

Scioto Township

Delaware County

COMPREHENSIVE PLAN
2005



Prepared by
Delaware County
Regional Planning Commission
Delaware, Ohio

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Executive Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3 % increase from 1990-2000) and the 15th fastest growing county in the USA. The highest growth areas were in Orange Township (228.95 %), Genoa Township (178.63 %) and Liberty Township (142.27 %). Those three townships have county sewer service, which permits higher densities and spawns growth by production builders in large subdivisions. Meanwhile, Scioto Township, without sanitary sewer service, grew modestly by 424, from a population of 1,698 in 1990 to 2,122 in 2000, an increase of 24.9%.

From 1990-2000 an average of 27 new homes per year were built in Scioto Township. Since 2000, 58 new homes were built in Scioto Township, an average of about 15 per year. Scioto Township remains a large lot, rural community without the production-builder neighborhoods like those in Concord, Liberty, and Orange Townships.

A. Scioto Township 2004: Land Use Facts and Issues

1. 270 new home building permits were issued from 1990-2000.
2. 58 new home permits were issued from 2001 to mid-2004.
3. Population is projected to continue to grow about 2% per year to about 2,566 in 2010 and 2,741 in 2015.
4. From January 1989 to December 2002, 45 new lots were platted.
5. From January 1998 to mid-2004 58 new lots were created via no-plat subdivision.
6. Agricultural acreage is still 68% of the township, and the number one land use by acreage. Loss of farmland is a concern of new residents.
7. The local farm-to-market roads were not built to sustain their potential functional roles as collector and arterial streets. All township collector roads may need to be widened, but some narrow roads are considered part of the scenic character.
8. Scioto Township has significant natural beauty in its Scioto River frontage and ravines, which need protection.
9. There is a variety of housing for different income level families in the township. 91% of all housing is new, or in very good condition.
10. There were 860 housing units within Scioto Township in January, 2004, and 98% are single family homes. Two family and multi-family housing units comprise less than 1% of the housing stock.
11. Delaware County is in good economic condition. The Census 2000 unemployment rate was 2.8%. The current inflation rate is less than 2%. The strong economy, good public schools and proximity to jobs create strong demand for new housing. Economically, the Scioto Township Comprehensive Plan stands a good chance of being realized.
12. There is adequate potable water supplied in some areas by DelCo Water Company, but summertime lawn watering taxes its ability to maintain treatment and pressure. A year-round alternate-day watering ban was instituted in July 1999.
13. Delaware County does not currently provide sanitary sewer service to the township, but it does maintain a treatment plant which was built by a developer at Scioto Reserve in Concord Township to the south. Another developer-built

plant is being proposed on the west side of the O'Shaughnessey Reservoir, north of Home Road. The majority of Scioto Township may not receive sanitary sewer service in the scope of this plan 2004-2014.

14. The Buckeye Valley and North Union School Districts serve the township.
15. Fire protection is provided by the Ostrander-Scioto Volunteer Fire Department, staffed by on-call paid volunteers.
16. Scioto Township police protection is provided by the Delaware County Sheriff. Scioto Township generated 474 sheriff's complaints out of 17,502 in the townships and 18,682 within the entire county in 2003. The township accounted for 2.5% of the complaints.
17. The township is blessed with significant parks and open space. The township operates its own park with both recreational fields and walking paths west of the National Limestone quarry land on U.S. 36. Preservation Parks maintains 138-acre Blues Creek Preserve on Fontanelle Road. The City of Columbus maintains lands on either side of portions of the Scioto River and land around the old reservoir used by the Columbus Ski Club. With growth there will be a need for more active recreation such as baseball and soccer fields, tennis and basketball courts and perhaps a public swimming pool.

Vision Statement

*We would like Scioto Township to ultimately be a rural community known for its open space,
with a balance of commercial, residential, agricultural and recreational uses,
with a variety of housing options and community safety; providing reasonable community services.*

B. Recommendations of the Scioto Township Comprehensive Plan

- Please see the foldout 2005 Comprehensive Plan Map following the recommendations.

15.1 Sub Area I – Agricultural Heartland

Boundaries: Northwestern portion of the township. Northern and western boundary is the township line. Eastern boundary is the Scioto River. Southern boundary is Ostrander Road.

Land Area: Approximately 9,394 acres

General Facts and Findings

Some of the most fertile agricultural soils are found in the center of this Sub Area. Prime agricultural land is also found south of S.R. 37. A dominant physical feature of this area is Bokes Creek that passes through the northern edge of the township and its wide floodplain in the northwest corner of the township. Smith Run and Moors Run also pass from west to east through the township. No sanitary sewer is available or planned within this Sub Area. Public water is very limited (Del-Co).

The Agricultural Heartland Sub Area is characterized by relatively flat terrain with some ravines along streams and waterways, most notably, Bokes Creek and the Scioto River. Existing residential development is characterized by large road-frontage splits

with some smaller lots at intersections. Scioto Township prefers to retain the rural character that it currently has, while allowing development at a low density (1 unit/1.95 acres). This also prevents heavy traffic impacts on narrow, farm-to-market roads.

Sub Area I Recommendations

1. Retain current minimum lot size of 1.95 acres in Farm Residential district.
2. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
3. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1/1.95 acres). A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
4. Support any improvements made by ODOT along S.R. 257, including limiting access in Planned developments.

15.2 Sub Area II – Central Plains District

Boundaries: North: Ostrander Road; East: approx. 4500 feet west of the Scioto River; South: township line and Penn Road; West: approx. 2200 feet west of Smart Road and Newhouse Road.

Land Area: Approximately 2,958 acres

General Facts and Findings

The eastern portion of Sub Area II is generally flat, with mostly suitable soils for development. Some of these soils are fairly high-yield agricultural soils, but their location does not make them likely to remain in agriculture if infrastructure can be extended. The Central Plains district is also intended to remain rural with low densities. No sanitary sewer is available within this Sub Area. Public water is available to the southern portion of this sub area (Del-Co).

There are several large parcels within this area that could be assembled into sizeable developments and several roads provide good access. Most land is owned by individual owners.

Sub Area II Recommendations

5. Retain current minimum lot size of 1.95 acres in Farm Residential district.
6. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1/1.95 acres). A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
7. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
8. Approximately 34 acres of Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate large sales taxes should be located along the U.S. 36 corridor, between Smart and Newhouse Roads and Russell Road. These could be restaurants, offices, highway service such as gas stations, or even regional commercial uses such as major grocery stores and retailers. Any development plan near the intersection of Smart and

Newhouse Roads should include provisions for and/or the construction of a realignment of the offset intersection. Appropriate utilities would have to be provided.

9. Commercial zoning should be limited to approximately 600' of depth from the road and developers should provide a rear parallel access road approximately 300' from U.S. 36. Parcels should have limited access to U.S. 36. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (½ mile preferred), as approved by ODOT. Other access points should be right turn in and right turn out only.
10. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
11. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
12. Extensive landscaping should be required in parking lots to avoid the "sea of asphalt" to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. Landscape standards should be adopted.
13. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.3 Sub Area III – Blues Creek

Boundaries: North: a line about 1600' north of Fontanelle Road; South: U.S. 36; East: about 3,100' east of Ostrander Road; West: Delaware County line.

Land Area: Approximately 1,819 acres

General Facts and Findings

Blues Creek and its wide floodplain divide the Sub Area. Ravines feed the creek. These environmentally sensitive areas need protection from inappropriate development, since the Blues Creek is a tributary to the Scioto River, which is the source of Columbus' drinking water reservoir (O'Shaughnessy). Some soils in low-lying areas are prime agricultural. Blues Creek Preservation Park is located in this Sub Area. Public (Del-Co) water is available, but limited. There currently is no county sewer service provided, and none planned for Sub Area III during the planning period 2004-2014.

Sub Area III Recommendations

14. Retain current minimum lot size of 1.95 acres in Farm Residential district.
15. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
16. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum "net" lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
17. Approximately 11 acres at the northeast corner of the intersection of U.S. 36 and Ostrander Road could be developed as Community Business or Planned Commercial that pay significant property taxes and generate large sales taxes. These could

be restaurants, offices or highway service such as gas stations. Commercial parcels should have limited access to U.S. 36 and be linked with a parallel rear access from Ostrander Road built by developers and no direct access to 36.

18. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways and light pollution on adjacent properties.
19. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
20. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. Landscape standards should be adopted.
21. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.4 Sub Area IV – Mill Creek Valley

Boundaries: North: U.S. 36 and a line about 1,000 feet south of the Ostrander Village limits; West and South: Union County line; East: approx. 1300’ east of Newhouse Road.

Land Area: Approximately 2,819 acres

General Facts and Findings

Sub Area IV is comprised of land within the Mill Creek valley and includes many ravines and streams leading to Mill Creek. Land is somewhat rolling with wooded ravines and some areas of wide floodplain. There currently is no county sewer service provided, and none planned for Sub Area IV during the planning period 2004-2014.

Sub Area IV Recommendations

22. Retain current minimum lot size of 1.95 acres in Farm Residential district.
23. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
24. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
25. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
26. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.5 Sub Area V – Scioto Valley

Boundaries: Sub Area V is an area that lies along the Scioto River. The northern boundary is 3000’ north; the western border is 1050’ to the west; 2,730 to the south and 2150 to the east.

Land Area: Approximately 3,341 acres

General Facts and Findings

This Sub Area is defined by the Scioto River valley south of Ostrander Road and the ravines and swales that lead to it. U.S. 36 and S.R. 257 form major routes in and out of the area, while Warren and Klondike are scenic, winding, local roads. The sub-area includes the 35-acre Scioto Township Park west of the quarry land and the Columbus Ski Club land and reservoir. The traditional village centers of Warrensburg and White Sulphur, which include some very small parcels, are located in this sub-area. Most development has been road frontage lot splits and small Common Access Driveway subdivisions. Approximately 18 acres of commercially zoned land is located just west of the township park.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area V during the planning period 2004-2014.

Sub Area V Recommendations

27. Retain current minimum lot size of 1.95 acres in Farm Residential district.
28. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
29. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
30. Maintain the approximately 18-acre commercial area west of the township park as commercial use. As businesses seek to enlarge, encourage conformance with the current Neighborhood Commercial District standards, particularly development standards such as parking, lighting, signage, and landscaping.
31. Lands within Sub Area V currently are outside the county sanitary sewer service area. Approximately 24 acres at the northwest corner of U.S. 36 and Section Line Road are recommended for Planned commercial or office uses if sewage disposal can be provided. Commercial or office uses that have limited water needs could be served by on site septic systems or they could be served by a privately constructed, but County dedicated and maintained sewage treatment plant with land application of treated effluents.
32. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.
33. The frontage lots along Section Line Road are recommended for eventual conversion to professional offices. For new construction, access management will be a key. For existing residences that convert to offices, driveways should be joined to reduce curb cuts whenever possible. Access management controls to prevent congestion on U.S. 36 and Section Line Road.
34. Commercial parcels should have limited access to U.S. 36 and be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (1/2 mile preferred), as approved by ODOT. Other access points should be right turn in and right turn out only.
35. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.

36. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
37. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. A standard landscape detail should be adopted.
38. Support ODOT’s plan to upgrade the intersection of U.S. 36 and Section Line Road with turn lanes.

15.6 Sub Area VI – Natural Resource Area

Boundaries: Sub Area VI is broken into two areas that border the Scioto Valley area. Sub Area VI.A is the quarry area on the north side of Ostrander Road, 900’ east of Degood Road Sub Area VI.B is the quarry area south of U.S. 36, west of North Section Line Road, and east of Klondike Road.

Land Area: VI.A approximately 302 acres, VI.B approximately 1,048 acres.

General Facts and Findings

This Sub Area is defined by the natural resource extraction taking place within the American Aggregate and the National Lime and Stone quarries there. The eastern portion of this area is adjacent to the city limits of Delaware. In this portion, 610 acres are being actively quarried, but 437 acres are not. Lands that are currently being mined are in the flight pattern of the Delaware Airport. The undeveloped land is outside the flight pattern, making it more conducive for development.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area VI during the planning period 2004-2014.

Sub Area VI Recommendations

39. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
40. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
41. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
42. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.
43. The comprehensive plan recommends residential re-use of the quarry after the mining operation is ended. The quarry lands represent two uses: current natural resource extraction and future desired land use. Because Delaware County does not have naturally occurring gravel deposits, crushed stone is manufactured from limestone. Most of the quarries are located along the Scioto River, where the rock is close to the surface. Delaware County needs the crushed stone for concrete and asphalt as the county grows, but it needs to harvest them from locations that do not adversely affect established residential neighborhoods. The quarry sites are expected to mine for years to come, but upon their depletion

they represent an opportunity for residential reuse. As an incentive for redevelopment, the plan recommends a density of 1.25 units per acre if served by sanitary sewer. This quarry site has the opportunity to have upscale homes or condominiums that take advantage of lake views in the quarry. There would be a total of approximately 437 (gross) acres, which could result in approximately 546 housing units. Small-scale Neighborhood Commercial uses would also be appropriate within the residential portion of the site, subject to strict architectural controls to make them blend with residential uses such as brick, wood or stone exterior, A-roof, ground signs and dense landscaping. Centralized sanitary sewer service would be required. Sewer service might be provided by a sewage treatment plant, built to OEPA standards, and dedicated to the county for ownership and maintenance, with a possibility of either land application of treated effluents on the unquarried open fields, or discharging to the Scioto River. Care should be taken to avoid residential uses within lands affected by the airport flight paths.

44. Consider a commercial node at the corner of Section Line Road and U.S. 36 (National Lime and Stone and William Gore land). Approximately 15 acres on the southwestern corner of the intersection could be developed as Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate sales taxes. These could be restaurants, offices, highway service such as gas stations, or even regional commercial uses such as major grocery stores and retailers. Such commercial uses should provide connections to residential use on this land.
45. The smaller quarry operated by National Lime and Stone offers similar opportunities for redevelopment. As an incentive for redevelopment, the plan recommends 1.25 units per acre if served by sanitary sewer. Sanitary sewer could be extended to existing homes in Warrensburg, which was identified in the 2004 Delaware County Sewer Master Plan Preliminary Report as an area of existing need.

15.7 Sub Area VII – Greater Ostrander

Boundaries: Sub Area VII is an area that surrounds the village of Ostrander. The northern boundary is U.S. 36; the western border is Stover Road; the southern border is Calhoun Road; the eastern border is approx. 3200' east of the village limits.

Land Area: Approximately 907 acres

General Facts and Findings

This Sub Area is defined by the village of Ostrander. Access to the area is currently via Ostrander Road, Penn Road, and Dean Road, all of which are two-lane roads. Soils are moderately high-yielding for agricultural, with some high yielding areas in the western edge of the Sub Area. Blues Creek and its tributaries flow through the area and continue to Mill Creek to the south. This area includes the Scioto Township Hall and Fire Station.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area VII during the planning period 2004-2014. Ostrander has its own sewer system and could potentially serve adjacent lands if they became part of the Village. For purposes of this plan, the recommendations presume lands in Sub Area VII are still in the township.

Sub Area VII Recommendations

46. Retain current minimum lot size of 1.95 acres in Farm Residential district.
47. Permit Conservation Subdivisions at approximately .7 units per net developable acre if served by on-site sewage disposal system. If sewer is provided in conservation subdivisions, an incentive density increase is recommended up to 1.25 units per net developable acre.
48. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
49. Approximately 7-acres on the southeastern corner of U.S. 36 and Ostrander Road is recommended for development as Community Business or Planned Commercial that pay significant property taxes and generate large sales taxes. These could be restaurants, offices or highway service such as gas stations.
50. Parcels should have limited access to U.S. 36 and be linked with a parallel rear access road from Ostrander Road built in increments by developers. Left turn movements across traffic should be at controlled locations, as approved by ODOT. Other access points should be right turn in and right turn out only.
51. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
52. To avoid sign clutter, ground signs should be the only sign type permitted. A Scioto Township architectural sign syntax should be developed.

Chapter 1

Introduction

“[Shortly after settlers appeared in Radnor Township,] Richard Hoskins and family, consisting of four boys and three girls, were the first squatters in this region [Scioto Township], and came in 1806. They were from Wales originally, but had located in Franklin County upon first coming to the country. The next arrival was Zachariah Stephens, who removed to Kentucky from the Quaker State, thence to Chillicothe, Ohio, and finally to a location on the Scioto River, north of Boke’s Creek, where he settled an adjoining farm to Hoskins, and a few months after the settlement of that gentleman. James McCune, from the “Emerald Isle” came up with Hoskins, and located just south of this farm. The next year Stewart Smith, also an Irishman, settled on Boke’s Creek. (Thus the Smith family got a foothold in the county.) Joseph Shoub, a Pennsylvania Dutchman and a millwright by trade, came in the same year, and settled near Smith, also a man named Hall. John Williams and Jacob North were added to the little settlement in 1809, and in 1810, a family named Dilsaver settled at what was known as the “Broad Ford” of the Scioto. Philip Horshaw and one Nidy came in the same year, and erected a grist and saw mill, which proved a well come institution to the surrounding country.”

-History of Delaware and Ohio, O.L. Baskins Co, 1880

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

- Daniel Hudson Burnham, Father of the American City Planning Movement

1.1 Why Plan?

City and community planning in the United States is a fairly young child, with a foundation in the City Beautiful movement at the turn of the century. Open space was seen as a deliverance from the stuffy, overcrowded and disease filled tenements of American cities in the late eighteen hundreds. The city beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the hustle and bustle. After the First World War, the movement evolved from its landscape architecture revitalization roots to a legal instrument for planning for orderly future growth.

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

Ohio has never taken the additional step to *require* land use planning as a mandatory underpinning of zoning or other land use controls. It is recommended by the American Planning Association, and the

American Institute of Certified Planners. It is suggested by the Ohio Revised Code, and it is bolstered by Ohio and United States Supreme Court cases that a comprehensive plan strengthens a community's police power to zone and control its growth.

1.2 How Planning relates to zoning and the community vision

The comprehensive plan is a set of policies, goals and recommended land use map for the future development of the township. However, as a plan, it has no direct power under Ohio law. The township must adopt zoning, which implements these policies and visions. Zoning is the police power that guides and enforces the township's development. It is the intention of the township to adopt a comprehensive plan that is descriptive of its vision of the future. The township must subsequently amend its zoning to implement these policies and visions. The Scioto Township Comprehensive Plan Steering Committee convened on October 13, 2003 for the purpose of initiating a 2004 Scioto Township Comprehensive Plan.

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 2004 Scioto Township Comprehensive Land Use Plan is intended to:

- 1.) Review the changes in land use, population, utility services, roads, and boundaries that have occurred from 1993 (the year of the county-wide plan) to 2004.
- 2.) Review the changes in economic, legislative, judicial and regulatory conditions that have occurred from 1993 to 2004.
- 3.) Review the goals and policies adopted in 1993; judge whether the goals and policies are still representative of the community's values and visions of its future, and if the goals and policies conform to current federal and state land use legislation and court decisions.
- 4.) Amend the goals and objectives for the growth in the ensuing five to ten years.
- 5.) Create a revised text and map for the recommended land use of each parcel on a site-specific basis to guide future growth of the township.
- 6.) Recommend amendments to local zoning, and the adoption of development policies to assure that when it is "built-out", the township will reflect the vision of the comprehensive plan.

The 2004 Comprehensive Plan will be site-specific, with land use and/or density classification attached to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas.

- **The DCRPC 1993 County Comprehensive Plan -The Effect on the Township**

In 1993 the Delaware County Regional Planning Commission contracted with Frank Elmer and Associates, Wilbur Smith and the SWA Group to prepare a Regional Comprehensive Plan for the entire Delaware County Planning Area. Scioto Township falls within the South Planning Area.

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

The 1993 DCRPC Comprehensive Plan is the adopted Regional Plan. The 2004 Scioto Township Comprehensive Plan will be the vision, goals and objectives determined by the Township. If these plans differ, the Township plan takes precedence.

- **DALIS – How digital information affects the township’s ability to plan**

The Delaware County Auditor developed a Geographic Information System (GIS) for the primary purpose of accurately mapping tax parcels. DALIS stands for Delaware Area Land Information System. It is an accurate computer mapping system that offers both tabular and graphic real estate data about each of 50,000 tax parcels.

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

DALIS mapping is used as the base map for the 2003 Scioto Township Comprehensive Plan. The software used is Arc/Info and ArcView, by ESRI. Planners may now view each parcel in a site-specific manner. This allows the Comprehensive Land Use Plan to be site specific.

Chapter 2 Population

2.0 Population by Census Figures

For the past 30 years, the township has had steady by not rapid growth.

Figure 2.1 Census of Population, Scioto Township 1960-2000

1960	1970	% growth 1960-70	1980	% growth 1970-80	1990	% growth 1980-90	2000	% growth 1990-2000
1,145	1,199	4.7 %	1,435	19.6 %	1,698	18.32 %	2,122	24.9 %

According to the US Bureau of the Census, Population Division, Delaware County grew by 64.3% from 1990-2000, making it the fastest growing county in Ohio. From 2001-2002 Delaware County was named the 10th fastest growing county in America by the Census Bureau. Most of this growth has occurred south of the city of Delaware.

Figure 2.2 Ten Fastest-Growing Counties in U.S. by Percent Increase: July 1, 2001 to July 1, 2002

(Source, US Bureau of Census, Census 2000; Statistical Information, Washington DC, (301) 457-2422)

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

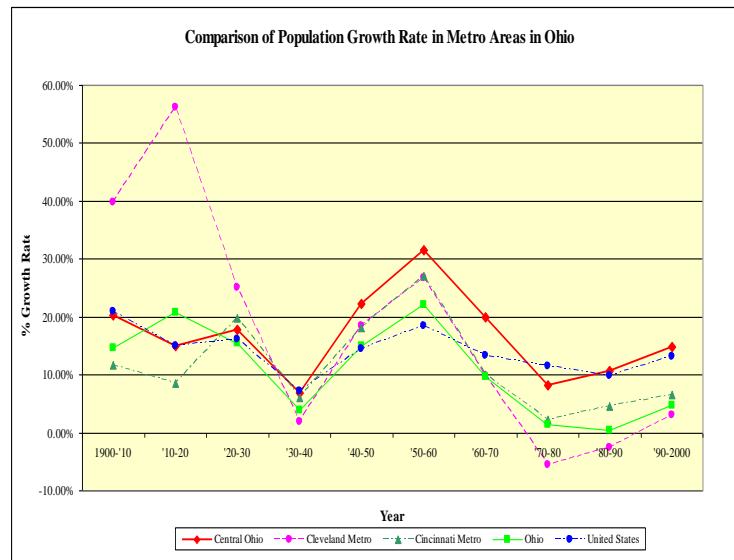
Figure 2.3 Ten Fastest Growing Counties in Ohio, by % Growth Rate 1990-2000

(Source, US Bureau of Census, Census 2000; Statistical Information, Washington D.C., (301) 457-2422)

Ohio County	1990 population	2000 population	90-2000 % growth rate	Ohio rank, 1990-2000	USA rank 1990-2000
Delaware	66,929	109,989	64.3 %	1	15
Warren	113,909	158,383	39 %	2	161
Union	31,969	40,909	28 %	3	365
Noble	11,336	14,058	24 %	4	484
Medina	122,354	151,095	23.5 %	5	504
Brown	34,966	42,285	20.9 %	6	607
Fairfield	103,461	122,759	18.7 %	7	720
Holmes	32,849	38,943	18.6 %	8	725
Clermont	150,187	177,977	18.5 %	9	727
Knox	47,473	54,500	14.8 %	10	984

The Delaware County growth rate has continued to increase as people pushed north from Franklin County (Columbus) into the “country” for larger lots or more “rural character”. Adjacent Union County is experiencing similar growth. While Franklin County is losing population by out-migration, Delaware is growing by in-migration.

Figure 2.4



Population Information in Central Ohio
(Data source: U.S. Census Bureau)

Area Name	1990 Census	2000 Census	Changed # of Pop.	Total Growth R.	Births 1990-1999	Deaths 1990-1999	Natural G. # of Pop.	Int'l Migration	Domestic Migration
Franklin	961,437	1,068,978	107,541	11.19%	149,925	70,377	79,548	11,089	-21,749
Delaware	66,929	109,989	43,060	64.34%	9,856	4,515	5,341	440	25,347
Fairfield	103,472	122,759	19,287	18.64%	14,070	8,166	5,904	283	17,280
Licking	128,300	145,491	17,191	13.40%	17,230	11,100	6,130	285	8,103
Union	31,969	40,909	8,940	27.96%	4,685	2,498	2,187	75	6,576
Pickaway	48,244	52,727	4,483	9.29%	5,806	3,760	2,046	46	3,240
Madison	37,068	40,213	3,145	8.48%	4,803	2,843	1,960	77	2,349
Central Ohio	1,377,419	1,581,066	203,647 <i>14.78%</i>	14.78%	206,375	103,259	103,116 <i>7.49%</i>	12,295 <i>0.89%</i>	41,146 <i>2.99%</i>
Ohio	10,847,115	11,353,140	506,025 <i>4.67%</i>	4.67%	1,454,713	957,171	497,542 <i>4.59%</i>	52,922.00 <i>0.49%</i>	-166,200 <i>-1.53%</i>
United States	248,709,873	281,421,906	32,712,033 <i>13.15%</i>	13.15%	36,820,132	20,934,303	15,885,829 <i>6.39%</i>	7,478,078 <i>3.01%</i>	0 <i>0.00%</i>

Delaware County is growing largely by domestic in-migration with 25,347 new residents moving into the county from 1990 to 1999. Births minus deaths represented 5,341 additional population in this time span. By contrast, Franklin County experienced an outward migration of -21,749 from 1990-99. Delaware County received 62% of the domestic migration in Central Ohio from 1990-99.

To put Delaware County’s growth rate into national perspective, consider the state and national annual growth rates in Table 2.5.

Figure 2.5 Delaware County Growth Rate Vs. Ohio Vs. USA

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

Area	1990 population	2000 population	Growth Rate 1990-2000
USA	248,709,873	281,421,906	13.15 %
Ohio	10,847,115	11,353,140	4.66 %
Central Ohio	1,377,419	1,581,066	14.78 %
Franklin Co.	961,437	1,068,978	11.2 %
Berkshire Twp.	1,713	1,946	13.6 %
Berlin Twp.	1,978	3,315	67.59 %
Brown Twp.	1,164	1,297	11.43 %
Concord Twp.	3,363	4,088	21.56 %
Delaware Twp.	1,607	906	-43.62 %
Genoa Twp.	4,053	11,293	178.63 %
Harlem Twp.	3,391	3,762	10.94 %
Kingston Twp.	1,136	1,603	41.11 %
Liberty Twp.	3,790	9,182	142.27 %
Marlboro Twp.	213	227	6.57 %
Orange Twp.	3,789	12,464	228.95 %
Oxford Twp.	901	854	-5.22 %
Porter Twp.	1,345	1,696	26.10 %
Radnor Twp.	1,156	1,335	15.48 %
Scioto Twp.	1,698	2,122	24.97 %
Thompson Twp.	582	558	-4.12 %
Trenton Twp.	1,906	2,137	12.12 %
Troy Twp.	1,652	2,665	61.32 %
Total Unincorp.	35,437	61,450	73.41 %
Delaware	20,030	25,243	26.03 %
Dublin	3,811	4,283	12.39 %
Galena	361	305	-15.51 %
Sunbury	2,046	2,630	28.54 %
Shawnee Hills	423	419	-.95 %
Powell	2,154	6,247	190.02 %
Ashley	1,059	1,216	14.83 %
Ostrander	431	405	-6.03 %
Westerville	1,177	5,900	401.27 %
Columbus	0	1,891	
Total Incorp.	31,492	48,539	54.13 %
Total Delaware Co.	66,929	109,989	64.3 %

Likewise, Union County has been growing as well. Population in the city of Marysville grew by 65% from 9,656 in 1990 to 15,942 in 2000. Dover Township, immediately west of Scioto, grew from 2,067 in 1990 to 2,331, a 13% growth rate.

Delaware County’s population is 50% male and 50% female, over 93% White, with 80% residing in owner-occupied homes. Detailed census information released in 2002 uses sampling to create details on population at the township level. The following census page shows Scioto’s demographic information such as ethnic background, household type and ownership.

Figure 2.6

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

Geographic Area: Scioto township, Delaware County, Ohio

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

Subject	Number	Percent	Subject	Number	Percent
Total population	2,527	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	2,527	100.0
Male.....	1,280	50.7	Hispanic or Latino (of any race).....	12	0.5
Female.....	1,247	49.3	Mexican.....	5	0.2
Under 5 years.....	147	5.8	Puerto Rican.....	3	0.1
5 to 9 years.....	191	7.6	Cuban.....	-	-
10 to 14 years.....	214	8.5	Other Hispanic or Latino.....	4	0.2
15 to 19 years.....	182	7.2	Not Hispanic or Latino.....	2,515	99.5
20 to 24 years.....	87	3.4	White alone.....	2,469	97.7
25 to 34 years.....	272	10.8	RELATIONSHIP		
35 to 44 years.....	551	21.8	Total population	2,527	100.0
45 to 54 years.....	441	17.5	In households.....	2,527	100.0
55 to 59 years.....	120	4.7	Householder.....	915	36.2
60 to 64 years.....	101	4.0	Spouse.....	657	26.0
65 to 74 years.....	128	5.1	Child.....	794	31.4
75 to 84 years.....	72	2.8	Own child under 18 years.....	648	25.6
85 years and over.....	21	0.8	Other relatives.....	70	2.8
Median age (years).....	38.3	(X)	Under 18 years.....	22	0.9
18 years and over.....	1,847	73.1	Nonrelatives.....	91	3.6
Male.....	931	36.8	Unmarried partner.....	47	1.9
Female.....	916	36.2	In group quarters.....	-	-
21 years and over.....	1,772	70.1	Institutionalized population.....	-	-
62 years and over.....	272	10.8	Noninstitutionalized population.....	-	-
65 years and over.....	221	8.7	HOUSEHOLD BY TYPE		
Male.....	101	4.0	Total households	915	100.0
Female.....	120	4.7	Family households (families).....	744	81.3
RACE			With own children under 18 years.....	345	37.7
One race.....	2,505	99.1	Married-couple family.....	657	71.8
White.....	2,477	98.0	With own children under 18 years.....	295	32.2
Black or African American.....	17	0.7	Female householder, no husband present.....	52	5.7
American Indian and Alaska Native.....	1	-	With own children under 18 years.....	30	3.3
Asian.....	5	0.2	Nonfamily households.....	171	18.7
Asian Indian.....	-	-	Householder living alone.....	122	13.3
Chinese.....	1	-	Householder 65 years and over.....	49	5.4
Filipino.....	1	-	Households with individuals under 18 years.....	360	39.3
Japanese.....	2	0.1	Households with individuals 65 years and over.....	160	17.5
Korean.....	1	-	Average household size.....	2.76	(X)
Vietnamese.....	-	-	Average family size.....	3.04	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	960	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	915	95.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	45	4.7
Samoa.....	-	-	For seasonal, recreational, or occasional use.....	6	0.6
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	1.3	(X)
Some other race.....	5	0.2	Rental vacancy rate (percent).....	6.2	(X)
Two or more races.....	22	0.9	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	915	100.0
White.....	2,495	98.7	Owner-occupied housing units.....	839	91.7
Black or African American.....	22	0.9	Renter-occupied housing units.....	76	8.3
American Indian and Alaska Native.....	16	0.6	Average household size of owner-occupied units.....	2.74	(X)
Asian.....	6	0.2	Average household size of renter-occupied units.....	2.97	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	10	0.4			

- Represents zero or rounds to zero. (X) Not applicable.
¹ Other Asian alone, or two or more Asian categories.
² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

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

2.1 Population Projections

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

- 1.) Last Census (2000) used as a base year.
- 2.) Number of residents per dwelling unit is calculated based upon the last census information (2.74 for Scioto Township).
- 3.) Number and type of new residential building permits is tracked by month for all jurisdictions.

- 4.) A time lag factor anticipates the occupancy date of new housing after building permit issuance.
- 5.) New population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor (average eight-month construction time).
- 6.) New population added to last census data to create projected population.

The *Population by Housing Unit Method Projections* table contains population projections for Delaware County through the year 2020.

Figure 2.7

TOWNSHIPS	1990 CENSUS (APRIL OF 1990)		2000 CENSUS (APRIL OF 2000)		POPULATION INDEX		H. UNITS VACANCY R. (PROJECTED)		2001		2002		2003		2004		2005		ANNUAL GROWTH/ (90-2000)		ANNUAL GROWTH/ (2001-2010)		2010		2015		2020		GROWTH RATE (2001-2010)		GROWTH RATE (2011-2020)	
	1990	2000	1990	2000	INDEX	VACANCY R.	INDEX	VACANCY R.	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-2010	2020-2010		
BERKSHIRE	1713	1946	2,810	4.5%	1974	2032	2135	2225	2312	2381	13.60%	2,715	3,047	3,398	37.52%	251.16%																
BERLIN	1978	3315	2,810	4.7%	3490	3890	4860	4670	4973	5214	67.59%	6,324	7,428	8,595	81.17%	35.91%																
BROWN	1297	1164	2,850	3.3%	1310	1353	1392	1408	1423	1434	1.09%	1,508	1,582	1,660	15.16%	10.07%																
CONCORD	3363	4088	4,088	5.8%	4323	4998	5654	6010	6356	6631	21.56%	7,912	9,185	10,532	83.00%	33.12%																
DELAWARE	1607	906	2,630	7.0%	931	1013	1085	1120	1154	1180	-43.62%	1,313	1,445	1,585	40.97%	20.72%																
GENOA	4053	11295	2,930	5.0%	12185	14123	15948	16858	17743	18447	178.63%	21,747	25,028	28,499	78.46%	31.05%																
HARLEM	3391	3762	2,820	3.1%	3774	3805	3846	3868	3890	3902	10.94%	4,034	4,165	4,305	6.89%	6.70%																
KINGSTON	1136	1603	3,020	3.1%	1652	1745	1844	1899	1954	1996	41.11%	2,211	2,425	2,652	33.87%	19.95%																
LIBERTY	3790	9182	3,000	5.3%	9633	10513	11437	11983	12513	12933	142.27%	14,939	16,934	19,045	55.08%	27.49%																
MARLBORO	213	227	2,690	6.7%	229	229	230	230	231	231	6.57%	236	241	247	3.96%	4.46%																
ORANGE	3789	12464	2,930	8.4%	13226	14534	16030	17017	17977	18742	228.95%	22,302	25,841	29,586	68.62%	32.66%																
OXFORD	901	854	2,870	7.2%	864	891	914	924	934	940	-5.22%	987	1,034	1,083	14.27%	9.74%																
PORTER	1345	1696	2,870	3.0%	1705	1734	1766	1784	1800	1812	26.10%	1,897	1,981	2,070	11.26%	9.15%																
RADNOR	1156	1335	2,750	4.3%	1345	1373	1403	1418	1433	1443	15.48%	1,516	1,588	1,665	12.71%	9.82%																
SCIO TO	1698	2122	2,740	4.7%	2154	2211	2277	2320	2360	2391	24.97%	2,566	2,741	2,926	19.13%	14.01%																
THOMPSON	582	558	2,760	8.2%	559	563	568	571	574	576	-4.12%	594	612	632	6.27%	6.34%																
TRENTON	1906	2137	2,920	3.0%	2143	2164	2190	2201	2212	2219	12.12%	2,291	2,363	2,439	6.93%	6.45%																
TROY	1652	2665	2,520	8.5%	2658	2662	2668	2666	2664	2660	61.32%	2,684	2,728	2,765	1.35%	2.63%																
TOTAL UNINC	35,437	61,460	2,810	5.3%	64,154	69,833	75,747	79,174	82,503	85,133	73.41%	97,785	110,366	123,683	52.42%	26.48%																

TOWNSHIPS	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2011-2010	2020-2010
DELAWARE	2030	2524	2609	2727	2786	2849	2895	2970	26.03%	2870	26.03%	31,531	34,077	36,605	21.74%	16.09%							
GALENA	361	305	308	312	313	313	313	313	-15.51%	313	-15.51%	320	327	334	4.81%	4.38%							
SUNBURY	2046	2630	2692	2998	3042	3085	3116	3116	28.54%	3116	28.54%	3,310	3,503	3,694	22.95%	11.60%							
SHAWNEEHILL	423	419	447	455	455	455	455	454	-0.95%	454	-0.95%	460	466	472	7.23%	2.61%							
POWELL	2154	6247	6751	7109	7417	7716	7952	7952	190.02%	7952	190.02%	9,096	10,234	11,363	41.38%	24.92%							
ASHLEY	1059	1216	1361	1363	1364	1366	1368	1368	14.83%	1368	14.83%	1,369	1,371	1,375	0.64%	0.44%							
OSTRANDER	431	405	406	415	416	417	417	417	-6.03%	417	-6.03%	427	436	445	5.88%	4.22%							
DUBLIN	3811	4283	4291	4326	4355	4385	4414	4414	12.39%	4414	12.39%	4,516	4,618	4,719	5.25%	4.50%							
WESTERVILLE	1177	5900	6748	8255	8954	9524	9672	9672	401.27%	9672	401.27%	11,238	12,796	14,237	66.53%	26.69%							
COLUMBUS	0	1891	2546	2882	3273	3863	4438	4903		4903		6,940	8,966	10,977	172.38%	58.17%							
TOTAL INC.	31,492	48,539	51,033	54,197	57,792	58,055	55,556	61,580	54.13%	61,580	54.13%	69,208	76,793	84,221	35.61%	21.69%							
T. INC&UNINC	66,929	109,989	112,066	128,394	137,229	138,059	146,713	146,713	64.34%	146,713	64.34%	166,993	187,159	207,903	44.98%	24.90%							

THIS FIGURE CONSIDERS: 1) ANNEXATION
 2) SINGLE F. AND MULTIF. OR CONDOMINIUM BUILDING PERMITS
 3) VACANCY RATE
 4) 8 MONTHS CONSTRUCTION TIME AFTER GETTING BUILDING PERMIT
 5) ANNUAL DEATH RATE (0.60738% (90-95), 0.53832% (96-2000))
 6) POPULATION INDEX AND HOUSING UNITS VACANCY RATE IS FROM CENSUS 2000
 NOTE: POTENTIAL SHIFTS IN POPULATION BY UNCHARTED TRENDS MAY OCCUR.
 FOR EXAMPLE: EXTENSION OF SEWERS, UNANTICIPATED HIGHER DENSITY REZONINGS, ETC.

2.2 Building Permits and Population Growth

The building permit numbers, more than the census, tell what is happening in Scioto Township. The Township had a high of 37 new building permits issued in 1999. In the last decade, the average number of building permits each year has been in the range of 26-33 per year.

Figure 2.8

DELAWARE COUNTY REGIONAL PLANNING COMMISSION																							
NUMBER OF BUILDING PERMITS																							
1980 THROUGH 2001																							
YEAR	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total ('80-'01)
TOWNSHIPS																							
BERKSHIRE	6	3	2	6	6	13	30	28	26	26	30	18	27	26	13	21	22	16	17	34	16	16	402
BERLIN	8	11	4	9	11	19	19	34	32	17	13	22	26	35	39	65	66	54	98	117	128	182	1,009
BROWN	3	2	2	9	5	3	5	10	15	13	8	7	9	12	14	11	17	9	10	8	17	10	199
CONCORD	16	16	4	11	14	26	42	44	51	27	30	22	33	38	42	35	30	43	96	103	235	350	1,308
DELAWARE	3	5	2	2	7	5	6	6	5	6	11	9	5	10	12	3	4	12	25	11	31	49	229
GENOA	9	3	10	21	30	27	66	52	39	40	51	54	114	187	271	243	363	342	622	507	651	667	4,369
HARLEM	13	8	8	19	19	16	32	33	30	19	18	17	32	37	27	25	30	30	23	27	16	18	497
KINGSTON	6	3	2	7	9	11	6	14	15	7	14	12	22	32	20	19	18	19	24	37	30	37	364
LIBERTY	20	18	9	19	35	37	60	59	93	57	73	91	164	153	202	164	202	231	262	322	276	198	2,745
MARLBORO	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	1	1	0	1	1	1	10	18
ORANGE	11	5	5	56	57	43	110	150	139	80	84	103	135	170	180	188	268	352	378	637	410	536	4,097
OXFORD	0	1	2	3	4	1	2	4	3	4	8	8	6	7	7	3	6	6	4	9	10	11	109
PORTER	10	5	7	6	4	6	14	11	17	17	10	21	20	12	25	12	13	16	17	11	12	9	275
RADNOR	7	3	6	4	3	2	1	5	7	8	9	7	11	15	12	13	11	9	13	11	12	5	174
SCIOTO	16	8	8	12	14	21	17	30	21	11	22	15	17	28	26	33	26	20	27	37	21	9	439
THOMPSON	1	0	1	2	1	1	6	4	2	7	1	3	3	0	2	0	3	4	4	4	2	11	62
TRENTON	6	7	3	7	9	4	8	17	15	16	11	12	12	17	9	11	25	17	13	12	10	11	252
TROY	0	6	1	21	4	6	5	18	13	7	15	5	9	13	18	9	15	13	12	6	7	14	217
TOTAL UNINCORP.	135	104	76	214	232	241	430	519	524	362	408	426	646	792	919	856	1,120	1,193	1,646	1,894	1,885	2,143	16,765
INCORPORATED AREAS																							
DELAWARE	132	104	6	54	46	103	86	160	150	322	89	76	87	111	245	305	465	248	355	790	318	368	4,620
GALENA	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	2	0	2	2	1	0	10
SUNBURY	2	0	0	1	8	13	5	4	8	4	3	3	11	10	14	17	40	30	33	19	47	75	347
SHAWNEE HILLS																							
POWELL	9	9	7	7	24	56	105	202	137	129	92	73	89	169	166	103	130	163	217	141	103	105	2,236
ASHLEY											1	1		0	2	3	0	2	0	0	1	0	10
OSTRANDER																							
DUBLIN	2	0	0	0	2	2	6	2	2	0	1	0	0	1	0	9	7	1	0	1	0	0	36
WESTERVILLE																				4	9	1	14
COLUMBUS																83	121	546	184	774	146	97	1,951
TOTAL INC.	145	113	13	62	80	174	203	369	297	456	186	153	187	291	430	527	766	992	792	1,731	769	773	9,509
T. INC&UNINC.	280	217	89	276	312	415	633	888	821	818	594	579	833	1,083	1,349	1,383	1,886	2,185	2,438	3,625	2,654	2,916	26,274

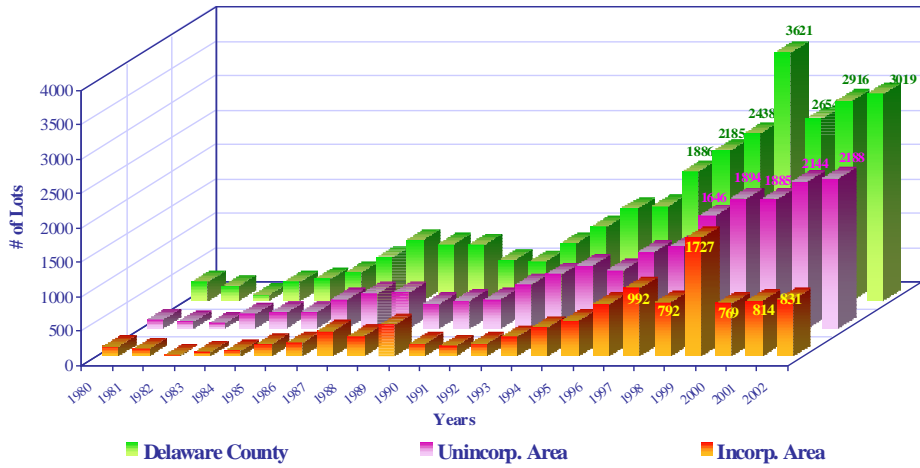
NOTE: 1) IN THE CITY OF DELAWARE AND COLUMBUS, THOSE FIGURES ARE INCLUDING MULTI-FAMILY RESIDENTIAL BUILDING PERMITS.
 2) FROM 1997, THOSE FIGURES ARE INCLUDING MULTI-FAMILY RESIDENTIAL BUILDING PERMITS IN TOWNSHIPS

Traditionally, homes in the township have been built one-at-a-time on individual acreage lots with septic systems. Such conditions do not lend themselves to large production builders.

Figure 2.9

Building Permit Trend in Delaware County

1980 Through 2002



Delaware County Residential Building Permits 2002 (UNINCOR. AREAS)															
TOWNSHIP	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	SUB-TOTAL	VOID BP*	TOTAL
Berkshire	1	0	2	1	3	0	1	2	1	0	2	0	13		13
Berlin	9	9	16	19	20	8	15	6	24	20	5	6	157		157
Brown	1	4	1	2	3	0	0	2	0	1	0	0	14		14
Concord	31	19	29	34	21	26	28	16	21	39	13	17	294		294
Delaware	5	2	7	1	3	9	9	1	5	0	4	0	46		46
Genoa	35	47	70	64	53	64	77	55	51	84	53	55	708		708
Harlem	2	2	3	2	0	4	1	5	0	2	1	4	26		26
Kingston	0	1	0	6	2	2	3	2	0	9	6	3	34		34
Liberty	6	20	23	34	24	16	13	21	14	33	17	17	238		238
Marlboro	0	1	0	0	0	1	0	0	0	0	2	0	4		4
Orange	47	50	43	48	51	80	50	20	53	54	40	25	561		561
Oxford	0	3	1	2	0	1	1	0	1	1	0	1	11		11
Porter	0	2	1	0	2	0	1	1	3	0	0	1	11		11
Radnor	0	1	2	2	1	0	0	4	3	1	1	1	15		15
Scioto	0	1	2	1	4	0	2	1	3	1	1	2	18		18
Thompson	0	0	0	0	1	1	0	2	1	2	1	0	8		8
Trenton	2	0	2	2	2	1	2	1	1	0	0	0	13		13
Troy	1	5	0	6	2	1	1	3	3	1	1	0	24		24
Total	140	167	202	224	192	214	204	138	185	250	147	132	2195	-7	2188
Total in 2001	130	126	120	164	236	238	200	186	219	179	193	171	2162	-19	2143
Total in 2000	97	124	178	121	271	201	124	174	178	165	114	138	1885		1885
Total in 1999	85	114	213	181	178	270	205	149	146	102	100	151	1894		1894
Total in 1998	71	98	132	185	126	153	169	188	121	161	106	136	1646		1646

* Indicates that a Building Permit was issued for a parcel, cancelled and later re-issued as a new permit for the same parcel.*

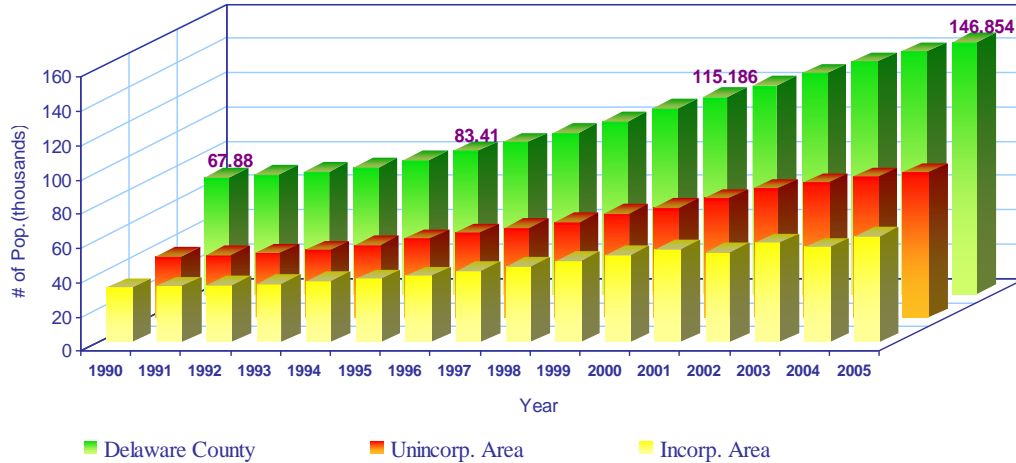
Multi-Family:

- Concord** includes 2 permits in Feb, 6 in Mar, 4 in Apr 4 in jun, 6 in July 3 in sept, 5 in oct
- Genoa** includes 2 permits in Feb, 4 in Mar, 4 in Apr, 2 in May, 12 in jun, 14 in July, 18 in aug, 8 in sept, 17 in oct, 9 in nov, 18 in dec.
- Orange** includes 15 permits in May, 48 in jun, 4, 2 in dec
- Delaware** includes 4 in nov

Figure 2.10

Population Projections to 2005

(Housing Unit Method)



2.3 Scioto Township Growth Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3 % increase from 1990-2000) and the 10th fastest growing county in the USA from 2001-2002. The highest growth areas were in Orange Township (229%), Genoa Township (178.7%) and Liberty Township (142.3%). Those three townships have county sewer service, which permits higher densities and spawns growth by production builders in large subdivisions. Meanwhile, Scioto Township, without sanitary sewer service, grew modestly by 424, from a population of 1,698 in 1990 to 2,122 in 2000, an increase of 24.97%.

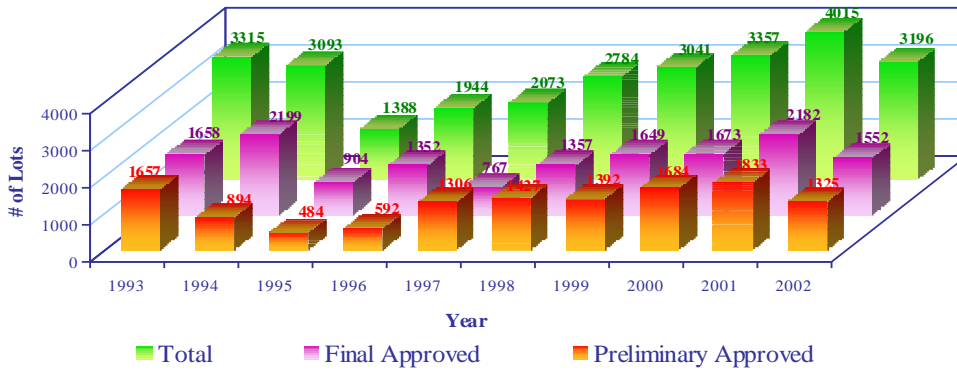
Chapter 3 Development and Change

Development Indicators: One indicator of future growth is platting activity for new subdivisions, since this precedes building permits.

Figure 3.1 Subdivision Proposals

Subdivision Proposals

Total # of Approved Lots By Status



3.1 New Scioto Township Subdivisions

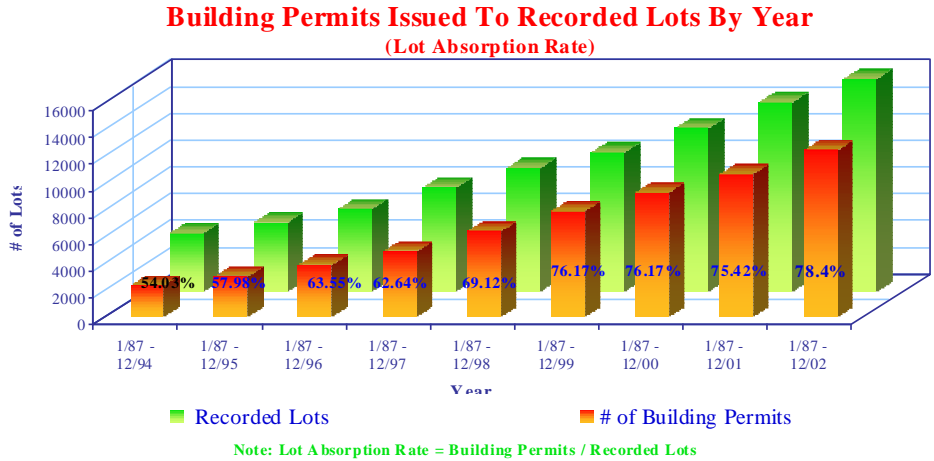
From January 1989 to December 2002, 45 new subdivision lots were platted in Scioto Township. Since 1998, the only activity was nine lots in 2000 and the 17 lots in Stultz Farm Subdivision, which was recorded in April, 2003. From 1998 to 2004, 58 new vacant building lots were created using the no-plat lot split process. During the same period, 143 new home permits were issued. Although building permits are outpacing new lot creation, this does not account for divisions that result in lots that are greater than five acres. Throughout the county, there is an advance supply of new lots being created to meet perceived demand.



Stults Farm Drive and Burnt Pond Road.

Figure 3.2 Subdivisions in Delaware County 1/1987-12/2002

Subdivision Proposals of Unincorporated Jurisdictions in Delaware County



SUMMARY STATISTICS OF 2002 SUBDIVISION PROPOSALS

ACTIVE SUBDIVISION PROPOSALS APPROVED BY RPC					
TOWNSHIP	ACREAGE	**# OF LOTS	SINGLE-F. # OF LOTS	MULTI-F. # OF H-UNITS	**NON-RESI. # OF LOTS
BERKSHIRE	36.64	16	16	0	0
BERLIN	50.19	63	63	0	0
BROWN	0.00	0	0	0	0
CONCORD	175.45	307	307	0	0
DELAWARE	33.56	32	32	0	0
GENOA	306.00	437	437	0	0
HARLEM	23.12	4	4	0	0
KINGSTON	61.31	10	10	0	0
LIBERTY	900.88	922	913	0	9
MARLBORO	0.00	0	0	0	0
ORANGE	896.71	1,549	1,341	191	17
OXFORD	10.02	1	1	0	0
PORTER	0.00	0	0	0	0
RADNOR	35.04	4	3	0	1
SCIO TO	39.28	17	17	0	0
THOMPSON	0.00	0	0	0	0
TRENTON	60.38	18	18	0	0
TROY	26.85	7	7	0	0
TOTAL	2,655.43	3,387	3,169	191	27

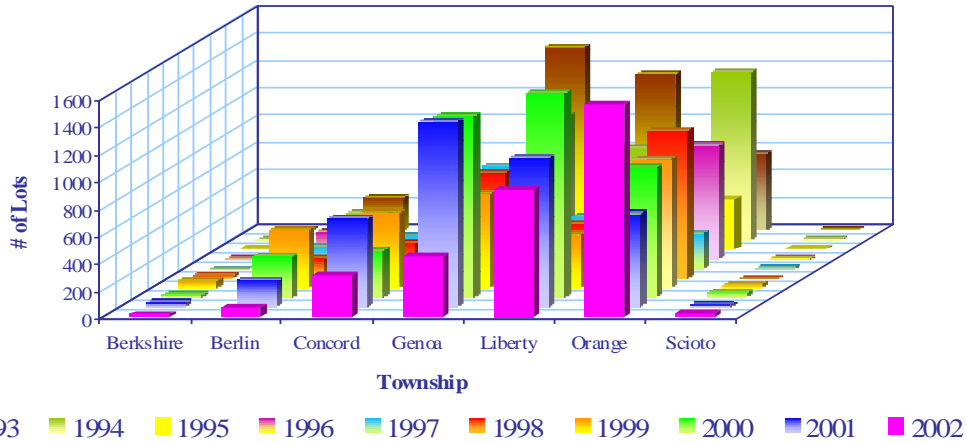
NOTE*: NUMBER OF LOTS INCLUDING TOTAL SUBDIVIDED LOTS AND MULTI-FAMILY HOUSING UNIT IN 2002
 NOTE**: NUMBER OF SUBDIVIDED LOTS FOR COMMERCIAL OR INDUSTRIAL USE

Subdivision lots follow a process of sketch plan, preliminary, final approval and then recording. Developers often pause in the platting process, waiting for a buyer. The DCRPC tracks the progress of subdivisions.

Figure 3.3 Status of Subdivision Lots

Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

of Approved Lots By Township and by Year



SUMMARY STATISTICS OF SUBDIVISION DATA BASE FROM 1/1/87 TO 12/31/02

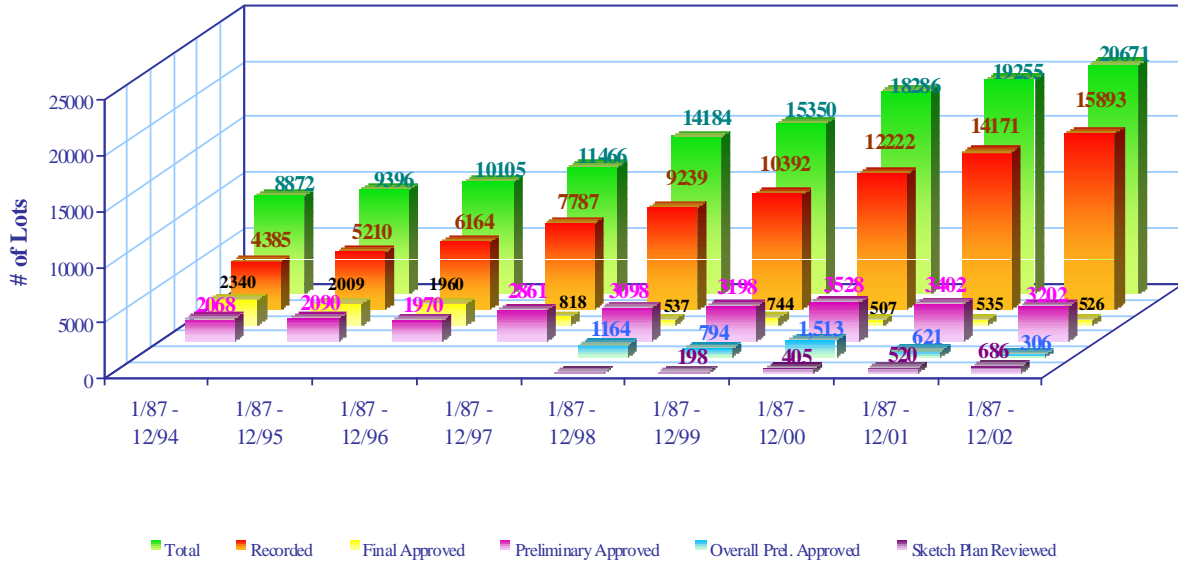
TOWNSHIP	TOTAL # OF LOTS APPROVED BY RPC									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
BERKSHIRE	9	6	10	3	0	24	55	19	33	16
BERLIN	244	206	107	198	162	145	420	302	198	63
BROWN	6	0	0	8	0	2	4	10	0	0
CONCORD	15	11	19	52	241	254	548	346	649	307
DELAWARE	24	4	19	5	209	83	59	39	72	32
GENOA	1,346	912	425	483	753	771	690	1,326	1,362	437
HARLEM	11	11	26	9	4	3	31	0	15	4
KINGSTON	10	7	0	8	8	12	16	9	0	10
LIBERTY	1,149	679	386	358	386	398	391	1,497	1,097	922
MARLBORO	0	0	0	0	0	0	0	5	0	0
ORANGE	562	1,232	364	834	263	1,085	943	949	684	1,549
OXFORD	0	0	0	0	0	0	0	9	9	1
PORTER	4	2	2	2	3	0	2	0	0	0
RADNOR	8	0	0	0	0	0	5	3	0	4
SCIOTO	2	11	7	11	4	0	28	38	17	17
THOMPSON	0	0	0	3	0	0	21	0	0	0
TRENTON	7	9	23	0	0	0	19	5	11	18
TROY	8	3	0	11	0	4	4	13	34	7
TOTAL	3,405	3,093	1,388	1,985	2,033	2,781	3,236	4,570	4,181	3,387

* TOTAL # OF LOTS INCLUDE S-F. & M-F. SUBDIV. AND OTHER USE SUBDIVISION PROPOSALS

Figure 3.4 Subdivision Proposals (over time)

Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

of Approved Lots By Status



SUMMARY STATISTICS OF ACTIVE SUBDIVISION DATA BASE FROM 1/1/87 TO 12/31/02									
TOTAL NUMBER OF S-F LOTS APPROVED BY RPC									
	1/87 - 12/94	1/87 - 12/95	1/87 - 12/96	1/87 - 12/97	1/87 - 12/98	1/87 - 12/99	1/87 - 12/00	1/87 - 12/01	1/87 - 12/02
TOTAL LOTS	8,872	9,396	10,105	11,466	14,184	15,350	18,286	19,255	20,671
RECORDED LOTS	4,385	5,210	6,164	7,787	9,239	10,392	12,222	14,171	15,893
FINAL APP'D	2,340	2,009	1,960	818	537	744	507	535	526
RPREL. APP'D	2,068	2,090	1,970	2,861	3,098	3,198	3,528	3,402	3,202
OVERALL PREL.					1,164	794	1,513	621	306
SKETCH REVIEW					146	198	405	520	686
TABLED						24	111	6	58
BLDG PERMITS	2,369	3,021	3,917	4,878	6,386	7,916	9,309	10,688	12,460
BR-RATIO	54.03%	57.98%	63.55%	62.64%	69.12%	76.17%	76.17%	75.42%	78.40%

NOTE: BR-RATIO = BLDG PERMITS / RECORDED LOTS
 NOTE: THESE FIGURES NOT INCLUDING THE EXPIRED S-F. LOTS

The Ohio Revised Code 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. These subdivisions are known as "Lot Splits." An application for a lot split is approved by the RPC without a plat. The "No-Plat" subdivision procedure can be used for lots 5

acres or less. The table below represents lot splits throughout the county for 2003. The “Vacant Lots” column notes lots that were created as vacant when the split occurred.

Figure 3.5 Delaware County No-Plat Lot Split Statistics, 2003

TOWNSHIP	TOTAL LOTS	TOTAL ACREAGE	VACANT LOTS	VACANT ACREAGE
Berkshire	4	5.93	4	5.93
Berlin	8	21.99	7	19.89
Brown	1	2	1	2
Concord	8	24.52	5	15.16
Delaware	2	5.14	1	2.078
Genoa	7	14.13	7	14.13
Harlem	5	18.11	4	13.39
Kingston	9	22.02	6	16.52
Liberty	1	2.59	0	0
Marlboro	0	0	0	0
Orange	7	12.72	6	11.34
Oxford	0	0	0	0
Porter	1	2.47	0	0
Radnor	3	7.72	2	5.67
Scioto	4	12.95	3	9.134
Thompson	3	8.5	2	5.09
Trenton	2	6	2	6
Troy	2	6.16	2	6.16
TOTAL	73	172.65	52	132.49

Figure 3.6 Scioto Township Lot Split Statistics, 1998-2004

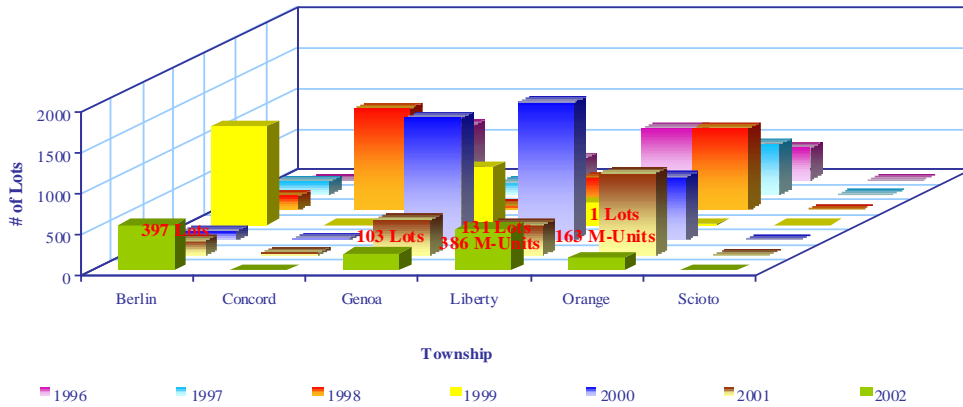
YEAR	TOTAL LOTS	TOTAL ACREAGE	VACANT LOTS	VACANT ACREAGE
1998	17	30.89	13	23.14
1999	26	55.39	23	44.586
2000	4	5.79	2	3.49
2001	9	19.11	7	14.25
2002	1	2	1	2
2003	4	12.95	3	9.134
2004*	2	5.001	1	2.704

*year to date as of 9/27/2004

Figure 3.7 Residential Rezoning Proposals (by township)

Rezoning Proposals of Unincorporated Jurisdictions in Delaware County

Total # of Lots by Township and By Year



Note: # of Lots Including Single-F. Lots and Multi-F. Housing Units.

SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/94 TO 12/31/02

ACTIVE REZONING PROPOSALS REVIEWED BY RPC

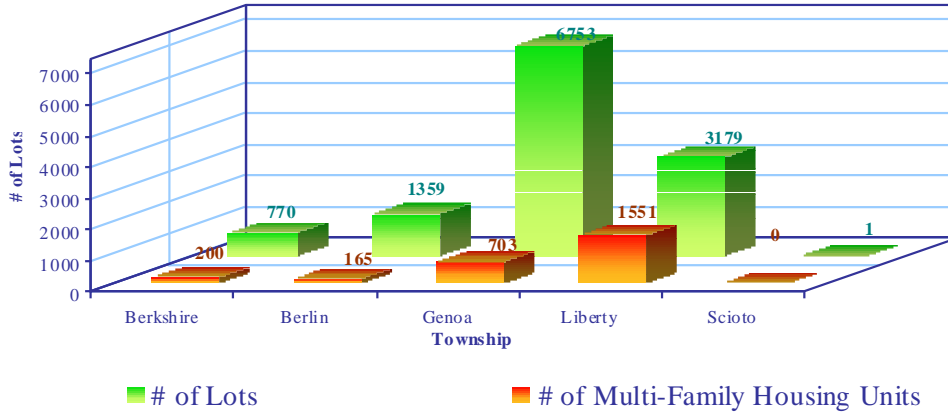
TOWNSHIP	1996		1997		1998		1999		2000		2001		2002	
	#LOTS	#M-F. HU	#LOTS	#M-F. HU	#LOTS	#M-F. HU	#LOTS	#M-F. HU	#LOTS	#M-F. HU	#LOTS	#M-F. HU	#LOTS	#M-F. HU
BERKSHIRE	9	0	32	0	31	0	24	0	307	0	454	200	134	0
BERLIN	0	0	164	0	124	50	1,211	0	116	0	185	0	397	165
BROWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONCORD	598	72	0	0	1,164	92	4	0	26	0	35	0	0	0
DELAWARE	203	0	0	0	0	0	0	0	0	0	0	0	0	0
GENOA	271	0	157	0	63	0	532	181	1,126	380	444	0	103	111
HARLEM	5	0	5	0	4	0	11	0	10	0	3	0	4	0
KINGSTON	0	0	0	0	0	0	0	0	0	0	0	0	862	0
LIBERTY	229	408	116	0	203	192	241	33	1,155	547	150	223	131	386
MARLBORO	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ORANGE	396	0	333	292	486	522	20	0	382	398	643	368	1	162
OXFORD	0	0	1	0	0	0	0	0	0	0	0	0	0	0
PORTER	2	0	0	0	0	0	0	0	0	0	0	0	0	0
RADNOR	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SCIOTO	0	0	0	0	0	0	0	0	1	0	0	0	0	0
THOMPSON	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRENTON	2	0	2	0	6	0	39	0	5	0	1	0	10	0
TROY	0	0	0	0	0	0	0	0	1	0	0	0	1	0
TOTAL	1,715	480	810	292	2,081	856	2,082	214	3,129	1,325	1,916	791	1,643	824

NOTE: # LOTS = # OF SINGLE-FAMILY LOTS
 #M-F. HU = # of MULTI FAMILY HOUSING UNITS

Figure 3.8 Residential Rezoning Proposals (single and multi-family)

Rezoning Proposals of Unincorporated Jurisdictions in Delaware County

**Total # of Lots by Type(1/89 - 12/02)
(including Approved and Pending Lots)**



Note: # of Lots Including Single-F. Lots and Multi-F. Housing Units.

SUMMARY STATISTICS OF REZONING DATA BASE FROM 1/1/89 TO 12/31/02

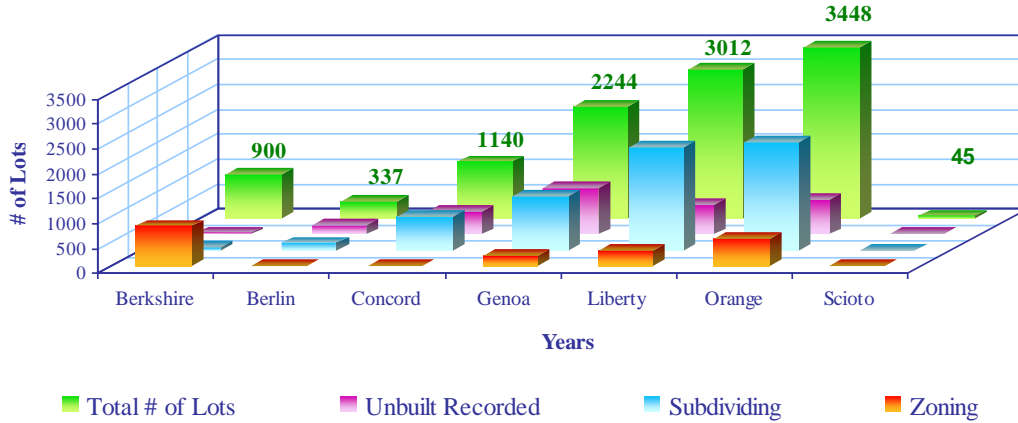
ACTIVE RESIDENTIAL PROPOSALS REVIEWED BY RPC & TOWNSHIP						
TOWNSHIP	TOTAL		APPROVED by TOWNSHIP		PENDING	
	# SF LOTS	# M-F. HU	# SF LOTS	# M-F. HU	# SF LOTS	# M-F. HU
BERKSHIRE	770	200	766	200	1	0
BERLIN	1359	165	958	0	0	0
BROWN	0	0	0	0	0	0
CONCORD	1762	164	1763	167	0	0
DELAWARE	297	0	297	0	0	0
GENOA	6753	703	5958	681	0	67
HARLEM	124	0	118	0	5	0
KINGSTON	862	0	723	0	0	0
LIBERTY	3179	1551	3134	1515	0	0
MARLBORO	0	0	0	0	0	0
ORANGE	5252	2285	4803	2099	0	84
OXFORD	0	0	0	0	0	0
PORTER	2	0	2	0	0	0
RADNOR	0	0	0	0	0	0
SCIOTO	1	0	0	0	1	0
THOMPSON	0	0	0	0	0	0
TRENTON	121	0	102	0	0	0
TROY	0	0	0	0	0	0
TOTAL	20482	5068	18624	4662	7	151

NOTE: 1, ONLY RESIDENTIAL REZONING PROPOSALS
2, NUMBER DOES NOT INCLUDE TABLED OR WITHDRAWN REZONING PROPOSALS

Figure 3.9 Residential Rezoning Proposals (including subdivision status)

Rezoning & Subdivision Proposals of Unincorporated Jurisdictions in Delaware County

Number of Available S-F Lots & M-F Units by Status



Note: 1. 'Subdividing' Lots includes Final Approved, Prel. Approved, Sketch Reviewed or Expired Lots.
 2. 'Zoning Lots includes Approved or Pending Lots.

SUMMARY STATISTICS OF REZONING AND SUBDIVISION, 1/1987 - 12/2002

ACTIVE PROPOSALS APPROVED BY RPC AND TOWNSHIPS

TOTAL NUMBER OF AVAILABLE LOTS AND HOUSING UNITS FOR NEW BUILDING PERMITS

TOWNSHIP	*TOTAL	NUMBER OF AVAILABLE SUBDIVISION S-F LOTS							**M-F UNIT		NUMBER OF ZONING LOTS				
		SUBTOTAL	****UNBUILT		FINAL	PREL.	OVERALL	TABLED	SKETCH	APPROVED	EXPIRED	**APPROVED BY ZONING		PENDING IN TWP.	
			RECORDED	APPD								APPD	PREL.	REVIEW	BY SUBDIV.
BERKSHIRE	900	83		30	9	10	0	0	34	0	3	613	200	1	0
BERLIN	337	307		187	14	103	0	0	3	0	30	0	0	0	
BROWN	56	46		5	0	0	0	0	41	0	10	0	0	0	
CONCORD	1140	950		469	3	253	212	11	2	95	94	1	0	0	
DELAWARE	155	115		80	0	16	0	9	10	37	3	0	0	0	
GENOA	2244	1888		941	92	669	0	0	186	111	35	85	58	0	
HARLEM	91	68		40	0	2	0	0	26	0	0	18	0	5	
KINGSTON	760	37		20	0	0	0	0	17	0	0	723	0	0	
LIBERTY	3012	1881		593	125	781	94	6	282	553	254	38	286	0	
MARLBORO	6	6		1	0	5	0	0	0	0	0	0	0	0	
ORANGE	3448	2380		711	255	1,363	0	32	19	458	48	168	394	0	
OXFORD	7	7		6	1	0	0	0	0	0	0	0	0	0	
PORTER	5	5		5	0	0	0	0	0	0	0	0	0	0	
RADNOR	19	17		6	3	0	0	0	8	0	2	0	0	0	
SCIOTO	45	38		14	17	0	0	0	7	0	6	0	0	1	
THOMPSON	15	15		15	0	0	0	0	0	0	0	0	0	0	
TRENTON	90	44		17	0	0	0	0	27	0	5	41	0	0	
TROY	38	38		7	7	0	0	0	24	0	0	0	0	0	
TOTAL	12368	7925		3147	526	3202	306	58	686	1254	490	1687	938	7	

NOTE*: Total number of available S-F lots and M-F units

NOTE**: Total lots approved by zoning, but not subdivided yet (non-platted lots)

NOTE***: Figures only count the housing units that do not have building permits

NOTE****: "Unbuilt" means lots do not have building permits

NOTE: Subdivision proposals data from 1/87 to 12/02

NOTE: Rezoning Proposals data from 189 to 12/02

Scioto Township has experienced modest growth in the last 10 years. Its increase pales in comparison to the townships in southern Delaware County and municipalities in Delaware and Union Counties due to a lack of sanitary sewer. The Township's residential growth could increase substantially as a result of Land Scioto Twp Comp Plan

Application System technology (centralized sanitary sewers provided on-site pursuant to OEPA approval). At the time of this writing, a large residential and golf course community (North Star) of 866 acres is proposed in Kingston and Berkshire Townships. North Star proposes to introduce suburban lot sizes of 9,000 square feet, with 862 house lots laid out around a golf course and open space that doubles as irrigation areas for land application of treated effluent from an on-site wastewater treatment plant.

There are some observed trends that merit concern for the townships in Delaware County. Significant zoning and subdivision activity has led to a buildup of supply in subdivision lots available for development. At the end of 2003, there were 9,714 single family lots or multi-family housing units in the development approval process. This means that all 9,714 lots had received at least zoning approval or had begun the subdivision process. These housing units represent more than a four- (4.71) year supply, using the average number of new housing permits in the townships for the previous 5 years (2,061 per year). A three-year supply is considered normal. Despite this significant increase in platting and zoning, subdivision activity has remained strong. DCRPC reviewed 2,965 lots in 2003 at either sketch plan or preliminary phases.

Figure 3.10 Total Number of Available Lots and Multi-Family Units in Delaware County Townships

All Delaware County Townships Combined, end of 2003

• Single-family zoning pending	361
• Single-family zoning approved, not platted	734
• Sketch plan reviewed	262
• Expired subdivisions (can be restored)	763
• Overall preliminary subdivisions approved	88
• Preliminary approved subdivisions	2,615
• Final subdivision approved (not recorded)	471
• <u>Unbuilt, recorded lots</u>	<u>3,349</u>
Total	9,714*

* Totals are not the sum of all categories, since there can be zonings that are also expired subdivision.

3.3 Effects of Growth- Community Perception

The Building Industry Association of Columbus and Franklin County conducted a Delaware County survey in June 1998 to gauge sentiments about the effects of growth. Four hundred likely voters were canvassed for 18 minutes apiece about various growth concerns. The data was county-wide.

- Development/Loss of farmland, Growth Planning, and Traffic were #2, #4 and #6 concerns.
- 40.8% said we are doing a poor job of managing growth and development.
- 55.8% said we are doing a poor job to reduce traffic congestion
- Amenities/access were cited (20.2%) as positive aspects of growth.

- 53.9% said they want growth to continue, but the pace is too fast.
- 49.4% said government should encourage planned growth.
- #1 and #2 priorities on managing growth were keeping up with school construction and protecting the environment and open spaces.

A second detailed survey was performed in Delaware County in 1998 relative to the environmental health of the county. The Protocol for Assessing Community Excellence in Environmental Health (PACE-EH) survey asked questions in person and by mail relating to the community's perception of its environmental health. Trained volunteers surveyed 500 students in five local high schools and 200 county fair attendees. In addition, the survey questions were mailed to 40,000 households.

The top five PACE environmental concerns were:

1. Need for more parks, green space, wildlife habitats (733 responses)
2. County development, zoning, annexation out of control (721)
3. Surface water pollution from sewage systems (686)
4. Surface water pollution from factories, agriculture (685)
5. Environmental Education (660)

In Southern Delaware County, there is an opinion that growth has many negative attributes:

- too much traffic,
- unplanned neighborhoods,
- lack of environmental and open space protection,
- inadequate new school construction, and too rapid pace of growth.

Scioto Township has not experienced the rapid pace of growth that is seen in Genoa, Orange, and Liberty Townships. More growth is likely in the near future. The comprehensive plan needs to address how this growth can best be managed.

CHAPTER 4

Issues and Opportunities

The Comprehensive Planning process is a forum for the development issues (forces) pushing and pulling at the township. The issues were categorized as strengths, opportunities, weaknesses, or threats. The township's response to these issues is a future vision, or strategic plan of action for the township's development.

4.1 Citizen Participation in the Decision Making Process

A. Need for Citizen Participation

The Comprehensive Plan typically looks 5-10 years into the future, with the understanding that unforeseen circumstances may change the vision.

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

In general, the citizen participation should be:

- Representative of the population and land ownership of the township
- More broad-based than just elected and appointed officials
- Long-term and open to continuing debate
- Influential in the recommendations made to appointed and elected officials

B. Open Invitation to the Process

The Scioto Township Zoning Commission took steps to open the discussion to the community by:

1. Posting legal advertisements for the public meetings to discuss the plan.
2. Requesting a core group of citizens to join a Comprehensive Plan Steering Committee, which would work on the plan update and forward the final draft to the Zoning Commission for consideration. The Steering Committee was organized. This core group agreed to meet on a monthly basis until the plan was completed.

C. Commencement of the Planning Process

A group of approximately 15 Scioto Township residents and landowners attended the initial meeting of October 13, 2003, at which time they discussed the following items:

1. Why do we need a Comprehensive Plan for future land use?
2. What do we like about Scioto Township?

3. What do we dislike about Scioto Township?
4. What do we want the township to look like when it is ultimately developed?
5. What is our Vision for the development of the township for the next 5-10 years?

4.2 Citizens’ Likes and Dislikes Regarding Current Development of Scioto Township

The group of residents was asked what they liked about Scioto Township’s development and what they disliked. This simple question is asked because the responses can be reformulated into issues, which can then be categorized as Strengths, Opportunities, Weaknesses and Threats to the future development of the township (S.W.O.T.s).

Figure 4.1

Likes- 2003	Dislikes-2003
Open spaces	Loss of farmland
Community atmosphere	Lack of road upgrades
Proximity to necessary community services	Distance from commercial development
Water and recreation	Small lot, tract housing
Good communication between residents	Poor cooperation of village/township/county (different vision)
Safety/security/low crime rates	Lack of commercial and industrial development
Local family ties	

4.3 Issues and Opportunities

During the same meeting, the members of the steering committee used stickers to vote for the three items in each list that they felt the most strongly toward. The following list shows the items that received votes from those present.

Figure 4.2

LIKES	VOTES	DISLIKES	VOTES
1. Open spaces	12	1. Poor cooperation of village/township/county (different vision)	11
2. Community atmosphere	11	2. Loss of farmland	9
3. Water and recreation	8	3. Small lot, tract housing	6
4. Proximity to necessary community services	3	Lack of commercial and industrial development	6
5. Safety/security and low crime rate	2	5. Lack of road upgrades	4
6. Good communication of residents	1	6. Distance from commercial development	2
Local family ties	1		

4.4 Vision Statement for Future Development

The large group of November 10, 2003 created a vision for the community development pattern, or vision statement:

Vision Statement

We would like Scioto Township to ultimately be a rural community known for its open space, with a balance of commercial, residential, agricultural and recreational uses, with a variety of housing options and community safety; providing reasonable community services.



Livestock along Warren Road.

The mission of the Scioto Township steering committee is to analyze the factors that influence future development patterns, consider the strengths, weaknesses, opportunities and threats to attaining the vision, and select a plan that assures the desired result.

Chapter 5 Existing Land Use

5.1 Land Use Maps

DCRPC staff has prepared four different land use maps and tables. Each tells a story of how land is being used.

- I. **Existing Land Use Map** The existing land use map (see Scioto Township Existing Land Use map) displays single family residential, commercial, agricultural and open space, industrial by color. The land use is determined by the Auditor’s tax codes. This acreage is displayed in Table 5.1. Please note: the differences between the 1990 data and the 2003 data should not be interpreted to show a change over time. These sets of data were collected in two different ways.

Table 5.1 Scioto Township Land Use by Acreage, Satellite Data and Auditor’s Data

	Satellite image survey (1990)	% Land	Auditor’s tax data (2003*)	% Land
Residential (SF +MF) **	1,175.95	5.2%	3,031.47	13.42%
Single Family	697.38		3,028.39	
Farmsteads	478.57		-NA-	
Multi-Family	-NA-		3.08	
Commercial	7.61	.03%	206.01	.91%
Institutions	6.53	.02%	33.56	.15%
Industrial	26.40	.11%	736.93	3.26%
Agriculture	16,357.33	72.41%	15,400.09	68.18%
Water***	731.95	3.24%	518.13	2.29%
Roads****	631.66	2.79%	472.86	2.09%
Utilities*****	9.94	.04%	(included above)	
Parks/open space	3,741.93	16.57%	2,188.91	9.69%
Recreation	110.19		130.62	
Wetlands	10.71		271.02	
Undeveloped, forest and shrub	3,074.53		179.17	
Undeveloped, quarries and pits	420.63		-NA-	
Transitional	4.97		-NA-	
Vacant farm land	-NA-		381.07	
Vacant residential land	-NA-		1,227.03	
Acreage in Township	22,589.00	100.00%	22,587.96	100.00%

Due to rounding, some figures may not add exactly to 100%.

* The 2003 DALIS Geographic Information System acreage vector data.

** 2003 residential acreage calculated using DALIS data for entire parcel.

*** Area created as follows: Lakes, ponds and rivers polygons calculated by GIS. Streams (including seasonal swales on the USGS maps) were given a width of 20 feet and multiplied by the number of lineal feet.

**** Right-of-way.

II. Windshield survey- DRCPC staff recorded land uses on 2002 aerial photos with current lot lines. Structural uses are noted, making this more accurate than the existing land use acreage map (see Table 5.2).

Table 5.2 Existing Land Use by Windshield Survey, DCRPC staff 11/2003

Existing Land Use (unit count) in Scioto Township													
November, 2003													
Section	Single-Family	Two-Family		Multi-Family		MH	Housing Conditions*					Commercial	Institutional
	Units	Structures	Units	Structures	Units		1	2	3	4	5		
Totals	841	1	2	2	7	10	629	157	60	16	7	18	x

Source- Field Survey completed, checked and compiled by DCRPC.

***Housing Conditions**

- 1.) Sound: no defects, a meticulously maintained structure, or a recently completed new structure.
- 2.) Sound: slight defects- structure in which defects were correctable by normal maintenance.
- 3.) Sound: deteriorated- an intermediate defect, for example, a roof sagging, a wall unit warped, a foundation settled unevenly or a chimney eroding.
- 4.) Dilapidated: critical defects- a structure in a state of disrepair to the extent that the present condition might impose a threat to the health and safety of its occupants but which was still considered inhabitable.
- 5.) Uninhabitable: extensive critical defects- structures in a state of disrepair to the extent that the unit is not suitable for habitation.

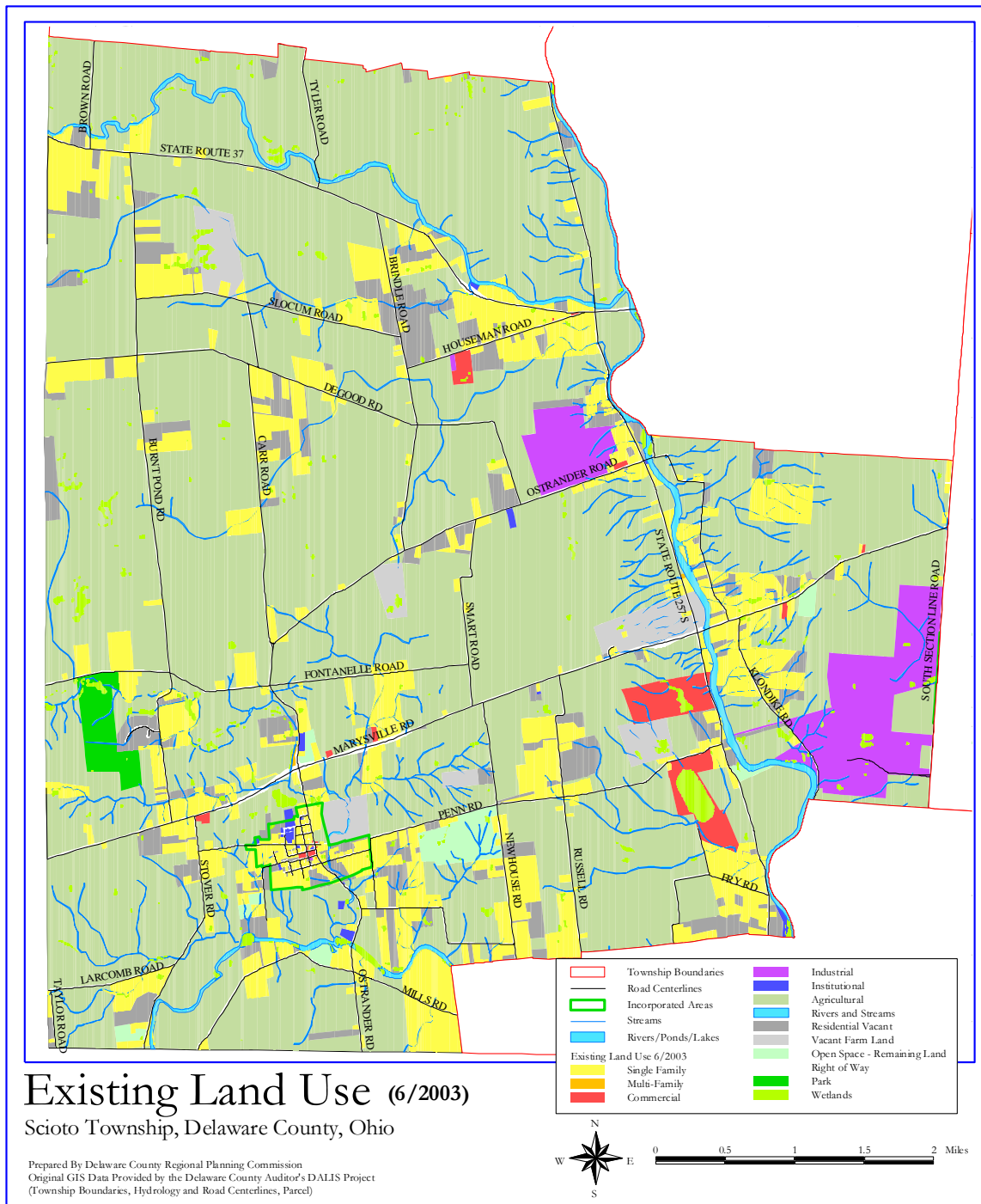
Source- Field Survey completed, checked and compiled by DCRPC.

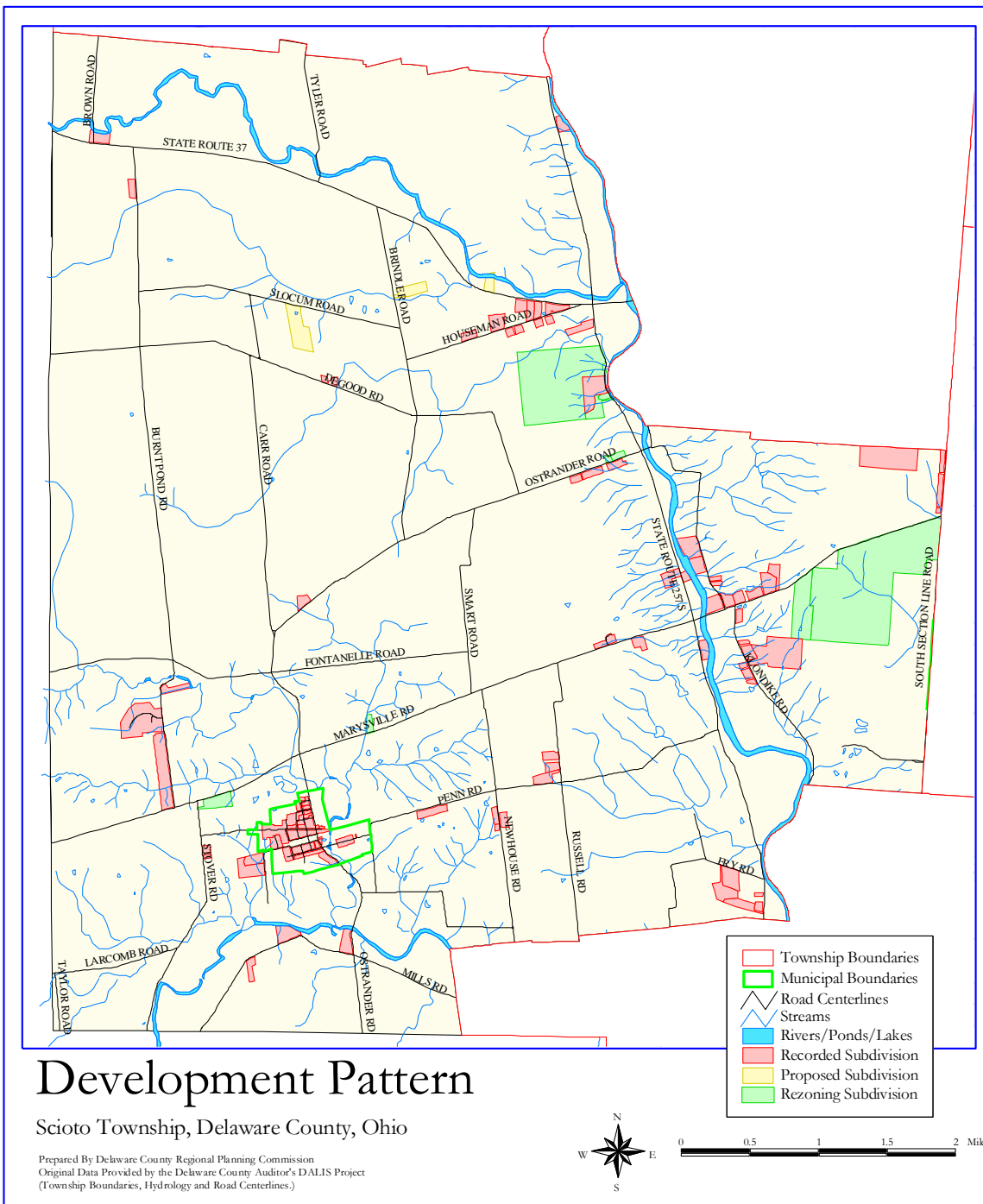
Housing Type	Total # Units	#Units Sound: no defects	# Units sound: slight defects	# Units sound but deteriorated	# Units dilapidated	# Units uninhabitable
Single Family	841	628	148	53	14	7
Multi Family*	9	0	5	4	0	0
Mobile Homes	10	1	4	3	2	
Totals	860	629	157	60	16	7
% Totals	100%	73.1%	18.3%	6.9%	1.9%	.8%

*Multi-family includes one 2-unit structure, one 3-unit structure and one 4-unit structure.

III. Development Pattern Map- A third type of existing land use map defines the progress of anticipated development. The development pattern map tracks the size and location of zonings and subdivisions. Scioto’s Development Pattern Map, December 2001, depicts these various characteristics. Further information, called attribute information, is available from the DCRPC GIS and the County DALIS. Such information includes building permit issuance, developer/landowner, subdivision names, number of homes and density.

(See the Scioto Township Development Pattern Map, October, 2002)



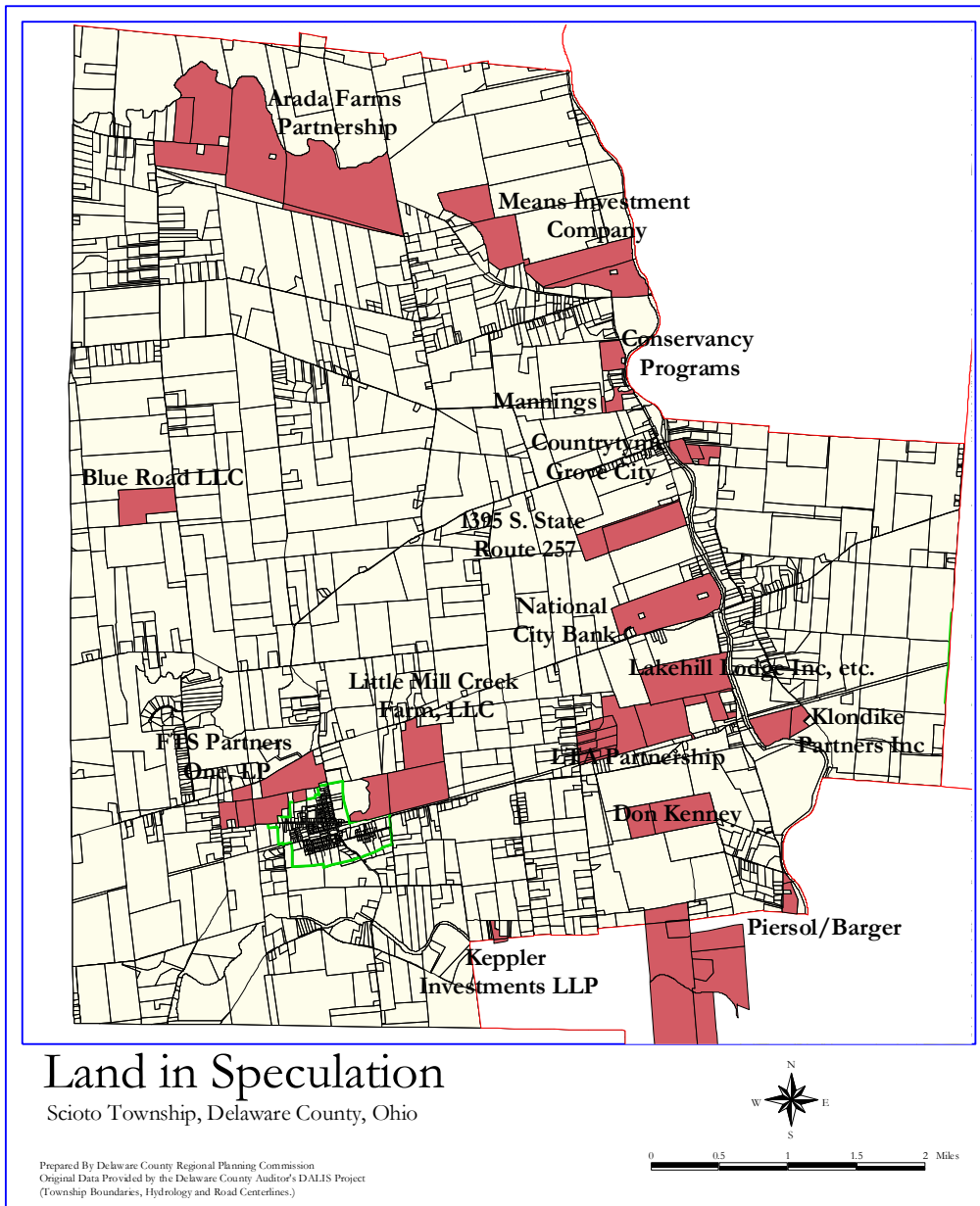


IV. Land in Speculation -A fourth land use map, based upon land ownership and adjacency to known development sites, is the Land in Speculation map. Using the DALIS, DCRPC staff can query parcels for lands that are owned by:

- Known land developers and subdividers
- Known homebuilding companies

- Limited liability corporations (LLC)
- Trusts
- Incorporated entities

For tax and estate planning purposes there may be non-development entities that use one of these types of ownership, so the land in speculation map is *a best guess*, not a certain picture of how much land may be in speculation. Lands that are adjacent to current development may also be targets of expansion. They are also identified as possible land in speculation (see the *Land in Speculation Map, Scioto Township*).



V. Observations on Existing Land Use, and Current Development Patterns in 2004:

Now that we have studied the various existing land use maps (DALIS Existing Land Use Map, Development Pattern Map, Land in Speculation Map, and the acreage tabulations from the windshield survey), we may draw some observations about emerging land use patterns in Scioto Township:

- 1.) The township comprises approximately 22,588 acres.
- 2.) Rivers and streams comprise 518.13 acres or 2.29% of the land area.
- 3.) Recreational areas comprise another 130.62 acres or less than 1% of the land area.
- 4.) Roads and utility rights of way comprise 472.86 acres, or 2.09% of the land area.
- 5.) Of the 19,408 acres remaining after subtraction of lakes/streams, parks/recreation and roads/utilities, 15,400 acres are still open agricultural land, or 79.35% of the total acreage in the township. This makes Agricultural use the largest land use in the township.
- 6.) Agriculture appears to have decreased slightly. This could be a difference in the way the information was recorded and interpreted.
- 7.) Residential land acreage appears to have increased by 61.2%, or 1,855.52 acres in the last decade.
- 8.) Single family residential use now accounts for over 13.4% of land use.
- 9.) Residential land use is spread throughout the township, but is concentrated along existing road frontage. The township has one "suburban-style" subdivisions - Stultz Farm.
- 10.) Portions of the township are a "blank canvas" of open land. Topographical features, such as streams and river valleys, define "neighborhoods", which share certain common attributes.
- 11.) Multi-family housing is limited to a few duplexes and a four-unit structure in the Warrensburg area.
- 12.) The largest areas of industrial zoning are in quarry areas but there are smaller industrial locations (Looney and Testa/Howald).
- 13.) Quarry activity takes place in two locations. On Section Line Road, 320 undeveloped acres are zoned Quarry while 604 acres are zoned Industrial. The other quarry location, on Ostrander Road near the Scioto River, 294 acres are zoned Industrial.
- 14.) Commercial areas are found in 18 locations throughout the township.
- 15.) Institutional uses include five cemeteries, the Township Hall/Fire Station, and the EMS station on U.S. 36.
- 16.) There appear to be 3,580 acres of land in speculation (16 areas). Some of this land could be held in trust or corporate title but without development plans.



Klondike Road and "Secret Back Road".

VI. Conclusions

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

- 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

Scioto Township has choices. Township zoning controls the type and density of future development. If the township intends to retain its rural character at a time of unprecedented growth, it must imagine itself “all built-out” in alternative scenarios, and pursue the scenario it prefers.

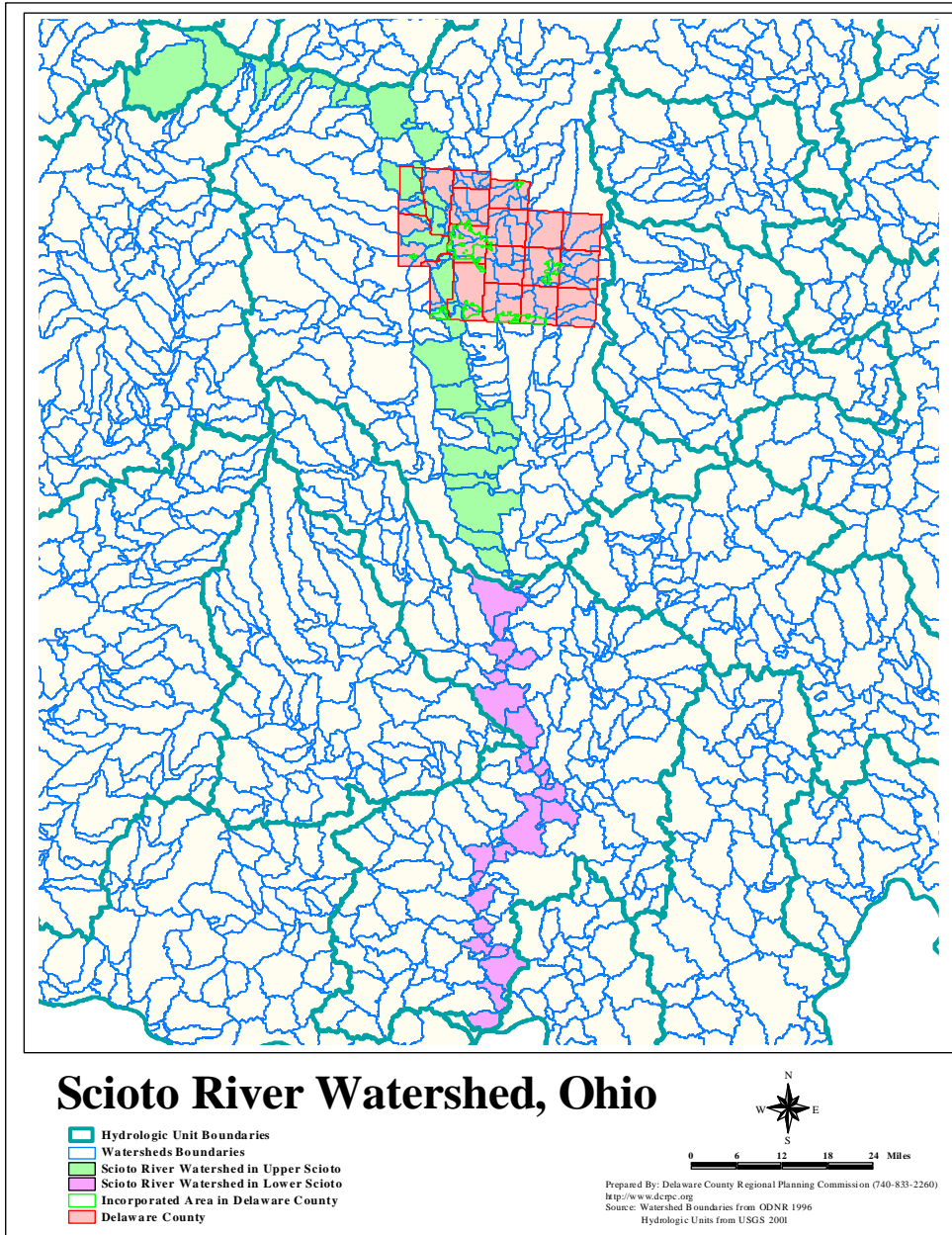
The book *Rural by Design*, by Randall Arendt (Planners Press, American Planning Association) is one guide to other development patterns that may augment the large lot and conventional development patterns the township has already experienced.

Chapter 6

Natural Resources and Conservation

Scioto Township lies mostly within the Upper Scioto River Watershed. The Upper Scioto Watershed comprises 323,787 acres, with 46,368 acres of the watershed within Delaware County.

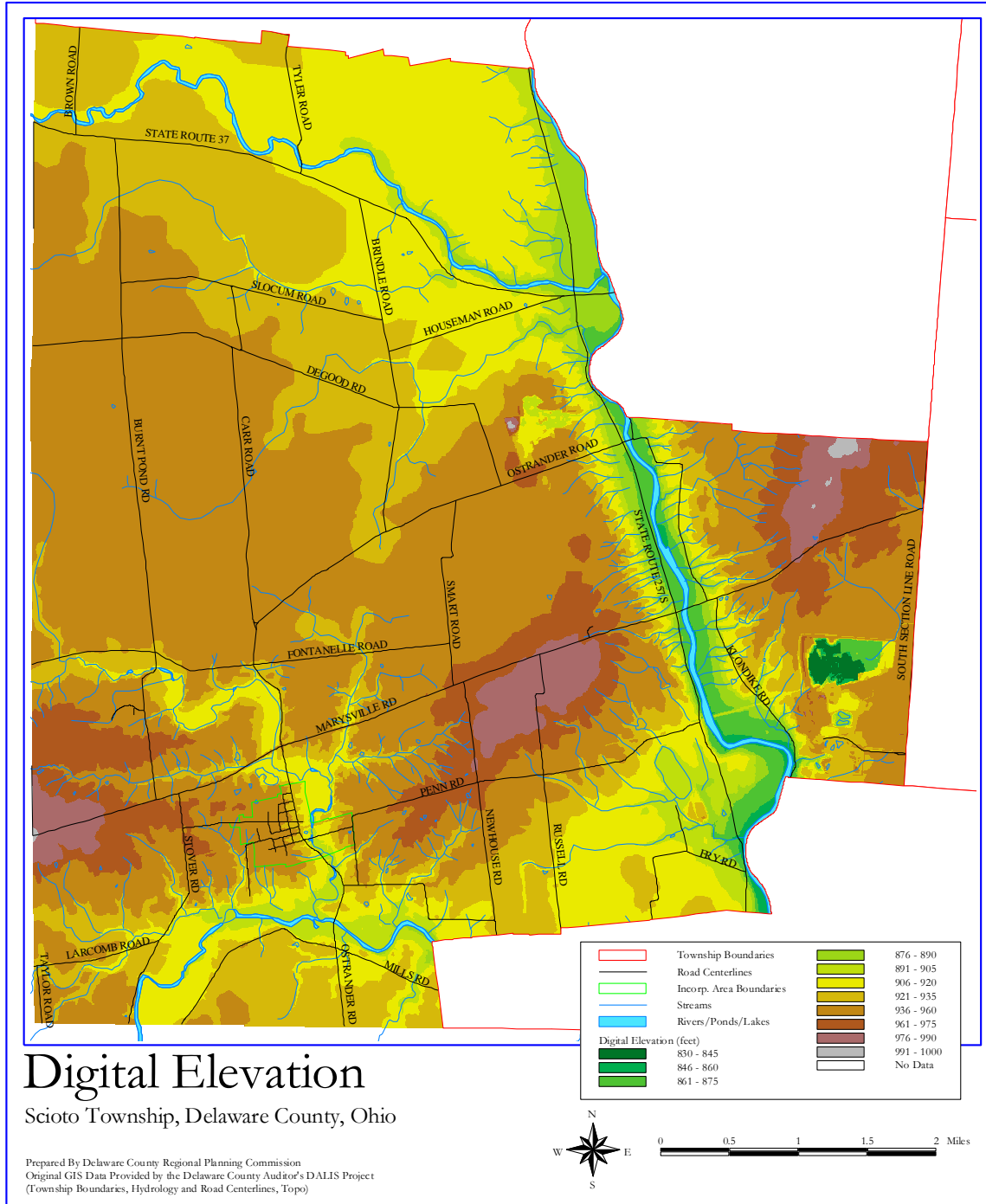
Figure 6.1 Scioto River Watershed



The Scioto River rises in Hardin County, flows easterly through Marion County, then south through Delaware, Franklin, Pickaway, Ross, Pike and Scioto Counties to its confluence with the Ohio River at

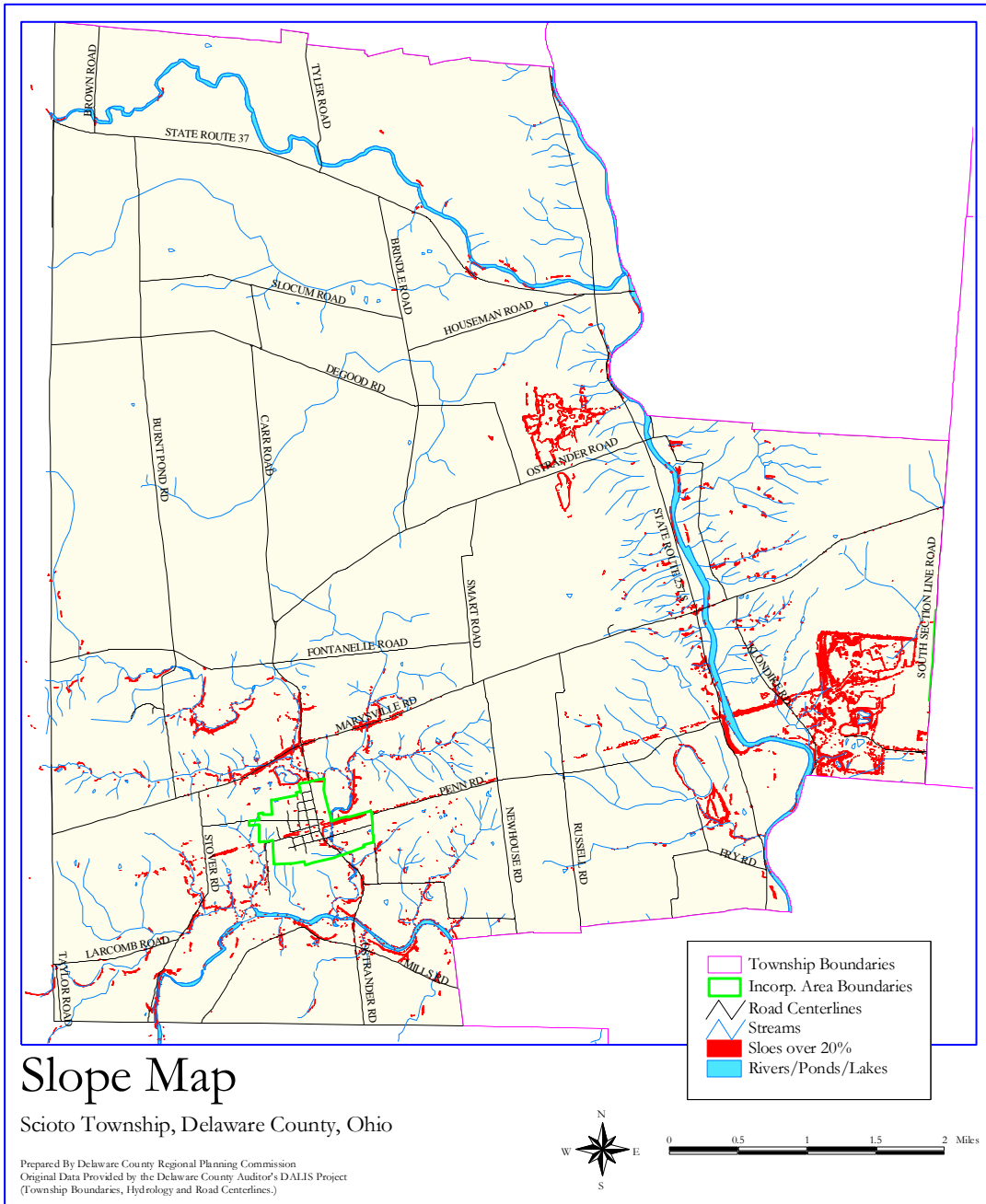
Portsmouth. Within Scioto Township, the Scioto River is a dominant natural resource, dividing Scioto Township into East (2,657 acres) and West (19,978 acres) banks.

Scioto Township also has floodplains, wetlands, farmed fertile soils, forests, and abundant wildlife. These natural resources are most frequently cited as the foundation of “rural character” noted in Chapter Four. These resources should be conserved wherever practicable as the township develops.



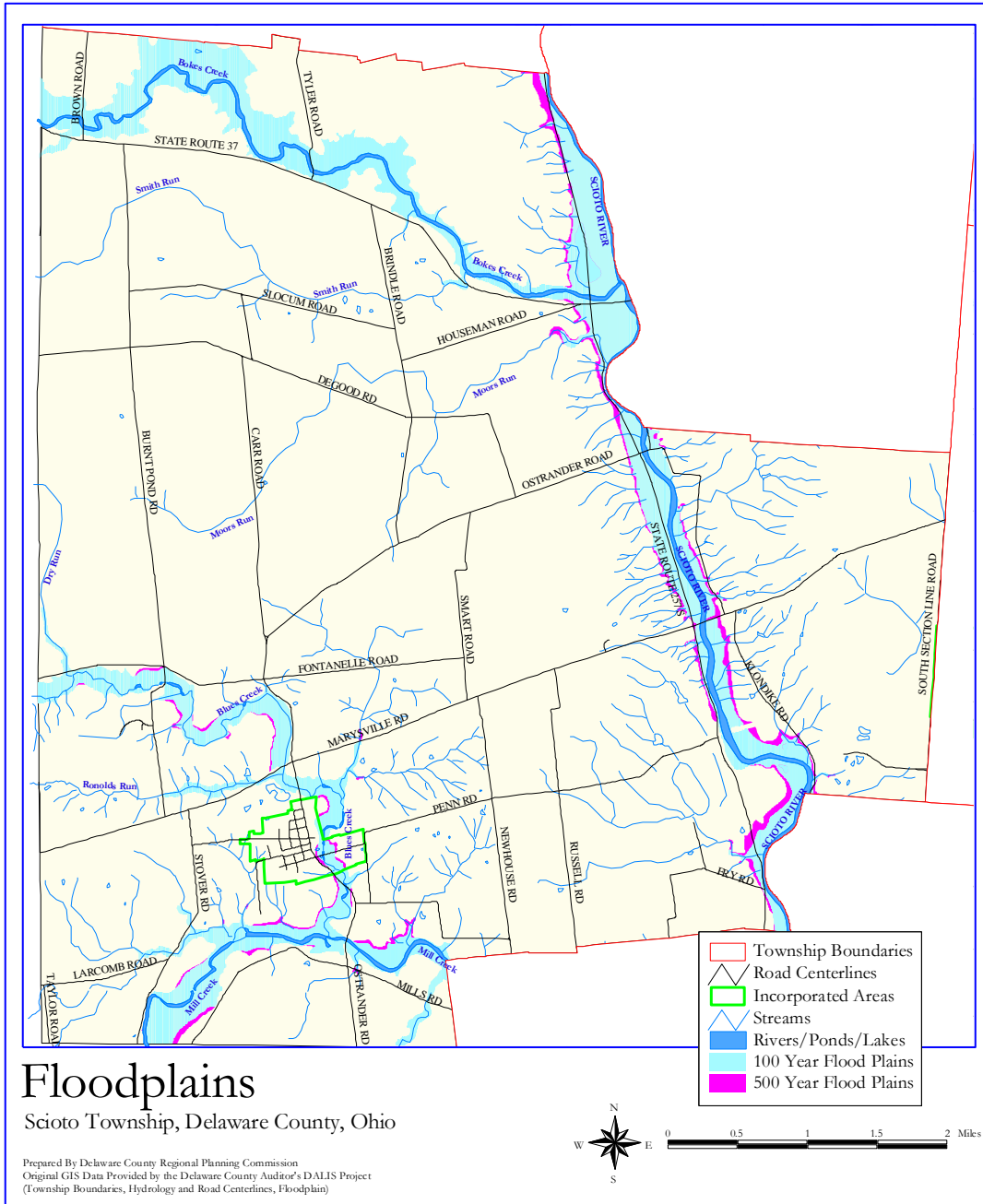
6.1 Topography- (DALIS contours)

Scioto Township's topography consists of a plateau, gently sloping from east to west. Highest elevation of 1000 feet above mean sea level is located in an area of fill in the western edge of the American Aggregates Quarry. Other naturally-occurring high elevations include a 994 elevation on the Wilgus land north of Marysville Road just west of Section Line Road. The elevation also rises to 990 as Marysville Road leaves the township and enters Union County. The low elevation is 850 feet above mean sea level where the Scioto River flows out of the township and into Concord Township. (See Digital Elevation Map)



6.2 Slopes Greater than 20%

The township set a goal to preserve ravines and slopes greater than 20% as public or privately owned open space when the township develops. The steep slope map indicates slopes over 20%. Generally, roads do not exceed 10% slope. Houses with walkout basements can typically be built on slopes up to 20%. (See Slope Map)



6.3 Floodplains, bodies of water

As development encroaches along the creeks that feed the reservoir, there is a potential for surface and groundwater pollution, most notably from failed septic systems in rural areas. For this reason, the Ohio EPA has asked the Delaware County Board of Health to consider a minimum 3 acre lot size in areas without public water and sewer. Since Del Co water is generally available throughout the township, this 3-acre standard lot size may be reduced. Where lands possess ravines or floodplains that flow directly to the reservoir, and no centralized sewer is available, the township may wish to use lower densities to preserve water quality, especially in rural areas where some houses still rely on well water.



The Scioto River and its tributaries define much of the township.

There are floodplains along the Scioto River and the tributaries (including Bokes Creek, Blues Creek and Mill Creek) that lead to it. The National Flood Insurance Program, (which includes Scioto Township) 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). (See Floodplain Map).

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

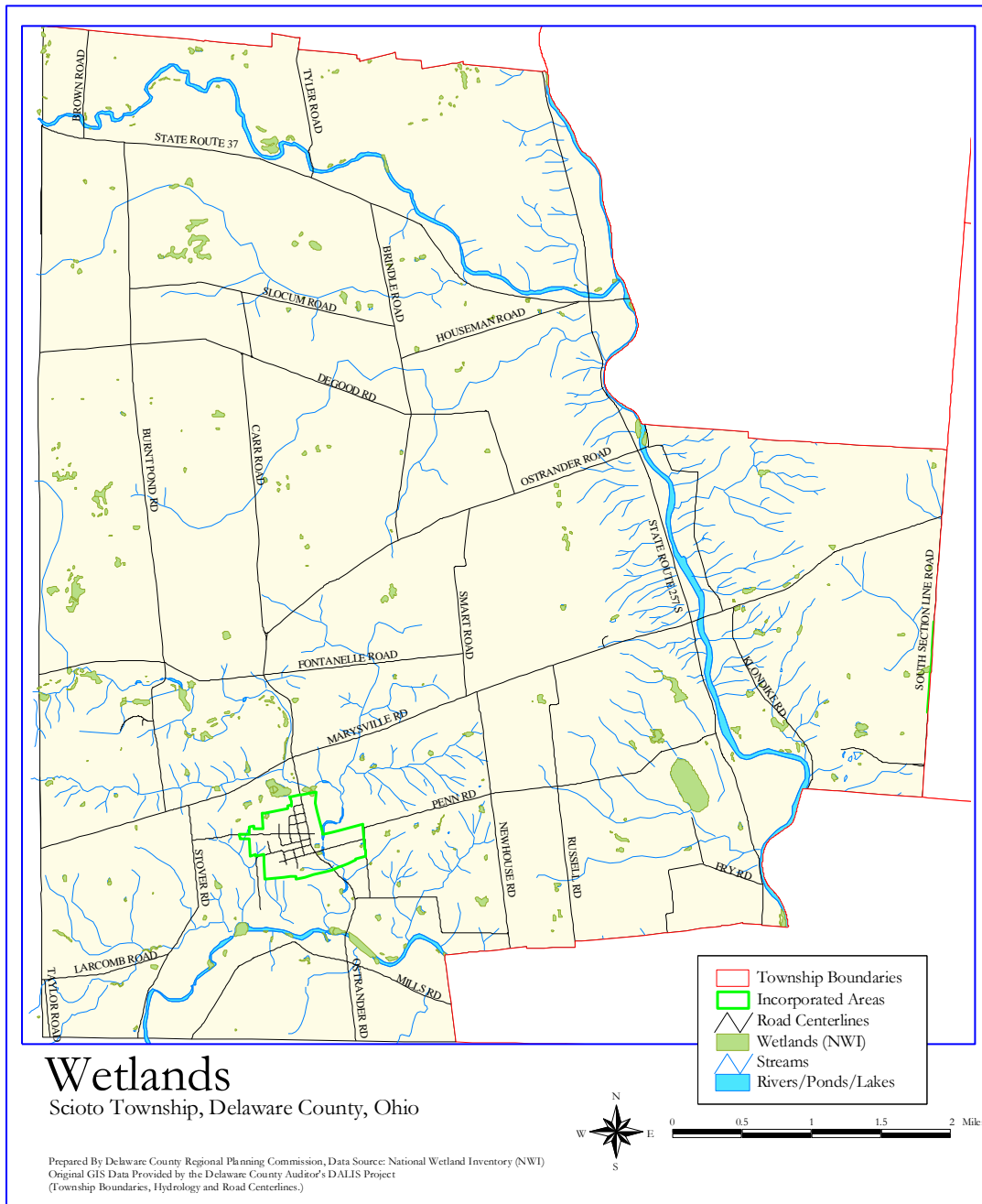
Scientific Study/Outdoor Education

- Contain cultural resources (historic and archeological sites); environmental studies

The Delaware County FEMA floodplain maps were revised in 1999. One hundred (100) year floodplain elevations have risen in some areas. New development is a contributing factor to the rise in floodplains.

With floodplains rising, and with all the natural benefits of floodplains listed previously, it is unwise to permit residential development in the 100-year floodplains of Delaware County. The subsidy for the low-cost, flood insurance sold under National Flood Insurance Program comes from federal taxes. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens all American taxpayers with the cost of continuing to bail out bad development.

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



6.4 Wetlands

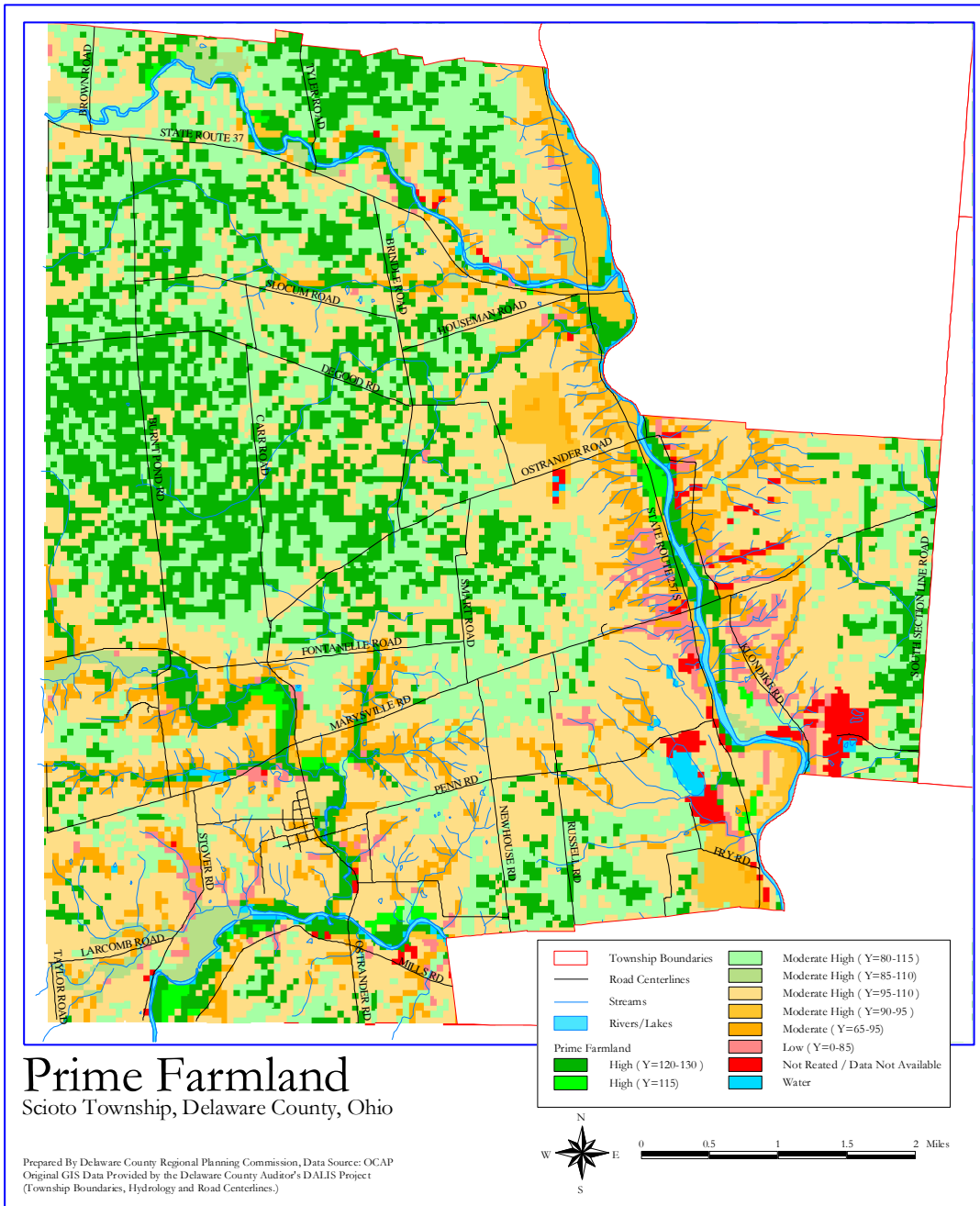
Wetlands are generally defined as soils that support a predominance of wetland (hydrophytic) vegetation, and/or are under water at least two weeks per year. The more specific definition to wetlands under the jurisdiction of the US Army corps of Engineers is found in the Corps of Engineers Wetlands Delineation manual Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss. The wetlands map shows the location of potential wetlands from OCAP satellite imaging. These locations are

raster data, meaning they have square edges in their computer images. They may indicate the locations of potential jurisdictional wetlands. (See Wetlands Map)

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

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

Wetlands serve many of the same functions as floodplains, and similarly deserve protection. Wetlands are natural storm water detention systems that trap, filter and break down surface runoff. Most Scioto Township wetlands are tiled fields. If tiled before 1985, they are exempt from regulation unless they revert to their natural state.

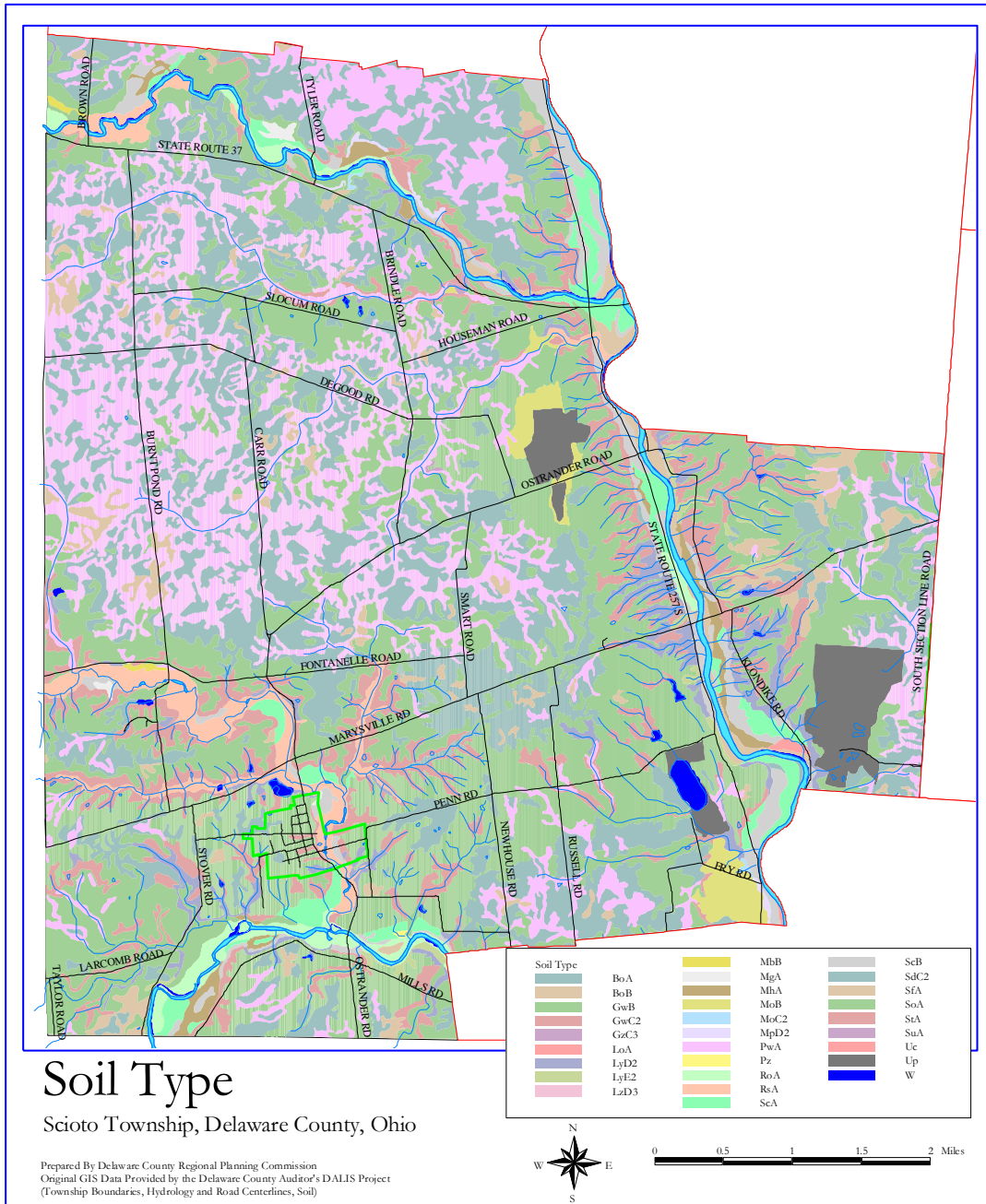


6.5 Prime Agricultural Soils

The Prime Agriculture Soils map shows the location of soils suited to high yields in Scioto Township. Agriculture is still an important land use in Scioto Township, although the land value for future development may exceed the short-term value for continued agricultural use.

Creative zoning and development techniques may be able to save some agricultural land as open space. There is a methodology to evaluate which farms are most valuable to be preserved, based upon highest yield

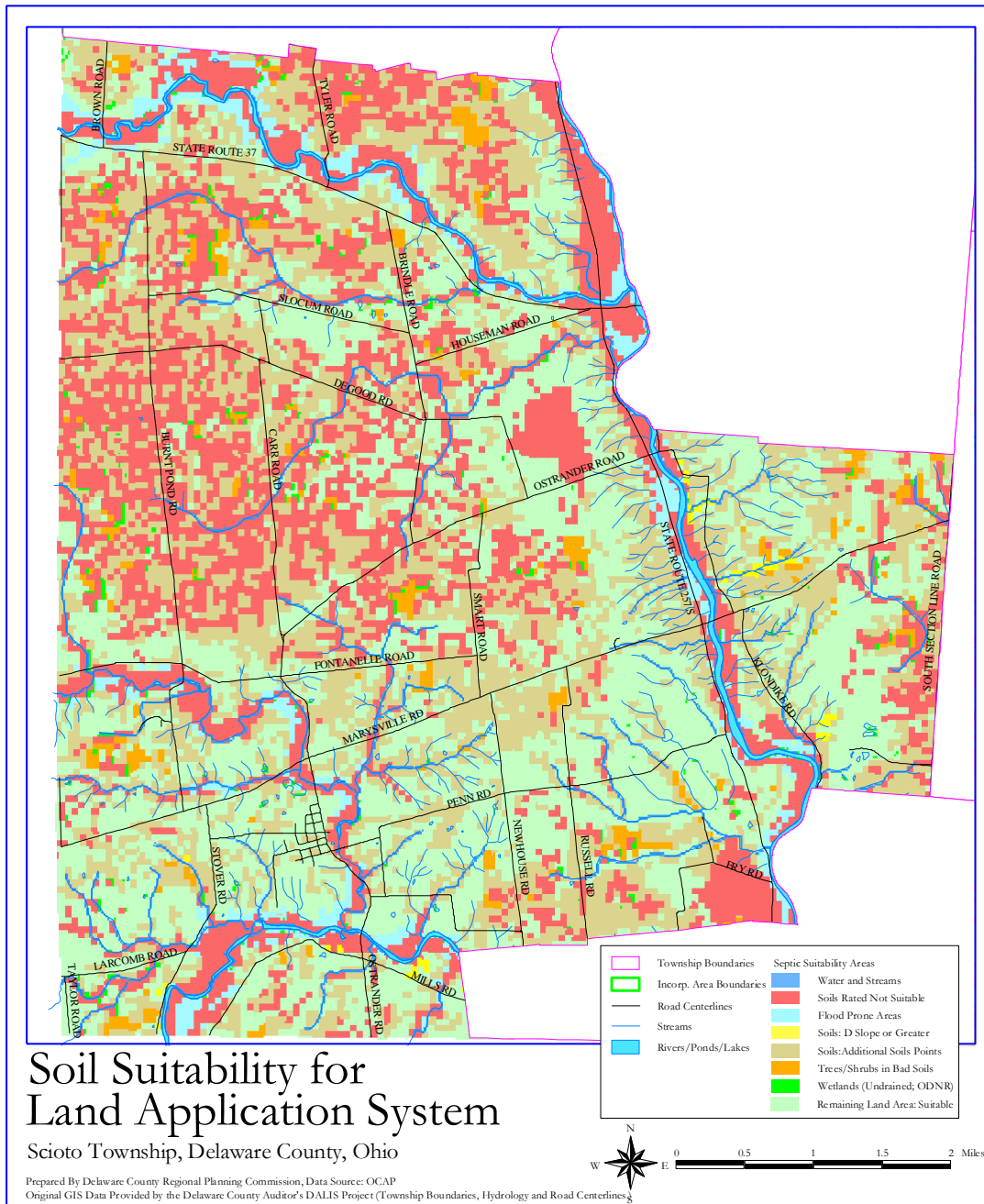
soils, proximity to utilities, four-lane highways, and dense settlements. The method is called the Land Evaluation Site Assessment system or LESA and was created by the US Department of Agriculture. When farms are considered for purchase of development rights, those with the highest LESA ranking might be given the most favorable consideration. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation. (see Prime Soil Map)

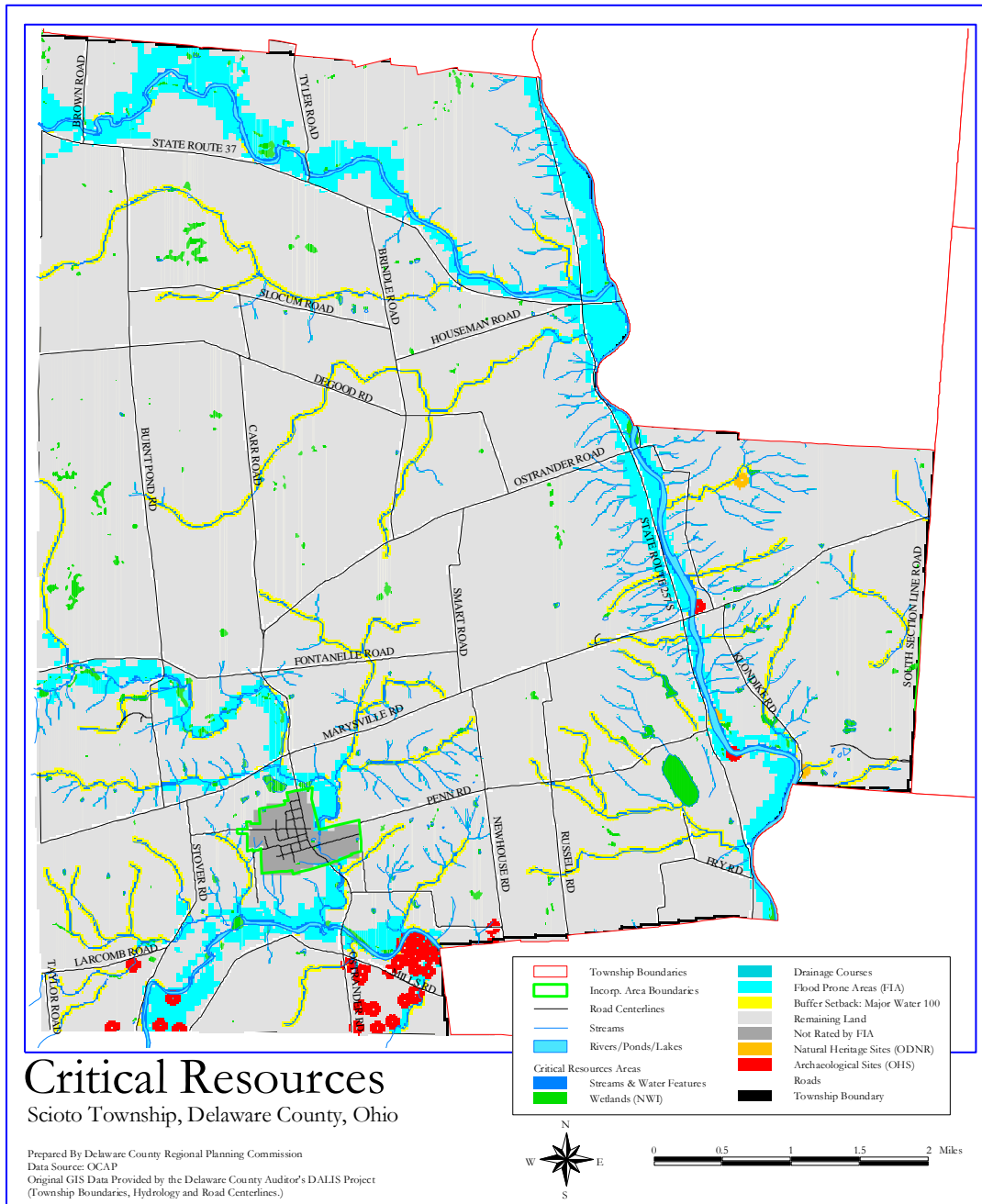


6.6 Soil Suitability for Septic Systems

Since sanitary sewer service is not available to a large portion 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

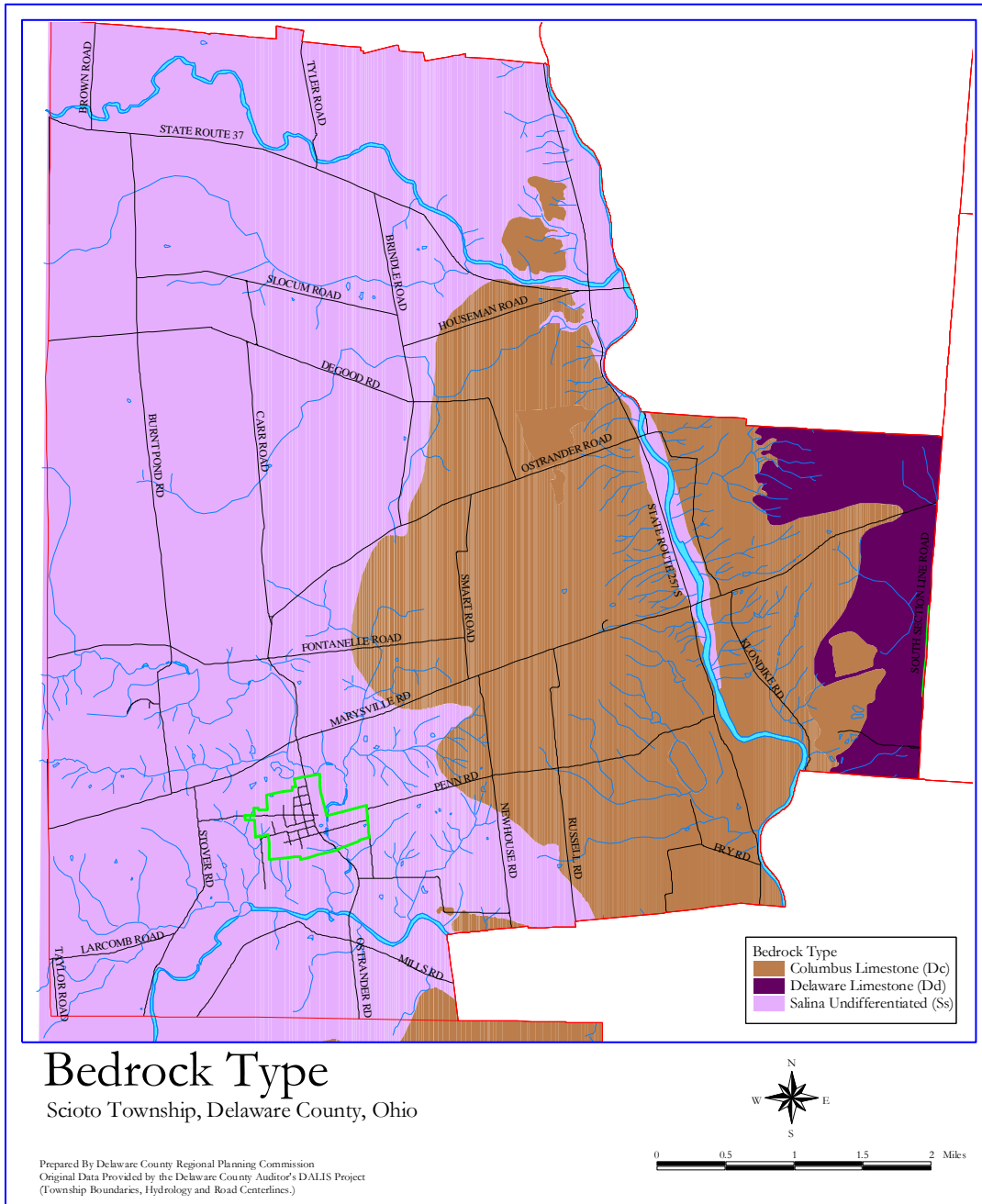
centralized sanitary sewer or alternative sewage disposal systems. The Soil Suitability for Septic Systems Maps displays this information. (see Soil and Soil Suitability maps)





6.7 Critical Resources

The combined Critical Resources map displays generalized floodplains, water, wetlands, prime agricultural soils and 100 foot suggested setbacks from major watercourses. 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. (see Critical Resources Map)



6.8 Development or Harvesting of Natural Resources

Commercial mineral extraction is a major land use in Scioto Township. The National Lime and Stone quarry on North Section Line Road actively quarries 506 acres, with an additional 480 acres being held for future mining. The American Aggregate quarry on Ostrander Road currently extracts stone from 175 acres with an additional 122 acres not in use. Other smaller and inactive quarries exist throughout the township. Also, prime agricultural soils are a natural resource that is harvested every year as agriculture, or could be harvested as topsoil or sod.

The township has developed a zoning district specifically for the quarrying of natural resources. The township may also consider a policy that permits the fair development of quarrying within other zoning districts 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 should only be permitted within the 100-year floodplain with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards. (see Bedrock Type map)

Chapter 7 Housing

Housing has been the primary index of growth in Scioto Township. The township is a rural community that has maintained low residential densities because of its lack of urban service and reliance on septic systems.

Providing a range of housing in a developing rural community is a complex planning issue. Scioto Township’s zoning provides for a relatively small variety of housing types, (single-family detached, single-family attached, modular and cluster homes). Minimum square footage permitted by zoning for single family houses is 1,450 square feet.



Residential buildings in Warrensburg.

As the township works through the planning process, consideration should be given to the appropriate timing and location of housing types based upon the inventory of existing housing, conditions and relationship to the housing needs of the area.

7.1 Existing housing stock

A house-to-house windshield survey (based on exterior observation from an automobile) was conducted in October, 2003. An exterior condition of each house was given based upon five criteria. The housing survey results are in Table 7.1.

Table 7.1 Scioto Township Housing Survey Results, January 2004, field survey

Housing Type	Total # Units	#Units: Sound, no defects	# Units: Sound, slight defects	# Units: Sound, but deteriorated	# Units: Dilapidated	# Units: Uninhabitable
Single Family	841	628	148	53	14	7
Multi Family*	9	0	5	4	0	0
Mobile Homes	10	1	4	3	2	
Totals	860	629	157	60	16	7
% Totals	100%	73.1%	18.3%	6.9%	1.9%	.8%

*Multi-family includes one 2-unit structure, one 3-unit structure and one 4-unit structure.

Based upon the housing survey, several points about housing may be made:

- There is no significant problem with deteriorated housing stock in Scioto Township.
 - 1.) 73.1% of all housing is either new or maintained like new (sound, no defects).
 - 2.) 18.3% of all housing is in very good condition. (sound, minor defects)
 - 3.) Almost 7% appeared to be somewhat dilapidated.
 - 4.) Less than 3% of housing units appeared dilapidated or uninhabitable.
- The township is almost entirely single-family residential. This is largely due to the lack of sanitary sewers and other services that multi-family housing demand.

- Scioto Township has not adopted a housing code to assure the constant maintenance of its housing stock, to retain property values and stable neighborhoods.

7.2 Housing needs

Scioto Township is the 14th largest provider of housing stock of the 18 townships in Delaware County as of April 2000.

Scioto Township has provided just 1.84% of the total new housing in Delaware County in the last 20 years. The top five communities (City of Delaware, Genoa, Orange, Liberty Townships, and Powell) collectively have provided 69.26% of all the housing in Delaware County in the last 20 years. They all have centralized sewer service.



Multi-family building on Ostrander Road north of US 36.

Table 7.2 Housing Providers in Delaware County, by Reported Building Permits 1980-2000

Name of Community	Census 2000 Housing Units April, 2000	County Rank, Housing Units, Census 2000	Vacancy Rate, Census April 2000	Building Permits 1980-2000	% total permits issued 1980-2000, Delaware County
Berkshire Township	712	16	4.5 %	386	1.65 %
Berlin Township	1,239	11	4.7 %	827	3.54 %
Brown Township	479	21	3.3 %	189	.8 %
Concord Township	1,374	10	5.8 %	958	4.1 %
Delaware Township	373	22	7.0 %	180	.77 %
Genoa Township	4,058	3	5.0 %	3,702	15.8 %
Harlem Township	1,382	9	3.1 %	479	2.05 %
Kingston Township	554	18	3.1 %	327	1.39 %
Liberty Township	3,469	4	5.3 %	2,547	10.9 %
Marlboro Township	167	26	6.7 %	8	.034 %
Orange Township	5,055	2	8.4 %	3,561	15.24 %
Oxford Township	318	23	7.2 %	98	.41 %
Porter Township	597	17	3.0 %	266	1.13 %
Radnor Township	511	19	4.3 %	169	.72 %
Scioto Township	864	14	4.7 %	430	1.84 %
Thompson Township	220	24	8.2 %	51	.21 %
Trenton Township	769	15	3.0 %	241	1.03 %
Troy Township	1,210	12	8.5 %	203	.86 %
Total Townships	23,273		5.3 %	14,622	62.59 %

Table 7.2 continued

Name of Community	Census 2000 Housing Units April, 2000	County Rank, Housing Units, Census 2000	Vacancy Rate, Census April 2000	Building Permits 1980-2000	% total permits issued 1980-2000, Delaware County
Columbus	1,660	7	7.8 %	1,854*	7.93 %
Delaware city	10,208	1	6.7 %	4,252	18.2 %
Galena	132	28	7.6 %	10	.042 %
Sunbury	1,057	13	3.9 %	272	1.16 %
Shawnee Hills	199	25	9.0 %	18	.077 %
Powell	2,032	6	2.8 %	2,131	9.12 %
Ashley	500	20	6.2 %	10	.042 %
Ostrander	156	27	5.1 %	36	.15 %
Dublin	1,501	8	6.9 %	13**	.055%
Westerville	2,311	5	3.7 %	140***	.59 %
Total Incorporated areas	19,756		5.0 %	8,736	37.4 %
Total All Reporting Incorp. & Unincorp. areas in County	43,029			23,358	100 %

*- Data available from 1995-2000 only

** Data from 1999- 2000 only

*** Data from 2000 only

Table 7.2 also shows vacancy rates, as determined by the US Bureau of Census during the April 2000 count. In general, vacancy rates show a healthy supply of new homes available for sale. Vacancy rates below 2% indicate a tight housing market, while vacancy rates of 5% are normal for a market with reasonable supply for market demand.

7.3 Open Space (“Golf Course”) 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. In order to facilitate centralized sewer systems that cannot discharge to running streams, the Ohio EPA now allows alternative centralized sewage treatment systems with appropriate design, and maintenance. The most popular alternative in Delaware County (three systems approved) is the standard tertiary treatment plant using the treated effluents to be spray irrigated onto an acceptable vegetated area, normally a golf course.

The decision to permit such an alternative centralized treatment plant is the jurisdiction of the Delaware County Sanitary Engineer and the Ohio EPA. Since such planned developments normally require rezoning, the zoning decision is left to the township or county.

This change in sewer policy has led to a surge in “golf course” development in townships that previously had no sanitary sewer service. The developments use the golf course as an irrigation area for the treated wastewater. Houses are placed around the golf course, which enhances house/lot prices. This form of cluster housing may be appropriate, depending on the gross overall density and other service demands.

These golf course communities, with on site centralized sewer facilities, may shift more housing starts to previously rural, non-sewer service areas. This could 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 from 1980-1997. Tartan Fields subdivision was approved in Concord Township in 1997. Tartan Fields is a Planned Residential Development using cluster single family homes on ¼ acre lots surrounding a golf course that is irrigated by treated effluents from a centralized sanitary sewer system built by the developer and dedicated to the county for ownership and maintenance.

In 1998, Scioto Reserve subdivision was approved in Concord Township. It also uses an on-site centralized sanitary sewer with treatment plant and irrigation of a golf course. With Scioto Reserve and Tartan Fields subdivisions under construction, Concord Township issued 350 building permits in 2001. This has changed the character of the Township and has increased resident demands for companion commercial development, neighborhood parks, traffic lights and road improvements.

7.4 Land Application Systems- Opportunity or Threat to Planning?

For Ohio Townships, Land Application Systems can be both an opportunity and a threat.

- **Opportunity #1** – If cluster developments with Land Application Systems are proposed in areas anticipated to be served by county sewer, the Land Application Systems can augment the county’s sewer capacity. This means additional areas for sewer users may be accommodated without future upgrades to the existing public treatment plant. This may be a benefit.
- **Opportunity #2** – Agricultural (non-urban service) areas can use *properly worded* cluster or conservation developments (such as the Farm Village Concept described in Chapter 13) to transfer development rights from working farmland to adjacent cluster developments. The key to success of this concept is low density (one unit per two acres might be an appropriate minimum gross density). Homes in such areas may be tightly clustered on smaller lots, and the Land Application System can be used as irrigation on appropriate set-aside areas for agriculture and managed open space. This preserves farmland. The lower the gross density, the more farmland is preserved.
- **Opportunity #3** – Land application systems can also augment the water capacity of the potable water supply by reducing the summer lawn watering peak usage. By using a parallel gray water system to irrigate open space, lawns *and* golf courses, potable water demand could be reduced during droughts.

- **Threat #1** – Ohio townships should be cautious when using alternative sewer systems to achieve urban densities (greater than one unit per acre) in rural areas. These areas typically have no broad base of community services available to them (i.e. fire and police protection, public transportation, shopping, recreation, entertainment, and cultural activities). Every demand for such services requires trips in cars. Local roads typically cannot support significant trip increases for high density, large-scale development. The cost of upgrading farm-to-market roads to accommodate leapfrog suburban density development may exceed the benefits and adversely alter the “rural character” people sought in the first place (sprawl).
- **Threat #2** – If gross densities of more than one unit per acre are allowed in rural (non urban service) areas, more farms become targets for golf course development, and existing golf courses become targets for effluent irrigation easements. This does not preserve farmland.
- **Threat #3** – Most municipal or county sewage treatment plants are built using general obligation bonds. Sewer tap fees typically make the bond payments. If developments construct their own treatment plant and avoid sewer tap fees, they may compete with a municipal or county sewer system. Property owners may incur increased taxes if a shortfall in tap fees occurs. **Note:** This does *not* appear to be a threat in Delaware County because there has historically been strong demand for county sewer, so tap fees should be collected regardless of Land Application System developments.
- **Threat #4** – If a public entity (i.e. city, county, township) does not maintain the Land Application System and treatment plant, it may be prone to failure, and a costly public take-over. Delaware County prefers county ownership of the plant (by dedication) to assure proper design and maintenance. Homeowners associations may be under-financed and ill equipped to maintain or oversee maintenance of a sewage treatment plant.

7.5 Recommendations for “Land Application Systems”

To prepare for potential suburban-density developments using Land Application Systems or other approved “centralized” on-site sewage disposal systems, Ohio townships could:

1. Adopt up-to-date land use plans with recommended densities as the basis for their zoning.
2. Consider Land Application Systems as accommodations to development:
 - When the use and density conform to the Comprehensive Plan and Zoning Resolutions.
 - When there is (preferably) public dedication (ownership) and maintenance of the system.
3. Avoid gross tract densities greater than one unit per acre in truly rural areas. Even lower gross densities are appropriate in prime agricultural areas to save farmland or open space.

4. Consider land application systems as a tool to permit low density, “conservation subdivisions” (see definition in Chapter 13 of this document) in rural areas without sewer service. Conservation subdivisions protect primary conservation areas (unbuildable wetlands, floodplain, river valleys, and steep slopes) and secondary conservation areas (unique scenic views, cultural or historic attributes). Farm Villages are a form of Conservation Subdivisions.

Table 7.3

Developments Proposed with Alternative Centralized Sanitary Sewage Disposal

<u>Development</u>	<u>Location</u>	<u>Township</u>	<u>Acres</u>	<u># Units Approved</u>	<u># Units Proposed</u>	<u>Potential Density</u>	<u>Status</u>
Tartan Fields	Concord Rd.	Concord	302	455		1.49/acre	Marketing
Dornoch	US 23	Liberty/Delaware	282	393		1.39/acre	Marketing
Scioto Reserve	Home Road, Riverside Drive	Concord	695	1259		1.8/acre	Marketing
North Star	N. Galena Road	Berkshire	522	654		1.25/acre	Approved
North Star	N. Galena Road	Kingston	867		723	.84/acre	Zoning Pending
Totals				2,761	723		

7.6 Future Housing Needs

In order to make future housing projections, a community might anticipate what services they can provide, then anticipate their share of the future area population and allocate the distribution of housing types.

Few communities attempt such an analysis, leaving the housing mix up to the traditional power of zoning, which is seldom so analytical. In a high-growth area such as Delaware County, it is impossible to anticipate what the county’s share of the state’s population will be, and distribute that amount among the townships, village and cities.

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 superior services may annex land and provide housing at a higher density. A more pragmatic approach to housing distribution is for the township to:



New housing on Warren Road.

- 1.) determine how the community wants to look when it is all built out (vision).
- 2.) determine what services it can and should provide and what densities can therefore be provided service.
- 3.) anticipate its fair share of the county’s projected population.
- 4.) permit a variety of housing that relates to 1, 2, and 3.

7.7 Affordable Housing Market Study

Synopsis for Scioto Township Comprehensive Plan

“Affordable housing” refers to housing that is constructed for those that cannot afford to live in the average residential unit. These individuals have household incomes that are defined by the U.S. Department of Housing and Urban Development (H.U.D.) as “extremely low,” “very low,” or simply “low” on the American Management Index. Table 7.4 shows H.U.D.’s classifications for Affordable Housing qualification.

Table 7.4

Section 8 Income Guidelines								
Household Size:	1	2	3	4	5	6	7	8
30% of AMI Extremely low	\$13,300	\$15,200	\$17,100	\$19,000	\$20,550	\$22,050	\$23,600	\$25,100
50% of AMI Very low	\$22,200	\$25,350	\$28,550	\$31,700	\$34,250	\$36,750	\$39,300	\$41,850
80% of AMI Low	\$35,500	\$40,600	\$45,650	\$50,000	\$54,800	\$58,850	\$62,900	\$66,950

Source: U.S. Department of Housing and Urban Development

Affordable housing is diminishing in the county, just as it is in the nation. National trends are showing an increasing population, while the number of all new housing units being built is constantly decreasing. This trend is accompanied by a decreasing household size and an

increase in the market price for those units that are being built. H.U.D. offers assistance to those households that are paying more than 30% of their gross household income toward housing without a choice. The low-skilled job market is not raising salaries to meet the needs of those employees where there are significant increases in the cost of living.

Delaware County is currently experiencing rising property values and an increased cost of living. As high-growth development continues, travel costs will rise and the relative impact on schools, public facilities and infrastructure will increase as each new house is constructed. As these costs of living rise, many local residents face job markets that can not financially meet their needs. Low-skilled employees are forced in other market areas for housing that may meet their budget. If housing is unavailable, these individuals are forced to relocate. This can cause service sector unemployment to increase locally, adversely affecting the entire community.

Within Scioto Township many of these trends may not be completely evident. However, they exist locally just as they do nationally. A lack of affordable housing as population increases is unavoidable unless developers are encouraged and/or granted incentives to develop more reasonably priced units. The housing market is driven by developer’s profits, which increase with housing market values.

Table 7.5

Projected Affordable Housing Needs in Delaware County					
	2000	2005	2010	2015	2020
# of Housing Units	71,137	88,808	105,817	123,867	139,908
Affordable Units Needed	10,128	12,600	15,000	17,600	19,900

Source: Del. Co. Affordable Housing Market Study

The *Delaware County Affordable Housing Market Study (2002)* produced the projections illustrated in Table 7.5 to demonstrate the need for affordable housing through 2020. The study estimated that the City of Delaware has 5,000 homes in the planning and construction stages, while the County has 16,000 homes. The need will increase to 19,900 units countywide by 2020. Affordable housing is needed in Scioto Township to make the local economy stronger and to house local residents filling lower-income jobs. Affordable housing should be considered a necessary type of development in Scioto's future.

Source: Delaware County Affordable Housing Market Study: Draft Copy. Kirkland, Washington: Poggemeyer Design Group, Inc., September 5th, 2002.

7.7 Housing Policies

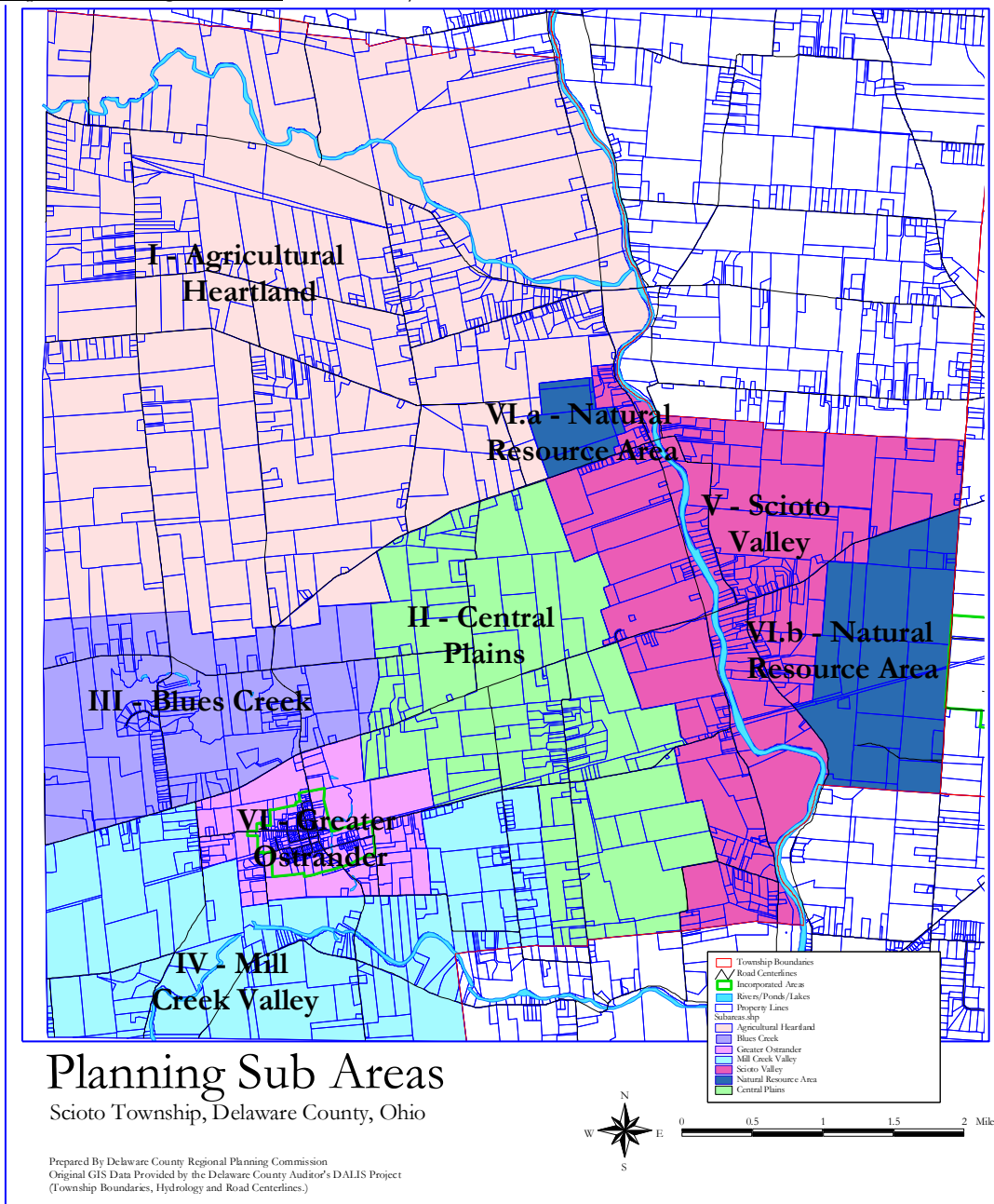
The issue of waste treatment and the township's desire to maintain a sense of rural character limit Scioto Township's density and housing mix. Cities and Villages such as Columbus, Delaware and Sunbury are the primary multi-family providers in the Delaware County housing market. They offer higher densities than the townships. The City of Delaware has recently passed a high-density apartment district that will compete with Columbus. Ostrander has its own sewer plant and can zone for higher densities than the Township.

In areas with access to arterial roads or as part of large planned developments, multi-family housing can potentially occur in the townships. Scioto Township must evaluate its housing mix in light of all state and federal housing laws, and binding court decisions.

7.8 Scioto Township Sub-areas

The Scioto Township Comprehensive Plan Steering Committee identified distinct neighborhoods within the Township (see Map 7.1). As the comprehensive plan unfolds, the committee is asked to reflect how each chapter's information affects each of these sub-areas.

Map 7.1 Planning Sub Areas (Preliminary)



Chapter 8 General Economic Conditions

Land development and fulfillment of the Comprehensive Plan depend on a strong local economy. Within the national economy there are regional economies moving forward or slumping due to local conditions. Delaware is one of Ohio's most affluent counties, with one of the lowest unemployment rates. The central Ohio economy (especially Franklin, Union, Licking and Delaware Counties) impact Scioto Township's economy.



Commercial development along U.S. 36.

In March 2001, the United States economy slipped into a national recession, ending the long period of expansion since 1991. The effects of the September 11, 2001 terrorist attacks on the United States deepened the economic downturn. However, productivity has trended upward at a 2.6% annual rate over the past seven years. The strong trend has persisted over the last five quarters, despite the recession. (*Dept. of Commerce website*).

Signs of economic weakness:

- U.S. unemployment rate rose from 5.7% in November, 2001 to 6% in November, 2002 but edged down to 5.9% in November of 2003. (*Dept. of Labor website*)
- Central Ohio unemployment rose from 2.4% (11/00) to 3.2% (11/01) (*Business First*, 1/11/02)
- Central Ohio Labor Force counted unemployed Ohio workers at 922,900 in September of 2003 out of a workforce of 5.9 million, compared to approximately 871,800 in December, 2000 (*Business First*, 9/19/03).
- Delaware Co. unemployment rose from 2.7% in November, 2001 to 3.4% in September, 2003 (*State of Ohio website*), but still remains one of the lowest unemployment rates in Ohio.

Although some economic data from the 2000 U.S. Census is not yet available (November 2002), there are local indicators that show a re-emergence of the strong Delaware County economy. Signs of economic strength:

- Ohio unemployment fell to 5.4% in August 2003, from 6.4% in July. (*Business First*, 9/18/03)
- Central Ohio jobless level hit 4.5% in August 2003, compared to 4.8% in July 2003 and 5.4% in June 2003. (*Business First*, 9/18/03)
- Delaware County Per Capita Income was \$35,042 in 1999, a 14.7% increase from 1995-'99, 52nd in the USA, the fastest growing per capita income of any county in Ohio. (Ohio Development Department web site)

- Delaware County's housing market has been strong for two decades. The townships have primarily provided upscale single family housing, while the cities of Delaware and Columbus have provided more moderate income and middle class housing.
- While new platting activity in the Delaware County townships slowed in 2002 and 2003, new construction continued, fed by cheap mortgage rates of less than 6% for fixed 30-year loans. More than 2100 new building permits were issued in each of the last three years.
- New home sales are still strong. In 2003, 2,195 new building permits were issued, second only to 2002 when 2, 198 new homes were started. Low interest rates continue to push new home sales, and Delaware County is now one of the most desirable locations in Central Ohio.
- Central Ohio home sales totaled 22,621 during the first 11 months of 2003, already ahead of 2002's total of 22,267 homes. The average sale price was up 5.6 percent to \$167,364 from \$158,467 in the same period of 2002.
- Kroger built a \$69 million, 750,000 square foot food distribution warehouse on U.S. 36 at Glenn Road in the city of Delaware. The facility was to create 276 new full-time jobs, and retain/transfer 387 full time jobs, paying an average \$13.00 per hour. The state of Ohio estimates the new project will generate \$587,221 in additional corporate franchise and individual income taxes in the next ten years. (*Business First*, January 25, 2002)
- Polaris Fashion Place Mall opened in November, 2001, with record-breaking sales tax receipts. The mall is a destination for central Ohio shoppers, bringing new dollars into Delaware County. Polaris Centers of Commerce is the largest office park in central Ohio, with 3.8 million square feet of office space, 28 buildings and 900 of 1200 acres built.
- Bank One Corporate Office Center is the largest office building in Central Ohio at 2 million square feet.



Commercial development on U.S. 36, west of Ostrander.

8.1 Other Economic Indicators

The US Census 2000 provides economic information by township and municipality.

Table 8.1 Social Economic Census 3 (Census 2000)

(Source: U.S. Census Bureau 2000)

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

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

2. For detailed Table DP-1 to DP-4 for each jurisdiction, please check DCRPC web site at www.dcrpc.org.

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

Census Facts:

- Delaware County's poverty rate was 2.9% in 1999, Scioto Township's poverty rate was 3.3%
- Delaware County has the highest educational attainment rate of any central Ohio county. 91.5% of the population is a high school graduate. 39.3% of the population has a Bachelor's or higher college degree. By comparison, combined college level attainment in other counties is: Franklin: 26.6%; Fairfield: 15.5%; Licking: 13%; Madison: 9%; Pickaway: 9%; and Union: 12%. (*Business First*, 12/11/98).
- In Scioto Township, 74.4% of adults have a high school degree, and 24.5% have a Bachelor's degree or higher.
- The April 2000 unemployment rate in Scioto Township was 3.5%.
- The median family income in 1999 in Scioto Township was \$64,196.
- The per capita income in Scioto Township in 1999 was \$25,440.
- Delaware county ranked third in the state of Ohio's 88 counties in the highest per capita property taxes, with 1997 revenues of \$1,063.86 per capita. (*Business First*).

8.2 Employment by Industry in Delaware County

Delaware County has a broad-based economy, as described by employment sectors in Table 8.2.

Table 8.2 Employment by (covered) Industry in Delaware County, 2000

Employment Category	1998 Employees	% of total
1. Wholesale and Retail Trade	10,259	29.1%
2. Services	8,831	25
3. Manufacturing	4,901	13.9
4. Government	4,618	13.1
5. Finance, Insurance Real Estate	3,027	8.6
6. Construction	2,446	6.9
7. Transportation/Utilities	553	1.6
8. Agriculture (nursery workers)	543	1.5
9. Mining	120	.3

*Ohio Development Department, OBES/LMI place of work data *This does not include all employment.*

Table 8.3 Major Employers, Delaware County

Employer	Employment Sector	# Employees
Advance Auto Parts	Vehicle Parts	304
American Showa	Manufacturing (vehicle suspensions)	375
Bank One	Finance	1,000
Cigna	Insurance	450
Delaware City BD of Education	Government	559
Delaware County	Government	810
General Castings	Manufacturing	425 (1998)
Grady Memorial Hospital	Service (medical)	657
Kroger	Service (distribution)	600 (est.)
Liebert	Manufacturer, cooling systems	300 (1998)
Mid West Acoust-A-Fiber	Manufacturing	160 (1998)
Nippert	Manufacturing (Copper processing)	300 (1998)
Ohio Wesleyan University	Service (Higher Education)	495
Olentangy Schools	Education	672
PPG Industries	Manufacturing (paint)	563
State of Ohio	Government	891 (1998)
Wal Mart #2725	Retail	465
Western Auto	Trade (vehicle parts)	400

Delaware County Chamber of Commerce (1998 and 2001)

8.3 Scioto Township Economy

Scioto Township’s economy was historically based on agriculture. Some commercial land uses have been planned, zoned and developed along U.S. 36. Industrial uses include quarries near 257 and along Section Line Road.

Table 8.4 Businesses in Scioto Township, by Windshield Survey, October 2003:

Business Name	Business Type
B&J Proform Chassis Shop	Automotive repair
Bailey’s TV	Television repair
Black Wing Shooting Range	Shooting range
Blues Creek Garden	Garden center
Crafts and Gifts (Ostrander Road)	Crafts and gifts
Fairview Farms	Architecture
Lake Hill Private Hunt Club	Hunt club
Larkspur Farm	
Mac Worthington Sculpture and Design	Sculpture
Mill Creek Golf Course	Golf course
Millie and Frank’s 36W Diner	Restaurant
National Lime and Stone Company	Quarry
Ostrander Implement, Ostrander Garden & Gifts	Farmer/garden supply
Pro/Automotive and Sullivan Auto Sales	Used auto sales
S&J Lipids	
The Seed Center	Planting supply
Vining Trucking Construction	Trucking service
Wade Transport	Trucking, contract haulers

Scioto Township has the possibility for additional economic development on or with its access to U.S. 36 and S.R. 37. Access management (limiting left turn movements and combining curb cuts) will be important for safe traffic flow. Because there is currently no county sanitary sewer service in Scioto Township, commercial and industrial development is likely to be limited to those uses that do not need sewer.

If lands could be served by a privately constructed OEPA approved centralized sanitary sewer system that is dedicated to the county for ownership and maintenance, then the commercial and industrial tax base could be expanded.

8.4 Agricultural Component of the Delaware County Economy

Agriculture is still the largest land use (by acreage) in Delaware County. It is also still a significant land use in Scioto Township. In 1998 the Delaware County Commissioners appointed an Agricultural Preservation

Task Force to study the issue of loss of farmland and to prepare a strategy for agricultural preservation. The Task Force determined that:

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



Farmland along Fry Road.

Table 8.5 Amount of Agricultural Land in Delaware County

Delaware County - Total Acreage	293,700
Delaware Co. Agricultural Acres (1998-Ohio Dept. Dev.)	179,000
Percent of Delaware County Acres in Agriculture	63%
Ohio Acreage in Agriculture, 1998	15,100,000 acres
Delaware County's Share of Total Ohio Agricultural Acres	1.2 %

Table 8.6 Census of Agriculture, Loss of Farmland in Delaware County

Period	Land in Farms
1987-92	-5%
1982-92	-10 %
1974-92	-11 %
1964-92	-18 %
1954-92	-31 %
1945-92	-39 %

1995 Ohio Dept. of Agriculture Annual Report

Agriculture represented 770 farms in 1999 according to the Delaware County Farm Bureau. The 1997 Census of Agriculture reports a much lower number of 627 farms. These employees (most are family farmers) represent an estimated 3% of the total Delaware County labor force (770 farms, @ 2 full time workers/farm = 1440 farm workers; 1440/47,800 total labor force = 3%).

In 1997, the total value of all non-farm sector sales/receipts/shipments in Delaware county was \$3,506,597,000 (Source: Delaware County Economic Development/US Census Bureau County Business Patterns and Economic Conditions). Total 1998 cash receipts for all agricultural production in Delaware County in 1998 was \$55,195,000. This represented 1.6% of the total sales/receipts for the county.

The US Bureau of Economic Analysis reported in May 1999 that non-farm personal income in Delaware County in 1997 was \$2,625,058,000, and Farm income was \$22,431,000.

Table 8.7 Agricultural Change 1950-97 in Delaware County

Land Use	% Change
Cropland	-18%
Permanent Pasture	-92%
Woodland	-39%
Other Land	-60%
Total land in farms	-38%

1995 and 1999 Ohio Department of Agriculture Annual Report

Table 8.8 Delaware County Agricultural Comparison: 1994 & 1998

	1994	1998
Number of Farms	710	770
Average Farm Size	254 ac	227
Total Land in Farms	180,000 ac	175,000
Fertilizer Deliveries	10,615 tons	21,534 tons
Commercial Grain Storage Capacity	562,000 bushels	317,000 bushels

1995 and 1999 Ohio Department of Agriculture Annual Report

Table 8.9 Highlights of Agriculture: 1997 and 1992

<i>1997 CENSUS OF AGRICULTURE</i>	1997	1992
<i>Delaware County, Ohio</i>	ALL FARMS	
Farms (number)	627	688
Land in farms (acres)	160,770	169,017
Average size of farm (acres)	256	246
Value of land and buildings		
Average per farm (dollars)	721,125	590,444
Average per acre (dollars)	3,019	2,352
Estimated market value of all machinery and equipment		
Average per farm (dollars)	53,398	52,406
Farms by size:		
1 to 9 acres	56	69
10 to 49 acres	206	216
50 to 179 acres	175	200
180 to 499 acres	101	105

500 to 999 acres	53	55
1,000 acres or more	36	43
Total cropland (farms)	578	640
Acres	144,511	151,347

Table 8.10 Delaware County Agricultural Production: Comparison, 1994 & 1998

Crop	1994 Acres	1998 Acres	1994 Production	1998 Production
Corn (grain)	43,300	41,000	5,000,600 bushel	5,246,800 bushel
Soybeans	72,200	75,000	2,255,700 bushel	2,832,000 bushel
Wheat	18,800	12,300	969,100 bushel	929,000 bushel
Oats	-	-	-	
Hay	8,300	8,100	21,100	21,800 ton

1995 and 1999 Ohio Department of Agriculture Annual Report

Table 8.11 Delaware County Cash Receipts from Sale of Farm Commodities

Crop	1994	2000
Corn	\$13,921,000	\$10,607,000
Soybeans	21,208,000	14,674,000
Wheat	3,353,000	1,917,000
Oats and Hay	633,000	649,000
Other Crops	14,393,000	13,581,000
Dairy and Milk	2,687,000	1,955,000
Cattle and Calves	1,828,000	1,231,000
Hogs and Pigs	2,808,000	2,787,000
Poultry and other Livestock	953,000	578,000
Total	\$61,784,000	\$47,979,000
Average per farm	\$84,635	\$62,311

1995 and 1999 Ohio Department of Agriculture Annual Report

Observations about the Agricultural Impact on Delaware County’s Economy in 1998:

- 60% of the land was in agriculture
- 1.9% (estimated) of the labor force was in agriculture
- 1.3% of the total cash county receipts for production of goods and services was in agriculture
- .85 % (less than one percent) of total county personal income was in agriculture
- Agriculture is still a large land use, but it is becoming a smaller portion of the local economy.

8.5 Local Housing and Real Estate Market

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

The Mid-Year Greater Columbus Blue Chip Economic Forecast (August 16, 2000, Greater Columbus Chamber of Commerce) warned that the declining ability of residents to find affordable housing threatens the Greater Columbus economic expansion. As reported in *Business First* (8/25/00) "even with high average incomes and large down payments, the majority of newly built homes in Greater Columbus are economically out of reach for most regional residents. A household making \$40,300, the average income for the region, and placing a 20 percent down payment on a home could afford only 4 percent of the area's new houses."

In the townships of Delaware County (see Summary Statistics of Rezoning and Subdivision, Chapter 3) there were 8,432 single-family lots and 1,282 multi-family housing units in the subdivision "pipeline" for approval as of December 31, 2003. Based upon a five-year average absorption of 2,061 lots in the townships, the 9,714 house-lots represents a 4.71-year supply. If too much high-end housing is offered to the market, and if demand becomes reduced by weakness in the local, state and national economy, the Delaware County real estate economy could suffer. It is too soon and too difficult to predict at this moment (January, 2004).

8.6 Township Receipts of County Tax Revenue

Townships receive a portion of the commercial and industrial taxes collected by the county. Tax rates within townships can be different based on the school district boundaries. Scioto Township is mostly within the Buckeye Valley district, which suggests that the tax rate is the same throughout most of the township. For example, the portion of Concord Township that falls within the Olentangy School District receives 21.3% of commercial/industrial. Orange Township receives 22% and the portion of Genoa Township which is in the Westerville District receives 21.3%. To apply this to one commercial example, the Meijer on US 23 paid a total of \$196,373.00 in real estate taxes for 2002, of which Orange Township would receive roughly \$43,200.

8.7 Scioto Township Future Economic Development

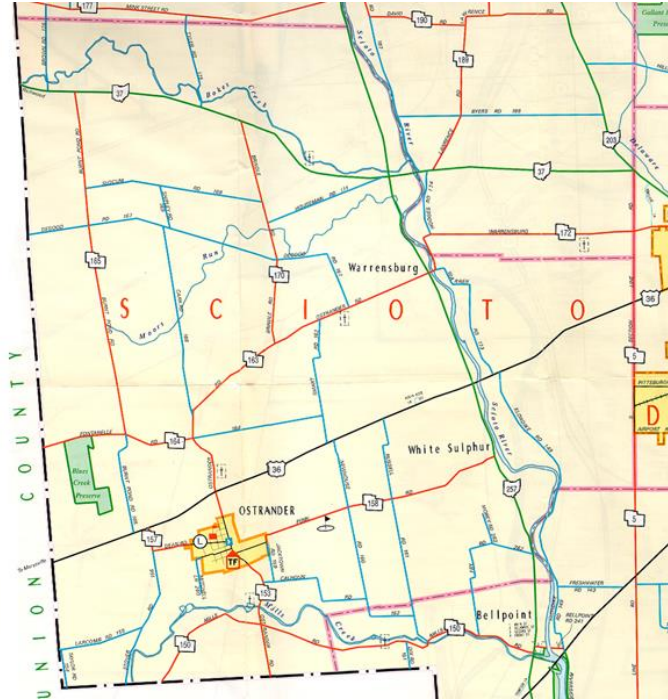
Scioto Township could:

- Investigate the possibility of a Joint Economic Development District (JEDD) with the Village of Ostrander for lands that could be served by sewer east of the city.
- Consider future commercial development served by on-site (i.e. zero discharge, land application sewer systems) at locations not served by county sewer.

- Prevent the oversupply of commercial property before there is an apparent market need by zoning only for planned commercial uses when there is a known end user. Phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

Chapter 9 Roads and Transportation

Map 9.1 Scioto Township Roads



Source: Delaware County Engineer 2002 Highway Map.

9.1 General Information

Scioto Township's original road network was laid out in the nineteenth century. All development in the township has taken place along these original farm roads. Depending upon the character of the future development, the function of some of these original roads may change from farm-to-market roads to collector or arterial streets. As traffic counts increase, roadway improvements will be needed.

9.2 Rural versus Urban Roads

Scioto Township's rural roads generally range from 16'-20' in width within a 50'-60' wide right-of-way, which is adequate for drainage and widened, two-lane roads.

9.3 Bus Service

While automobiles are the primary means of transportation in Scioto Township, the Delaware Area Transportation Authority (DATA) offers an on-call non-scheduled bus service from point-to-point in the county. A Central



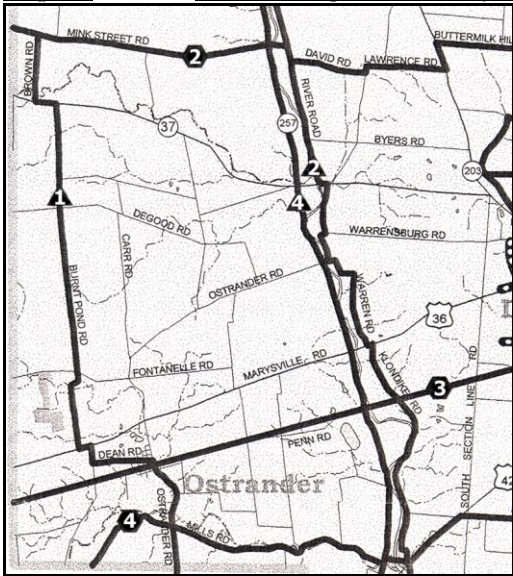
Warrensburg Road bridge over the Scioto.

Ohio Transit Authority linkage from Crosswoods connects riders to any COTA stop in Franklin County. As the township grows, new transportation options should be considered.

9.4 Bikeways- No bikeways exist in the township. The Mid-Ohio Regional Planning Commission (MORPC) has prepared a regional bikeway plan for Franklin and Delaware Counties, in hopes of obtaining Transportation Equity Act 21 funding. The bikeway plan recommends four bikeways along in Scioto Township:

- *North-South #1*, which follows Ostrander, Dean and Burnt Pond Roads.
- *North-South #2*, which follows Klondike and Warren Roads.
- *North-South #4*, which follows Dublin Road and 257.
- *East-West #3*, which is a conversion of old railroad right-of-way into a bikepath, portions of which are along Penn Road.

Map 9.2 MORPC Regional Bikeway Plan for Scioto Township



9.5 Road Maintenance

Scioto Township roads are maintained by various authorities:

- Federal and state roads are maintained by District 6, Ohio Department of Transportation.
- The Delaware County Engineer maintains county roads.
- The Township maintains township roads.
- Homeowner associations maintain private subdivision roads.
- Common Access Driveways (CADs) are shared private roads serving 2-5 lots, maintained by the lot owners.



S.R. 257 near Penn Road.

9.6 Federal and State Roads

- a.) **S.R. 37** – 4.6 miles of S.R. 37 passes through Scioto Township. The highway connects Delaware to Union County. This road is heavily traveled with trucks and passenger vehicles.
- b.) **U.S. 36** – Almost 7 miles of U.S. 36 pass through Scioto Township, linking Delaware to Marysville. This route is traveled with trucks and cars but to a lesser degree than S.R. 37.
- c.) **S.R. 257** – Over 6.4 miles of State Route 257 serve north/south traffic along the Scioto River. The road picks up traffic from S.R. 745 as it comes out of Concord Township, as well.

9.7 County Roads

The Delaware County Engineer maintains 12 county roads in Scioto Township (see Table 9.1).

Table 9.1 County Roads and Conditions in Scioto Township, 2000

Source: ODOT Road Inventory 2000

Route #	Road Name	Surface Width	Road Width	Surface Type*
5	South Section Line Rd	20	26	I, H2
150	Mills Road	14	18	H2
153	Ostrander Road	16	24	H2
156	Stover Road	16	24	H2
157	Dean Road	16	24	H2
158	Penn Road	16	24	H1
163	Ostrander Road	21, 22, 24	23, 26, 36, 40	I
164	Fontanelle Road	12, 14	18, 20	H2
165	Burnt Pond	14	22	H2
170	Brindle Road	17	22	H2
172	Warrensburg Road	20	24	I
177	Stover Road	16	22	H2

*Key included with Table 9.4

Road carrying capacity is determined by the width of the paved surface and the number of lanes. The speed of the road is generally determined by such factors as road width, pavement conditions, curve radii, topography, number of driveways and cross traffic movements.

Future land development will lower the level of service (LOS) of county roads. Upgrades will be needed to keep pace with the increased traffic counts. Population density has a direct relationship to trip generation on local roads. Table 9.2 shows the relationship between minimum lot size (units/acre) and population per square mile.



Rural character on Brown Road in the northwest part of the township.

Table 9.2 Dwelling Unit Density Per Acre and the Equivalent Population per Square Mile

# Units/acre x	#Persons/unit x	% Developable/ac x	Acres/ Square Mile =	Population per Square Mile
.2 (5 acres lots)	2.7	95 %	640	328
.5 (2 acre lots)	2.7	90 %	640	778
1	2.7	90 %	640	1555
1.25	2.7	85 %	640	1836
1.5	2.7	85 %	640	2203
2	2.7	85 %	640	2938
3	2.7	80 %	640	4147
4	2.7	80 %	640	5530

Engineers anticipate the size of road needed to serve a calculated density of population. A generalized table for road size versus population density at full build-out is provided in Table 9.3.

Table 9.3 Road Size and Type Needed to Serve Specific Population Density/Square Mile

(Source: Scott Pike, Delaware County Engineer's Office)

Density (Units/acre)	Average Annual Daily Trips/Square Mile	Directional Design Hour Traffic	Level of Service	Road Class Required	Calculation # lanes each direction	Actual # of lanes	Width Needed (feet) *
.2	1,220	139	A	Local	0.24	2	38'
			C		0.11	2	38'
			E		0.08	2	38'
.5	2,880	328	A	Collector	0.56	2	38'
			C		0.27	2	38'
			E		0.19	2	38'
1	5,760	655	A	Arterial	1.12	2	38'
			C		0.54	2	38'
			E		0.38	2	38'
1.25	6,800	774	A	Arterial	1.32	4	62'
			C		0.64	2	38'
			E		0.45	2	38'
1.5	8,160	928	A	Arterial	1.58	4	62'
			C		0.76	2	38'
			E		0.54	2	38'
2	10,880	1,238	A	Arterial	2.11	4	62'
			C		1.02	2	38'
			E		0.72	2	38'
3	15,360	1,747	A	Arterial	2.98	6	86'
			C		1.43	4	62'
			E		1.02	2	38'
4	20,480	2,330	A	Arterial	3.97	8	110'
			C		1.91	4	62'
			E		1.36	4	62'

*With 12' lanes and 7'shoulder each side

Assumptions:

1. 8% trucks; 2. Level terrain; 3. # vehicles per hour per lane = SFL (LOS A=650, LOS C=1,350, LOS E=1,900)

Conclusions from Table 9.3:

- When average densities reach three dwelling units per acre, four-lane arterial roads are needed to maintain Level of Service C.
- When densities reach 1.25 dwelling units per acre, four-lane arterial roads are needed to maintain Level A.
- When densities remain less than 1 dwelling unit per acre, two-lane arterial roads can handle traffic of Level A.

9.8 Township Roads

The Township currently maintains 23 roads, of which thirteen are major or minor collectors. According to the Delaware County Engineer, all township and county local and collector roads should have at least 20 feet of surface width with an additional shoulder of five to seven feet. Many county and township roads do not meet this standard.

County standards permit a Low Volume, Low Density (LVLD) road width of 18' of pavement within a 50' right-of-way provided that there are no more than 15 homes served, and no possibility of future connection.

Table 9.4 Scioto Township Roads 2000

Source: ODOT Road Inventory 2000

Route #	Road Name	Surface Width	Road Width	Surface Type
149	Klondike Road*	16	24	G2
152	Calhoun Road**	16	22	I
154	Taylor Road	12	18	H1
155	Larcomb Road**	12	18	H1
156	Stover Road*	12, 14	18, 20, 22	G1, H1
159	Jacktown Road	10	18	H1
160	Newhouse Road**	12	20	H2
161	Russell Road**	12	16	H2
162	Smart Road	12	18	H2
164	Fontanelle Road*	12	18	H2
165	Burnt Pond Road*	12	18	G2
166	Carr Road**	12	28	G1
167	Degood Road**	12	20	F, H2
168	Slocum Road**	12	20	H2
169	ShIPLEY Road	12	22	H2
171	Houseman Road**	16	24	G2
173	Warren Road*	12	18	G2
175	Tyler Road	12	18	G1
176	Brown Road	12	18	G1
260	Mitchell Lane	8	12	E2

262	Fry Road	12	16	G1
262A	Morey Road	12	18	G1
377	Robin Hood Lane	24	36	I

- E2 Gravel or stone road
 - F Bituminous surface treated road
 - G1 Mixed bituminous combined base with surface under 7"
 - G2 Mixed bituminous combined base with surface 7" or more
 - H1 Bituminous Penetration combined base under 7"
 - H2 Bituminous penetration combined base 7" or over
 - I Bituminous concrete sheet asphalt or rock asphalt road
- * major collectors
** minor collectors

9.9 Private Roads

Scioto Township zoning and Delaware County subdivision regulations also allow for frontage to be provided on a Common Access Driveway (CAD). The CAD is a 12-foot wide gravel surface driveway within a 60 foot wide easement. The CAD may serve 3 lots, or up to 5 lots if two frontage lots satisfy the full frontage requirement on an adjacent public road, but take access from the CAD. The CAD is intended to be a relief valve for odd shaped or environmentally constrained land where a regular road, or an LVLD would be economically unfeasible.

Source: 1997 Delaware County Subdivision Regulations

9.10 Functional classifications.

The Delaware County Engineer’s 1999 **Design Standards** identify definitions for road functional classifications. The 2000 Delaware County Thoroughfare Plan identifies arterial and collector streets (see foldout map titled Delaware County and City **Thoroughfare Plan Functional Classification** of Roadways and Alternatives).

From the Design Standards Definitions:

Arterial roads have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas and the secondary purpose of 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.

From the Thoroughfare Plan Functional Classification Map:

- Major arterial roads in Scioto Township: U.S. 36, Dublin Road (257).
- Minor arterial roads in Scioto Township: S.R. 37.

From the Design Standards Definitions:

Collector roads have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. Average Daily Traffic typically range from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

From the Thoroughfare Plan Functional Classification Map:

- Major collector roads in Scioto Township: Burnt Pond Road, Fontanelle Road, Klondike Road, Mills Road, Ostrander Road, Penn Road, Stover Road and Warren Road.
- Minor collector roads in Scioto Township: Brindle Road, Calhoun Road, Carr Road, Dean Road, Degood Road, Houseman Road, Larcomb Road, Newhouse Road, Russell Road and Slocum Road.

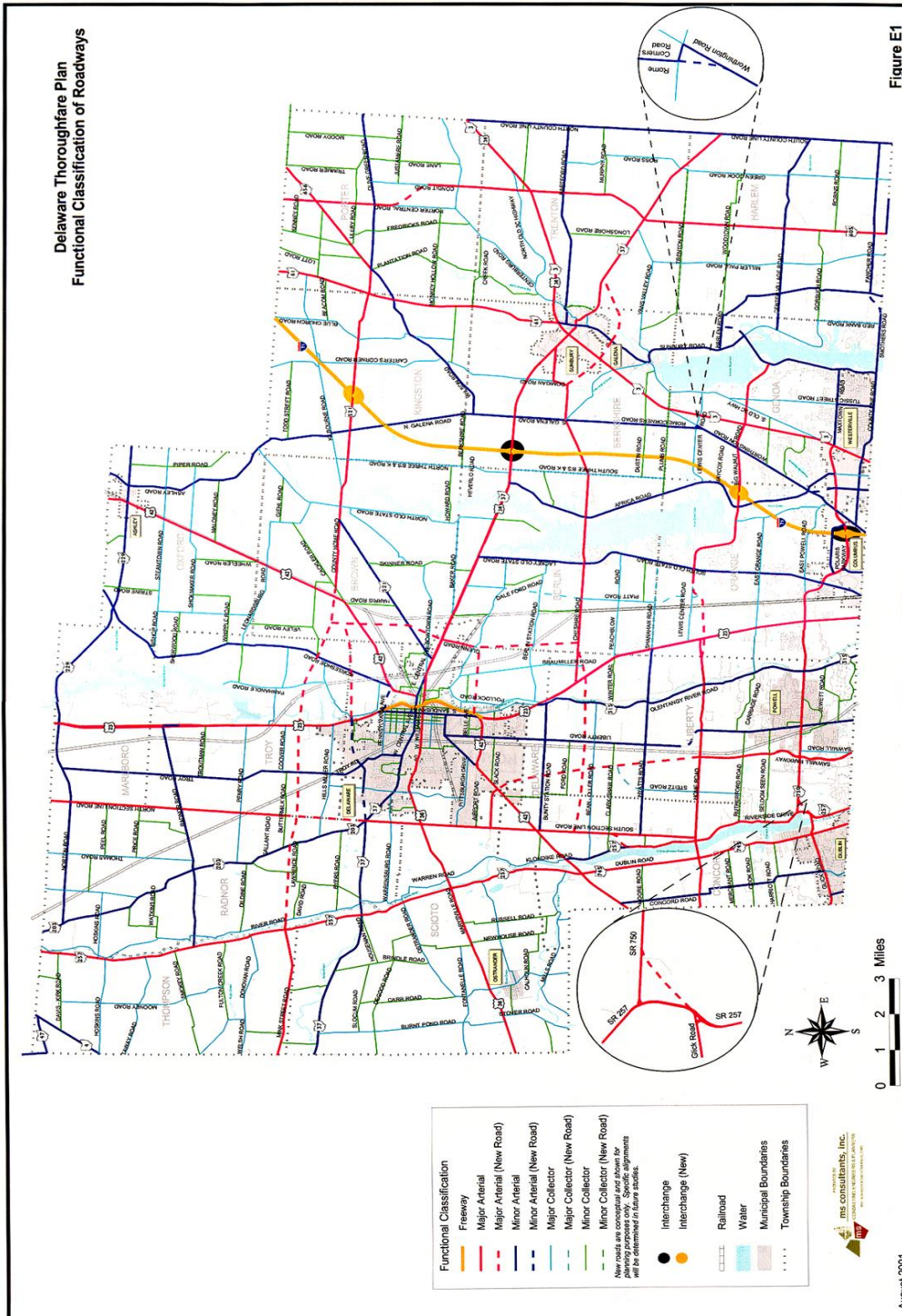
From the Design Standards Definitions:

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.

Local street examples: Stultz Farm Road, Smart Road, Fry Road and Morey Road.

Map 9.3 Functional Classification of Roadways

Source: 2001 Delaware County Thoroughfare Plan



- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Restrict driveways to fewer than 30 per mile (every 350 lineal feet maximum).
- 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.
- Use zoning with access management to develop good site plans.
- 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.
- Avoid individual, closely spaced curb cuts to “bowling alley” lots.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Avoid disconnected street systems.
- Encourage internal access to out-parcels.
- 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

State and County highway corridor offer potential commercial tax base to Scioto Township. When new sites are zoned for commercial use, access management is imperative. Access management practices are appropriate for driveway cuts on all arterial roads. The recent passage of House Bill 366 empowers counties to regulate driveway access on county roads.

9.13 Future Roads - The Thoroughfare Plan

“Original” farm-to-market county and township roads are often narrower than new subdivision streets, and sometimes built to a lighter load bearing standard. The cost of upgrading “original” county and township roads to collector or arterial standards can be factors in land use decisions, although excess traffic by itself is not considered grounds in Ohio to deny a zoning change.

A plan for the major streets or highways, or “Thoroughfare” plan is a tool for counties and townships. The Thoroughfare Plan is enabled by Ohio Revised Code Section 711.10:

“Whenever a regional planning commission adopts a plan for the major streets or highways of the county or region, then no plat of a subdivision of land within the county or region, other than land within a municipal corporation”...“shall be recorded until it is approved by the regional planning commission.”

In December 2001, the Delaware County Thoroughfare Plan was adopted by the Delaware County Commissioners. The Thoroughfare Plan recommends various road improvements, but no new roads are recommended in Scioto Township.

9.14 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 the development and the mix of land uses. Low density (one 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 one unit per acre a mix of local convenience commercial uses and a network of sidewalks, trails and bike paths can reduce auto trips. Consideration may be given to neo-traditional development patterns (see Chapter 13) for planned developments with densities greater than one unit per acre. These may occur near existing village centers. A combination of a grid street core, with curvilinear edges may allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day.

Traffic Impact – New development proposals should be assessed for their trip generation. An assessment using ITE trip generation rates should be submitted by the developer as part of any planned development. As a general rule, if the trip generation is more than 1000 vehicles per day, a traffic study should be performed to determine the impact and mitigation measures needed. Current level of service (LOS) and post development LOS should be compared. Roads should not be degraded below LOS C on a scale of A-F.

Impact Fees - 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. If large impact development proposals do not reasonably offer to mitigate their significant off-site impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

Air Pollution Standards- Delaware County is one of 32 counties in Ohio where air pollution exceeded the 8-hour US EPA air quality standard for ozone. The 8-hour standard has been appealed to the US Supreme Court. If the 8-hour standard is supported by the Court, then there may be substantial impacts on economic development and transportation. Some of the possible consequences:

- a.) loss of federal funding for state infrastructure (roads and other improvements)
- b.) requirement of potentially more expensive, cleaner burning fuels
- c.) use of vapor controls at fueling stations
- d.) emissions testing (E check) of tailpipes
- e.) voluntary restrictions on travel with staggered work hours, etc.

Project Clear (Community Leadership to Effect Air Emission Reductions) is a community oriented partnership between the Columbus Health Department, The Ohio State University and the Mid Ohio Regional Planning Commission. Project CLEAR evaluated and recommended strategies to reduce air emissions that contribute to smog and ground level ozone in Central Ohio. Even small details, such as providing tree islands in commercial parking lots, can reduce the incidence of ground level ozone, and should be a consideration in the zoning process when reviewing development plans.

Chapter 10 Utilities

10.1 Water

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves portions of Scioto 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.

A. Supply

Del-Co draws surface water from the Olentangy River and from the Alum Creek reservoir. The water is pumped to up-ground reservoirs on South Old State Road and State Route 315 prior to treatment. The Alum Creek Reservoir covers about 3,400 surface acres. Del-Co also has a groundwater supply from four wells rated at 1,300 gallons per minute each. An average of 38 inches of rainfall and snowmelt annually refills the watershed. Combined, the treatment facilities provide an average of nearly 8 million gallons of drinking water per day.



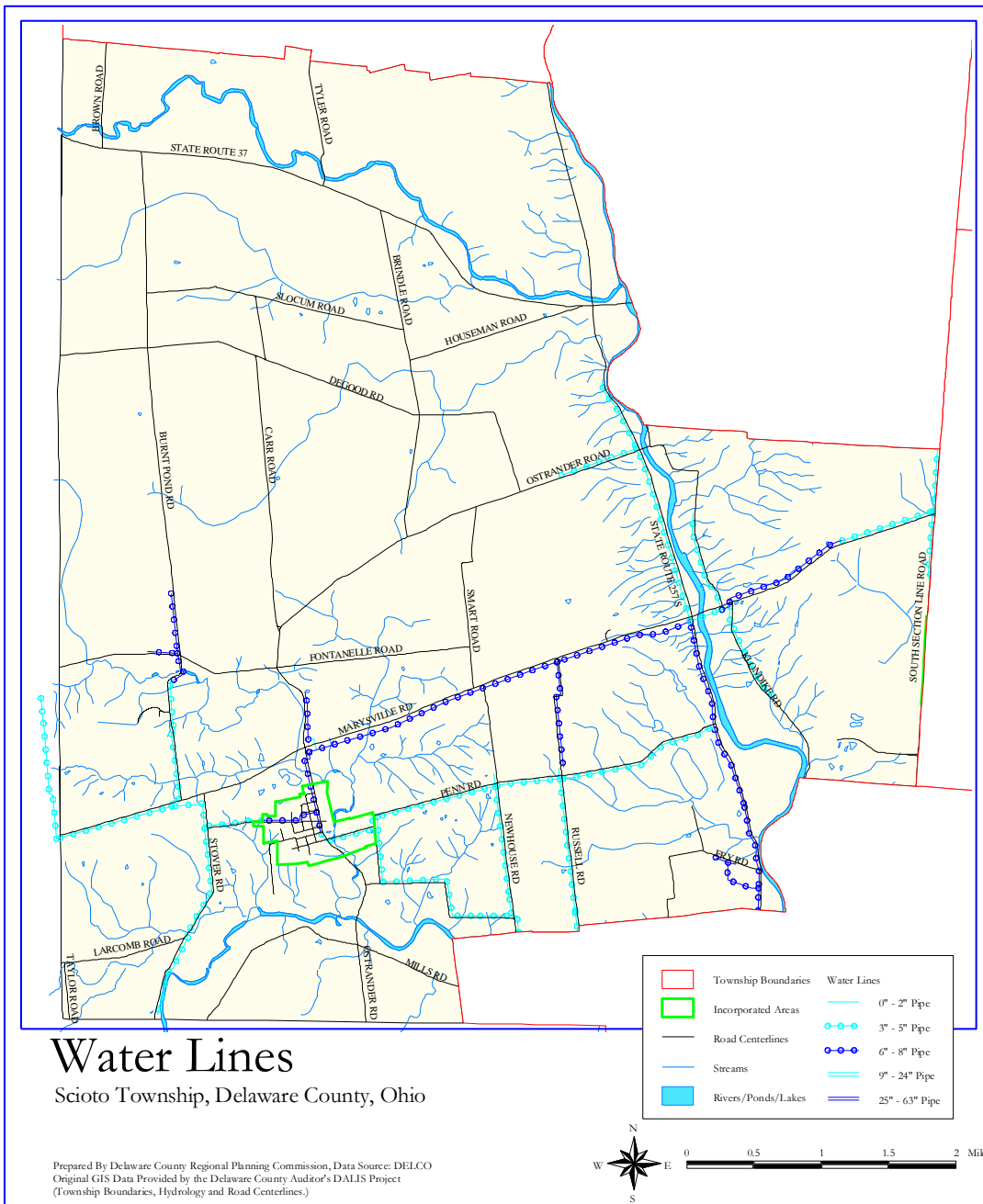
Del-Co Water Headquarters and Up-Ground Reservoirs on State Route 315, Liberty Township.

Del-Co has expanded its water supply to keep pace with growth of the county, adding an average of 2,000 additional customers and 65 miles of new water lines each year. Del-Co has also recently added an administrative office and million-gallon storage tank in Morrow County and a second water treatment plant on S. Old State Road in Orange Township. The rapid growth of Delaware County strains water treatment capabilities during summer months. Del-Co has a current daily treatment and pumping capacity of 17 million gallons per day (mgd). In May of 1999, with a minor drought, demand was 13mgd, with approximately 9 mgd attributed to lawn watering, leading the company to maintain a permanent odd/even day sprinkling regulation.

Three future supply locations are planned at the Whetstone River, northwest of Ashley and 400 acres on the Scioto River at SR257 and Donovan Road. With these new facilities, a total of 38 mgd is Del-Co's long term pumping and treatment capacity. The 1998 service population for Del-Co was approximately 50,000. This is expected to double in twenty years. If water demand also doubles, the peak pumping of 26 mgd would be within the realm of Del-Co's supply and treatment plan. Growth beyond a service population of 140,000 in the villages and townships would require additional supply sources and treatment facilities.

B. Water Lines in Scioto Township

Map 10.1 shows the location and diameter of water lines in the township. Development densities greater than one unit per acre typically require fire hydrants, which require a minimum 6-inch diameter water line.



10.2 Sanitary Sewer

Homes in Scioto Township utilize traditional septic systems and on-site sewage disposal systems.

A. Facts about Sanitary Service

1. The Delaware County Sanitary Sewer Department currently does not service Scioto Township.
2. The design capacity of Delaware County's Olentangy River plant is 6 million gallons per day (mgd). No future expansion of this plant is anticipated, although a new trunk line is being installed along the Olentangy River, near Perry and Taggart Roads.
3. A second Delaware County sewage treatment plant is located at the northwest corner of Powell Road and I-71 in Orange Township. This plant has a design capacity of 10mgd and serves areas A-E on the Service Area Map. There is approximately 7 mgd of *new* capacity for the Alum Creek plant.
4. Each of the existing service areas has an ultimate capacity, based on pipe capacity, and treatment plant capacity.
5. For the purpose of allocating land use density based upon sewer capacity, the following assumptions were made:
 - a. Pump station capacities can be upgraded.
 - b. The pipe that discharges to the pump station is not expected to be upgraded.
 - c. The ultimate capacity limitation is the treatment plant capacity.

B. 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 with sewer extension. However, the Engineer is using the existing and planned township densities when planning future sewer extension.
2. It is up to the township to determine the density of population by zoning. If the township zones land in sewer service areas for densities higher than the average density based upon residual sewer capacity, there will be "holes" in the sewer service area without sewer capacity.
3. There may come a time when there are more subdivisions approved on paper than there is treatment plant capacity. Since not all approved subdivisions get built, new subdivisions will continue to be accepted for approval until all treatment plant capacity has been purchased in tap fees. Those who obtain subdivision approval but do not record their plats or pay their tap fees may be denied access to county sewer by developers who are more aggressive in paying for their taps as they receive subdivision approval.

4. By agreement with Columbus, either Delaware County or Columbus could build an additional sewage treatment plant to serve land west of the O'Shaughnessey Reservoir and discharge into it. The allowable density is 4 persons (1.37 dwelling units) per acre. This area is depicted on Map 10.2.
5. The Delaware County Sanitary Engineer is updating the county's 201 Water Quality Plan. Because of poor soils, (see Soil Suitability map, Chapter 6), additional sewer expansion is necessary for the preservation of surface water quality and the public health since growth is expected to continue. The Delaware County Sewer Master Plan Regional Facilities Update 2004 will analyze the feasibility of sewer service at densities planned by locally adopted comprehensive plans. If local comprehensive plans did not recommend densities that are cost effective for a local sewer system, the jurisdiction was given the opportunity to propose higher densities in order to obtain future sewer service. The result is several sewage treatment options, and multiple sewer service areas recommended within the County.
6. During the Public Participation phase of this plan, representatives of Scioto Township stated their desire to retain the rural, low-density nature of the township and intended to make changes to their zoning code that would increase the minimum lot size.
7. Scioto Township must use its planning and zoning to carefully allocate any sewer capacity, should it become available.

C. Sewer Policy – Ohio Environmental Protection Agency

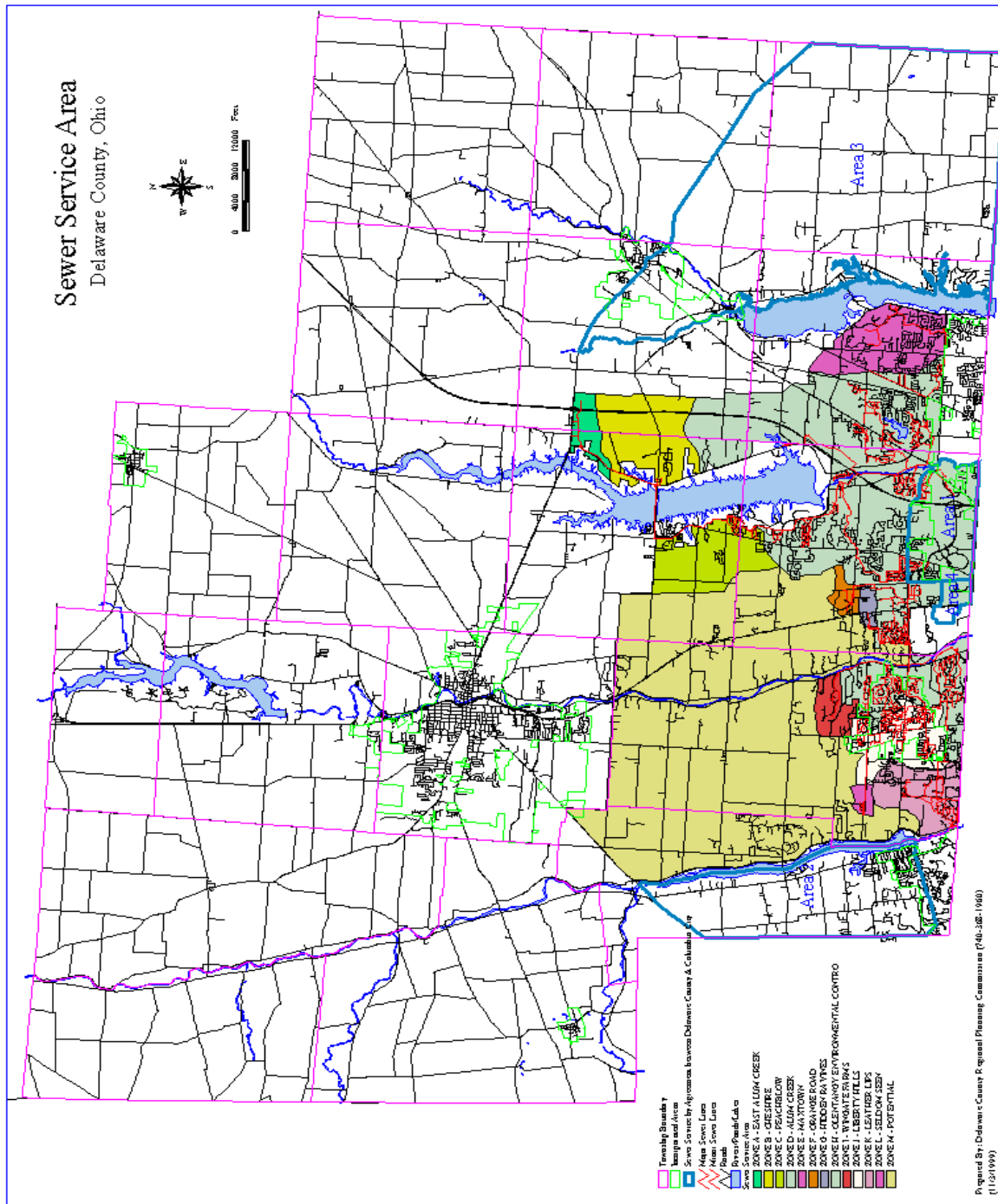
Building a centralized sewer system traditionally meant placing sewage in a pipe and sending it to a publicly owned sewage treatment plant that discharged to a running stream.

1. In 1996 the Ohio Environmental Protection Agency changed its anti-degradation requirements for surface discharge from a wastewater treatment plant. This prompted alternative “zero discharge” centralized sewage disposal systems, such as on-site treatment plants that use the treated effluent to irrigate a golf course. Permits are issued by the OEPA. This action allows an opportunity for cluster development in rural areas with lot sizes smaller than would have been possible without centralized sewers. Tartan Fields subdivision and Scioto Reserve subdivisions use on-site treatment plants dedicated to Delaware County, and land application of treated effluents on golf courses.
2. For Scioto Township, if zero discharge sewer systems are proposed within sewer service areas, the land application systems can *augment* the county's sewer capacity.

This means sewer users may be accommodated without building additional county treatment plant capacity.

3. Zero discharge central sewer systems themselves are not a threat. The threat is using zero discharge sewer systems to accommodate zoning for inappropriately high densities in areas without urban services. This fosters leapfrog suburban development that requires services that cannot be easily or economically provided by the township (fire and police protection, schools, road upgrades, public transportation, shopping, entertainment, and cultural activities).
4. Scioto Township must use its vision of the future, its recommended land use plan and zoning potentially to permit zero discharge centralized sewer systems as accommodations to development *only* when the use and density conform to this plan. Where such systems are permitted, the county should (preferably) be deeded ownership and control of the system for proper maintenance.

Map 10.2 Sanitary Sewer Service Area



10.3 Electric

Consolidated Electric and Ohio Edison provide electric service to most of Scioto Township. Dayton Power and Light serves the area in and around Ostrander and Union Electric Company serves a small corner south of Ostrander. The Utilities Map shows the service areas. Major electric transmission lines also cross Scioto

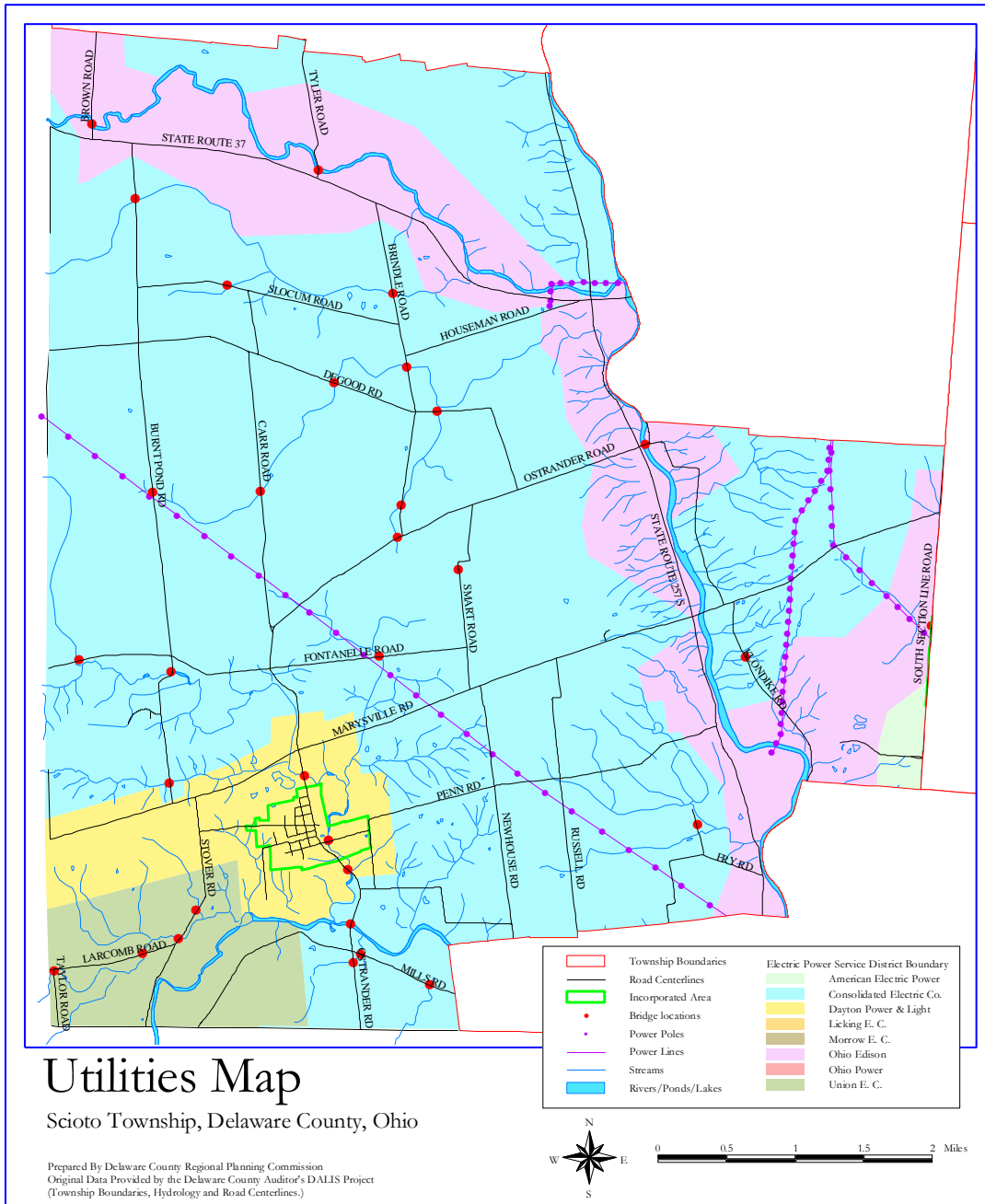
Township. No structures are permitted within the rights of way for these transmission lines. The locations of these lines are shown on the Utilities Map.

10.4 Gas

Scioto Township is served by Columbia Gas. Major gas lines are shown on the Utilities map.

10.5 Telecommunications/cellular

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate (which may include prohibition) telecommunications towers in residential districts if objections are filed by abutting property owners.



10.6 Storm Water Management

Storm water management is reviewed by the Delaware County Engineer's office for subdivisions, and road construction. The Delaware County Soil and Water District maintains ditches by agreement with the County Engineer's maintenance program. As of December 31, 1999 there were 70 projects on county ditch maintenance, 46 of which were subdivisions.

Table 10.4 Drainage Structures on Maintenance

Open Ditch	38.26 miles
Tile drains	27.38 miles
Surface Drains	.62 miles
Retention/Detention Basins	44

Chapter 11 Community Facilities

11.1 Schools

Local real estate markets are greatly effected by the quality of schools in a community. Scioto Township is predominantly within the Buckeye Valley School District. The Buckeye Valley School District includes all or parts of nine other townships and portions of Morrow, Marion and Union Counties, covering 196 square miles. A small percentage of the township is in the North Union District.

I. Buckeye Valley District

A. Enrollment Growth

Buckeye Valley School District currently has 2,231 students enrolled. Table 11.1 gives a breakdown of the student distribution throughout the district's schools.

Table 11.1 2003-04 Buckeye Valley Local School District Enrollments

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

(Source: Buckeye Valley Local School District, 2004)

The District's enrollment over the past ten years has remained stable in the 2,200 to 2,300 range (Table 11.2). Minor changes in class sizes have been modest compared to large increases in adjacent districts. Planning Advocates is projecting a 42.2% increase in enrollment by 2010-11 (Table 11.3). This projection is largely due to the abundant undeveloped land in the district. This would represent a drastic change from the slow growth of the last 10 years.

Table 11.2 Buckeye Valley Enrollment 1993-2003

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

(Source: Planning Advocates, 2002)

Table 11.3 Most Likely Enrollment Projections, Buckeye Valley Local School District

Grade	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
K* - 5	1167	1234	1427	1412	1473	1508	1551	1617
6 - 8	539	546	522	537	575	670	749	782
9 - 12	747	753	783	781	770	762	756	810
K - 12	2453	2533	2732	2730	2818	2940	3056	3209

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

B. Current Facilities

The Buckeye Valley Local School District has a \$16 million operating budget which includes 26 voted mills and a 1% income tax. A \$14 million bond in 1995 provided the following facilities and renovations:

- a nine million dollar middle school for 750 students southeast of the high school, featuring two computer labs, expanded media center, foreign language, two music studios, and a gymnasium with four locker rooms.
- 800-seat auditorium in the high school plus a new auxiliary gymnasium, expanded library, a new art classroom, two science laboratories, weight and exercise rooms.
- six new classrooms and an elevator at West Elementary plus a renovated library media center.
- eight new classrooms and an elevator at East Elementary School, including a new library media center and student restrooms for the 1997-98 school year.
- converted the existing middle school at Radnor into a third elementary school with a new library, playground and elevator.

Buckeye Valley High School is located at 901 Coover Road. **Buckeye Valley Middle School** is located at 683 Coover Road. There are three elementary schools in the Buckeye Valley School District: **East Elementary** located at 522 E. High Street, Ashley; **North Elementary** located at 4230 St. Route 203, Radnor; and **West Elementary** located at 61 North Third Street, Ostrander.

II. North Union School District

The North Union School District includes five schools. Claiborne-Richwood Elementary was built in 1916 with a 1956 addition. Leesburg-Magnetic Elementary was built in 1938 with a 1962 addition. Jackson Elementary was constructed in 1958. North Union Middle School was built in 1939 and includes a 1986 addition. North Union High School was complete in 1968. Each of these buildings includes a number of structural and systemic deficiencies. The deficiencies affect both the educational atmosphere as well as the basic safety of students. In 2000, the school received a rating of 15 in the Ohio Board of Education Local Report Card, which designates Continuous Improvement.

In a 1998 survey, district residents revealed that:

- 43% thought that NU School buildings were inadequate to meet the needs of students.
- 49% agreed that NU School buildings and grounds are in good condition. 51% disagreed.
- 61% said they would be willing for taxes to be increased to improve current buildings. 39% disagreed.
- 78% said if the remodeling cost exceeds 50% of new we should build a new building. 22% disagreed.

Students replied:

- 43% believed that there were not adequate computers and other technology.
- 56% said taxes needed to be increased to improve our buildings. 44% disagreed.
- 66% said if cost exceeded 50% to build a new building. 34% disagreed
- 56% said taxes needed to increase to build a new building. 44% disagreed.

Cost Estimates in 1998:

- Keep all schools open and renovate/upgrade/expand: \$16,597,000
- Vacate all elementaries and middle school, build new K-8 addition, upgrade H.S.: \$17,938,000
- Vacate all elementaries and middle school, build new K-8 building, upgrade H.S.: \$19,265,000
- Vacate all elementaries and middle school, convert H.S. to M.S., build new H.S.: \$19,965,000

Sources: *Exceptional Needs Program Assessment Report, Ohio School Facilities Commission by Garmann/Miller Architects, Minster, OH, 2000. Facility Evaluation and Feasibility Study for North Union Local School District, Conrath and Trout Associates, LLC, Columbus, OH, 1998. Compiled by Lynne D. Hall for Ed. P&L 958: School Facilities Planning, Autumn 2001*

In 2002, school district voters agreed to a .5-mill maintenance levy and a 7-mills/28 years bond levy for school improvement. The plan is part of the state-wide Expedited Local Partnership Program, which seeks to rebuild Ohio’s decaying school buildings. The district will build a new K-5 building, new middle school and a renovated high school. High school renovations include adding air conditioning, new classrooms, rewiring for technology, adding space for art and music, additional security measures and paving the parking lot. Richwood-Claibourne and the middle school building would be torn down, with other schools maintained for office or lease space. North Union will received 64% of the cost from the state, raising the remaining 36% from local funds.

III. Delaware JVS

The city and county boards of education established the Delaware Joint Vocational School in 1974, a career/technical school, to offer specific career training to Delaware County residents. Delaware JVS, The Area Career Center, now provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. The Delaware JVS serves the Delaware area school districts: Big Walnut, Buckeye Valley, Delaware City, Olentangy and open-enrolled students from Westerville and Worthington districts. The Delaware JVS offers two campuses:

- North Campus, 1610 SR 521, Delaware, Ohio 43015 (740) 363-1663
- South Campus, 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708

IV. Funding for Schools

Table 11.4 District Expenditures Per Pupil

	Buckeye Valley	North Union	State Average
Instruction	\$4,213	\$4,339	\$4,817
Building Operations	\$1,701	\$1,594	\$1,628
Administration	\$1,040	\$937	\$1,117
Pupil Support	\$934	\$576	\$940
Staff Support	\$64	\$167	\$297
Totals	\$7,952	\$7,613	\$8,799

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

V. School Performance

The Ohio Department of Education evaluates each school district in the State of Ohio annually, based on 27 standards and an associated ranking. Table 11.5 illustrates these two districts academic rankings. Both districts received “Continuous Improvement” rankings.

Table 11.5 2003 Performance Ratings for the Buckeye Valley and North Union

Performance Standards	Min. State Performance	Buckeye Valley Local School District	North Union Local School District	State Average
Grade 4 – Prof. Tests				
Citizenship	75%	60.8%	50.0%	60.9%
Mathematics	75%	59.6%	44.4%	58.6%
Reading	75%	63.2%	55.0%	66.3%
Writing	75%	73.7%	69.4%	78.3%
Science	75%	60.8%	38.9%	58.9%
Grade 6 – Prof. Tests				
Citizenship	75%	76.0%	71.2%	69.9%
Mathematics	75%	44.0%	44.0%	52.8%
Reading	75%	68.4%	78.4%	65.0%

Writing	75%	85.0%	84.0%	85.8%
Science	75%	68.8%	72.8%	65.8%
Grade 9 – Prof. Tests (8th,9th)				
Citizenship	75%	89.2%	77.2%	81.2%
Mathematics	75%	79.5%	80.2%	71.2%
Reading	75%	88.6%	84.2%	86.9%
Writing	75%	88.7%	93.0%	88.2%
Science	75%	84.7%	74.3%	74.8%
Grade 9 – Prof. Tests (8th,9th,10th)				
Citizenship	85%	91.3%	92.6%	89.6%
Mathematics	85%	83.8%	75.5%	82.0%
Reading	85%	93.8%	97.9%	93.8%
Writing	85%	92.0%	95.7%	94.0%
Science	85%	90.7%	85.1%	86.2%
Student Attendance Rate	93%	94.5%	95.5%	94.5%
Graduation Rate	90%	96.9%	98.2%	83.9%
Overall State Ranking		Continuous Improvement (13 of 22) Adequate yearly progress NOT MET	Continuous Improvement (12 out of 22) Adequate yearly progress MET	

(Source: Ohio Department of Education 2003 Report Cards)

VI. Effect of Land Use Planning on School Planning

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

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

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

11.2 Historic Sites

The Ohio Historical Society maintains an inventory of National Register properties and a website that is searchable by county. The Felkner-Anderson House at 9716 Fontanelle Road is listed under *Criterion C* for its distinctive characteristics of type, period, or method of construction. Although the Historical, Archaeological and Cemetery Map indicates



The Felkner-Anderson House on Fontanelle Road.

other historical sites, this structure is the only one of which we have additional information. The map also indicates several potential archeological sites. These sites are mapped by the State of Ohio OCAP data available from the Ohio Division of Natural Resources. The DCRPC has no specific information regarding any materials found at any of these sites. Information can be requested from the State Historic Preservation Office.

11.3 Churches and Cemeteries

The churches observed within Scioto Township are in Ostrander:

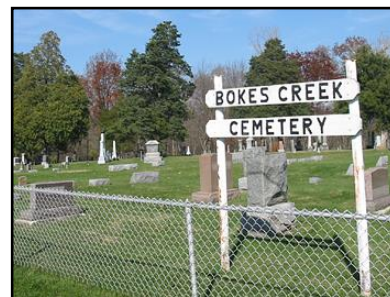
- **Millcreek Baptist Church**, 59 N. 4th Street, Ostrander
- **Ostrander Presbyterian Church**, 117 W. North Street, Ostrander
- **Ostrander United Methodist Church**, 166 W. North Street, Ostrander
- **Warrensburg United Methodist Church**, 1025 S.R. 257, Delaware



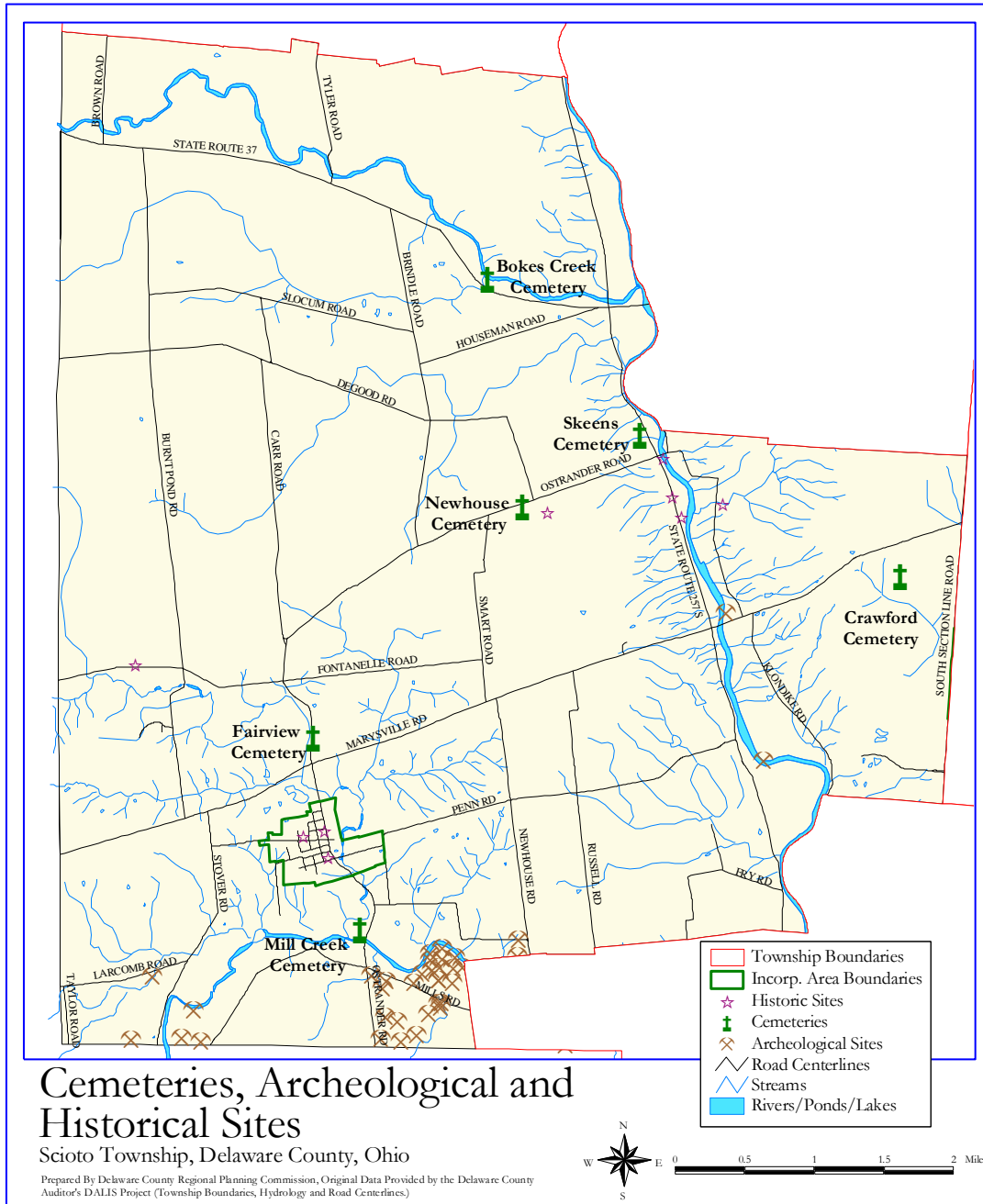
Warrensburg United Methodist Church.

The township maintains four cemeteries: Bokes Creek, Fairview, Mill Creek and Newhouse. Two others are not maintained: Crawford and Skeens. *Source: Guide to the Cemeteries of Delaware County, Ohio, Marilyn and George Cryder.*

- **Bokes Creek Cemetery**: across from 6345 S.R. 37.
- **Fairview Cemetery (a.k.a. Edinburg Cemetery)**: across from 3448 Ostrander Road.
- **Mill Creek Cemetery**: Ostrander Road, north of Mill Creek.
- **Newhouse Cemetery (a.k.a. Scioto Township Cemetery)**: Ostrander Road, west of Degood Road.
- **Crawford Cemetery (freed slave burial ground)**: 1500' south of U.S. 36, ½ mile west of S. Section Line Road. No markers remain, but a dedication stone was erected several years ago. (Undeveloped National Lime and Stone Land?)
- **Skeens Cemetery**: West side of S.R. 257, west of Ostrander Road. Two graves only.



Bokes Creek Cemetery, along S.R. 37.



11.4 Libraries

The State of Ohio funds some public libraries through state income tax. The libraries receive respective cuts of 5.7% of the state income tax that is allocated for public libraries. Residents can obtain a library card at any of the following libraries. The Delaware County District Library has its downtown library at 84 East Winter Street, Delaware, and branch libraries in Ostrander at 75 North 4th Street and the City of Powell at 460 S. Liberty Street. The District Library employs 30 people or 24 full time equivalents. Its annual budget is

approximately \$2 million, which is used for staff salaries and materials, maintenance, and operating expenses. Of the total budget, 94% comes from state income tax and the remaining 6% is generated by overdue fines.

There are 75,000 residents in the Delaware District Library service area and 42,000 registered borrowers (borrowers can be outside of the district). School districts that are in the service area include Olentangy, Delaware City, Buckeye Valley, Elgin Local (in Delaware County), Dublin (in Delaware County), and North Union (in Delaware County). Currently, the District has 145,000 volumes. The “old” rule of thumb is that there should be three volumes per capita. This shortfall of 5,000 is not considered a problem because libraries in general have evolved to offer other resources for patrons. The District’s long range plan is to monitor the growth area and provide service to the expanding population, expand facilities if necessary, and promote home-based programs.

Ashley Wornstaff Library is located at 302 E. High St., Ashley. Ohio Wesleyan University’s Beeghly Library located at 43 University Ave., Delaware extends borrowing privileges to all residents of Delaware County. Methodist Theological Library is located at 3081 Columbus Pike, in the City of Delaware. As the population of Scioto Township and the western Delaware County area increases, there may be a need for expanded library service.

11.5 Hospitals

There are no hospitals located within Scioto Township. Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Grady Hospital provides 125 beds for general surgery, and orthopedics, urology and ophthalmology, as well as Emergency care. Cardiac surgery and neuro surgery are referred to other hospitals. Grady recently expanded its emergency room and constructed a helicopter pad for incoming flights.

Grady competes with northern Franklin County Hospitals such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann’s in Westerville. Two outpatient facilities serve southern Delaware County. Grady at Wedgewood and Mt. Carmel OutPatient, both on Sawmill Parkway in Liberty Township serve Liberty Township, Powell, and northern Franklin County. Both centers provide medical services that do not require an overnight stay.

11.6 Fire Protection

Fire Protection is provided by the Ostrander-Scioto Volunteer Fire Department (666-2121). The Fire Station is located at 3737 Ostrander Road, north of the Village of Ostrander. The building is used as the Township Hall, with office and meeting space, and was completed in 2002.



Scioto Township Hall and Fire Station.

11.7 Police

Scioto Township is policed by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware on State Route 42. In 2002 the department was budgeted for 68 full-time deputies and 17 special deputies patrolling in 54 vehicles. Each vehicle is shared between two officers (two shifts) and travels around 100 miles a shift.

Table 11.6 Sheriff's Calls

Sheriff's Calls for 2003 by Township/Municipality			
Orange Township	5124	Thompson Township	82
Liberty Township	3386	Marlboro Township	109
Concord Township	1391		
Berkshire Township	1185	Delaware	362
Berlin Township	1117	Sunbury	302
Genoa Township	927	Ashley	142
Harlem Township	891	Shawnee Hills	135
Troy Township	735	Columbus	64
Delaware Township	640	Other (out of county)	50
Scioto Township	474	Ostrander	46
Brown Township	375	Alum Creek State Park	36
Kingston Township	333	Delaware State Park	15
Radnor Township	282	Galena	13
Porter Township	229	Westerville	10
Oxford Township	222	Dublin	5

Source: Delaware County Sheriff Office web page www.delawarecountysheriff.com/patrol.htm.

Scioto Township represented approximately 2% of the Sheriff's complaints in 2002 and represented 2% of the county population. It should be noted that Genoa Township, Sunbury/Galena, Ashley, the City of Delaware, Dublin, Shawnee Hills, Columbus, Westerville and the City of Powell provide their own police protection.

Chapter 12 Open Space and Recreation

12.1 Introduction

The Ohio Revised Code acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. RC 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.” RC 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.”



Gently sloping land on the west side of the Scioto River, north of U.S. 36.

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 its 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. In their chapter on open space and recreation, they relate the following critical functions of open space. These are services that society would have to pay for otherwise. Natural open space provides these services for free.

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

The economic benefits of open space cannot be understated. 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. And given the evidence that single-family housing rarely “pays its own way” through additional property tax revenues (and some studies have

Scioto Twp Comp Plan

shown that commercial development may demand more resources than it pays for in sales taxes), open space becomes an important part of a local government's economic outlook. (*Source: The Economic Benefits of Parks and Open Space, TPL, 1999*)

12.2 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."

12.3 Land Area Guidelines

The National Recreation and Park Association (NRPA) has developed a set of standards for local developed 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 NRPA model is found at the end of this chapter.*)

Listokin notes 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. The uniqueness of every community, due to differing geographical, cultural, climatic, and socioeconomic characteristics, makes it imperative that every community develop its own standards for recreation, parks, and open space."

12.4 Location of Open Space Parcels

Listokin notes 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. Listokin suggests that "No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site."

12.5 Scioto Township Parkland

Scioto Township maintains a 35-acre park within the Township boundaries east of the Scioto River, adjacent to land owned by National Lime and Stone. This park includes walking trails and picnic shelters throughout its partially wooded site.

Blues Creek Preservation Park is located off Fontanelle Road and is 138 acres in size. The park offers nearly three miles of trails, a pedestrian bridge over Blues Creek, and a large picnic area with two shelter houses, composting restrooms, and a tot lot and playground for children up to 12 years old.

The City of Columbus owns a 112-acre site off Penn Road which includes a large lake. It is used by the Columbus Water Ski Club and is limited to members only. Other parks and recreation opportunities exist in Ostrander, Delaware and adjacent townships.



Structures within the 35-acre Scioto Township Park.

12.6 Future Recreational Needs

As Scioto Township grows it may wish to use the NRPA model, “which surveys the service area population to determine demand for different activities. Demand is then converted to facilities needs and then to land requirements.”

Undeveloped Open Space - Regional and Township – Blues Creek Preservation Park and the Scioto Township Park help fulfill the need for undeveloped (passive) open space. Although the recent township park east of the river provides passive and active recreation areas, the township may wish to identify other lands throughout the township for future public recreation areas.

Undeveloped Open Space – Neighborhood – The open space requirement for new Farm Village or Conservation Subdivisions could be used to provide centrally located undeveloped and developed open space within residential neighborhoods where individual lot sizes are less than 1 acre.

Developed Open Space – Township-wide – The township should provide active recreational areas for its ultimate population, using the NRPA Standards as a guide.

Recommendations at Build-Out

- Overall active recreational area - NRPA recommends 6.25-10.5 acres/1000 population. Collectively, the Township park and Blues Creek make up 173 acres. According to the standards, the township exceeds the standards for unimproved open space.

- Establish mini parks of one acre or less within neighborhoods, serving the population within ¼ mile radius (these should be developer dedications as part of a PRD zoning).
- Establish neighborhood parks of 15 acres, with field games, play ground apparatus, serving the population within ¼ to ½ mile radius.
- Establish a community park of 25-50 acres (when the township is all built out) with an athletic complex, large swimming pool, and recreational fields.
- Seek opportunities to allow greater access to parks by providing linkages between residential development and parkland. Parks should also form a network whereby they are linked with walkways and greenways.

Within these parks consider the following facilities:

- tennis courts, basketball courts, volleyball courts, baseball fields (this may be reduced according to the popularity of baseball versus soccer), softball fields, football fields, field hockey field, soccer fields (this number may rise according to the popularity of soccer versus baseball)
- ¼ mile running /walking track
- swimming pool (large enough to accommodate 100-200 people).

Delaware County voters approved a ballot initiative for a parks levy in November 1999. Preservation Parks now receives a .4 mills levy, which is expected to generate about \$900,000 per year for parks. Ten percent of that money is set aside for townships and municipalities to develop parks. Scioto Township can apply for a share of this money.

12.7 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 easily along drainage ways, creeks, sewer easements and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat, or create new habitat through plantings and creative use of storm water retention and detention facilities. These areas of developments are often afterthoughts in the design and planning process. They should be viewed as opportunities to improve the value of the development and link developments.

12.8 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.

Table 12.1 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 / Play-ground	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 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. Copyright © 1983 by the National Recreation and Park Association, 3101 Park Center Drive, Alexandria, Virginia 22302.

This classification system is intended to serve as a *guide* to planning – not as a blueprint. Sometimes more than one component may occur within the same site, particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended orientation	No. of units per Population	Service Radius	Location Notes
Badminton	1620 sq. ft.	Singles - 17' x 44' Doubles – 20' x 44' with 5' unobstructed are on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Usually in school, recreation center, or church facility. Safe walking or bike access
Basketball Youth High School Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	40'-50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 sq.ft. for 3-wall	20' x 40' – minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance	Long axis north-south. Front wall at north end	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting
Ice Hockey	22,00 sq. ft. including support area	Rink 85' x 200' (minimum 85' x 185') Additional 5000 sq. ft. support area	Long axis north-south if indoor	Indoor – 1 per 100,000 Outdoor-depends on climate	½ - 1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36' x 78' 12' clearance on both sides 21' clearance on both ends	Long axis north-south	1 court per 2000	¼ - ½ mile	Best in batteries of 2-4. Located in neighborhood/ community park or adjacent to school site
Volleyball	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides	Long axis north-south	1 court per 5,000	¼ - ½ mile	Same as other court activities (e.g. badminton, basketball, etc.)
Baseball Official Little League	3.0 – 3.85 acre minimum 1.2 acre minimum	<ul style="list-style-type: none"> • Baselines-90' • Pitching distance-60 ½' • Foul lines-min. 320' • Center field – 400'+ • Baselines-60' • Pitching distance – 46' • Foul lines – 200' • Center field – 200'-250' 	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east	1 per 5000 Lighted – 1 per 30,000	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex
Field Hockey	Minimum 1.5 acres	180' x 300' with a minimum of 10' clearance on all sides	Fall season – long axis northwest to southeast For longer periods, north to south	1 per 20,000	15 – 30 minute travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Football	Minimum 1.5 acres	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey	1 per 20,000	15-30 minutes travel time	Same as field hockey
Soccer	1.7 to 2.1 acres	195' to 225' x 330' to 360' with a minimum clearance on all sides.	Same as field hockey	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
Swimming Pools	Varies size of pool and amenities. Usually ½ to 2 A site	Teaching-minimum of 25 yards x 45' even depth of 3 to 4 feet. Competitive- minimum of 25m x 16m. Minimum of 27 sq. ft. of water surface per swimmer. Ratios of 2:1 deck vs. water.	None-although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3.4 A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas.
Golf – Driving Range	13.5 acres for minimum of 25 tees	900' x 680' wide. Add 12' width for each additional tee	Long axis south-west. Northeast with golfer driving toward north-east.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
¼ Mile Running Track	4.3 acres	Overall width – 276' Length – 600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0 acres	<ul style="list-style-type: none"> • Baselines – 60' • Pitching distance – 46' min. 40' – women • Fast pitch field radius from plate – 225' between foul lines. • Slow pitch – 275' (men) • 250' (women) 	Same as baseball	1 per 5,000 (if also used for youth baseball)	¼ - ½ mile	Slight difference in dimension for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (baseball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with primary use is north-south	1 per 10,000	1-2 miles	
Trails	N/A	Well defined head maximum 10' width, maximum average grade 5%, not to exceed 15%. Capacity rural trails – 40 hikers/day/mile. Urban trails – 90 hikers/day/mile.	N/A	1 system per region	N/A	
Archery Range	Minimum 0.55 acres	300' length x minimum 10' wide between targets. Roped clear space on sides of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Archer facing north + or - 45°	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of units per Population	Service Radius	Location Notes
Combina-tion Skeet and Trap Field (8 station)	Minimum 30 acres	All walks and structures occur within an area approximately 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 areas). Shot-fall danger zone is contained within two superimposed segments with 300-yard radii (36 acres)	Center line of length runs northeast-south-west with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional / metro park complex
Golf Par 3 (18 hole) 9 Hole standard 18 hole standard	50-60 A Minimum 50 A Minimum 110 A	Average length –vary 600-2700 yards Average length – 2250 yards Average length – 6500 yards	Majority of holes on north-south axis	1/25,000 1/50,000	½ to 1 hour travel time	9 hole course can accommodate 350 people/day. 18 hole course can accommodate 500-550 people/day. Course may be located in community or district park, but should not be over 20 miles from population center.

Chapter 13

Development Patterns

13.1 Preserving Rural Character- Community Choices

One of Scioto Township's goals is to preserve its rural character. This rural character is expressed as an overall low density, with the preservation of open space and natural lands such as a stream valley, a wooded ravine, wetlands area or patch of woods.

Clearly, part of what makes the township desirable is the vision that there will always be some permanent, interconnected open space and natural lands throughout the area. Scioto Township is still a rural community with 70% of its acreage in agriculture. However, when agriculture changes to other land uses, this rural character might be lost unless conservation areas are preserved by future development patterns.

Scioto's vision to remain a low-density (average one unit per two acres) residential community seems understandable and defensible for the scope of this comprehensive plan (2004-2014) because most areas are not serviced by public centralized sanitary sewer, and are not anticipating public sewer service in the next ten years, which is the horizon of this plan. There are different development pattern options to consider.

13.2 Rural Large-Lot Development

Most residential development has taken place along township roads, such as Russell Road north of Penn Road. Many of these splits result in lots that are larger than 5 acres and simply recorded with the county. When land is split resulting in parcels that are smaller than 5 acres, a process called a "No Plat" or "minor" subdivision is required. These NPA subdivisions may be used to create no more than 4 lots from an original parcel (5 including the residue, if smaller than 5 acres), and where there is no creation of a new streets or easements of access.

Large-lot development also occurs on Common Access Drives, or CAD subdivisions which are 3-5 lots on a 12-foot wide gravel drive approved by the Delaware County Regional Planning Commission. CAD subdivisions follow the same procedure as any other "major" subdivision, including a Sketch Plan, Preliminary Plan, and Final Plat steps. CAD standards are defined by the RPC and include a maximum grade of 10%, passing areas every 350 feet,



Lot splits where all lots have frontage on an existing street.

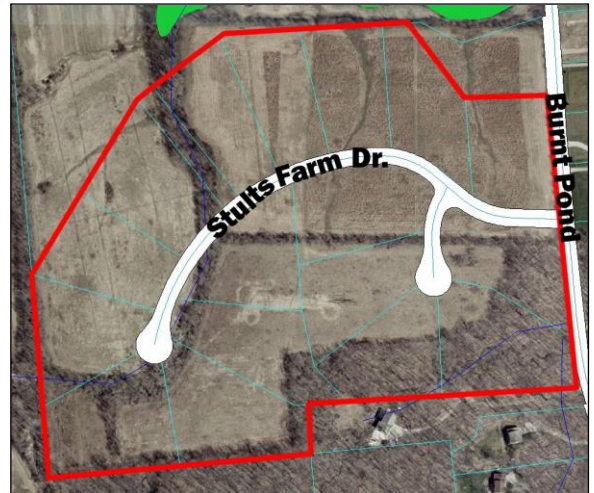
tree and shrub removal specifications, and an easement width of 60 feet along the CAD. A private maintenance agreement must be recorded with the county as well. (In 2004, the RPC is working to revise these CAD design standards.)

In addition to small CADs, larger subdivisions that include paved private or public streets built to county standards, can be developed as long as the lots conform to local zoning. Such larger scale subdivisions follow the same process as common access drive developments. The developer or consulting engineer takes each project through an approval process with the Regional Planning Commission staff as well as an engineering process with the oversight of the County Engineering staff.

Large acreage development, surrounded by woods and farm fields, has been accepted as retaining rural character. However, township residents may find that if *all* rural lands were developed for one- or two-acre house lots, there would be no interconnecting open space, and the rural character would be destroyed. Development of large lots *everywhere* on township roads would actually lead to “rural sprawl”.



CAD subdivision with three created lots, plus four with existing frontage.



FR-1 subdivision including new streets and lots.

13.3 Alternative Development Patterns

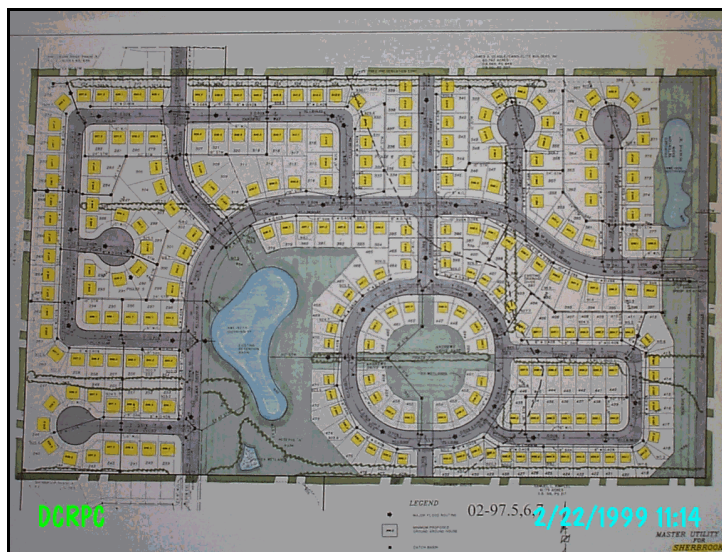
I. Cluster Subdivisions

For thirty years, cluster subdivisions, or “Planned Residential Developments” have been touted as an improved alternative to the conventional subdivision. Scioto Township’s PR District calls for a density of one dwelling unit per two gross acres. In addition, it states that each house lot must be at least one acre and that one acre per dwelling unit be set aside as open space. No PRDs have been developed in Scioto Township.



Scioto Reserve PRD subdivision, both sides of Home Road.

In PRDs, greater design flexibility is obtained by reducing lot size, and width. However, the absence of comprehensive standards for quantity, quality and configuration of open space has permitted uninspired designs, which are reduced-scale conventional subdivisions.



Typical Delaware County Planned Residential Development (2.4 units/acre)

The typical Delaware County PRD has often resulted in developments that do not fulfill community expectations for:

- **Open Space** - PRD ordinances usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes, floodplains, storm water 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. Scioto Reserve has little common or public open space. The golf course is private open space, for members only.



Scioto Reserve looking west toward the Scioto River

- **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 6 du/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 much higher “net” density, and smaller lot sizes.
- **Design** - large (300 units or more) 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 needs to be given to the architecture, materials, facades, detailing, colors and landscape features that will bind the neighborhood into a cohesive unit. Although such criteria are generally required, seldom does a land developer, who intends to sell the subdivision to a builder, bother to provide significant criteria. The result is either a jarring hodge-podge of different builders’ standard

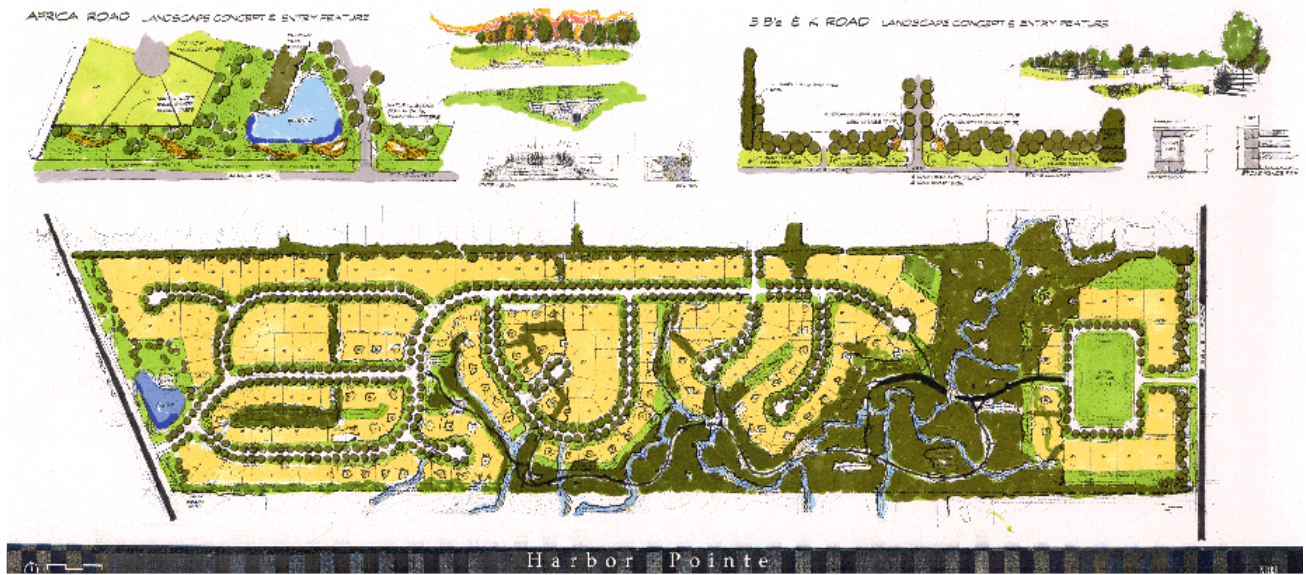
production houses with no continuity of material or architectural syntax or a blandness that results from a single builder using a limited number of home design options. Without specific standard criteria, the zoning commissions must negotiate these details on an individual (and therefore, inconsistent) basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.

Harbor Pointe is a Berlin Township Planned Residential Development (cluster subdivision) designed to modern standards of open space and environmental protection. With an overall density of 1.25 units per acre, Harbor Pointe saves sensitive areas, preserves useable open space, and connects neighborhoods with trails.



Harbor Pointe, under construction, Meadows of Cheshire on the left, Berlin Township, Delaware County, Ohio.

Note the preserved tree lines and open space at the entrance and distributed throughout the site.



2. Conservation Subdivisions

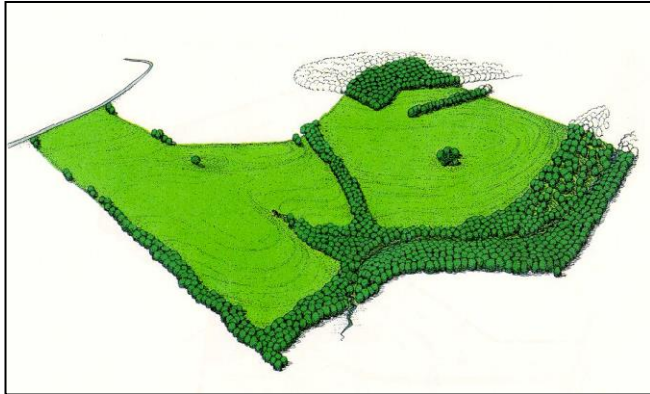
Conservation Subdivisions are a form of rural cluster subdivision where natural features and environmentally sensitive areas (conservation areas) are excluded from development and preserved. Homes are clustered in the remaining areas.

The term “Conservation Subdivision,” as coined by author Randall Arendt (*Conservation Design for Subdivisions*, 1996, Island Press) requires the following elements:

- 50% or more of the buildable land area is designated as undivided permanent open space.
- The design is density-neutral. 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 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 archaeological 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.

Conservation subdivisions are typically located in areas without sanitary sewer service, at densities of less than one unit per acre. (Note: For densities greater than one unit per acre, a conservation subdivision with 25-35% open space may be more appropriate. Primary conservation areas should still be preserved.)

The following graphics are presented with permission of Randall Arendt, from his book *Conservation Design for Subdivisions* (1996, Island Press).



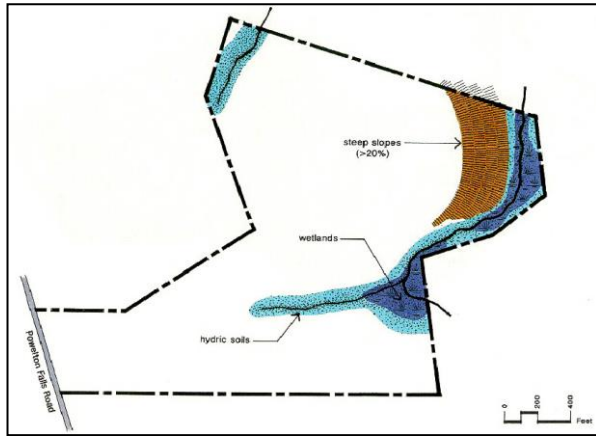
Site before development



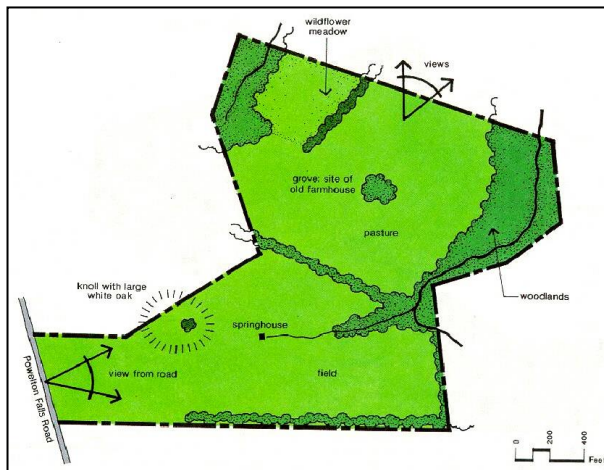
Traditional subdivision of large lots, leaving no common open space – Yield Plan



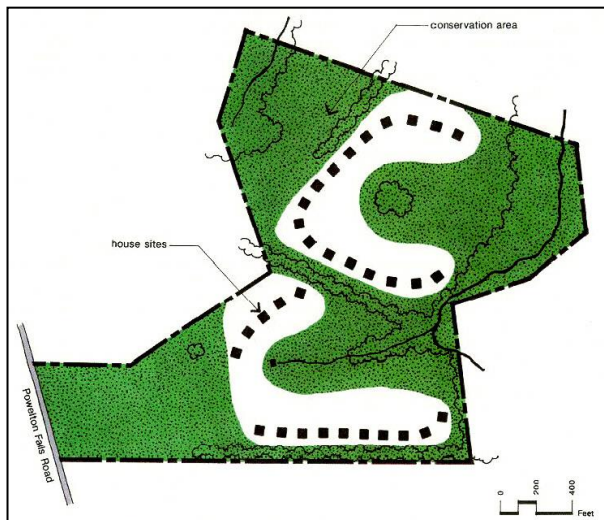
Site with conventional subdivision



Identifying primary conservation areas



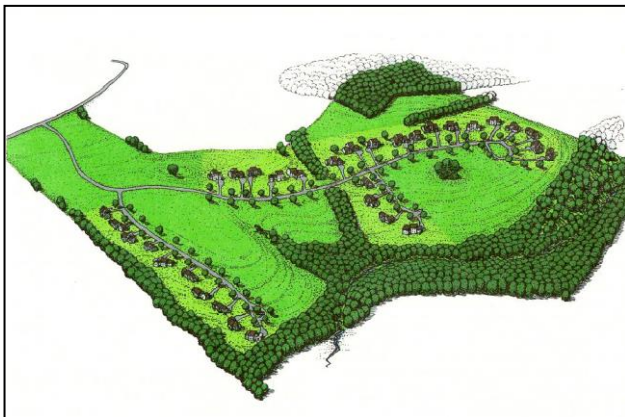
Identifying the secondary conservation areas



Siting of potential buildings



Drawing streets and lot lines



Site build-out with conservation design

Conservation Subdivisions offer tremendous potential for retaining rural character and maintaining an overall low density in Scioto Township. The Farm Village is another form of Conservation Subdivision that is intended to save useable farmland for lease back to area farmers. The main differences include the way the open space is used (farming) and the allowance for a small farm market commercial area. The township may wish to permit a slightly higher density for land adjacent to municipalities. Such a density might allow a transition from urban development to rural development, and perhaps might be an alternative to annexation.

For a local example, a parcel on the northwest corner of S.R. 257 and U.S. 36 was used to show three different approaches to development.

The first design used a hypothetical FR-1 zoning at a 1.95-acre minimum lot size. The site accommodated 54 units after approximately 15% was removed for road right-of-way.



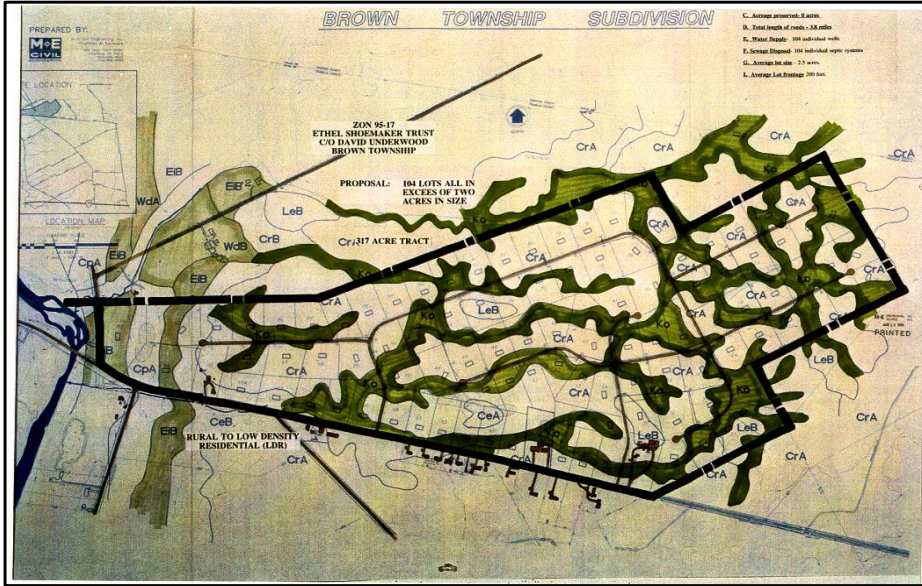
The second design used Scioto Township's PRD standards, which define the density as 1 unit per two acres. Each house lot must be at least 1 acre, and each lot requires 1 acre of open space. Because right-of-way would still be subtracted, the result would be approximately 57 units.



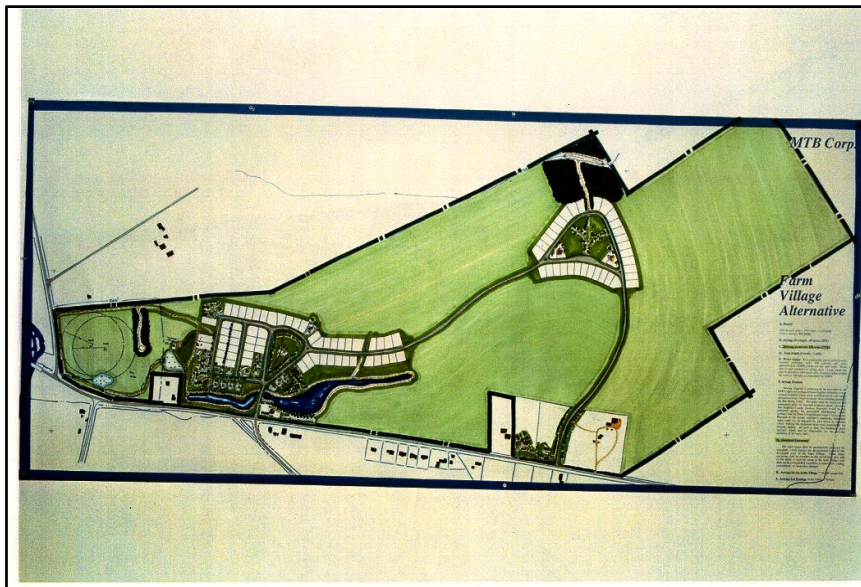
Finally, the third option used a net developable acreage in a theoretical conservation subdivision which allows .6 units per acre. This design nets approximately 49 units after subtraction of conservation areas. The table below shows the result of other other densities.



- .5 units/net acre = 41 units
- .6 units/net acre = 49 units
- .7 units/net acre = 58 units
- .8 units/net acre = 66 units



Conventional subdivision 104 lots, 2.5 acres per lot, total 320 acres. Wet soils shown in green.



Farm Village, 120 lots (15 % bonus for doing Farm Village) in cluster, 240 acres in permanent easement for open space/farmland, 320 acres total.

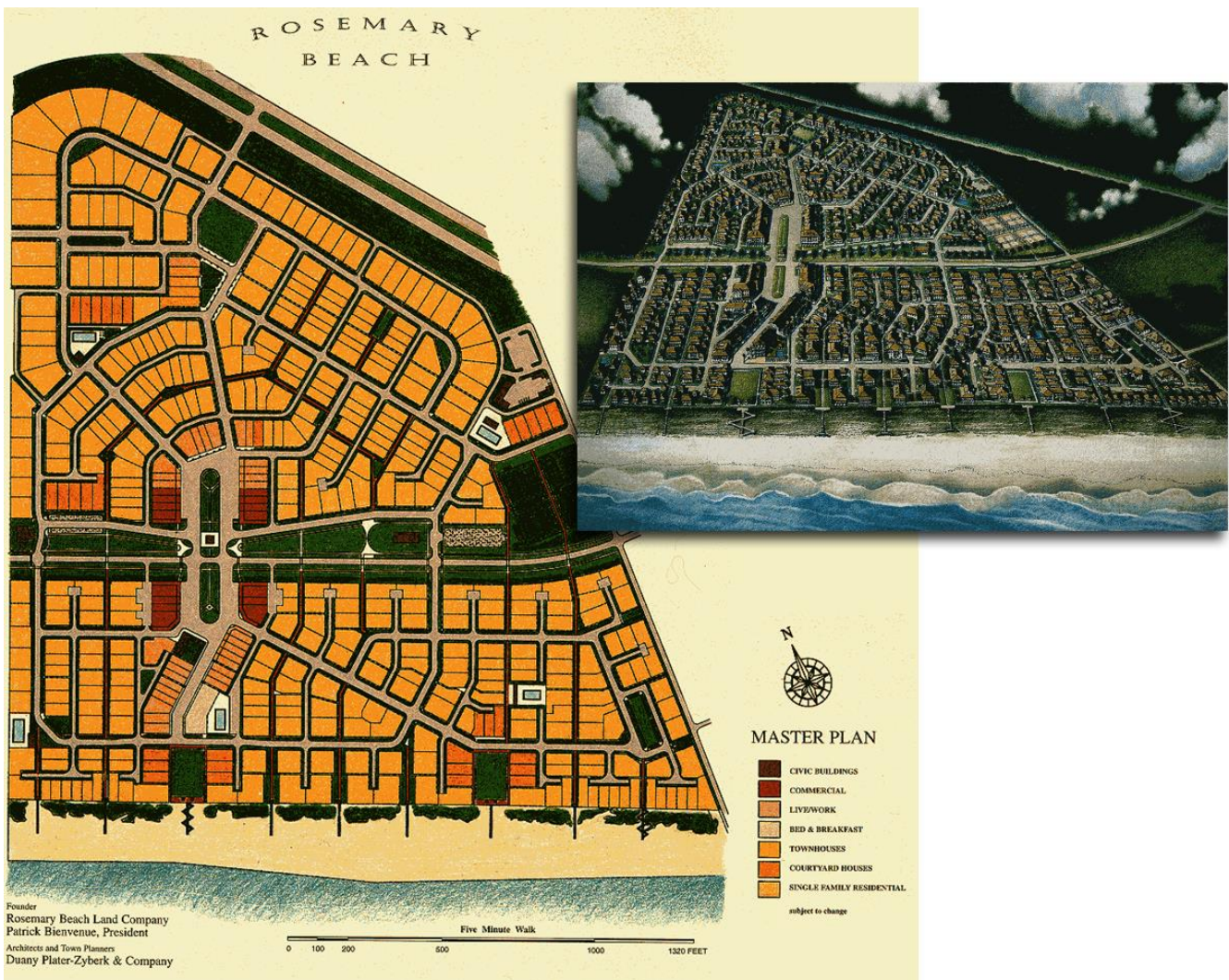
3. Traditional Neighborhood Development (TND)

Andres Duany, Elizabeth Plater-Zyberk, Peter Calthorpe and others are part of a school of architects and planners (*The New Urbanism, Toward an Architecture of Community*, Peter Katz, 1994, McGraw Hill) who advocate a return to the traditional neighborhood design popular in the United States before World War II. The hallmarks of TNDs are formal design, a dense core, grid streets, mixed uses, and strict guidelines for architecture, materials, and common open space. Other common features are alleys for garage access,

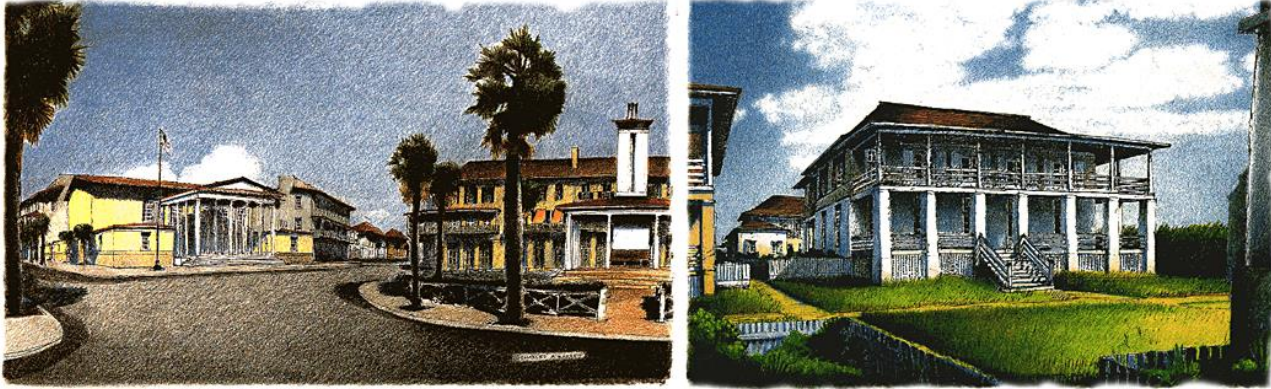
connected greenways, formal and informal open space, and a clustered mixed-use central core. Distance from the center of a neighborhood to its edge is ideally ¼ mile, or a five-minute walk. TNDs emulate successful older neighborhoods such as Delaware’s north end historic district and old Sunbury.

The village of Ostrander, laid out in 1852, is traditionally designed with grid streets and shallow setbacks for houses on lots that generally are deeper than they are wide. New development adjacent to the village could utilize modern TND standards to expand the village with a development pattern that mimics the original village. In general, TNDs require public sanitary sewer to support urban densities. Therefore, an expansion of the village at similar densities would likely need Ostrander sewer and annexation would likely be required.

The following TND graphics are reproduced from Rosemary Beach sales literature. Rosemary Beach is a TND located on the Gulf of Mexico in the Florida, designed by Andres Duany and Elizabeth Plater-Zyberk.



Images of Rosemary Beach: site plan (left), and bird's eye view (right).



Images of Rosemary Beach: Downtown civic buildings and shops (left) beach house fronting a public green (right).

13.4 Farmland Preservation

With about 70% of Scioto Township land still in agriculture (Table 5.1), and with a primary goal to retain rural character, agricultural preservation is an issue. The Delaware County Commissioners appointed a Farmland Preservation Task Force in 1998. The Task Force issued a Farmland Preservation Plan in June 2000 with 12 recommendations for action. Recommendation number four is to “Support and encourage any township that seeks to protect its agricultural industry through zoning codes.”

Purchase of Agricultural Easements- *(Quoting from the County Farmland Preservation Plan):* “With the passage of Ohio Senate Bill 223 in 1998, purchase of agricultural conservation easements (PACE), also known as Purchase of Development Rights (PDR), is now legal under Ohio law. The Ohio Department of Agriculture-Office of Farmland Preservation is currently drafting rules in anticipation that Ohio will be able to offer matching funds to local entities that have set up a program to retain and protect farmland.” The plan also recommends that the county “Provide redevelopment incentives for cities and villages with existing urban services to reduce cost of new services and unnecessary conversion of farmland.”

13.5 Smart Growth

Maryland enacted “Smart Growth” legislation in 1997. Since then, Smart Growth has been a topic for planners nationwide. Maryland directs state growth related expenditures into locally designated compact growth areas.

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

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

13.6 Which Development Pattern(s) for Scioto?

Scioto Township should consider the following patterns in its future land use.

- Identify critical resource areas that should be given primary or secondary conservation area status, and permit both Conventional large lot and Conservation subdivisions as a Conditional use in the FR-1 District.
- Consider using Conservation Subdivisions to preserve open space and/or farmland.
- Consider allowing higher density Conservation Subdivisions in areas where annexation is a possibility.
- Commercial development should group buildings to share parking and access to arterial streets. Consider mixed uses of commercial and residential as part of a large scale planned unit development that creates a sense of community rather than strip the commercial along arterial roads.

13.7 Development Patterns and Cost of Services

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential. Depending on the development pattern chosen, Scioto Township has the potential opportunity to develop a significant commercial and industrial property tax base on US 36 and SR 37. This commercial tax base could help pay for new services and support the school districts.

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

A \$150,000 single family house in the Olentangy School district that generates one school age child also generates a \$5,100 negative fiscal impact (property taxes paid versus cost to educate the student) that must be made up by other sources of revenue, most importantly other property tax revenues. In order to ascertain what land use mix might be optimal, it is necessary to analyze the fiscal impacts of development to determine the costs versus revenues to the community.

Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin and William Dolphin in *The New Practitioner's Guide to Fiscal Impact Analysis*, (Center for Urban

Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, (Urban Land Institute, 1994). Burchell and Listokin define development impact analysis as follows:

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

- a.) Physical, b.) Market, c.) Environmental, d.) Social, e.) Economic, f.) Fiscal and g.) Traffic.

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

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

13.8 Impact Fees and Ohio Law

Scioto Township’s vision for future development will be represented by its Comprehensive Plan. The potential fiscal impacts of future development projects can be determined, but such determination does not, however, entitle the township or the school district to charge an impact fee.

Although some states permit impact fees based upon a fair share allocation of the costs of new development, Ohio planning and zoning legislation does not currently empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). It has been generally held, however, that if road improvements are needed immediately adjacent to the development, and can be directly attributable to the project, and if the benefit of contributing to the improvement outweighs the burden of such improvement for the development in question, a “fair share” contribution to the improvement can be requested by the community.

Alternatively, if large proposed developments do not reasonably mitigate their own impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

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

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

Clearly, cities and villages may now adopt impact fees that conform to the Supreme Courts ruling in Ohio. Whether this power will ever be extended to townships is unclear, and should be discussed with township legal counsel.

13.9 Other Development Standards

Communities regulate development details for a variety of reasons, from aesthetics to safety to the reduction of clutter. Much of the negative impact that commercial development has on a neighborhood can be related to the appearance of the development. This appearance can include signage, parking standards, lighting standards, and landscaping. The Comprehensive Plan does not allow an in-depth presentation of all possible design-related issues. This section merely provides an introduction to some of these concepts.

Signs

Each community must address sign control in a way that is appropriate to that community. Any regulation based on the police power must advance some public interest related to the public health, safety and morals. Although there are legal limitations to the extent of regulations (i.e. political signs and content in general), townships in Ohio commonly regulate the number of signs allowed, their location, their height, their size, and the materials used in their construction. Signs codes provide broad categories that determine what type of permitting is required, based on the content of the sign. Some signs are permitted with no permit required. These typically include "For Sale" signs, political signs, certain temporary signs, signs approved as part of planned districts, and farm signs. Although no permit is required, the size, number, and placement of these signs may be regulated.

Another type of sign defined in the code is one requiring a permit. This category generally includes billboards or off-premise signs and on-site commercial, industrial and office display signs. A sign code will also include a list of prohibited signs, which are usually based on the construction of the signs. Prohibited signs often include portable sign devices, sandwich boards, revolving or animated signs, and wall-painted signs. Finally, 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 a way that conforms to the standards.

Landscaping and Buffering

Township zoning codes often include provisions for landscaping standards and buffering between incompatible uses. establishment of such tree cover or other foliage as may be necessary to achieve the purpose of the open space and the buffer of adjacent uses. Such buffering usually includes a setback distance but will often go further by requiring mounding, opaque fencing or a defined spacing of trees.

Zoning codes, such as the model code developed by the RPC, defines landscaping requirements in the Planned Commercial and Office zoning district in the following way:

“All yards, front, side and rear, shall be landscaped, and all organized open spaces or non-resolution, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan showing the caliper, height, numbers, name and placement of all material, prepared by a licensed landscape architect shall be approved as a part of the final development plan.”



Example of buffering between condos and industrial uses.

Lighting

The lighting in commercial areas is often cited as a nuisance for adjacent residential uses. Lighting is recognized as a necessity for security and visibility purposes. However, the amount of light that is cast upon adjacent developed is often regulated by township zoning codes. The trend among Delaware County townships is to require that all exterior lighting fixtures be a “cut-off” style where the glass does not extend below the bulb housing of the fixture, or shaded whenever necessary to avoid casting direct light upon any adjoining property. Sign codes can also stipulate that signs be internally lit, or that external lighting point down from above the sign and not on adjacent property.

Parking

Townships will often regulate several aspects of commercial parking that have a direct impact on the appearance and quality of its commercial development. The code may include specifications on dimensions, paving, driveways and setbacks. Commercial zoning text can also limit the percentage of the parcel that can be covered with impervious surfaces.

Commercial zoning can require a certain number of parking spaces per square footage of commercial space. In commercial developments with multiple tenants, this can result in an excessive amount of pavement leading to a “sea of asphalt”. Retail parking requirements should be somewhere between 4 and 5 spaces per 1000 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 (i.e. “big box” stores).



This parking in front of Kohl's seems excessive during all but the most busy shopping days of the year.

In conclusion, these Development Plan issues are zoning related, but may be included as recommendations in the Comprehensive Plan.

Chapter 14

Goals and Objectives

14.1 Vision Statement for Future Development of Scioto Township, 2004-2014

Now that the Steering Committee has studied the history of the township's recent growth, the forces that bear upon it for additional growth, the opportunities and constraints to such growth, they have expanded their initial vision statement (see Chapter 4) for development of the township in the next ten years.

*We would like Scioto Township to ultimately be
a rural community known for its open space,
with a balance of commercial, residential, agricultural and recreational uses,
with a variety of housing options and community safety;
providing reasonable community services.*

14.2 Goals and Objectives for Future Development

Natural Resources

Goals

1. To preserve the rural character of Scioto Township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes >20%, ravines, creeks and rivers).
2. To retain wildlife cover and corridors where feasible.
3. To preserve the rural "look" along township roads via fencing and landscaping.
4. To retain historic and agricultural structures, where feasible.
5. To preserve scenic views, where feasible, as open space with Planned Residential Districts and Conservation Subdivisions.
6. To preserve a high degree of environmental quality.
7. To link different Conservation Subdivision developments with green spaces and paths.
8. To conserve surface and ground water quality around the streams that feed into the Scioto River.

Objectives

1. Obtain the linkage of subdivisions by streets, bike paths, or greenway trails so neighborhoods are connected and pedestrian oriented. Create a landscape detail for greenway trails.
2. Retain wooded greenways along ravines, waterways and project perimeters.
3. Amend the zoning resolution to reflect the net developable acreage rather than gross density in calculating the number of dwelling units in Conservation Subdivisions.
4. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes.
5. Adopt regulations that permit Conservation Subdivisions in the FR-1 District as a Permitted use.

6. Support amendment of the township zoning resolution to protect 100-year floodplains and adopt local floodplain zoning.
7. Set landscape and architectural design standards for subdivisions. Stipulate usable, centralized green space.
8. Create a rural landscape entrance detail for subdivisions that front on township roads.
9. 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.
10. Retain natural ravines and their vegetation as filter strips for surface water.
11. Establish a 120-foot structural setback from the major streams of the township to preserve surface water quality. Such setback should include subsurface wastewater disposal systems.

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. Leave 1.95-acre lots as the minimum requirement in areas not served by centralized sanitary sewer.
2. Permit Conservation Subdivisions as a Permitted use in the FR-1 zoning district.
3. Use the Land Evaluation Site Assessment (LESA) system to evaluate lands worthy of Purchase of Agricultural Conservation Easements (PACE).
4. Identify potential farmlands for PACE.
5. Preserve farmland by voluntary (sale) of development rights from farmland to adjacent farm villages.
6. Apply for state or federal funding for purchase of agricultural easements.

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 and where no central sewer is available.
4. To retain a primarily single family residential housing mix, but permit a diversity of housing types.
5. To avoid sprawling subdivisions that consist only of lots and streets, without local parks or green space, and where every human need results in an automobile trip, even a trip to a green space area.
6. To protect local real estate values.

Residential Development

Objectives

1. Retain single family densities of no more than one unit per 1.95 acres where there is no centralized sanitary sewer provided.
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. Permit Conservation Subdivisions as a Permitted use in the FR-1 District.
4. 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.
5. Adopt a Conservation Subdivision zoning text that separates non-developable lands (floodplains, water, slopes greater than 25%, jurisdictional wetlands) from density calculations.
6. Consider a Traditional Neighborhood Development (country village) near Ostrander , Warrensburg and White Sulphur if public sewer can be provided.

Commercial and Industrial Development

Goals

1. To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property tax rates from being increased as a response to township residential growth.
2. To provide for dense landscape buffering between Commercial/Industrial and residential uses.
3. To encourage commercial, office and light industrial development at certain locations in the U.S 36 and S.R. 37 corridors.
4. To provide for transitional land uses and dense landscape buffering between incompatible land uses.
5. Guide the development of quarries now and as they transition to other uses.

Objectives

1. Create development guidelines for planned commercial development.
2. Use parallel frontage or backage roads to U.S. 36 and S.R. 37 to service commercial uses and to control access points onto arterial roads.
3. Provide incentives for quarry areas to eventually transition to residential uses.

Recreation

Goals

1. To provide passive and active recreational areas as the township grows.
2. To develop a township parks program.
3. To link new development with green spaces and walking/biking paths.

Objectives

1. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in Conservation Subdivisions.

Township Services

Goals

1. To recognize and maintain only those services needed for a predominantly rural/low density community.
2. To expand township services at a rate to ensure and encourage 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, etc., as needed.
2. Determine the services the township can provide as a suburban community with a sense of rural character.
3. Work with elected officials to increase services as needed, but not in a way to compete with urban development, so 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. Develop policies for service provision that relate to the comprehensive plan.
3. Provide for 5-year updates and revisions to the plan.
4. Add a Conservation Subdivision alternative to allow for different kinds of open space for land that is not suited to the continuation of agriculture.

Transportation

Goals

1. To avoid congestion on local, county and state roads.
2. To retain the character of township roads where possible as part of the rural character.
3. To improve the road network without destroying the rural character.
4. To seek developer mitigation of their road impacts of their adjacent developments.

Objectives

1. Cooperate with ODOT on preventing unnecessary commercial curb cuts on U.S. 36, S.R. 37 and S.R. 257.
2. Require commercial parallel access roads and connections between planned commercial developments along major arterial roads, especially U.S. 36, S.R. 37 and S.R. 257.
3. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of U.S. 36, S.R. 37 and S.R. 257.
4. Encourage construction of new roads on the Comprehensive Plan as part of new developments.

Citizen Participation

Goals

1. To ensure significant and diverse citizen input into the planning process.

Objectives

1. Use the steering committee as the primary citizen input to the Zoning Commission in creating and amending the Comprehensive Plan.
2. Advertise open informational meetings to discuss and review the recommendations of the plan prior to public hearings.
3. Publish and mail a synopsis of the plan to every household in Scioto Township.
4. Encourage active citizen participation in future comprehensive plan updates.

Chapter 15

Recommendations

Intent of the Scioto Township Comprehensive Land Use Plan

The 2005 Scioto Township Comprehensive Plan is the sum of all the background chapters. Chapter 15 is to be read in conjunction with the Comprehensive Land Use Plan Map.

15.1 Sub Area I – Agricultural Heartland

Boundaries: Northwestern portion of the township. Northern and western boundary is the township line. Eastern boundary is the Scioto River. Southern boundary is Ostrander Road.

Land Area: Approximately 9,394 acres

General Facts and Findings

Some of the most fertile agricultural soils are found in the center of this Sub Area. Prime agricultural land is also found south of S.R. 37. A dominant physical feature of this area is Bokes Creek that passes through the northern edge of the township and its wide floodplain in the northwest corner of the township. Smith Run and Moors Run also pass from west to east through the township. No sanitary sewer is available or planned within this Sub Area. Public water is very limited (Del-Co).

The Agricultural Heartland Sub Area is characterized by relatively flat terrain with some ravines along streams and waterways, most notably, Bokes Creek and the Scioto River. Existing residential development is characterized by large road-frontage splits with some smaller lots at intersections. Scioto Township prefers to retain the rural character that it currently has, while allowing development at a low density (1 unit/1.95 acres). This also prevents heavy traffic impacts on narrow, farm-to-market roads.

Sub Area I Recommendations

1. Retain current minimum lot size of 1.95 acres in Farm Residential district.
2. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
3. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1/1.95 acres). A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
4. Support any improvements made by ODOT along S.R. 257, including limiting access in Planned developments.

15.2 Sub Area II – Central Plains District

Boundaries: North: Ostrander Road; East: approx. 4500 feet west of the Scioto River; South: township line and Penn Road; West: approx. 2200 feet west of Smart Road and Newhouse Road.

Land Area: Approximately 2,958 acres

General Facts and Findings

The eastern portion of Sub Area II is generally flat, with mostly suitable soils for development. Some of these soils are fairly high-yield agricultural soils, but their location does not make them likely to remain in agriculture if infrastructure can be extended. The Central Plains district is also intended to remain rural with low densities. No sanitary sewer is available within this Sub Area. Public water is available to the southern portion of this sub area (Del-Co).

There are several large parcels within this area that could be assembled into sizeable developments and several roads provide good access. Most land is owned by individual owners.

Sub Area II Recommendations

5. Retain current minimum lot size of 1.95 acres in Farm Residential district.
6. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at the underlying FR-1 density (1/1.95 acres). A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
7. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
8. Approximately 34 acres of Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate large sales taxes should be located along the U.S. 36 corridor, between Smart and Newhouse Roads and Russell Road. These could be restaurants, offices, highway service such as gas stations, or even regional commercial uses such as major grocery stores and retailers. Any development plan near the intersection of Smart and Newhouse Roads should include provisions for and/or the construction of a realignment of the offset intersection. Appropriate utilities would have to be provided.
9. Commercial zoning should be limited to approximately 600' of depth from the road and developers should provide a rear parallel access road approximately 300' from U.S. 36. Parcels should have limited access to U.S. 36. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (½ mile preferred), as approved by ODOT. Other access points should be right turn in and right turn out only.

10. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
11. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
12. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. Landscape standards should be adopted.
13. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.3 Sub Area III – Blues Creek

Boundaries: North: a line about 1600’ north of Fontanelle Road; South: U.S. 36; East: about 3,100’ east of Ostrander Road; West: Delaware County line.

Land Area: Approximately 1,819 acres

General Facts and Findings

Blues Creek and its wide floodplain divide the Sub Area. Ravines feed the creek. These environmentally sensitive areas need protection from inappropriate development, since the Blues Creek is a tributary to the Scioto River, which is the source of Columbus’ drinking water reservoir (O’Shaughnessey). Some soils in low-lying areas are prime agricultural. Blues Creek Preservation Park is located in this Sub Area. Public (Del-Co) water is available, but limited. There currently is no county sewer service provided, and none planned for Sub Area III during the planning period 2004-2014.

Sub Area III Recommendations

14. Retain current minimum lot size of 1.95 acres in Farm Residential district.
15. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
16. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum “net” lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
17. Approximately 11 acres at the northeast corner of the intersection of U.S. 36 and Ostrander Road could be developed as Community Business or Planned Commercial that pay significant property taxes and generate

large sales taxes. These could be restaurants, offices or highway service such as gas stations. Commercial parcels should have limited access to U.S. 36 and be linked with a parallel rear access from Ostrander Road built by developers and no direct access to 36.

18. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways and light pollution on adjacent properties.
19. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
20. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. Landscape standards should be adopted.
21. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.5 Sub Area IV – Mill Creek Valley

Boundaries: North: U.S. 36 and a line about 1,000 feet south of the Ostrander Village limits; West and South: Union County line; East: approx. 1300’ east of Newhouse Road.

Land Area: Approximately 2,819 acres

General Facts and Findings

Sub Area IV is comprised of land within the Mill Creek valley and includes many ravines and streams leading to Mill Creek. Land is somewhat rolling with wooded ravines and some areas of wide floodplain. There currently is no county sewer service provided, and none planned for Sub Area IV during the planning period 2004-2014.

Sub Area IV Recommendations

22. Retain current minimum lot size of 1.95 acres in Farm Residential district.
23. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
24. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
25. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
26. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

15.5 Sub Area V – Scioto Valley

Boundaries: Sub Area V is an area that lies along the Scioto River. The northern boundary is 3000' north; the western border is 1050' to the west; 2,730 to the south and 2150 to the east.

Land Area: Approximately 3,341 acres

General Facts and Findings

This Sub Area is defined by the Scioto River valley south of Ostrander Road and the ravines and swales that lead to it. U.S. 36 and S.R. 257 form major routes in and out of the area, while Warren and Klondike are scenic, winding, local roads. The sub-area includes the 35-acre Scioto Township Park west of the quarry land and the Columbus Ski Club land and reservoir. The traditional village centers of Warrensburg and White Sulphur, which include some very small parcels, are located in this sub-area. Most development has been road frontage lot splits and small Common Access Driveway subdivisions. Approximately 18 acres of commercially zoned land is located just west of the township park.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area V during the planning period 2004-2014.

Sub Area V Recommendations

27. Retain current minimum lot size of 1.95 acres in Farm Residential district.
28. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
29. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
30. Maintain the approximately 18-acre commercial area west of the township park as commercial use. As businesses seek to enlarge, encourage conformance with the current Neighborhood Commercial District standards, particularly development standards such as parking, lighting, signage, and landscaping.
31. Lands within Sub Area V currently are outside the county sanitary sewer service area. Approximately 24 acres at the northwest corner of U.S. 36 and Section Line Road are recommended for planned commercial or office uses if sewage disposal can be provided. Commercial or office uses that have limited water needs could be served by on site septic systems or they could be served by a privately constructed, but County dedicated and maintained sewage treatment plant with land application of treated effluents.
32. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.

33. The frontage lots along Section Line Road are recommended for eventual conversion to professional offices. For new construction, access management will be a key. For existing residences that convert to offices, driveways should be joined to reduce curb cuts whenever possible. Access management controls to prevent congestion on U.S. 36 and Section Line Road.
34. Commercial parcels should have limited access to U.S. 36 and be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (1/2 mile preferred), as approved by ODOT. Other access points should be right turn in and right turn out only.
35. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
36. To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited. A Scioto Township architectural sign syntax should be developed.
37. Extensive landscaping should be required in parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. A standard landscape detail should be adopted.
38. Support ODOT’s plan to upgrade the intersection of U.S. 36 and Section Line Road with turn lanes.

15.6 Sub Area VI – Natural Resource Area

Boundaries: Sub Area VI is broken into two areas that border the Scioto Valley area. Sub Area VI.A is the quarry area on the north side of Ostrander Road, 900’ east of Degood Road Sub Area VI.B is the quarry area south of U.S. 36, west of North Section Line Road, and east of Klondike Road.

Land Area: VI.A approximately 302 acres, VI.B approximately 1,048 acres.

General Facts and Findings

This Sub Area is defined by the natural resource extraction taking place within the American Aggregate and the National Lime and Stone quarries there. The eastern portion of this area is adjacent to the city limits of Delaware. In this portion, 610 acres are being actively quarried, but 437 acres are not. Lands that are currently being mined are in the flight pattern of the Delaware Airport. The undeveloped land is outside the flight pattern, making it more conducive for development.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area VI during the planning period 2004-2014.

Sub Area VI Recommendations

39. Protect the 100-year floodplain by prohibiting new residential structures within it through zoning.
40. To protect surface water sources and give landowners an incentive to remain low density, permit Conservation Subdivisions at a density of .7 units per net developable acre in the FR-1 district. A minimum lot size smaller than 1 acre should be specified to conserve open space within the Conservation Subdivision.
41. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).
42. Support any improvements made by ODOT along U.S. 36, including limiting access in Planned developments.
43. The comprehensive plan recommends residential re-use of the quarry after the mining operation is ended. The quarry lands represent two uses: current natural resource extraction and future desired land use. Because Delaware County does not have naturally occurring gravel deposits, crushed stone is manufactured from limestone. Most of the quarries are located along the Scioto River, where the rock is close to the surface. Delaware County needs the crushed stone for concrete and asphalt as the county grows, but it needs to harvest them from locations that do not adversely affect established residential neighborhoods. The quarry sites are expected to mine for years to come, but upon their depletion they represent an opportunity for residential reuse. As an incentive for redevelopment, the plan recommends a density of 1.25 units per acre if served by sanitary sewer. This quarry site has the opportunity to have upscale homes or condominiums that take advantage of lake views in the quarry. There would be a total of approximately 437 (gross) acres, which could result in approximately 546 housing units. Small-scale Neighborhood Commercial uses would also be appropriate within the residential portion of the site, subject to strict architectural controls to make them blend with residential uses such as brick, wood or stone exterior, A-roof, ground signs and dense landscaping. Centralized sanitary sewer service would be required. Sewer service might be provided by a sewage treatment plant, built to OEPA standards, and dedicated to the county for ownership and maintenance, with a possibility of either land application of treated effluents on the unquarried open fields, or discharging to the Scioto River. Care should be taken to avoid residential uses within lands affected by the airport flight paths.
44. Consider a commercial node at the corner of Section Line Road and U.S. 36 (National Lime and Stone and William Gore land). Approximately 15 acres on the southwestern corner of the intersection could be developed as Community Business, Planned Commercial and Limited Industrial uses that pay significant property taxes and generate sales taxes. These could be restaurants, offices, highway service such as gas

stations, or even regional commercial uses such as major grocery stores and retailers. Such commercial uses should provide connections to residential use on this land.

45. The smaller quarry operated by National Lime and Stone offers similar opportunities for redevelopment. As an incentive for redevelopment, the plan recommends 1.25 units per acre if served by sanitary sewer. Sanitary sewer could be extended to existing homes in Warrensburg, which was identified in the 2004 Delaware County Sewer Master Plan Preliminary Report as an area of existing need.

15.7 Sub Area VII – Greater Ostrander

Boundaries: Sub Area VII is an area that surrounds the village of Ostrander. The northern boundary is U.S. 36; the western border is Stover Road; the southern border is Calhoun Road; the eastern border is approx. 3200' east of the village limits.

Land Area: Approximately 907 acres

General Facts and Findings

This Sub Area is defined by the village of Ostrander. Access to the area is currently via Ostrander Road, Penn Road, and Dean Road, all of which are two-lane roads. Soils are moderately high-yielding for agricultural, with some high yielding areas in the western edge of the Sub Area. Blues Creek and its tributaries flow through the area and continue to Mill Creek to the south. This area includes the Scioto Township Hall and Fire Station.

Public (Del-Co) water is available. There currently is no county sewer service provided, and none planned for Sub Area VII during the planning period 2004-2014. Ostrander has its own sewer system and could potentially serve adjacent lands if they became part of the Village. For purposes of this plan, the recommendations presume lands in Sub Area VII are still in the township.

Sub Area VII Recommendations

46. Retain current minimum lot size of 1.95 acres in Farm Residential district.
47. Permit Conservation Subdivisions at approximately .7 units per net developable acre if served by on-site sewage disposal system. If sewer is provided in conservation subdivisions, an incentive density increase is recommended up to 1.25 units per net developable acre.
48. Support the conversion of the former rail right-of-way into a bikepath, if pursued by a private or public organization (Route 3 on the MORPC Corridor Update).

49. Approximately 7-acres on the southeastern corner of U.S. 36 and Ostrander Road is recommended for development as Community Business or Planned Commercial that pay significant property taxes and generate large sales taxes. These could be restaurants, offices or highway service such as gas stations.
50. Parcels should have limited access to U.S. 36 and be linked with a parallel rear access road from Ostrander Road built in increments by developers. Left turn movements across traffic should be at controlled locations, as approved by ODOT. Other access points should be right turn in and right turn out only.
51. Only low level, downward-cast lighting should be allowed to prevent glare on adjacent roadways, light pollution on adjacent properties.
52. To avoid sign clutter, ground signs should be the only sign type permitted. A Scioto Township architectural sign syntax should be developed.

15.12 Future Scioto Township Population Projection

Table 15.1 shows the future land use mix of the township if the 2004 Comprehensive Plan were implemented and the township was totally built out. The **2004 estimated population of Scioto Township is 2,284**. When calculating the township's future population, the following impacts were considered:

- Potential annexations;
- Trends in single-family building permits (1.21%) from building department;
- Typical construction time of eight months after receiving a building permit;
- Annual death rate from Census Bureau (.53%);
- Population index (2.74 persons per home) and housing unit vacancy rates (4.7%) from Census 2000;

Given these considerations, **the population at 2005 is projected to be 2,322;**

the population at 2010 is projected to be 2,468;

the population at 2015 is projected to be 2,614

the population at 2020 is projected to be 2,764.

These numbers represent a general growth of 10-11 new houses per year. During this same period, the population of Ostrander is projected at 401 in 2005, 412 in 2010, and 423 in 2015. This does not consider any proposed developments that are currently in the review process in the village.

The character of the township will continue to reveal itself as the plan is implemented. As time passes and new factors influence the validity of the 2004 vision, the township will have to revisit its plan and its vision to consider whether changes need to be made.

Table 15.1 Future Land Use Mix – 2004 Scioto Township Comprehensive Plan

	2004 Existing Land Use	% Total	2004 Comprehensive Plan Recommendations
Single Family	2,846	12.60%	Expected to increase
Multi family	3	<.01%	No change recommended
Commercial/office	117	.52%	Increase of 91 acres at five different locations
Institutional	36	.16%	No change recommended
Industrial/Quarry	914	4%	May increase as extraction expands into areas zoned for quarry but not yet being used
Agriculture	13,873	61%	Expected to decrease
Road right-of-way/ Rail/Utility	475	2.10%	Likely to increase based on types of development
River	239	1.06%	--
Wetlands	259	1.15%	--
Powerlines 75' buffer	197	.87%	--
100-Year Floodplain	1,796	7.95%	--
Slope over 20%	266	1.18%	--
Parks	171	.76%	No change recommended
Golf Course	108	.48%	No change recommended
Vacant (plat) residential	1,277	5.65%	Likely to become single family
Vacant, other uses	14	.06%	No change
Totals	22,591	100.00	

Rounding may cause discrepancies in totals.

Chapter 16

Implementation

16.1 Recommended Zoning Amendments

1. Adopt Conservation Subdivision subdivisions as permitted uses in Agricultural and FR-1 zones.
2. Adopt a Conservation Subdivision zoning code that allows higher densities if certain criteria are met and where sanitary sewer becomes feasible.
3. Revise sign code to prohibit pole signs and billboards. Permit ground signs and fascia signs.
4. Confirm that the zoning code reference to construction of residential structures within the 100- year floodplain is consistent with any appropriate Delaware County floodplain regulations.
5. Adopt access management policies for all township roads and require curb cut permits from township zoning officer or road superintendent.
6. Require traffic studies for any use that generates more than 100 new trips per day, or as determined by the Delaware County Traffic Impact Standards. Require developer to mitigate his traffic impact as necessary. Establish a level of service (LOS) C as the desired level of service.
7. Use the comprehensive plan as the guide where new roads need to be built, and negotiate their provision as part of development of new super blocks of land. Secure the right of way as part of the subdivision plat or by acquisition.
8. Adopt NRPA standards for recreational areas and secure the donation and/or construction of useable open space by developers of major new residential subdivisions (30 homes or more). These standards should be used when determining the amount of open space required in Planned Residential districts.
9. Require linkage of new neighborhoods by greenways along natural streams. Add greenway criteria to the zoning resolution, count its area as open space.
10. Amend the zoning resolution to show detail for standard buffer between incompatible land uses.
11. If Traditional Neighborhood Developments are desired, hire a TND consultant to develop the parallel local zoning regulations for such a district.

16.2 Non-zoning related actions

1. None

Appendix A
A New Planner's History of Planning
Philip Laurien AICP

- 1189 England; required stone party walls 1 & 1/2 feet thick each side, 16' tall on houses.
- 1214 Magna Carta; King John of England, prevented the seizure of land by the King without compensation. First land use regulation, restricting forests for hunting.
- 1297 England- Front yards to be cleared and maintained
- 1400s England- all roofs in urban areas to be stone, lead or tile (fire protection)
- 1565 St. Augustine, Florida, first American planned city, Spanish Law of the Indies
- 1666 Great fire of London, England- An Act for the Rebuilding of the City of London, divided city housing into 4 classes, required uniform roof lines and balconies, established front setbacks, mandated 3 year reconstruction or seizure by the city for the public good.
- 1690 Annapolis, Maryland, Sir Francis Nicholson, designed it as a new town, with radial spokes
- 1692 Philadelphia, first major city built on land speculation, used grid pattern for the layout. 1st neighborhood park system.
- 1692 Boston ordinance restricted slaughter, still, curriers and tallow chandler houses to areas of the city less populous and offensive to the public.
- 1699 Williamsburg, Virginia, Sir Francis Nicholson, designed grid with green mall, central avenue.
- 1733 Savannah, Georgia, General James Ogelthorpe, 24 squares, 40 families per square, grid.
- 1777 Vermont, 1780 Massachusetts, 1789 North Carolina Constitutions prevent taking of land without compensation.
- United States Constitution, Article V of the Amendments-** “ no person shall...be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation.”
- Land Act of 1785-** Established survey grid 36 square mile townships, North West territories, (includes Ohio)
- 1789 Washington D.C. plan, Pierre Charles L'Enfant combined the radial spokes of Annapolis and the green mall of Williamsburg.
- 1811 25 x 100 standard New York City lot
- 1856 Central Park, New York City, public green space, parks movement. Frederick Law Olmstead, Sr.
- 1860s Public health movement- New York, San Francisco, regulating tenements and slaughterhouses.
- 1869 Riverside, Illinois, English garden style city by Frederick Law Olmstead Sr. Used curving, tree-lined streets, deep setbacks, single family detached houses, exclusively residential neighborhoods. Became the standard for FHA in the 1930s, thus copied in virtually every major city and community in the US. Still the standard suburban style of land plan used today.
- 1871 Pumpelly V. Green Bay 80 US 166 (1871) - Established a taking by flooding of private property.
- 1890 Jacob Riss writes *How the Other Half Lives*, depicts slum conditions in New York.
- 1893 Chicago, Colombian Exposition, “White City”, Daniel Hudson Burnham, beginning of City Beautiful movement.
- 1898 Ebenezer Howard writes *Tomorrow, a Peaceful Path to Real Reform*, beginning of Garden City

movement.

- 1903 Cleveland Plan, Daniel Burnham, civic center, first master plan for an American city to be realized.
- 1904 San Francisco Plan, Daniel Burnham, based on City Beautiful principles.
- 1909 Chicago, first regional plan in US, by Daniel Burnham.
- 1909 Wisconsin passed first state enabling legislation permitting cities to plan
- 1909 Los Angeles, first zoning ordinance
- 1909 Harvard, first course in city planning
- 1915 Hadacheck V. Sebastian- 239 US 394 (1915) Determined that a local government can prohibit land uses in certain areas it deems inappropriate, even though this significantly reduces land value.
- 1916 New York adopts first comprehensive zoning ordinance, no mention of master plan.
- 1917 ACPI established, Kansas City
- 1919 Ohio Planning Conference, precursor of APA established, first citizen based planning organization in US.
- 1920s City Beautiful gives way to legalistic, “city efficient” emphasis on administration, lawyers, and engineers
- 1922 Standard State Zoning Enabling Act issued by the US Department of Commerce. Mentions a plan as a separate study, but most communities do not realize its importance. Zoning seen as planning. Flawed.
- 1922 Pennsylvania Coal v. Mahon, 260 US 393 (1922) Supreme Court rules that if a regulation goes too far, it will be recognized as a taking. The determination as to whether a taking has occurred rests on the facts of the case. Still the basic taking case today.
- 1925 Cincinnati, Ohio, first comprehensive city land use plan in America. Not the New York model. Alfred Bettman.
- 1926 First capital budget, Cincinnati, Ohio
- 1927 Village of Euclid (Ohio) V. Ambler Realty, 272 US 365 (1926)-upheld zoning as constitutional under the United States Constitution, as a police power of the state. If zoning classifications are reasonable, they will be upheld.
- 1928 Standard City Planning Enabling Act issued by the US Department of Commerce. Enter the modern planning age, where a comprehensive plan is the intended basis of zoning, the implementing tool. Act flawed, not largely followed; most major cities already regulating land use under standard zoning act.
- 1930s Greenbelt cities, including Greenhills, Ohio, Greenbelt, Maryland, Greendale, Wisconsin.
- 1935 Frank Lloyd Wright’s Broadacre City, A New Community Plan, lot size varied with family. Did not consider the broad economic spectrum, elitist.
- 1941 Ladislav Segoe, Cincinnati, Ohio writes Local Planning Administration, (the “Green “book). The Planning “bible” still used and updated today as the basic manual for planners.
- 1961 Jane Jacobs writes The Death and Life of Great American Cities
- 1964 T.J. Kent writes The Urban General Plan. Noted Standard. City Planning Act of 1928 was faulty. Said the plan should be:
 - 1.) long range and general
 - 2.) one comprehensive document adopted at one time with all elements integrated
 - 3.) focused on the physical development implications of socio-economic policies

4.) be identified as the city council's (elected official's) plan

1969 *Design with Nature*, Ian McHarg, brings environmental sensitivity to planning movement with overlay of land capability and critical resources.

1970s Citizen participation and advocacy planning movements bring power back to the people from the inception of the plan.

1970s-90s Land use law cases; Appellate and Supreme Court decisions regarding

- Growth management (*Golden v. Planning Board of Ramapo*, 30 NY 2d 339, 285 N.E. 2d (1972); also *Construction Industry Association of Sonoma County (California) v. City of Petaluma*, 522 F2nd 897 (9th Cir., 1975), cert. Denied 424 US 934 (1976).
- Affordable Housing and the fair share analysis (*Southern Burlington County NAACP v. Township of Mount Laurel*, 67 N.J. 151, 336 A. 2d 713, 1975)
- Takings and exactions;
 1. *Penn Central Transportation Company et al v. City of New York*, 1978. No taking occurred as a result of the Grand Central Station being placed in a Landmark Preservation District. The use of the terminal was unimpeded, and useful governmental purpose (landmark preservation) was vindicated. The fact that the landmark Preservation commission recommended denial of a 53 story tower over Grand Central Station did not in itself assure that the tower would be denied zoning, nor was it a taking.
 2. *First English Evangelical Lutheran Church v County of Los Angeles* 482 US 304 (1987). The court rejected as a full remedy the declaration of invalidity of the zoning ordinance. Plaintiff could be compensated for time the use of the land was lost due to zoning.
 3. *Nollan v. California Coastal Commission* 483 US 825 (1987) Court held that development exaction's are valid so long as there is a reasonable relationship between the imposed exaction and the impact on property. The requirement of an easement for public walkway along the beach was not related to the issuance of a building permit on private property.
 4. *Lucas v. South Carolina Coastal Council* 505 US 1003 112 S. Ct. 2886 (1992) Court held that when a regulation goes too far to deny all economic use of a property, it will be considered a taking.
 5. *Dolan v. Tigard* 114 S. Ct. 2309, 2315 (1994) City requirement to dedicate land in a floodplain for a bike path as a condition to approval of expansion of an existing hardware store was not reasonable. Must be an essential nexus between the exaction and the use. The benefit to the landowner must be roughly proportional to the impact of the development. The burden is on the community to create this nexus.

1990s Desktop geographic information systems (GIS) allow for inexpensive sophisticated land capability and land use analysis, court decisions relate to reasonableness of environmental preservation (aquifers, endangered species, floodplains, wetlands).

1990s New Urbanist Movement. Return to grid pattern of cities and mixed uses, high densities, mostly centered in the south and west. Slowly making inroads into central USA as a design alternative. Conservation subdivisions gain momentum in rural areas, as an environmentally-sensitive replacement for nondescript cluster subdivisions.

Appendix B

Ohio Planning Enabling Legislation

Philip C. Laurien, AICP

- **Ohio Enabling Legislation: Township Planning and Zoning (ORC 519)**

Current Ohio enabling legislation treats the need for a comprehensive plan the same in townships and counties. The ORC does not specify for Counties or Townships what must constitute a Comprehensive Plan. This stems from the 1922 Standard Zoning Enabling Act, which was passed prior to the Standard City Planning Enabling Act, both released in the 1920's by the US Department of Commerce. Ohio began planning by zoning, and has left the cart before the horse ever since.

“For the purpose of promoting the public health, safety, and morals, the board of county commissioners [township trustees] *may, in accordance with a comprehensive plan*, regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes...and for such purposes may divide all or any part of the ... territory into districts or zones of such number, shape and areas as the board determines. All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones.”

Columbia Oldsmobile Inc v. City of Montgomery (1990, 56 Ohio St. 3d 60)

“R.C. 303.02, regulating rural land use in counties and R.C. 519.02 regulating land use in townships *require* [court emphasis] that zoning regulations promulgated by counties and townships be in accordance with a comprehensive plan. However, there is no statutory requirement that cities such as Montgomery enact a comprehensive community plan pursuant to its power to zone under R.C 713.06 et seq.” **Therefore, a comprehensive plan is required in Township and county zoning according to the Ohio Supreme Court.**

The voluntary (but recommended) nature of planning in municipalities in Ohio was stated in the case of City of Pepper Pike (Ohio App. 1979) 63 Ohio App. 2d 34, 409 N.E 2d 258, 13 O.O. 3d 347, 17 O.O. 3d 240). "Because Ohio law does not require a municipality to adopt a comprehensive zoning plan as a condition precedent to the enactment of zoning legislation, a municipality has the discretion as to whether it will adopt a comprehensive zoning plan; failure to have a zoning plan which is separate and distinct from a zoning ordinance does not render a zoning ordinance unconstitutional." It should be noted that this is for cities, which have greater authority than townships, but the with regard to the lack of a requirement for planning, the resultant legal conclusion is the same.

- **Township Authority**

Scioto Township has taken the authority given by Ohio Revised Code Section 519 to adopt a comprehensive plan as a basis for zoning, and to adopt township zoning. Township zoning was first adopted in February of 1994.

Appendix C

Common Elements of Great Communities

compiled by **Philip C. Laurien AICP**

1. Central public open spaces (park, square, greenbelt, and water) in every neighborhood.
2. Variety of architectural styles, with compatible elements
3. Retention of history through reinvestment and restoration of structures
4. Fine-grained downtown or village centers
 - a.) Intimate, human scale
 - b.) Angle parking, with 2-3 lanes of traffic
 - c.) Street trees/planters
 - d.) Decorative/historic street lighting (at human scale)
 - e.) High quality, permanent, natural materials (stone, brick, stucco, real wood)
 - f.) Classic architectural elements: pillars, cornices quoins, deep overhangs. No plain boxes.
 - g.) Wide sidewalks, with colored paver or brick accents
 - h.) Retention of public and cultural buildings as anchors
 - i.) Mixed uses (residential, commercial, office)
 - j.) Compact blocks with no rapid through traffic. Block design purposefully interrupted. Where through streets exist, make treed boulevards.
 - k.) Fine grained signage with theme. No pole signs. Extensive use of painted window signs, labeled awnings, fascia signs, none internally lit. Small hanging signs from buildings.
 - l.) Large glass area on first floor to invite the outside in. Glass divided by vertical posts or pillars as support and as design element.
 - m.) Narrow streets
 - n.) Restrained color palette. No clashing garish colors.
 - o.) "Zero-foot" setbacks or minimal setbacks from the right of way. Commercial uses on ROW with paved sidewalk up to storefronts. House with 10-20' courtyards, fenced at ROW.
 - p.) Grid pattern streets, short blocks, with low speeds, stop signs at intersections.
 - q.) Wall graphics in classic style, restrained palette. Historic murals or advertising.
 - r.) Small shops, narrow structures, with greater depth. Parking to rear and angle parking in street.
 - s.) Landscape end islands to protect angle parking and provide location for street trees.
5. Highway Commercial Uses with the following attributes:
 - a.) Greenbelts along roadway
 - b.) Access management, controlled access points, adequate setback for parallel access roads.
 - c.) Ground signs rather than pole signs. High (100') pole signs only permitted within certain distance of major interstate interchanges for on-premise advertising of highway related services (motel, food, auto).
 - d.) Prohibition of billboards
 - e.) Lush landscaping; end islands for parking stalls. Parking lot forested look.
 - f.) Signage restraint. Use of franchise type fonts and colors, but neutral backgrounds. No garish or florescent colors. Unified background color on shared signs.
 - g.) Avoidance of white, yellow and red plastic internally lit signs.
 - h.) Limit number, type and location of signs.
 - i.) Limit conversion to inappropriate uses such as flea markets from storage lockers.
 - j.) Parallel access roads or interconnecting parking lots to limit curb cuts to major highway.
 - k.) Community theme for greenbelt/landscape along road.
 - l.) Deep setbacks.

6. Residential Areas with the following attributes
 - a.) Narrow streets with either no on-street parking for streets with deep (more than 35' from ROW) setbacks, or on-street parking with landscaped end islands for streets with shallow (less than 35' from ROW) setbacks.
 - b.) Traffic calming features (center islands with landscaping, eyebrow islands with landscaping), parks at blocks end to divert traffic flow.
 - c.) Separation of residential uses from all other uses, or alternatively, intentional mixture of residential and commercial as part of a town center or Traditional Neighborhood Development with strict architectural controls and elements.
 - d.) Curvilinear roads to fit hilly topography and/or environmentally sensitive areas; grid streets in flat, or formal planned town centers or TNDs, low speeds.
7. Adopt a General Plan for overall road development.
8. Require development to "fit" and preserve natural features such as topography, wetlands, floodplains, water views, and trees. Encourage public space around such features.
9. Preserve rural areas with the following attributes
 - a.) open vistas from the roads
 - b.) save natural resources
 - c.) retain agriculture where feasible
 - d.) retain woods where feasible or replant.
 - e.) Narrow roads, wide spacing of curb cuts
 - f.) Deep setbacks.
 - g.) Low densities.
 - h.) Retention of rural/historic structures, such as attractive wooden barns.
 - i.) Retain tree lines along rural roads.
10. Industrial areas with the following attributes:
 - a.) Ground or fascia signage, no pole signs.
 - b.) Wide roads with large curve radii for heavy trucks.
 - c.) Location in parks, not stripped out along highways.
 - d.) Landscaped greenbelt around parking areas.
 - e.) Signalized entrance to park areas for safe vehicular entry.
 - f.) Landscaped buffer to residential uses
 - g.) Generous area for truck loading and turning.

