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes,

floodplains, stormwater detention basins, and utility easements) do not have to be delineated.

- **Useable Open Space** - PRD subdivisions with small (7,200-10,000 square feet) lots have been created without any *useable* common open space.
- **Density** - The typical PRD ordinance defines a maximum density based on gross acreage. In townships throughout the County, this can be anywhere from 1 unit per gross acre to 2.2 units per gross acre or more. When undevelopable land such as powerline easements and road right-of-way are included in the allowable density, it has the effect of creating a higher “net” density and smaller lot sizes.
- **Design** - Large Planned Unit Developments need a local pedestrian-oriented design with a possible local commercial and service core, active recreation area, and sidewalks/bike paths.
- **Architectural Standards** - To make higher density cluster subdivisions work, considerable thought must be given to the architecture, materials, façades, detailing, colors, and landscape features that will bind the neighborhood into a cohesive unit. The result is either a hodge-podge of different builders’ standard production houses with no continuity of material or architectural detail, or a blandness that results from a single builder using a limited number of home design options. Without specific standard criteria, the zoning commission must negotiate these details on an individual basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.

Conservation Subdivisions

Conservation Subdivisions are a form of rural cluster



Harbor Pointe, Berlin Township. Note the preserved tree lines and open space at the entrance and distributed throughout the site.

subdivisions where natural features and environmentally sensitive areas are excluded from development and preserved. Homes are clustered in the remaining areas. The term “Conservation Subdivision,” as coined by author Randall Arendt requires the following elements:

- 50% or more of the buildable land area is designated as undivided permanent open space.
- The overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative “yield plan.”
- Primary Conservation Areas are protected as open space and may be deducted from the total parcel acreage to determine the number of units allowed by zoning on the remaining parts of the site. Primary Conservation Areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary Conservation

Areas are natural resources of lesser value, such as woodlands, prime farmland, significant wildlife habitats, historic, archeological, or cultural features, and views into or out from the site.

- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by trails or walkways.

New Urbanism - Traditional Neighborhood Development

Traditional Neighborhood Development (TND) is a reaction to conventional suburban sprawl. New Urbanism, a specific type of TND, is a movement based on principles of planning and architecture that work together to create human-scale, walkable communities similar to neighborhoods that were typical in the United States before World War II, such as Delaware’s north end historic district and old Sunbury. Benefits of



Site before development



Typical layout with acreage lots



Identifying conservation areas



End result, same number of houses

this type of development include a reduction in auto trips, compact infrastructure, efficient land-consumption, and positive fiscal impact as values per acre tend to be much higher.

New Urbanism can be defined by certain elements:

- A discernible center — a square or a green, sometimes a busy or memorable corner. A transit stop would be located at this center.
- Most dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.
- There is a variety of dwelling types — houses, townhouses, and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.
- At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.
- A school is close enough so that most students can walk from their home.
- There are small playgrounds accessible to every dwelling — not more than a tenth of a mile away.
- Streets form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicyclists.
- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is to the rear of buildings, accessed by alleys.

- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.

The Evans Farm development in Orange and Berlin Townships is a TND that covers more than 1,100 acres and proposes over 2,000 parcels of varying sizes, more than 500 other types of housing units, two commercial areas, a school site, parks, trails, and recreational features.



Best Management Practices

Best Management Practices are visual examples that demonstrate the positive design principles in the public realm. Visuals are used because defining design elements in a text-only format can be restrictive and limiting. The following general principles enhance the quality and reflect development goals within **commercial** and other **non-residential** areas.

Site Furnishings

“Site furniture” can help create a vibrant commercial destination. They can also be integrated into elements that serve to screen parking lots and adjacent uses and enhance the visual unity of a commercial area. Such furnishings include lighting fixtures, trash receptacles, benches, and other usable structures. Furniture is permanently installed, vandal-resistant, with replaceable components, and easily maintained.

Buildings Form the Space of the Street

Continuous building surfaces with active uses on a street creates a welcome space that supports pedestrian and economic activity. Where buildings front on a vast expanse of parking, no such space is created.

Building indentations, penetrations, and façade treatments can be used to complement adjacent structures. A series of doors, windows, porches, and other projections can add value and character to a commercial development.

Roof Forms and Building Materials

Roofs are generally pitched or hipped. Building materials may be wood frame, brick, or stone. Roof material should have a shingle look, either as asphalt shingles, slate, tile, or metal.

Environmental Sustainability

Mixing uses can result in lower impact to the environment. “Green” buildings can cost less, improve worker productivity, enhance marketing efforts, and help create a district identity. Structures and parking should respond to the specific building site, be efficient in water and energy use, be constructed of sustainable materials, and create a healthy environment for the occupants. The Leadership in Energy and Environmental Design (LEED) *Reference Guide* is a valuable resource for guidance on green building techniques, practices, and standards.



Example of site furnishings



Parking is incorporated into the site and street furnishings are pedestrian-oriented.



Blank walls (left) should include architectural detail (right), although windows and doors are preferred.



Façade treatment (left) is preferred over repetitive elements (right).

Parking and Access

Where there is limited access to a major road, circulation streets can be created rather than individual entrance drives to parking lots. Secondary streets should limit access and a coherent network of backage streets is created.

Parking lots should be screened and separated from the public right-of-way. Expanses of surface parking should be broken up into smaller areas, some located beside or between buildings. Parking located directly in front of buildings should be minimized where possible. All lots should be landscaped and shading maximized.

In commercial developments with multiple tenants, typical parking requirements can result in an excessive amount of pavement. Retail parking requirements should be somewhere between 4 and 5 spaces per 1,000 feet of gross leasable space. This amount can be reduced in multiple-tenant developments, where different uses demand different peak parking times, and in retail buildings above a certain size threshold.

Service

Service and delivery should be accommodated on side streets or from the rear of buildings. Dumpsters may be grouped for multiple users. All refuse collection areas should be screened from public rights-of-way.

Lighting

Building and site lighting is recognized as a necessity for security and visibility, and should be designed to minimize light pollution and eliminate glare. Lighting for pedestrians should be designed to maximize visibility.

Lighting used to illuminate parking areas, the street, or signage should be indirect and shielded, avoiding off-site spillage of light into other properties. Sign codes should stipulate that signs be internally lit, or that external lighting point down from above the sign and not on adjacent property.



When parking is located in a variety of places, buildings can be oriented toward the street and can be a more pedestrian-oriented streetscape.



“In-line” stores, or strip centers, built with high-quality materials and architectural details

Signage

Although there are legal limitations to the extent of regulations (i.e. political signs and sign content), townships in Ohio commonly regulate the number of signs allowed, their location, their height, their size, and the materials used. Some signs are permitted with no permit required, such as “For Sale” signs, political signs, certain temporary signs, signs approved as part of planned districts, and farm signs.



Example of typical big-box stores with excessive parking.



Example of retail with connected pedestrian elements

The category of signage requiring a permit generally includes off-premise signs (billboards), and on-site commercial, industrial, and office display signs. Prohibited signs often include portable signs, sandwich boards, animated signs, and wall-painted signs.

A sign code will define provisions for signs that already exist but do not conform to the standards when a code is adopted. Such provisions describe which “non-conforming” signs must be removed and which can continue. Typically, such signs cannot be improved or changed and if a particular percentage of the sign is ever destroyed, the sign must be replaced in conformity.

Accessibility

Standard concrete walks should be 6 feet wide. Along secondary streets, the walk should be located 4 feet from the back of curb. Handicap-accessible curb ramps should be used at all access drives, public streets, and private streets and shared easements that function as public streets.

Landscaping and Buffering

The township zoning code includes provisions for landscaping standards and buffering between incompatible uses. Such buffering usually includes a setback, and may go further by requiring mounding, opacity, or a defined spacing of trees.

For commercial areas, screen parking lots with a minimum 4-foot high continuous evergreen or deciduous hedge, low earth mounding, or stone wall. A creative combination is encouraged to avoid monotony.

Planting, mounding, and fencing should be incorporated at the rear of commercial areas that are adjacent to residential areas. Screened planting should be 75% opacity at installation during full foliage.

Guidance for minimum standard plant sizes at installation:

Shade Trees – 3" Caliper, 12'-14' height

Ornamental Trees - 8'-10' height

Evergreen and Deciduous Shrubs – 24" height

If landscaping is used as screening for trash receptacles, it should have a minimum opaqueness of 80% during full foliage. The height of a screen wall should be at least 6 feet.



Example of natural-colored materials for monument signs

Residential Garage Placement

Sidewalks, street trees, and structure setbacks all contribute to the perception of a neighborhood’s value. On large lots with at least 90 feet of frontage, most garages are “side-load” or do not make up a large percentage of a house’s front elevation. As densities rise and lots are designed with smaller frontages, garages may take up significant frontage. In extreme cases, the garage projects fully in front of the house. Such residential structures have been termed “snout houses,” and tend to devalue the neighborhood as a whole. Planned District regulations can require that garage protrusions be limited, or that garages be flush with the front wall of the house or set back behind the front wall of the house or accessed via an alley.

Best Management Practices Summary

Some of these Development Plan issues are zoning-related and may go beyond the overall recommendations of land use and density usually emphasized in a Comprehensive Land Use Plan. However, recommendations related to these issues may be included in this Plan for review by the Zoning Commission in future changes in the Zoning Resolution.

Smart Growth

Since 1997, Smart Growth has been a topic for planners nationwide. The American Planning Association (APA) 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 smart growth has captured the interest of the press as well, though some criticism has come from developers who see it as government controlling the market. Smart growth incorporates some of the concepts of conservation subdivisions in rural areas and TNDs in urban areas.

CHAPTER 13

Goals and Objectives

Natural Resources

Goals:

1. To preserve the rural character of Kingston Township as expressed in its open green areas.
2. To preserve the rural “look” along township roads via fencing and landscaping.
3. To preserve natural resources including woodlands, wetlands, creeks, rivers and floodplains.
4. To retain and protect wildlife habitats and riparian corridors.
5. To preserve scenic views and vistas as open space.
6. To preserve steep slopes where possible in order to avoid erosion.
7. To retain and protect prime farmland.
8. To preserve our heritage by protecting cultural resources (historic, archaeological, cultural).
9. To preserve a high degree of environmental quality.
10. To link PRD subdivisions with riparian corridors, bikeways and hiking paths.
11. To conserve the surface and ground water quality in the Little Walnut Creek and Alum Creek watersheds.

Objectives:

1. Obtain the linkage of subdivisions by streets, bike paths, or green way trails so neighborhoods are connected and pedestrian oriented.
2. Create a landscape detail for green way trails.
3. Retain wooded green ways along ravines, waterways and project perimeters.
4. Amend the zoning resolutions to identify and protect floodplains, jurisdictional wetlands, and to preserve steep slopes where possible.
5. Support amendment of county subdivision regulations to protect 100-year floodplains.
6. Set landscape and architectural design standards for PRD subdivisions. Stipulate centralized green space.
7. Create a rural landscape detail for PRD fronting on existing roads.
8. Amend the zoning text to require the appropriate landscaping buffer detail between residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers.
9. Promote off-stream storm water detention in new developments.
10. Retain natural ravines and their vegetation as filter strips for surface water.

Agriculture

Goals:

1. To provide an opportunity for agriculture to continue through flexible/creative zoning.
2. To retain low residential density in agricultural areas.

Objectives:

1. Retain gross density of 1.951 acres (85,000 sq. ft.) as the minimum requirement.
2. Use the Land Evaluation Site Assessment (LESA) system to evaluate lands worthy of Purchase of Agricultural Conservation Easements (PACE). This should be a voluntary system used in concert with the property owner's request to sell an agricultural easement.
3. Preserve farmland by voluntary (sale) of development rights from farmland to adjacent farm villages (Conservation Subdivisions).
4. Apply for state or federal funding for purchase of agricultural easements.
5. Encourage farm preservation as a use for open space in PRD subdivisions.

Residential Development

Goals:

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 provide for rural areas where agriculture is transitioning to large lot residential.
4. To retain a primarily single family residential housing mix, but permit a diversity of housing types.
5. To avoid sprawling subdivisions consisting only of lots and streets and no local parks or green space.
6. To protect local real estate values.
7. To consider the consistency of the development with the character of the surrounding area.

Objectives:

1. Retain an overall low density (at most one unit per 1.951 acres with on-site sewage disposal systems).
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the comprehensive plan recommended land use map as a guide.
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. Consider a Traditional Neighborhood Development as an alternative to standard subdivisions at appropriate crossroads locations.

Commercial Development

Goals:

1. To encourage commercial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the township tax base.
2. To provide for dense landscape buffering between commercial and residential uses.
3. To encourage commercial and office development around the potential future I-71/S.R. 521 interchange if the interchange is constructed.
4. To provide for transitional land uses and dense landscape buffering between incompatible land uses.

Objectives:

1. Identify an area for a small neighborhood commercial district to serve the needs of township residents.
2. Identify a possible commercial area around a SR 521/I-71 interchange if it is built.
3. Create development guidelines for planned commercial development.
4. Use parallel frontage or back roads on arterial roads to service the commercial uses and to control access points onto the arterial road.

Recreation

Goals:

1. To provide passive and active recreational areas as the township grows.
2. To link planned residential neighborhoods with green spaces and walking/biking paths.

Objectives:

1. Acquire land for future Township parks for passive and active recreation (playing fields for organized sports).
2. Create a series of mini-parks (less than 1 acre) with ¼ mile spacing and neighborhood parks of 15 acres with active recreation with ½ mile spacing in large PRD neighborhoods.
3. Consider future partnership agreements for the purchase, development and management of recreational land within the township.

Township Services

Goals:

1. To recognize and maintain only those services needed for a predominantly agricultural and rural/low density community.
2. To expand township services at a rate to ensure public health and safety.
3. To acquire suitable land for the township's future needs.

Objectives:

1. Acquire new sites for township facilities, including fire, police, road maintenance, cemetery, etc.
2. Determine the services the township can provide as an agricultural/rural community.
3. Work with elected officials to increase services as needed, but not in a way to compete with urban development, as to retain a rural community.
4. Use the Comprehensive plan as the guideline in zoning.

Planning and Zoning

Goals:

1. To determine and implement an appropriate land use mix.
2. To implement and maintain the land use plan.
3. To enforce zoning regulations.

Objectives:

1. Revise the zoning text and map in accordance with the comprehensive plan.
2. Create architectural guidelines for Planned Residential Development.
3. Acquire new sites for township facilities, including fire, police, road maintenance, cemetery, etc.
4. Develop policies for service provision that relate to the comprehensive plan.
5. Provide for 5 year updates and revisions to the plan.
6. Respond to zoning requests pursuant to the Comprehensive Plan recommendations.

Transportation

Goals:

1. To avoid congestion on local, county and state roads.
2. To improve the road network without destroying the rural character.
3. To seek developer mitigation of roads impacted by their developments.

Objectives:

1. Require commercial parallel access roads and connections between planned commercial developments along arterial roads.
2. Work with ODOT to prevent the deterioration of S. R. 521 and S. R. 61.

Citizen Participation

Goals:

1. To ensure significant and diverse citizen input into the planning process.
2. To keep residents informed and connected.

Objectives:

1. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings and provide a survey for input (see Appendix II).
2. Publish and mail a synopsis of the plan to every household in Kingston Township.
3. Encourage active citizen participation in future comprehensive plan updates.
4. Maintain a newsletter, website and e-mail notification system to keep residents informed and engaged.

Recommendations and Implementation

Intent of the Kingston Township Comprehensive Plan

The Kingston Township Comprehensive Plan is the sum of all the chapters and maps. This chapter is intended to be read and viewed in conjunction with the Comprehensive Land Use Plan Map.

Sub Area I — Upper Alum Creek District

Boundaries: West: Brown Township; East: East to N. Galena Road; North: Morrow County; South: Kilbourne Road and Todd Street Road.

Land Area: 991 acres

General Facts and Findings

Alum Creek, east of North Galena Road This sub area contains Alum Creek passing from Morrow County through northwestern Kingston into Brown Township where it feeds into Alum Creek Lake, a public drinking water reservoir.

There are also a series of well-defined streams which branch off of Alum Creek into a few large tracts of land still engaged in farming along Todd Street Road and Kilbourne Road.

The Alum Creek corridor is heavily wooded, contains floodplain and some steep slopes (greater than 20%). These elements are all critical to the environmental stability, natural beauty, and culture enjoyed by Kingston Township. There is no sanitary sewer and none proposed. The Township's intent for this area is to limit the population density to protect surface and ground water quality, to prevent pollution of Alum Creek, to prevent undue congestion of the primitive rural road network, to protect floodplains and to protect the real estate values of large lot residential neighborhoods.

Sub Area I Recommendations

- The plan recommends a minimum lot size of 1.951 acres for all lands within this sub area. This is intended to limit the disturbance to the natural ecosystem and the preservation of groundwater. The Township should encourage conservation subdivision (50 percent open space) guidelines that promote natural resources at the underlying

density (1 unit / 1.951 acre) with a .5-acre minimum lot size. Tree preservation is encouraged to reduce stormwater runoff and protect surface and ground water quality. Preservation of natural areas in the township could be achieved through any or all of the following:

1. Identify and catalog the community's environmentally sensitive areas.
2. Establish a land trust to acquire and accept development rights and easements to unique natural areas such as scenic views, woodlands, and wetlands.
3. Cooperate with other public and private agencies interested in protecting the critical resources of the township.
4. A streamside "no-build" buffer within the district for the protection of the Alum Creek and its wildlife, extending 120' from the normal high water line.

Sub Area II – Agricultural Heartland

Boundaries: West: Planning Area I and Brown Township; North: Todd Street Road and Morrow County; East: Porter Township, Carter's Corner Road, and I-71; South: approximately 1500' south of Twig-Hupp Road (north boundary of NorthStar development) and Berkshire Township.

Land Area: 8,604 acres

General Facts and Findings

Sub Area II is generally divided east-west by I-71 and north-south by SR 521. There is currently no access to I-71 in the Township. Much of the land along the other roads in this sub area (3 Bs and K, N. Galena, and Carter's Corner Roads) have already been split into road

frontage residential lots on 1 to 5 acres. The area is characterized by generally flat topography with prime agricultural soils in large undivided tracts of land. Sub Area II has the highest amount of prime agricultural soils and is made up largely of cultivated fields divided by tree lines and small wood lots.

Some of the highest yielding soils are located along the I-71 corridor. There is no central sewer, and none proposed by the county. Soils are generally unsuitable for individual on-site treatment systems but can be used for land application systems, provided large retention ponds can hold the treated water for 6 - 7 months of the year. There is Del-Co water service for most of this planning area. It is likely that Sub Area II will remain at rural densities with larger lot sizes in order to have enough land for the required on-site sanitary systems.

Sub Area II Recommendations

- The plan recommends this area to be the agricultural heart of the township. Due to the high seasonal water table of soils and lack of sanitary sewer, the minimum lot size for single-family residences should be 1.951 acres.
- To preserve agriculture, Conservation Subdivision Development could be encouraged at 1 unit per 1.951 acres gross density with a .5-acre minimum lot size and contiguous open space preserved for agriculture. Development rights could be transferred from agricultural lands to directly abutting, adjacent tracts for Farm Village developments, thus saving this area as a permanent agricultural and low-density core of the Township.
- The 2001 Delaware County Thoroughfare Plan proposes a new interchange at I-71 and SR 521. If the proposed interchange is constructed within the planning period, there may be an opportunity for limited planned commercial to serve area residents and traveling public.
- The primary use for the Agricultural Heartland will be for farm and accessory uses.
- Discourage multiple, road-frontage lot splits along SR 521. If developments are proposed, new streets should be constructed internal to the development.

Sub Area III – Estate Transition District

Boundaries: North: Approximately 1500’ south of Twig -Hupp Road (north boundary of NorthStar development); South: Berkshire Township and Wilson Road; East: Carter’s Corner Road and a line 1000’ west of Little Walnut Creek; West: I-71.

Land Area: 1,994 acres

General Facts and Findings

This sub area provides a transition from the relatively flat, open agricultural uses to the west into the rolling tributaries of the Little Walnut Creek to the east. Soils are moderately productive in terms of agriculture yield, but are generally suitable for small developments utilizing individual on-site septic systems, or larger developments with land application treatment systems. This sub area is also adjacent to Berkshire Township, which has approved its portion of the proposed Northstar residential development (651 new houses) at a density of 1.25 units/acre, as well as 306 acres of Planned Commercial just northeast of the I-71/36-37 Interchange. This sub area is intended to provide a transition from the higher densities of Berkshire Township to the lower densities in the rural agricultural heartland and Little Walnut Creek corridor.

Sub Area III Recommendations

- The plan recommends a minimum lot size of 1.951 acres if served by on-site septic systems. However, to help preserve open space and protect critical resources, Conservation Subdivision Developments (50 percent open space) with a .5-acre minimum lot size could be encouraged at the underlying density with on-lot sewage disposal.
- Continue to extend a system of multi-use paths along Wilson Road and throughout adjacent development.

Sub Area IV – Little Walnut District

Boundaries: North: SR 521; South: Berkshire Township; East: Porter Township; West: Carter’s Corner, Wilson Road and a line 1000’ west of Little Walnut Creek.

Land Area: 3,546 acres

General Facts and Findings

This sub area contains the most rugged topography in the township. It contains the Little Walnut Creek and a network of tributaries, feeding into the Hoover Reservoir, a public drinking water reservoir, south of the Township. The Little Walnut Corridor also contains significant woods along the creek. Steep slopes, scenic views, vistas, wildlife and even scenic roadways typify the landscape. These elements are all critical to the environmental stability, natural beauty, and culture enjoyed by Kingston Township. Roads are narrow, curving with low speed limits, following the Creek and terrain.

There is limited sanitary sewer proposed. The Township’s intent for this area is to limit the population density to protect surface and ground water quality, to prevent pollution of Little Walnut Creek, to prevent undue congestion of the primitive rural road network, to protect floodplains and to protect the real estate values of large lot residential neighborhoods.

Sub Area IV Recommendations

- The plan recommends a minimum lot size of 1.951 acres for all lands within this sub area. This is intended to limit the disturbance to the natural ecosystem and the preservation of groundwater. The Township should encourage conservation subdivision (50 percent open space) guidelines that promote natural features at the underlying density (1 unit / 1.951 acre) with a .5-acre minimum lot size. Tree preservation is encouraged to reduce storm water runoff and protect surface and ground water quality.
- Preservation of natural areas in the township could be achieved through any or all of the following:
 1. Identify and catalog the community’s environmentally-sensitive areas.
 2. Establish a land trust to acquire and accept

development rights and easements to unique natural areas such as scenic views, woodlands, and wetlands.

3. Cooperate with other public and private agencies interested in protecting the critical resources of the township.
4. A streamside “no-build” buffer within the district for the protection of the Alum Creek and its wildlife, extending 120’ from the normal high water line.

Implementation Actions

The Comprehensive Plan is intended to be the basis for township zoning. Zoning is the enforceable tool. The Comprehensive Plan is a guide. It should be consulted whenever there is a proposed rezoning.

Recommended Zoning Amendments

1. Farm Residential

- a. Maintain 1.951 acre minimum lot size in FR-1 district.

2. Planned Residential Developments

- a. Maintain greater environmental protection for floodplains, wetlands, and steep slopes in PRDs.
- b. Encourage conservation subdivisions in all planning sub-areas.

3. Signs

- a. Revise sign code to prohibit pole signs.
- b. Permit ground signs and fascia signs.

4. Floodplains

- a. Prohibit filling of 100-year floodplain unless granted a conditional use for cause.
- b. Create a zoning regulation for floodplain development that supplements the county floodplain regulations.

5. Traffic and Access Management

- a. Work with County Engineer to develop access policies and standards for county/township roads.
- b. Coordinate developments along state roads with ODOT regarding access management standards.
- c. Require access management compliance as condition of development plan approval for Planned Developments.
- d. Require traffic studies for rezoning in accordance with the Delaware County Engineer's standards. Require developers to mitigate their fair share of the traffic impact as part of PRD (within and reasonable proximity to) review and approval. Establish a level of service (LOS) C as the desired level of service.

6. New Roads

- a. Use the Comprehensive Plan as the guide where new roads need to be built.
- b. Coordinate with County Engineer regarding corridor studies for such new roads.
- c. Seek provision of right-of-way within super blocks of land developed as planned districts.

7. Recreation

- a. Use NRPA standards as a guide for recreational areas needed.
- b. Secure the provision and/or construction of useable open space by developers of major new Planned Residential Developments (30 homes or more).

8. Greenways

- a. Require green way linkage of new Planned Residential Developments (Conservation Subdivisions).
- b. Add greenway criteria to the zoning resolution; count its area as open space.

9. Buffers

- a. Amend the zoning resolution to show a landscape detail buffer between incompatible land uses.

10. Definitions

- a. Add other definitions as needed to clarify the intention of the zoning resolution.

Non-zoning related actions

- 1. Acquire additional lands for future township parks.
- 2. Add multi-use paths to Wilson Road near NorthStar and throughout adjacent development.
- 3. Lobby for improvements to broadband and internet service within the area.
- 4. Inspect township road signs regularly and ensure that they are maintained and at the proper reflectivity.

APPENDIX I

Excerpts from the Delaware County Thoroughfare Plan (2001)

