

Delaware Township

Delaware County, Ohio



comprehensive plan 2022

Adopted August 15, 2022



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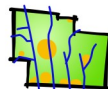
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**Delaware County
Regional Planning Commission**

Adopted

August 15, 2022

Background information in this Comprehensive Plan was compiled and presented between May 2021 and February 2022. Data was current as of the date it was presented, or as noted, although some tables have been updated throughout the process.

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Chapter 1

Introduction

Delaware Township

Why Complete A Comprehensive Plan

A Comprehensive Plan gives credence to Zoning Resolutions and other local-level public administrative, legislative, and executive decisions.

In 1924, the United States passed a Standard State Zoning Enabling Act (SZEA) which provided language for states to use in order to pass legislation that would provide local governments the power and legitimacy to regulate land uses. A major component of the Act, which translated to enabling legislation in Ohio, required that Zoning be done “in accordance with a comprehensive plan.”

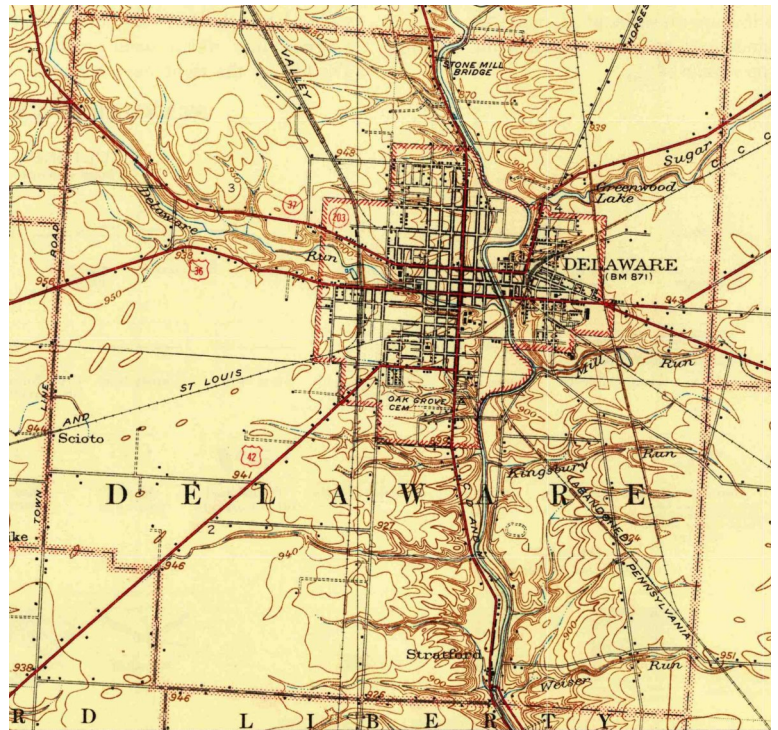
The Ohio Supreme Court has ruled that the comprehensive planning requirement can be met through either a separate document, or as part of the zoning resolution, as long as two factors are met:

- 1) The plan and/or resolution covers the entire geographic extent of the jurisdiction; and
- 2) The plan covers all functional elements of a community.

Fulfilling these two requirements is better served through a separate document, in order to help guide the Zoning Resolution, and make the rationale behind rezoning resolution restrictions more clear.

How Planning and Zoning Work Together

The process of comprehensive planning is intended to guide decision-making with regards to zoning regulations and planning commission approvals and/or denials. As a set of objectives, goals, and recommendations, the Comprehensive Plan essentially becomes a policy document that communicates what the Township finds important, what the Township wants to preserve, where the Township wants to see growth, and most importantly, what the Township sees itself as in the future.



It's important to remember that the Comprehensive Plan in-and-of-itself does not contain regulatory power. The power in a Comprehensive Plan lies in the recommendations which provide the rational basis for zoning amendments, and allows a community to approve or deny projects that do or do not fit what the Township wants to be.

This means that for the Comprehensive Plan to be effective, the Township Zoning Commission and Trustees will need to amend the Township's Zoning Resolution. The amendments should reflect the recommendations, goals, and objectives of the Comprehensive Plan, as they relate to the community's vision. If the amendments do not relate to the community's vision in a rational way, then the Zoning Resolution may be subject to legitimacy challenges.

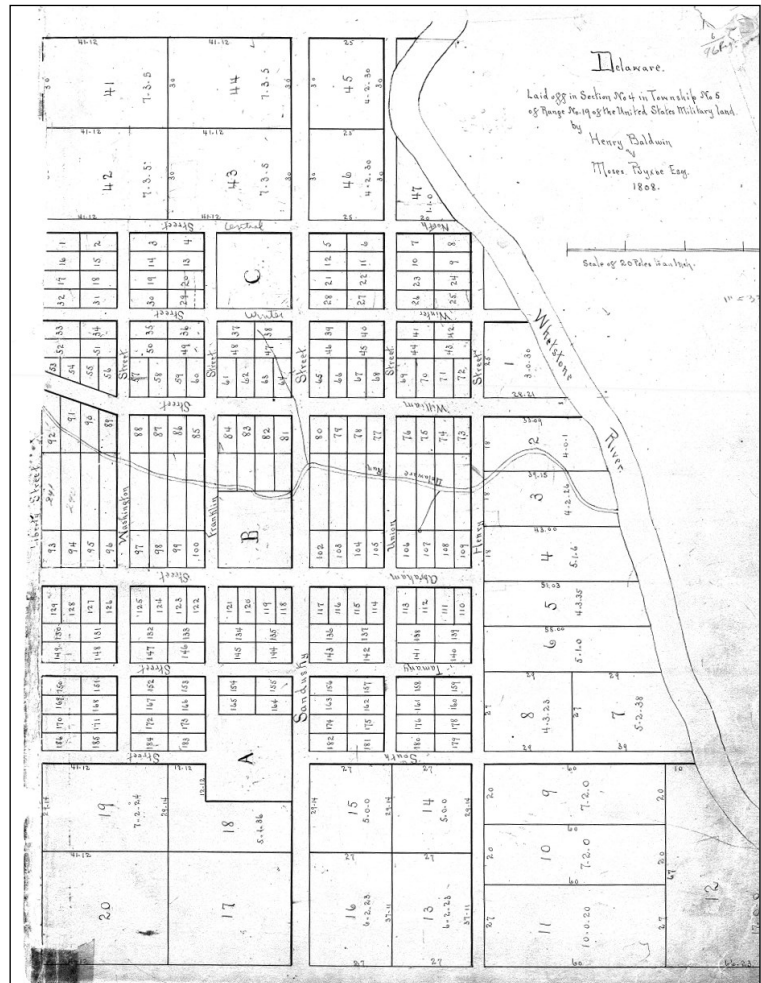
Intent of the Delaware Township Comprehensive Plan

Delaware County has grown consistently since the 1990s. As the southern tier of Townships in the County rapidly develop, in addition to the ongoing redevelopment of the City of the Delaware, development pressures have gradually increased with Delaware Township. A central tenet of zoning and planning in Ohio is the concept of "zoning in accordance with a Comprehensive Plan." While patterns of approvals can amount to the concept of a Comprehensive Plan, it is much easier for planning, zoning, and trustee officials to follow the guidance of a community if a written Comprehensive Plan is in place.

Previously, the Township has had no Comprehensive Plan with which to compare rezoning requests, or applications for zoning permits. As the first iteration of a Comprehensive Plan in Delaware Township, the purpose of this plan is to create a plan that elected and appointed officials can use to guide the future, as well as:

- 1) Review changes that have occurred within the Township historically in order to determine the current trend of development;
- 2) Create a vision statement of what Delaware Township would like to be and grow in to; and
- 3) Provide recommendations for the Township to follow up on to ensure that the Comprehensive Plan is realized, as well as a rough timeline for implementation.

Figure 1.1 Original Plat of the City of Delaware

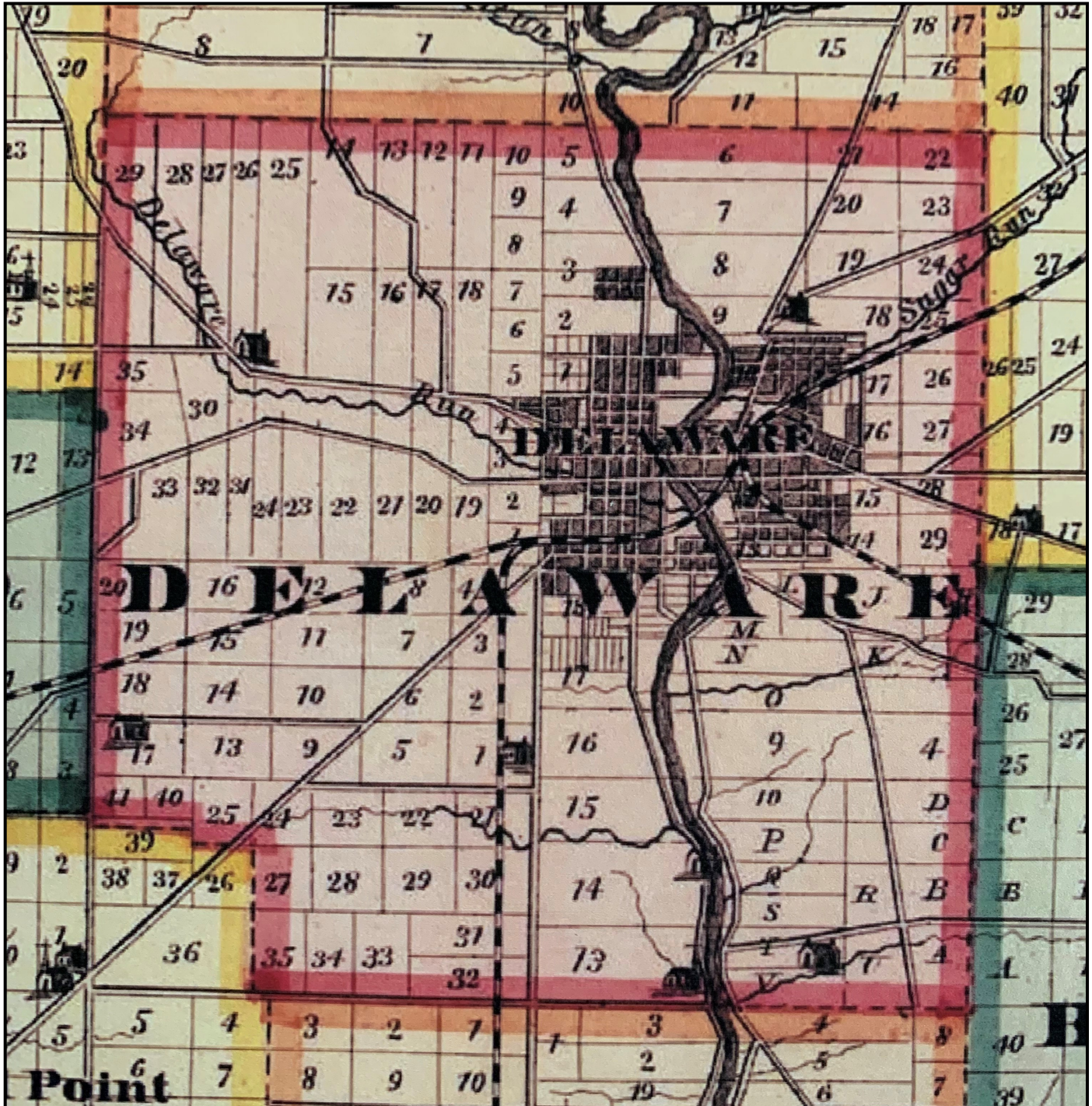


Previous Master Plans

As previously stated, this is the first dedicated Comprehensive Plan for Delaware Township. Although, it will not be the first Comprehensive Plan to include Delaware Township.

In 1991, Delaware County completed a county-wide Comprehensive Plan with consultation from Frank Elmer and Associates, Wilbur Smith, and the SWA Group. That plan has since been replaced by individual Township Comprehensive Plans, and is no longer being followed or enforced.

Figure 1.1 Delaware Township Map (1875)



Geographic Information Systems (GIS)

In order to provide the most current and accurate data, Delaware County uses Geographic Information Systems for several aspects of community analysis and mapping. Specific programs which were used in the creation of this Comprehensive Plan include esri's ArcMap and ArcPro programs.

GIS Data is obtained from several sources, including the Delaware County Auditor's Office, the Ohio Geographically Referenced Information Program (OGRIP), the U.S. Census Bureau, the American Community Survey, and Delaware County Regional Planning Commission data.

Chapter 2A

Population & Demographics

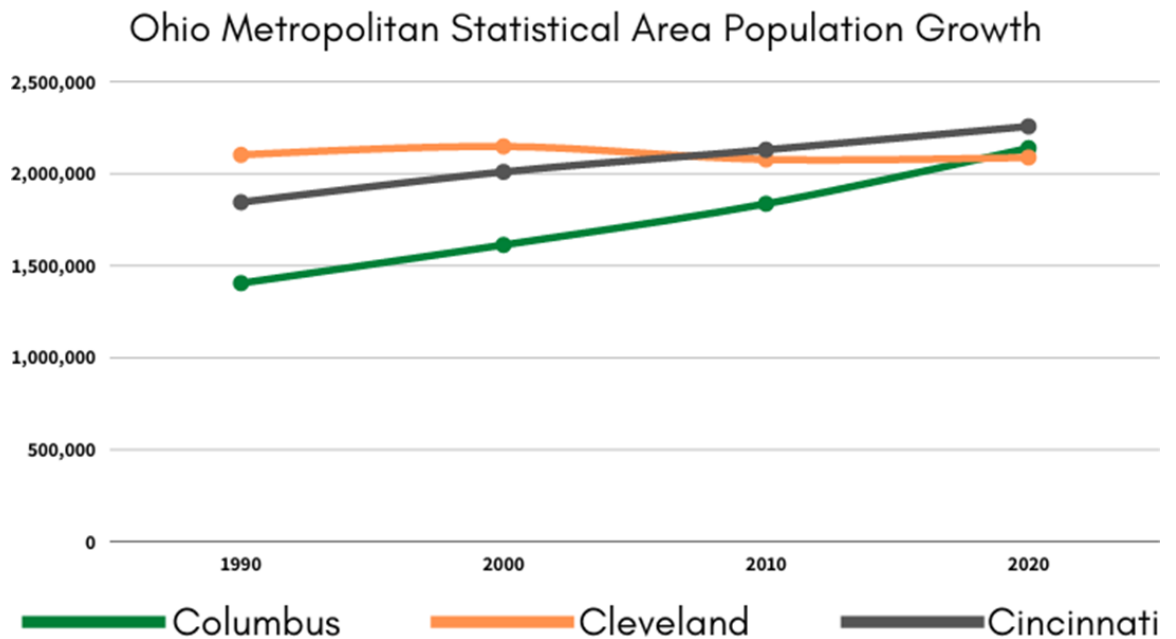
Delaware County

Regional Population

The Columbus Metropolitan Statistical Area (MSA) is the fastest growing MSA in the state of Ohio. Over the last 30 years, the Columbus MSA has added over 733,000 people; a 50% increase in population since 1990. Comparatively, Cleveland has lost about half a percent, while Cincinnati has gained just over 22%. This difference is most notable when looking at the population changes between the 2010 and 2020 decennial census, where Columbus gained 16.4% of its population (302,390 people) compared to Cleveland’s 0.5% growth (11,011 people) and Cincinnati’s 5.9% growth (126,733 people).

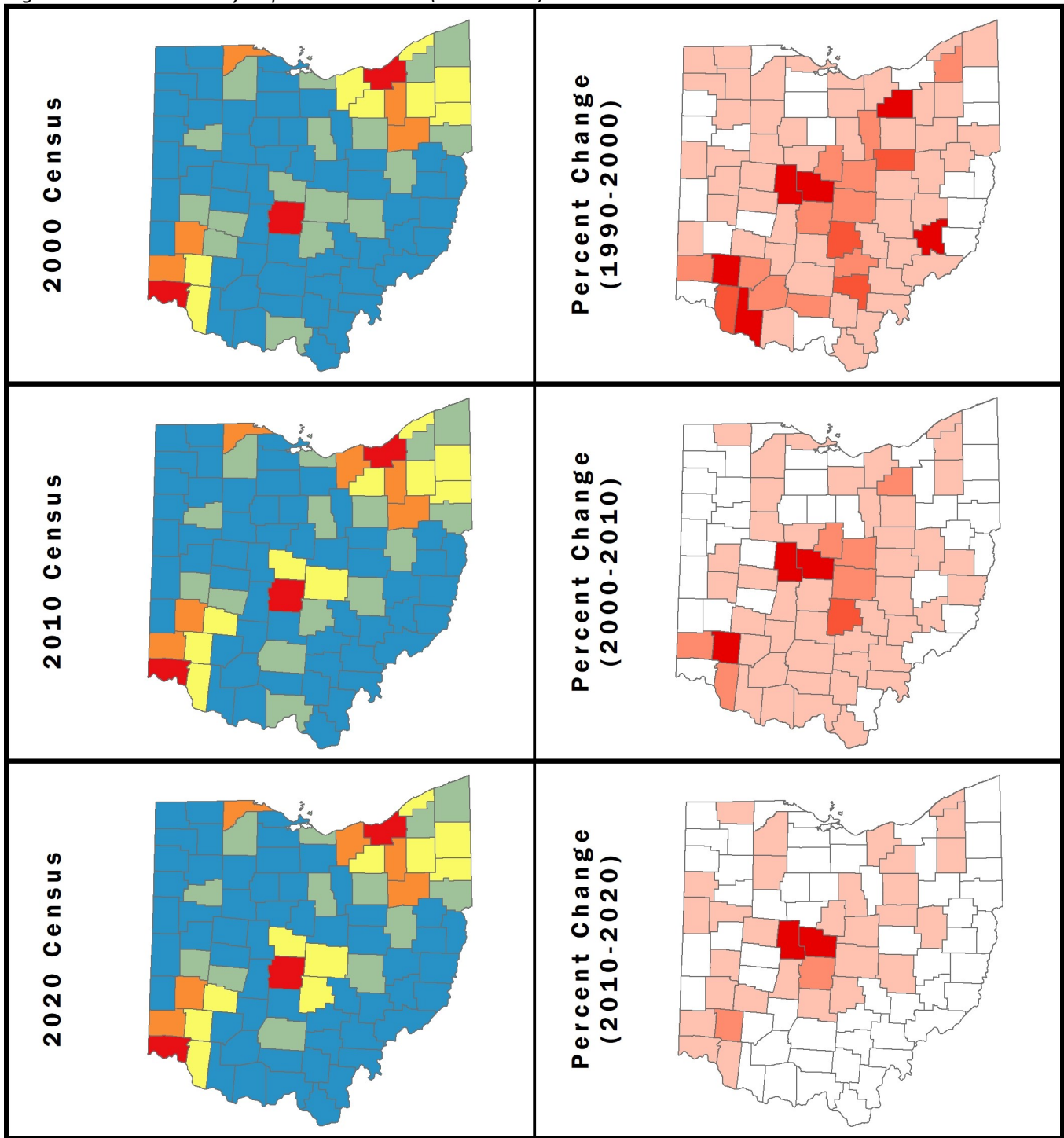
During those three periods of change (1990 to 2000, 2000 to 2010, and 2010 to 2020), Delaware County was the fastest growing, by percentage of population, in the State of Ohio. In 1990, Delaware County had a population of 66,929, and has increased to 214,124 people in 2020; an increase of 219%.

Figure 2A.1 Central Ohio Growth Rates (2010-2018)



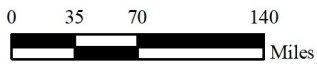
*ACS 5-Year Estimates: Total Population, Age & Sex

Figure 2A.1 Ohio County Population Growth (1990-2020)



Population Growth (1990-2020)

Delaware County



Population

- Under 75,000
- 75,001 to 150,000
- 150,001 to 300,000
- 300,001 to 750,000
- 750,001 - 1,393,978

Percent Growth

- Lost Population
- Less than 10% Growth
- 10% to 15% Growth
- 15% to 20% Growth
- Over 20% Growth

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

Figure 2A.3 Population Growth in Central Ohio Relative to Fastest Growing Ohio Counties (2000-2018)

County	2010 Population	2020 Population	Difference/ Percent Change	Rank
By Volume				
Franklin County	1,163,414	1,323,807	160,393	1
Delaware County	174,214	214,124	39,910	2
Warren County	212,693	242,337	29,644	3
Hamilton County	802,374	830,639	28,265	4
Butler County	368,130	390,357	22,227	5
By Percent Change				
Delaware County	174,214	214,124	22.9%	1
Union County	52,300	62,784	20.0%	2
Warren County	212,693	242,337	13.9%	3
Franklin County	1,163,414	1,323,807	13.8%	4
Fairfield County	146,156	158,921	8.7%	5

**Source: 2010 and 2020 Decennial Census*

Figure 2A.4 Central Ohio Intra-Migration (2015-2019)

Central Ohio Migration Patterns		Destination								
		Delaware County	Fairfield County	Franklin County	Licking County	Madison County	Pickaway County	Union County	Gross Out Migration	Net Out Migration
Origin	Delaware County	-	310	4,662	278	48	16	480	5,794	-
	Fairfield County	281	-	2,488	1,140	0	150	13	4,072	-
	Franklin County	6,478	4,110	-	4,133	1,175	1,723	1,688	19,307	4,671
	Licking County	271	362	3,080	-	120	57	41	3,931	-
	Madison County	4	90	477	0	-	222	153	946	-
	Pickaway County	13	570	1,333	13	371	-	16	2,316	132
	Union County	315	0	1,102	0	111	16	-	1,544	-
	Gross In Migration	7,362	5,442	13,142	5,564	1,825	2,184	2,391	37,910	-
	Net In Migration	1,568	1,370	-	1,633	879	-	847	-	-

Similarly, in the last ten years, Delaware County and Franklin County were the only two counties to be in the top 5 Ohio counties for growth in both volume and percentage of population in 2010, while both Union County and Fairfield County—other Central Ohio counties—were also in the top 5 Ohio counties in growth by percent change. These factors all indicate that Central Ohio is continuing to grow and add population, and should continue to do so in the future.

Migration Patterns & Demographics

Migration patterns between 2015 and 2019 show that Delaware County is the primary destination for residents moving out of Franklin County with about 34% of people moving out of Columbus—but staying in Central Ohio – choosing Delaware County as their new home. In fact, of all Central Ohioans choosing to relocate to Delaware County, 88% (6,478 people) are relocating from Franklin County.

In 2000, the three most common age groups were 35 to 39 years, 40 to 44 years, and 45 to 49 years; constituting a combined 27.4% of Delaware County’s population. By 2010, the primary demographic changed slightly. The 35 to 39 years and 40 to 44 years age ranges remained two of the three most common, however, the 5 to 9 year age range increased to 9% of the population, becoming the third most prevalent. These age ranges all remained relatively constant, with the 40 to 44 years age cohort shifting to 45 to 49 years.

The fluctuation in age ranges could be related to the intra-migration patterns seen in Table 2A.3. Residents of Central Ohio with children are relocating to Delaware County schools.

Figure 2A.5 Central Ohio Inter-migration (2015-2019)

Area A	Area B	Migration from B to A	Migration from A to B	Net Migration Between A & B	Gross Migration Between A & B
State of Ohio	All Other States + PR	201,348	206,132	-4,784	407,480
	Foreign	41,985	n/a	n/a	n/a
	Totals	243,333	206,132	-4,784	407,480
Central Ohio	Ohio	77,606	71,210	6,396	148,816
	All Other States + PR	37,506	38,254	-748	75,760
	Foreign	11,433	n/a	n/a	n/a
	Totals	126,545	109,464	5,648	224,576
Delaware County	Ohio	9,971	8,968	1,003	18,939
	All Other States + PR	3,740	3,254	486	6,994
	Foreign	1,089	n/a	n/a	n/a
	Totals	14,800	12,222	1,489	25,933

*"n/a" represent estimates that are not available because data is not collected from other countries

**Central Ohio consists of Delaware, Fairfield, Franklin, Licking, Madison, Pickaway, and Union Counties

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Though younger adults in early professional careers are most likely living in more urban areas until they're either ready to start a family, or their children become school-aged.

This rationale is supported when looking at the migration patterns of both Delaware and Franklin Counties. Franklin County has seen a net migration outward of 4,671 people, while Delaware County has seen an net migration inward of 1,568 people.

Figure 2A.6 Age and Sex of Delaware County Residents (2000-2018)

	2000*			2010*			2019**			Difference (2000-2019)		
	Total	M	F	Total	M	F	Total	M	F	Total	M	F
Under 5 years	7.9%	8.2%	7.5%	7.5%	7.7%	7.2%	5.8%	5.9%	5.6%	-2.1%	-2.3%	-1.9%
5 to 9 years	8.3%	8.6%	7.9%	9.0%	9.3%	8.7%	8.7%	8.4%	7.2%	-0.5%	-0.2%	-0.7%
10 to 14 years	7.6%	7.9%	7.3%	8.1%	8.4%	7.8%	7.7%	7.6%	7.8%	0.1%	-0.3%	0.5%
15 to 19 years	7.1%	7.4%	6.7%	6.7%	7.0%	6.3%	7.6%	8.1%	7.1%	0.5%	0.7%	0.4%
20 to 24 years	5.0%	5.0%	5.1%	4.1%	4.1%	4.1%	4.9%	5.2%	4.7%	-0.1%	0.2%	-0.4%
25 to 29 years	5.9%	5.7%	6.1%	4.5%	4.4%	4.7%	4.1%	3.6%	4.5%	-1.8%	-2.1%	-1.6%
30 to 34 years	7.7%	7.5%	8.0%	6.4%	6.1%	6.7%	5.5%	5.2%	5.8%	-2.2%	-2.3%	-2.2%
35 to 39 years	9.7%	9.5%	9.9%	8.5%	8.4%	8.6%	7.8%	7.4%	8.3%	-1.9%	-2.1%	-1.6%
40 to 44 years	9.3%	9.3%	9.3%	8.7%	8.7%	8.7%	7.6%	8.2%	7.0%	-1.7%	-1.1%	-2.3%
45 to 49 years	8.4%	8.6%	8.2%	8.4%	8.5%	8.3%	8.0%	8.5%	7.6%	-0.4%	-0.1%	-0.6%
50 to 54 years	6.9%	7.0%	6.7%	7.3%	7.3%	7.4%	6.9%	7.1%	6.8%	0.0%	0.1%	0.1%
55 to 59 years	4.7%	4.7%	4.7%	6.3%	6.3%	6.2%	6.5%	6.9%	6.1%	1.8%	2.2%	1.4%
60 to 64 years	3.4%	3.4%	3.3%	5.1%	5.1%	5.1%	5.7%	5.2%	6.2%	2.3%	1.8%	2.9%
65 to 69 years	2.6%	2.5%	2.6%	3.4%	3.2%	3.5%	5.0%	4.5%	5.4%	2.4%	2.0%	2.8%
70 to 74 years	2.2%	2.0%	2.4%	2.3%	2.2%	2.4%	3.8%	3.6%	4.0%	1.6%	1.6%	1.6%
75 to 79 years	1.6%	1.3%	1.9%	1.6%	1.5%	1.8%	2.8%	2.9%	2.7%	1.2%	1.6%	0.8%
80 to 84 years	1.0%	0.7%	1.2%	1.2%	1.0%	1.4%	1.0%	0.9%	1.0%	0.0%	0.2%	-0.2%
85+ years	0.8%	0.4%	1.1%	1.0%	0.6%	1.2%	1.5%	0.8%	2.2%	0.7%	0.4%	1.1%
Pop. (#)	109,989	54,435	55,554	174,214	85,925	88,289	209,177	104,139	105,038	87,019	43,069	43,950
Pop. (%)	-	49.5%	50.5%	-	49.3%	50.7%	-	49.8%	50.2%	-	0.0%	0.0%
Median Age	35.3	34.8	35.7	37.4	36.9	37.9	39.1	39	39.2	3.8	4.2	3.5

*Age Groups and Sex: 2000 & 2010 Census Summary File 1

**Age by Sex: 2019 American Community Survey 5-year Estimate (2020 Census Data not yet released for this data)

From a diversity standpoint, Delaware County is becoming a more diverse county. In 2000 Delaware County was 94.2% White, which dropped to 89.7% in 2010. According to the 2020 Decennial Census, Delaware County is now 66.81% white, with the largest increases occurring in Black, Asian, and Multi-Racial populations. From an ethnicity perspective, Hispanic or Latino populations increased 432% in 2020 from 2000; from 1,109 people to 5,903.

Population Projections

The Ohio Department of Development (ODOD) also publishes population projections for the counties in Ohio. Map 2A.2 demonstrates the data that the ODOD published and illustrates the consistent large increases in population that Delaware County is forecasted to see in to 2040. Delaware County has the highest percent increase in population when compared to 2020 with a 31.8% increase in population projected. Of the 11 counties that are projected to see increases above 7.5%, 7 counties (the entire Central Ohio region) are among them; including the top 4.

The Delaware County Regional Planning Commission conducts population projections for the individual townships and municipalities that makeup the County. See Chapter 2B for more information.

Population Growth Summary

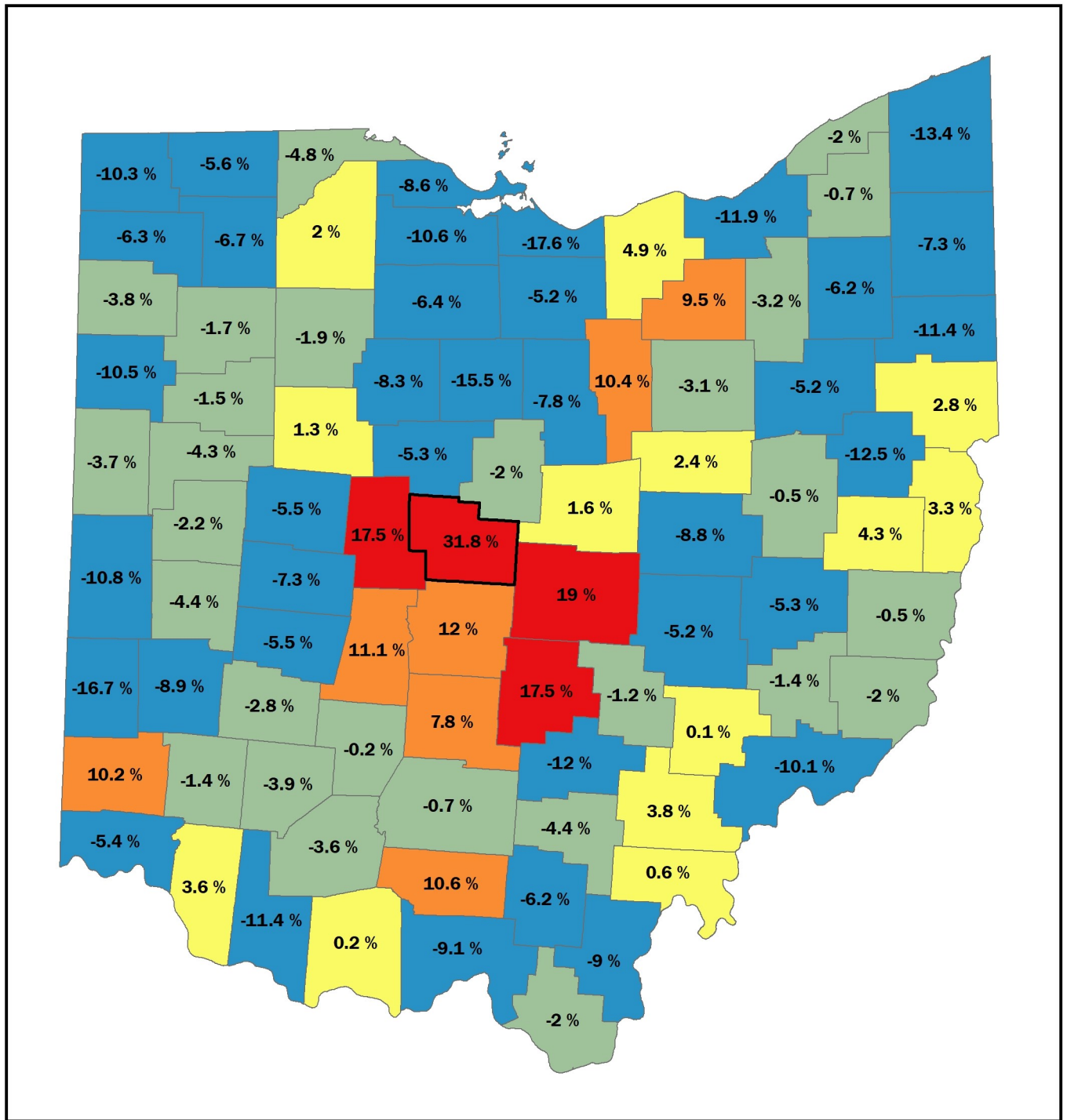
Delaware County is repeatedly the fastest growing county in Ohio, and that growth is projected to continue. Simultaneously, the County is becoming more diverse, increasing the varied needs by the County’s population. Future development pressures will largely be dependent on the availability of water and sewer service and/or whether annexations consume land to achieve the desired land uses if the Townships can not accommodate. Subsequently, if utilities are not available, developers may seek annexation in order to obtain the infrastructure needed for their development.

Figure 2A.7 Delaware County Demographic Diversity (2000-2020)

	2000*		2010*		2020**		2000-2020	
	Total	Percent	Total	Percent	Total	Percent	Difference	Percent
Total Population	109,989	-	174,214	-	214,124	-	104,135	-
White	103,663	94.20%	156,328	89.70%	173,231	80.90%	69,568	66.81%
Black or African American	2,774	2.50%	5,837	3.40%	7,840	3.66%	5,066	4.86%
American Indian and Alaska Native	157	0.10%	252	0.10%	324	0.15%	167	0.16%
Asian	1,690	1.50%	7,436	4.30%	18,216	8.51%	16,526	15.87%
Native Hawaiian and Other Pacific Islander	38	0.00%	51	0.00%	75	0.04%	37	0.04%
Other	416	0.40%	1,097	0.60%	2,460	1.15%	2,044	1.96%
Two or More	1,251	1.10%	3,213	1.80%	11,978	5.59%	10,727	10.30%
Hispanic or Latino	1,109	1.00%	3,669	2.10%	7,012	3.27%	5,903	5.67%

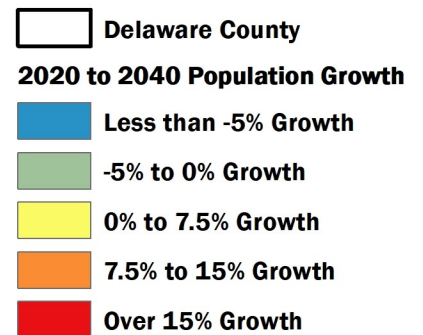
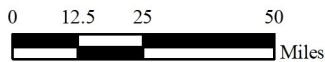
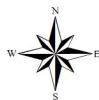
*Race and Hispanic or Latino: 2000 and 2010 Census Summary File 1
 **Race: 2020 Decennial Census

Figure 2A.8 Ohio Department of Development Projected Population Growth to 2040



Population Growth (2040)

Delaware County



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

The next table shows the population projections calculated by the DCRPC for all communities in Delaware County. The projections may change drastically based upon major developments. The maximum build-out population is a

Table 2A.6. Township Population Projections (by DCRPC Housing Unit Meth-

	2000 US CENSUS	2010 US CENSUS	2015	2018	2020*	2025*	2030*	Maximum Build-out**
Berkshire	1,946	2,428	2,923	3,490	3,770	4,654	5,479	20,936
Berlin	3,315	6,496	7,140	7,627	7,795	8,547	9,249	23,537
Brown	1,290	1,416	1,471	1,508	1,528	1,595	1,657	17,645
Concord	4,088	9,294	10,547	10,902	11,267	12,144	12,963	40,049
Delaware	1,559	1,964	2,061	2,093	2,123	2,194	2,259	15,014
Genoa	11,293	23,090	25,195	25,979	26,496	28,027	28,454	28,454
Harlem	3,762	3,953	4,134	4,345	4,428	4,749	5,050	29,069
Kingston	1,603	2,156	2,256	2,309	2,339	2,431	2,516	26,994
Liberty	9,182	14,581	16,246	17,319	17,890	19,763	21,511	29,900
Marlboro	227	281	290	293	295	302	308	5,499
Orange	12,464	23,762	27,084	29,369	30,507	34,374	37,038	37,038
Oxford	854	987	1,008	1,016	1,023	1,040	1,057	14,291
Porter	1,696	1,923	2,052	2,146	2,200	2,361	2,512	25,000
Radnor	1,335	1,540	1,598	1,643	1,665	1,746	1,821	20,404
Scioto	2,122	2,350	2,459	2,582	2,628	2,820	2,999	25,588
Thompson	558	684	712	725	733	756	778	13,771
Trenton	2,137	2,190	2,241	2,286	2,309	2,384	2,454	11,684
Troy	2,021	2,115	2,157	2,198	2,225	2,297	2,365	13,737
Total Twps	61,450	101,210	111,572	117,830	121,221	132,184	140,470	

Table 2A.7. Municipal Population Projections

	2000 US CENSUS	2010 US CENSUS	2016	2017	2020*	2025*	2030*	Maximum Build-out**
Delaware	25,243	34,753	38,495	39,842	40,990	43,478	45,459	106,061
Galena	305	653	781	825	868	953	1,021	1,500
Sunbury	2,630	4,389	5,093	5,421	5,663	6,202	6,632	11,638
Shawnee Hills	419	681	779	813	847	918	974	1,290
Powell	6,247	11,500	13,411	14,420	14,983	15,605	15,605	15,605
Ashley	1,216	1,330	1,344	1,349	1,353	1,360	1,367	4,705
Ostrander	405	643	862	970	1,055	1,087	1,087	1,087
Dublin	4,283	4,018	4,031	4,115	4,195	4,354	4,407	4,407
Westerville	5,900	7,792	9,076	9,651	10,152	10,650	10,650	10,650
Columbus	1,891	7,245	12,244	12,963	13,380	14,191	14,191	14,191
Total Municipalities	48,539	73,004	86,116	90,369	93,486	98,798	101,393	

*Based on historical trends, estimates are subject to localized increases/decreases and do not include the potential for annexations and resulting changes in density.

Chapter 2B

Population & Demographics

Delaware Township

Delaware Township Population

After an initial period of growth between 1970 and 2000, Delaware Township’s population went through a period of decline; reducing from 1,920 people to about 1,559 (-18.8%). However, that decline was quickly reversed, recovering that population loss by 2010, and then growing another 8.86% to 2,138 people according to the most recent census data.

Delaware Township Demographic Profiles

The 2010 Census and 2019 American Community Survey show other indicators of Delaware Township’s population. The overall population is an aging, mostly white demographic.

The three most common age cohorts in 2000 in Delaware Township were the age groups of 25 to 34 years, 35 to 44 years, and 45 to 54 years. These groups—together—constituted 53.1% of the population. By 2010, the three most common age cohorts remained the same, but skewed more towards the higher age ranges, and accounted for 51.6% of the total population. In 2019, two of these cohorts remained the most common, with the age group of 20 to 24 years of age replacing the 25 to 34 years of age cohort.

The demographic changes are more telling when looking at the difference in percentages of the age cohorts between 2000 and 2019. The three most populous age cohorts - consisting of the age groups between 25 and 54 - were also the three cohorts that had the largest decline in population. Two of the three age cohorts which saw the largest increase - as a share of total population - were the 85+ and 60 to 64 years old cohorts. Younger age cohorts increased as

Table 2B.1 Delaware Township Population Growth (1960-2020)

Year	Census Population	Population Change from Previous Census	
		Difference	Percent
1960	1,641	n/a	n/a
1970	1,920	279	17.00%
1980	1,811	-109	-5.68%
1990	1,607	-204	-11.26%
2000	1,559	-48	-2.99%
2010	1,964	405	25.98%
2020	2,138	174	8.86%

**Decennial Census & 2019 American Community Survey 5-year estimate*

well, but at much lower rates than those of the age cohorts above 60. Combined, this means that Delaware Township is seeing its population age due to in-migration and birthrates not outpacing out-migration and death rates.

Table 2B.2 Age and Sex of Delaware Township Residents (2000-2019)

Age Group	2000*	2010**	2019**	Difference (2000-2018)
Under 5 years	3.2%	9.1%	4.4%	27.3%
5-9 years	3.0%	3.8%	2.9%	-2.8%
10-14 years	5.2%	7.9%	5.6%	7.4%
15-19 years	6.3%	3.2%	6.9%	8.8%
20-24 years	6.6%	6.6%	10.8%	38.7%
25-34 years	13.7%	9.1%	8.3%	-64.9%
35-44 years	17.3%	19.7%	11.9%	-45.6%
45-54 years	22.1%	22.8%	14.7%	-50.2%
55-59 years	7.4%	6.4%	7.5%	1.4%
60-64 years	5.4%	4.5%	9.1%	40.6%
65-74 years	6.5%	2.6%	8.4%	22.5%
75-84 years	2.5%	3.5%	4.1%	38.1%
85+ years	0.8%	0.6%	5.5%	86.0%
Male	57.5%	49.1%	45.7%	-25.8%
Female	42.5%	50.9%	54.3%	21.7%
Median Age***	32.0	42.3	44.1	12.1

*General Demographics: 2000 Census Summary File 2
 **Age by Sex: 2010 & 2019 American Community Survey 5-year Estimate
 ***Includes City of Delaware for the year 2000 based on aggregation of Census data

Table 2B.3 Delaware Township Demographic Diversity (2000-2019)

Race/Ethnicity	2000*	2010**	2019**
White	96.25%	86.50%	91.60%
Black or African American	0.88%	10.20%	2.40%
American Indian and Alaska Native	0.22%	0.00%	0.00%
Asian	0.99%	1.80%	3.40%
Native Hawaiian and Other Pacific Islander	0.11%	0.00%	0.00%
Other	0.55%	1.00%	1.20%
Two or More	0.99%	0.60%	1.30%
Hispanic or Latino	0.00%	0.00%	2.90%

*2000 Census Table P003
 **Demographic and Housing 5-year Estimates 2010 & 2019 American Community Survey

From a diversity standpoint, Delaware Township is predominately white; accounting for over 90% of the population. Since 2000, the number of African Americans spike in 2010, before dropping down to only 2.4% of the population in 2019. These increases are somewhat inflated based on the relatively low original numbers and margin of error calculations. While the percent of Caucasian residents in 2019 was almost 92%, the level of diversity in 2019 was higher than both 2000 and 2010 with five of the six racial categories - and Hispanics - exceeding 1% of the population.

Financially, the residents of Delaware Township are relatively affluent overall with a 2019 median household income of \$77,426, up 13.9% from 2010 (\$67,955). In a regional context, Delaware Township is more affluent than four other areas within the County (the Villages of Ashley and Sunbury, Oxford Township, and the City of Delaware), though Delaware Township comparatively is less affluent than the County as a whole. By comparison, Delaware County had a median household income of \$106,908.

Delaware Township has the highest percentage of its population living below the poverty line. According to the 2019 American Community Survey, 18.2% of Delaware Township's population lives below the poverty line; \$12,490 for a one person household, or \$25,750 for a family of 4. The relatively high median income compared to the larger percentage of individuals below the poverty line indicates that the Township's wealth is skewed towards a smaller number of wealthier households.

Table 2B.4 Delaware Township Household Incomes (2000-2019)

Income Brackets	2010	2019	Difference (2000-2018)
	940	1053	12.0%
Under 10k	2.9%	5.9%	103.4%
10k to 15k	10.7%	2.1%	-80.4%
15k to 25k	4.9%	12.3%	151.0%
25k to 35k	8.7%	13.7%	57.5%
35k to 50k	13.4%	4.7%	-64.9%
50k to 75k	11.1%	9.8%	-11.7%
75k to 100k	18.2%	14.8%	-18.7%
100k to 150k	22.1%	20.9%	-5.4%
150k to 200k	5.7%	8.4%	47.4%
Over 200k	2.2%	7.5%	240.9%
Median Income	\$67,955	\$77,426	13.9%
Mean Income	\$75,946	\$89,701	18.1%

2010 & 2019 American Community Survey 5-year Estimate

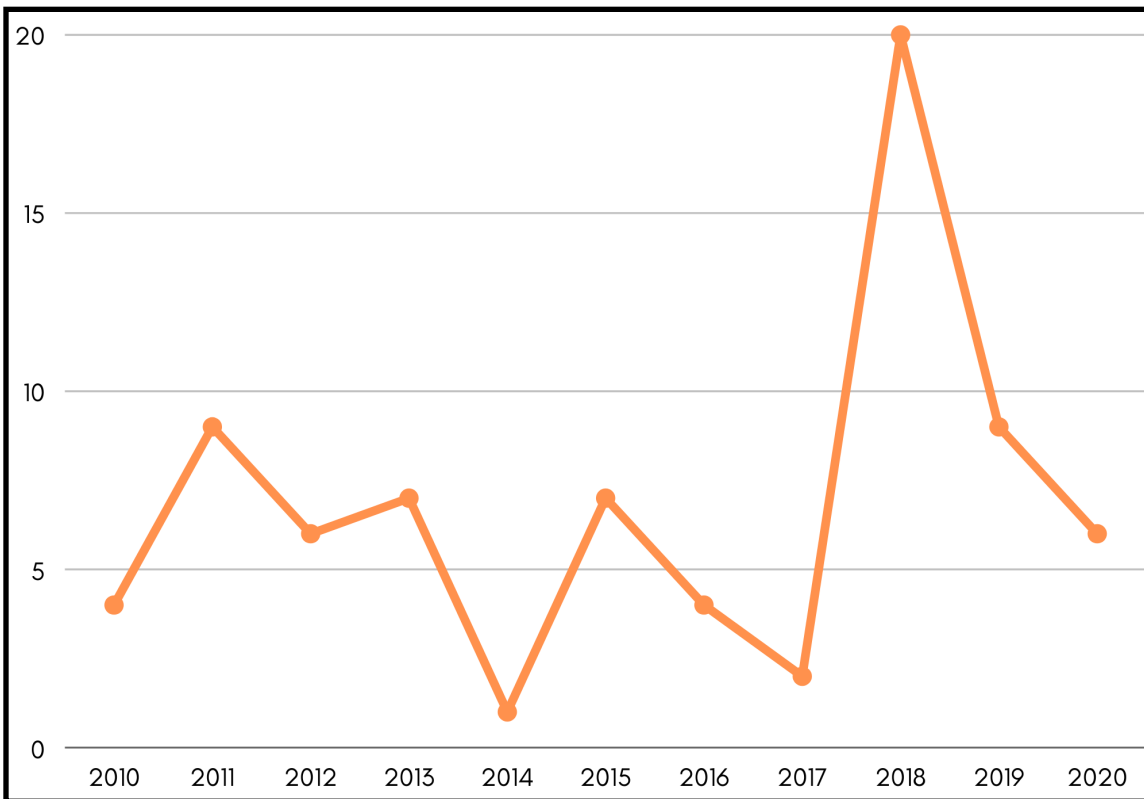
Population Projections using Building Permits

Building permit figures can sometimes tell more than the Census does regarding growth in townships. Between 2010 and 2020, Delaware Township had a high of 20 new building permits issued, which occurred in 2018. Since 2010, the township has averaged 6.8 building permits each year with above average permits issued two of the last three years. The above average permits during this time frame is most likely a result of decreased building activity in the earlier

half of this time frame—which was characterized by reduced building activity due to the economic recession—as well as the recent spike in housing. Table 2A.10 lists the number of permits issued for all Delaware County townships and municipalities from 2010 to 2020. Delaware Township has the least number of building permits during this time.

Table 2B.5 shows the projected population for Delaware Township to 2040, based on the building permit projection method and population values from the 2020 Census. Projections were made using vacancy rates and household size data from 2010, as that data has yet to be published at the Township level.

Figure 2B.1 Delaware Township Building Permits Issued (2010-2020)



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
4	9	6	7	1	7	4	2	20	9	6

Table 2B.5 Delaware Township Projected Population using the Housing Unit Method (2025-2040)

Delaware Township	2010	2020	Average Building Permits ('10 to '20)	Average Household Size (2010)	Vacancy Rate (2010)	2025	2030	2035	2040
	1,964	2,138	6.81	2.52	5.35%	2,219	2,300	2,381	2,462

Chapter 3A

Development and Change

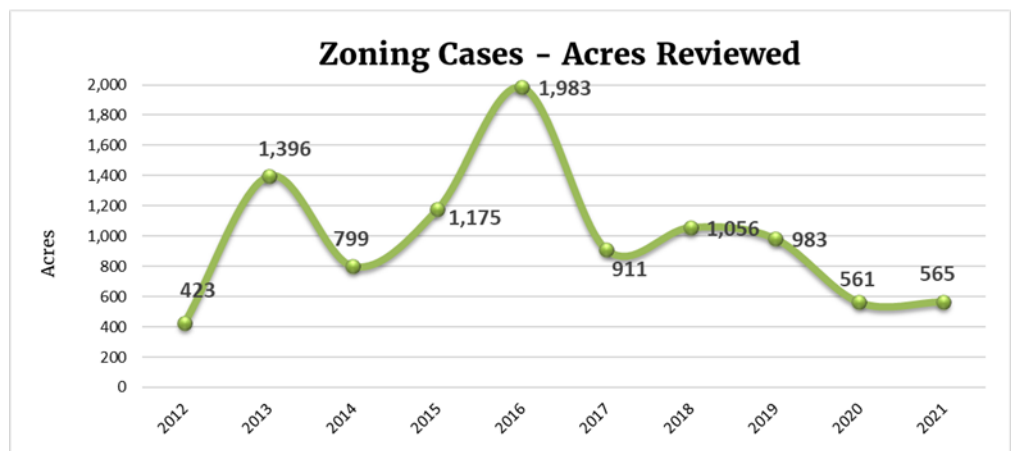
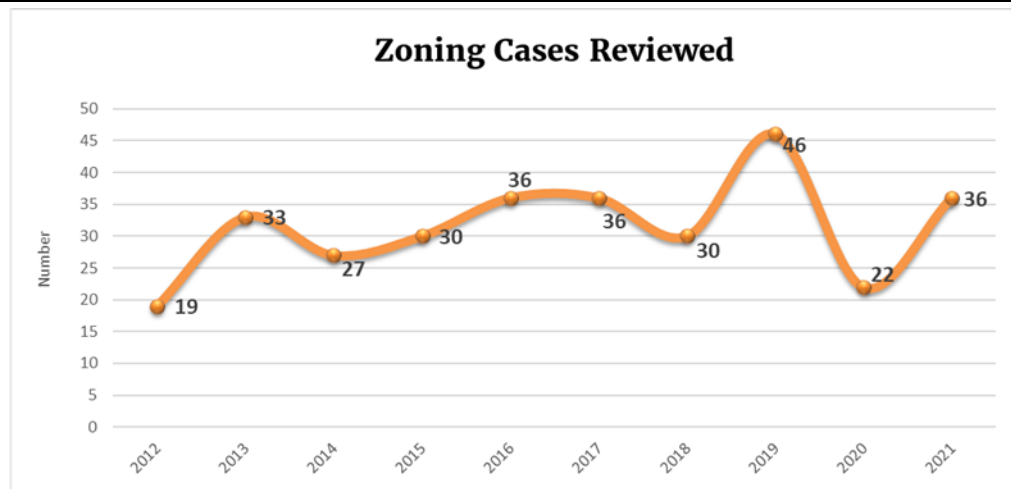
Delaware County

Much has been said about the growth rate of Delaware County over the last three decades. The County grew by 64.3% from 1990-2000, ranking it as the 15th fastest-growing county in the country by percentage of growth. For the period of 2000-2010, the growth was 58.4%, as the County was the 22nd fastest-growing by the same measure.

Development typically starts with the rezoning process, unless a proposed development intends to use existing zoning. Rezoning activity throughout the townships in Delaware County has been strong in the last three decades. Within the last 10 years, zoning acres reviewed peaked at just under 2,000 acres in 2016, then reducing to a range of 550-1000 acres per year since.

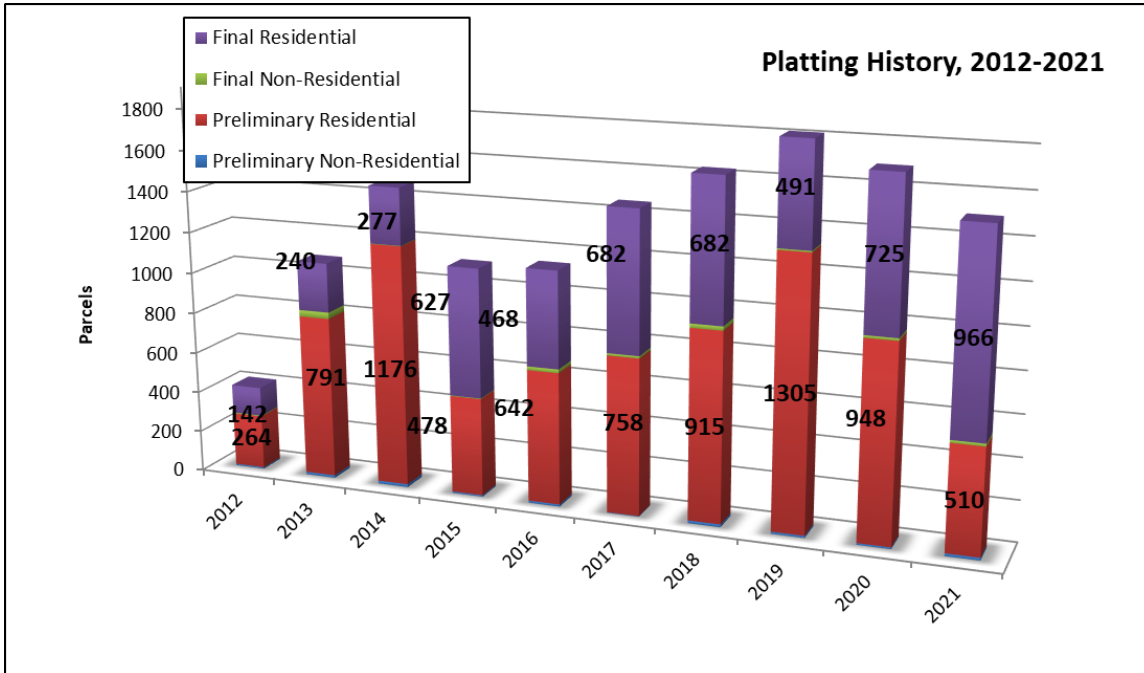
Figure 3A.1. Zoning Cases Reviewed

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of individual cases	19	33	27	30	36	36	30	46	22	36
Total acreage	423	1,396	799	1,175	1,983	911	1,056	983	561	565



This zoning activity eventually leads to the subdivision platting process. Each year, lots make their way through the subdivision process. First, lots receive a Preliminary approval before work can be started. Eventually, the platting process creates the individual parcels and open space. The following graphic indicates the number of lots reviewed by RPC throughout each year.

Figure 3A.2. Platting History 2012-2021



The following table represents the number of lots in the various stages of the development process at the end of each year. The key is to notice that the overall number of lots in the pipeline had been decreasing until 2015, when several new subdivisions started through the process. The DCRPC estimates that there is still a 14-year supply of lots in the development process.

Figure 3A.3 Development Pipeline

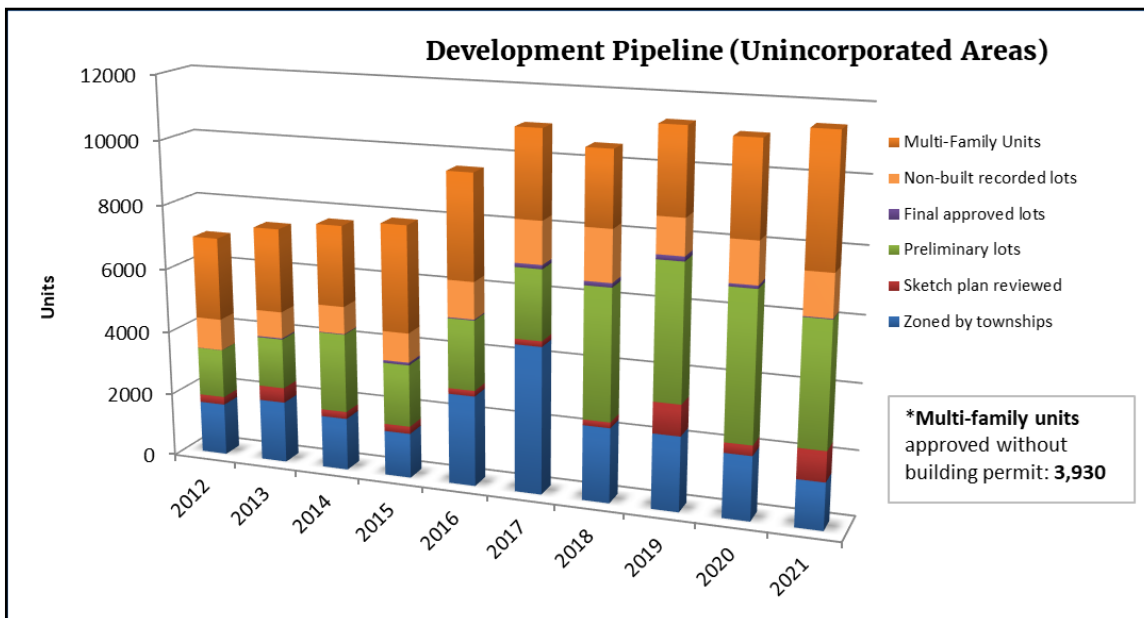
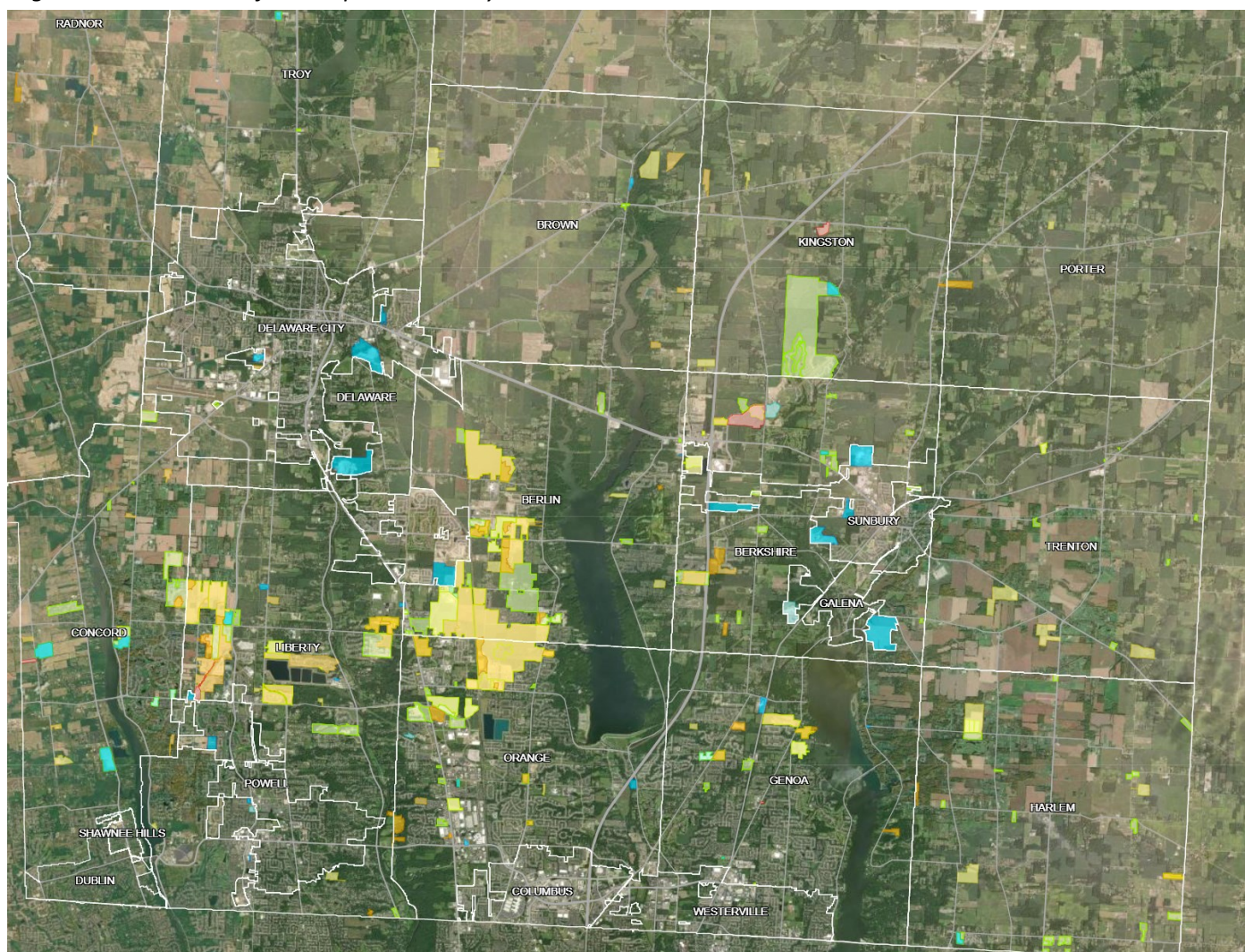


Figure 3A.4. Numbers of lots in various stages of the Development Pipeline

Development Process	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Zoning approved	1,626	1,925	1,636	1,401	2,816	4,558	2,317	2,312	1,978	1,453
Sketch Plan reviewed	247	464	220	228	176	171	176	958	315	929
Preliminary approved	1,523	1,563	2,454	1,934	2,161	2,153	4,030	4,190	4,568	3,800
Final Plat approved	7	36	19	83	29	124	131	146	95	25
Non-built, recorded lots	979	825	849	907	1,138	1,299	1,576	1,101	1,273	1,289
Total Lots in Pipeline	4,382	4,813	5,178	4,553	6,320	8,305	8,230	8,707	8,229	7,496
Multi-Family Units	2,569	2,591	2,492	3,299	3,244	2,671	2,284	2,585	2,852	3,930

Figure 3A.5. Location of Development Activity



The image above indicates all active projects within unincorporated areas as of 2/25/22. Green indicates zoning projects that are not yet subdivisions. Yellow indicated areas with active Preliminary Plans. Darker yellow is currently being reviewed for platting and blue is a category showing other projects, such as multi-family or commercial sites or municipal projects.

Figure 3A.6 Historical County Building Permits

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Berkshire	26	38	45	91	55	84	269	66	284	234
Berlin	26	19	28	24	50	73	62	108	125	210
Brown	4	3	6	3	6	3	4	10	6	15
Concord	83	67	32	39	31	70	185	107	212	162
Delaware	6	7	1	7	4	2	20	9	6	18
Genoa	116	110	39	66	109	77	74	46	48	45
Harlem	9	21	13	22	29	44	38	23	38	48
Kingston	1	9	5	7	10	9	33	24	26	18
Liberty	115	133	89	104	117	178	137	99	474	573
Marlboro	0	0	2	0	0	1	4	0	0	2
Orange	181	214	209	213	358	205	119	56	222	282
Oxford	1	1	1	1	1	0	7	3	2	3
Porter	5	13	10	13	11	13	15	14	10	12
Radnor	3	6	6	2	5	10	3	3	4	12
Scioto	7	8	9	9	21	22	11	33	16	50
Thompson	2	1	0	2	1	2	1	0	4	7
Trenton	3	4	4	5	9	5	11	19	14	20
Troy	5	1	3	8	7	2	4	6	2	12
Total Twps	593	655	502	616	824	800	997	626	1,493	1,723

Figure 3A.7 Historical Municipality Building Permits

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Delaware	204	313	259	186	306	246	587	646	454	506
Galena	11	4	6	7	5	10	4	63	87	120
Sunbury	34	73	36	36	31	95	91	59	34	56
Shawnee Hills	1	10	10	5	11	3	1	3	1	4
Powell	58	95	110	66	388	73	59	35	59	98
Ashley	1	1	0	0	0	1	0	0	0	0
Ostrander	10	23	12	12	7	31	25	10	29	34
Dublin*	0	0	2	0	9	18	9	5	4	7
Westerville*	89	10	121	111	136	65	0	101	16	1
Columbus*	277	921	255	560	379	0	10	557	1	2
Total Municipalities	685	1,450	811	983	1,272	542	786	1,479	685	828

*Portions within Delaware County

Figure 3A.8 Permits for Larger Jurisdictions

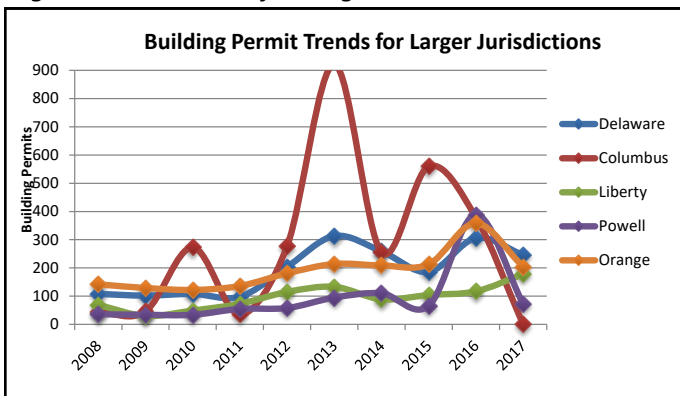
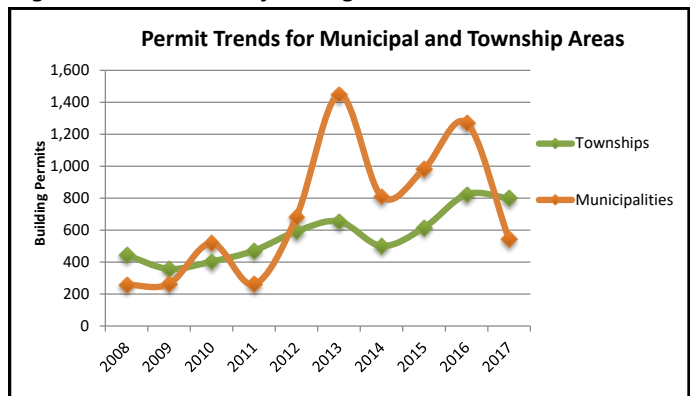


Figure 3A.9 Permits for Larger Jurisdictions



Chapter 3B

Development and Change

Delaware Township

Delaware Township Development Activity

Platting activity for new subdivisions is an indicator of future growth, as it generally precedes building permits. Since 1995, subdivisions in Delaware Township have been typically planned residential style developments with average lot sizes for each project ranging from 0.3 acres to 3.67 acres. Overall, the average lot size of single-family homes has been 0.71 acres. Of the 30 recorded subdivisions creating lots, 19 have had average lot sizes above 1 acre, totaling 80 single-family lots. The remaining projects (11) have average lot sizes under 1-acre, totaling 319 single-family lots. All of these projects have occurred after 1999, indicating that small lot planned residential subdivisions has been the preferred development type in Delaware Township since 2000.

Platting

The DCRPC is responsible for reviewing all platting activities within the unincorporated areas of the county, which has historically dominated the southern townships bordering Franklin County. Table 3B.1 illustrates the amount of subdivision activity in Delaware Township over the past 50 years, by number of lots and acreage platted during five-year periods.

Table 3B.1: Recorded Subdivisions, by date recorded, in Delaware Township

Time Frame	Lots	Acreage	Average Lot Size
Pre-1990	6	10.20	1.7 acres
1990 to 1994	27	44.96	1.67 acres
1995 to 1999	96	72.64	0.76 acres
2000 to 2004	207	129.36	0.62 acres
2005 to 2009	21	8.86	0.42 acres
2010 to 2014	0	0.00	n/a
2015 to 2019	42	17.12	0.41 acres
2020	0	0.00	n/a

No Plat Subdivisions

A more simplified No Plat subdivision (NPA), or “lot split,” is another option for creating lots that is illustrative of development history. The Ohio Revised Code (ORC) permits a division of a parcel of land along a public street not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. Applications for lot splits are approved administratively by the DCRPC without a plat. The No Plat subdivision procedure is required for lots 5 acres or smaller.

Table 3B.2 No Plat Lot Split and Adjacent Property Transfer Activity (1998 to 2020)

	Pre-2000	2000 to 2004	2005 to 2009	2010 to 2014	2015	2016	2017	2018	2019	2020
Splits	11	18	13	0	1	3	10	0	1	0
Transfers	6	13	4	1	0	3	1	1	1	0

Table 3B.2 indicates a relatively modest amount of No Plat lot split activity in the Township from 2006 to 2017, including the new building lots created. NPA splits reflect the creation of new lots through the No-Plat process, while transfers reflect acreage which simply moved from one owner to another, adjacent owner. Subdivision platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres since those lots are categorically exempt from the review process.

Table 3B.3 Rezoning Activity (1988 to October 2021)

Year	RPC Number	Name	Acreage	Previous Zoning	Proposed Zoning	Notes
1994	06-94	Ronald & Suzanne Jackson	5.34	FR-1	I	
1994	10-94	Arnold Deel	6.9	ART18	PRD	
1994	34-94	Ralph McGhee	0.462	FR-1	PCD	Expansion of Ohio Industrial Filter Products
1994	44-94	Merrill Sheets	50	PL	FR-1	
1996	31B-96	New Green Highlands	93.32	FR	PRD	432 SF homes & expansion of Delaware Golf Course
1996	51-96	Simco Electric, Inc.	0.717	FR-1	PCD	Electrical contracting
1999	07-99	Lucy Orłowski	0.98	FR-1	CMRC	Single-Family Residence
1999	35-99	David & Janis Chilcote		FR-1	C-2	Small Business
1999	34-99	Lucy Orłowski		FR-1	PCD	Extension of Carriage Towne Auto Dealership
2000	09-00	James Pancake	0.98	FR-1	PC	Car Sales
2003	43-03	George Hansel	2.49	FR-1	PC	Veterinary/Boarding
2006	40-06	John Krauss	0.59	FR-1	C	Trucking Business
2006	41-06	Ronald & Dorothy Jackson	45.61	FR-1	I	Relocation of Trucco Companies
2006	48-06	Delaware Twp. Zoning Commission				Text Amendments
2007	10-07	Jerome & Rebecca Donovan	1.04	FR-1	C-1	Office Space
2007	11-07	Mark Trucco	2.64	C-1	I	Trucco Construction
2008	26-08	Larry Finks Sr.	1.04	FR-1	PC	Continuation of Grandfathered Trucking and Automotive Heavy Commercial Use
2015	06-15	Michael Langwasser	4.25	FR-1	PC	Barn Use for Weddings/Events
2020	24-20	Shirley McCormick, Rep.	23.89	I	PRD	Shakti Dhara Ridge
2020	26-20	TCCI LLC	31.014	FR-1	PID	Soil and Mulch Business
2021	37-21	James Spencer and Jack Nelson	5.01	FR-1	PC	Flores Landscaping Services LLC

Rezoning

Another indicator of development and change in the Township is rezoning activity. Table 3B.3 lists all rezoning activity within Delaware Township since 1988. According to DCRPC records, no rezoning requests were made until 1994, with rezoning activity non-existent between 2015 and 2020. In total, a little over 276 acres have been rezoned in the Township since 1994, with the predominant request being a change in classification from Farm Residential to Planned Commercial.

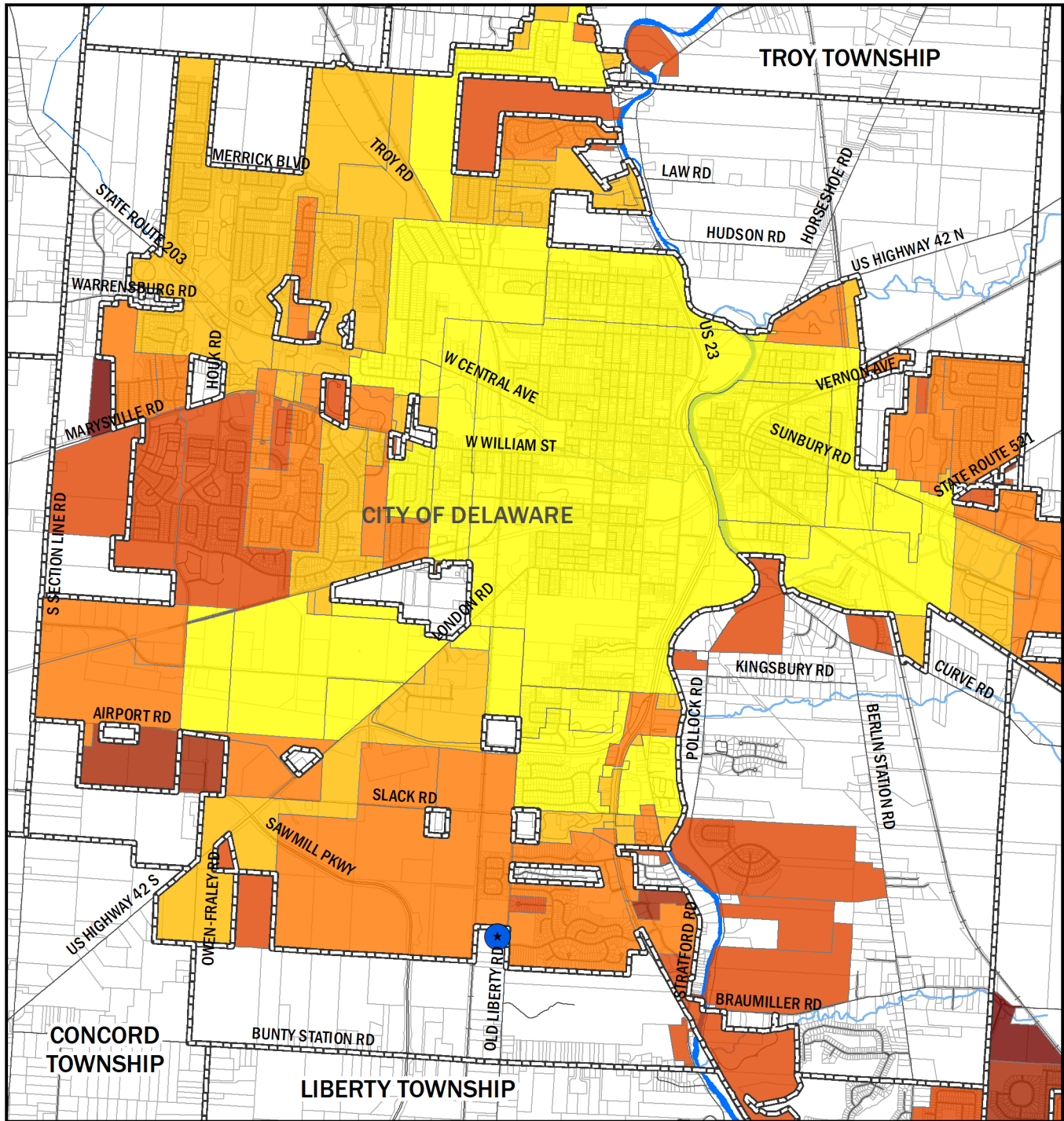
Annexation

The biggest change for Delaware Township over the years in the realm of development has been annexation. Annexation is a complicated process where a municipality incorporates a property, or several properties. However, the incorporation of a property does not necessarily exclude the annexed properties from being part of the Township. There are five different ways a property may be annexed. Table 3B.4 outlines the different types of annexation and how they can occur.

Table 3B.4 Types of Annexation

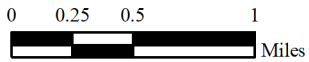
Type of Annexation	Process
Regular Annexation	Petitions by 51% of the property owners within the proposed area.
Type I Annexation*	Petitions by all property owners in an area, with consent from the municipality and township.
Type II Annexation*	Petitions by all property owners in an area, with or without consent from the municipality and township.
Type III Annexation*	Petitions by all property owners in an area in order to facilitate a significant economic development project.
Annexation by a Municipality, County, or State	Petition originating from a municipality to annex other municipal, county, or state owned land.
<p><i>*This process may or may not exclude the properties from the originating Township. The exact language of the annexation agreement or cooperative economic development agreement will determine the exclusion.</i></p>	

Annexation is the biggest threat to Delaware Township. Municipalities generally control annexation by forcing unincorporated areas to annex in order to access the municipalities utility services. With the lack of access to Delaware County Regional Sewer District facilities, potential development is forced to use the City of Delaware sewer lines. If those lines are within 300 feet of the property, the Delaware General Health District will not authorize the use of on-site treatment systems like septic tanks if sewer lines are considered to be accessible. Denial of septic permits generally results in properties seeking annexation in order to be able to continue to develop. Map 3B.1 and Figure 3B.1 show how many acres the City of Delaware has annexed over time. Since 2000, the City of Delaware has annexed 3,988.12 acres, the vast majority of which coming from Delaware Township.



Annexations

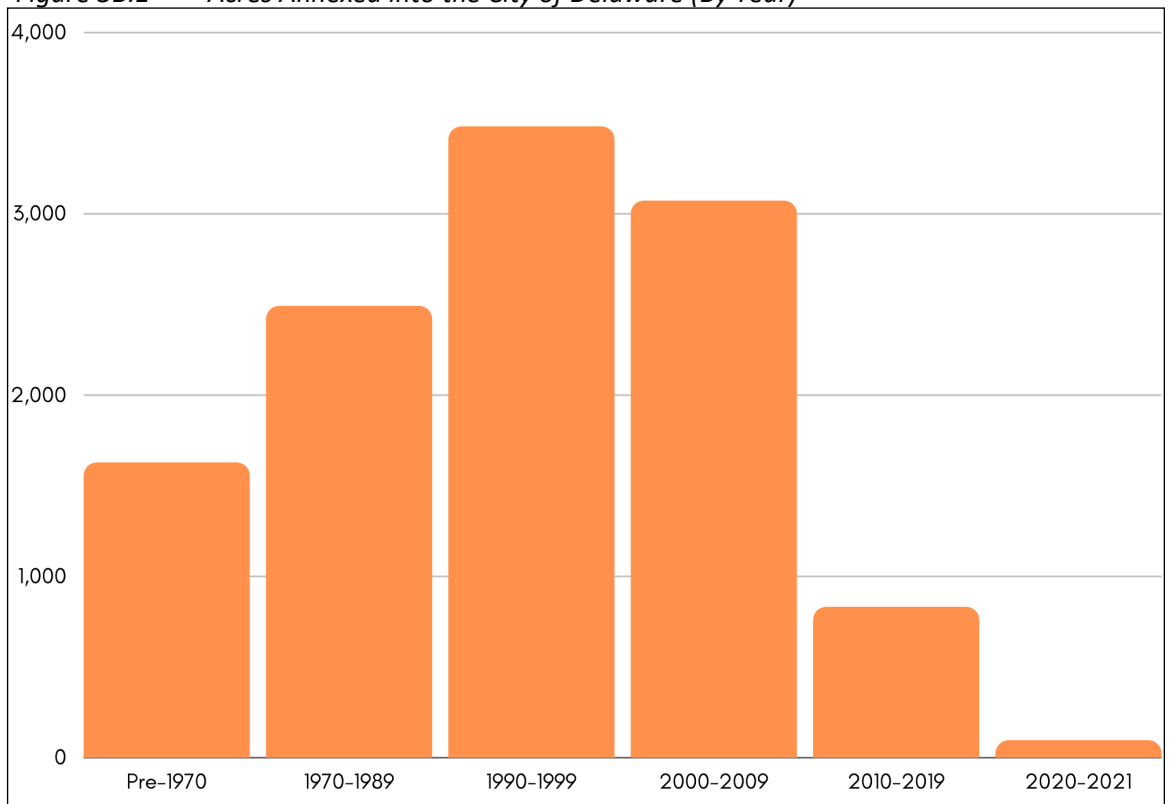
Delaware Township



- Township Hall
 - Township Boundaries
 - Road Centerlines
 - Railroad
 - Rivers/Lakes/Streams
 - Parcels
-
- Pre-1970
 - 1970-1989
 - 1990-1999
 - 2000-2009
 - 2010-2019
 - 2020-2021

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

Figure 3B.1 Acres Annexed into the City of Delaware (By Year)



Chapter 4A

Existing Land Use

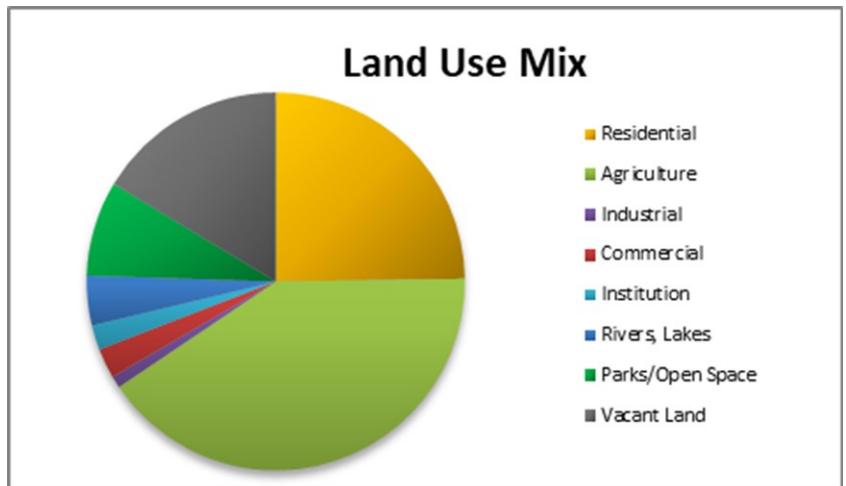
Delaware County

Land Use in Delaware County

The following tables, pie charts, and map shows the land use percentages across Delaware County.

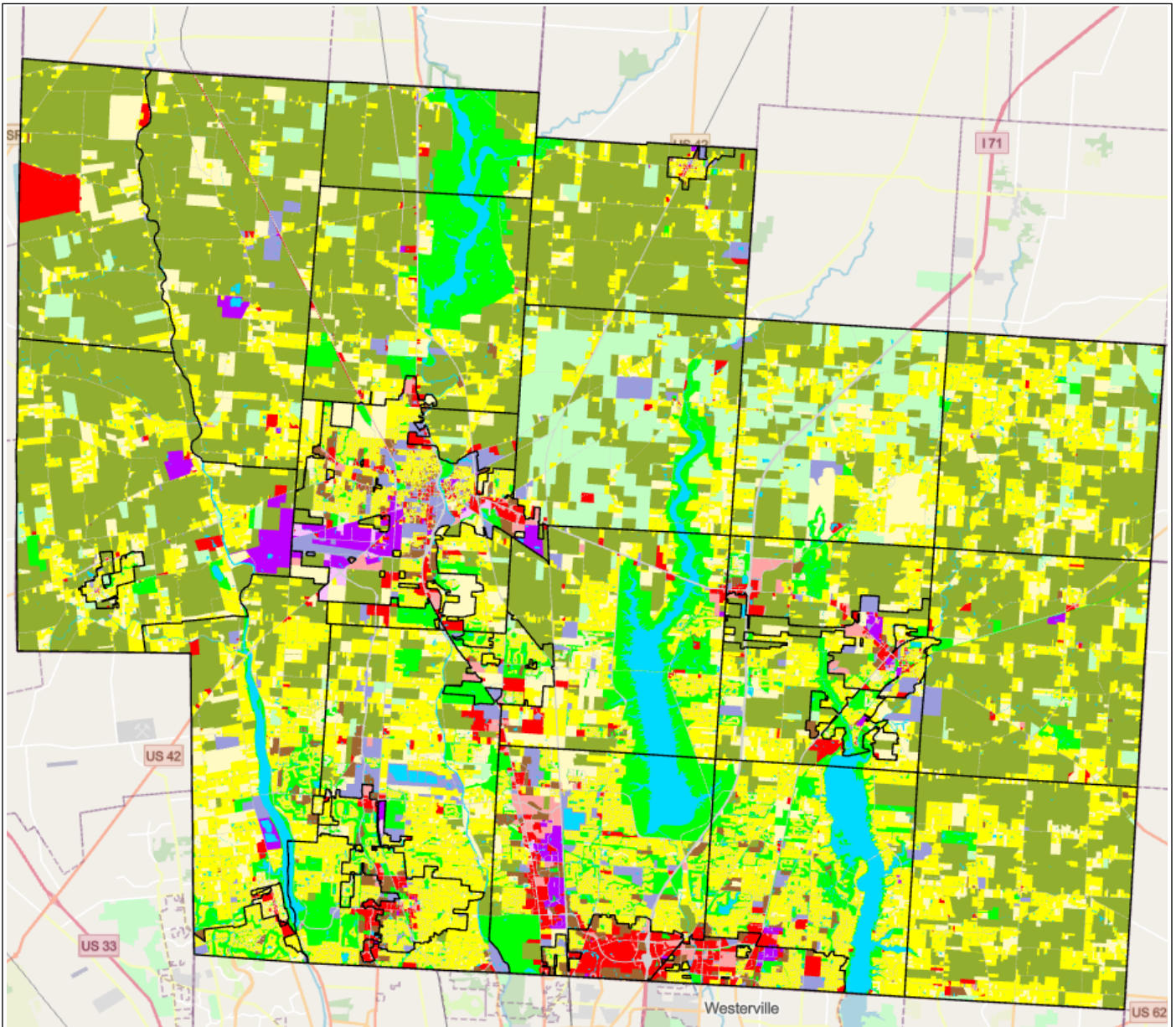
Figure 4A.1. Delaware County Land Use 4/2018

LAND USE	ACREAGE	PERCENTAGE
Residential	69,158	25%
Commercial	7,119	3%
Industrial	2,841	1%
Institution	5,930	2%
Agricultural	113,922	41%
Residential Vacant Land	26,797	10%
Com/Ind Vacant Land	2,590	1%
Agricultural Vacant	16,377	6%
Parks/Open Spaces	22,652	8%
ROW	13,486	(not calculated)
River/Lakes/Ponds	11,845	4%
Total	279,232	100%



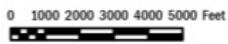
The following map shows the Auditor's land use categorization throughout the entire county.

Map 4A.2. County Land Use map



Existing Land Use

Berlin Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-368-1960)
(5/7/2018)

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

Chapter 4B

Existing Land Use

Delaware Township

Existing Land Use

The existing land use map displays the single-family residential, commercial, agricultural, open space, and industrial uses in Delaware Township. Each land use is categorized using Delaware County Auditor tax codes, with the total acreage of each listed in Table 4B.1. With a total of just under 8,000 acres (excluding land within road and rail rights-of-way), water features (25.00%), agricultural uses (23.26%), and residential uses (21.69%) account for the vast majority (69.95%) of the acreage in Delaware Township. Commercial and industrial land uses, uses which typically carry higher tax rates with which to contribute to paving roadways, funding schools, and maintaining infrastructure, account for only about 5.52% of the Township.

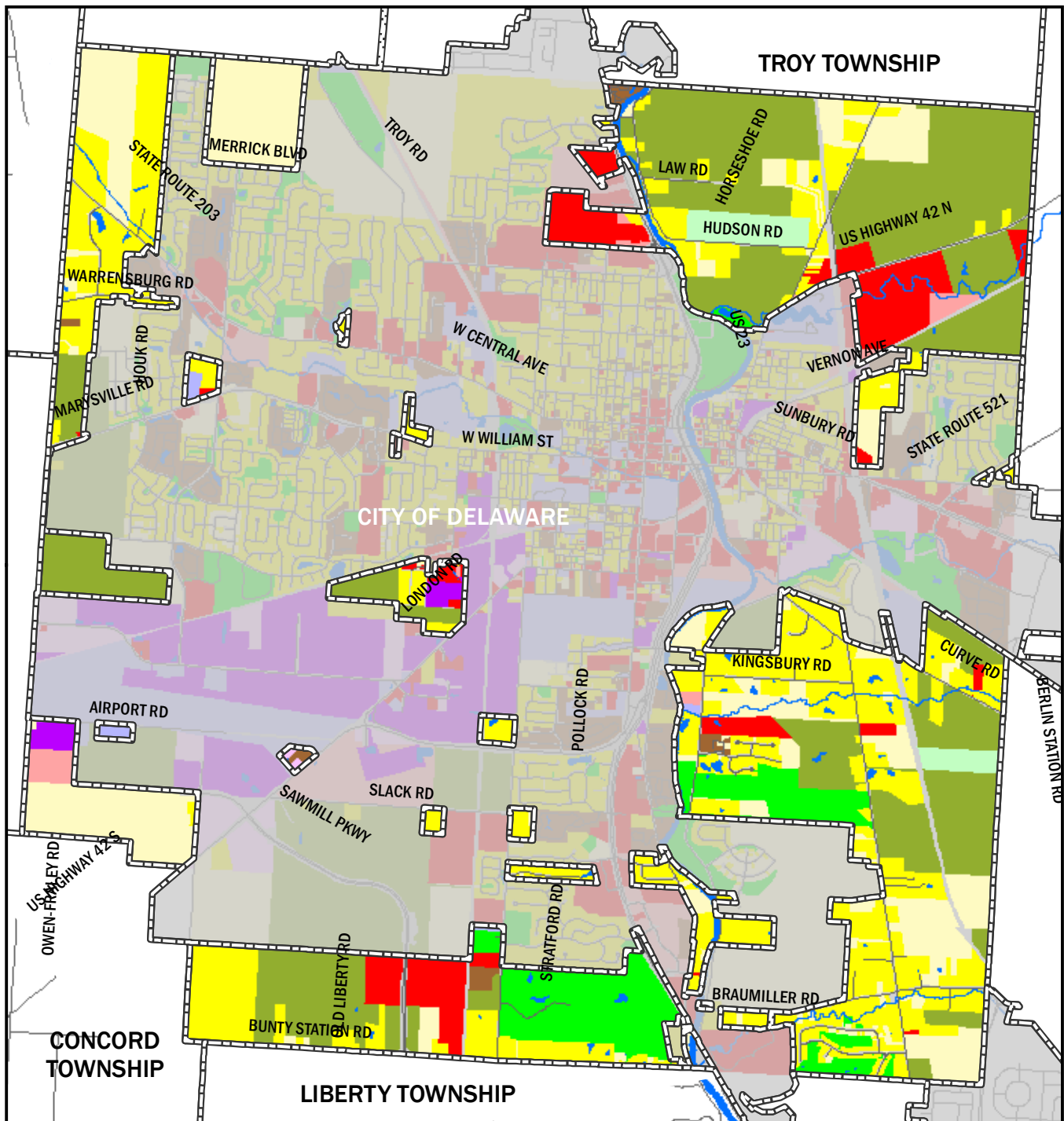
Based on the existing allocation of land uses, Delaware Township is fairly evenly distributed between agricultural and residential uses. The lack of a heavier weight of agriculture indicates that Delaware Township may be under development pressure from the nearby urban area of the City of Delaware.

Table 4B.1 Delaware Township Existing Land Use (July 2021)

Land Use	Acres	% of Total
Total Residential (Single-Family + Multi-Family)	1,587.37	29.07%
<i>Single-Family</i>	1,669.14	30.57%
<i>Multi-Family</i>	34.84	0.64%
Commercial	398.41	7.30%
Institutional	21.98	0.40%
Industrial	37.32	0.68%
Agriculture	1,773.65	32.48%
Parks/Golf Course/Open Space	409.48	7.50%
River/Lake/Pond*	69.02	1.26%
Vacant Land	1,162.99	21.30%
<i>Vacant Agricultural</i>	97.3	1.78%
<i>Vacant Commercial</i>	64.33	1.18%
<i>Vacant Industrial</i>	4.59	0.08%
<i>Vacant Residential</i>	996.77	18.26%
Acreage in Township	5,460.22	100.00%

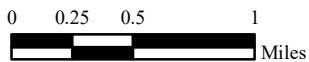
*River/Lake/Pond data includes seasonal swales 20 feet in width.
 Due to rounding, figures may not add exactly to 100%.
 Calculations based on parcel data from the Delaware County Auditor's Office, and does not include acreage within road or rail rights-of-way.
















Map 4B.1 Delaware Township Existing Land Use (July 2021)



Existing Land Use

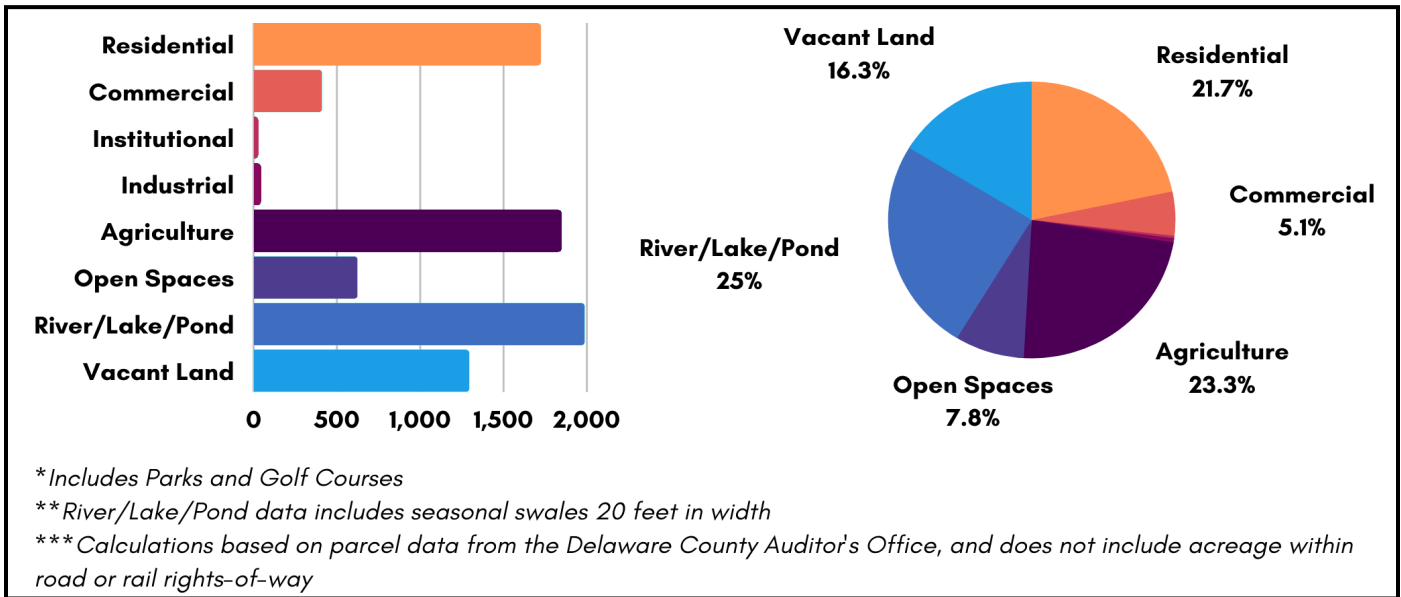
Delaware Township



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

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www.dcrpc.org (3/5/2021)

Figure 4B.1 Delaware Township Existing Land Use (July 2021)



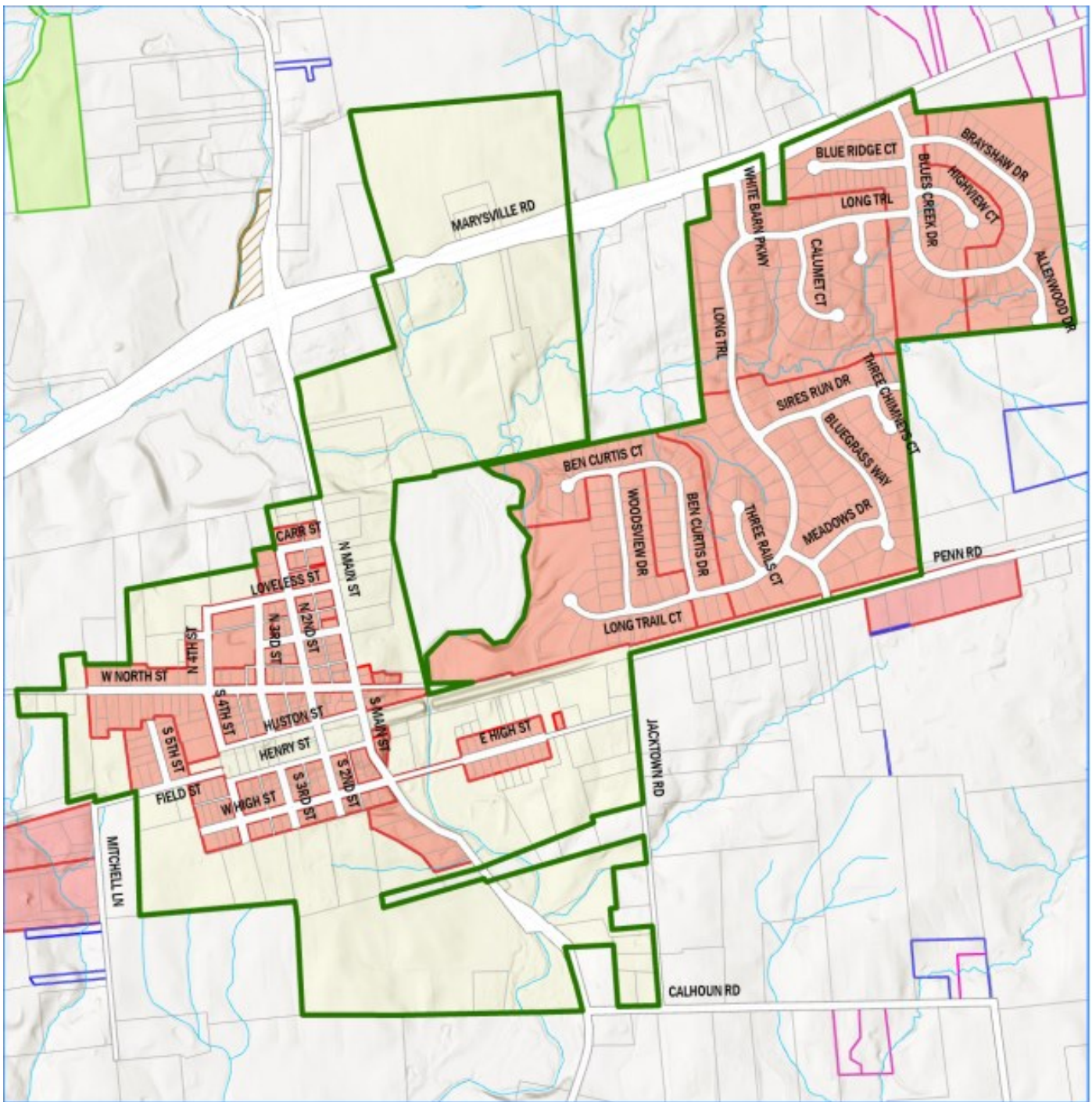
Several townships in Delaware County which were previously primarily agricultural have become more residential, showing a subsequent shift from agricultural uses to residential. Some of these communities have focused on bolstering commercial and industrial tax bases to provide funding for needed roadway and infrastructure improvements. Permitting these types of land uses in strategic areas may help alleviate some of the annexation pressures that have been in recent years according Map 3B.1.

Target percentages for each land use category is, for the most part, unavailable and largely irrelevant. The proportional mix of uses most beneficial to a community is dependent upon several factors and varies from place to place. For example, a bedroom community that serves as a residential base with workers commuting to work outside their communities will have a much larger portion of land devoted to residential use than other uses. A community on the fringe of a metro area with easy access to major national highways may have a larger portion of its acreage devoted to industrial uses for warehousing and distribution, whereas a community out of reach of a major metropolitan area may be primarily agricultural.

Development Patterns

One way to analyze the progress of development is through maps that track the locations of rezoning requests and subdivisions. Delaware Township's Development Pattern (Map 4B.2) depicts these various characteristics. The red areas represent recorded subdivisions (discussed in Chapter 3 and detailed in Table 3B.1), yellow areas represent active subdivisions, and green areas represent rezoned properties, also covered in Chapter 3 (Table 3B.3).

Recorded subdivisions include subdivisions of all types—including Common Access Driveway (CAD) subdivisions and non-residential subdivisions of property—that have been through the platting process. Similarly, the active subdivisions are subdivision projects—again including CADs and non-residential uses—which are currently in the process, but have not yet been recorded. This may include projects where an application has been submitted, but not yet



Development Pattern

Ostrander Village, Delaware County, Ohio

- Incorp. Area Boundaries
- Lot Transfer
- Road Centerlines
- Multi Family
- Road Right of Way
- Proposed Subdivision
- Property Lines
- Recorded Subdivision
- Streams
- Rezoning Cases
- Lot Split



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heard by the Planning Commission, projects that have been heard and approved, and projects where a sketch plan (a pre-submission step) was completed with no subsequent formal preliminary application.

The rezoned properties are the most informative in determining development intent, and represent areas which have only undergone the rezoning step. If an area was rezoned and a subsequent subdivision application was submitted, that area would be illustrated as either yellow (in progress) or red (recorded).

Green areas indicate two things - a rezoning in order to construct a subdivision or commercial/industrial project, or a rezoning to facilitate a lot split. In Map 4B.2 the smaller green areas are most likely lot splits, whereas the larger green areas represent potential residential subdivisions or commercial projects.

Land in Speculation

Properties owned by development companies, large or small, can be an indicator of potential developments as well. Map 4B.3 shows lands that may be under speculation, and is based upon land ownership and adjacency to known development sites. Using Auditor data on parcel ownership, staff can identify properties that are owned by:

- Known land developers
- Known homebuilding and investment companies
- Limited liability corporations (LLC) and partnerships (LP)
- Trusts and ownership showing “et al.”
- Incorporated entities (including Inc., Co. and Ltd.)

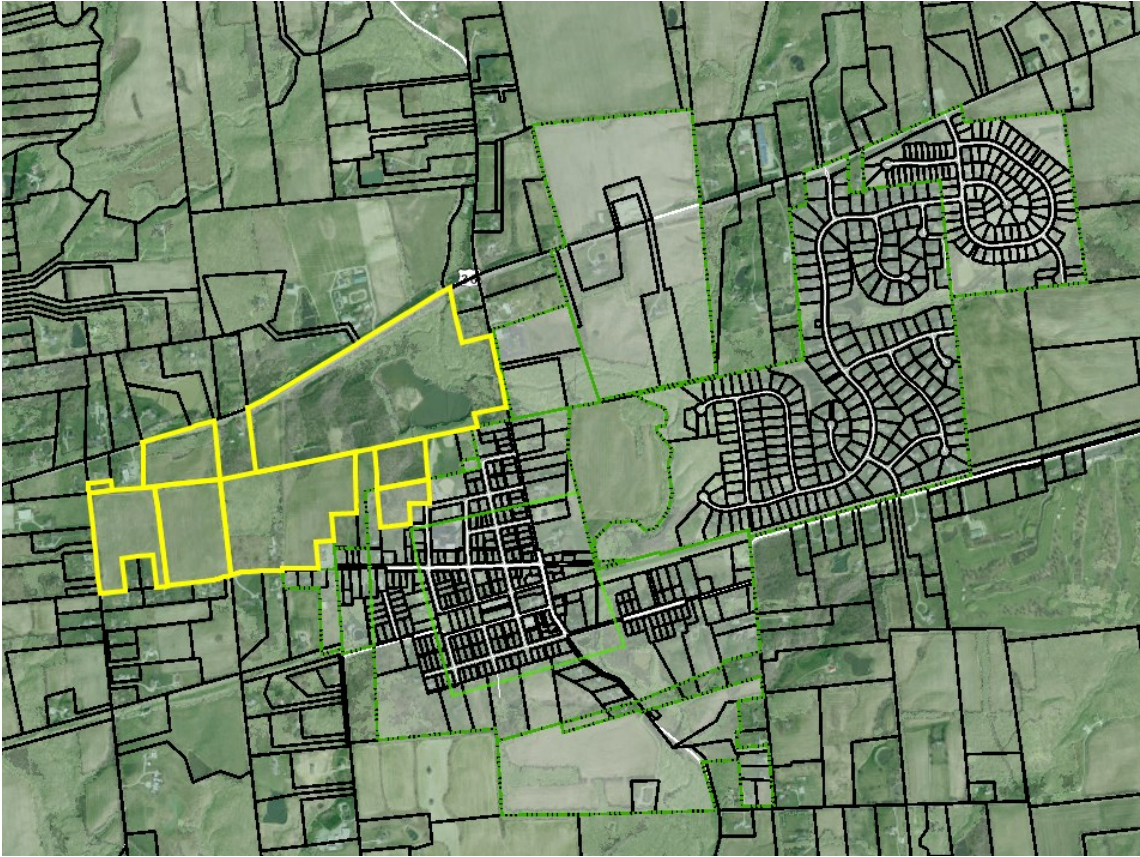
Parcels 5 acres in size or smaller have been deleted; generally they are too small for subdivision developments and are restricted to potential no-plat lot splits. Additionally, for tax and estate planning purposes, some property owners and farmers utilize LLCs or Trusts, but are actually non-development entities. The Land in Speculation map is an estimation, not a definite depiction of how much land may be in speculation.

Lands that are adjacent to current development may also be targets of expansion, but are more difficult to identify, as the ownership of the parcel will still remain in the individual’s name even though a development contract which guarantees the development rights to a business entity may be in place. Properties can be held by developers for years while they wait for optimal market conditions.

Trends in Land Use

Looking at changes which have occurred within the Township regarding land use can give a picture of what type of development has occurred since then. In 2009, Delaware Township had around 250 more acres of agriculture, and 200 more acres of land classified as institutional. On the other hand, the Township now has 183 more acres of commercial uses, and 350 more acres of open spaces/golf course/open space uses.

Map 4B.3 Land in Speculation (2022)



Talk to Da-Wei about a “land in speculation” map.

Bottom left is annexable and likely to annex to allow for continued development. See stub streets.

Top left coincides with the speculation section on next page.

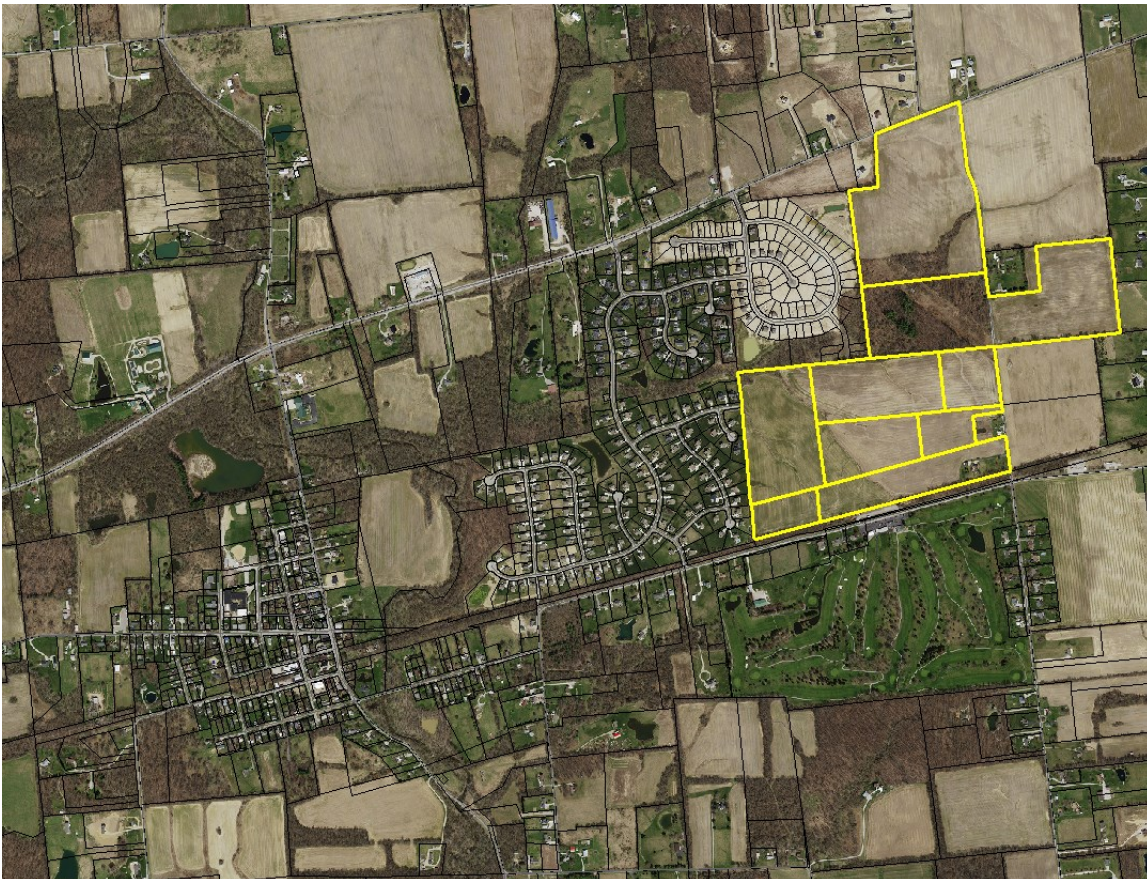


Table 4B.2 Delaware Township Land Use (2009)

Land Use	Acres	% of Total
Total Residential (Single-Family + Multi-Family)	1,764.33	31.99%
<i>Single-Family</i>	1,749.16	31.72%
<i>Multi-Family</i>	15.17	0.28%
Commercial	214.82	3.90%
Institutional	218.79	3.97%
Industrial	0.00	0.00%
Agriculture	2,034.47	36.89%
Parks/Golf Course/Open Space	53.05	0.96%
River/Lake/Pond*	119.76	2.17%
Vacant Land	1,109.65	20.12%
<i>Vacant Agricultural</i>	63.81	1.16%
<i>Vacant Commercial</i>	81.14	1.47%
<i>Vacant Industrial</i>	4.59	0.08%
<i>Vacant Residential</i>	960.11	17.41%
Acreage in Township	5,514.87	100.00%
<p><i>*River/Lake/Pond data includes seasonal swales 20 feet in width. Due to rounding, figures may not add exactly to 100%. Calculations based on parcel data from the Delaware County Auditor's Office, and does not include acreage within road or rail rights-of-way.</i></p>		

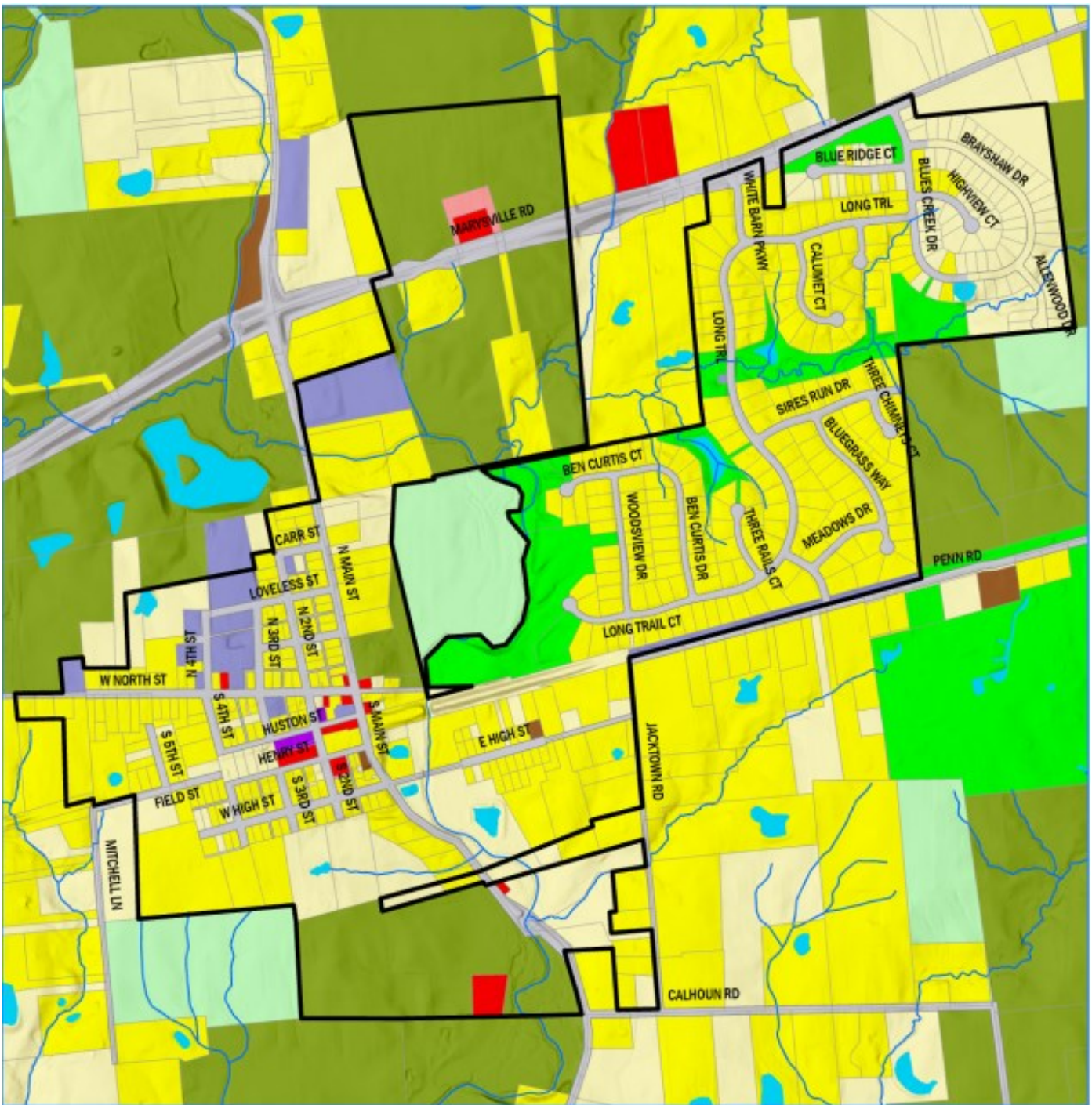
Some of the changes in acreage can be attributed to classification updates, possibly due to Auditor amendments in the taxation rates. For example, the Delaware County Fairgrounds went from being classified as an institutional use in 2009 to a commercial use in 2021. Additionally the Stratford Ecological Preserve went from being classified as a residential use in 2009 to a park/golf course/open space in 2021.

Observations on Existing Land Use and Current Development Patterns

Based on existing land use, lands potentially in speculation, and historical development patterns, some observations about land use in Delaware Township can be drawn:

1. The township is currently facing annexation pressures based on land uses which may also be compatible with the City of Delaware, as evidenced by the increase in commercial and industrial uses coupled with a decrease in residential and institutionally classified properties.
2. Several properties appear to be owned by potential developers, possibly waiting for opportunities to connect to sanitary sewer facilities, which present a threat through annexation possibilities.
3. The increase in park space shows a continued effort to provide open spaces for nearby residents.
4. Multi-family land uses have yet to be a major part of the Township;
5. Residential land uses are concentrated in the southeast part of the Township, while the northeast part of the Township shows primarily agricultural uses.
6. Commercial areas appear to be dispersed throughout the township, though nearly all commercial uses are adjacent to the City of Delaware.

Map 4B.4 Village of Ostrander Land Use (2022)



Existing Land Use

Ostrander Village, Delaware County, Ohio



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

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Chapter 5A Natural Resources

Delaware County



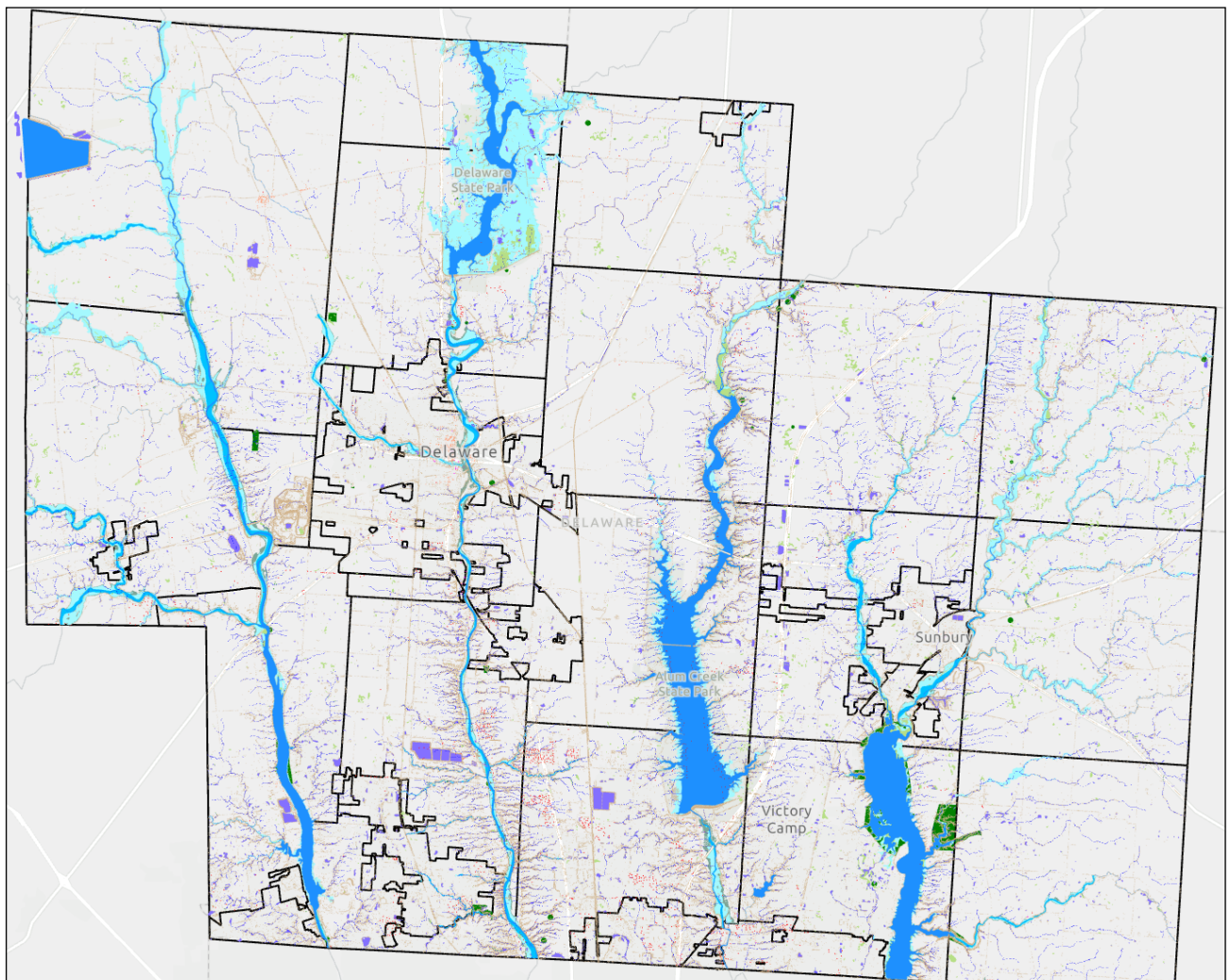
Introduction

Depending on the location, Delaware County has numerous natural resources and features. These include large reservoirs, their connecting creeks, floodplains, wetlands, fertile soils, woods, and abundant wildlife. Other features include steep slopes, wooded ravines, treelines. These resources are displayed on several maps and are generally described below. These resources should be conserved as much as possible while development continues.

Critical Resources

The combined Critical Resources map (below) displays generalized floodplains, water, wetlands, slopes, and historic and archeological sites, all of which are covered in this chapter.

Figure 50.1 County-wide Critical Resources Map



Watersheds

The term “watershed” typically refers to the 10th level of the hydrologic unit classification system (HUC). Sub-watersheds are the 12th level, while sub-basins are the 8th level. Each level feeds into the HUC above it. For example, an HUC level 10 is a subsection of an HUC 8.

From an environmental standpoint, storm water and subsequent pollutants in these sub-watersheds feed into the Rivers for which the watersheds are named. For example, pollutants released or picked up in the Olentangy Watershed will flow into the Olentangy River.

Topography (Elevation)

The topography map indicates the high point and low point of each community, as well as the various changes in elevation.

Slopes Greater than 20%

Generally, slopes greater than 20% follow the streams near reservoirs and other significant tributary streams. Such slopes should be preserved to the greatest extent practicable in an effort to maintain some of the more dynamic topographic profiles in the township for aesthetics and community character. Though expensive to do, houses can be permitted on slopes up to 20%, provided doing so doesn’t negatively impact the environment, waterways, or floodplains.

Floodplains, bodies of water

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

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

- **Water Resources - Natural flood and erosion control:** flood storage and conveyance; reduce flood velocities; reduce peak flows; reduce sedimentation.
- **Water Quality Maintenance:** filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations.
- **Groundwater Recharge:** reduce frequency and duration of low surface flows.
- **Biological Resources:** rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.
- **Fish and Wildlife habitats:** provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
- **Societal Resources:** harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands.
- **Recreation:** provide areas for passive and active uses; provide open space; provide aesthetic pleasure.

- **Scientific Study/Outdoor Education:** contain cultural resources (historic and archeological sites); environmental studies.

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

Wetlands

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

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

The DCRPC's National Wetlands Inventory GIS data indicates general locations of potential jurisdictional wetlands. Wetlands often include other natural features such a woodland areas.

Prime Agricultural Soils

The Prime Agriculture Soils map shows the location of soils suited for high yields. Agriculture is still an important land use in the county, 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.

The Delaware Soil and Water Conservation District also recommend that farmers who want to help preserve the viability of farming utilize edge buffers on cropland. Some benefits of edge buffers include:

- Filtering surface water runoff to protect against harmful algae blooms;
- Planting in edge buffers can protect against erosion and loss of farmland;
- Buffers resist the accumulation of sediment and debris in water;
- Slows water runoff from storms, preventing excessive flooding, and protecting the topsoils;
- Planted buffers can provide a habitat for predatory insects, insect-eating birds, and pollinators;
- Can aid in the economic production of farms through hay, lumber, fruit trees, and bees for honey; and
- May decrease property tax liabilities for farmers by using a conservation buffer to combat soil erosion. (Check with the Delaware County Auditor's Office for details).

Soil Suitability for Septic Systems

Since sanitary sewer service is not available everywhere in Delaware County, 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.

Historical Sites

The Ohio Historic Preservation Office (OHPO) maintains the state's official record of historic properties listed in the National Register of Historic Places. These properties are recognized for their contribution to the culture of a community.

The OHPO lists the following benefits to listing in the National Register:

- The listing of a building, structure, site, object or district in the National Register of Historic Places accords it a certain prestige, which can raise the property owner's and community's awareness and pride, and
- Income-producing (depreciable) properties which are listed in the National Register individually or as part of a historic district may be aided by tax credits and other funding programs.

A listing on the National Register is sometimes a prerequisite for funding applications for restoration work through various private, nonprofit organizations, such as the National Trust for Historic Preservation.

The OHPO also maintains the Ohio Historic Inventory (OHI), which is a record of buildings and structures which may have architectural or historical significance. The Ohio Historic Inventory form is an important reference for organizing community preservation efforts and is used by state, federal, and local agencies when making land use, transportation, and development decisions.

Land Cover

The Land Cover map shows the land cover categories from the National Land Cover Database (NLCD), as delineated by the United States Geologic Survey (USGS). Using several dates of aerial imagery, the USGS categorizes land cover into one of several different coded classes. The National Land Cover Database data is updated every 5 years and can provide valuable information regarding general changes in land cover that may not be represented well in the Auditor's land use data. For example, a 10-acre parcel with a residence will be classified as residential according to Auditor data, but will not take into account the potential forested areas on the property.

Development or Harvesting of Natural Resources

Deposits of materials that can be mined commercially (i.e. minerals, stone, gravel, oil, and natural gas) are limited in the county both in location and the ability to extract them based on surrounding land uses. Other than current active quarries, prime agricultural soils are the main natural resource. It is conceivable that someday these soils could be extracted and moved for landscaping or other uses.

The following chapter will specifically describe features that are unique to the community and include maps.

Chapter 5B

Natural Resources

Delaware Township

Delaware Township's principal natural resources are sections of the Olentangy River. Delaware Township is relatively flat with minimal floodplains. Agriculturally, there is an abundance of high yield farmland. As such, these resources should be conserved as much as possible while development continues.

Watersheds

(See County chapter for general information) *(See Map 5B.1 Delaware County Watersheds.)*

Topography

(See County chapter for general information) Delaware Township is relatively flat on the western parts of the Township, but can see some elevation changes on the eastern end due to the proximity with the Olentangy River; confirming the pattern of drainage seen in the watersheds. The Township's highest elevation is between 960 and 980 feet above mean sea level (MSL), and is located in the north western part of the Township around Delaware Run. The low elevation is related to the Olentangy River, and is around 860 to 880 feet. *(See Map 5B.2 Elevation.)*

Slopes Greater than 20%

(See County chapter for general information) In Delaware Township 20% slopes generally follow river and stream banks, as well as roadside ditches where curb and gutter systems are absent. *(See Map 5B.3 Slopes Greater Than 20%.)*

Floodplains, Bodies of Water

(See County chapter for general information) *(See Map 5B.4 Floodplains).*

Wetlands

(See County chapter for general information) *(See Map 5B.5 Wetlands).*

Prime Farmland

(See County chapter for general information) *(see Map 5B.6 Prime Farmland)*

Soil Suitability for On-Site Sewage Treatment

(See County chapter for general info.) *(see Map 5B.7 Soils and Map 5B.8 On-Site Treatment)*

The amount of land in the Township that does not have accessibility to sewer is dwindling, however. The proximity of sewer facilities through the City of Delaware prevents many

properties from utilizing on-site treatment systems. (See Chapter 9B for more information about utilities.)

Critical Resources

(See County chapter for general information) (see Map 5B.9 Critical Resources)

Archaeological Sites

The Ohio Archaeological Inventory is the official record of archaeological site information for Ohio. There are over 3,200 archaeological sites recorded in Delaware County, including 34 in Delaware Township. Of those, 30 are listed as prehistoric sites.

Based on the highly developed and populated nature of the Township, through its proximity to the City of Delaware, it is considered unlikely that many more unreported archaeological sites exist within the township. Archaeological sites are finite, fragile, and non-renewable resources that can be nominated to the National Register of Historic Places and should also be taken into consideration when planning for development. The presence of historical or archaeological resources is also one of the criteria used to qualify properties for an Agricultural Land Easement (ALE), one of the USDA's Agricultural Conservation Easement programs which can protect working farms from development through long-term easements.

Historical Sites

(See County chapter for general information) Delaware Township has five properties listed on the National Register:

- Mill Worker House #1—2441 Stratford Road
- Mill Worker House #3—2505 Stratford Road
- Mill Worker House #5—2441 Stratford Road
- Greenwood Farm—479 US Route 42
- Norman Dewey Perry House—2367 Stratford Road

It is possible that other historic properties in the township are eligible for listing, but have yet to be nominated. The following properties are listed in the Ohio Historic Inventory within Delaware Township, but not in the National Historic Register.

- Charles M. Weiss House—610 West William Street
- Mike Neal House—2041 Pollock Road
- Greenwood Farm Barn, Farmhouse, and Small House—479 US 42
- Charles Killian House—2441 Stratford Road
- Nicol Sherman House—1641 US 23
- US Route 23 Dam 1—Olentangy River at Braumiller Road
- Stone Acres—2050 US 42

Around 20 new markers are added every year. New markers are obtained by submission and approval of an application to the Local History Services Department. (see Map 5B.10 Archaeological/Historic Sites)

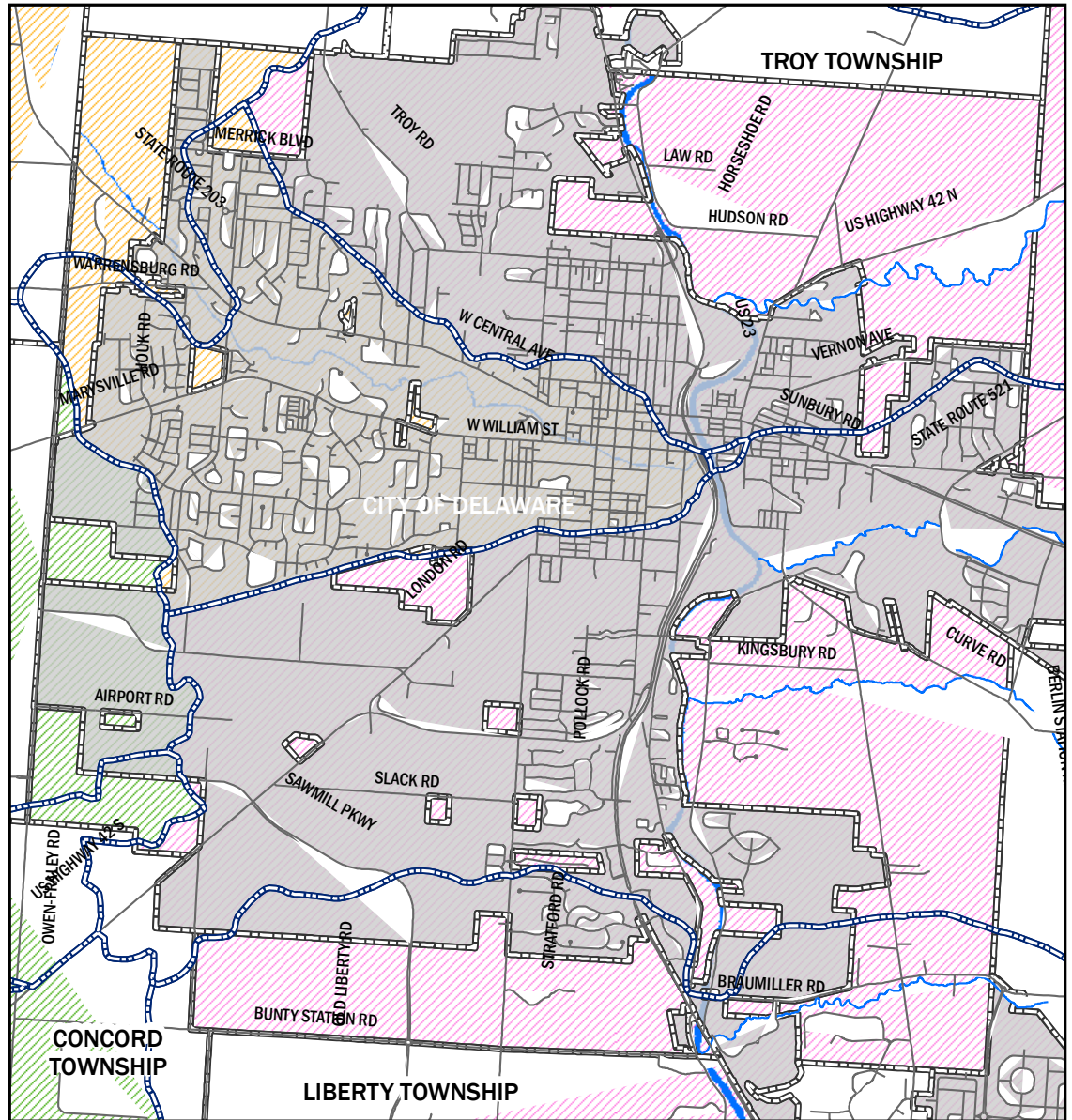
Land Cover

(See County chapter for general information) (see Map 5B.11 Land Cover)

Development or Harvesting of Natural Resources

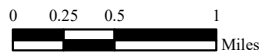
(See County chapter for general information) Commercial mineral extraction is not a major land use in Delaware Township. However, the National Lime and Stone Company operates an aggregate quarry just west of the Township. (see Map 5B.12 Bedrock Type)

Map 5B.1 Watersheds



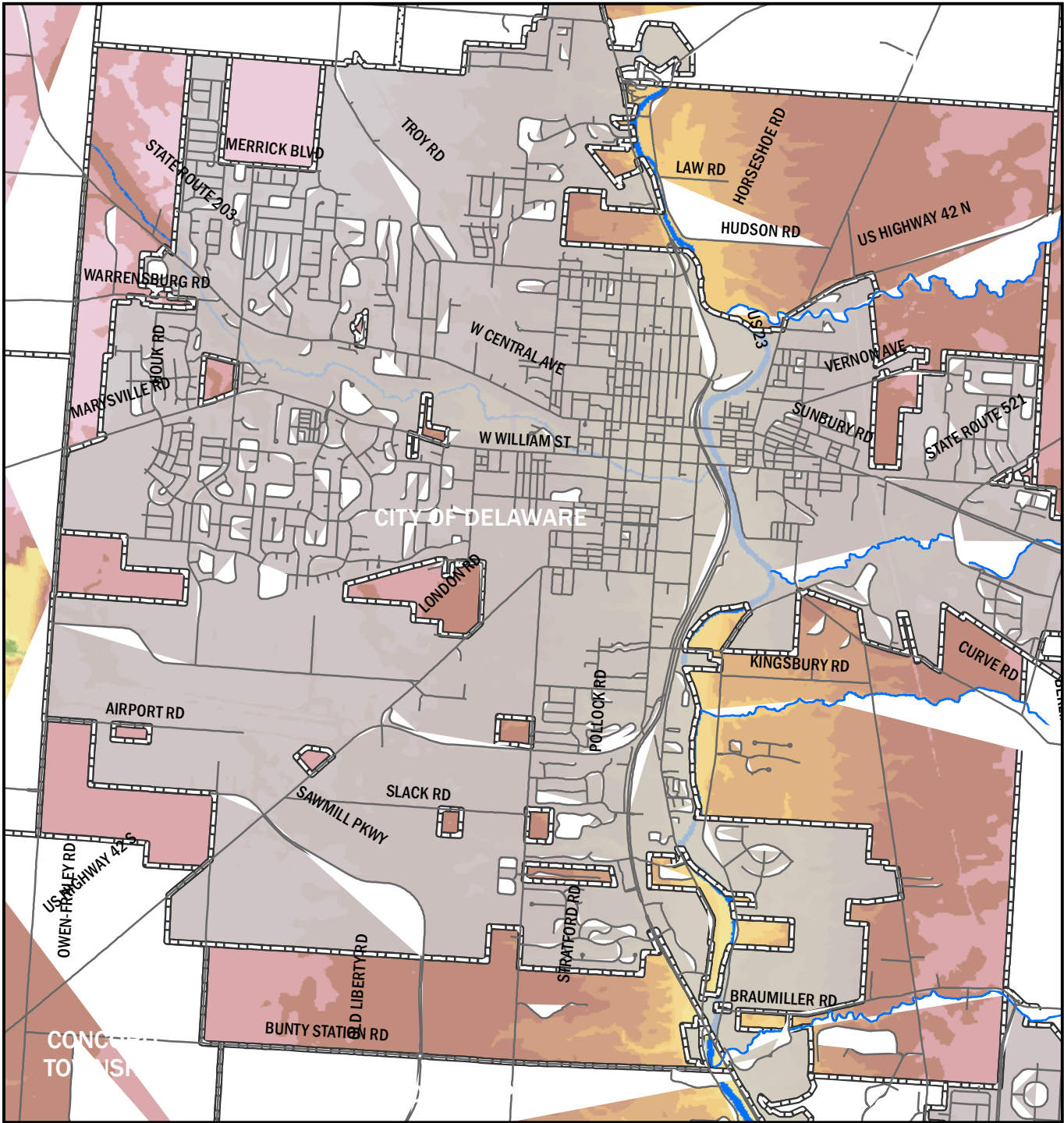
Watersheds

Delaware Township



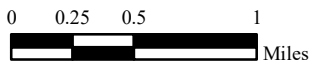
- Watersheds Boundaries
- Olentangy Watershed
- Delaware Run Watershed
- Scioto Watershed
- Subbasin Boundaries
- Rivers/Lakes/Streams
- Township Boundaries
- Incorporated Area















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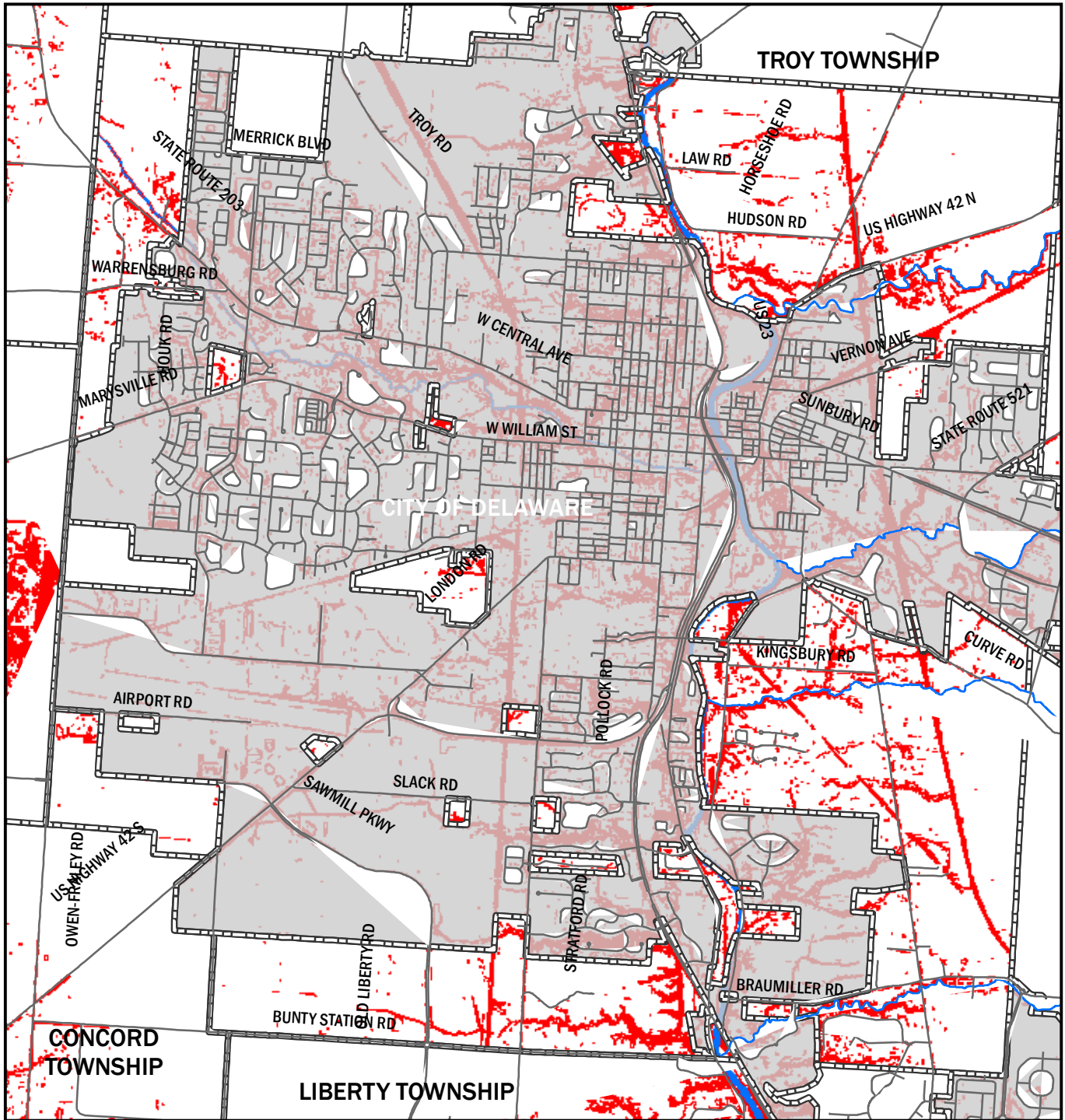


Elevation

Delaware Township

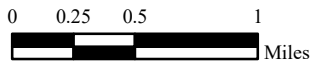


	740 - 760 ft		880 - 900 ft
	760 - 780 ft		900 - 920 ft
	780 - 800 ft		920 - 940 ft
	800 - 820 ft		940 - 960 ft
	820 - 840 ft		960 - 980 ft
	840 - 860 ft		980 - 1000 ft
	860 - 880 ft		Incorporated Area

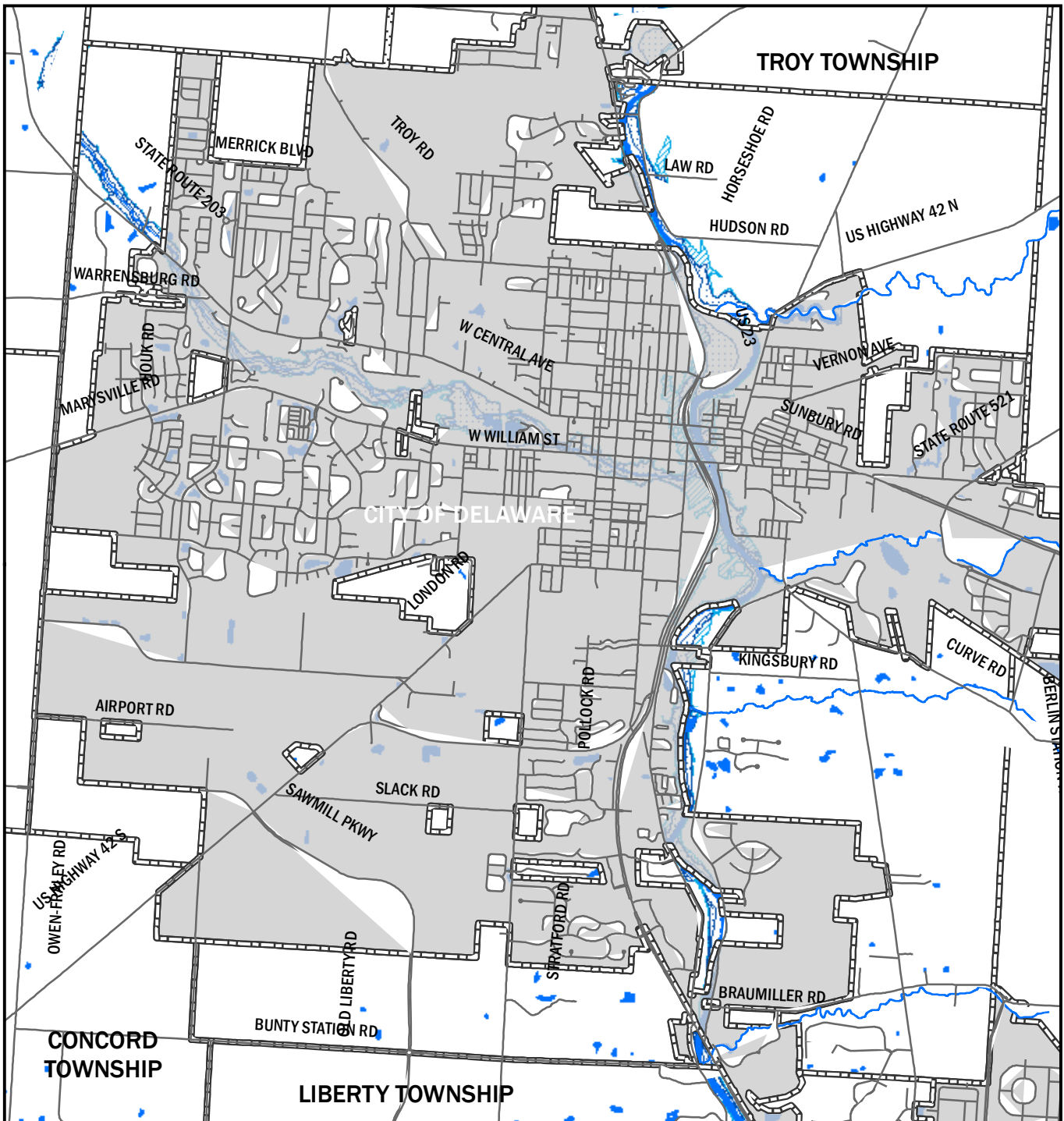


Slopes Greater than 20%

Delaware Township

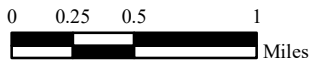








- Slope > 20%
- Road Centerlines
- Rivers/Lakes/Streams
- Incorporated Area
- Township Boundaries

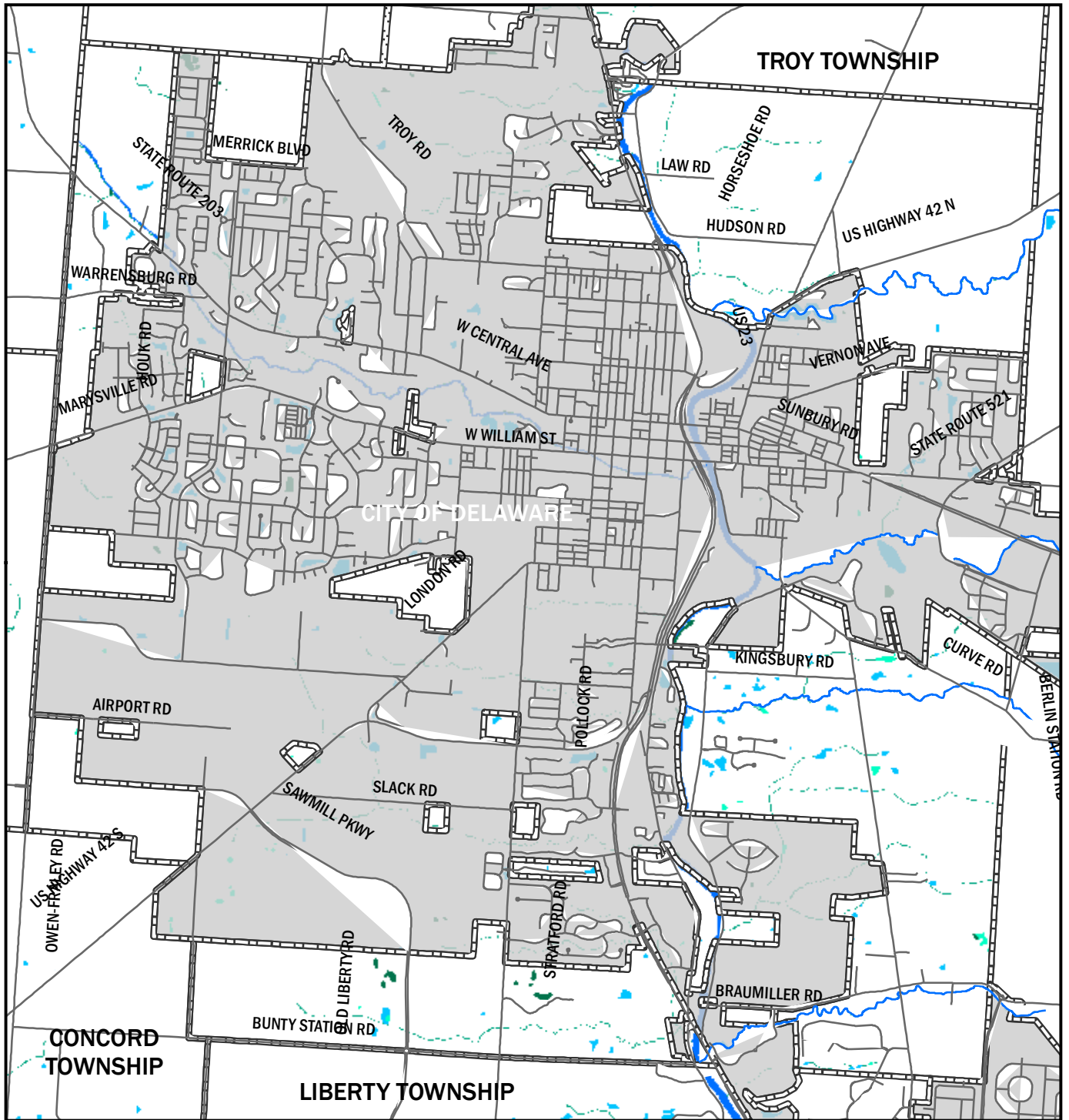


Flood Plains

Delaware Township

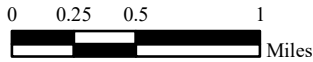


-  100 Year Flood Plains
-  500 Year Flood Plains
-  Road Centerlines
-  Rivers/Lakes/Streams
-  Incorporated Area
-  Township Boundaries



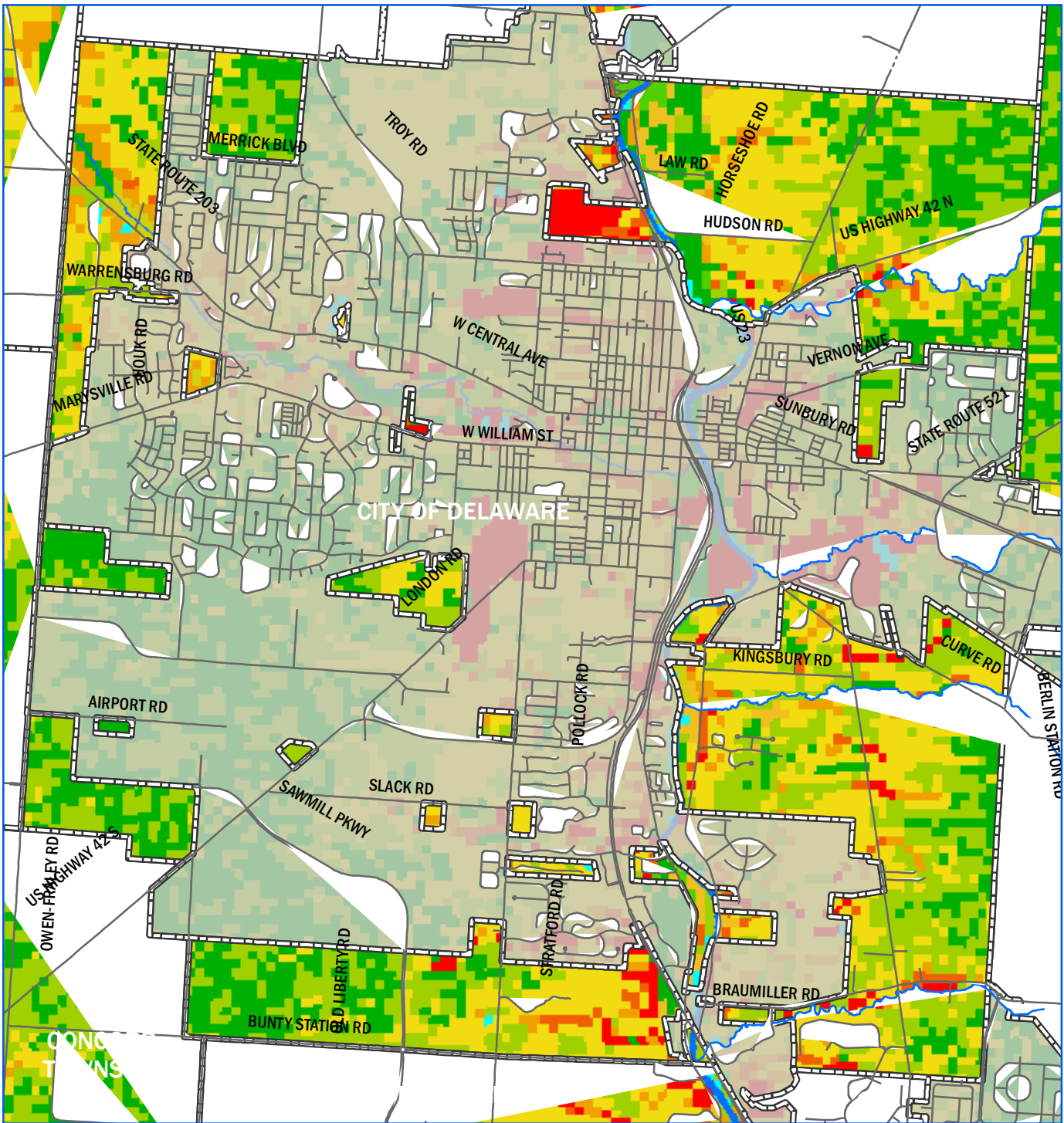
Wetlands

Delaware Township



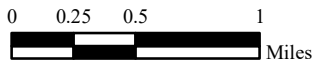
Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine
- Freshwater Pond
- Lake

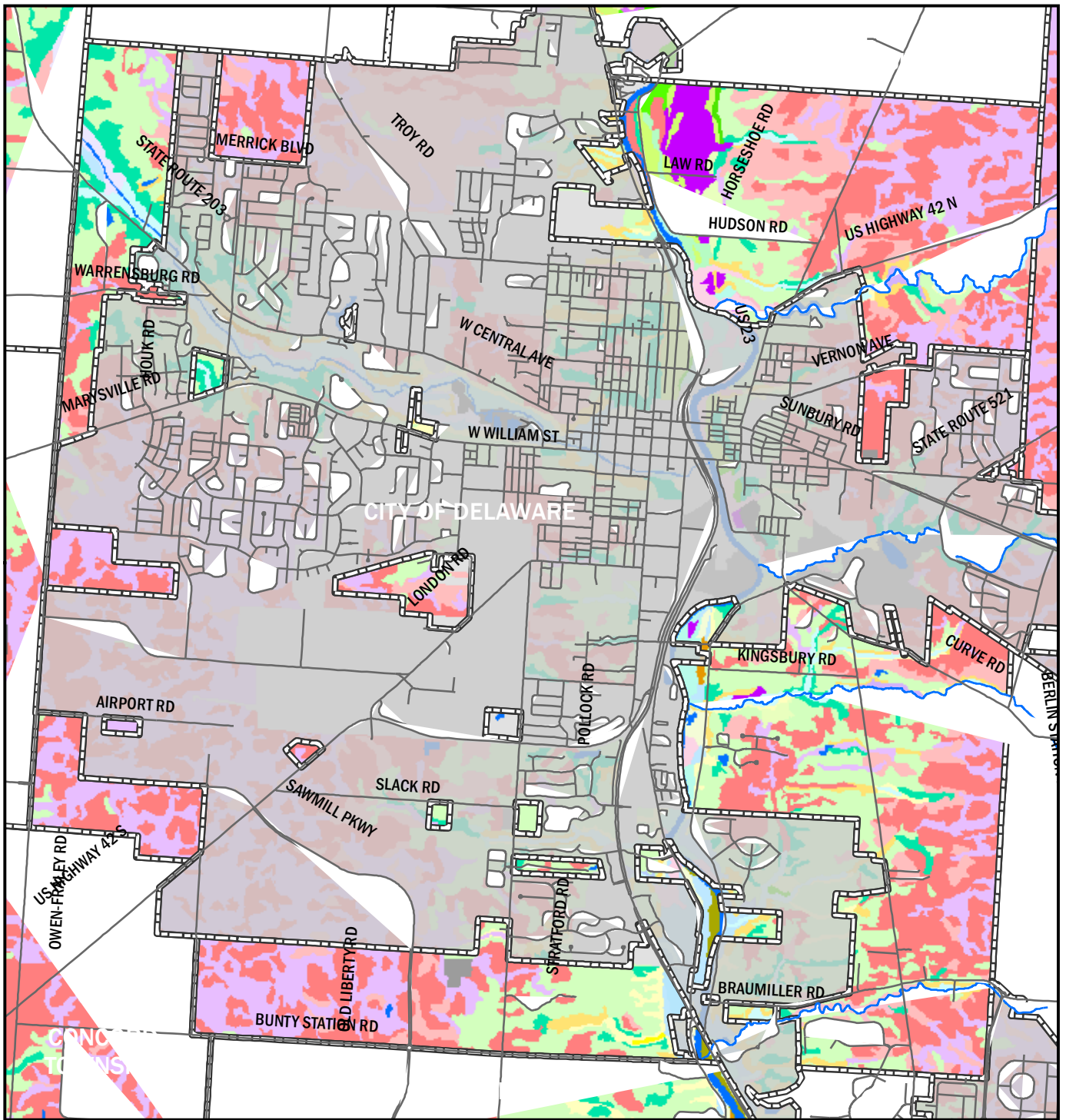


Prime Farmland

Delaware Township

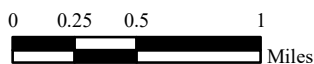
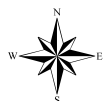


- High (Y=120-130)
- High (Y=115)
- Moderate High (Y=80-115)
- Moderate High (Y=85-110)
- Moderate High (Y=95-110)
- Moderate High (Y=90-95)
- Moderate (Y=65-95)
- Low (Y=0-85)
- Not Reated / Data Not Available
- Water

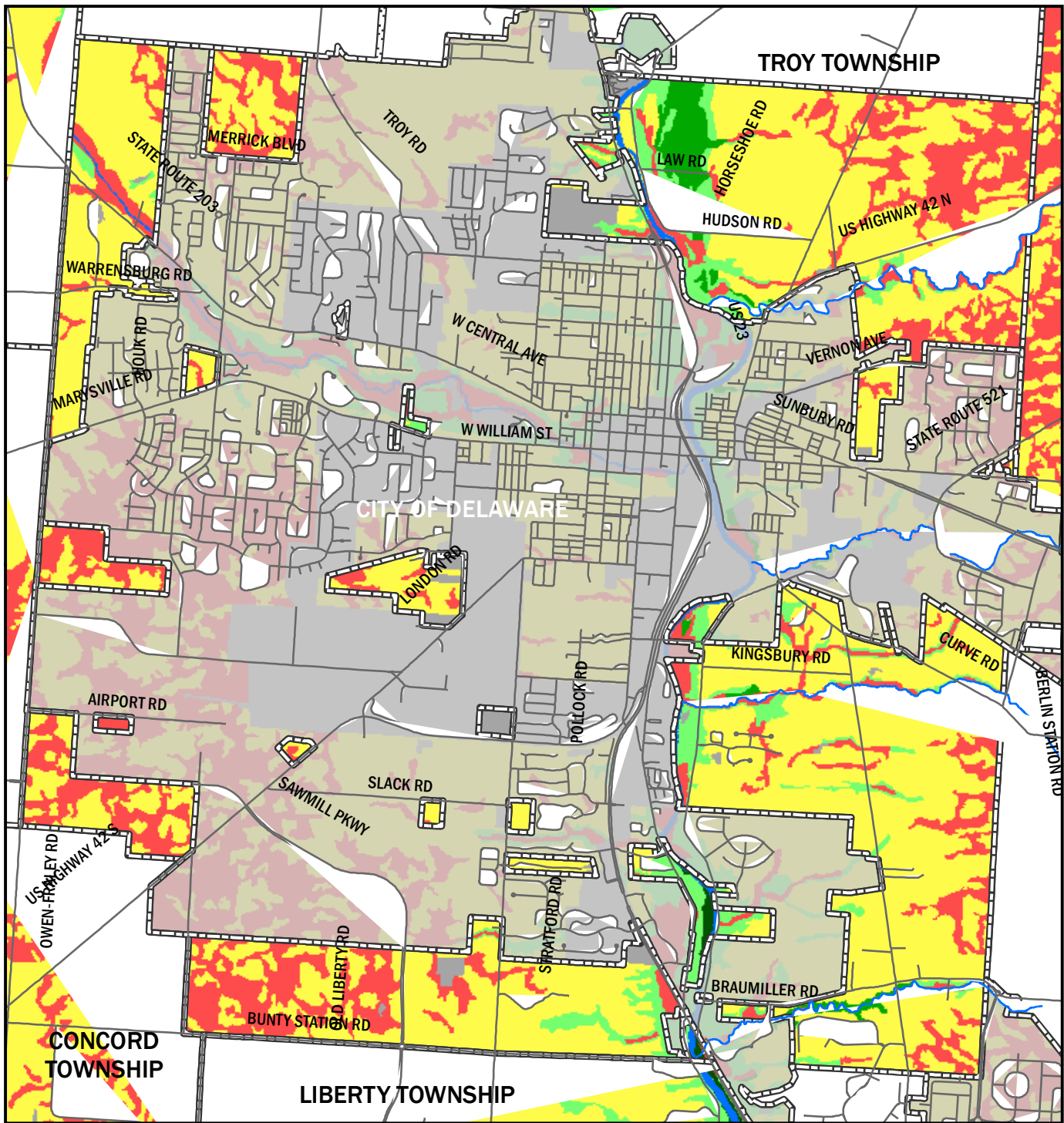


Soil Type

Delaware Township

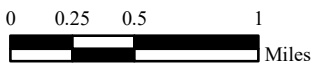


BoA	GwB	LyD2	PaA	ScB	Up
BoB	GwC2	LyE2	PwA	SdC2	W
GaC2	GzC3	LzD3	Pz	SkA	
GbA	HeF	MfA	RoA	SoA	
GbB	LoA	MgA	RsA	Uc	
GcB	LsA	MhA	ScA	UdB	

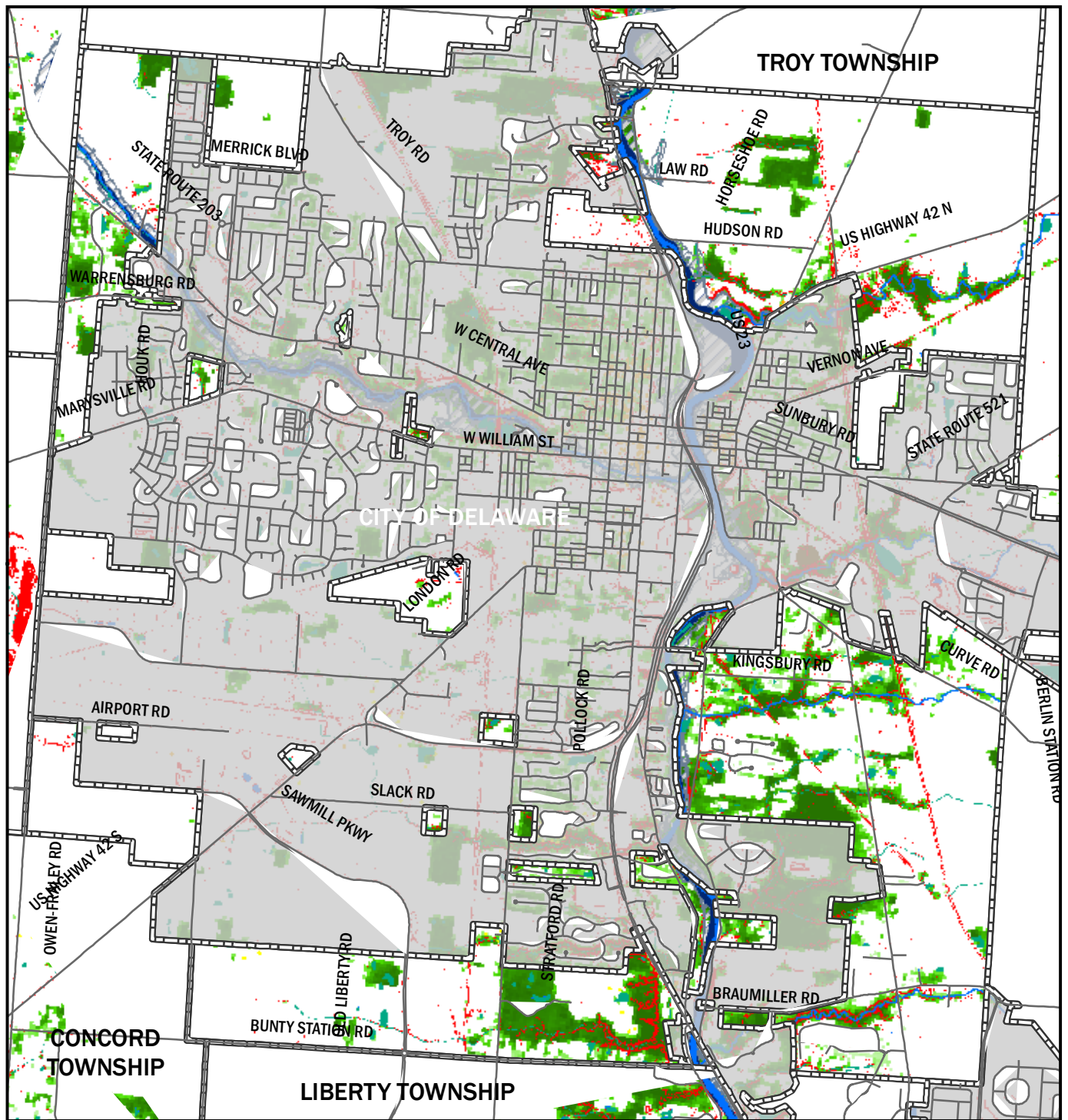


Soil Suitability for On-Site Sewage Treatment

Delaware Township

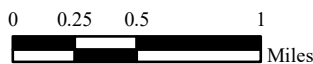


- Suited for Traditional Leach Lines Systems or Mound Systems
- Suited for Mound Systems
- Suited for Mound Systems, May be Subject to Flooding
- Not Suited for Soil-based Treatment, May be Suited for Irrigation
- Not Suited for Soil-based Treatment (Hydric Soils)
- Urbanized Area / Other Soils

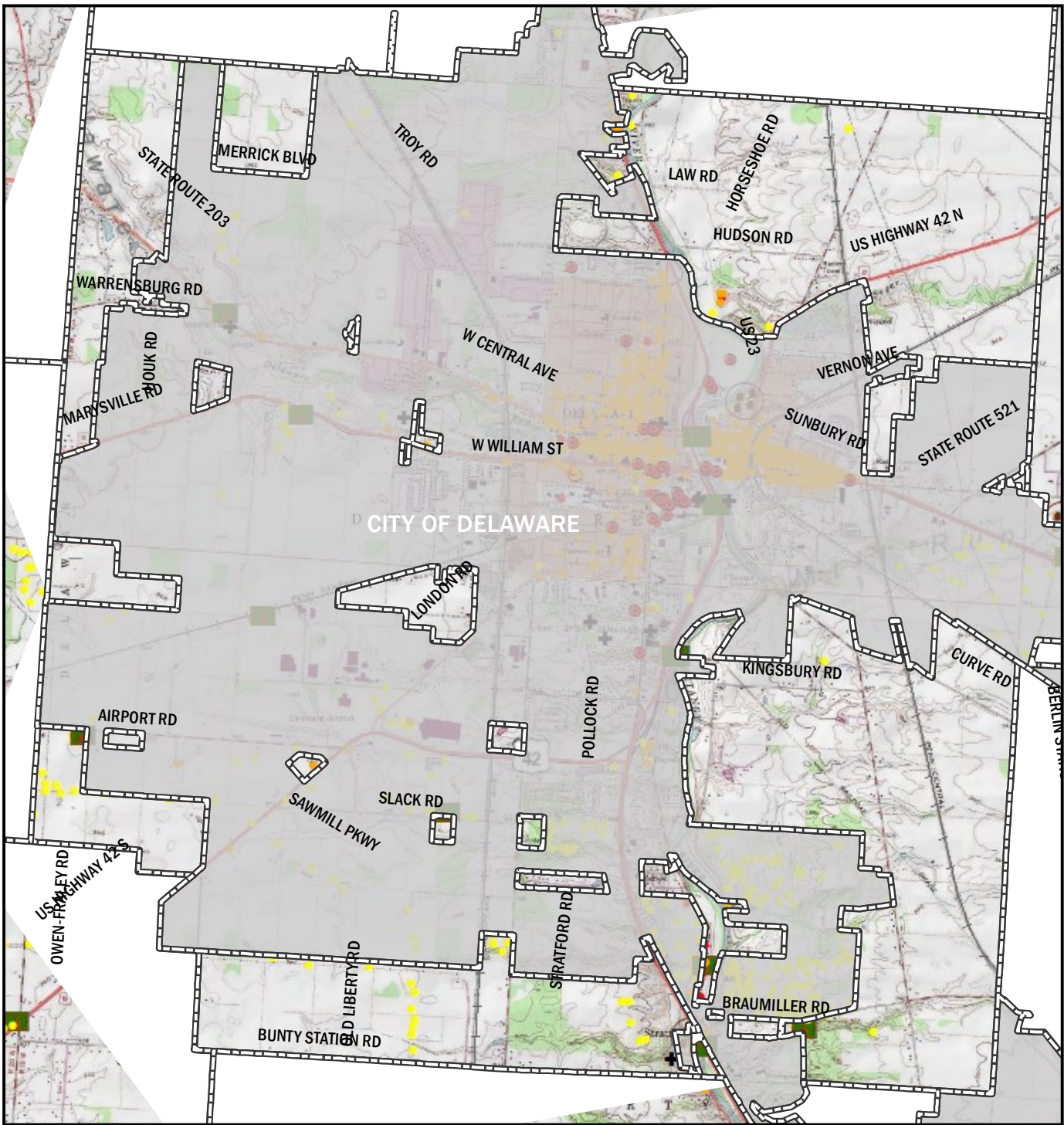


Critical Resources

Delaware Township

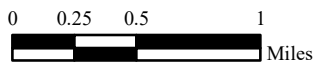













- Wetlands
 - Rivers / Lakes / Ponds
 - Floodway
 - 100-Year Floodplain
 - 500-Year Floodplain
 - National Register Sites (OHP) buffer 50'
 - Historic Sites (OHP) buffer 50'
 - Archaeological Sites (OHP) buffer 50'
 - Heritage Sites from ODNR
- Value**
- High : 95
 - Low : 0

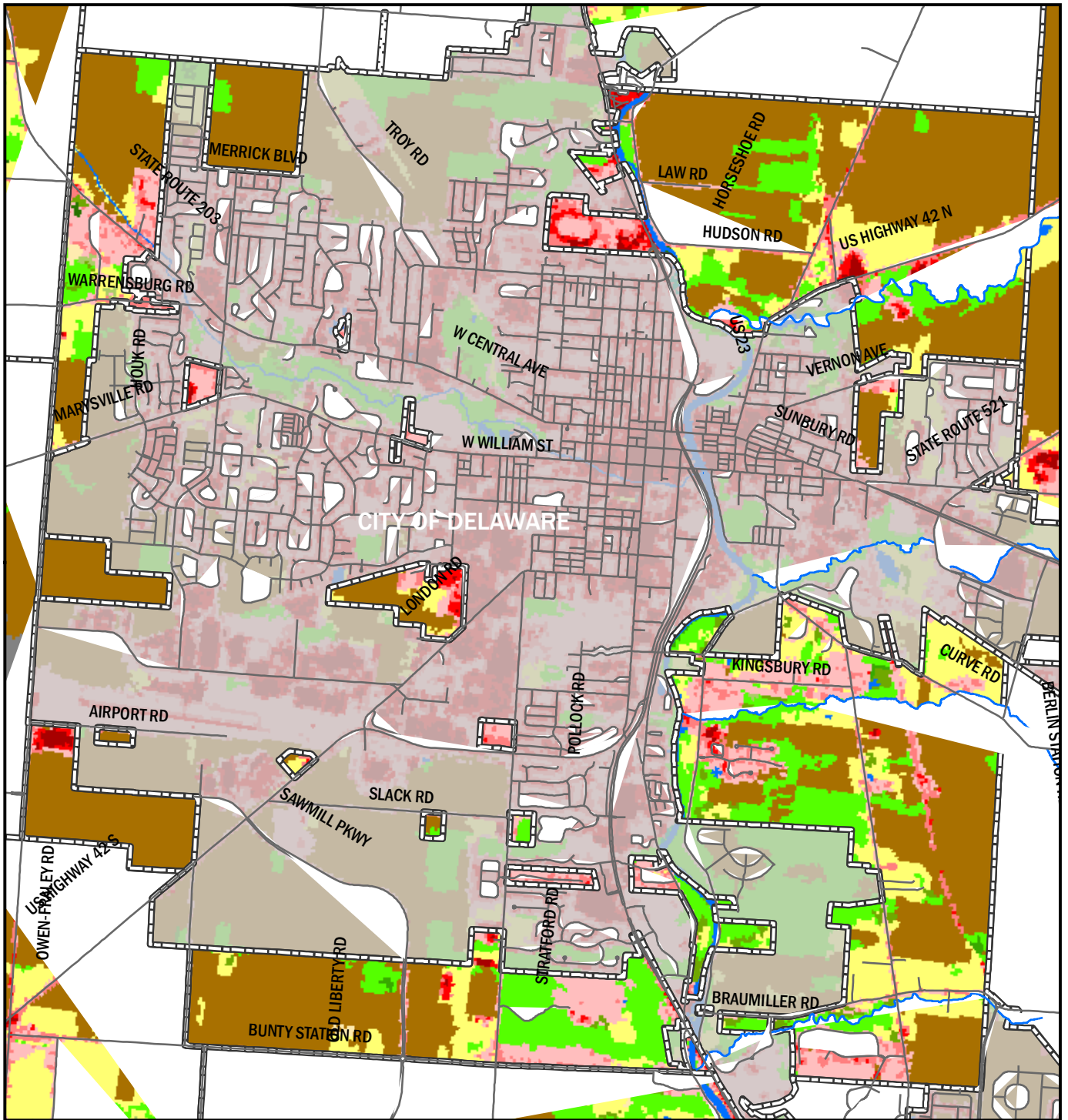


Archaeological/Historic Sites

Delaware Township

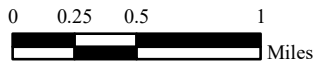














- | | | | |
|---|------------------------------|---|------------------|
|  | Township Boundaries |  | Historic Bridges |
|  | Incorporated Area |  | Historic Markers |
|  | Archaeological Sites |  | Schoolhouse |
|  | Historic Structures |  | Cemeteries |
|  | Historic Tax Credit Projects |  | Ghost Town |
|  | National Register | | |



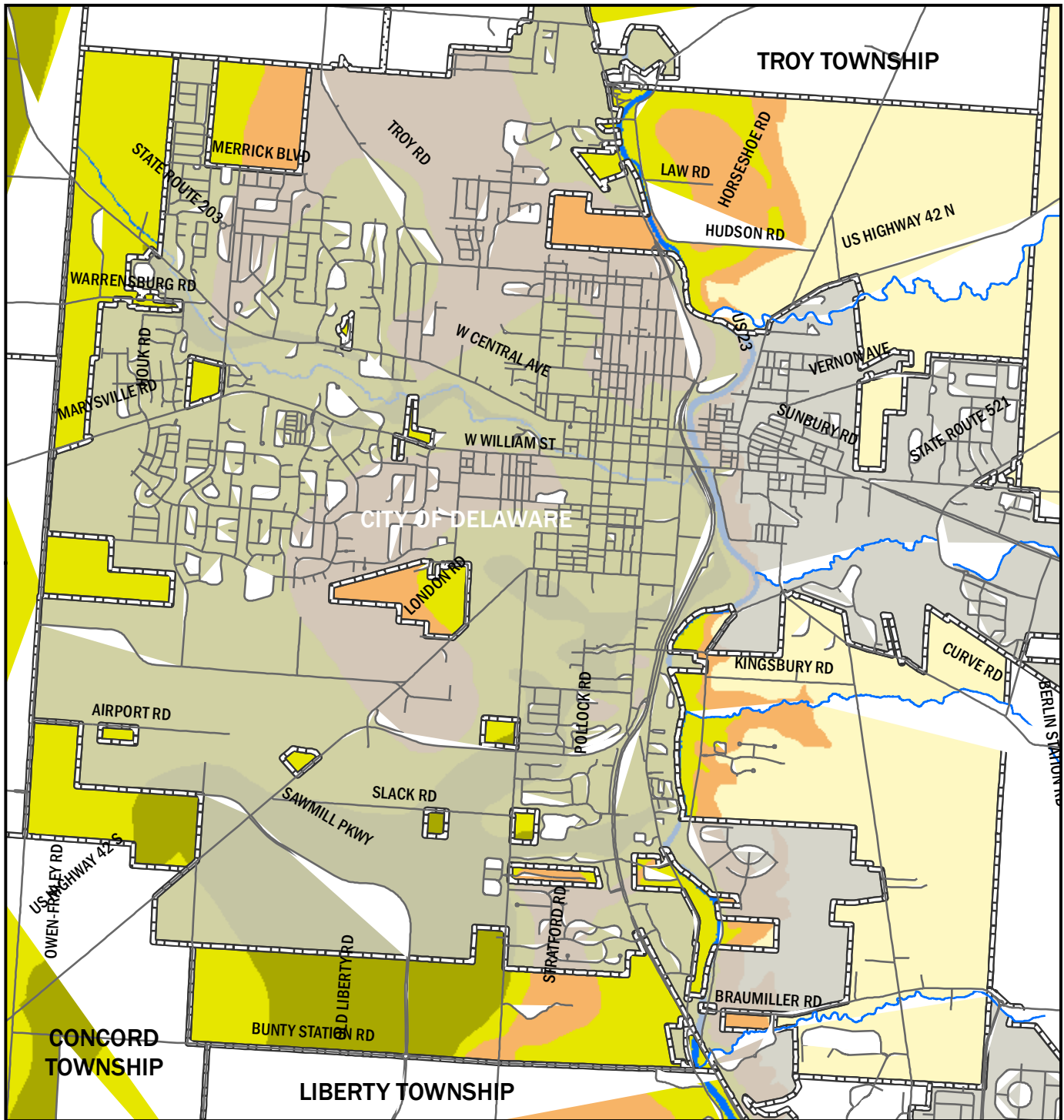
Land Cover

Delaware Township



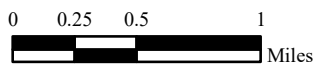
- | | |
|--|---|
|  Woody Wetlands |  Developed, Open Space |
|  Shrub/Scrub |  Developed, Medium Intensity |
|  Open Water |  Developed, Low Intensity |
|  Mixed Forest |  Developed, High Intensity |
|  Herbaceous |  Deciduous Forest |
|  Hay/Pasture |  Cultivated Crops |
|  Evergreen Forest |  Barren Land |
|  Emergent Herbaceous Wetlands | |











Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)



Bedrock Type

Delaware Township



- | | |
|---|---|
|  Columbus Limestone (Dc) |  Berea Sandstone (Mb) |
|  Delaware Limestone (Dd) |  Sunbury Shale (Ms) |
|  Ohio Shale (Doh) |  Mississippian Undivided (Mu) |
|  Olentangy Shale (Dol) |  Salina Undifferentiated (Ss) |
|  Bedford Shale (MDbd) |  Salina Undifferentiated (Ssu) |

Chapter 6A Housing Delaware County



General

Housing has been the primary index of growth in the County. Planning for a range of housing in a developing community on a county-wide basis is a complex issue. Many factors are involved, such as the availability or lack of public water and centralized sanitary sewer, land values, market demand, proximity to major employment and shopping centers, transportation network, as well as how the community wants to feel. There are also legal considerations related to nondiscrimination in housing, and “fair share” provision of the regional housing needs, to the extent necessary services can be provided.

Most unincorporated areas were initially zoned with a minimum lot size of 1-5 acres allowing a single residential use in addition to any other agricultural uses.

Typically, landowners who gain access to centralized sanitary sewer may apply for Planned Residence District (PRD) zoning, which permits a variety of housing types, though it is primarily used for single-family development. PRDs range from a density-neutral 1 unit per acre to 1.25 units per net developable acre. Some include a provision for certain multi-family uses and some townships have specific zoning regulations for multi-family uses.

Existing housing stock

Most township plans started with a house-to-house windshield study, finding that anywhere from 85% to 95% of the housing stock was either new/well maintained or in need of normal repair. It is assumed that all structures since that point are in comparable shape.

Future Housing

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

1. determine how the community wants to look when it is all built out (vision);
2. determine what services it can and should provide;
3. anticipate its fair share of the County’s projected population;
4. permit a variety of housing that relates to the other items above.

Age-Based Housing

An emerging trend in the housing market is the recognition that communities need to respond to different generational needs based on the ages and lifestyles of its current and future

residents. Single-family suburban development typically appeals to families with children. As children age and leave home, many parents no longer want the maintenance and responsibility related to the single-family home and yard. The desire to downsize is met with the reality that there is no available product in their community, and they must look elsewhere. This group of empty-nesters is a demographic group that will continue to grow in the coming decades.

In response to this trend (and the recent challenges in the single-family market), developers have proposed several “age-restricted” or “age-targeted” residential developments. These projects seek densities that are not necessarily comparable to those reflected on the local Comprehensive Plan. Those densities are factored on impacts to traffic, schools, services, and utilities. For example, the average single-family home generates approximately 10 trip ends per day while “detached senior housing” generates approximately 3.71 trip ends per day (source: Institute of Transportation Engineers). For sewage use, an institutional residential unit can use a fourth of the average single-family residence (source: EPA). The County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. However, non-institutional uses are calculated on the same sanitary use as a single-family home.

Workforce, or Affordable Housing

“Affordable housing” refers to housing that is constructed for those that cannot afford to live in the average residential unit, but it can also refer to housing types that fill a need for a diverse population that are older, are downsizing, or are in a service-oriented field with lower wages.

Affordable housing as a percentage is diminishing in the County. 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. The U.S. Department of Housing and Urban Development seeks to offer assistance to those households that are paying more than 30% of their gross household income toward housing without a choice. The low-skilled job market is not raising salaries to meet the needs of those employees where the cost of living is increasing significantly.

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 developers’ profits, which increase with housing market values.



Chapter 6B

Housing

Delaware Township

General

Providing a range of housing in a developing rural community is a complex planning issue. Delaware Township's zoning provides for limited variety of housing types. Currently, the minimum lot size permitted in the Township's base residential zoning of Farm Residential (FR-1) is 1-acre. An R-2 zoning is also an option in the Township, and provides for a minimum lot size of 20,000 square feet. However, a larger factor determining the lot sizes of residences in the Township is the availability of sewer facilities. While the R-2 zoning classification permits lot sizes of 20,000 square feet, a lot of that size would almost always need sewer availability; it would be difficult to find a location for a septic system on a lot of that size.

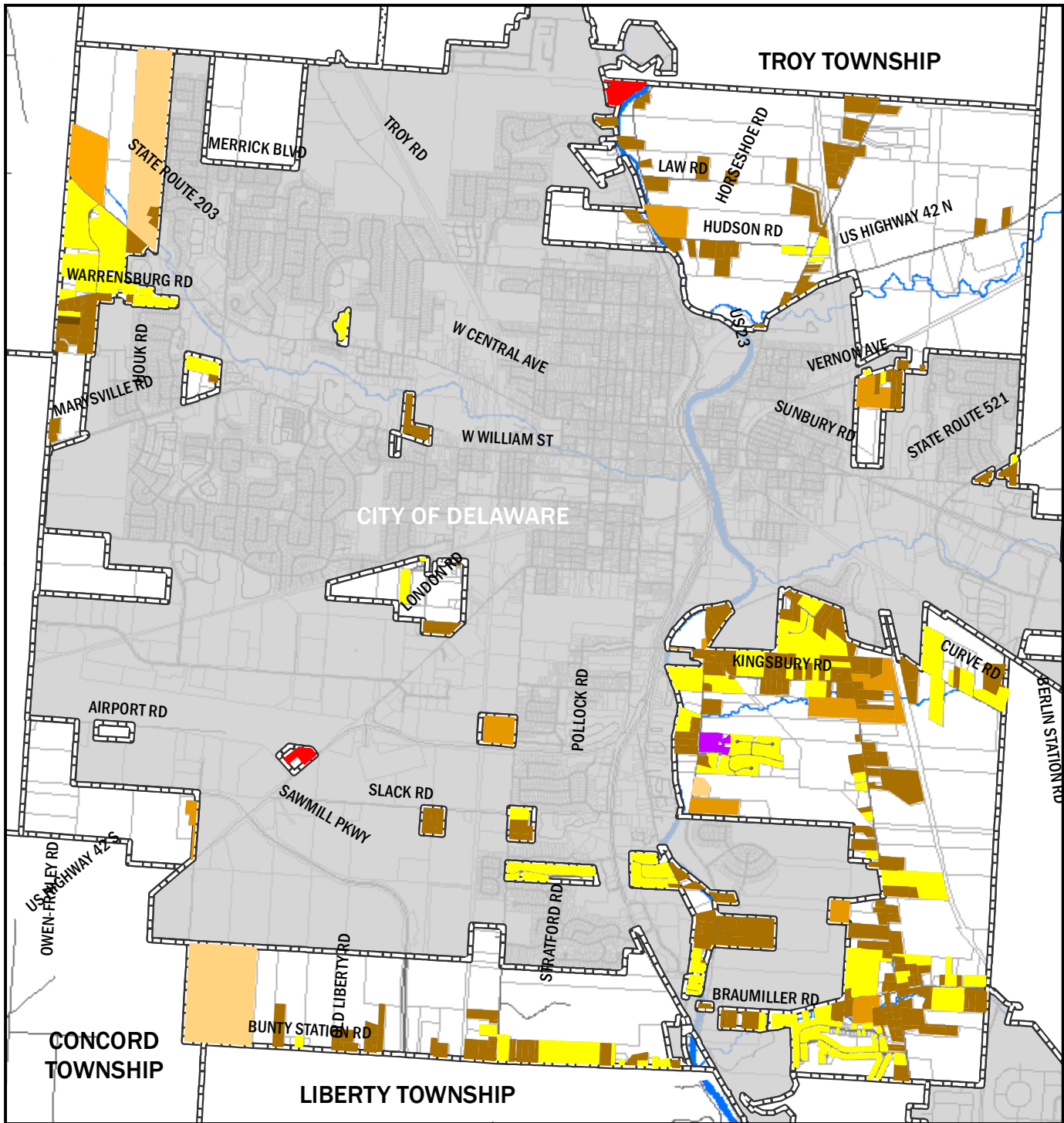
With sewer access, housing densities would be available at six units per gross acre of development. Density bonuses are also currently available, permitting up to eight units per gross acre of development. The bonuses are granted based on two factors that relate to easy accessibility to major thoroughfares, and close proximity to public parks. Like the R-2 zoning, the use of PRD developments will be contingent upon the availability of sewer. See Chapter 9B for details regarding utilities in the Township.

Existing Housing Stock

Existing residential homes were evaluated in Delaware Township using Delaware County Auditor data. This assessment only includes measurable components regarding size and age of the residences, and does not reflect the condition of the exterior of the homes.

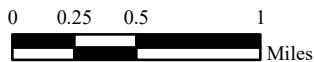
Auditor data from February 2021 showed 815 properties that contained residential structures. Below are some characteristics that were identified about Delaware Township's housing:

1. Single-family homes were built between 1810 and 2019, with an average year of 1977;
2. The average home has 3.25 bedrooms and 2.5 bathrooms;
3. The average livable square footage of a single-family home is 2,114 square feet, with a median size of 2,090 square feet;
4. The average total market value (value of land plus the value of improvements), as appraised by the Delaware County Auditor's Office, of a single-family home was \$282,995, with a median total market value of \$270,300;
5. The median lot size of a single-family home was 1.06 acres, while the average was almost double that 2.09 acres, due to larger unplatted lots relative to smaller platted lots; and
6. The average home was 1.5 stories, indicating an even split between 1 and 2 story homes.



Residential Properties

Delaware Township



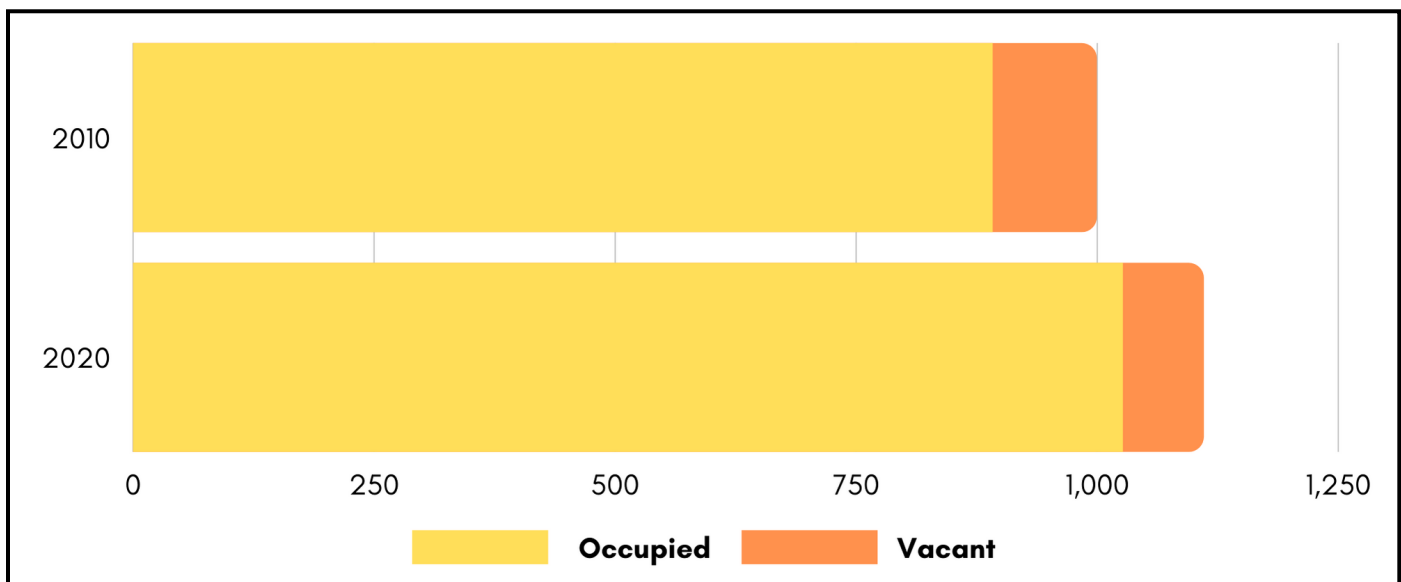
- Apartments/Mobile Homes
- Platted Single-Family
- Unplatted Single-Family - Under 10 Acres
- Unplatted Single-Family - 10 to 30 Acres
- Unplatted Single-Family - 30 to 40 Acres
- Unplatted Single-Family - Over 40 Acres
- Two-Family Dwelling
- Condominiums

Housing Status

Of the 18 townships and 7 municipalities in Delaware County that are tabulated by the Census as a county subdivision, Delaware Township was the 14th largest provider of housing stock according to both the 2010 and 2020 census. In 2010, Delaware Township accounted for only 1.5% of the housing stock, while in 2020 their percent share of housing units dropped to 1.3%. During that time, Delaware Township added 111 housing units, which equates to roughly a 1.11% increase in housing (See Table 6B.1).

Vacancy rates during this time improved though. In 2010, Delaware Township had 108 of their 999 housing units vacant (10.8%), which improved to only 84 vacant units of the 1,110 total units in 2020 (7.6%). The 10.8% vacancy rate of housing units in Delaware Township in 2010 was the most of any jurisdiction in Delaware County. The vacancy rate in 2020, while improved, was still among the highest in Delaware County with only Marlboro Township (7.7%), Ashley (10.7%), and Columbus (7.9%) with higher vacancy rates.

Figure 6B.1 Housing Units in Delaware Township



*Data from 2010 and 2020 Decennial Census—Table H1

Housing and Income

Not surprisingly, the affordability of housing is very closely related to household income. A household's income can only be spread in so many directions, and housing accounts for a large portion of a household's income. As mentioned in Chapter 6A, the real estate industry and the Department of Housing and Urban Development (HUD) has determined target metrics that identify how burdened a household may be by relating the cost of housing to income.

One metric is the Home Value to Household Income Ratio. The real estate industry has developed a standard for affordability in housing, which is a target ratio of 2.6, home value to household income. This means that the home value should be 2.6 times the household income, or if all of a household's income went to paying off a house, it could do so in 2.6 years.

In Delaware Township, according to the 2019 American Community Survey 5-Year Estimates, a little over 38% of the owner-occupied households had a home value to household income ratio that exceeded 3.0. On the opposite end, however, 24.3% of the households had a ratio of below 2.0. On the whole though, Delaware Township fairs relatively well on affordability, with the median home value (\$215,200) to median household income (\$98,125) ratio equating to only 2.2, less than the standard affordability threshold.

Table 6B.1 Home Value and Household Incomes

Home Value to Household Income Ratio	Total Households
Under 2.0	172 (34.3%)
2.0 to 2.9	138 (27.5%)
3.0 to 3.9	77 (15.3%)
4.0 and Over	115 (22.9%)
Total	502
Median Values	
Median Home Value	\$215,200
Median Household Income	\$98,125
Median Monthly Household Income	\$8,177
Median Monthly Housing Cost	\$1,811
Median Home Value to Median Household Income Ratio	2.2
Median Monthly Housing Cost as a Percentage of Monthly Income	22.1%

*Data from 2019 American Community Survey

Another affordability metric that's used is the cost-burdened standard developed by the Department of Housing and Urban Development. Under this standard households are placed into categories that related to their percentage of income which goes to pay for housing costs. Households that use less than 30% of their income on housing costs are considered affordable. When households' spending on housing costs exceed 30% of their income, they become known as 'cost-burdened,' and when the housing costs exceed 50% of their income, they become categorized as 'severely cost-burdened.'

According to the 2019 American Community Survey, 57% of the owner-occupied households in Delaware Township are cost-burdened, while nearly a third (32%) are severely cost-burdened.

Table 6B.2 Cost-Burdened Households

Income	Total Households	Cost-Burdened	Severely Cost-Burdened	% Cost-Burdened (at minimum)
Under \$20,000	61	0	61	100%
\$20,000 to \$34,999	56	0	56	100%
\$35,000 to \$49,999	15	0	15	100%
\$50,000 to \$74,999	41	29	0	71%
\$75,000 and Over	329	97	29	38%
Total	502	126	161	57%

Age-Based Housing

Studies have shown an overwhelming desire by older populations to remain in the communities where they raised their families and lived for decades. The desire to downsize is met with the reality that there is no available product in their community, and they must look elsewhere. This group of empty-nesters is a demographic that will continue to grow in the coming decades.

Referring back to *Chapter 2, Population & Demographics*, the three most populous age cohorts were 20-24, 35-44, and 45-54 years of age—totaling 37.4% of Delaware Township’s population. In ten years, these age groups will become the 30-34, 45-54, and 55-64 year old age cohorts. These cohorts make up the beginning of a strong demand for both empty-nester housing, and starter homes for families. Responding to this trend (and the recent challenges in the single-family market), developers have proposed several “age-targeted” residential developments. These projects generally require higher density developments to promote more walkable neighborhoods that are not necessarily accounted for in the local Comprehensive Plan.

Empty-nester housing will need access to sewer facilities, and may be an excellent transitional use between the City of Delaware and the less-developed portions of the Township. Locations for smaller, starter homes for families may be appropriate in these locations as well based on the smaller lot sizes that are requisite for lower-priced housing that appeals to younger professionals looking to start families.

Multi-Family Housing

In the last several years, multi-family units (especially condominiums) have become a component in many housing proposals across Delaware County within areas that have sewer service, and may represent the biggest threat to Delaware Township in regards to potential annexations. Between 2010 and 2018, 1,043 building permits were issued for multi-family units, with almost half of those issued in 2017 or 2018.

The township’s desire to maintain a sense of rural character limits Delaware Township’s density and housing mix. However, it’s also the lack of density and housing mix that makes annexation potentially enticing to developers who look to provide alternative types of housing. Providing an area within the Township that would permit these types of uses may help stave off annexation. If these properties are permitted along the City of Delaware boundaries, they may help prevent annexation by developing land that has contiguity with the City.

Not all multi-family projects are high density though. A more recent trend in condominium housing, for example, undermines the smaller footprint typically seen in condominiums which allows for more open space. Detached single-family condominiums are functionally single-family housing units which are sold through condominium financing. Like traditional condominiums, only the structure is owned by the owner with the yard and open space maintained through a condominium association. However, the structures are detached and spaced much like a single-family housing development, making useable open space much less than it otherwise would be, while simultaneously reducing the walkability of the development – a critical component when looking at its desirability for empty-nesters.

Chapter 7A Economic Conditions

Delaware County

Introduction

Delaware County has a broad-based economy. No one sector drives the economy, which protects the County from sharp up and down spikes. Delaware County’s overall employment by sector very closely mirrors the state of Ohio’s. Unlike some counties that are largely single-industry driven (auto manufacturing, agriculture, etc.), Delaware County has a healthy mix of many diverse employment sectors as shown in Figure 7A.1.



Commercial development at I-71 in Berkshire Township

Figure 7A.1. Establishments, Employment, and Wages by Sector, Delaware County (2016)

Industrial Sector	Number of Establishments	Average Annual Employment	Total Wages
Private Sector	4,898	77,525	\$4,067,147,734
Goods-Producing	572	9,558	\$572,083,879
Natural Resources	30	312	\$11,759,044
Construction	387	3,177	\$177,672,782
Manufacturing	155	6,069	\$382,652,053
Service-Producing	4,326	67,967	\$3,495,063,855
Trade, Transportation, and Utilities	1,031	16,682	\$589,820,187
Information	76	621	\$46,651,137
Financial Services	525	6,540	\$536,544,491
Professional and Business Services	1,175	19,779	\$1,638,484,206
Education and Health Services	554	8,415	\$350,940,093
Leisure and Hospitality	515	13,376	\$255,248,481
Other Services	438	2,540	\$76,991,571
Unclassified	12	14	\$383,689
Federal Government		230	\$13,404,169
State Government		357	\$21,593,984
Local Government		7,056	\$352,778,235

Source: Ohio Development Department

The Ohio Department of Development showed that between 2011 and 2016, all sectors saw an increase both in the number of employees, except for Information, which saw -40.2% employment. The areas with the greatest increases were Construction (34.7% employment, -1.8% establishment), Other Services (33.5% employment, 23.7% establishment), and Education and Health Services (27.4% employment, 28.8% establishment). Generally, the Service sector saw a 13.5% employee growth, the Goods sector saw a 18.2% growth and the Local Government sector saw a 4.9% growth in employees.

Figure 7A.2. Top 13 Major Employers, Delaware County (2017)

Employer	Employment Sector	# of Employees
JP Morgan Chase	Finance	10,700
Kroger Company	Retail/Warehouse	2,249
Olentangy Local School District	School System	2,203
Delaware County	Government	1,159
Ohio Health (Grady Memorial Hospital)	Hospital/Medical Services	1,108
PCM/Sarcom, Inc.	IT Solutions	1,001
Meijer Limited Partnership	Retail	746
Exel, Inc.	Motor Freight Transportation	660
Delaware City School District	School System	632
American Showa, Inc.	Manufacturing	600
Central Ohio Primary Care Physicians, Inc.	Hospital/Medical Services	
Ohio Wesleyan University	Private Liberal Arts University	
WalMart Real Estate Business Trust	Retail	

Economic Development Tools

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

Enterprise Zone

Enterprise Zones are defined areas within the County that allow for tax abatements on industrial projects conducted within the zone. Real property abatements can be made for improvements on the real property as a result of the project. Personal property abatements



Simon Tanger Mall in Berkshire Township

can be taken on machinery, equipment, furniture, fixtures, and inventory that is new or first-used in the State of Ohio. A three-member negotiation team reviews the project and negotiates a package specific to each project.

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



Commercial development along 36/37 in Berkshire Twp.

Delaware County Finance Authority (Port Authority)

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

New Community Authority

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

The NCA is an area of land described by the developer in a petition as a new community and approved by the County Commissioners. The ORC allows the addition of land to the district by amendment of the Resolution establishing the authority and by request of landowners.

An NCA may do many things as defined in the ORC. In summary, it may:

- acquire and dispose of property;

- engage in educational, health, social, vocational, cultural, beautification, landscaping, and recreational activities and related services primarily for residents of the district;
- collect and receive service and user fees;
- adopt rules governing the use of community facilities;
- employ managers and employees;
- sue and be sued;
- enter into contracts, apply for and accept grants, and issue bonds;
- maintain funds or reserves for performance of its duties;
- enter agreements with boards of education for the acquisition of land or other services for educational purposes; and
- engage in planning efforts.

Several NCAs have been established in Delaware County. The Liberty/Powell CA was established to help fund improvements in and around Golf Village. The Concord/Scioto NCA was created to accompany the development of the Lower Scioto Wastewater Treatment Plant.

Community Reinvestment Area

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

Only one CRA exists in Delaware County, located in the City of Delaware with the same boundaries as the Delaware Enterprise Zone. The available abatement rate can extend up to 100% on the real property improvements for a term of up to 15 years. The abatement rate and

Figure 7A.3 Top 13 Major Employers, Delaware County (2017)

TIF Name	Terms	Value, Tax Year 2021	2nd Half 2021 net
Genoa	30 years/	\$12,188,450	\$63,359
Olentangy Crossing (Orange)	30 years/100% for roads and US 23	\$11,493,800	\$112,826
Slate Ridge (Orange)	20 years/75%	\$6,488,320	\$148,654
Columbus Outlets (Berkshire)	10 years/75% for public improvements around dev.	\$27,547,040	\$713,902
Creekside (Orange)	20 Years/75% for internal roads	\$2,394,900	\$79,582
Evans (SE Residential) (Berlin/Orange)	20 years/75% for road and sewer	\$7,587,430	\$0
Northwest Berkshire Twp I	10 years/75% for Four Winds Drive extension	\$5,889,520	\$216,481
Slate Ridge II (Orange)	20 years/75% for roads and sanitary	\$8,442,680	\$125,086
Evans Farm (Commercial) (Orange)	20 years/75% for roads and sewer	N/A	\$0
Orange Road (Orange)	10 years/75% for railroad underpass and related	\$252,570	\$8,592
OSU Medical/Home Road (Liberty)	10 years/75% for roads and sanitary	\$2,183,320	
Home High (Orange)	18 years/75% for roads and utility improvements	N/A	\$0
Berlin Business Park	20 years/75% for roads including interchange and sewer	N/A	\$0
Kilbourne (Brown)	10 years/75% for roads and utility improvements	N/A	\$0

term is a unique negotiation for each project, considering such factors as job creation numbers and real and personal property investment levels.

Tax Increment Financing

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

A county negotiating committee meets with a potential business and discusses if the TIF program can be utilized for the proposed project. The Delaware County Economic Development Office works with both the business and negotiating committee to facilitate the process. Generally, TIFs are used exclusively in commercial and industrial settings. However, in larger residential projects, where required infrastructure may go beyond what is needed to serve the proposed development, a “residential TIF” may be considered. Such TIFs would be applied only if a number of conditions were met. The TIF would have to be supported by the local jurisdiction, the applicable school district, local fire district, and county representatives.

Joint Economic Development Districts

Joint Economic Development Districts (JEDD) are contractual agreements formed between local jurisdictions (cities and townships) to create a new board/political subdivision that is authorized to improve the economic vitality of an area. A JEDD allows a municipality to extend its ability to implement an income tax to a township. JEDDs must “facilitate economic development to create or preserve jobs and employment opportunities, and to improve the economic welfare of the people in the state and in the area of the contracting parties.” JEDDs help to alleviate the need for municipalities to annex land from townships.

JEDDs are formed with the consent of the property owners and agreement by the partnering local jurisdictions. The agreement contains the terms by which the JEDD will be governed, including income tax sharing arrangements and the authority of the JEDD’s board. If the JEDD is authorized without the full consent of the township trustees, it must move forward to a vote. Land cannot include residential property or land zoned for residential use.

JEDDs should be supported by the County when funds are being provided to the County to undertake public infrastructure improvement projects. As the entity responsible for constructing sanitary sewers and roads (as well as other improvements), the County can receive reimbursement through the JEDD for certain services. The County can also help with the administrative responsibilities of the JEDD’s board.

Designated Special Improvement District

There are multiple types of Special Improvement Districts (SID) that can be created to encourage new investments to occur within the County. Some of these SIDs that can be established are Transportation Improvement Districts (TID), Entertainment Districts, and

Historic Technology Districts. These Improvement Districts allow government entities to combine funds from local, state, and federal entities to address infrastructure demands and reallocate property taxes to develop and support activities that grow the economy. The Economic Development Department analyzes each request individually. The Department engages all affected parties before issuing its recommendation to the County Commissioners.

Ohio Job Creation Tax Credit

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

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

The basis of the credit lies in the state income tax withholding per new employee. A percentage of the withheld tax will be credited against the business' corporate franchise tax each year for the term of the agreement. This rate can be up to 75% with a term of up to 10 years.

The Delaware County Economic Development Office works with businesses interested in this program and puts them in contact with the Ohio Department of Development's representative.

Impact Fees

With increased costs due to rapid growth, many communities would like to impose impact fees on new development. Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin, and William Dolphin in various publications through the decades.

Ohio planning and zoning legislation does not 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, can be directly attributable to the project, and the benefit of contributing to the improvement outweighs the burden of such improvement for the development in question, then a "fair share" contribution to the improvement can be requested by the community and determined by the County Engineer.

Under the current legal system in Ohio, townships must be aware of the need to encourage a mix of commercial, industrial, and a variety of residential uses to curtail the growth of property taxes.

Chapter 7B

Economic Conditions

Delaware Township

General

A strong and resilient Delaware Township requires a strong local economy. The fluctuations in the economy have had significant effects on local governments. Most recently, the COVID-19 pandemic in 2020 impacted local economies by hurting localized businesses like retail and food service establishments. Subsequently, the labor shortage in 2021 has also made it difficult for many businesses to keep up with the resurging demand.

American Community Survey, 5-Year Estimate Quick Facts

- Delaware Township's median household income in 2019 was \$77,426, up from \$64,464 in 2015, a 20% increase in 4 years;
- On an individual basis, median earnings for high school graduates and no college was only \$31,332, while the median earnings for a resident with a Bachelor's degree was more than double that at \$70,192;
- For township residents over 25 years of age, 41.3% have received at least a Bachelor's degree, meaning 58.7% have an Associate's degree at a maximum;
- Unemployment in Delaware Township is very low at only 1%; and
- The most common industry of employed residents was the educational services, and health care and social assistance industry at 31.7%, while the lowest was the agriculture, forestry, fishing and hunting, and mining industry at only 0.7%

Employment Industries

Local economics starts with the residents and their employment. As discussed in Chapter 7A, businesses are more likely to locate near employees with relevant work experience.

Delaware Township residents are primarily employed in the education and health care industries, with almost 1/3 of working residents in that field at 31.6%. The next most common industry in Delaware Township is the retail trade at 11.6% of working residents, and the arts, entertainment, and food service industries, and FIRE industry (finance, insurance, and real estate) round out the four industries over 10%, at 10.7% and 10.6% respectively. Simultaneously, the most common occupational capacity that resident's work in is predominately in management, business, science, and arts occupations at 48.2%

Delaware Township's employment experience hasn't remained constant over the years though. In 2010, the most common industry segment was the professional, scientific, and administrative industries at 20.4%. By 2019 that proportion dropped to only 9.2%, and

similarly, the retail industry representation dropped from 17.9% in 2010 to 11.6% in 2019. On the other end of the spectrum, the education and health care industries represented only 15.3% of the population in 2010 before becoming the most common industry in 2019.

Ultimately, this industry information is representative of the regional economies shift. The average commute for the Township residents (who predominately commute to work along major routes) is just over a half hour at 32.8 minutes; a 7.2 minute increase over 2010 (25.6 minutes). This increase may be due to two factors: new and/or larger employment centers outside of Delaware Township, or increased congestion by the region developing. In either scenario, the average commute times tell us that most working residents of the Township are not working within the Township.

Table 7B.1 Employment Characteristics (American Community Survey, 5-year Estimates)

Employment Characteristics					
Sector	2019		2010		Difference
	Total	%	Total	%	
Occupation					
Management, Business, Science, and Arts	575	48.2%	587	47.0%	1.2%
Service	138	11.6%	153	12.2%	-0.7%
Sales and Office	303	25.4%	294	23.5%	1.9%
Natural Resources, Construction, and Maintenance	56	4.7%	51	4.1%	0.6%
Production, Transportation, and Material Moving	122	10.2%	165	13.2%	-3.0%
Industry					
Agriculture, Forestry, Fishing/Hunting, and Mining	8	0.7%	0	0.0%	0.7%
Construction	72	6.0%	86	6.9%	-0.8%
Manufacturing	96	8.0%	124	9.9%	-1.9%
Wholesale Trade	57	4.8%	21	1.7%	3.1%
Retail Trade	138	11.6%	224	17.9%	-6.4%
Transportation, Warehousing, and Utilities	11	0.9%	19	1.5%	-0.6%
Information	27	2.3%	0	0.0%	2.3%
Finance, Insurance, and Real Estate	127	10.6%	134	10.7%	-0.1%
Professional, Scientific, and Administrative	110	9.2%	255	20.4%	-11.2%
Education and Health Care	377	31.6%	191	15.3%	16.3%
Arts, Entertainment, and Food Service/Hospitality	128	10.7%	99	7.9%	2.8%
Other	23	1.9%	52	4.2%	-2.2%
Public Administration	20	1.7%	45	3.6%	-1.9%
Commute					
Drove Alone	918	80.1%	987	79.6%	0.5%
Carpool	66	5.8%	92	7.4%	-1.7%
Public Transportation	0	0.0%	0	0.0%	0.0%
Walked	0	0.0%	37	3.0%	-3.0%
Other	0	0.0%	22	1.8%	-1.8%
Remote/Work from Home	162	14.1%	102	8.2%	5.9%
Average Commuting Time (minutes)	32.8		25.6		7.2

Delaware Township Economy

According to the Delaware County Auditor's Office, there are 46 parcels with commercial land use codes, 2 parcels with industrial land use codes, and an additional 17 parcels with vacant commercial or industrial codes. However, not all of these listings are truly commercial. For example, the Delaware County Historical Society owns a parcel on Stratford Road, the Delaware County Board of County Commissioner's also owns several parcels, and the Ohio Department of Transportation has a parcel on U.S. Highway 42; all of which are classified as commercial properties. Table 7B.2 lists all these parcels.

Agricultural uses, as the primary land use in Delaware Township, constitutes almost 1/3 of the Township's acreage (see *Table 4B.1 Delaware Township Existing Land Use (July 2021)*). Economically speaking however, agricultural uses are very susceptible to developmental pressures. As development occurs in a farming community, it begins to affect what is often referred to as the "Impermanence Syndrome of Agriculture." These pressures include:

- 1) The proximity of residential land;
- 2) The density of surrounding residential land;
- 3) Access to public water;
- 4) Access to public sewer;
- 5) Proximity to a four-lane road;
- 6) Demand for developable land;
- 7) Width of roads; and
- 8) Distance from support services.

These factors affect the farming community by driving a sense (real or perceived) that farming is decreasing as a viable option. Once that belief is held within the farming community, investments in machinery and farming capital decreases as well, further perpetuating the reduction in farming, until the farmer sells the property and equipment. Fostering a strong community support system for the existing farmers will be important to maintain a rural-centric atmosphere in Delaware Township.

Rates of Taxation and Revenues

Townships receive a portion of the commercial and industrial taxes that are collected by the county. Tax rates within townships are partially based on school district boundaries. Three school districts fall within Delaware Township: Delaware City school district, Olentangy school district, and Buckeye Valley school district. Delaware City school district occupied the most acreage by covering the entire western, northern, and eastern portions of the Township. Olentangy school district covers roughly the eastern two thirds of the southern portion, while Buckeye Valley school district only covers the remaining western third of the southern part of the Township.

Property Valuation

The County Auditor tracks real estate and personal property values in the county. In 2019, Delaware Township's residential property was valued at \$72,267,940 while commercial and

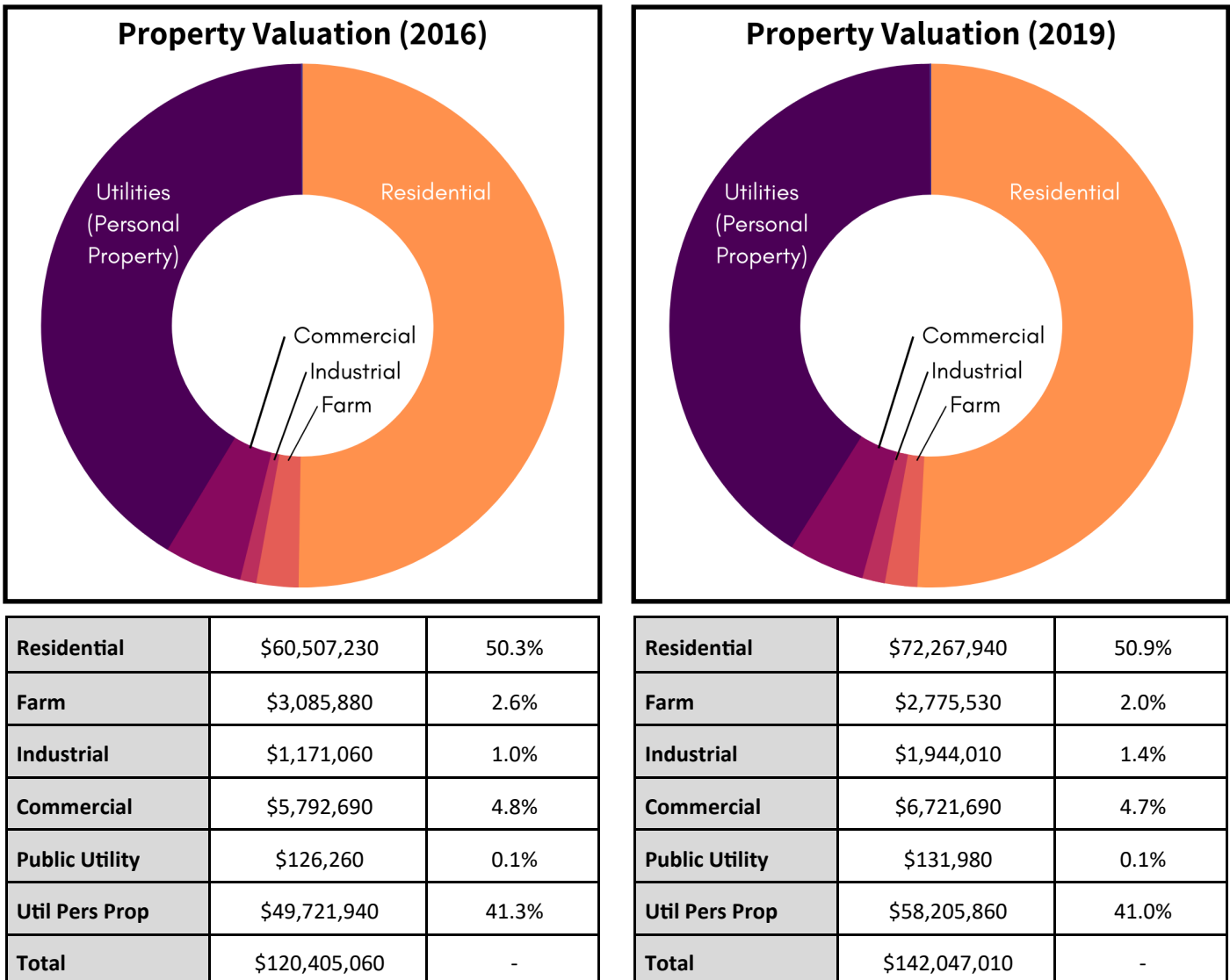
industrial property were valued at \$8,665,700. Adding farm uses, utilities and personal tangible value, the total property valuation for the township was \$142,047,010 - 14th highest of all jurisdictions (8th among townships).

Compared to property evaluation data from 2016, very little changed in the distribution of property valuations in Delaware Township. The largest change was the .6% loss of valuation in farm uses, which essentially transferred to residential valuations. This shift reinforces the development pattern of agricultural uses being developed as residential properties seen elsewhere in the County.

Effective Tax Receipts

In 2019, Delaware Township had tax receipts totaling just over \$322,000. A little over half of that money came from Agricultural and Residential uses. The distribution of the tax receipt origination indicates that Delaware Township has a balance of uses contributing to the Township’s operating funds.

Figure 7B.1 Property Valuations (2016 and 2019)



*Delaware County Auditor’s Office

Millage Paid by Property Owners

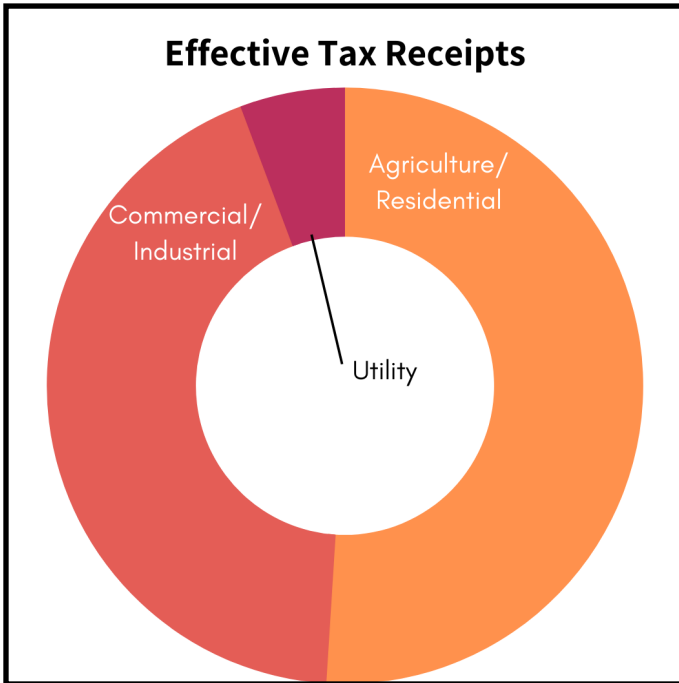
Delaware Township has three distinct taxing districts – delineated by the school district boundaries of Big Walnut Local School District and Johnstown-Monroe School District.

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

Delaware Township Economic Development

Delaware Township has the possibility for additional economic development due to its access to US 42, US 23, and US 36/SR 37. Permitting and encouraging additional economic development in strategic areas may help prevent annexation to a growing City of Delaware, as well.

Figure 7B.2 Effective Tax Receipts (2019)



Agricultural/Residential	Commercial/Industrial	Utility	Total
\$164,247	\$18,328	\$139,614	\$322,189
51.0%	43.3%	5.7%	-

Figure 7B.3 Millage by Taxing District (2020)

Taxing District	Millage
County	8.88
Delaware Township	9.50
Delaware Area Career Center (DACC)	3.20
Library	1.00
Buckeye Valley School District	33.98
Olentangy School District	92.2
Delaware City School District	77.18
Total: Not Including Local School Districts	22.58
Total: Buckeye Valley School District	56.56
Total: Olentangy School District	114.78
Total: Delaware City Schools	99.76

School District	Effective Rate: Agricultural/Residential	Effective Rate: Commercial/Industrial
Buckeye Valley	42.806369	47.037852
Olentangy	74.712296	84.803189
Delaware City	67.565717	73.705042

*Delaware County Auditor’s Office
Chapter 7B | Economic Conditions

*Delaware County Treasurer’s Office

The extent of the possibility for additional economic development will largely be predicated by the availability of sewer, patterns of annexation, and zoning changes. As the industrial and commercial uses in these areas grow, the surrounding land becomes far more valuable and desirable for development purposes. This will eventually translate to the development of adjacent properties. However, if sewer is available through the City of Delaware, the City may require that the property annexes in order to obtain service. Simultaneously, these properties are unable to obtain health department approval for on-site systems because of the availability of sewer, meaning that the properties will have no choice but to annex.

Delaware Township may want to pursue potential solutions that would allow properties to obtain sewer capabilities from the City of Delaware without annexation. Primarily, that would come in the form of some type of agreement with the City. Joint Economic Development Districts (JEDD) may provide this type of solution. The City of Delaware would be able to leverage income taxes on the commercial properties in exchange for providing utility services. The benefit to the Township generally comes in the form of an agreement which also prohibits annexation. The district boundaries could strategically be drawn to include the most annexation-prone properties in order to buffer development from encroaching into the Township.

Table 7B.2 Commercial and Industrial Classified Properties (Delaware County Auditor, November 2021)

Parcel #	Owner	Address	Class	Land Use
41921007007000	Stone Acres	US 42 S	300	Vacant Industrial
41921102018000	Delaware Eagle LLC	450 Curtis St	399	Industrial
41922002011000	TCCI LLC	3531 Airport Rd	399	Industrial
51941003010000	Board Of Commissioners Of Delaware County Ohio	1040 US 42 N	400	Vacant Commercial
51942203011000	Board Of Commissioners Of Delaware County Ohio	US 23 N	400	Vacant Commercial
51942203017000	Board Of Commissioners Of Delaware County Ohio	US 23 N	400	Vacant Commercial
51944201011000	Board Of Commissioners Of Delaware County Ohio	US 42 N	400	Vacant Commercial
41921102004000	Buckeye Ready-Mix LLC	Curtis St	400	Vacant Commercial
41921102003000	Buckeye Ready-Mix LLC	Curtis St	400	Vacant Commercial
51942203022000	Columbus & Southern Ohio Electric Co	US 23 N	400	Vacant Commercial
51942301047003	Concerned Citizens Against Violence Against Women Inc	US 23 N	400	Vacant Commercial
51942301054000	Delaware County Agricultural Society The	US 23 N	400	Vacant Commercial
41912401015002	Gokuldhham LLC	Pollock Rd	400	Vacant Commercial
51934301002000	Grace Community School Of Delaware Ohio	809 Marysville Rd	400	Vacant Commercial
51942301047000	P D Paykoff Companies LLC	525 N Sandusky St	400	Vacant Commercial
51941001020000	Stephens Brian K	Horseshoe Rd	400	Vacant Commercial
51942301047001	Tap Holdings LLC	US 23 N	400	Vacant Commercial
41922002012000	TCCI LLC	S Section Line Rd	400	Vacant Commercial
41913004019005	Th Midwest Inc	Stratford Rd	400	Vacant Commercial
41914004013000	Don-A-Del Inc	2221 Braumiller Rd	417	Commercial
51941001016000	Jackson Lynda L	1088 Horseshoe Rd	420	Commercial
41913011043000	3120 Olentangy River LLC	3120 Olentangy River Rd	429	Commercial
51941003006000	Building 42 LLC	1290 US 42 N	429	Commercial
41911002019001	Sparks Land Holdings LLC	1199 Berlin Station Rd	429	Commercial
51942301048001	Pd Paykoff Companies LLC	755 US 23 N	435	Commercial
41921102021000	Pitkin David D	Curtis St	442	Commercial
41921102022000	Pitkin David D	376 Curtis St	442	Commercial
51933103010000	Backus David G & Leslie	1964 Marysville Rd	447	Commercial
51942202002000	Shroyer Family LLC Ltd	1980 US 23 N	447	Commercial
51942203009000	N & G Takhar Oil LLC	1491 US 23 N	452	Commercial
41921102016000	Helman Timothy W	462 Curtis St	455	Commercial
41921102017000	Helman Timothy W	460 Curtis St	455	Commercial
51941001022000	Richardson Donna M @(2)	711 US 42 N	455	Commercial
51942203014000	Delaware County Ohio	1251 US 23 N	470	Commercial
41913003028000	Long Real Estate Inc	2683 Stratford Rd	480	Commercial
51942301048000	Tap Holdings LLC	755 US 23 N	481	Commercial

Table 7B.2 Commercial and Industrial Classified Properties (Delaware County Auditor, November 2021) (Continued)

Parcel #	Owner	Address	Class	Land Use
51941001014000	Consolidated Electric Cooperative	1126 Horseshoe Rd	489	Commercial
51944210013000	501 Bowtown Rd LLC	Bowtown Rd	499	Commercial
51941003008000	Board Of Commissioners Of Delaware County Ohio	888 US 42 N	499	Commercial
51941003009000	Board Of Commissioners Of Delaware County Ohio	1020 US 42 N	499	Commercial
51942203012000	Board Of Commissioners Of Delaware County Ohio	1405 US 23 N	499	Commercial
51942203013000	Board Of Commissioners Of Delaware County Ohio	1405 US 23 N	499	Commercial
51942301001000	Board Of Commissioners Of Delaware County Ohio	Pennsylvania Ave	499	Commercial
41921102020001	Buckeye Ready-Mix LLC	Curtis St	499	Commercial
41921102005000	Buckeye Ready-Mix LLC	282 Curtis St	499	Commercial
41921102006000	Buckeye Ready-Mix LLC	320 Curtis St	499	Commercial
51942203024000	Delaware County Agricultural Society	Pennsylvania Ave	499	Commercial
41913004019001	Delaware County Historical Society	Stratford Rd	499	Commercial
41913003022000	Delaware County Historical Society Inc	2571 Stratford Rd	499	Commercial
41913011049000	Delaware Gas Co Columbia Gas Of Ohio	Columbus Pike	499	Commercial
41911001015000	East Side Church Of Christ	1375 Curve Rd	499	Commercial
51941001023001	Greenwood II LLC	883 US 42 N	499	Commercial
51941003002000	Greenwood One Limited Partnership	1646 US 42 N	499	Commercial
51941003003000	Greenwood One Limited Partnership	US 42 N	499	Commercial
41912401004000	Newstart Church Of The Nazarene	795 Pollock Rd	499	Commercial
41924001044000	Northern Ohio Tele General Telephone Co	2780 Liberty Rd	499	Commercial
41924001032000	Ohio Edison Co	Bunty Station Rd	499	Commercial
41924001043000	Ohio Edison Co	1484 Bunty Station Rd	499	Commercial
41921102023000	Pitkin David D	Curtis St	499	Commercial
51941001023002	Shortcut 42 LLC	819 US 42 N	499	Commercial
51933001004000	Simpkins Keye L & Catherine	3048 Marysville Rd	499	Commercial
51941003007000	State Of Ohio Dept Of Transportation	1150 US 42 N	499	Commercial
41921103005000	Stover Gene	South St	499	Commercial
41921103003000	Stover H Eugene	683 South St	499	Commercial
51942301047002	Tap Holdings LLC	755 US 23 N	499	Commercial

Chapter 8A

Roads and Transportation

Delaware County



General

Many of Delaware County's main roads were laid out in the 19th Century. As areas develop, the function of these original roads change. As traffic counts increase, roadway improvements and new roads will be needed.

Every unincorporated community's transportation system is a composite of roadways maintained by different entities. Federal and state roads are maintained by Ohio Department of Transportation (ODOT), District 6; The Delaware County Engineer maintains county roads; individual townships maintain township roads; homeowner associations maintain private subdivision roads; and CADs are private roads serving two to five lots, maintained by the lot owners.

Functional classification of roads

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

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

Arterial roads have the 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. Arterials generally require a right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

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. ADT typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

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

Traffic Counts

Traffic counts indicate the ADT in both directions on a road. These counts can be used to determine if the LOS is acceptable or unacceptable. LOS A is considered ideal, LOS F is failure. The LOS depends on traffic counts, number of lanes of road in each direction, and width of lanes, including shoulders. Traffic counts are also used to determine functional classification.

The Mid-Ohio Regional Planning Commission (MORPC) is the Metropolitan Planning Organization (MPO) for Central Ohio. It acts on behalf of Delaware County in certain transportation planning functions and is a funnel for federal funds. MORPC maintains a database of traffic counts for the Central Ohio region.

Access Management

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

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

- Poor access management can reduce highway capacity to 20% of its design;
- Delay is as much as 74% greater on highways without access management;
- 60% of urban and 40% of rural crashes are driveway- and intersection-related;
- 15,000 access-related crashes occur each day at an estimated annual cost of \$90 billion.

ODOT Access Management Principles:

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

- Ensure that Development Plans presented and approved at the zoning stage reflect appropriate access management design principles.
- Encourage internal access to out-parcels - connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic and keep it parallel to the main road - connect frontage roads to collector streets at properly spaced intersections.
- Use backage roads as rear access roads connecting commercial uses.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Minimize the number of traffic signals. Two per mile is ideal (half-mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning, and building departments.

For example, the following recommended policies were part of the 36/37 Access Management Study.

- Closure of all access drives (non-signalized) as the current use changes and new drive permits are required
- Closure of median crossings as the drives they serve are closed
- Dedication of right-of-way for future expansion along 36/37 as opportunities present themselves
- Construction of access road(s) as necessary to provide access to 36/37 at a minimum setback of 650' from highway
- Conversion of one intersection to right-in/right-out access by closure of median opening and construction of right turn deceleration lanes on 36/37

Future Roads - The Thoroughfare Plan

A plan for the major streets or highways, or Thoroughfare Plan, is a tool for counties and local jurisdictions. A county-wide Thoroughfare Plan is enabled and defined by ORC Section 711.10. See township chapter for projects in the area.

Delaware County Engineer Projects

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

Metropolitan Transportation Plan

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

Bikeways

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



Multi-use path near the Tanger Outlets

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

Clean Ohio Fund

Although there are several grant sources, the Clean Ohio Fund is a state-wide funding program often cited for trails and parks. In 2015, 19 projects were funded, with 16 funded in 2014.

Bike/Pedestrian Policy

As the subdivision authority, the Regional Planning Commission seeks connections between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. The main benefits to connectivity are shorter trips, greater travel choice, and savings in infrastructure. Township zoning may also provide a policy of neighborhood-to-neighborhood street connections, provided safety and quality of life impacts from the connection are mitigated. As part of a rezoning review, subdivisions that are platted along existing collector streets may also stipulate that bike paths or sidewalks be constructed as part of a regional system.

Other Road-Related Issues

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

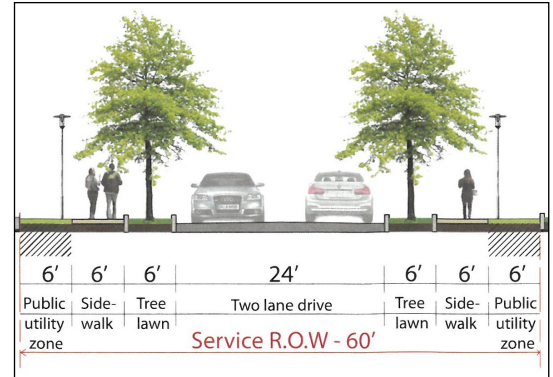
Patterns of Development

Traffic can be reduced by the design of development and the mix of land uses. Low density (1-acre lots or larger) development generates significant traffic per unit, but the number of units is modest overall. In large developments with densities greater than 1 unit per acre, a mix of local convenience commercial uses and a network of sidewalks, trails, and bike paths can reduce

auto trips. Neo-traditional development patterns may be encouraged near existing village centers or as greenfield development. A combination of a grid street core, with curvilinear edges can allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day while condominiums generate approximately seven per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day.

Streetscapes

Streets are a significant part of the look of a community. Every community needs a streetscape standard. For local streets with lot widths less than 100 feet, no through traffic, and less than 1,500 vehicle trips per day, the current standard 20-foot wide street with drainage ditches within a 60-foot right-of-way is acceptable. In an open ditch road, the sidewalk is typically located near the outside edge of the ditch, which can be problematic if not designed properly. For collector and arterial roads,



Streetscape example with trees in the treelawn.

pedestrian and bike traffic should be separated from vehicular traffic. The following is a recommended streetscape for collector or arterial streets. A 5-foot wide asphalt bike path may be preferable to a sidewalk to maintain the rural character of the road. A bike path may be placed on one side of the street for minor-collector streets. Major collectors and arterials should have a bike path on at least one side of the street plus a sidewalk on the other side.

Complete Streets

Complete Streets accommodate the need for an integrated, connected street network that serves all of its users, including motorists, bicyclists, pedestrians and transit riders of all ages and abilities. As the subdivision authority, the DCRPC seeks connections between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. The main benefits to connectivity are shorter trips, greater travel choice, and savings on infrastructure. Township zoning may also provide a policy of neighborhood-to-neighborhood street connections, provided safety and quality of life impacts from the connection are mitigated.

In addition to having a sidewalk requirement for all new streets, townships should create a policy for existing roads as they change from local to collector status. Minor collector streets within platted subdivisions should also be considered for traffic calming devices. Major collectors should consider the construction of bike paths on both sides of the street when traffic warrants it. Subdivisions that are platted along existing collector streets may stipulate that bike paths or sidewalks be constructed as part of a township or regional system.

Alternative Street Designs - The Roundabout

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



Modern, low-speed roundabout; South Section Line Road and Riverside Drive, Concord Township. Pedestrian crosswalks are behind the pause line for traffic. Safe design speed is 11 miles per hour.

Paying for Road Improvements

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

Transit

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



DATA offers an on-call non-scheduled bus service from point to point in the County. By calling 740-363-3355 at least by noon of the business day prior, a pickup and destination can be scheduled if a vehicle is available. DATA requires a window of 15 minutes prior to the scheduled pickup time and 15 minutes after the schedule pickup time. Demand response service is limited. Policies may change—current information can be found at www.ridedata.com.

Chapter 8B

Roads and Transportation

Delaware Township

Existing Road Network

Since Delaware Township is fragmented from annexations with the City of Delaware, the existing road network solely within the Township is fragmented as well. Simultaneously, the lack of platted subdivisions restricts the expansion of the road network, so the remaining roadways are mostly original farm-to-market roadways.

Federal and State Roads

United States Route (US) 23: 1.81 miles of US 23 runs through Delaware Township's jurisdiction, and is also a major trucking route between Columbus and Toledo. This route provides the main access into the Township and City of Delaware from both the north and the south.

United States Route (US) 42: At 1.57 miles, US 42 consists of the second most linear footage of federal or state roads in Delaware Township. Like US 23, US 42 is a major trucking route that provides a bypass around Columbus for trucks travelling between the west side of Columbus, or London, Ohio, and northern Ohio. Access management principles should be employed here in conjunction with the Ohio Department of Transportation to ensure adequate traffic flow.

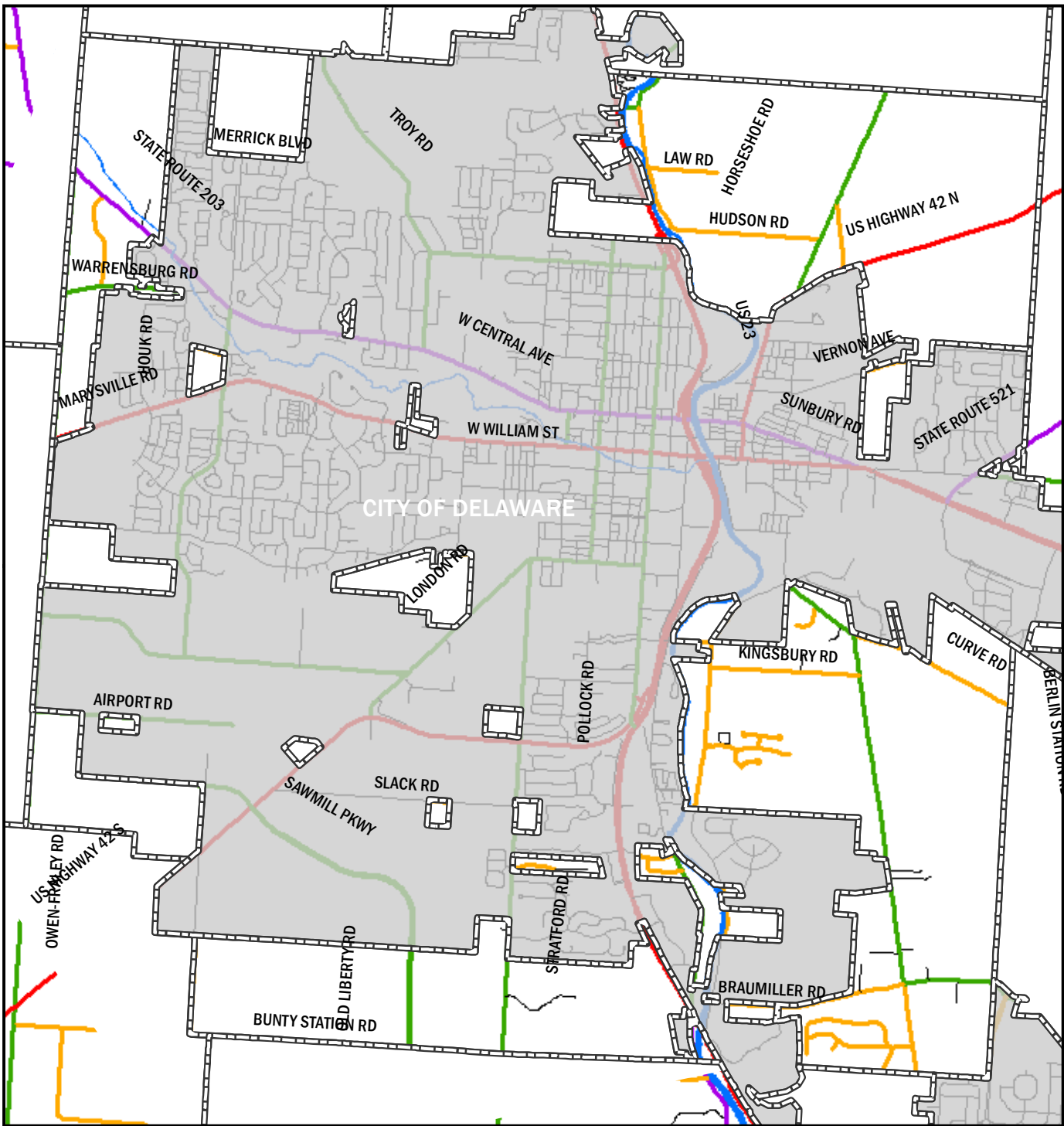
State Route (SR) 37: 0.64 miles of SR 37 passes through Delaware Township on the western side. Though the mileage within the Township is relatively low, the significance of this thoroughfare is not. SR 37 provides the primary route for vehicles travelling from Interstate 71 and the northwest corner of the Township.

United States Route (US) 36: 0.69 miles of SR 36 passes through Delaware Township on the western side as well. US 36 and SR 37 are the same route to the east, and is locally named Sunbury Road. Sunbury Road diverges on the east side of the City of Delaware, where both routes continue west. US 36 veers to the south, while SR 37 veers to the north.. Combined, these routes constitute the primary access routes to the Township in the east and west direction.

State Route (SR) 203: This route is in conjunction with SR 37 by overlapping sections of SR 37.

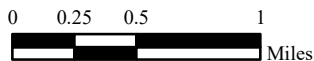
County Roads

Table 8B.1 lists the roads within Delaware Township that fall under the jurisdiction of the Delaware County Engineer's Office. These routes are maintained by Delaware County. See Chapter 8A for more details regarding Delaware County Engineer's Office projects.



Road Classification

Delaware Township



- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal/Other

Township Roads

Township Routes are roadways that fall under the jurisdiction of the Township. These routes are maintained by the Township, meaning the maintenance of these roads is paid for by the Township. Development along these routes may impact the Township's funding if the developments do not generate enough funds for the Township to maintain these roadways.

Private Roads

There are also several roads in the Township that are private roadways, meaning the maintenance of these roadways falls on the property owner. Simultaneously, access on these roads is not open or available to the general public. These roads may be turned over to the public, but only by petition and only if the roadway is constructed to public roadway standards.

Functional Classifications

Delaware Township does not have any roadways with its boundaries that is functionally classified as a Freeway, though one is nearby within the City of Delaware. US 23 within the City of Delaware is classified as a Freeway, but is book-ended outside of those as a Principal Arterial with the bounds of Delaware Township.

Other Principal Arterials within the Township include US 42, Marysville Road (US 36), and Sawmill Parkway. These routes largely signify the major corridors that are used for commuting by residents and local workers. These are also the same routes that nonresidents would use to enter the Township and the City of Delaware, and present opportunities for a gateway to the Township. Minor Arterial roadways in the Township include Bunty Station Road, Liberty Road, London Road, Horseshoe Road, SR 203, and a short segment of Olentangy River Road. These roadways represent the main routes that local traffic takes to travel within Delaware County. Residents in neighboring townships may use these routes to access the City of Delaware, and vice versa.

As routes primarily used by local traffic to access the higher intensity, long distance routes, Major and Minor Collectors serve almost exclusively local traffic. Major Collectors in Delaware Township include: Braumiller Road, Berlin Station Road, Pollock Road, Stratford Road, Curve Road, Warrensburg Road, Hudson Road, and Panhandle Road, as well as a short segment of Houk Road that runs through the Township. Minor Collectors, not substantially different from Major Collectors, consists of only Kinsbury Road, and a short segment of Slack Road that runs through the Township.

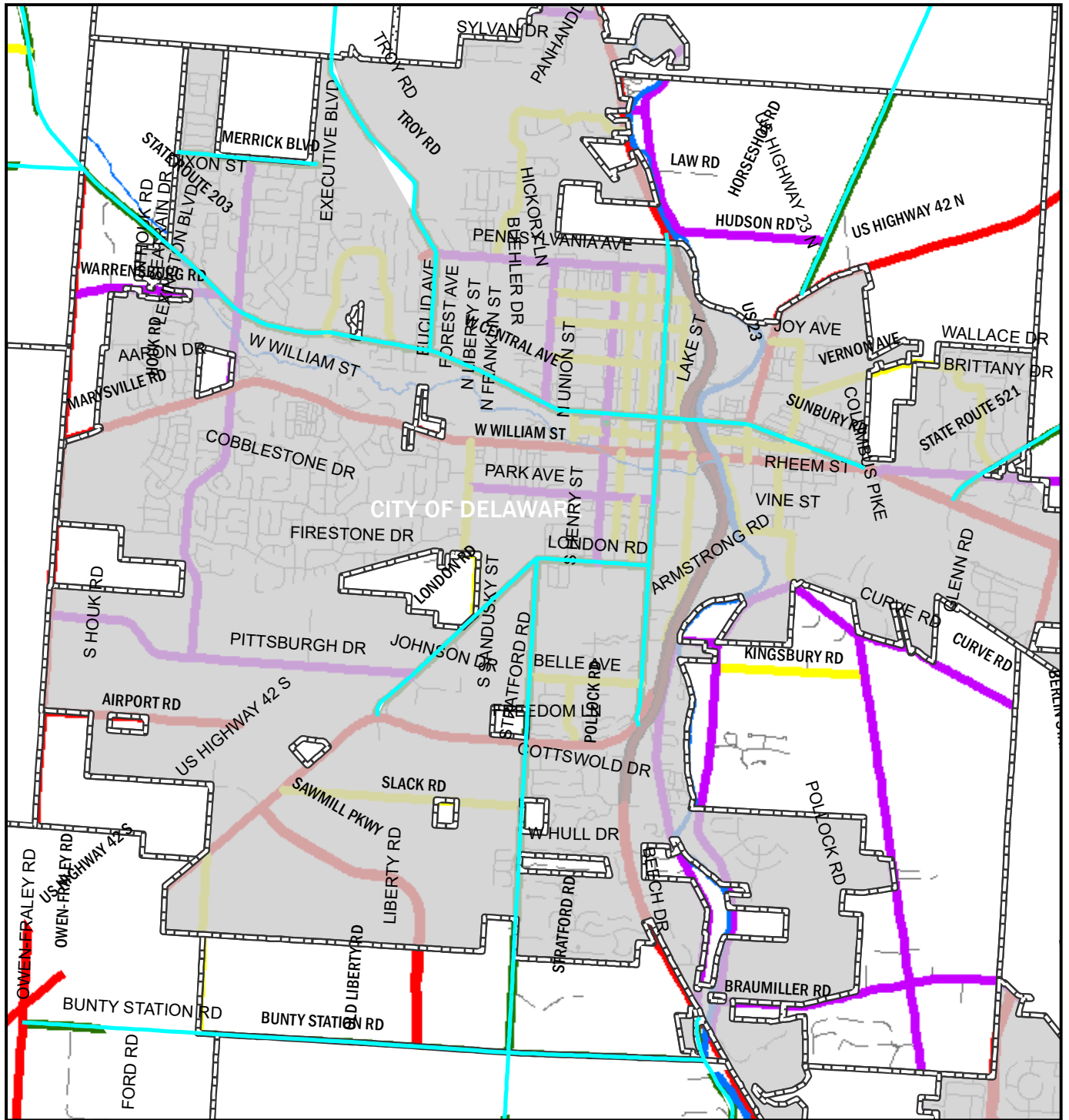
Traffic Counts

The Ohio Department of Transportation maintains a database of traffic counts which are performed through the state's traffic count program, and state and local agencies. Traffic counts provide a snapshot of traffic volumes, and subsequently, potential delays may be. These should be monitored over time to anticipate when a roadway will need improvements.

Delaware Township has very low traffic counts when compared to surrounding areas, especially the City of Delaware. Of the roadways within Delaware Township, the highest

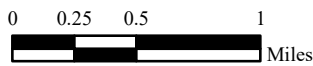
Table 8B.1 County and Township Roadways

Route Number	Local Name	Miles	Lanes	Lane Miles
County Routes				
4 & 287	Stratford Road	0.67	2	1.34
5	South Section Line Road	2.78	2	5.56
9	Liberty Road (From the Township Hall and south)	0.7	2	1.4
9	Liberty Road (North of the Township Hall)	0.17	1	0.17
15	Houk Road	0.17	1	0.17
42	London Road	0.1	1	0.1
84	Bowtown Road	0.04	1	0.04
89	Curve Road (West of Berlin Station Road)	0.43	2	0.86
91	Berlin Station Road	2.33	2	4.66
147	Airport Road	0.44	1	0.44
172	Warrensburg Road	0.62	2	1.24
215	Panhandle Road	0.33	2	0.66
220	Horseshoe Road	1.18	2	2.36
609	Sawmill Parkway	1.05	4	4.2
Total		11.01	-	23.2
Township Routes				
89	Curve Road (East of Berlin Station Road)	0.9	2	1.8
92	Braumiller Road	1.45	2	2.9
93	Glenn Parkway	0.24	2	0.48
101	Pollock Road/Olentangy Avenue	1.33	2	2.66
102	Armstrong Road	0.25	1	0.25
103	Kingsbury Road	0.78	2	1.56
141	Bunty Station Road	2.73	1	2.73
142	Owen-Fraley Road	0.52	2	1.04
146	Slack Road	0.11	1	0.11
216	Hudson Road	1.43	2	2.86
254	Curtis Street	0.33	2	0.66
258	Shortcut Road	0.35	2	0.7
259	Law Road	0.36	2	0.72
266	Vernon Avenue	0.36	2	0.72
313	Homestead Lane	0.51	2	1.02
340	Hull Drive	0.19	2	0.38
348	Greenlawn Drive	0.18	2	0.36
349	Wagner Way	0.24	2	0.48
358	Pollyanna Drive	0.23	2	0.46
856	Royal Dornoch Circle	0.25	2	0.5
976	Covered Bridge Drive	0.52	2	1.04
977	Mid Pines Court	0.06	2	0.12
1230	Maketewah Drive	0.67	2	1.34
1450	Myer's Glen Road	0.18	2	0.36
99824	Riverby Lane	0.48	2	0.96
99825/99826	Church View Way/Church View Court	0.34	2	0.68
99828	Adrian Drive	0.23	2	0.46
Total		15.22	-	27.35



Functional Classification

Delaware Township



- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- Rivers/Lakes/Streams
- Incorporated Area
- Township Boundaries

counts are located along the arterial and collector roadways like US 23, US 42, South Section Line Road, and US 203. As the surrounding areas develop (especially south of Delaware Township), there may potentially be an increase in traffic volumes along the other important routes like Liberty Road, Bunty Station Road, Berlin Station Road, Pollock Road, Horseshoe Road, Curve Road, and Braumiller Road. Traffic volumes on these routes may be able to be kept relatively low by incorporating measures like the connectivity index into future projects.

Road Maintenance & Improvements, and Access Management

Delaware Township roadways, especially the important thoroughfares would benefit from the incorporation of some of the access management principles utilized by ODOT, but not all, and only in selective locations.

Right-in/right-out (RIRO) entrances may be more appropriate on routes like US 42, especially if access can also be obtained from an adjacent roadway. The Township may also want to consider imposing access easements for any future development along any collector or arterial roadway in order to ensure the use of combined drives where appropriate, such as all commercial, industrial, or office uses.

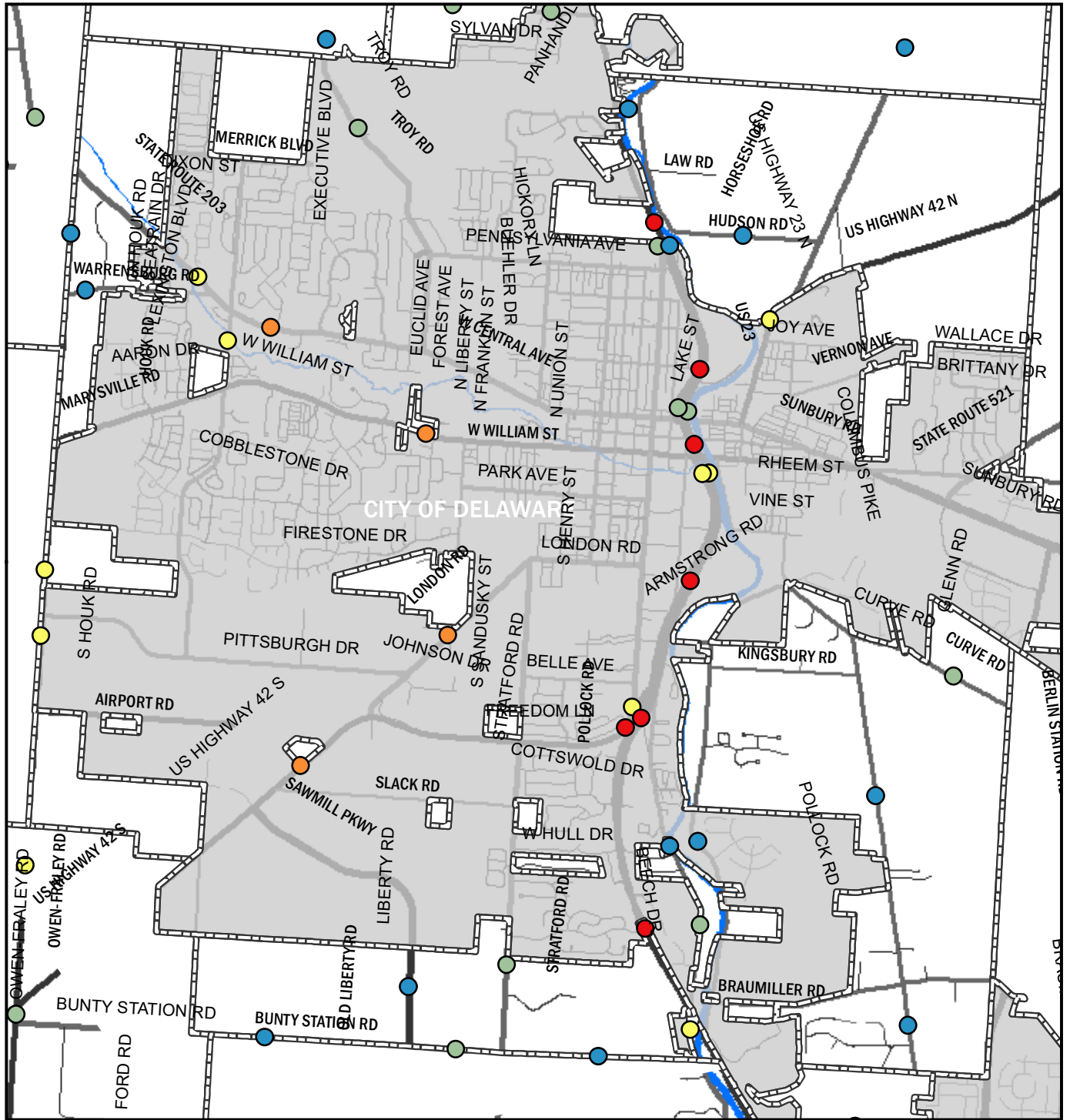
Delaware County Engineer Projects (2020)

The Delaware County Engineer's Office maintains a list of planned projects and the particular status of the project's phase. As of December 2021, eight projects are in either the planning or engineering phases in Delaware Township. No projects are in the construction phase.

1. South Section Line Road (National Lime & Stone to US 36) - Minor Widening; Planning Phase;
2. Liberty Road and Bunty Station Road (300 feet in all directions) - Planning Phase;
3. Stratford Road over Beecher Run repairs (1 miles north of US 23) - Bridge Rehabilitation; Planning Phase;
4. Berlin Station Road (Curve Road to Braumiller Road) - Minor Widening; Planning Phase;
5. Byxbe Road, Phase 2 (SR 521 to US 42) - New Road; Planning Phase;
6. Byxbe Road, Phase 3 (US 42 to Horseshoe Road) - New Road; Planning Phase;
7. Byxbe Road, Phase 4 (Horseshoe Road to US 23) - New Road; Planning Phase;
8. Sawmill Parkway Extension, Phase G (South Section Line Road to West of US 42) - New Road; Engineering Phase;
9. Berlin Station Road, Phase 1A (Intersection of Berlin Station Road and Braumiller Road) - Engineering Phase; and
10. Curve Road and Berlin Station Road (1/8 mile in all directions) - Engineering Phase.

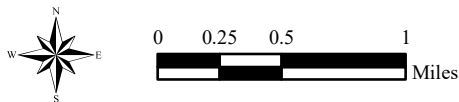
Metropolitan Transportation Plan (MTP)

MORPC's Metropolitan Transportation Plan includes several recommended projects in Delaware Township as well. These projects are purely recommended, and have yet to obtain any funding or feasibility studies or planning.



Traffic Counts

Delaware Township



Annual Average Daily Traffic (AADT)

- 370 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 40,000

1. Merrick Parkway—An extension of Merrick Parkway to run from Troy Road to US 23;
2. US 42 from South Section Line Road to US 23—Minor Widening to add turn lanes;
3. Veterans Parkway—New Road from US 23 to US 36/SR 37;
4. Northeast Bypass around the City of Delaware—US 36/SR 37 to the Byxbe Road Phase 3 project that it is in Planning with the Delaware County Engineer’s Office;
5. Glenn Parkway—Major Widening from Curve Road to US 36/SR 37;
6. Glenn Parkway—New Road Extension from Curve Road to Berlin Station Road;
7. US 23 and SR 315—Intersection Modifications;
8. Olentangy Trail from Chapman Road to William Street—Stand-along Bicycle or pedestrian pathway; and
9. US 23 south of the City of Delaware—Operations improvements.

Bikeways

No dedicated bike lanes exist in the township, and the only roadside multi-use path in the Township is along the short segment of Sawmill Parkway. Other roads, however, are known to be used by cycling enthusiasts: Pollock Road , Berlin Station Road, Curve Road, Bunty Station Road, and Warrensburg Road. No other paths, sidewalks, or recommended bike routes are included within Delaware Township.

Future Roads - The Thoroughfare Plan

The 2001 Delaware County Thoroughfare Plan recommended several new roads in Delaware Township, some of which have already been completed. Sawmill Parkway, Sections of Houk Road, a section of Merrick Boulevard have all been constructed as part of the 2001 Thoroughfare Plan.

Some projects are still not completed though. Houk Road was originally intended to extend from Pittsburgh Drive to Hills-Miller Road, and Merrick Boulevard is meant to extend from South Section Line Road to another proposed roadway which would connect Glenn Road to County Home Road in Brown Township. Glenn Road was also planned to extend further south to Cheshire Road, and another road was planned to extend from US 42 at US 23 to the intersection of Glenn Road and Curve Road.

These proposed roads have yet to receive any funding or planning, and may never be completed. Completion of the roadways, however, may help keep the current traffic levels on the existing Township roadways by providing alternate routes.

Transit

The Delaware Area Transit Authority (DATA) did offer both fixed service and demand response transit services, though they have discontinued the fixed route service as on 2020, and there are currently no indications that they will resume. Additionally, DATA operates a route to a park and ride facility in Worthington. However, that route has also been suspended through March 31st, 2022. There are no indications that service will be expanded.

Chapter 9A

Utilities

Delaware County

General

Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the Delaware County real estate market. As a county with multiple jurisdictions, utilities are managed by separate entities. Delaware County provides sanitary sewer to much of the southern half of the county. Municipalities can also provide sewer to unincorporated areas, but typically only as with contractual conditions. Del-Co water provides water service throughout most of the unincorporated areas, as well as in some villages. Stormwater management is required by Delaware County.

Water

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

Supply

There is generally good water pressure for domestic use and fire protection throughout the County. Del-Co Water utilizes water from the Olentangy River, Alum Creek Reservoir, and from the Scioto River utilizing a raw water line in Liberty Township. Wells along the Kokosing River in



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

Knox County provide additional supply. The water is pumped to upground reservoirs in Orange Township (800 million-gallon capacity) and Liberty Township (1.6 billion-gallon capacity). Raw water is purified at the Alum Creek, Old State Road, and State Route 315 treatment plants, and then pumped to a network of elevated storage tanks with 12.5 million gallons capacity.

With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. Although planning for future growth, such as a new upground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable centralized water is not currently a constraining factor to growth of the

Township. There is adequate water capacity for human consumption and population growth in the Township. The demands for lawn sprinkling systems, however, can quickly tax capacity in dry spells. As a result, Del-Co has a year-round, three days per week restriction on lawn watering.

Water Lines

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

Sanitary Sewer

Until lands have access to public sanitary sewer, they must use septic systems and leach fields for sewage disposal. In 2016/2017, the County Commissioners updated the 2004 Facilities Master Plan for the County. The service areas shown in Figure 23 were updated based on recent development pressure and service area amendments.

Policy Implications for Land Use - County Sewer

1. The County Commissioners' sewer user policy is "first come, first served." The County Sanitary Engineer does not police the densities of land uses using the sewer.
2. It is up to the township to determine the density of population by zoning. If the township zones land in sewer service areas for higher densities than the average density based upon residual sewer capacity, there may be "holes" in the sewer service area without sewer capacity.

Stormwater Management

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

Chapter 9B

Utilities

Delaware Township

The character of Delaware Township's future development depends largely on the development of the sanitary sewer system. As centralized sewer becomes available, development pressure will increase as landowners and speculative developers see the potential of increased residential densities and land use options. In planning for the future, it is important to know where anticipated new service areas will be and what the capacity is for any future facilities.

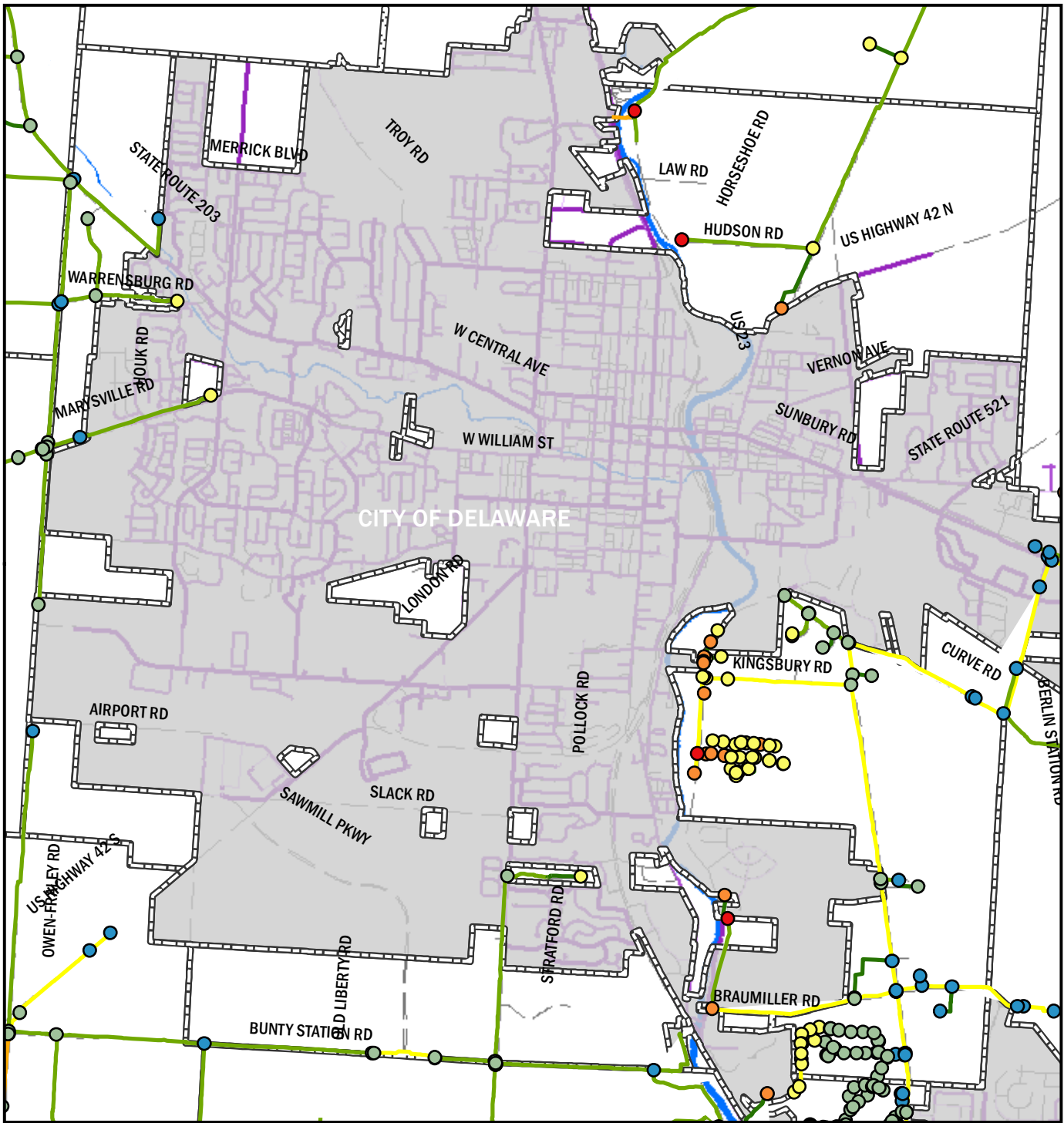
Water

Supply & Pressure

There are three water towers which serve the pressure zones that are within Delaware Township, and none are within the Township's boundaries. The southern and eastern tiers are pressurized from a water tower just outside of the City of Delaware in Berlin Township, the western edges of the Township are pressurized by a water tower east of Ostrander in Scioto Township, and the north eastern area falls within the pressure zone of the water tower located on Leonardsburg Road in Brown Township.

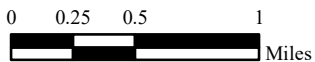
The resulting water pressures in the township, based on hydraulic modelling estimates, varies between 49 pounds per square inch (PSI) and 120 PSI, with an average pressure of about 75.6 PSI. For reference, the typical range of water pressures which serve a home seems to vary between 40 or 50 PSI to around 60 to 80 PSI. The water pressures actually experienced within the home, however, can vary depending on a multitude of factors such as the actual level of water in the water tower, if there is a pressure regulator set within the home, if other sources of water are being used within the home, and if other sources of water are being used in other homes.

For example, water pressure may be reduced during peak hours of usage. If usage exceeds the pump's rate, water will be used from within the water tower. As the water level within the tower falls, so does the water pressure within the water mains. Acceptable water pressure may be an issue into the future without improvements made to the existing system if the Township sees accelerated development. Improvements which may prevent the loss of water pressure include an additional water tower, upgraded water pumps with a higher pump rate, and the use of low flow appliances which utilize less water and subsequently affect the water pressure more minimally.



Water Lines

Delaware Township



Pressure Points (PSI)	Del-Co Pipes	City of Delaware Pipes
● 49-65	— 0" - 2"	— 0" - 2"
● 65-75	— 3" - 5"	— 3" - 5"
● 75-85	— 6" - 8"	— 6" - 8"
● 85-95	— 9" - 24"	— 9" - 24"
● 95-115	— 25" - 54"	— 25" - 54"

Water Mains

Most of the mains serving the Township are six or eight inch mains, which are primarily located on the southeastern part of the Township. The remainder of the Township is served by 4-inch water mains or less. With the Township being largely served by 4-inch mains or less, any significant development may need to upgrade the pipe sizes before developing. Map 9B.1 shows the location and diameter of water lines in the township, as well as the water lines within the City of Delaware, and the theoretical water pressure points based on hydraulic models.

Sanitary Sewer

Existing Service Areas

The Delaware County Regional Sewer District currently does not have lines or service areas with Delaware Township. Currently, all properties within the Township are treated with on-site treatment systems , or on rare occasion, City of Delaware sewer service. A property can obtain sewer service from the City of Delaware, but is usually required to annex.

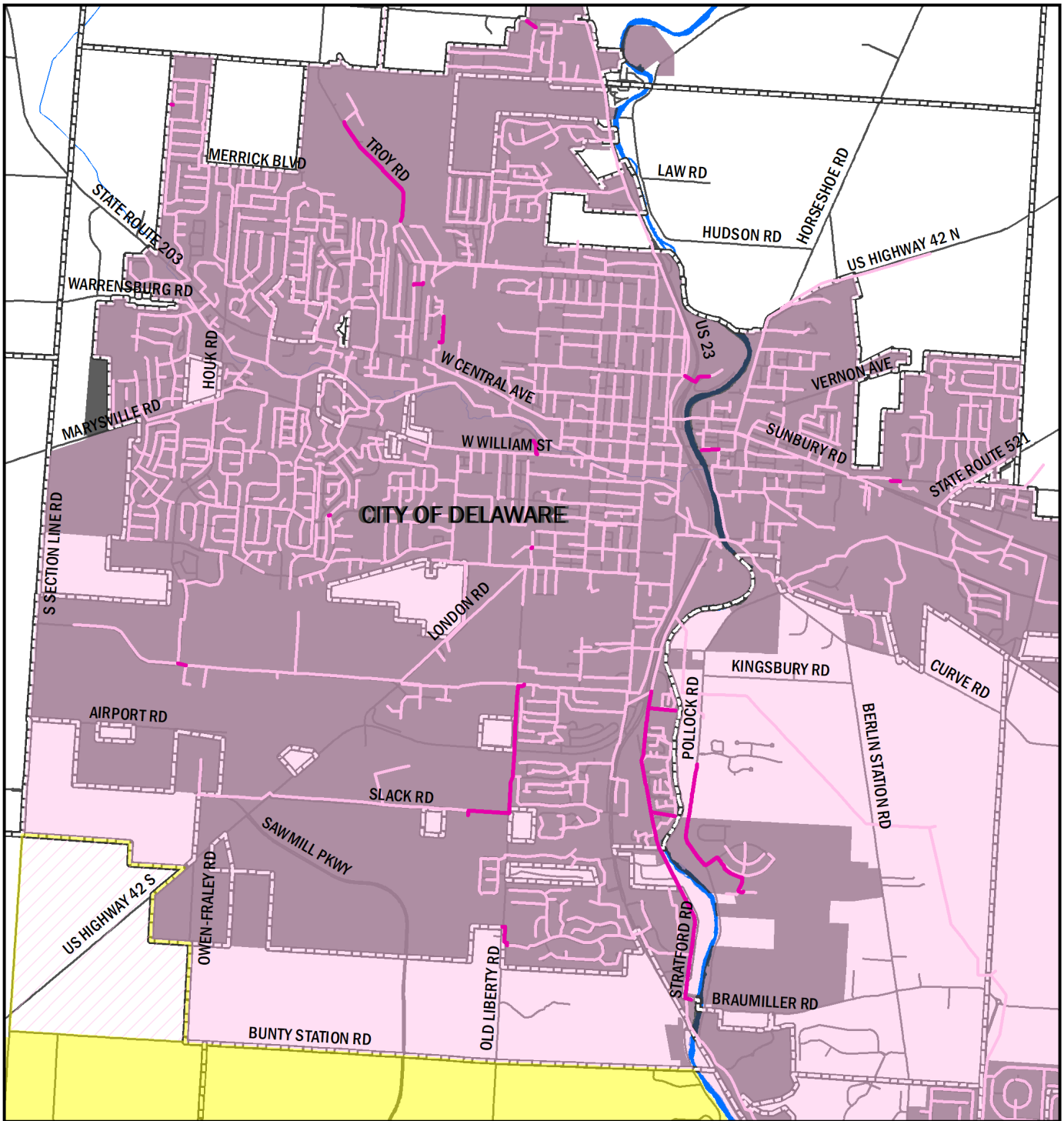
Neither the County Sanitary Engineer, nor the City of Delaware can regulate the densities of land uses based on the availability of sewer. However, existing and planned township densities listed in the Comprehensive Plans are used when planning for future sewer extensions or capital improvements. An area zoned to be higher density may be deemed as a higher priority for the expansion of sewer service compared to areas that are zoned for lower densities. Similarly, while rare, the County Sanitary Engineer and City of Delaware can deny service based on a lack of capacity.

Future Service Areas

The Delaware County Sanitary Engineer updated the Sanitary Sewer Master Plan in February of 2017. The master plan utilizes existing development and zoning to determine potential future needs in terms of the expansion of sewer infrastructure. Historically, Delaware Township has maintained an emphasis on low density zoning, forcing a lower priority for sewer facility expansion.

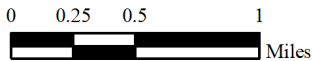
An agreement was made between the Delaware County Regional Sewer District and the City of Delaware in 2008 delineating service areas for each jurisdiction. By agreement, the City of Delaware is authorized to provide sewer services to the southeastern, southern, and western part of the Township, and can require annexation for services. The northeastern part of the Township does explicitly dictate which jurisdiction can provide service. Just outside of the Township's boundaries in the southwest, in Liberty Township, is a small area where either County can provide service, but only by written agreement from the City of Delaware. Across the western edge of the Township's boundaries in Scioto Township, the agreement is that the City will provide sewer, but will not require annexation.

The agreement runs in perpetuity, but can always be modified by agreement of both parties. Similarly, the Township may want to pursue its own agreement with the City of Delaware in order to find a compromise where the City would provide sewer services without annexation in order to preserve Township lands.



Sanitary Sewer Lines

Delaware Township



Sanitary Service Areas

- DCRSD (Annexation Not Required)
- City of Delaware (Annexation Required)
- City/County Agreement Area

City of Delaware

- Force Mains
- Gravity Lines

DCRSD

- Force Mains
- Gravity Lines

More detailed information regarding the Delaware County Sanitary Sewer Master Plan, or the agreement between the Delaware County Regional Sewer District and the City of Delaware, can be obtained by contacting the Delaware County Regional Sewer District.

Electric & Natural Gas

American Electric, Consolidated Electric and Ohio Edison provide electric service to Delaware Township; Map 9B.3 shows the service areas. American Electric provides service to the vast majority of the Township, with only small segments on the east and west Township boundaries receiving service from Consolidated Electric, and small areas on the western boundary receiving service from Ohio Edison. Two high-voltage powerlines cross Delaware Township; one in the north/south direction just west of Liberty Road, and the other in an east/west direction between Kingsbury Road and Braumiller Road.

Two gas companies have service lines running through the Township: Columbia Gas, and Suburban Natural Gas. These lines are shown on the Electric, Gas, and Cellular Infrastructure map. Columbia Gas operates a line which runs from a facility in the City of Delaware towards the east, while Suburban Natural Gas has several lines that run along Berlin Station Road, and through fields in a north/south direction in the northeast part of the Township.

Telecommunications/Cellular

There are 8 antennas within the boundaries of the Township that are registered, and several others within the City of Delaware. The eight antenna structures that are on the list within the Township are listed in Table 9B.1 below.

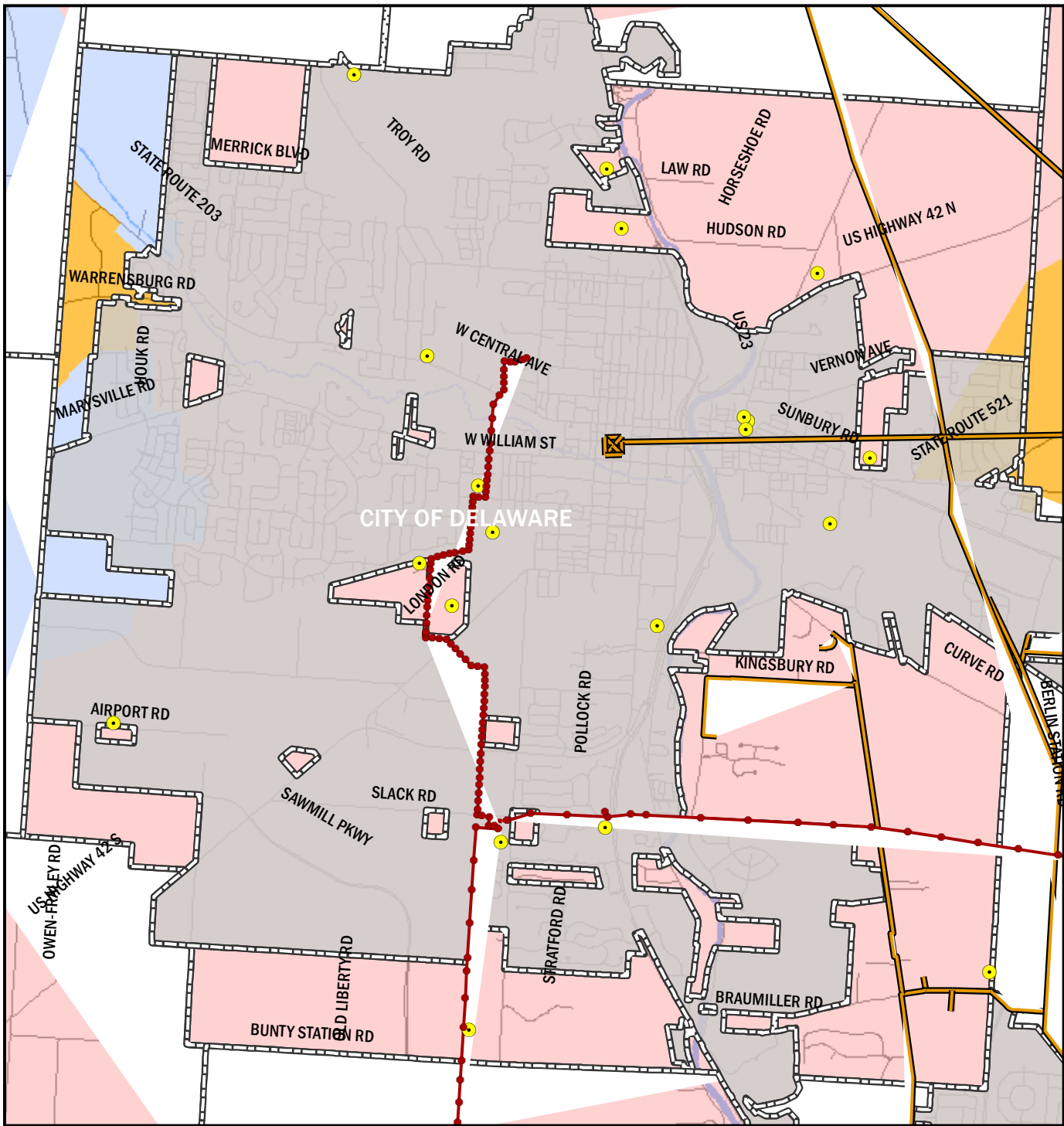
Table 9B.1 Antenna Towers within Delaware Township

Registration	Date	Height (feet)	Owner	Address
1009841	12/9/1996	82.3	Radio Delaware, Inc.	501 Bowtown Rd
1015652	9/16/2008	52.0	Consolidated Electric Coop., Inc	1126 Horseshoe Rd
1217414	12/6/2005	60.9	Spectrasite Communications, LLC	2187 Berlin Station Rd
1240582	11/11/2010	45.4	STC, LLC	462 Curtis St
1247024	3/24/2009	57.9	Towerco Assets, LLC	953 South St
1247337	2/25/2005	73.2	Delaware County, dba 911 Center	1251 US 23 North
1256513	4/16/2012	48.8	SBA Monarch Towers II, LLC	3192 Liberty Rd
1272794	1/27/2010	57.6	Towerco Assets, LLC	755 US 23 North

Storm Water Management

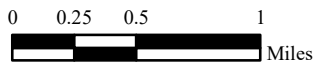
Projects on maintenance with Delaware County Soil and Water Conservation District include those ditches that have been improved since 1957 and subdivisions platted since July 1998, petitioned to and accepted by the County Commissioners for maintenance.

The projects currently on drainage maintenance in Delaware Township are listed in Table 9B.2.



Utilities

Delaware Township



- Antenna Structure Registrars
- AEP Powerpoles
- AEP Powerlines
- Gasline
- American Electric Power
- Consolidated Electric Co.
- Ohio Edison

Table 9B.2 Drainage Maintenance Projects in Delaware Township

Project	Parcel Number/Subdivision	Address
Talley	41924001045000	2590 Liberty Road
Gwinner #262	41914004001000	2160 Berlin Station Road
	41914001009000	Berlin Station Road
	41914012901000	Railroad Right-of-Way
	41914001005007	1631 Berlin Station Road
	41914001005006	1627 Berlin Station Road
	41914001005003	1601 Berlin Station Road
	41914001004000	1573 Berlin Station Road
	41914001003000	Berlin Station Road
	41914001002000	Berlin Station Road
	41914002003000	1544 Berlin Station Road
	41914002004000	
Sugar Run	51941003003000	US 42 North
	51941003005000	US 42 North
The Woods of Dornoch, Sections 2, 3, 4, and 5		
Dornoch Estates, Section 3		
Riverby Estates, Sections 2, 3, and 4		
The Condos at Riverby		

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Chapter 10A

Community Facilities

Delaware County



General

Community Facilities can include a number of items that create quality of life in a community. These facilities are usually public, but may represent other features that bring value to the community, such as historic sites. Based upon the complexity of local government, ownership and responsibility of these facilities can include township, county, municipal, and other organizations. This chapter is by no means exhaustive.

Schools (post K-12)

Delaware Area Career Center (DACC)

Delaware City and County boards of education established the Joint Vocational School in 1974 as a career/technical school to offer specific career training to Delaware County residents. The center, now called the Delaware Area Career Center, provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. The North campus is located at 1610 S.R. 521, Delaware. The DACC is combining programs into one campus at 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708.

Columbus State

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

Effect of Land Use Planning on School Planning

(This section applies to local public schools) When schools become overcrowded due to rapid growth, there may be a call for growth controls, or limitations on residential building permits (moratoriums). A series of 1970s cases regarding growth rate limitations, the most famous of which is *Golden v. Ramapo* (1972), suggested that communities could control growth to allow new infrastructure to be built at a reasonable, attainable rate. Where upheld, moratoriums

have been temporary, based on a critical shortage of a basic community service. Cities and villages in Ohio have home rule authority which “provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth” (Meck and Pearlman).

Since townships do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to monitor critical facilities in making zoning decisions. While a decision cannot be based on any one facility, a township can consider a totality of factors when making a decision to rezone property.

Libraries

County residents can obtain a library card at any of the following libraries.

The Delaware County District Library has its downtown library at 84 E. Winter Street, Delaware, and branch libraries in the City of Powell at 460 S. Liberty Street, the Village of Ostrander at 75 N. 4th Street, and Orange Township at 7171 Gooding Boulevard. The District Library employs 98 people, or 68.75 full-time equivalents. Its annual budget is approximately \$6.7 million, which is used for staff salaries and materials, maintenance, and operating expenses. 66% of the budget comes from a local property tax, 30% is generated from state income tax through the Public Library Fund, and the remaining 4% comes from grants, donations, investment earnings, and fees.

There are 126,000 residents in the Delaware District Library service area and 71,000 registered borrowers (borrowers can be outside of the district). The Library’s service district comprises all of Delaware City, Olentangy Local, and Buckeye Valley Local School Districts (except the portion in Oxford Township), and portions of Centerburg, Elgin Local, Dublin, and Johnstown-Monroe Local School District that are in Delaware County. Currently, the District has 327,000 print volumes. The Library also offers millions of additional materials through digital resources and resource sharing programs like the Central Library Consortium and SearchOhio.

Ohio Wesleyan University, Beeghley Library is located at 43 University Avenue, Delaware and extends borrowing privileges to all residents of Delaware County.

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

Hospitals

Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Some services have relocated to the future site of the Grady campus at the northeast corner of U.S. 23 and OhioHealth Boulevard. Grady competes with northern Franklin County Hospitals, such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann’s in Westerville. Medical uses would be well suited for areas near the I-71 Interchange, along 36/37, and along Sawmill Parkway.

Chapter 10B

Community Facilities

Delaware Township

Introduction

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



Delaware Township Hall, 2590 Liberty Road, Delaware

Local School Districts

Delaware Township's primary education needs are served by three local school districts: Buckeye Valley School District, Delaware City School District, and Olentangy School Districts. Details on these school districts are located in Chapter 10C, while the school district boundaries are shown in Map 10B.1.

Playgrounds and Parks

Delaware Township has a couple of options regarding playground and park facilities whether those are public, quasi-public, or private. Information regarding playground and park facilities in Delaware Township can be found in *Chapter 11: Open Space and Recreation*.

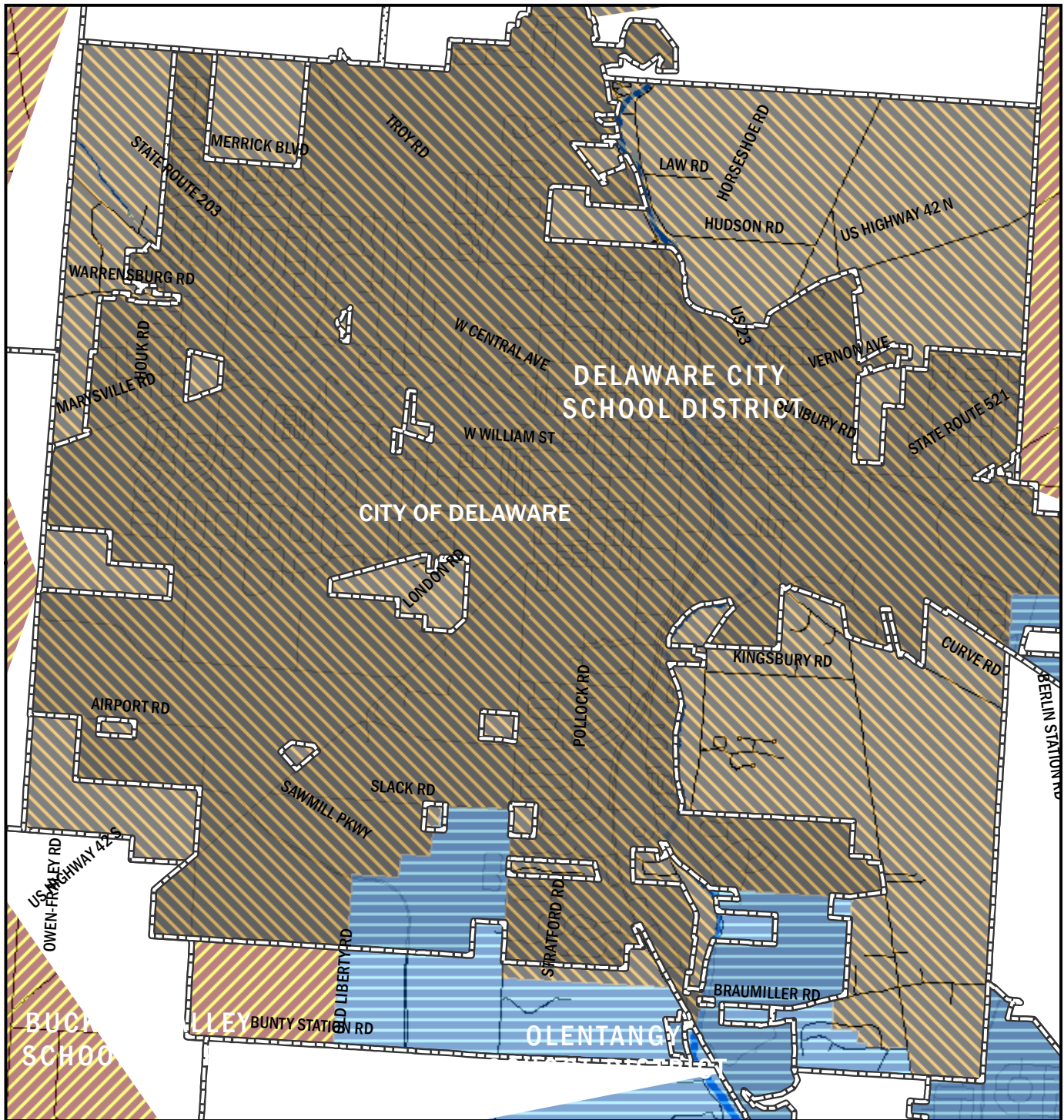
Churches and Cemeteries

No cemeteries were located within the Township to identify for possible preservation. However, Four churches were identified within Delaware Township using the Delaware County Auditor's Office data. Three of these are of the Christian denomination, while the fourth is a Hindu temple; they are as follows:

- **A Vedic Temple:** 820 Pollock Road;
- **Delaware Christian Church:** 2280 Marysville Road;
- **Eastside Church of Christ:** 1375 Curve Road; and
- **Highpoint Nazarene Church:** 795 Pollock Road.

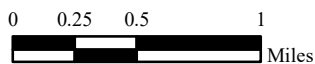
Libraries

The Township is served primarily by the Delaware County District Library which has four locations throughout the County: The Delaware Main Library, the Orange Branch Library, the Ostrander Branch Library, and the Powell Branch Library. The closest branch for residents to



School District

Delaware Township



- Buckeye Valley School District
- Delaware City School District
- Olentangy School District
- Local Roads
- Rivers/Lakes/Streams
- Township Boundaries
- Incorporated Area

access is the Main Library which is located at 84 East Winter Street. The library district also has a Community and Family Outreach Services Department which will bring all materials available for circulation to schools, daycares, and senior living communities through the library's Bookmobile and Homebound services. They are also supporters of 'little free library' programs for residents who are interested in supporting an installation on their property.

Another option for Township residents for library services is Ohio Wesleyan University's Beeghly Library. The University's library extends borrowing privileges to all residents of Delaware County.

Medical Care

A missing component of community services within Delaware Township is the lack of medical care facilities. There are no hospitals, urgent care, or clinic facilities within Delaware Township, however, there are four primary options nearby that are able to serve the emergency medical needs of the Township's residents. Two of these facilities are located within the City of Delaware, while the other two and slightly further south on US 23. They are as follows:

- **OhioHealth Grady Memorial Hospital:** 561 West Central Avenue;
- **OhioHealth Delaware Medical Campus:** 801 OhioHealth Boulevard;
- **Mount Carmel Lewis Center:** 7100 Graphics Way; and
- **Lewis Center Close to Home:** 7853 Pacer Drive.

Only the OhioHealth Delaware Medical Campus is not equipped for emergency services.

Delaware County Sheriff's Office

Delaware Township has seen a steady reduction in criminal and other incident activities. Table 10B.1 shows the breakdown of incidents by year in Delaware Township, according to the 2020 Delaware County Sheriff's Office Annual Report.

Delaware Township has an overall crime rate of about 5.99 incidents per 100 people. This means that for every 100 people living in the Township, 5.99 incidents have occurred. In 2018, over half of the total incidents were traffic stops, but in 2020, only about 36% of the overall incidents were traffic stops.

While most incidents have decreased in the reported 3-year span, a few incident categories have increased: Breaking and Entering, Stolen Vehicle, Suspicious Person/Vehicle, Sex Offense, and Domestic. No significant development has occurred within this 3-year span with which to attribute these increases.

Tri Township Fire Department

Fire Protection is provided by the Tri Township Fire Department which serves Delaware Township, Brown Township, and Troy Township. The Tri Township Fire Station is currently located at 495 Sunbury Road, but will be relocating further down Bowtown Road in Brown Township. The new location will support the Fire Department's plans for expansion, and will include room for a County EMS unit.

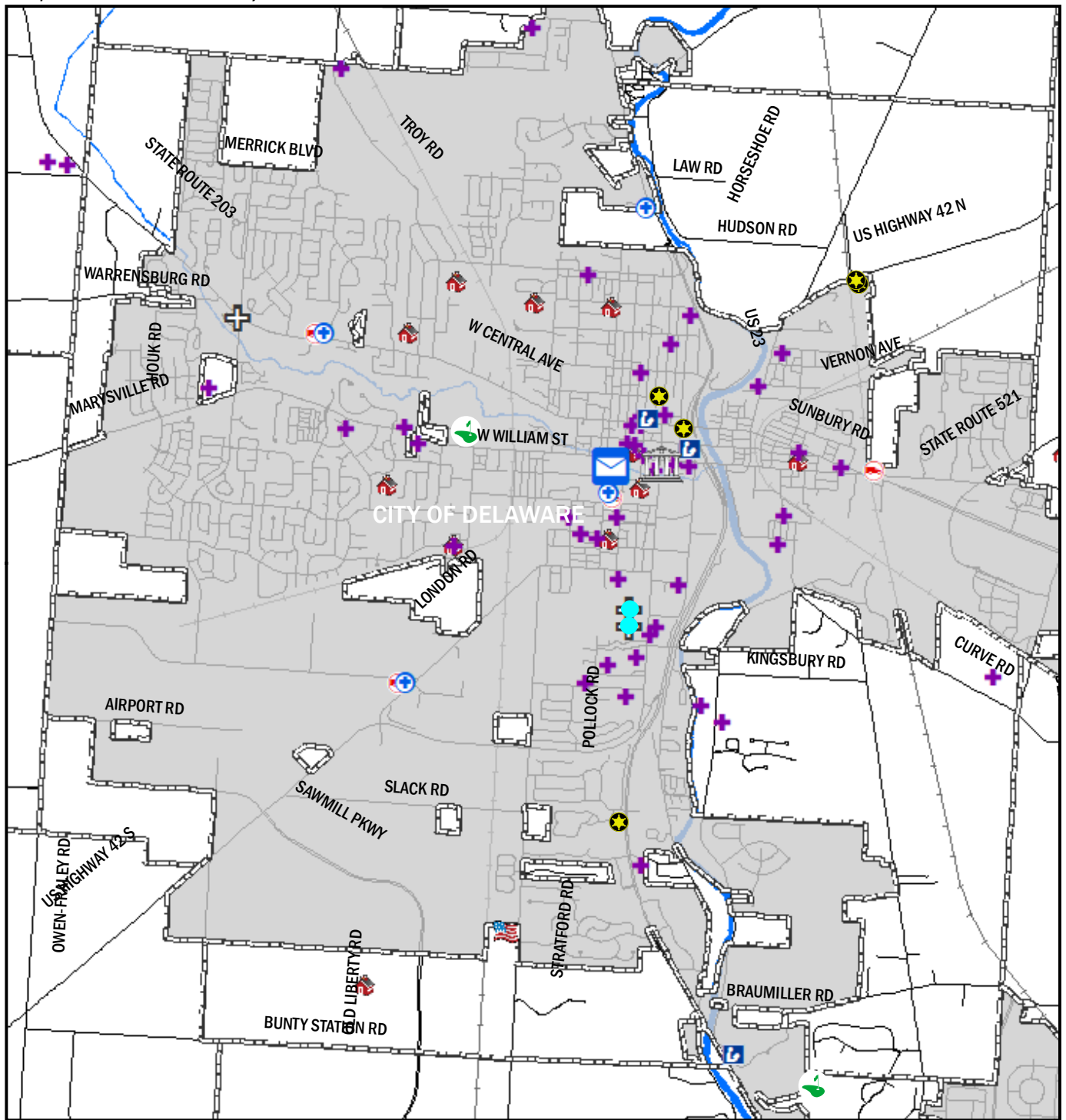
While the Tri Township Fire Department is the primary fire department serving Delaware Township, The City of Delaware will also serve areas of Delaware Township where they may be able to respond more quickly than Tri Township.

Other Community Facilities

Among the “official” community facilities listed in this chapter, the township is in possession of the Township Hall, located at 2590 Liberty Road, which is used by the Township for a number of community events and meetings. The hall is also available for the community to rent for private events, and neighbors the Township’s only fully public park, John Young Park.

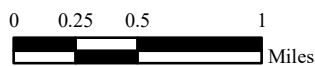
Table 10B.1 Criminal and Incident Activity in Delaware Township (DCSO 2020 Annual Report)












Category	Number of Incidents					
	2018	2019	% Change (2018-2019)	2020	% Change (2019-2020)	% Change (2018-2020)
Animal Call	5	4	-20.0%	1	-75.0%	-80.0%
Breaking and Entering	2	0	-100.0%	5	-	150.0%
D.O.A.	3	3	0.0%	1	-66.7%	-66.7%
Drug/Narcotic	1	2	100.0%	1	-50.0%	0.0%
Drunk	1	1	0.0%	0	-100.0%	-100.0%
Forgery/Bad Check	3	1	-66.7%	0	-100.0%	-100.0%
Harassment/Threats	4	2	-50.0%	4	100.0%	0.0%
Juvenile-Unruly/Runaway	6	7	16.7%	1	-85.7%	-83.3%
Mental Health Crisis	2	2	0.0%	2	0.0%	0.0%
Missing Person	0	2	-	2	0.0%	-
Stolen Vehicle	1	0	-100.0%	3	-	200.0%
Suicide Attempt	4	7	75.0%	6	-14.3%	50.0%
Suspicious Activity	0	1	-	1	0.0%	-
Suspicious Person/Vehicle	5	2	-60.0%	12	500.0%	140.0%
Theft from Vehicle	2	1	-50.0%	1	0.0%	-50.0%
Theft of Credit Card/Number	3	1	-66.7%	0	-100.0%	-100.0%
Theft of Identify	2	5	150.0%	1	-80.0%	-50.0%
Theft/Larceny	13	10	-23.1%	9	-10.0%	-30.8%
Traffic Stop	97	68	-29.9%	46	-32.4%	-52.6%
Vandalism	2	1	-50.0%	2	100.0%	0.0%
Vandalism to Vehicle	0	2	-	1	-50.0%	-
Assault	1	3	200.0%	0	-100.0%	-100.0%
Rape	0	0	-	0	-	-
Sex Offense	1	1	0.0%	4	300.0%	300.0%
Burglary and In-Progress	2	4	100.0%	2	-50.0%	0.0%
Domestic	12	14	16.7%	22	57.1%	83.3%
Shooting	0	0	-	1	-	-
Total	172	144	-16.3%	128	-11.1%	-25.6%
2020 Population	2,138					
Incidents per 100 People	5.99					



Community Facilities

Delaware Township



-  Golf Courses
-  Police Station
-  Township Hall
-  City/Village Hall
-  EMS Station
-  Fire Stations
-  Library
-  Post Office
-  Cemeteries
-  churches
-  Schools

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Chapter 10C

Major Delaware County School Districts

Big Walnut School District

The Big Walnut Local School District is situated in the southeastern part of Delaware County, with its boundaries all being east of I-71. The district’s boundaries fall either completely or partially in several Townships: Genoa, Harlem, Berkshire, Trenton, Kingston, and Porter. The district also completely includes the Villages of Sunbury and Galena.

Big Walnut Enrollment

Enrollment over the last 10 years has slightly increased. The school district saw a massive increase of 37.13% in 2013-2014, only to be followed by a 27.66% decrease in 2017-2018 before tapering off then somewhat increasing to its current number.

Figure 26. Overall Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	3,831	
American Indian	-	-
Asian or Pacific Islander	54	1.4%
Black, Non-Hispanic	48	1.2%
Hispanic	146	3.8%
Multiracial	142	3.7%
White, Non-Hispanic	3,437	89.7%
Students with Disabilities	395	10.3%
Economic Disadvantage	641	16.7%
Limited English Proficiency	51	1.3%

Source: Ohio Department of Education, 2020-2021

Figure 28. Historical School-Year Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K – 4	1,213	1,485	1,530	1,574	1,616	1,568	1,530	1,574	1,616	1,568
5 – 8	1,058	1,120	2,358	2,458	2,521	2,479	1,130	1,149	1,212	1,196
9 – 12	950	920	946	933	941	963	964	1,030	1,060	1,121
Pre-K – 12	3,221	3,525	4,834	4,965	5,078	5,010	3,624	3,753	3,888	3,885
Ungraded	<10	<10	<10	<10	<10	<10	0	0	<10	0
G. Total	3,221	3,525	4,834	4,965	5,078	5,010	3,624	3,753	3,888	3,885
Change		+9.44%	+37.13%	+2.71%	+2.26%	-1.34%	-27.66%	+3.56%	+3.60%	-0.08%

Source: Ohio Department of Education, September 2021

Big Walnut continued

Student and Teacher Performance Metrics

The Ohio Department of Education performs an annual evaluation of local school districts based on a Performance Index and a number of Indicators. Due to the COVID-19 pandemic, the full indicators for each grade 2019-2020 were unavailable. The following figures illustrate the Big Walnut Local Schools' academic rankings by component. Big Walnut Local Schools' grades were across the board, with the strongest components being in "Progress" and "Graduation Rate", and the weakest components being in "Prepared For Success."

In addition to the Student Performance Grades, the Ohio Department of Education does a profile on the educators for the district. The educators for Big Walnut Local Schools are relatively experienced, and are on the higher end when compared to some of the other school districts (specifically, Buckeye Valley School District, Delaware City Schools, and Olentangy Local School District) in Delaware County. However, the salary, attendance rate, and percentage of educators with a Masters' Degree is at median-to-above-average compared with the other school districts.

District Financial Information

The Big Walnut District reported a 2021 total revenue of approximately \$48.4 million, including approximately \$33.8 million in local revenue and approximately \$10.4 million in state revenue. For the District Spending Per Pupil, the total was approximately \$30.9 thousand, with the highest categories being Operating Spending Per Pupil, and State and Local Funds.

Figure ##. Performance Grades

Component	Grade
Achievement	C
Graduation Rate	A
Progress	A
Gap Closing	B
Improving At-Risk K-3 Readers	C
Prepared for Success	D

Source: Ohio Department of Education, 2018-2019

Figure ##. Educator Information

Informational Metric	Value
Attendance Rate (%)	94
Salary (Average)	69,345
Years of Experience (Average)	13
w/ a Bachelors' Degree (%)	99.6
w/ a Masters' Degree (%)	64.2

Source: Ohio Department of Education, 2020-2021

Figure ##. Source of Funds

Source	District	State Total
Local	\$33,759,990	\$10,445,025,000
State	\$10,364,328	\$10,766,602,000
Federal	\$2,221,272	\$2,390,865,000
Other	\$2,018,571	\$1,703,394,600
Rev. Total	\$48,364,161	\$25,305,886,600

Source: Ohio Department of Education, 2020-2021

Figure ##. District Spending Per Pupil

Category	Spending per Pupil
Operating Spending Per Pupil	\$10,292
Classroom Instruction	\$6,962
Non-Classroom Spending	\$3,329
Federal Funds	\$307
State and Local Funds	\$9,984
Total	\$30,874

Source: Ohio Department of Education, 2020-2021

Buckeye Valley School District

The Buckeye Valley School District is situated in the northern and western parts of Delaware County, reaching north into Morrow County and west into Union County. The district’s boundaries cover over 200 square miles and include all of Oxford, Marlboro, and Radnor, most of Scioto and Concord, and about half of Kingston, Troy, and Thompson Townships. The district also completely includes the Villages of Ashley and Ostrander. All data contained herein was obtained from the Ohio Department of Education’s data for the 2020/21 school year, unless otherwise noted.

Enrollment

Enrollment over the last 10 years has declined overall. Between the 2011/12 school year and the 2020/21 school year, the district lost 186 students (7.9%). While not immediately concerning, the decrease may be due to an increasing amount of acreage annexing and redistricting for residential development purposes.

Current enrollment indicates that Buckeye Valley is weighted towards elementary school enrollment with almost 50% of the student population in grade 5 or below. The student base is also predominately white, non-Hispanic at nearly 90% of the total enrollment. Providing educational opportunities for the disabled and providing resources for economically disadvantaged students may be a challenge, with more than 1 in 10 students having a disability or being

Figure 26. Overall Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	2158	
American Indian	-	-
Asian or Pacific Islander	23	1.1%
Black, Non-Hispanic	11	0.5%
Hispanic	60	2.8%
Multiracial	136	6.3%
White, Non-Hispanic	1928	89.3%
Students with Disabilities	296	13.7%
Economic Disadvantage	414	19.2%
Limited English Proficiency	0	0%

Source: Ohio Department of Education, 2020-2021

Figure 28. Historical School-Year Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K – 5	1,080	1,018	973	922	926	910	954	975	1,041	1,023
6–8	563	560	576	568	573	541	519	513	484	453
9 – 12	719	713	723	693	680	706	737	714	734	700
Ungraded	0	0	0	0	0	0	0	0	0	0
Total Enroll.	2,362	2,291	2,272	2,183	2,179	2,157	2,210	2,202	2,259	2,176
Change		-3.0%	-0.8%	-3.9%	-0.2%	-1.0%	-2.5%	-0.4%	2.6%	-3.7%

Source: Ohio Department of Education, September 2021

Buckeye Valley continued

disadvantaged economically. To protect student identities, some of the reported data may not add up to or equal 100%, or reflect exact comparisons with other metrics.

Student and Teacher Performance Metrics

The Ohio Department of Education performs an annual evaluation of local school districts based on a Performance Index and a number of Indicators, but due to the COVID-19 pandemic, the full indicators for each grade 2019-2020 were unavailable. The following figures illustrate the Buckeye Valley School District's academic rankings by component. The Buckeye Valley School District's grades varied, with the strongest component being in "Graduation Rate", and the weakest component being in "Prepared for Success."

In addition to the Student Performance Grades, the Ohio Department of Education does a profile on the educators for the district. The educators for the Buckeye Valley School District are highly experienced and are on the higher end when compared to some of the other school districts (specifically, Delaware City Schools, Big Walnut Local School District, and Olentangy Local School District) in Delaware County. Aside from the percentage of educators with a Masters' Degree and salary, both of which are on the lower end, every other informational metric is right around is the same with the other school districts.

Current Facilities

The district maintains four academic facilities:

- **Buckeye Valley Local High**, 901 Coover Road, Delaware;
- **Buckeye Valley Local Middle**, 683 Coover Road, Delaware;
- **Buckeye Valley East Elementary**, 522 E. High Street, Ashley; and
- **Buckeye Valley West Elementary**, 61 N. 3rd Street, Ostrander.

Financial Information

The Buckeye Valley Local School District reported a 2020/21 total revenue of approximately \$30.9 million. The revenues are heavily supported by local funds with \$20.9 million in local revenue, while State and Federal contributions total approximately \$8.5 million. The District's spending per pupil was \$11,280. The majority of those expenses come from classroom instruction costs.

Figure ##. Performance Grades

Component	Grade
Achievement	C
Graduation Rate	A
Progress	B
Gap Closing	B
Improving At-Risk K-3 Readers	C
Prepared for Success	D

Figure ##. Educator Information

Informational Metric	Value
Attendance Rate	95.4%
Salary (Average)	\$65,671
Years of Experience (Average)	16
w/ a Bachelors' Degree	99.3%
w/ a Masters' Degree	43.5%

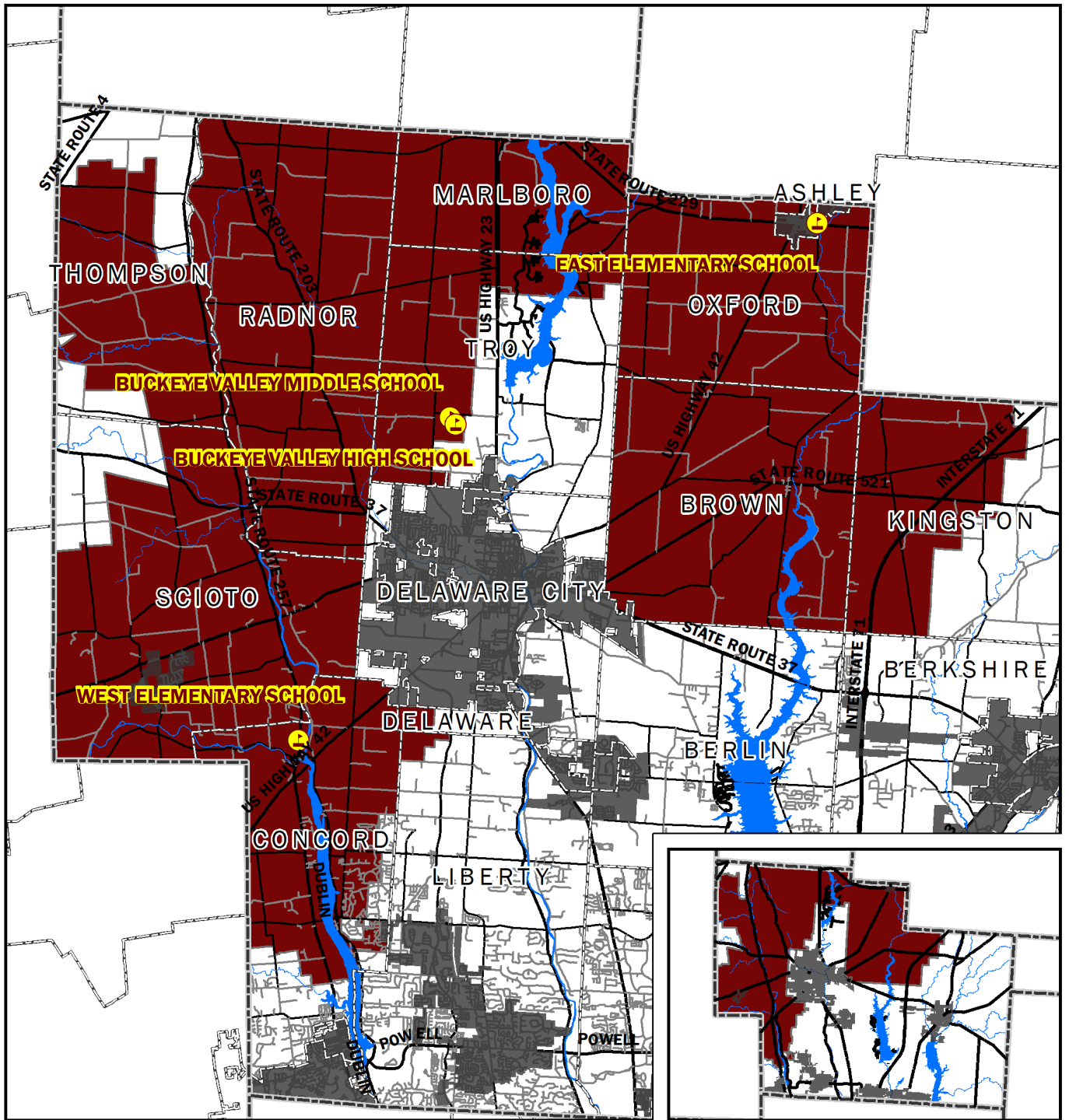
Figure ##. Title

Source	District	State Total
Local	\$20,903,992	\$10,445,025,000
State	\$6,768,727	\$10,766,602,000
Federal	\$1,718,783	\$2,390,865,000
Other	\$1,510,701	\$1,703,394,600
Rev. Total	\$30,902,203	\$25,305,886,600

Figure ##. District Spending Per Pupil

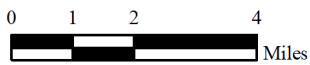
Category	Spending per Pupil
Operating Spending Per Pupil	\$11,280
Classroom Instruction	\$7,421
Non-Classroom Spending	\$3,859
Federal Funds	\$307
State and Local Funds	\$9,984
Total	\$30,874

Source: Ohio Department of Education, 2020-2021



Buckeye Valley School District

Delaware County



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

-  Schools
-  Buckeye Valley School District
-  Rivers/Lakes/Streams
-  Incorporated Area
-  Township Boundaries
-  County Boundaries

Delaware City School District

The Delaware City School District is centrally located in the County, covering the City of Delaware, the majority of Troy Township, and most of Delaware Township; covering just over 36 square miles. All data contained herein was obtained from the Ohio Department of Education’s data for the 2020/21 school year, unless otherwise noted.

Enrollment

Enrollment over the last 10 years has remained relatively constant. There was a small jump in enrollment in the 2012/13 school year, but the school district lost that increase in the 2014/15 school year. Since that time, enrollment has been gradually increasing until the 2020/21 school year which saw a loss of 6.8% of the student body. That reduction largely appeared to be across all grade ranges.

Current enrollment indicates that the Delaware City School District has a distribution of students that is heavily weighted among the elementary schools with almost half of the District’s student body.

The student base is also predominately white, non-Hispanic (though less than other school districts in Delaware County) at nearly 80% of the total enrollment. Funding educational opportunities for the disabled and providing resources for economically disadvantaged students is a major factor for the district, with 16% of the student body having a disability, and 23% being disadvantaged economically. To protect student identities, some of the reported data may

Figure 26. Overall Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	5,296	
Native American	-	-
Asian or Pacific Islander	23	0.4%
Black, Non-Hispanic	228	4.3%
Hispanic	397	7.5%
Multiracial	431	8.1%
White, Non-Hispanic	4,217	79.6%
Students with Disabilities	850	16.0%
Economic Disadvantage	1,219	23.0%
Limited English Proficiency	125	2.4%

Source: Ohio Department of Education, 2020-2021

Figure 28. Historical School-Year Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K – 5	2,681	2,776	2,767	2,685	2,708	2,727	2,736	2,750	2,727	2,500
6 – 8	1,178	1,238	1,304	1,255	1,257	1,210	1,279	1,303	1,336	1,242
9 – 12	1,391	1,441	1,480	1,408	1,427	1,595	1,573	1,611	1,615	1,562
Ungraded	0	0	0	0	0	0	20	18	12	0
Total Enroll.	5,250	5,455	5,551	5,348	5,392	5,532	5,608	5,682	5,690	5,304
Change		3.9%	1.8%	-3.7%	0.8%	2.6%	1.4%	1.3%	0.1%	-6.8%

Source: Ohio Department of Education, September 2021

Delaware continued

not add up to or equal 100%, or reflect exact comparisons with other metrics.

Student and Teacher Performance Metrics

The Ohio Department of Education performs an annual evaluation of local school districts based on a Performance Index and a number of Indicators. Due to the COVID-19 pandemic, the full indicators for each grade 2019-2020 were unavailable. The following figures illustrate the Delaware City School District academic rankings by component. The Delaware City's School District's grades varied. The strongest components were "Progress" and "Gap Closing", and the weakest components being "Improving At-Risk K-3 Readers" and "Prepared for Success."

In addition to the Student Performance Grades, the Ohio Department of Education does a profile on the educators for the district. Educators for the Delaware City School District have an average of 8 years of experience. Salaries are above some of the rural school districts like the Buckeye Valley and Big Walnut School Districts. Educators in this school district are highly educated. All educators have attained a Bachelor's Degree, and the majority have attained a Master's Degree.

Financial Information

The Delaware City Local School District reported a 2020/21 total revenue of approximately \$72.0 million. The revenues are heavily supported by local funds with \$40.4 million in local revenue, while State and Federal contributions total approximately \$27.6 million. The District's spending per pupil was \$9,895. The majority of those expenses come from classroom instruction costs.

Current Facilities

The district maintains seven academic facilities (attendance in parenthesis):

- **David Smith Elementary School (385)**, 355 North Liberty Street, Delaware;
- **Ervin Carlisle Elementary School (547)**, 746 State Route 37 West, Delaware;
- **James Conger Elementary School (389)**, 10 Channing Street, Delaware;
- **Laura Woodward Elementary School (483)**, 200 South Washington Street, Delaware;
- **Robert F. Schultz Elementary School (696)**, 499 Applegate Lane, Delaware;
- **John C. Dempsey Middle School (1,242)**, 599 Pennsylvania Avenue, Delaware;
- **Rutherford B. Hayes High School (1,562)**, 289 Euclid Avenue, Delaware; and
- **Willis Education Center (Administrative Offices)**, 74 West William Street, Delaware.

Figure ##. Performance Grades

Component	Grade
Achievement	C
Graduation Rate	B
Progress	A
Gap Closing	A
Improving At-Risk K-3 Readers	D
Prepared for Success	D

Figure ##. Educator Information

Informational Metric	Value
Attendance Rate	95.8%
Salary (Average)	\$71,092
Years of Experience (Average)	8
w/ a Bachelors' Degree	100.0%
w/ a Masters' Degree	69.7%

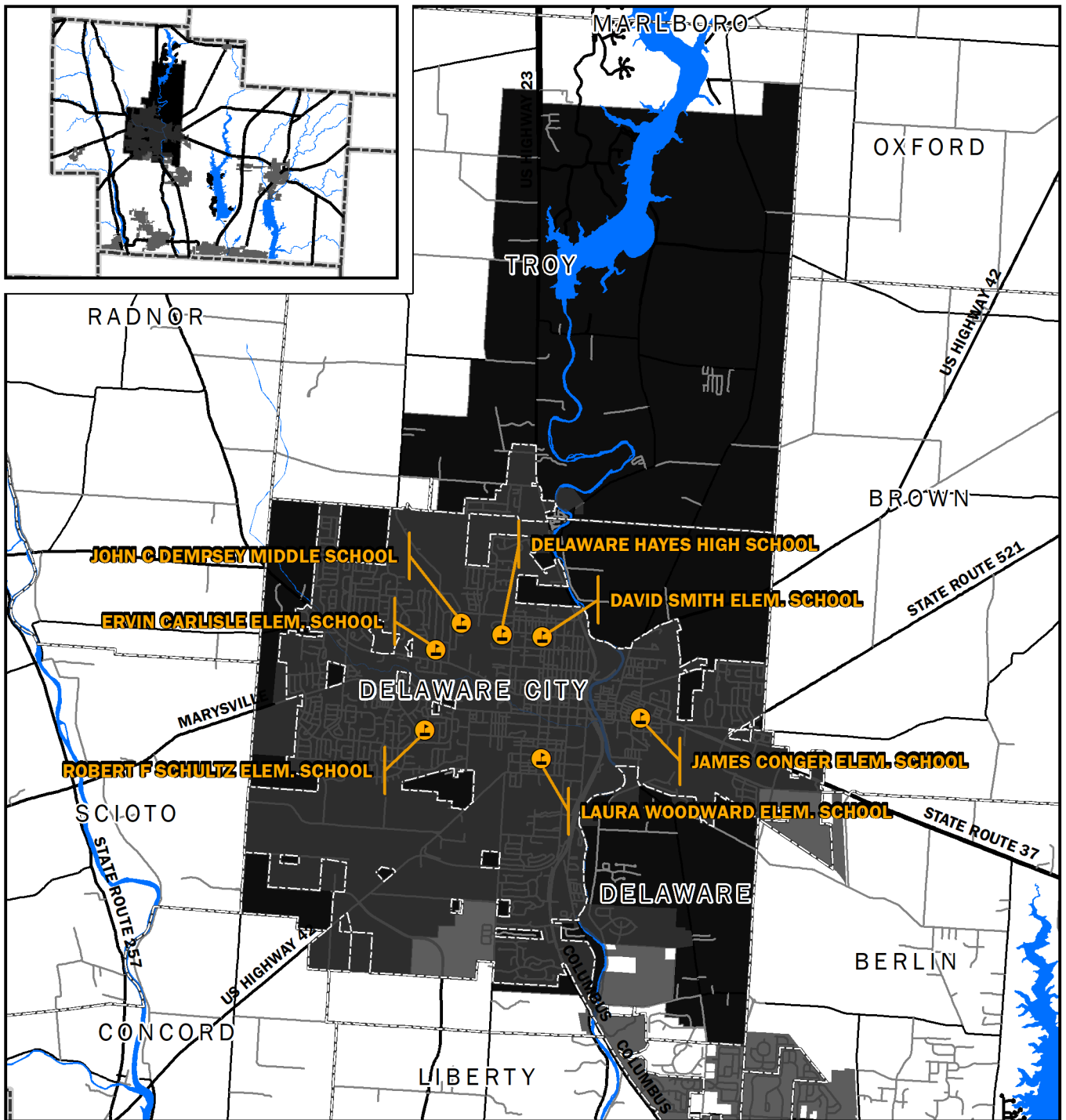
Figure ##. TITLE

Source	District	State Total
Local	\$40,421,050	\$10,445,025,000
State	\$23,076,608	\$10,766,602,000
Federal	\$4,598,360	\$2,390,865,000
Other	\$3,939,078	\$1,703,394,600
Rev. Total	\$72,035,096	\$25,305,886,600

Figure ##. District Spending Per Pupil

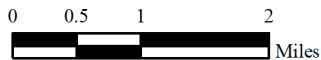
Category	Spending per Pupil
Classroom Instruction	7,252
Non-Classroom Spending	2,643
Federal Funds	541
State and Local Funds	9,353
Total	9,895

Source: Ohio Department of Education, 2020-2021



Delaware City School District

Delaware County



- Delaware City Schools
- Delaware City School District
- Rivers/Lakes/Streams
- Incorporated Area
- Township Boundaries
- County Boundaries

Prepared by: Delaware County Regional Planning Commission (740-833-2260)
 www.dcrpc.org (3/5/2021)

Olentangy School District

The Olentangy Local School District is located entirely within Delaware County, situated primarily in the southern and central parts of Delaware County which have developed rapidly. The district's boundaries includes all of Berlin, Orange, and Liberty Townships, and some of Genoa, Berkshire, Concord, and Delaware Townships. The district also includes the City of Powell and parts of the Cities of Columbus and Delaware.

Enrollment

Unlike some of the other school districts in Delaware County, enrollment over the last 10 years has generally increased every year. Increases in student enrollment has mostly been between 3 and 4%, year-over-year. However, in the 2018/19 school year, enrollment increases slowed to between 2 and 3%, and actually declined in the most recent year of data (2020/21 school year). Despite the recent minor decline, enrollment is anticipated to increase due to the significant residential development pressures in the Olentangy School District boundaries.

Current enrollment indicates that the Olentangy City School District has a distribution of students that is heavily weighted among the elementary schools with almost half of the District's student body enrolled in grades K through 5. The enrollment skew towards elementary aged school kids may indicate a growing number of younger families within the school district in general.

The student base is also predominately white, non-Hispanic (though less than other school districts in Delaware County) at nearly 70% of the total enrollment. Funding educational opportunities for the disabled and providing resources for economically disadvantaged students is far less of an issue than other districts in Dela-

Figure 26. Overall Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	21,963	
Native American	-	-
Asian or Pacific Islander	3,503	15.9%
Black, Non-Hispanic	963	4.4%
Hispanic	912	4.2%
Multiracial	1,352	6.2%
White, Non-Hispanic	15,233	69.4%
Students with Disabilities	2,878	13.1%
Economic Disadvantage	1,297	5.9%
Limited English Proficiency	768	3.5%

Source: Ohio Department of Education, 2020-2021

Figure 28. Historical School-Year Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K – 5	8,963	9,037	9,151	9,344	9,316	9,441	9,646	9,963	10,187	9,871
6 – 8	3,898	4,165	4,413	4,589	4,832	5,021	5,141	5,083	5,099	5,082
9 – 12	4,202	4,511	4,753	5,111	5,511	5,857	6,184	6,512	6,794	6,956
Ungraded	0	0	12	0	0	12	25	11	0	0
Total Enroll	17,063	17,716	18,329	19,044	19,659	20,331	20,996	21,569	22,080	21,909
Change		3.8%	3.5%	3.9%	3.2%	3.4%	3.3%	2.7%	2.4%	-0.8%

Source: Ohio Department of Education, September 2021

Olentangy continued

ware County, with 13% of the student body having a disability, and only 6% being disadvantaged economically. To protect student identities, some of the reported data may not add up to or equal 100%, or reflect exact comparisons with other metrics.

Student and Teacher Performance Metrics

The Ohio Department of Education performs an annual evaluation of local school districts based on a Performance Index and a number of Indicators. Due to the COVID-19 pandemic, the full indicators for each grade 2019-2020 were unavailable. The following figures illustrate the Olentangy Local School District's academic rankings by component. The Olentangy Local School District's grades were high, with three areas receiving "A" ranks: "Graduation Rate", "Progress", and "Gap Closing." There was only one weakest component that received a "C" rank: "Improving At-Risk K-3 Readers."

In addition to the Student Performance Grades, the Ohio Department of Education does a profile on the educators for the district. The educators for the Olentangy Local School District's have—on average—12 years of experience, and are highly educated. All Olentangy School District educators have received a Bachelor's Degree, and over 75% have received a Master's Degree. The combination of experience and educational attainment lend to the higher average salary when compared to other districts, at \$78,584.

Financial Information

The Olentangy Local School District reported a 2021 total revenue of approximately \$285.5 million, including approximately \$199.3 million in local funds and approximately \$34.3 million in state funds. For the District Spending Per Pupil, the total was \$10,521.

Current Facilities

The district maintains 25 academic facilities (attendance in parenthesis):

- **Alum Creek Elementary School (540)**, 2515 Parklawn Drive, Lewis Center;
- **Arrowhead Elementary School (706)**, 2385 Hollenback Road, Lewis Center;
- **Cheshire Elementary School (739)**, 2681 Gregory Road, Delaware;
- **Freedom Trail Elementary School (598)**, 6743 Bale Kenyon Road, Lewis Center;
- **Glen Oak Elementary School (675)**, 7300 Blue Holly Drive, Lewis Center;
- **Heritage Elementary School (696)**, 679 Lewis Center Road, Lewis Center;
- **Indian Springs Elementary School (577)**, 3828 Home Road, Powell;
- **Johnnycake Corners Elementary School (719)**, 6783 Falling Meadows Drive, Galena;

Figure ##. Performance Grades

Component	Grade
Achievement	B
Graduation Rate	A
Progress	A
Gap Closing	A
Improving At-Risk K-3 Readers	C
Prepared for Success	B

Figure ##. Educator Information

Informational Metric	Value
Attendance Rate (%)	95.8%
Salary (Average)	\$78,584
Years of Experience (Average)	12
w/ a Bachelors' Degree (%)	100%
w/ a Masters' Degree (%)	78.3%

Figure ##. Title

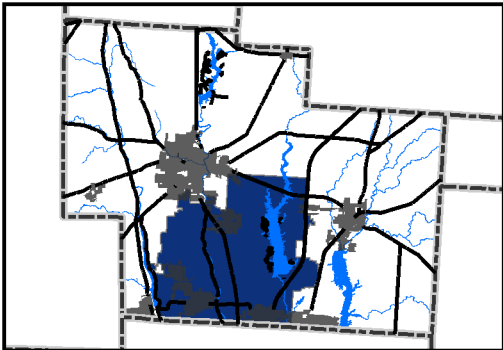
Source	District	State Total
Local	\$199,267,760	\$10,445,025,000
State	\$34,338,924	\$10,766,602,000
Federal	\$12,358,249	\$2,390,865,000
Other	\$39,601,900	\$1,703,394,600
Rev. Total	\$285,566,833	\$25,305,886,600

Figure ##. District Spending Per Pupil

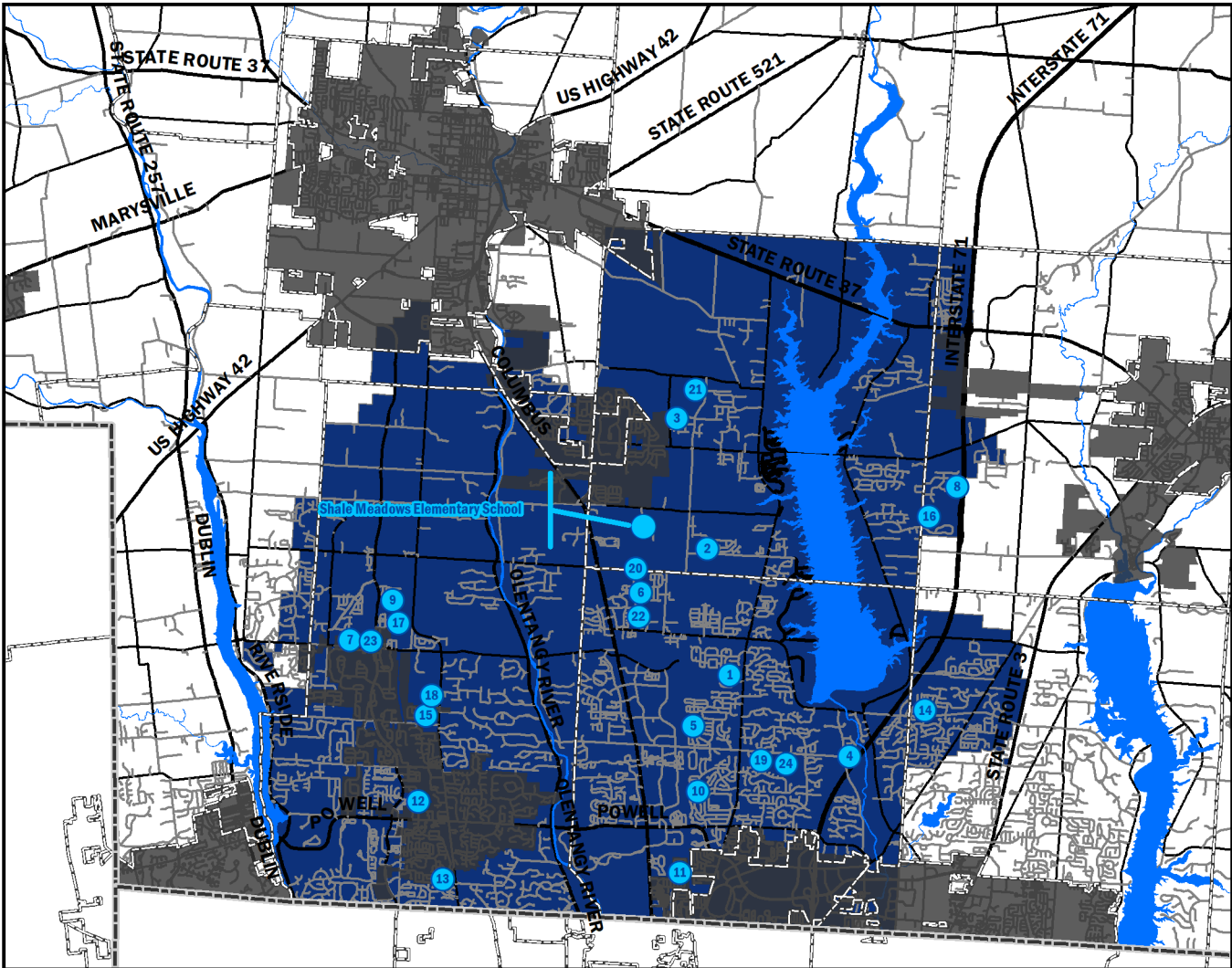
Category	Spending per Pupil
Classroom Instruction	\$7,929
Non-Classroom Spending	\$2,592
Federal Funds	\$297
State and Local Funds	\$10,242
Total	\$10,521

- **Liberty Tree Elementary School (586)**, 6877 Sawmill Parkway, Powell;
- **Oak Creek Elementary School (676)**, 1256 Westwood Drive, Lewis Center;
- **Olentangy Meadows Elementary School (712)**, 8950 Emerald Hill Drive, Lewis Center;
- **Scioto Ridge Elementary School (590)**, 8715 Big Bear Avenue; Powell;
- **Tyler Run Elementary School (655)**, 580 Salisbury Drive, Powell;
- **Walnut Creek Elementary School (666)**, 5600 Grand Oak Boulevard, Galena;
- **Wyandot Run Elementary School (736)**, 2800 Carriage Road, Powell;
- **Berkshire Middle School (1,139)**, 2869 South Three B's & K Road, Galena;
- **Olentangy Hyatts Middle School (889)**, 6885 Sawmill Parkway, Powell;
- **Olentangy Liberty Middle School (988)**, 7940 Liberty Road, Powell;
- **Olentangy Orange Middle School (1,067)**, 2680 East Orange Road, Lewis Center;
- **Olentangy Shanahan Middle School (999)**, 814 Shanahan Road, Lewis Center;
- **Olentangy Berlin High School (1,451)**, 3140 Berlin Station Road, Delaware;
- **Olentangy High School (1,516)**, 675 Lewis Center Road, Lewis Center;
- **Olentangy Liberty High School (1,979)**, 3584 Home Road, Powell; and
- **Olentangy Orange High School (2,010)**, 2480 East Orange Road, Lewis Center

The Olentangy School District also opened a new elementary school in the 2021/22 school year. Shale Meadows Elementary School is located at 4458 North Road. Data regarding the Olentangy School District did not include any information from Shale Meadows Elementary School, as the school is too new to have been included in any of the tabulated information.



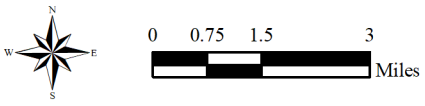
Label	School	Label	School
1	Alum Creek Elementary School	13	Tyler Run Elementary School
2	Arrowhead Elementary School	14	Walnut Creek Elementary School
3	Cheshire Elementary School	15	Wyandot Run Elementary School
4	Freedom Trail Elementary School	16	Berkshire Middle School
5	Glen Oak Elementary School	17	Olentangy Hyatts Middle School
6	Heritage Elementary School	18	Olentangy Liberty Middle School
7	Indian Springs Elementary School	19	Olentangy Orange Middle School
8	Johnnycake Corners Elementary School	20	Olentangy Shanahan Middle School
9	Liberty Tree Elementary School	21	Olentangy Berlin High School
10	Oak Creek Elementary School	22	Olentangy High School
11	Olentangy Meadows Elementary School	23	Olentangy Liberty High School
12	Scioto Ridge Elementary School	24	Olentangy Orange High School



Olentangy School District

Delaware County

- Schools
- Olentangy School District
- Rivers/Lakes/Streams
- Incorporated Area
- Township Boundaries
- County Boundaries



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
 www.dcrpc.org (3/5/2021)

Chapter 11A

Open Space

Delaware County



Introduction

The Ohio Revised Code acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. ORC 519.02 states that the trustees may regulate by [zoning] resolution “sizes of yards, courts, and other open spaces ... the uses of land for ... recreation.” ORC 711 states that “a county or regional planning commission shall adopt general rules [subdivision regulations] ... to secure and provide for ... adequate and convenient open spaces for ... recreation, light, air, and for the avoidance of congestion of population.”

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

The Subdivision and Site Design Handbook (David Listokin and Carole Walker, 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research) is considered a planner’s bible for many accepted standards in subdivision review. The chapter on open space and recreation relates the following critical functions of open space:

- Preserving ecologically important natural environments
- Providing attractive views and visual relief from developed areas
- Providing sunlight and air
- Buffering other land uses
- Separating areas and controls densities
- Functioning as a drainage detention area
- Serving as a wildlife preserve
- Providing opportunities for recreational activities
- Increasing project amenity
- Helping create quality developments with lasting value

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

Open Space Defined

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

“Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site’s natural amenities.”

Land Area Guidelines

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

Listokin and Walker note that: “Ideally, the [NRPA] national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales.”

Location of Open Space Parcels

The authors note what has been the subject of many debates in the developing parts of the County, namely that: “Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents. The authors suggest that “No general standard can specify the amount of open space that should remain undeveloped: a determination will depend on the particular development site.”

Recommendations at Build-Out

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

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

Greenways

An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man-made landscaped paths, and trails. These can be placed along drainage ways, creeks, sewer easements, and portions of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat or create new habitat through plantings and creative use of stormwater retention and detention facilities. Instead of afterthoughts in the design and planning process, they should be viewed as opportunities to improve the value of the development and link developments.

NRPA Recreational Standards

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

Figure 35. NRPA Recommended Standards for Local Developed Open Space

Component	Use	Service Area	Desirable Size	Acres / 1,000 Population	Desirable Site Characteristics
LOCAL / CLOSE-TO-HOME SPACE					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group, such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly.
Neighborhood Park / Playground	Area for intense recreational activities, such as field games, craft, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1.0 to 2.0 acres	Suited for intense development. Easily accessible to neighborhood population – geographically centered with safe walking and bike access. May be developed as a school-park facility
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods 1 to 2 mile radius	25 + acres	5.0 to 8.0 acres	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.
TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 acres / 1,000 population					

Source: National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines*

Chapter 11B

Open Space & Recreation

Delaware Township

Existing Parkland within the Township

The only official Township park within Delaware Township is just south of the Township Hall on Liberty Road. The park area occupies just under 6 acres of the property, and includes walking paths and bridges around a drainage course. The park also includes a pavilion with picnic tables for events and gatherings. In addition to the Delaware Township Park, the Township also contains two parks owned by other entities: Preservation Parks of Delaware County and the Stratford Ecological Center.

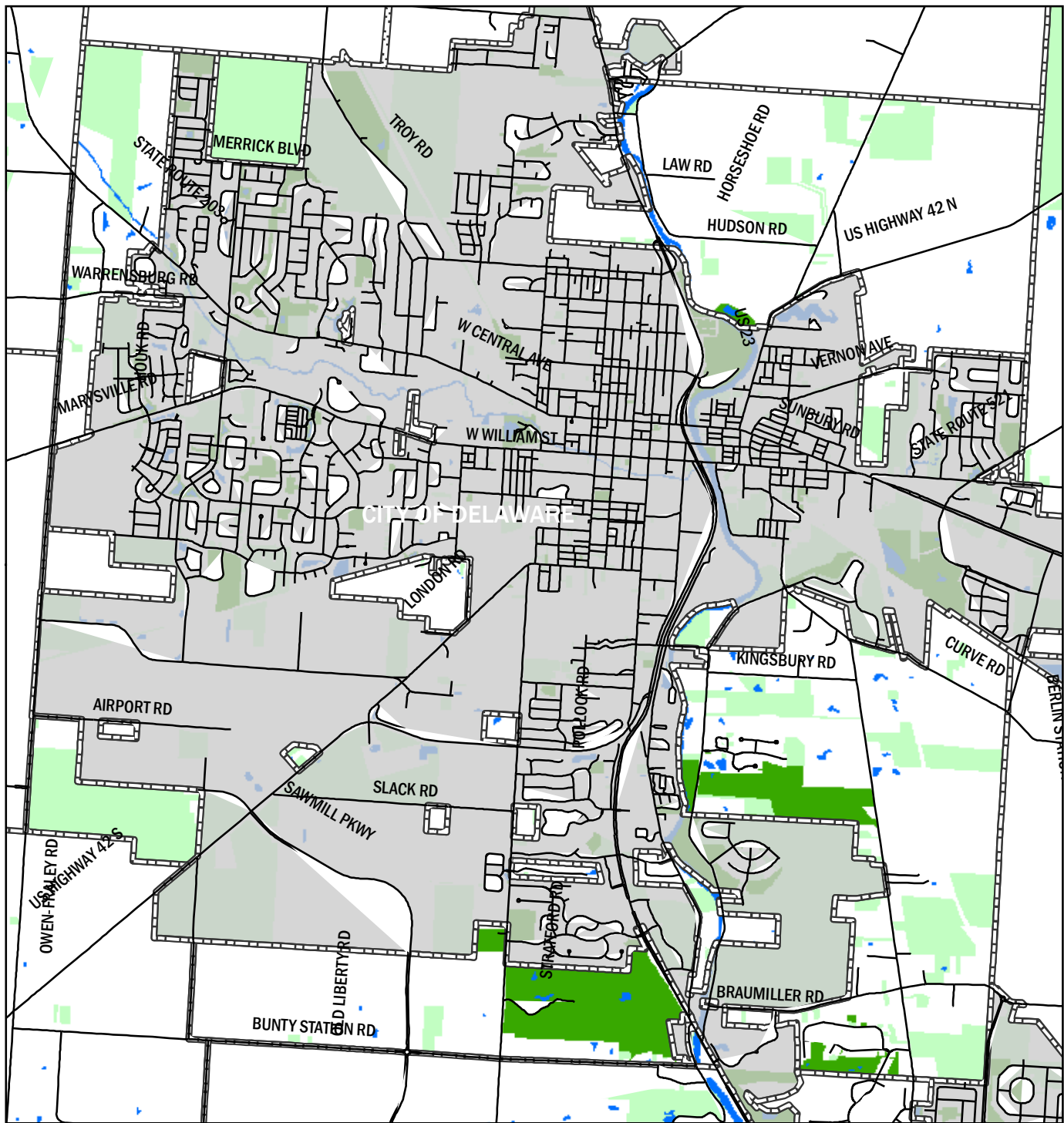
Preservation Parks of Delaware County

Preservation Parks of Delaware County is a nonprofit entity funded by tax dollars among other sources of revenue. Their mission is to protect and conserve natural areas within Delaware County, and to provide access and education of these places to the public. In Delaware Township, Preservation Parks owns a 115-acre property on the east side of Pollock Road, between the Terra Alta and Riverby Estates subdivisions. Hickory Woods Park is a relatively

Figure 11B.1 Hickory Woods Park Rendering

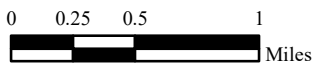


Source: Preservation Parks of Delaware County



Open Space / Vacant Land

Delaware Township



- Vacant Land (Various Land Use)
- Park / Golf Course / Open Space
- River / Lake / Pond

new park, with Preservation Parks acquiring the property in 2014. The park contains about 1.8 miles of trails. A four-season picnic shelter, sled hill, and other play areas are currently under construction within the park.

Stratford Ecological Center

The Stratford Ecological Center is a private nonprofit organization that was formed in the early 1990's as a way to provide educational and learning opportunities for children with regards to farming and natural resources. Named after the Village of Stratford, a ghost town platted in the 1950's near the intersection of State Route 315 and U.S. Route 23, the Stratford Ecological Center occupies around 236 acres of forested areas and farmland.

The property offers hiking trails, livestock, vernal pools, apiaries, gardens and greenhouses, maple trees, and chickens. A lot of this acreage is designated as a State Nature Preserve, and while the Stratford Ecological Preserve is a private nonprofit, the property is open to the general public with advanced registration.

Figure 11B.2 Stratford Ecological Preserve



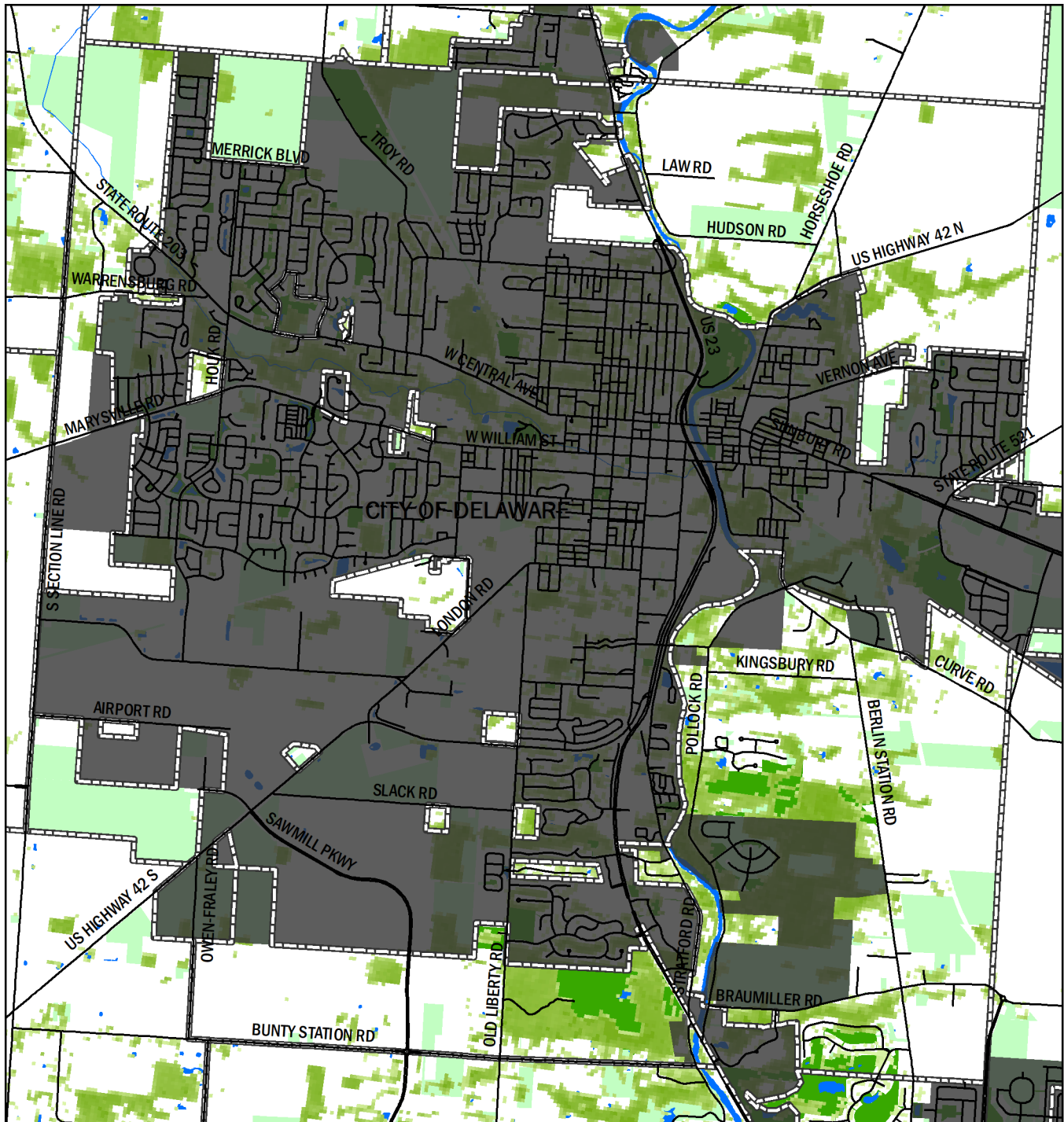
Source: Stratford Ecological Preserve

Future Recreational Needs

As Delaware 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.”

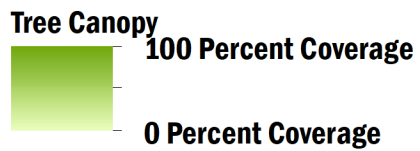
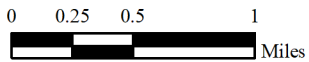
Undeveloped Open Space - Regional and Township

The Delaware Township Park, Hickory Woods Park, and Stratford Ecological Center help fulfill the need for undeveloped (passive) open space. The township may wish to identify other lands throughout the township for future public recreation areas which provide more active open space needs.



Potential Greenways

Delaware Township



Prepared by: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org (3/5/2021)

Undeveloped Open Space – Neighborhood

The open space requirement for any new Planned Residential Subdivisions could be used to impose regulations regarding centrally located undeveloped and developed open space areas within residential neighborhoods where individual lot sizes are less than 1 acre. Regulations can help ensure open spaces are designed properly through pedestrian and greenway connections, and the avoidance of dead space areas—open space areas that are never used due to poor location or size.

Connected Greenways

An inexpensive way to ensure that open space areas provide the maximum benefit to the community is to assure the linkage of neighborhoods and public spaces by greenways or corridors of natural or man-made landscaped paths and trails. These can be placed easily along drainage ways/easements, 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 the creative use of storm water retention and detention facilities. As frequent afterthoughts in the design and planning process, connected greenways are actually opportunities to improve the value of the development and provide connections. These spaces improve the quality of life for residents by promoting a sense of community as opposed to isolation, and create healthier, more cohesive, and intimate neighborhoods.

Build-Out Recommendations

- Overall active recreational area - NRPA recommends 6.25-10.5 acres/1000 population (13.4 acres to 22.4 acres based on the 2020 Census);
- For all Planned Residential Developments, require developer dedications of mini-parks that are one acre or less within neighborhoods, serving the population within ¼ mile radius (these should be centrally located within the development to maximize their usefulness);
- Establish neighborhood parks with active components (playgrounds, sports fields, etc.), to serve residents within ¼ to ½ mile radius;
- Seek opportunities to allow greater access to parks by providing pedestrian linkages between residential development (developer or township driven) and parkland. Parks should also form a network whereby they are linked with walkways and greenways; and
- Search for partnership opportunities with the Stratford Ecological Center in order to generate benefits for Delaware Township residents.

Within the active areas of these parks, consider the following facilities:

- Tennis courts, basketball courts, volleyball courts, baseball fields, softball fields, football fields, field hockey fields, soccer fields (dependent on the communities preference); and
- Running/walking tracks.

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Chapter 12A

Development Patterns

Delaware County

Rural Large-Lot Development

Residential development began along existing township and county roads. Many of these splits result in lots that are larger than 5 acres and simply recorded with the County with no review process. When land is split resulting in parcels that are smaller than 5 acres, a process called a “No Plat” or “minor” subdivision is required. These NPA subdivisions may be used to create no more than four lots from an original parcel (five including the residue, if smaller than 5 acres), and where there is no creation of new streets or easements of access. The ORC now allows review of lots up to 20 acres in size.

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



(left) “No Plat” Lot splits in Berkshire where all lots have frontage on an existing road. (right) Hickory Woods in Genoa Township, a conventional subdivision with large lots.

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 CAD developments. The developer or consulting engineer takes each project through an approval process with the Delaware County 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 generally accepted as helping retain rural character. However, township residents may find that if *all* rural lands were developed for 2- or 5-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 can lead to “rural sprawl.”

Alternative Development Patterns

PRD Subdivisions

For years, cluster subdivisions, or “Planned Residential Developments,” have been touted as an improved alternative to the conventional subdivision. Township PRDs can take the form of a rezoning or use an overlay system that defines allowable density based on the underlying zoning. The open space requirement is usually around 20-40%, depending on specific factors within the township.

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.

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

Open Space - PRD regulations usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes, floodplains, stormwater detention basins, and utility easements) do not have to be delineated.



Killdeer subdivision west of I-71 in Berkshire Township

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.

Density - The typical PRD ordinance defines a maximum density based on gross acreage. In townships throughout the County, this can be anywhere from 1 unit per gross acre to 2.2 units per gross acre or more. When undevelopable land such as powerline easements and road right-of-way are included in the allowable density, it has the effect of creating a 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.



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

Architectural Standards - To make higher density cluster subdivisions work, considerable thought needs to be given to the architecture, materials, façades, 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 commission 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 on 154 acres 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. Overall open space is 46 acres.

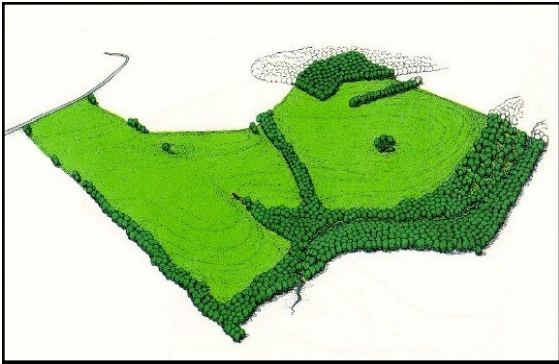
Conservation Subdivisions

Conservation Subdivisions are a form of rural cluster subdivisions where natural features and environmentally sensitive areas are excluded from development and preserved. Homes are clustered in the remaining areas. The term "Conservation Subdivision," as coined by author Randall Arendt (*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 overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative "yield plan."
- Primary Conservation Areas are protected as open space and may be deducted from the total parcel acreage to determine the number of units allowed by zoning on the remaining parts of the site. Primary Conservation Areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary Conservation Areas are natural resources of lesser value, such as woodlands, prime farmland, significant wildlife habitats, historic, archeological, or cultural features, and views into or out from the site.
- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by trails or walkways.

The Conservation Subdivision concept can be best described by looking at the following images.

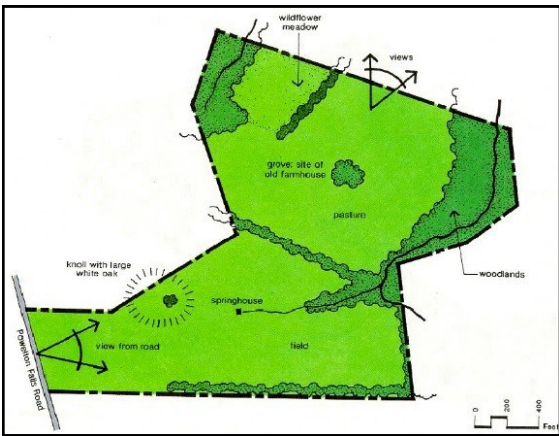
Some townships have taken the additional step by including the Conservation Subdivision standard in its zoning code, sometimes adopted pursuant to ORC Section 519.021(C), the "floating cloud" provision. This process overlays the Planned Residential Conservation Subdivision standards across all land zoned FR-1. It is a permitted use with the submission and



Site before development



Typical layout with acreage lots



Identifying conservation areas



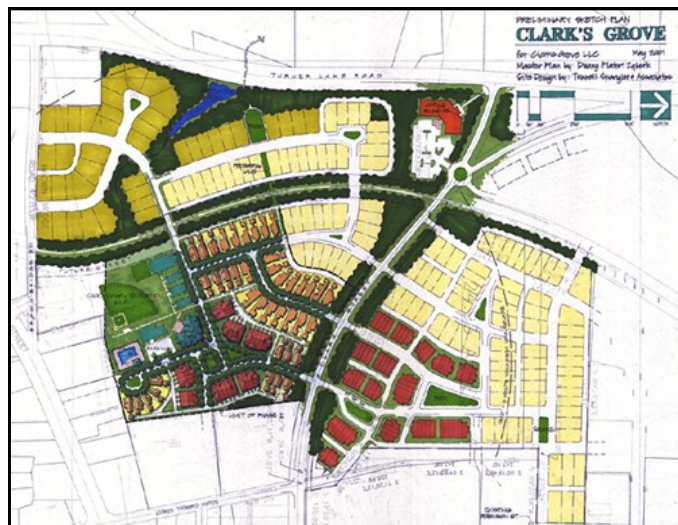
End result, same number of houses

approval of a Development Plan that meets a number of standards. The basics of these include:

- 10-acre project minimum size;
- Open space requirement of 50%, 15% of which shall be suitable for active recreation purposes;
- Density of 0.75 units per gross acre if sewer is available;
- Additional density to 0.85 units per acre if natural features make up less than 10% of the site and the developer has to create such features. Also, open space may be reduced to 40% in such cases.

New Urbanism - Traditional Neighborhood Development

Traditional Neighborhood Development (TND) is a reaction to conventional suburban development. A school of architects and planners, led by the firm Duany, Plater-Zyberk, and Calthorpe advocates a return to traditional design. A growing group of supporters make up "The New Urbanism," a movement based on principles of planning and architecture that work together to



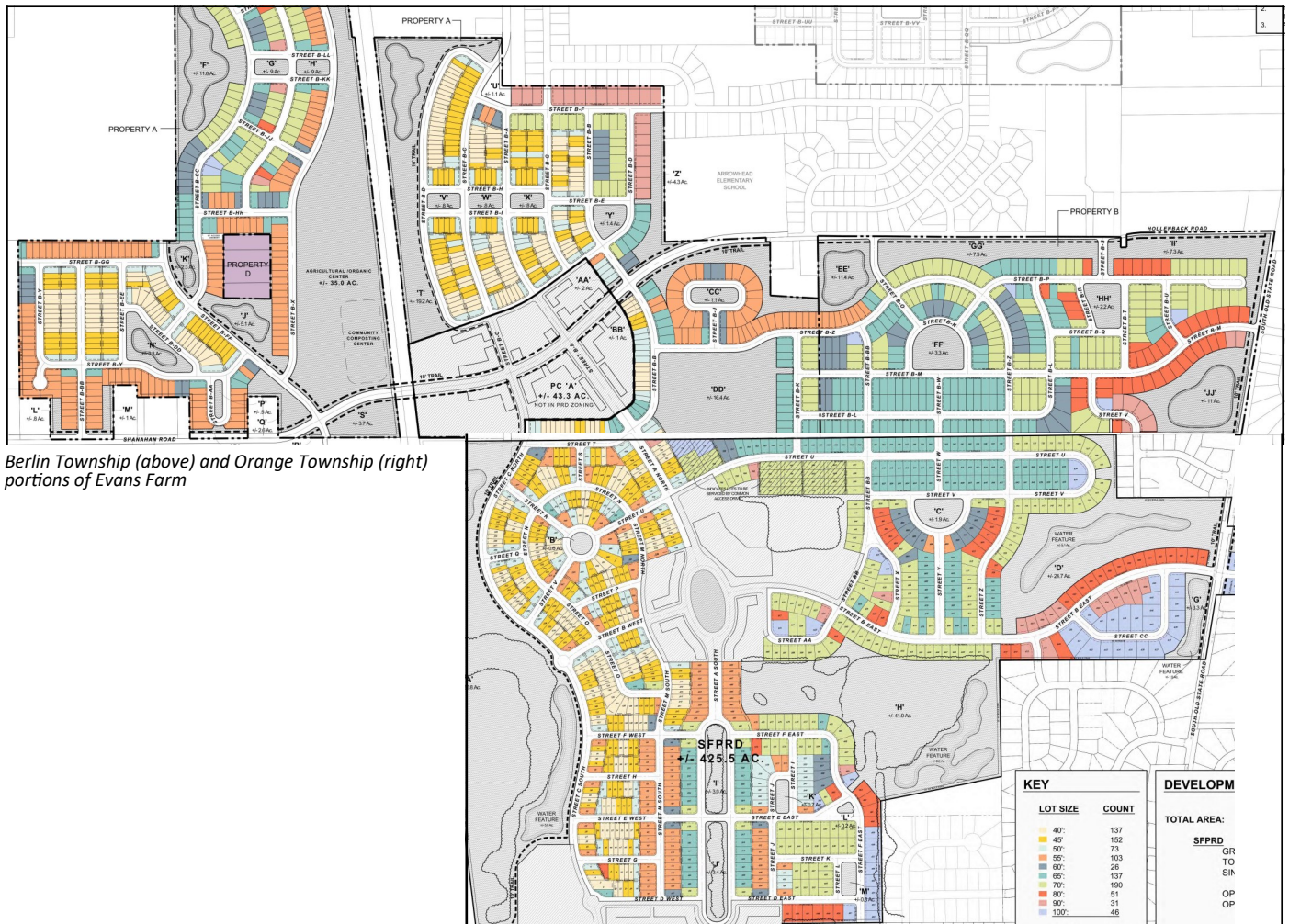
Clark's Grove, a development with a mixture of lot sizes in Covington, Georgia, is a small-scale TND surrounding a school and park site.

create human-scale, walkable communities similar to neighborhoods that were typical in the United States before World War II, such as Delaware's north end historic district and old Sunbury. Benefits of this type of development include reduced auto trips, more compact infrastructure, more efficient land-consumption, and potentially positive fiscal impact as values per acre tend to be much higher.



The heart of the New Urbanism can be defined by certain elements, according to the founders of the Congress for the New Urbanism. An authentic neighborhood contains most of these elements:

- The neighborhood has a discernible center. This is often a square or a green, and sometimes a busy or memorable corner. A transit stop would be located at this center.
- Most dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.



- There is a variety of dwelling types — houses, townhouses, and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.
- At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.
- A school is close enough so that most students can walk from their home.
- There are small playgrounds accessible to every dwelling — not more than a tenth of a mile away.



Streetscape at Easton

- Streets form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicyclists.
- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is to the rear of buildings, accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.

These elements combine to form the ideal form of TND as promoted by the New Urbanists.

Starting in 2016, the TND Evans Farm began to be reviewed and developed in Orange and Berlin Townships. The overall plan covers more than 1,100 acres and proposes over 2,000 single-family parcels of varying sizes, more than 500 other types of housing units, two commercial areas, a school site, parks, trails, and recreational features.

Best Management Practices

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

“Conventional” Residential Subdivisions

Conventional developments would require densities at a maximum of 2 units per acre, unless some multi-family is mixed in the overall development. Front setbacks of 30-35', no “snout houses” (fully projecting front load garages). Narrow residential streets with limited on-street parking. Separate residential uses from all other uses but include pedestrian access. At least 10% open space in the neighborhood, with small “pocket” parks.

Traditional Neighborhood Design Village Developments

Densities at 4-6 units per acre for moderate density villages and town centers with 2-3 story structures. Higher densities for town centers, with minimum front setbacks (0-15'). Houses

Setbacks	<ul style="list-style-type: none"> - “Core” Downtown: 0' setback - “Center” Residential Blocks 1-3: 15' setback - “Center” Blocks” 4-6: 20' setback - “General” beyond block 7: 30' setback
General Residential standards	<p>Use of privacy walls on side lot lines. Brick, masonry best materials for party walls.</p> <p>Decorative iron fencing, or open picket wood fencing (no stockade, split rail, chain link fencing) in front court yards.</p>
When smaller lots call for alleys	<p>Garages access exclusively off alleys</p> <p>Setback off alley - 15'</p> <p>Alley width 14-20'</p>
Road Design	<p>Vertical curbs, enclosed drainage.</p> <p>Grid streets with an interconnecting pattern.</p> <p>Street widths wide enough for on-street parking, at least on one side. R.O.W. typically 60'.</p> <p>Traffic calming features (center islands with landscaping, eyebrow islands with landscaping), parks at block ends to divert traffic flow.</p>
Housing Styles	<p>Variety of styles and architecture. Highly detailed exteriors. Limited use of vinyl, or requirement for a higher-gauge vinyl siding.</p>
Lot Design	<p>Narrow, deep lots, that lend themselves to “shotgun” style houses with rear loading garages.</p>
Uses	<p>Mixture of residential and commercial as part of a town center, strict architectural controls and elements.</p> <p>At least 10% open space in the neighborhood, with many small “pocket” parks. Open space should be within direct view of at least 50% of all residential lots.</p>

with 0-foot setback should require masonry construction. Maximum front setback - 15 feet. Lots on streets closest to the “Core” could have the shallowest setbacks, then increase setbacks as you move outward. For example:

The following images represent how some of these principles can be applied in both a formal town center development, and any setting where a quality “sense of place” is desired.

Site Furnishings

Given the suburban environment’s preference to the automobile, developments rarely feature the site furniture that helps create a vibrant commercial destination. They can also be integrated into elements that serve to screen parking lots and adjacent uses. A consistency in furnishings can enhance the visual unity of the corridor. Such furnishings include lighting fixtures, trash receptacles, benches, and other usable structures. Furniture should be permanently installed, be



Example of site furnishings

be vandal-resistant, have replaceable components, and be easily maintained. It should be of high quality design and “timeless” in style (image to the right). Seating should be located at logical resting points and situated so they do not block the internal walkway system.

Buildings Form the Space of the Street

Buildings have the potential to create a shared public “room.” The character and scale of these walls determine the character of the room. Continuous building frontage with active uses on a street creates a welcome space that supports pedestrian and economic activity. In typical suburban commercial developments where the building fronts on a vast expanse of paved parking, no such room is created.



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

Building indentations, penetrations, and façade treatments can be used to complement adjacent structures. These features also reduce the monotonous blank walls often seen on “big-box” developments. A series of doors, windows, porches, and other projections in new construction can add value and character to a commercial development. Continuous ‘strip’ buildings should be discouraged.



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

Building Height/Appearance

Streets have a more cohesive, pedestrian feel when contiguous buildings are of similar height. The maximum building height is generally 35 feet, or as otherwise limited by the available emergency equipment. Though this would allow building of two stories, most commercial development has been built with only a single story. Creating a pedestrian-oriented development would likely require a mix of uses, where retail would be located on the ground floor with offices or even specific types of residential above.



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

Roof Forms and Building Materials

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

Environmental Sustainability

Mixing uses can result in lower impact to the environment. “Green” buildings can cost less, improve worker productivity, enhance marketing efforts, and help to create a district identity. Structures and parking should respond to the specific building site, be efficient in water and energy use, be constructed of sustainable materials, and create a healthy environment for the occupants. The Leadership in Energy and Environmental Design (LEED) *Reference Guide for New Construction and Major Renovation, Version 2.2*, is a valuable resource for guidance on green building techniques, practices, and standards.



Example of cohesive contiguous building heights

Parking and Access

Where there is limited access to a major road, circulation streets should be created rather than individual entrance drives to parking lots. Secondary streets should also limit access and a coherent network of backage streets is created. Parking and access to parking should be located at limited locations along these secondary streets.



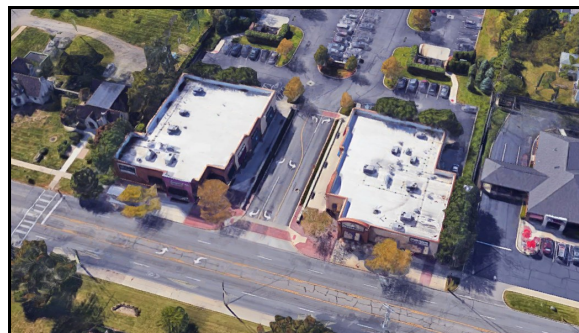
“In-line” stores, or strip centers, built with high-quality materials and architectural details

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



Example of circulation streets

Townships will often regulate 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, setbacks, and landscaping. Commercial zoning text can also limit the percentage of the parcel that can be covered with impervious surfaces.



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

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 1,000 feet of gross leasable

space. This amount can be reduced in multiple-tenant developments, where different uses demand different peak parking times, and in retail buildings above a certain size threshold (i.e. “big box” stores).

Pedestrian Orientation

Even large, commercial-only areas can be tailored to the pedestrian and create a walkable environment. The first image shows the typical big-box store with inline stores and outlots. Although stores are fronted with a sidewalk, the walkway has no character and merely serves as a covered area between the building and the access driveway. Painted crosswalks are provided, but they serve a utilitarian function.

The second image adds pedestrian elements, providing connections to an existing bikeway along the existing road. That walkway also provides a focal point, ending in a communal feature between the buildings. This area also allows for outdoor dining, a feature which is becoming increasingly popular. This dining area is separated from direct contact with the parking area. Walkways are provided between various buildings on the site as well.

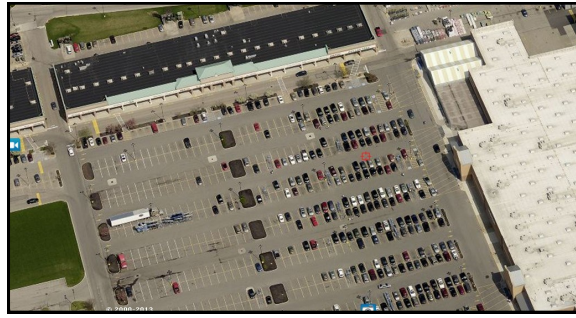
The third image shows an arrangement of buildings around a square, providing green space and a public area. Parking is provided along the storefronts, protecting the walkway from traffic. Sidewalks are wide, providing areas for outdoor dining in front of the buildings. Larger parking areas are provided throughout the site, hidden from the public street while allowing for walkways between buildings.

Service

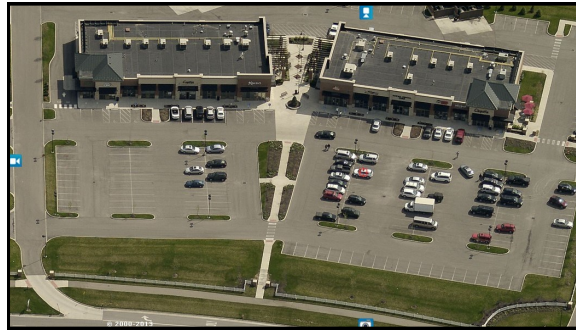
Service and delivery should be accommodated on side streets or from the rear of buildings. Dumpsters may be grouped for multiple users. All refuse collection areas should be screened from public rights-of-way (below).

Lighting

Building and site lighting is recognized as a necessity for security and visibility, and should be designed to eliminate light trespass and minimize light pollution. The best lighting schemes will maximize uniformity and eliminate glare. Lighting for pedestrians is an important consideration and should be designed to maximize visibility and comfort. These considerations can decrease initial costs, have marked value in life-cycle costs, and create a more attractive and comfortable nighttime environment.



Example of typical big-box stores



Example of retail with connected pedestrian elements



Example of protected and connected retail with open space



Example of screened dumpster

Creating a hierarchy of lighting standards is another way to unify image and identity. Lighting used to illuminate parking areas, the street, or signage should be indirect and shielded, avoiding off-site spillage of light into other properties. The amount of light that is cast upon adjacent development is often regulated by township zoning codes. 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.

Signage

Each community must address sign control appropriate to that community. Although there are legal limitations to the extent of regulations (i.e. political signs and content), townships in Ohio can regulate the number of signs allowed, their location, height, size, and materials used in construction. Some signs are allowed 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. Though no permit is required, the size, number, and placement of these signs may be regulated.

The second category, signs requiring a permit, includes billboards or off-premise signs and on-site commercial, industrial, and office display signs.

Prohibited signs often include portable signs, 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. These “non-conforming” regulations define which 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 to conform to the standards. If changes other than routine maintenance are made to a sign, it should be brought into compliance with current regulations.

Signs on awnings, in windows, and projecting from the face of the building can help create an interesting pedestrian environment. Traffic signage should have a consistent look and placement, where possible.

Natural-colored materials should be used for the base of monument signs (above). Variation of signage themes based on sign type or location should be encouraged (below). Signs should be of high quality and ‘timeless’ in style to avoid becoming outdated. Signs should be limited to one per lot or one per multiple lots if devoted to one specific use or user. Graphics should be



Example of natural-colored materials for monument signs



Example of variation in signage themes based on sign types



A parking lot (left) is screened from the sidewalk, and landscaping blends with the streetscape.

simple to encourage readability and increase identification. No sign should interfere with the safe movement of pedestrians and vehicles.

Accessibility

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

Landscaping and Buffering

Zoning codes often include provisions for landscaping standards and buffering between incompatible uses, or may require establishment of tree cover or other foliage as may be necessary to achieve the purpose of the open space standards. Such buffering usually includes a setback distance, but will often go farther by requiring mounding, opaque fencing, or a defined spacing of trees. Many zoning codes in the County require the following common language in non-residential uses:

“All yards, front, side and rear, shall be landscaped, and all organized open spaces or non-residential areas shall be landscaped and shall meet the landscaping requirements of this 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.”

The following concepts may or may not be codified, but are always worth considering when reviewing a development plan:

- Large shade trees should avoid conflicts with structures and reinforce the streetscape (assuming they do not conflict with emergency access and utility placement).
- Small ornamental trees should be used as accent plants and frame views to special architectural features. Avoid placing ornamental trees in locations that would block the view from the street to the structure and impair visibility for drivers.
- Plant materials should be native to the area when possible.
- Screen parking lots with a minimum 4-foot high continuous evergreen or deciduous hedge, low earth mounding, or stone wall. Hedge size at installation should be at least 30" in height. A creative combination of these elements is encouraged to avoid visual monotony.
- Planting, mounding, and fencing should be incorporated at the rear of commercial areas that are adjacent to residential areas. Screened planting should be 75% opacity at installation during full foliage.
- Guidance for minimum standard plant sizes at installation:

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

Ornamental Trees - 8'-10' height

Evergreen and Deciduous Shrubs – 24" height



Examples of “snout houses”; two-story houses on 75-foot frontage (top) and single-story houses on 50-foot frontage (bottom)

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

Residential Garage Placement

One issue that often arises in Planned Residential reviews is streetscape. Sidewalks, street trees, and structure setbacks all contribute to the perception of a neighborhood’s value. One factor that can impact the streetscape of a subdivision is the placement of the garage. On large lots with at least 90 feet of frontage, most garages are side-load or do not make up a large percentage of a house’s front elevation. As lots become smaller and frontage decreases, such as in TNDs and some condominium developments, garages take up more and more of the frontage. In extreme cases, the garage projects fully in front of the house. Such residential structures have been termed “snout houses” (image on following page). The result is a streetscape that is not “friendly” to the pedestrian or driver, tending to devalue the neighborhood as a whole. Planned District regulations can require that garage protrusions be limited, or that garages be flush with the front wall of the house or set back behind the front wall of the house. In TNDs and village centers, where lots may be 70 feet wide or smaller, garages can be accessed from a rear alley.

Conclusion – Best Management Practices

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

Smart Growth

Since 1997, Smart Growth has been a topic for planners nationwide. The American Planning Association (APA) defines Smart Growth as “a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards.” For APA, one of the purposes of Smart Growth “is to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community.”

This differs from Delaware County’s stated definition of smart growth: “commercial development that helps to diversify the tax base, create jobs for residents and respect the heritage of the community.” This fits more appropriately as the definition of “good planning.”

The **broader** definition of Smart Growth from a Planner’s standpoint is encouraging the location of stores, offices, residences, schools, and related public facilities within walking distance of each other in compact neighborhoods. The popularity of smart growth has captured the interest of the press as well, though some criticism has come from developers who see it as government controlling the market. Smart growth incorporates some of the concepts of conservation subdivisions in rural areas and TNDs in urban areas.

Chapter 12B

Development Patterns

Delaware Township

The Delaware Township Character

One of Delaware Township’s goals is to preserve its rural character. This rural character is usually expressed as an overall low density, with the preservation of open spaces, and natural and agricultural lands such as farms, stream valleys, wooded ravines, wetlands, and/or wooded areas. A major example of this is the tree-lined roads throughout the Township.

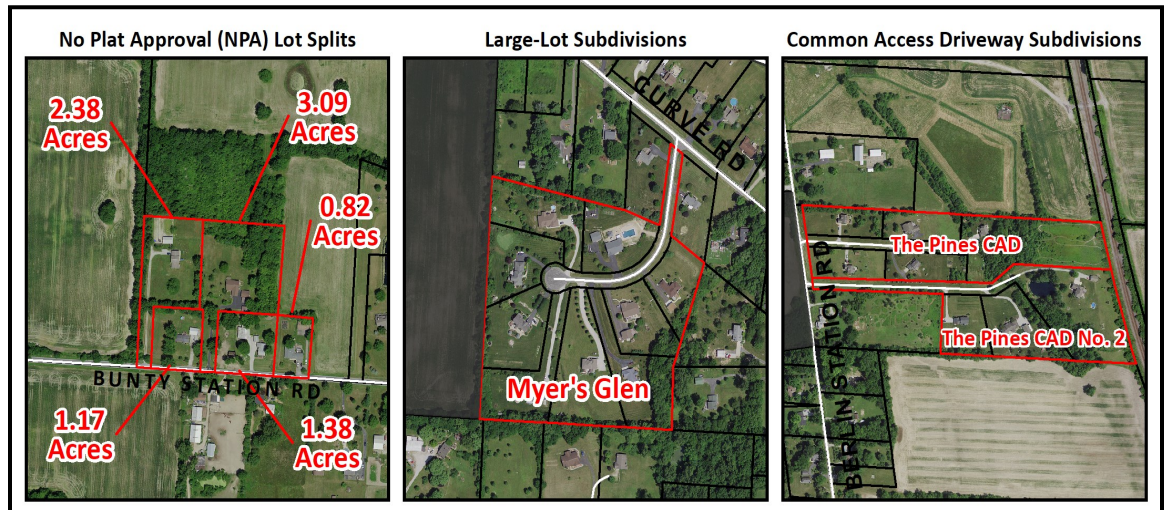
According to the Comprehensive Plan Survey, residents defined their idea of a “rural feel” as wooded areas or forests, farm fields and pastures visible from the roadways, low ambient light in order to see the stars at night, and trees along the roadways. Many of Delaware Township’s roads exhibit these characteristics. Delaware Township, however, is fragmented due to annexation by the City of Delaware. However, the combination of annexation and the decreasing economic viability of agriculture create a need to define and prioritize the rural feel in order to preserve the Township’s character through its future development patterns.

Delaware Township’s vision to prevent annexation and remain a low-density residential community will be challenging moving into the future given the status of the sanitary sewer agreement with the City of Delaware. In order to avoid annexation, the Township may need to vary the permitted development patterns for properties adjacent to the City of Delaware.

Rural Large-Lot Development

As discussed in Chapter 3, most residential developments have taken place along existing township and county roads through the lot split process. Many of these splits result in lots that

Figure 12B.1 Large-Lot Developments



are larger than 5 acres, thereby exempting them from the review process, while the majority of property splits result in lots smaller than 4 acres. Large-lot development can also refer to Common Access Driveways (CAD subdivisions), or traditional subdivisions that follow the existing large-lot acreage zoning. These development types are the predominate development style in Delaware Township.

Alternative Development Patterns

The following sections discuss different types of development which may be able to provide Delaware Township with development options that, if implemented properly, can help preserve the rural feel of the Township.

Planned Residential Development (PRD) Subdivisions

Delaware Township’s existing PRD zoning permits a maximum of 6 dwelling units per gross acre, and may approve higher densities if the subject property is adjacent and accessible to major thoroughfares and community facilities to a total of 8 dwelling units per gross acre. In addition, a minimum of fifteen thousandths (.015) of an acre per dwelling unit is to be provided as designated open space, exclusive of required yard areas.

There are currently two PRD developments within in Delaware Township: Riverby Estates on the east side of Pollock Road and south of Kingsbury Road, and The Woods of Dornoch on the west side of Braumiller Road and north of the Liberty Township boundary line.

PRD subdivisions may not represent the epitome of the rural feel, but may also be a useful tool to prevent the spread of annexation. Permitting PRD zoning districts in annexation-prone areas may allow a property owner or developer to complete a project under the jurisdiction of

Figure 12B.2 Planned Residential Developments (PRDs)

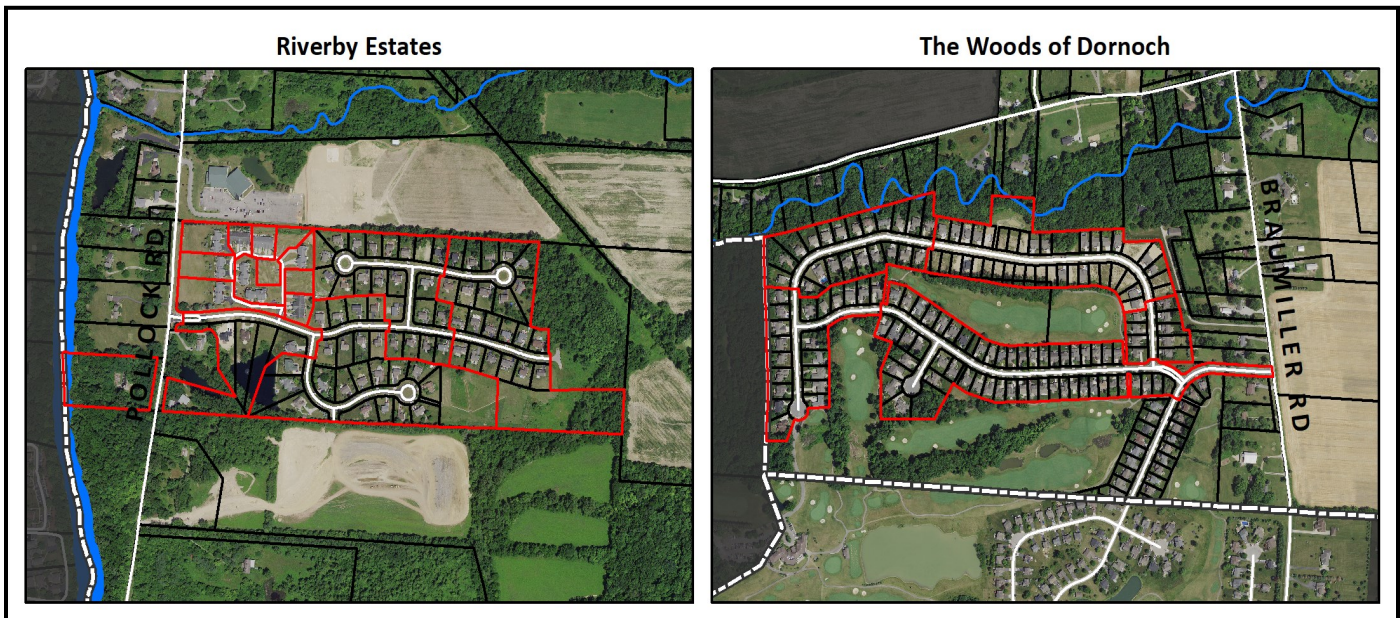


Figure 12B.3 Conservation Subdivision Developments



Delaware Township, thereby stopping the spread of the City of Delaware’s boundaries. Since contiguity with the municipality is a requirement for annexation, permitting development along these boundaries could, in effect, prevent annexation from spreading further.

Conservation Subdivision Developments

Conservation Subdivision Developments may prove useful to Delaware Township since sanitary sewer facilities either aren’t accessible, or are predicated on annexation into the City of Delaware. By utilizing this type of subdivision, potential developments can achieve similar densities as underlying zoning, but with reduced infrastructure costs and more preservation of naturally sensitive areas that lend to the rural feel of the Township.

Many property owners request higher densities and planned residential developments in order to increase the number of lots to offset the costs of roadways. However, by reducing the infrastructure costs (roadways and associated sidewalks, length of water laterals, etc.), these types of developments become more economically feasible. Additionally, more of the rural feel can be preserved.

This style of development may also be strategically located near the City of Delaware boundary to discourage annexation, or just outside the boundary zone as a transitional use to the larger lots along the major thoroughfares.

Farmland Preservation

While much of Delaware Township is no longer used for agriculture, there are still some significant agricultural lands in the northeast part of the Township. The Township may want to pursue some of the farmland preservation options outlined in Chapter 12A, particularly a locally organized open space purchase program. In the Delaware Township Comprehensive Plan Survey, respondents indicated that they may be supportive of a bond/levy that would support the Township development of parks and open spaces.

Which Development Pattern for Delaware Township

For Delaware Township, the biggest issue that will determine the types of development that may be suitable is annexation. Township residents have communicated a desire to remain a lower-density rural community, but development pressures from the City of Delaware and surrounding suburbanizing areas may be a threat to maintaining the rural aesthetic.

Delaware Township can employ a variety of strategies from a developmental standpoint that may assist in staving off annexation pressures, while still preserving the lower-density aesthetics in the remainder of the Township. Some of these strategies and/or factors are outlined below:

- Permit higher-density residential developments on properties that are highly threatened by annexation—any property that is directly contiguous with the City of Delaware, and has easy accessibility to the City of Delaware sewer services;
- Promote Conservation Subdivisions as a second tier development style to further buffer areas from the City of Delaware in order to allow lot configurations that are more economically feasible, promote natural resources conservation, and ensure a large amount of undevelopable open space;
- Investigate an option to create a bond/levy fund which can be used to purchase the development rights of farmland in order to protect it from developmental pressures since agricultural uses are losing their economic viability.

Chapter 13

Goals and Objectives, Recommendations, and Implementation

Delaware Township

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

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

Goal #1

Maintain the Rural Feel of Delaware Township

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

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

Goal #2:

Maintain the current Township boundaries/Disincentivize annexation

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

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

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

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

Goal #3:

Preserve existing natural and cultural resources

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

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

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

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

Objective 3.4 Protect historical structures from demolition.

Improve road safety/traffic patterns

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

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

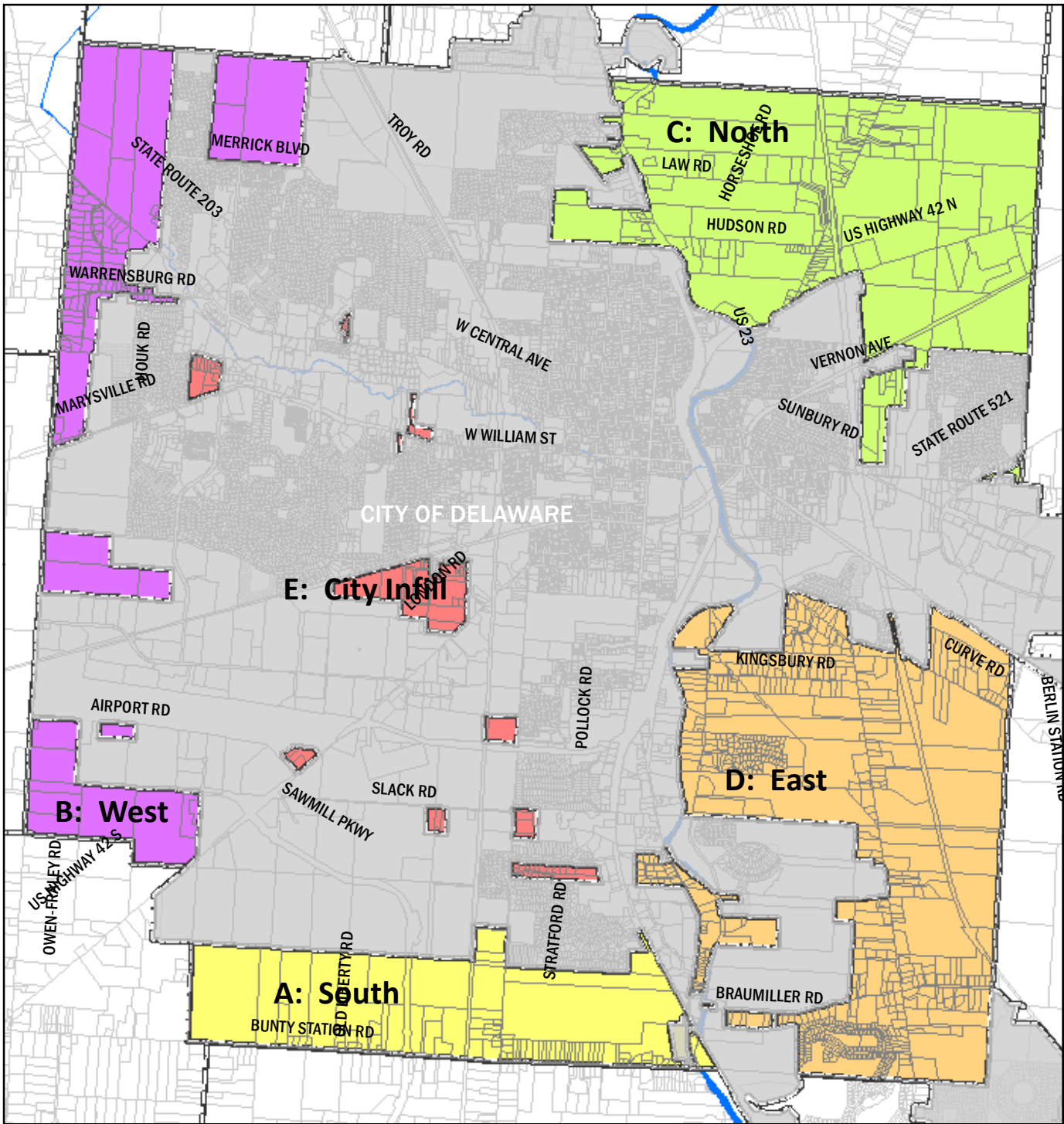
- Objective 4.2** **Develop policies and regulations which contribute to intersection improvements for both pedestrians and vehicles.**

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

Subareas

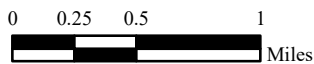
To provide the most streamlined and customized set of recommendations for the Township, subareas have been created. Each subarea will contain its own applicable set of recommendations. Some recommendations may apply to the entire Township, these will be shown as township-wide recommendations. Applicable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

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



Subareas

Delaware Township



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

Township-Wide Recommendations

All Subareas

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

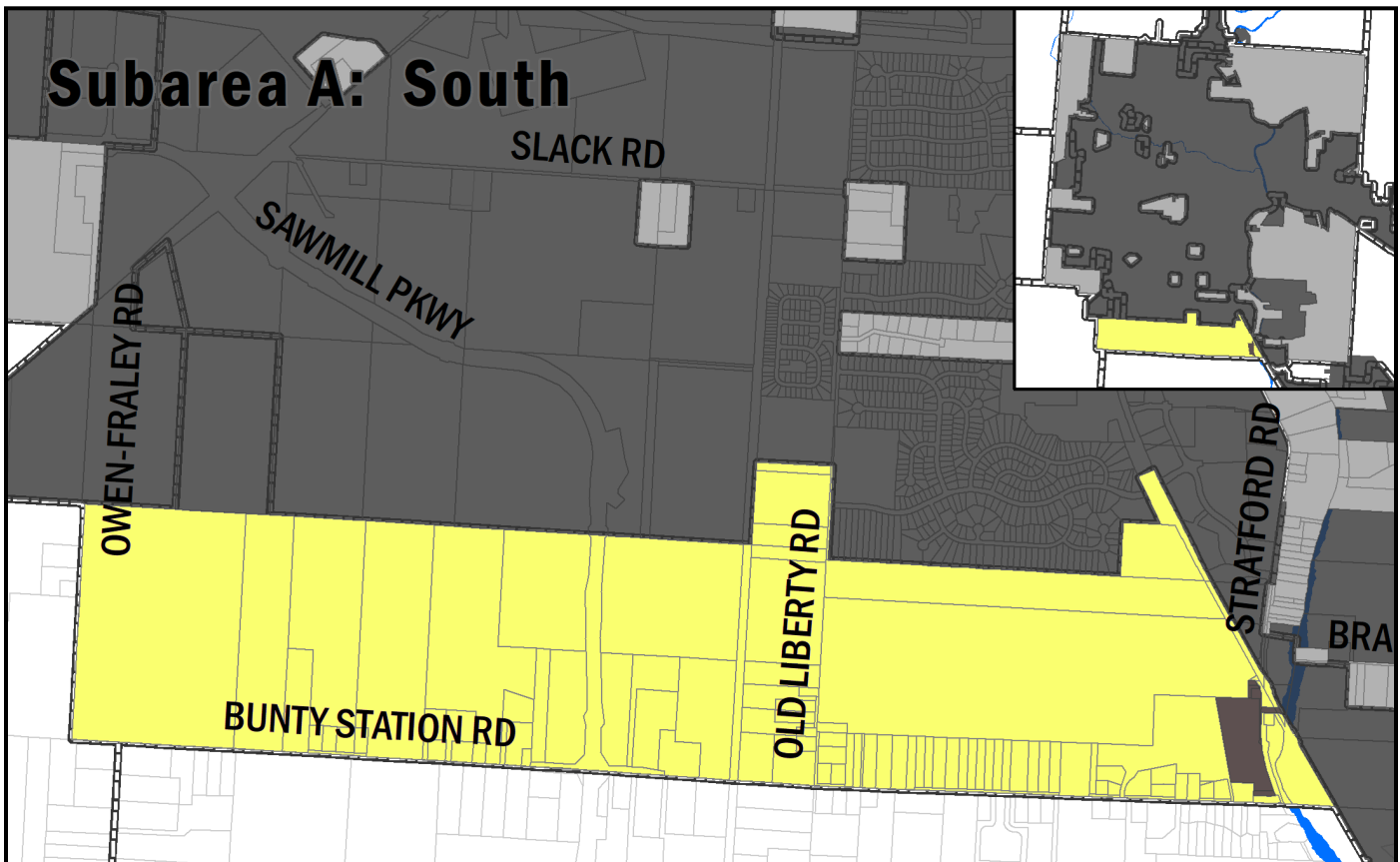
Subarea A

South

Boundaries:

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

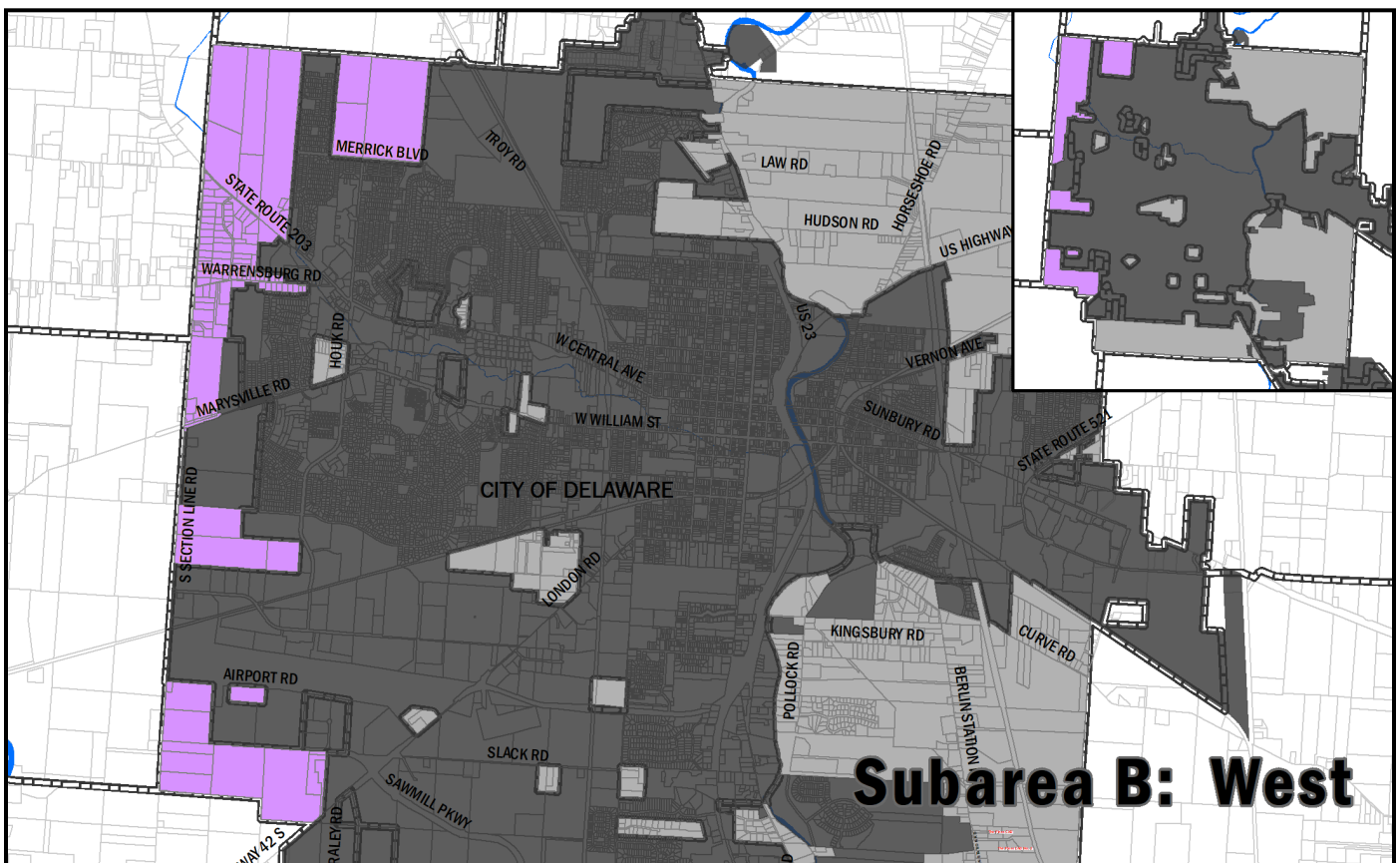
- 1) Recognize a 100-foot buffer from the Olen tangy River (50 feet from each high water mark) and limit development within it. Planned district developments should set the area aside as part of open space.
- 2) Development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary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



Boundaries:

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

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



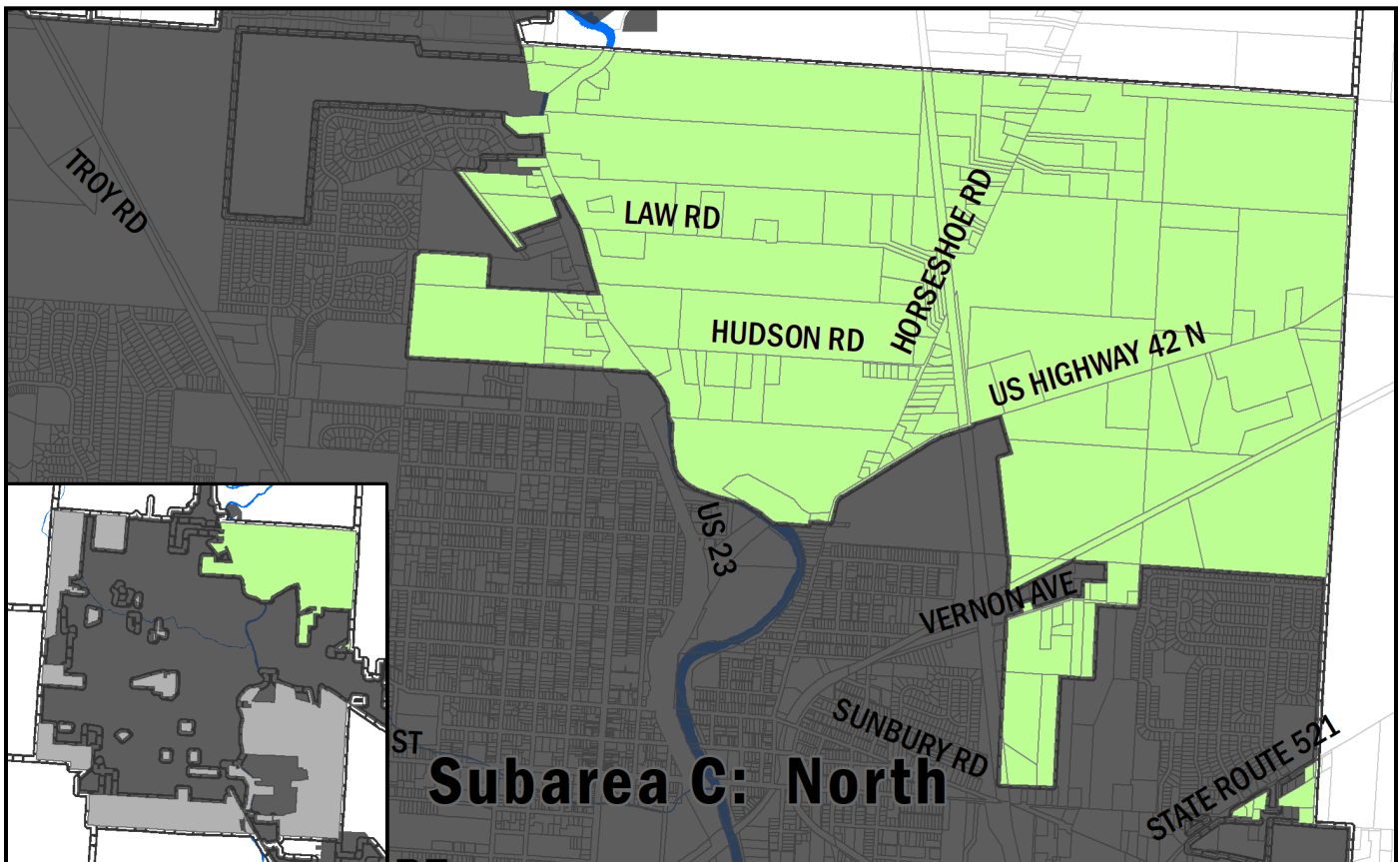
Subarea C

North

Boundaries:

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

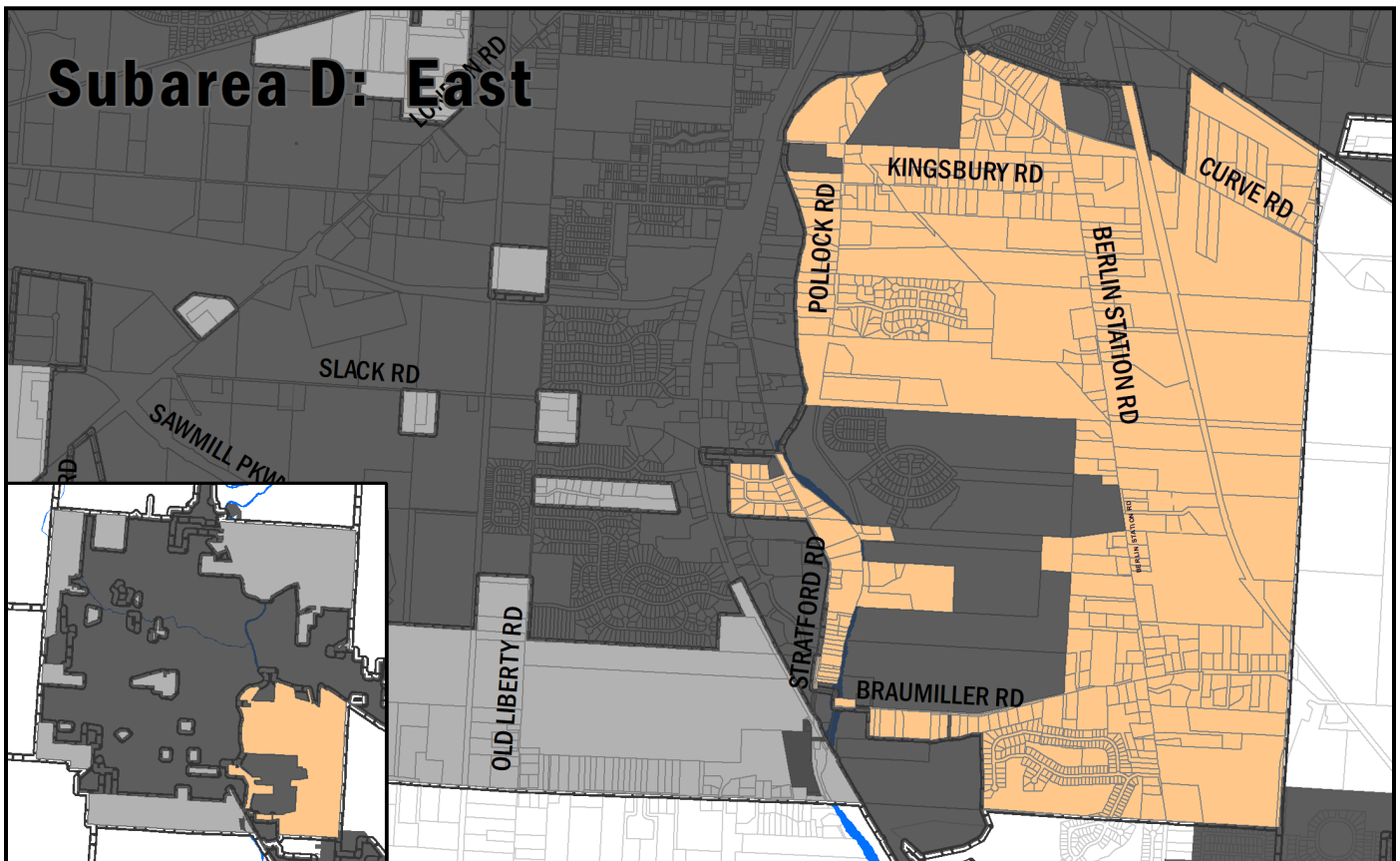
- 1) Permit commercial and light industrial uses on properties within 750 feet and having access to U.S. 42;
- 2) Development without sewer should utilize FR-1 zoning with 1.5-acre lot minimums. If sanitary sewer is available, consider planned residential development densities at no more than 2 units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



Boundaries:

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

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



Subarea E

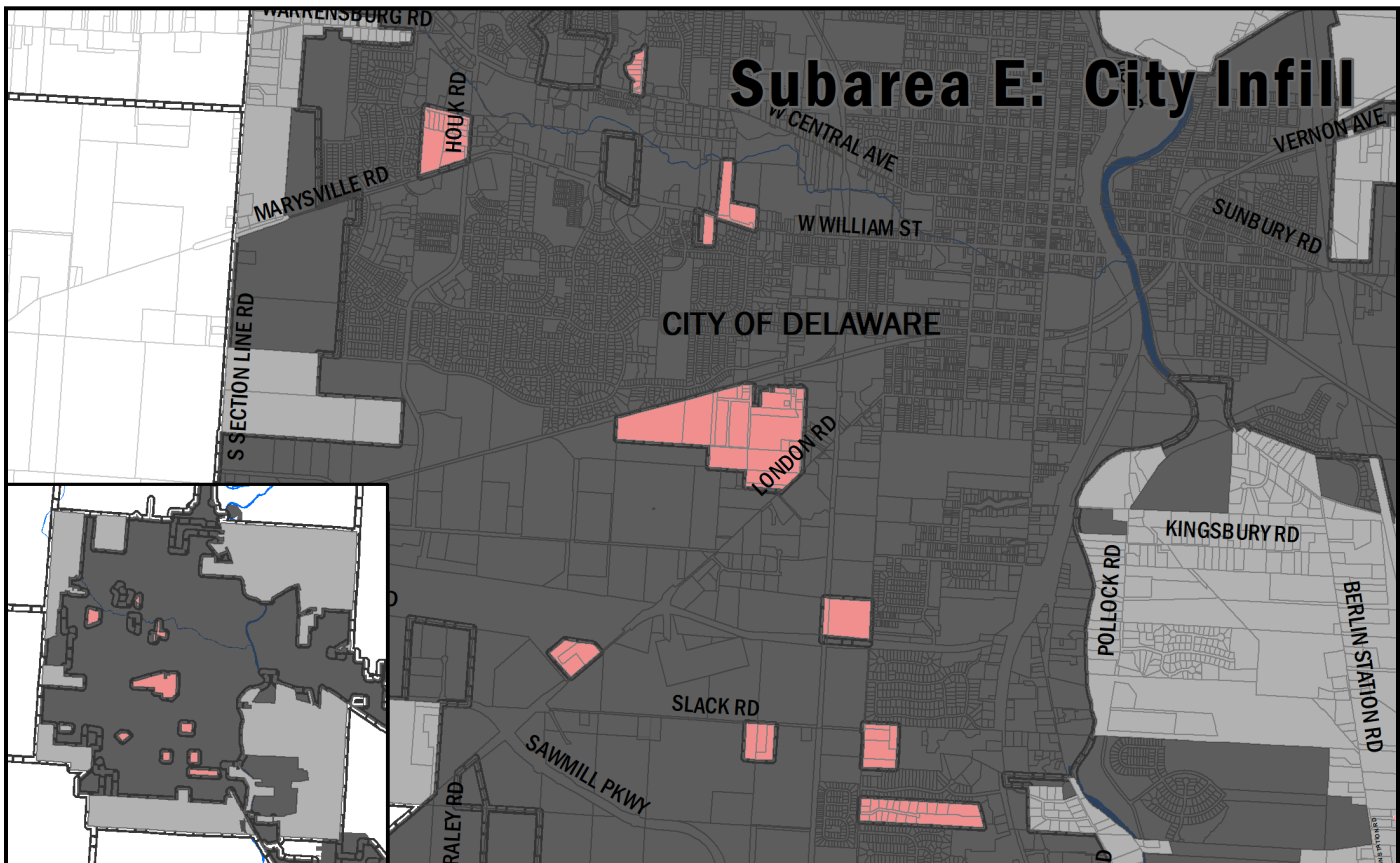
City Infill

Boundaries:

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

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

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



Short Term (Years 1 and 2 from Adoption)

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

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

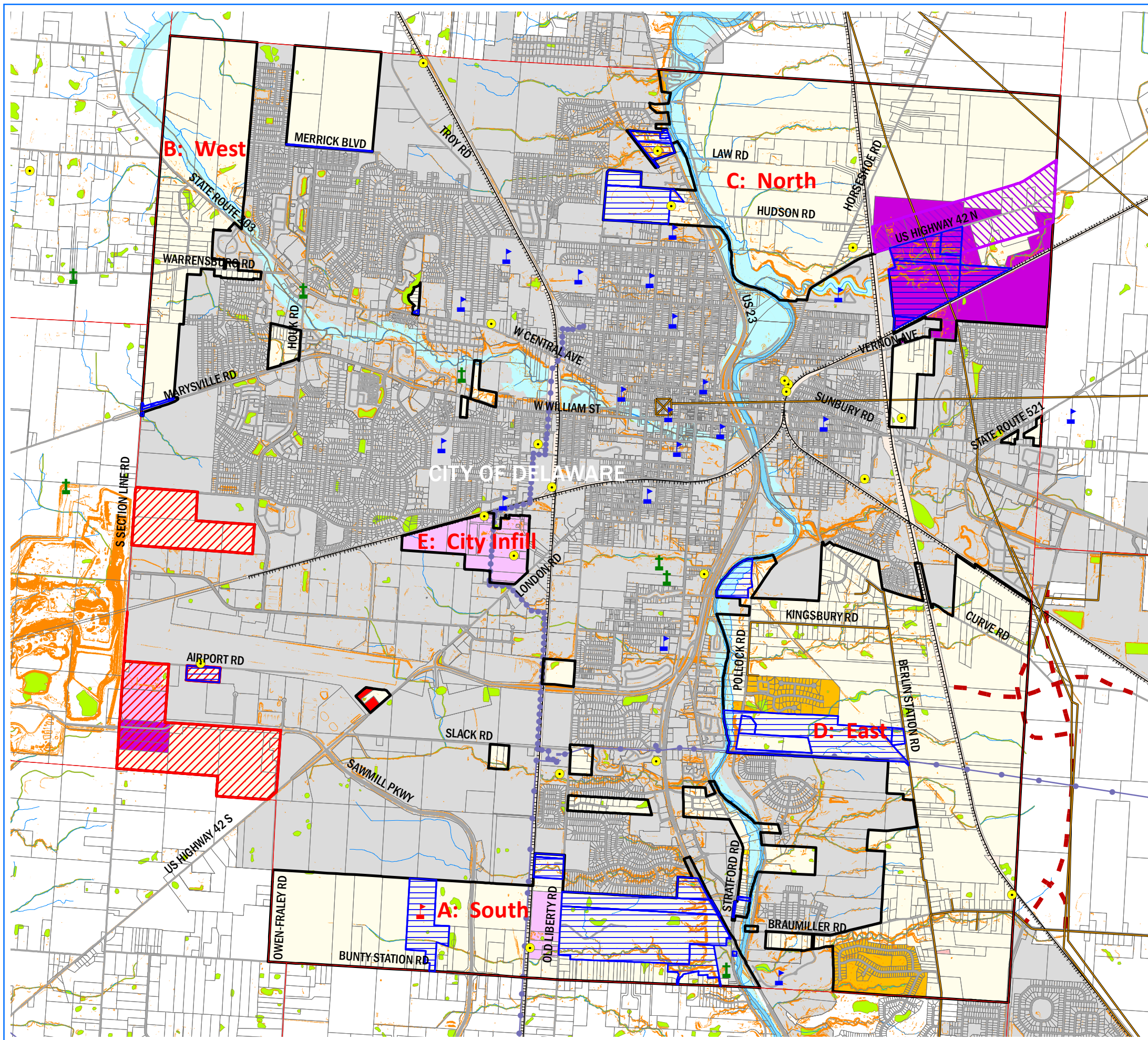
Long Term (Years 3 through 5 from Adoption)

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

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

Delaware Township Comprehensive Land Use Plan

Approved August 15, 2022



- Antenna Structure Registrare
- Cemeteries
- Existing Schools
- Future Schools
- Township Hall
- Fire Departments
- EMS Station
- Township Boundaries
- Planning Subareas
- Power Poles
- Power Lines
- Gasline
- Railroad
- Proposed Glenn Parkway
- Road Centerlines
- Property Lines
- Slope > 20%
- Rivers/Lakes
- Streams
- 100-Year Flood Plains
- Wetland (National Wetland Inventory)
- Incorporated Areas
- Institutional Uses
- Proposed Land Use**
- Single Family on 1.5-acre lots without sewer or 2 units per acre with sewer on 1/3 acre lots
- Commercial and Light Industrial
- Industrial and Manufacturing
- Delaware Township Zoning**
- Farm Residential District (FR-1)
- Low Density Residential District (R-2)
- Planned Residential District (PRD)
- Neighborhood Commercial and Office District (C-1)
- Planned Commercial and Office District (PCD)
- Industrial District (I)
- Planned Industrial District (PID)
- Floodplain Regulatory District (FPRD)
- Historic Residence District (HRD)
- City of Delaware



Map Scale: 1" = 3,000'