



Village of Ostrander
Comprehensive Land Use Plan
December 5, 2023



Prepared by
Delaware County Regional Planning Commission
Delaware County, Ohio

THE 2023 VILLAGE OF OSTRANDER COMPREHENSIVE PLAN

Village Hall and Zoning Office
19 S. Main Street
Ostrander, Ohio 43061

Adopted by the Village Council on December 5, 2023

Comprehensive Plan - Initial Review Members

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Vision Statement

During the one year planning period for this Plan, the primary goals of the Village of Ostrander align with that of the adopted Zoning Ordinance Intention Statement; provide for the health, safety and welfare of all village residents, to preserve and enhance the village character, stay family-oriented while allowing for a mix of uses throughout the village and preserve and enhance the critical resources in the village.

The Village of Ostrander aspires to be a community that retains a small town/village atmosphere with access to well maintained public open space that provides for both passive and active recreation and also serves as a public gathering space. Complete streets are essential in preserving and enhancing the village atmospheres; with sidewalks on both sides of the streets, infrastructure for bicyclists, appropriate lighting, tree-lined streets and ADA compliant crossings.

Manage growth to allow for single-family residential uses and mixed-use development throughout the village, multi-family uses in select locations, and allow for commercial and industrial uses where appropriate.

The history of the rail line, which helped build the Village should serve as a resource, by converting the rail beds to multi-use paths that connect to SR-257 (and beyond) and making the railroad bridge that crosses Blues Creek visible to the public.

Critical resources and conservation features must be prioritized as restricted, permanent open space and preserved as the village develops in this order: woodlands, wildlife habitats, quality wetland buffers, and riparian zones. Secondary conservation features including floodways, scenic views, and sloping land must also be considered as restricted permanent open space. Cultural resources (historic, archaeological or of cultural value) that give a sense of Ostrander's heritage should be preserved as part of all new developments.

The Village of Ostrander is a community that strives to protect its history and residents, while also looking to the future for balanced growth; with appropriate infill development, maintain affordable housing options, remain fiscally solvent, and conserve and enhance the environmental resources that are in and around the Village.

CHAPTER 1

Introduction

Executive Summary

The village was founded and platted in 1852 as a direct result of the CCC & I Railroad running through the area from Springfield to Delaware and eventually on to Mansfield. The original village was laid out by I.C. Buck into 104 lots and is believed to be named after Shelemiah R. Ostrander, a civil engineer for the railroad. The village was officially incorporated on May 18, 1875.

In 1925 a fire started in a restaurant on Main Street in the main square of town and spread through the entire block, completely destroying it except for the livery stable on the southwest corner. The block was partially rebuilt over the next couple years and looked much as it does now. In 1948, the landscape of the village was altered significantly when the Ostrander Farmers Exchange erected the towering concrete silo for grain storage and in 1954, a new town office and fire house were built. A new library was built in 1990 and a new fire house servicing Scioto Township and Ostrander was erected in 2003.

Starting in 2005, the Village started to see a significant population growth with just under 50-acres annexed from Scioto Township to the Village to allow for the first phase of the Meadows at Mill Creek subdivision.

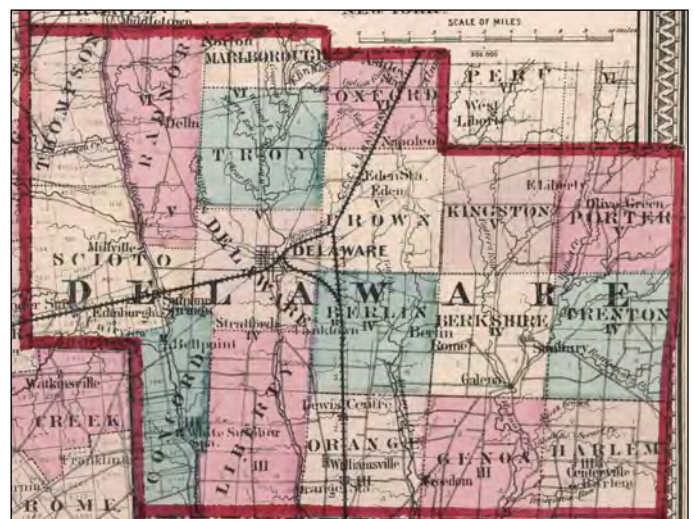
Likewise, building permits over the past 17 years indicate this growth in residential development and population.

Limited commercial and industrial uses are located within the Village. Land Use analysis indicates six occupied Commercial uses and four Industrial uses. The analysis also indicates 1.89-acres of vacant non-residential land. Ostrander is home to numerous institutional uses, including a Fire Station, Library, Post Office, and other uses. Until 2019, also included the Buckeye Valley West Elementary School building, which was demolished in 2022.

Purpose

The primary purpose of the Village of Ostrander Comprehensive Plan is to provide a framework for zoning and other land use decisions. However, the plan offers other benefits as well. It is the vehicle by which all citizens of the village can express their collective goals for the future of their community. It is a guide to village budgeting for capital improvements, and it is a means by which Village Council can communicate their intentions to other local, county, state, and federal agencies.

Because of its varied purposes, the Comprehensive Plan must reflect a long-range perspective, but must also provide short-range guidance. It is generalized with regard to certain issues and specific with regard to others, depending on numerous factors. For these and other reasons, the Comprehensive Plan is first and foremost a guide which is intended to endure for an extended period of years, but is to be confirmed or updated every 5 to 10 years. Addendums may be added as necessary between formal updates.



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

History

The Town of Ostrander was founded in 1852 and became a village within Delaware County, Ohio in 1875. In the Early 1850's, plans were being made to build a railroad line through Delaware County. The decision was made to establish the Ostrander Train Depot, which set the stage for Ostrander to soon become the largest community in Scioto Township. By 1900 Ostrander was a thriving business center in the western part of Delaware County, including many different industries and business over the years including sawmills, a creamery, livery stables, a hotel, bank, Masonic Hall, grocery stores, stock yards, restaurants and even an Opera House which could seat 300+ people.

What was known as the "Town of Ostrander", or the town center was platted in 1852 and 1853. Small additions to what later became the Village, and other small subdivisions were platted in the mid to late 1800's, with other small subdivisions created in the 1930's and 50's. The original plat (Figure x) accommodated for the Railroad Station Grounds that bisected 29 small lots to the south and 27 lots to the north. With only 56 platted lots, the core grid of the village was laid out. The plat contained land bound by North, Fourth, High and Main Streets, with six of those lots just to the east of Main Street. Exactly 11 months later, an additional 18 lots were platted as part of Ostrander, on the north side of North Street.

Community

The current Ostrander Town Hall is located on the west side of S. Main Street just south of W. North Street and has served the community as a community meeting space for many years. The first schoolhouse in the village was constructed in 1884. That building was replaced in 1937, and added onto over the years.

Creating a Comprehensive Plan

This is the first Comprehensive Plan to be adopted by the Village. A draft "Master Plan" was started in 1993, however never formally adopted. In that same year, the work to compete the first Village Zoning Ordinance was started and was formally adopted on March 6, 1995. The 2011 Zoning Ordinance includes in its Intention, Purpose, and Policy Statements that "This Zoning Ordinance further is designed to implement the recommendations of the Master Plan and Growth Plan for the Village of Ostrander." The Village's 2004

Subdivision & Development Regulations also identifies in its Purpose that future growth and development of the Village must be in accordance with the "Master Plan". The Village has seen exceptional residential growth since 2010. This residential growth continues, along with proposed commercial uses throughout all parts of the Village.

The Comprehensive Land Use Plan is intended to:

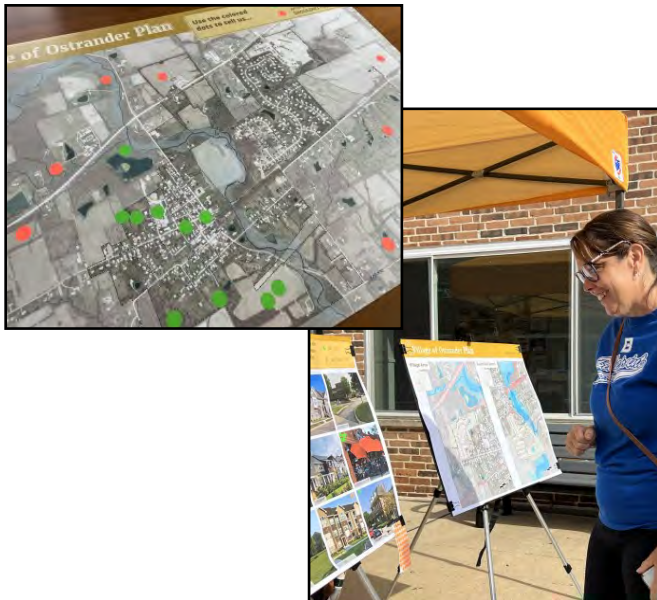
1. Review changes in land use, population, utility services, roads, boundaries that have occurred since the previous plan, as well as the changes in economic, legislative, judicial, and regulatory conditions;
2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the village;
5. Recommend amendments to local zoning, and the adoption of development policies to assure that the village will be what it has envisioned when it is all built out.

The Comprehensive Plan contains policies, goals, and a recommended land use map for the future development of the village. The village must subsequently amend its zoning to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification related to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas. *Data from various sources are utilized and presented cartographically in a GIS format.*

Community Engagement—Fall 2022

During the Fall of 2022, the planning team undertook an extensive public engagement effort to understand the needs and desires of Ostrander’s population. The Neighborhood Design Center led the public engagement effort with a survey, in-person events, and interactive exercises. The results of this effort will help guide the planning process with the community’s values, priorities, and direction of growth. The survey was created for dissemination online and on paper. Both of the surveys contained the same questions and format. The paper survey was available at Midway Market and the Delaware County District Library. Staff from the NDC also attended a brunch at the Ostrander-Scioto Fire Department and the Ostrander Farmers Market to better reach the residents of Ostrander. Finally, 1,500

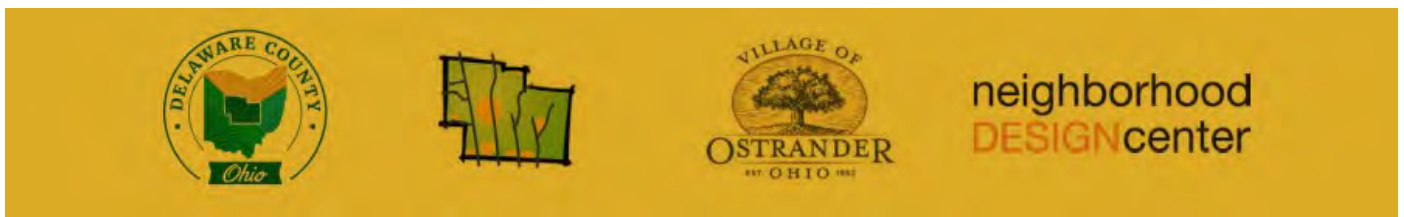
postcards were sent via EDDM and placed at local businesses and institutional buildings to remind Ostrander residents about the survey and give further information about the planning process. In all, 379 respondents participated in the survey, a high turnaround considering it is the equivalent of nearly half of Ostrander’s population.



The planning team met with residents in two occasions. The first on July 16 at the Ostrander-Scioto Fire Department breakfast. At this event we had the opportunity to meet and greet residents, let them know the plan is underway, and distribute survey postcards. The second event was on August 13 at the Farmer’s Market located at the intersection of Main and North Streets. The set up under a tent included activity boards,



paper survey, and conceptual development plans. Notably, several people cruised downtown or attended the farmer’s market by using a bicycle, indicating that Ostrander is a prime location for local businesses to serve as a crossroads or rest destination between neighboring towns for people who bike. Survey results, visioning, and opportunity sites can be found in other sections of this Plan.



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CHAPTER 2

Population & Demographics

Village Population

The Village held a steady retention of residence with limited growth between 1960 and 2000; the mean population being 414 over the course of those 40 years. The Village population significantly increased between 2000 and 2010, and again between 2010 and 2020; from 405 residents to 1,094 (+170.12%). This population

increase was due to the annexation of over 171-acres of land from Scioto Township to the Village of Ostrander in 2004 and over 61-acres in 2019; allowing for the single-family residential development that occurred within this land area.

Figure 2.1 Village of Ostrander Population Growth (1960-2020)

Year	Census Population	Population Change from Previous Census	
		Difference	Percent
1960	438	n/a	n/a
1970	399	-39	-8.9%
1980	397	-2	-0.5%
1990	431	+34	+8.56%
2000	405	-26	-6.03%
2010	643	238	58.77%
2020	1,094	451	70.14%

**Decennial Census & 2020 American Community Survey 5-year estimate* **as of 12/2022*

Village Demographic Profiles

The 2010 Census data indicates that the most common age cohorts were 10 to 14 (64) and 50 to 54 (58), which made up 23.8% of the total population. The 10 to 14 cohort continued to grow and remained one of the highest cohorts into 2019, which signifies the Village is largely made up of growing families. This also stands out as the Village has a slightly higher average household size than the County, State and US. The 2020 Census data indicates that the median age within the Village of Ostrander was 36.6, which follows the trend in Ohio.

The most populous age cohort consists of the age groups between 18 and 64, which is 61 percent of the Village population. These age categories can also be expressed in commonly referenced “generation” identity. In this grouping, Generation B (Baby Boomers) is the largest group, born between 1946 and 1964 (ages 58-76). These “Boomers” make up 27.8 percent of residents that are potentially near retirement or retired. The next largest group is Generation X, born between 1965 and 1980 (ages 42-57), suggesting a cohort that may still be raising children.

Figure 2.2: Age and Sex of Village of Ostrander Residents (2010-2020)

Age Group (years)	2010*	2015**	2020**	Difference (2010-2020)
Under 5	6.8%	4.2%	9.4%	143.66 %
5-9	7.6%	6.8%	9.6%	123.15%
10-14	12.5%	15.3%	9.5%	34.38%
15-19	3.3%	9.5%	7.2%	282.35 %
20-24	7.4%	3.5%	4.0%	-5.17%
25-29	3.3%	4.4%	3.2%	71.3%
30-34	5.5%	6.7%	3.9%	6.785%
35-39	4.9%	9.6%	11.1%	297.82%
40-44	9.7%	9.5%	8.6%	210.3%
45-49	8.6%	8.0%	3.0%	38.8%
50-54	11.3%	5.1%	4.3%	-32.72%
55-59	7.2%	4.6%	6.3%	54.32%
60-64	3.7%	5.4%	8.7%	316.21%
65-69	2.7%	2.6%	2.8%	80.49%
70-74	3.7%	1.5%	4.4%	5.13%
75-79	0.2%	1.6%	1.8%	1,459.45%
80-84	0.8%	0.5%	2.2%	387.33%
85+	0.8%	1.4%	0.0%	-100%
Male	43.1%	50.6%	51.5%	110.86%
Female	56.9%	49.4%	48.5%	50%
Median Age***	37.4	33.9	36.6	-0.8

*General Demographics: 20010, 2015 and 2020 Census Summary File 2

**Age by Sex: 2010, 2015 and 2020 American Community Survey 5-year Estimate

Figure: 2.3 Village of Ostrander Demographic Diversity (2000-2020)

Race/Ethnicity	2010**	2020**
White	97.66%	92.96%
Black or African American	0.46%	0.45%
American Indian and Alaska Native	0.00%	0.00%
Asian	0.31%	0.54%
Native Hawaiian and Other Pacific Islander	0.00%	0.00%
Other	0.00%	0.73%
Two or More	1.55%	5.30%
Hispanic or Latino	1.70%	3.10%

**2000 Census Table P003*
***Demographic and Housing 5-year Estimates 2010 & 2020 American Community Survey*

From a diversity standpoint, the Village of Ostrander is predominately white; accounting for over 90% of the population. While the percent of Caucasian residents in 2010 was almost 98%, the level of diversity in 2020 was significantly increased with the (combined) two or more and Hispanic or Latino racial categories exceeding 8% of the population.

Financially, the residents of the Village of Ostrander are relatively affluent overall with a 2020 median household income of \$102,813, up 28.9% from 2010 (\$73,125). Respectively, Scioto Township encompasses the Village, has a slightly higher median household income of \$116,388. However, the Township’s median household income is only up 23.93% from 2010

(\$93,917). By comparison, the overarching Delaware County had a median household income of \$111,411.

The Village of Ostrander has seen a slight decrease in families living below the poverty line in the last 10 years, dropping from 10% to 7.2% of its population. According to the 2020 American Community Survey, 7% of the Village population lives below the poverty line; \$13,590 for a one person household, or \$27,750 for a family of 4.

Veterans made up 4.9% of the Village population that is over 18 years and older in 2020, which is slightly below the total percent of Ohio veterans as a whole at 7.6%. In 2010, the Village veteran population had served in Vietnam and World War II. In 2015, the highest percent

Figure 2.4: Village of Ostrander Household Incomes (2010-2020)

Income Brackets	2010	2020	Difference (2010-2020)
	193	281	45.60%
Under 10k	3.6%	1.4%	-43.38%
10k to 15k	2.1%	3.6%	149.59%
15k to 25k	6.7%	1.4%	-69.58%
25k to 35k	7.8%	12.8%	138.93%
35k to 50k	15.5%	11.7%	9.90%
50k to 75k	15%	5.3%	-48.56%
75k to 100k	20.7%	12.1%	-14.89%
100k to 150k	19.2%	25.6%	94.13%
150k to 200k	8.3%	10.3%	80.68%
Over 200k	1.0%	15.7%	2,185.85%
Median Income	\$73,125	\$102,813	40.00%
Mean Income	\$76,544	\$118,281	54.53%

2010 & 2019 American Community Survey 5-year Estimate

(44%) of Village veterans had served in Vietnam, with fewer numbers serving in the World War, Korean War and 1990-2001 Gulf War. In 2020, the highest percent (44.8%) of the Village veterans had served in the 2001 and later Gulf War, with few numbers serving in the Vietnam and 1990-2001 Gulf War.

The Ostrander Veterans Memorial Marker was originally erected and dedicated on May 29, 1995, by Ostrander senior citizens on the grounds of the old Buckeye Valley West Elementary School building. The school was closed in 2018 and the Marker has been temporarily placed at the Ostrander branch Library.



Figure 2.5: Ostrander Veterans Memorial. Located at the Ostrander Branch Library

Population Projections using Building Permits

Building permit figures can sometimes tell more than the Census does regarding growth in municipalities. Between 2011 and 2021, the Village of Ostrander had a high of 34 new building permits issued, which occurred in 2021. Since 2011, the village has averaged 17.63 building permits each year with above average permits issued in 13', 17', 18', 20' and 21'. The above average permits during this time frame is most likely a result of 171.08 and 61.61-acres being annexed in 2004 and 2018. Two subdivisions continued to develop with single-family homes in multiple phases to date.

The Village of Ostrander is surrounded by Scioto Township, which has also seen record high single-family residential building permits in recent years. By comparison, Ostrander is only 602 acres in size, while Scioto Township is 35.3 square miles in size. In 2022, Scioto Township received 15 residential building permits while Ostrander received 29.



Figure 2.6: Ostrander Veterans Wall Memorial Signage

Figure 2.7: Village of Ostrander Building Permits Issued (2011-2021)

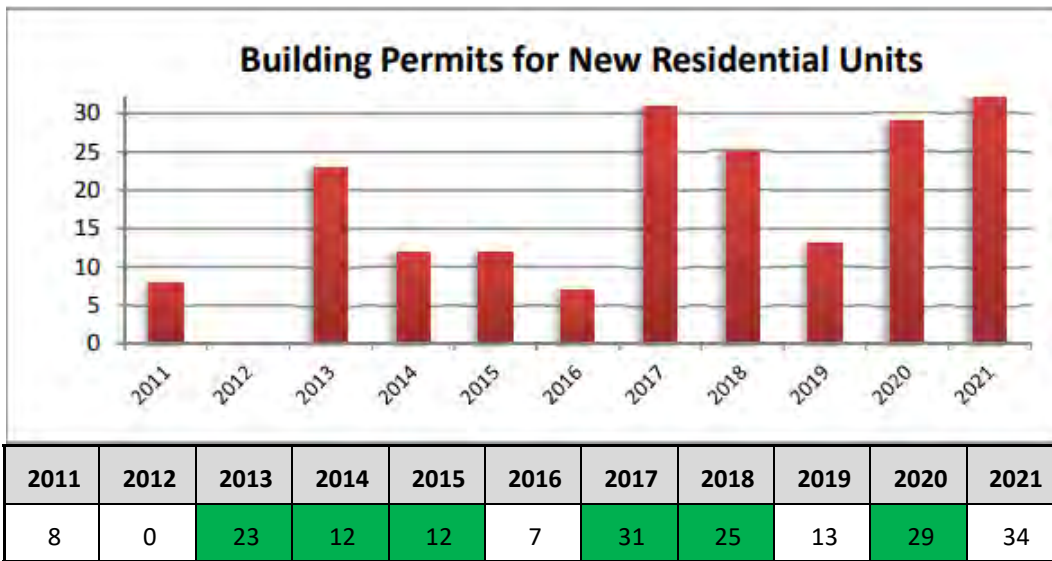


Figure 2.8: Scioto Township Building Permits Issued (2011-2021)



Figure 3.1: Midway Market. Google Street View. 2018



Figure 3.2: Midway Market. Interior. 2023



Figure 3.3: Midway Market. Google Street View. 2023



CHAPTER 3 Development and Change

Village of Ostrander Development Activity

Platting activity for new subdivisions is an indicator of future growth, as it generally precedes building permits. Historically, subdivisions in the Village of Ostrander have been typically small blocks of lots with an average lot size of 0.2-acres. Most of these small-block subdivisions were created in the late 19th century. These small-block, single-family subdivisions continued to get created near the heart of the Village, with lot sizes starting to increase to 1.0-acre lots in the mid 1980's. Most of the platted lots along E. High Street have since transferred acreage to the rear of their parcels, essentially doubling the lot sizes.

The more recent residential development has occurred east of downtown Ostrander, between US-36 and Penn Road. The Meadows of Mill Creek phase 1 subdivision was platted in 2005, has developed in three total phases and includes 189 single-family lots. The Blues Creek subdivision was platted in 2020, is currently being developed, and will include 100 single-family residential lots. Meadows of Mill Creek includes lots that range from just over an acre to just over a half acre. Blues Creek includes lots that range from just under a quarter acre to just over a half acre.



Figure 3.4: Midway Market. Historic Aerial



Figure 3.5: Midway Market. Staff Drone Photo. 2023

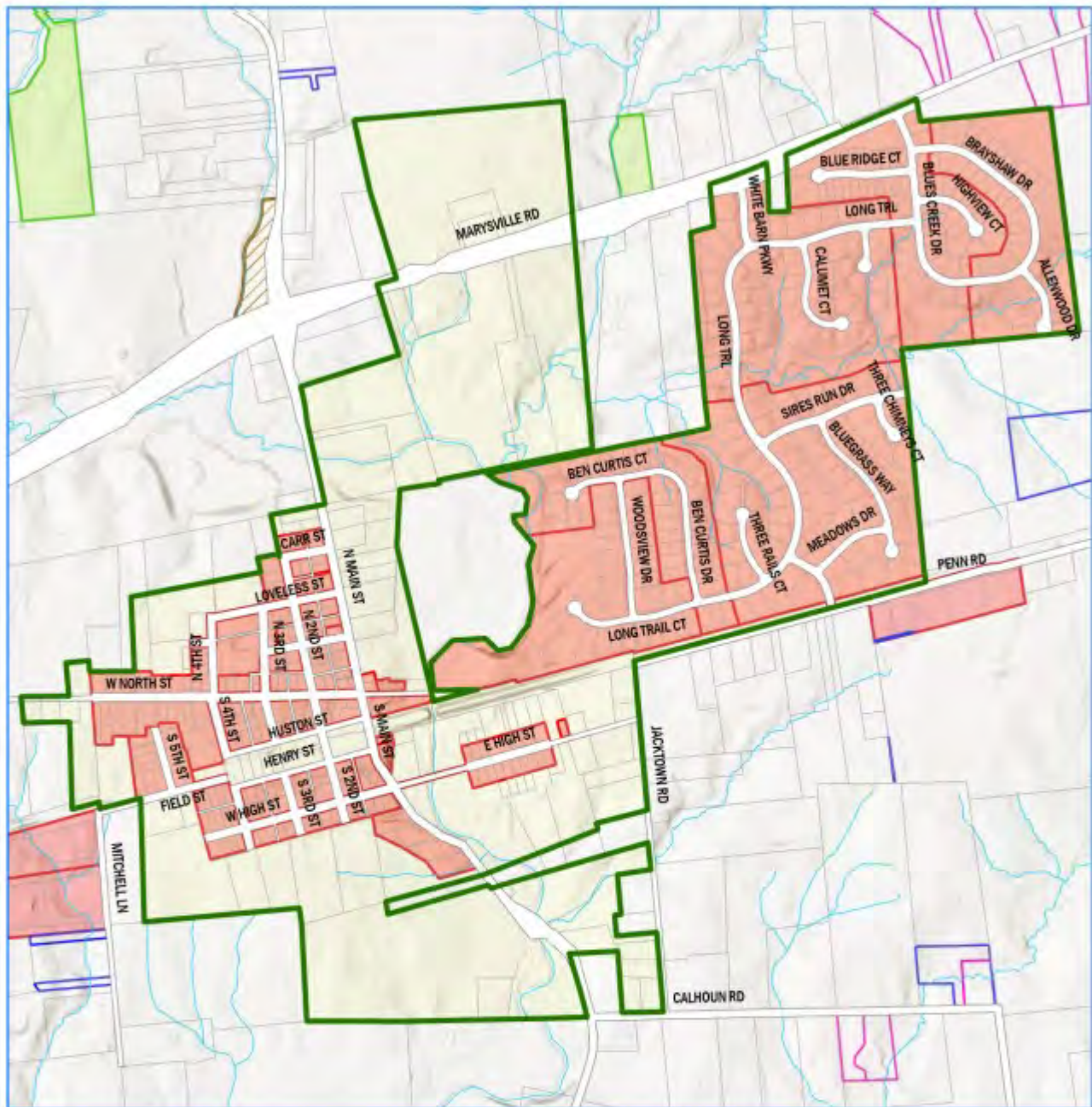
Commercial development in the Village has been minimal over the years. However, the Midway Market has been a staple in the Community since prior to 1980. The Midway site, and an additional 87.94 surrounding acreage was annexed into the Village in 2008. In 2021 a new Midway Market was constructed and the original building was demolished. Services added with the renovation included additional fuel pumps, a

convenience store drive-through, car wash and dog wash facility.

Other commercial establishments in the heart of the Village include Leb's Pizza House, Edward Jones financial advisor, Magnolia Hair Company, and the Mill Creek Carry out.

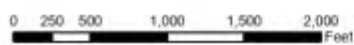
Development Pattern Map

The development pattern map tracks the size and location of zonings and subdivisions. In the Village of Ostrander, the major features include the rezoning for the Meadows at Mill Creek and Blues Creek; two large single-family subdivisions east of downtown Ostrander and smaller platted areas.



Development Pattern

Ostrander Village, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>

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

Platting

The Village of Ostrander is responsible for reviewing and approving all zoning and platting activities within the incorporated areas of the Village. Any proposed subdivision must comply with the adopted Ostrander Zoning Ordinance (2011) and the Subdivision and Development Regulations of the Village of Ostrander, Ohio (2004). Table 7 illustrates the amount of subdivision activity in the Village of Ostrander over the past 50 years, by number of lots and acreage platted during five-year periods.

Minor Subdivision

A more simplified Minor Subdivision, 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 Village without a plat. The Minor Subdivision procedure is required for lots 5 acres or smaller.

Annexation

The biggest change for the Village of Ostrander 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.

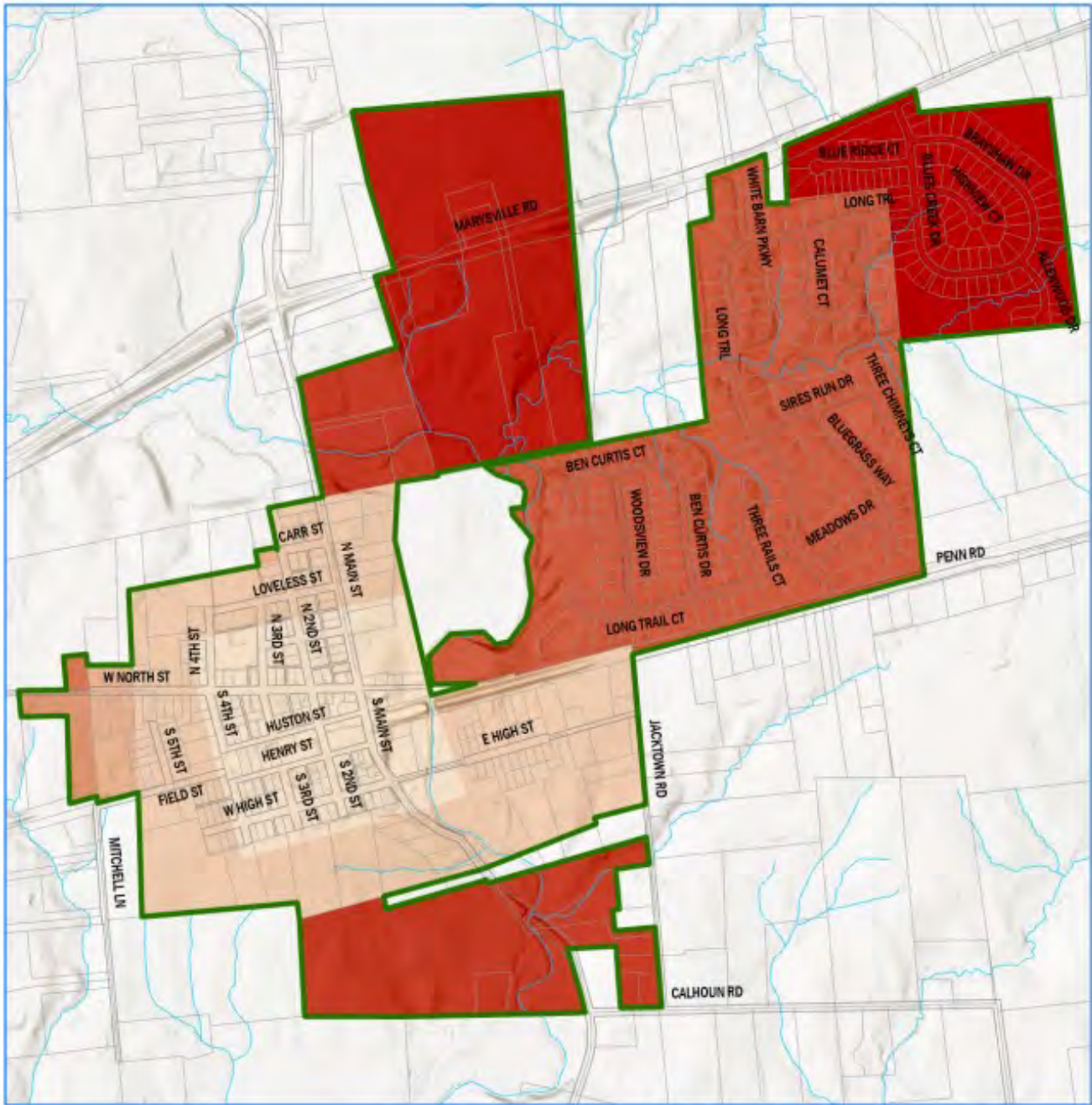
Annexation of land may be difficult to foresee, and to forecast costs associated with immediate improvements needed to allow for proposed development within the annexed land area. Municipalities generally control annexation by forcing unincorporated areas to annex in order to access the municipalities utility services. Services provided by the municipality to the land may include; water supply, sewers, police and fire protection, street improvements and maintenance, drainage. Services provided to the people may include; public health, welfare, and education, a road system, recreation facilities and programs, public libraries, and courts.

With the lack of access to Delaware County Regional Sewer District facilities, potential development is forced to use the Village 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. The Development Pattern Map and Figure 7 show how many acres the Village of Ostrander has annexed over time. Since 2004 the Village has annexed 396.22-acres, all of which coming from Scioto Township. Once

a property has been successfully annexed, the municipality must then determine the best zoning classification for this property. However, often times a property owner may have requested the annexation and in turn, will submit a rezoning application to allow for the intended use(s).

Date	Acreage	Type
1875 - 1994	200 +/-	Downtown
1995	5.48	Private Property
1999	1.04	Post Office
2004	171.08	The Meadows of Mill Creek
2005	19.51	Fire Station/Private Property
2005	55.17	Sewer Plant/Private Property
2008	88.85	Midway/Private Property
2019	61.61	Blues Creek

Figure 3.6: Annexation History, by date recorded, Village of Ostrander

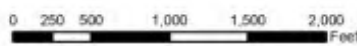


Annexation

Ostrander Village, Delaware County, Ohio

Annexation by Year

- 1875
- 1892
- 1952
- 1995
- 1999
- 2004
- 2005
- 2008
- 2019



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>



CHAPTER 4 Existing Land Use

The existing land use map displays the residential, commercial, institutional, industrial, agricultural, open space, and industrial uses in the Village of Ostrander. Each land use is categorized using Delaware County Auditor tax codes, with the total acreage of each listed in Figure 8. With a total land area of just over 600 acres (excluding 63.42-acres of land within road and rail rights-of-way), residential uses (42.21%) agricultural uses (18.66%), and vacant land (16.77%) account for the vast majority (77.64%) of the acreage in the Village of Ostrander. 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 1.09% of the Village. The Village maintains approximately 8.75 miles of roadway held within right-of-way within the Village

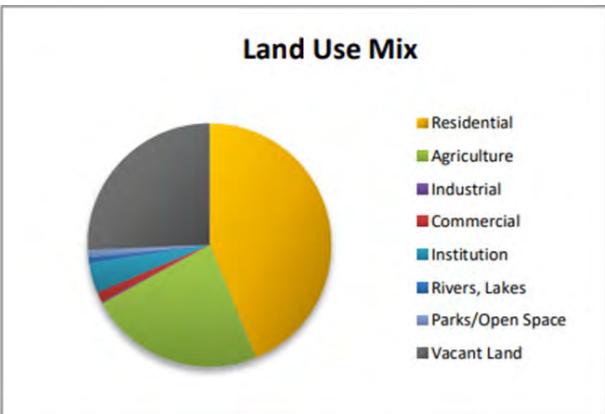


Figure 4.1: Village of Ostrander Existing Land Use (2022)

Land Use	Acres	% of Total
Total Residential	253.29	42.21
<i>Single-Family</i>	252.76	42.12
<i>Multi-Family</i>	0.52	0.09
Total Commercial & Industrial	6.52	1.09
<i>Commercial</i>	5.61	0.93
<i>Industrial</i>	0.91	0.15
Institutional	19.75	3.29
Agriculture	112.00	18.66
Rivers/Lakes/Ponds	4.11	0.69
Road ROW	63.42	10.57
Golf/Parks/Open Space	40.34	6.72
<i>Vacant Agricultural</i>	0	0
<i>Vacant Commercial</i>	1.89	0.31
<i>Vacant Industrial</i>	0	0
<i>Vacant Residential</i>	98.77	16.46
Acreage in Village	600.09	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.*

Land Use Summary

Based on the existing allocation of land uses, the Village is heavily zoned for and developed with single-family homes. The available vacant land area in the Village, along with the adjacent vacant land area in Scioto Township, there may be development pressure for continued residential rezoning, annexation and development with the intent to connect to the Village sanitary sewer.

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 commercial and industrial uses locating just outside of the village while still impacting village roadways and services.

Figure 4.2: Single –Family Large Lots. Russell Rd.

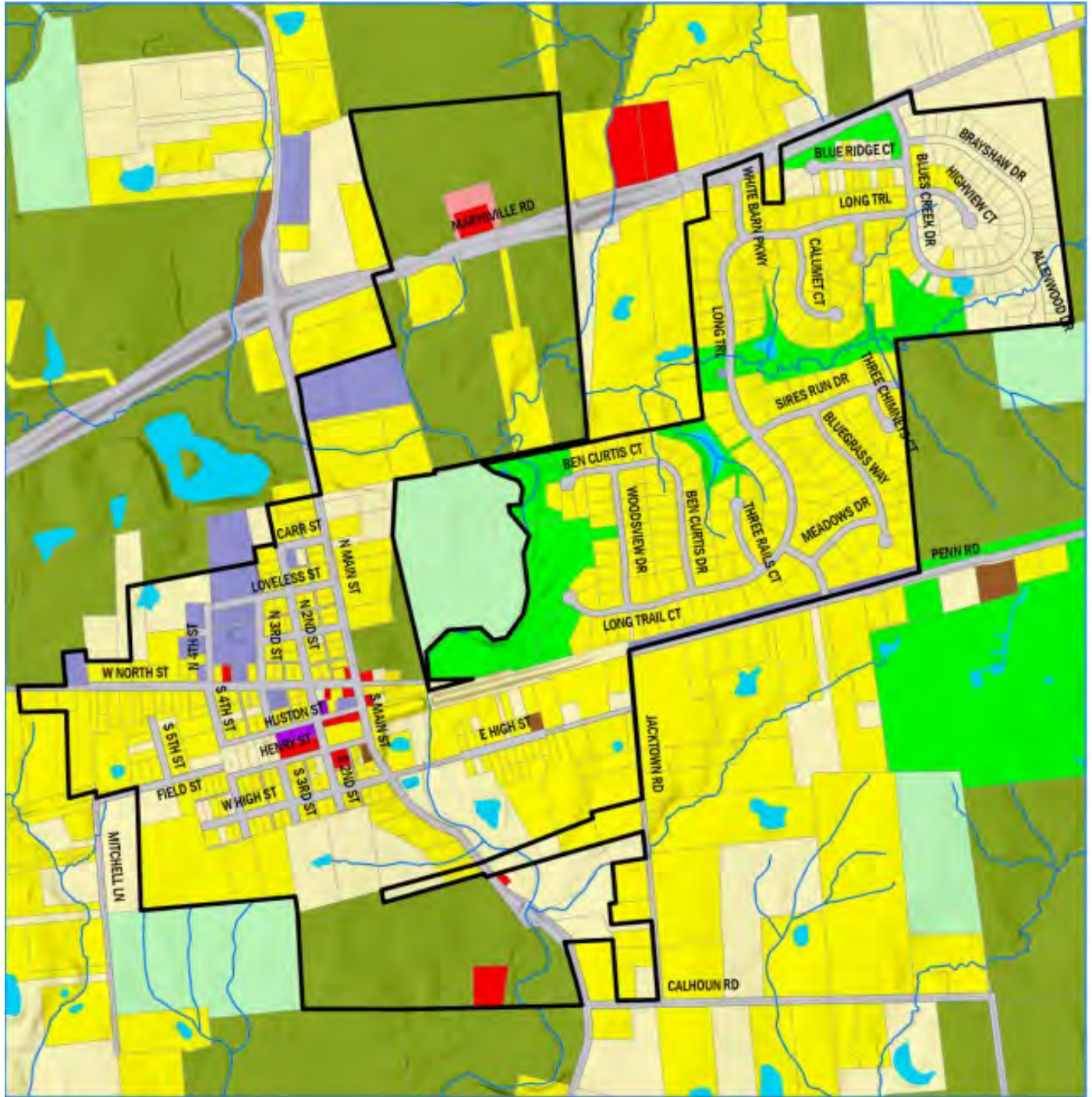


Figure 4.3: Single –Family Large Lots. Smart Rd.



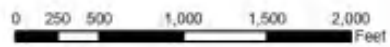
Observations on Land Use and Development Patterns

- 1) 112 acres of agriculture/undeveloped land is a prime focus for potential future development.
- 2) The village is made up of 602 acres, with the downtown and newer development to the east completely divided by Blues Creek and regulatory floodplain.
- 3) There has been an increase in large lot single family development in nearby Scioto Township (See Figure 2.8).
- 4) Residential land acreage increased by 165%, or 374.97 acres in the last ~20 years. The population growth followed this trend and increased by 228.4 %.
- 5) Single family residential use accounts for 42% of the land use.
- 6) There appear to be just over 600 acres of land in speculation that is either within Ostrander or adjacent.



Existing Land Use

Ostrander Village, Delaware County, Ohio



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

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Trends in Land Use

Much of the historic village was made up of approximately quarter acre lots (give or take), and over the years has added lots that are between a half acre and just over an acres in size. There are a few outlier lots in the village between 5 and 10 acres that are developed with single-family homes.

Land in Speculation

The Land is Speculation Map on the following page identifies key properties that have potential for development either within the Village boundaries or that have potential for annexation.

Eastern Quadrant: Includes a 136.6-acres, most of which is adjacent the Blues Creek and Meadows at Mill Creek subdivisions. The village has received a rezoning request for the northern most site adjacent the Blues Creek subdivision to allow for a commercial use.

Northern Quadrant: Includes 71.775-acres, most of which is currently active agricultural land surrounding the Midway Market. Approximately 10-acres of this land south of US-36 is located within the regulatory floodplain.

Southern Quadrant: Includes 69.7-acres, with the eastern most half surrounding the Village of Ostrander Sewer Plant and includes approximately 7-acres of regulatory floodplain. There have been multiple rezoning applications filed with the Village over the past 20 years to allow for development here. Proposed projects include:

- Residential development with 107 single-family lots, 56 clustered condominium residential units and dedicated open space.
- Mixed-use development with 200 residential units (40 attached or detached condominium units and 160 clustered attached apartment units), community facility, 12,000 square feet of commercial uses, a self storage use and dedicated reserve area.
- Campground with 200 camp sites (170 camper, 30 tent), 6,000 square foot lodge, playground, sport courts, ponds and a bath house.

Western Quadrant: Includes 323.538-acres, with the majority of this land being an active agricultural use; other features include a 7-acre sized pond, 15-acres of regulatory flood plain and barns.

Top five sites that have potential for development and annexation

1. Incorporated 71.775-acres surrounding Midway Market, north and south of US-36. (Elaine Crago, Trustee)
2. Unincorporated 130.986-acres to the northwest of the village. (FTS Partners One, LP)
3. Unincorporated 88.63-acres to the southwest of the village. (Michael Grandominico, Trustee)
4. Incorporated 42.87-acres south of the village. (Scott and Lance Investments, LLC)
5. Unincorporated 88.204-acres to the east of the Meadows at Mill Creek and south of Blues Creek subdivisions. (Jerry Stults/James Stults/ Jayne Marie Scowden)

Village Owned Property

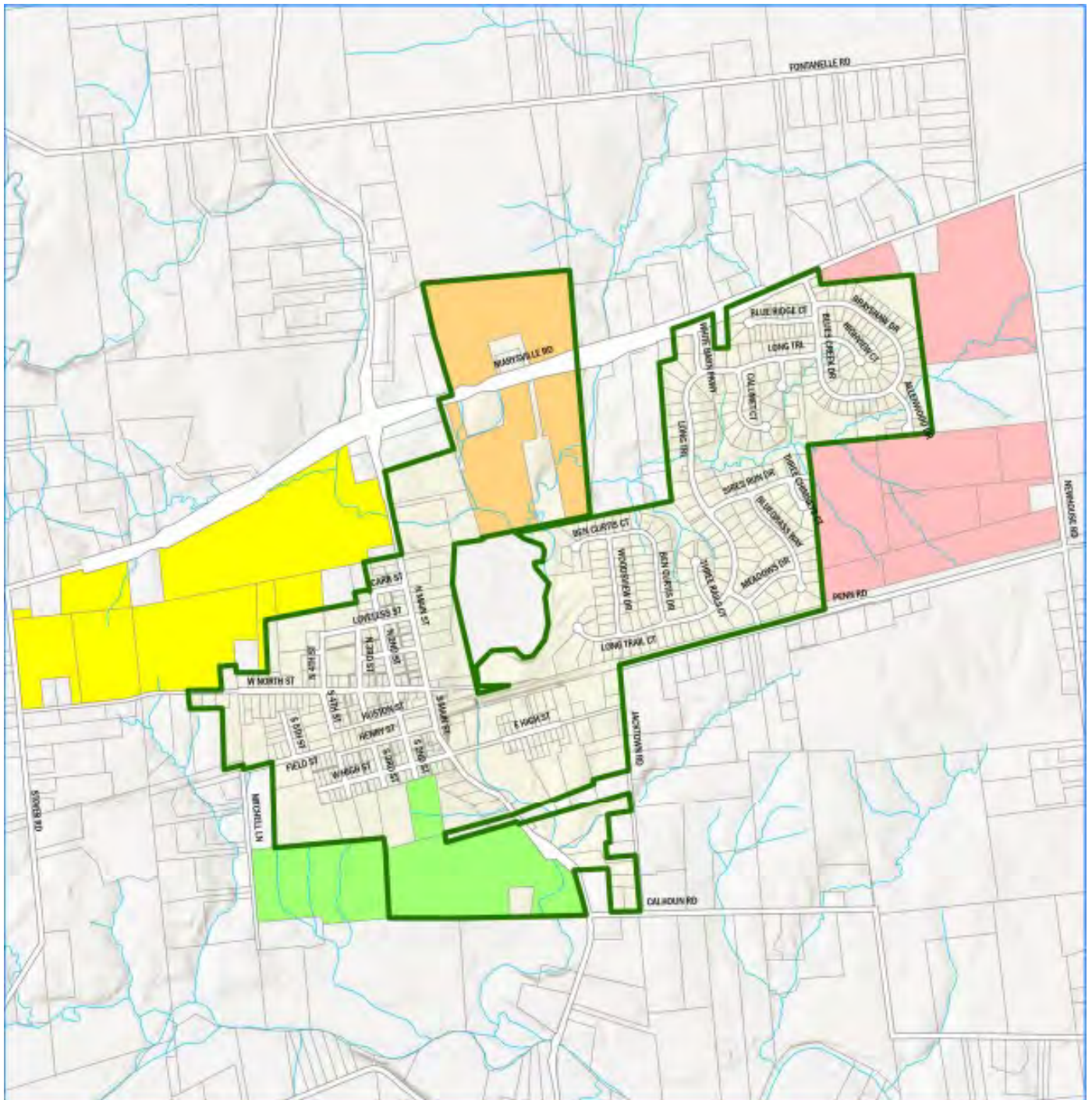
The Village owns and maintains approximately 33.209-acres of land, most of that land area being reserves that are located in and around the Meadows of Mill Creek subdivision (21.591-acres). Other properties include the Ostrander wastewater treatment facility, the Village Hall with service repair garage and the old BVW school site.

Meadows of Mill Creek (4 lots): 0.096, 3.384, 4.085, 14.122-acres

Wastewater Treatment Facility (2 lots): 1.799, 0.153

Village Hall and garage (1 lot): 0.3

Old BVW school site and baseball fields, now know as Murgans Community Park (4 lots): 3.15, 2.62, 3.5-acres



Land in Speculation

Ostrander Village, Delaware County, Ohio

- Incorp. Area Boundaries
- Road Centerlines
- Road Right of Way
- Property Lines
- Streams
- Land in Speculation
- Eastern Quadrant
- Northern Quadrant
- Southern Quadrant
- Western Quadrant

0 500 1,000 2,000 3,000 Feet



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List of business within the Village jurisdiction:

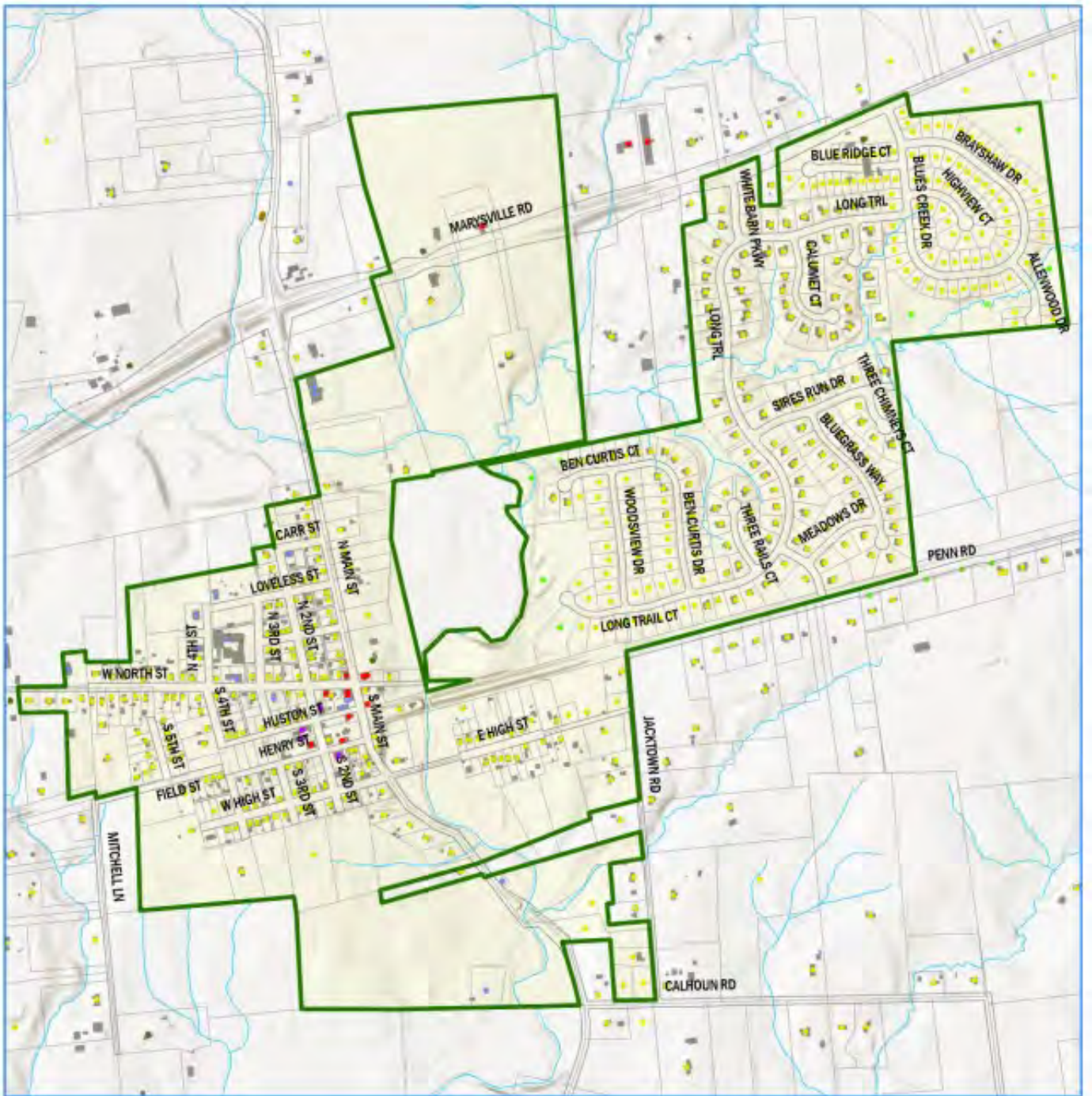
- Midway Market
- Leb's Pizza House
- Mill Creek Carry Out
- Edward Jones Financial Advisor
- Magnolia Hair Company
- KLM Manufacturing
- Liberty Die Cast Molds
- Henry Street Garage & Machine Shop
- Wild Fire Fabrication
- Ostrander

List of businesses just outside of the Village jurisdiction:

- Leeds Farm
- Mill Creek Golf Club
- Sawmill Marine
- Buckeye Bird Supply
- Terry Myer's Training Center
- Testa Trucking
- The Seed Center
- Tilt Amusements
- Lake Hill Private Hunt Club
- Winter Street Gallery
- Aly's Dog Grooming
- CDK Construction



A graphic for WildFire FAB, featuring a circular logo with the text "WildFire FAB" and "Metal Fabrication and Wood Working" below it. There are also small images of metal and wood work.

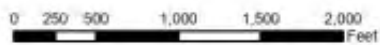


Building Structure

Ostrander Village, Delaware County, Ohio

▭ Incorp. Area Boundaries
▭ Building Structure 2018
 Address Point by Land Use 2022

- Agriculture
- Commercial
- Industrial
- Exempt, Utility
- Residential (Single Family)
- Residential (Triplex)
- Vacant, Open Space



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CHAPTER 5

Natural Resources and Conservation

The Village of Ostrander has exceptional natural resources; with the Blues Creek stream and associated floodplain bisecting the village's 600 acres, the Ronolds Run stream, a historic railroad bridge (east of E. North Street) over the stream, wetlands, woodlands, and an active wildlife corridor. If these resources are not conserved and protected, the vision of the village to preserve its rural character and its natural resources will not be achieved and the principal attribute of the village will be diminished. Conservation features including woodlands, wildlife habitats, quality wetland buffers and riparian zones must be of primary focus, followed by floodways, scenic views and vistas and sloping land. Prime farmland and cultural resources must also be preserved as part of new developments.

Topography

The Village of Ostrander has relatively mild differences in elevations and slopes. The Digital Elevation Map indicates a 100-foot difference in elevation from the highest point of the village to the lowest. The highest point is toward the eastern edge of the village, just outside of the village jurisdiction, ranging from 916 to 985 feet above sea level. This land area is mostly inclusive of agricultural fields, the old rail bed, and the Mill Creek Golf Club. The lowest elevation (885') is in the center of the Blues Creek stream, between the historic village center and the new development to the east.

Slopes Greater than 20%

The village includes in its purpose of the Zoning Resolution to "conserve and protect the natural resources and scenic areas." One important element of the Village's natural beauty is its ravines. The Critical Resources map indicates slopes over 20%. In the village, the steep slopes are located in the ravines along Blues Creek, other streams and drainage paths, along US-36, and the old rail bed. Much of these steep slope areas are already located in platted reserves and on private property that is developed with single-family homes.

However, retaining slopes greater than 20% for open space as the village further develops will be very important in achieving its purpose to conserve and protect natural resources and scenic areas.

Floodplains, bodies of water

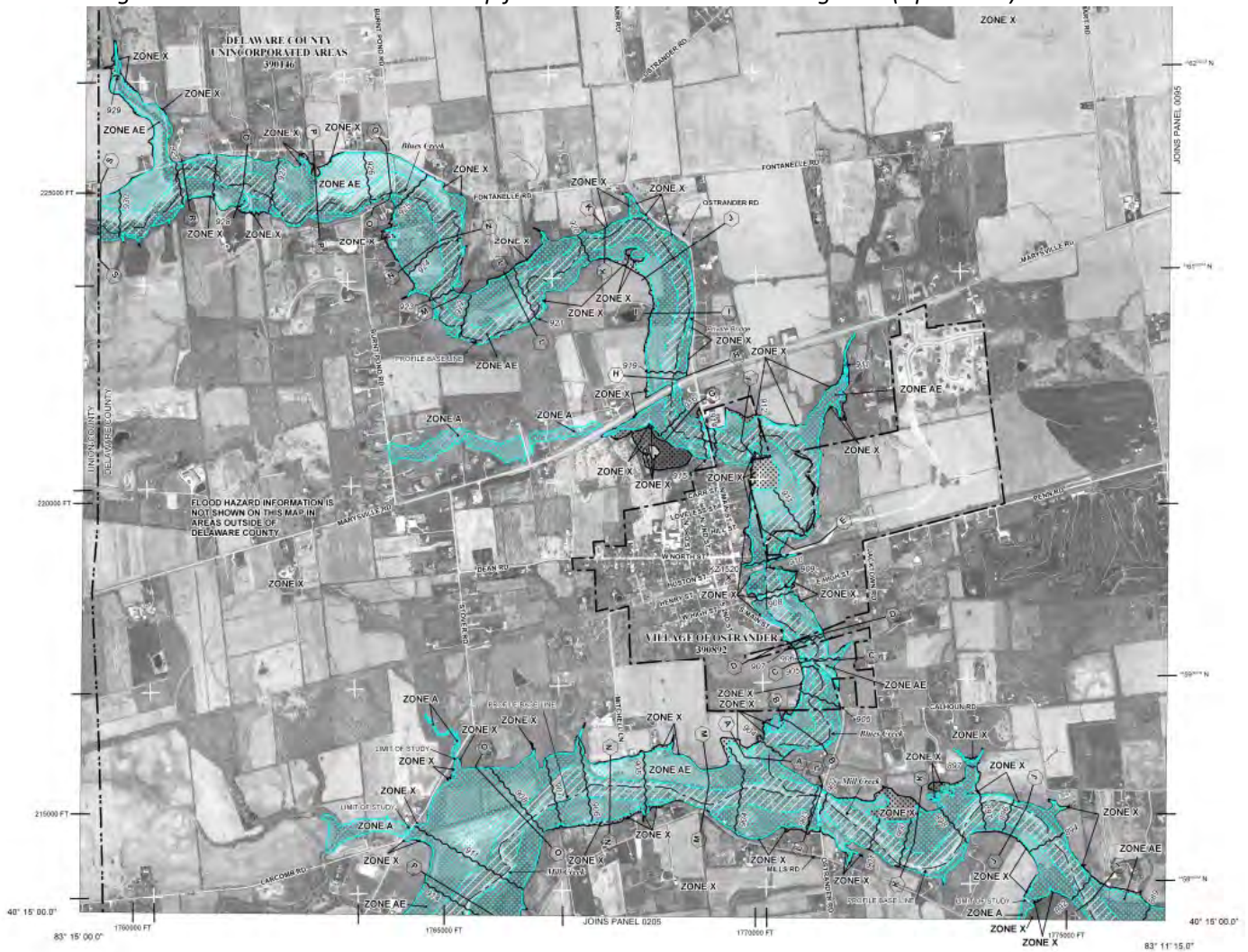
The Scioto River is a significant natural resource area; it is the dominant geographic feature in western Delaware County. Blues Creek outlets to Mill Creek, south of the Village, and ultimately out to the Scioto River, approximately 3.5 miles away. Where lands possess ravines or floodplains that flow directly to the Scioto, and no centralized sewer is available, the village may wish to use even lower densities to preserve water quality, especially in rural areas where some homes still rely on well water.

The National Flood Insurance Program discourages development in the 100-year floodplain and prohibits development in the 100-year floodway. These areas are mapped by the Federal Emergency Management Agency (FEMA). The floodplain map (Panel 090 of 295, Map Number 39041C0090K) gives a general location of the floodplains and provides the Base Flood Elevation (BFE), indicating where the safest elevation is to reduce flood risk for new development. For specific information see the FEMA maps at the Delaware County Building Department, 1610 State Route 521, Delaware Ohio (740-368-5850).

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

- **Water Resources - Natural flood and erosion control:** flood storage and conveyance; reduce flood velocities; reduce peak flows; reduce sedimentation.
 - The Village of Ostrander is a community that participates in the NFIP.
- **Water Quality Maintenance:** filter nutrients and

Figure 5.1: Flood Insurance Rate Map for Ostrander and surrounding area (April 2009)



impurities from runoff; process organic wastes; moderate temperature fluctuations.

- In 1991 Blues Creek no longer received discharges from what was the unsewered village as a new Waste Water Treatment Plant was constructed. The WWTP now discharges directly to Mill Creek.
- **Groundwater Recharge:** reduce frequency and duration of low surface flows.
- **Biological Resources:** rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.
 - The soils along Blues Creek serve to remove sediments and nutrients flowing in the adjacent water and improve water quality for downstream communities.
- **Fish and Wildlife habitats:** provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
 - Common wildlife found around Ostrander: Ground hog, red fox, coyote, white-tailed deer, raccoon, Eastern Cottontail rabbit, North American bald eagle, American goldfinch, red-tail hawk, Mallard duck, wild turkey, bass, and bluegill.
- **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.
 - Over 18-acres on the western boundary of the Meadows of Mill Creek subdivision has been dedicated as open space and includes unimproved walking paths.
 - There is 11.86-acres of vacant, privately owned land at the south side of the village and that could serve as passive or active uses. Similarly, there is 15-acres of vacant, privately owned land on the north side of the village. This acreage is completely located within the regulatory floodplain.
- **Scientific Study/Outdoor Education:** contain cultural resources (historic and archeological sites); environmental studies.
 - Buckeye Valley West Elementary School is a Certified (by ODNR) WILD School Site; BVW demonstrates curriculum development and habitat enhancement consistent with the goals of the WILD School Site program.

The Delaware County FEMA floodplain maps were completed in 1999 and revised in 2009, with one hundred year floodplain elevations slightly receding in some areas. The 2022 FEMA preliminary floodplain

maps show that the one hundred year floodplain has again slightly receded.

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

Groundwater resources

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

Wetlands

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

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

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

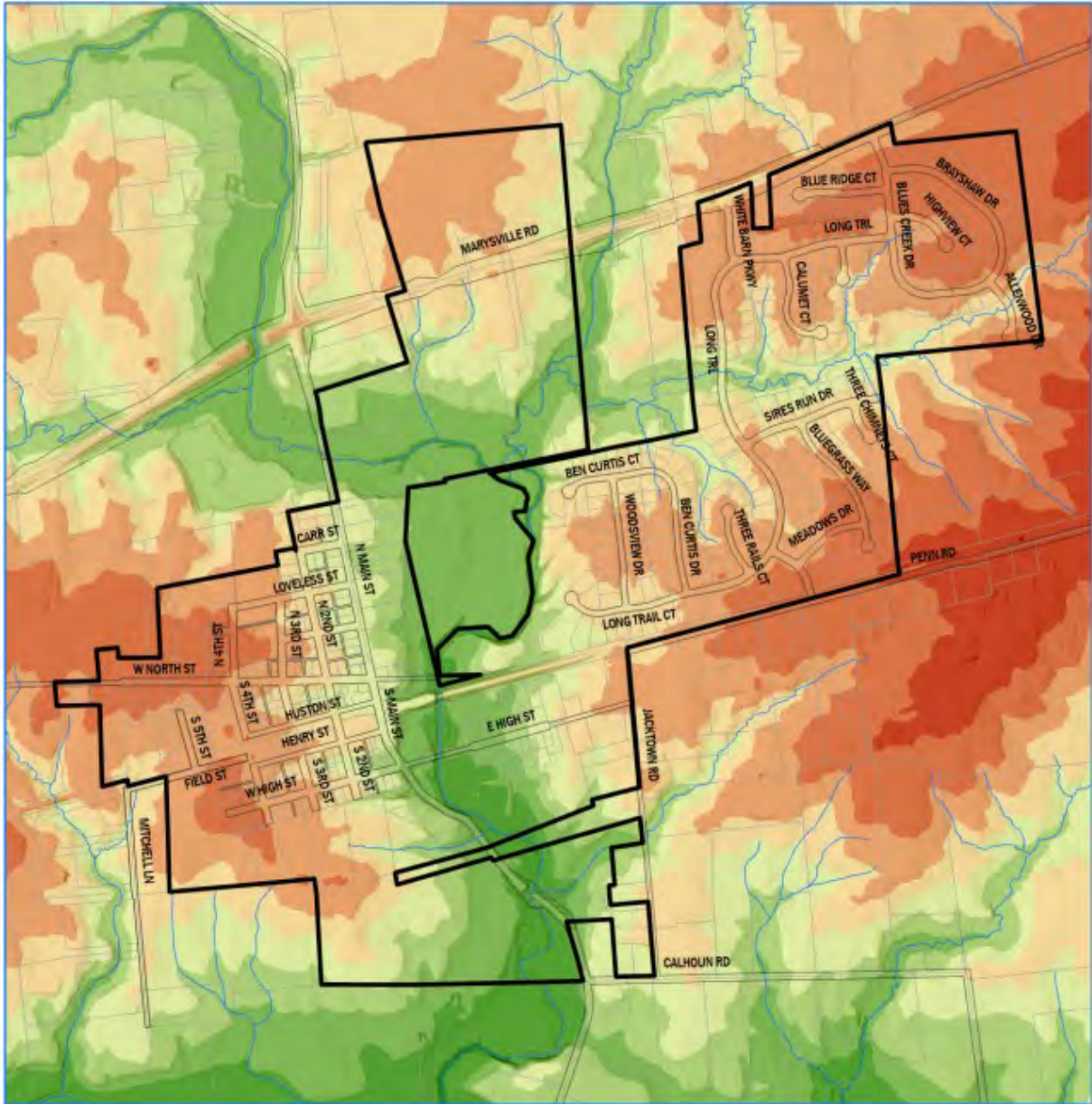
Soils

Agriculture is still an important land use in the village, although the land value for future development may

continue to rise. Creative zoning and development techniques may be able to save some agricultural land by platting it as open space in a subdivision.

Soil Suitability for Septic Systems

The village provides sanitary sewer service to incorporated areas of the village. However, it is useful



Digital Elevation

Ostrander Village, Delaware County, Ohio



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Digital Elevation (feet)

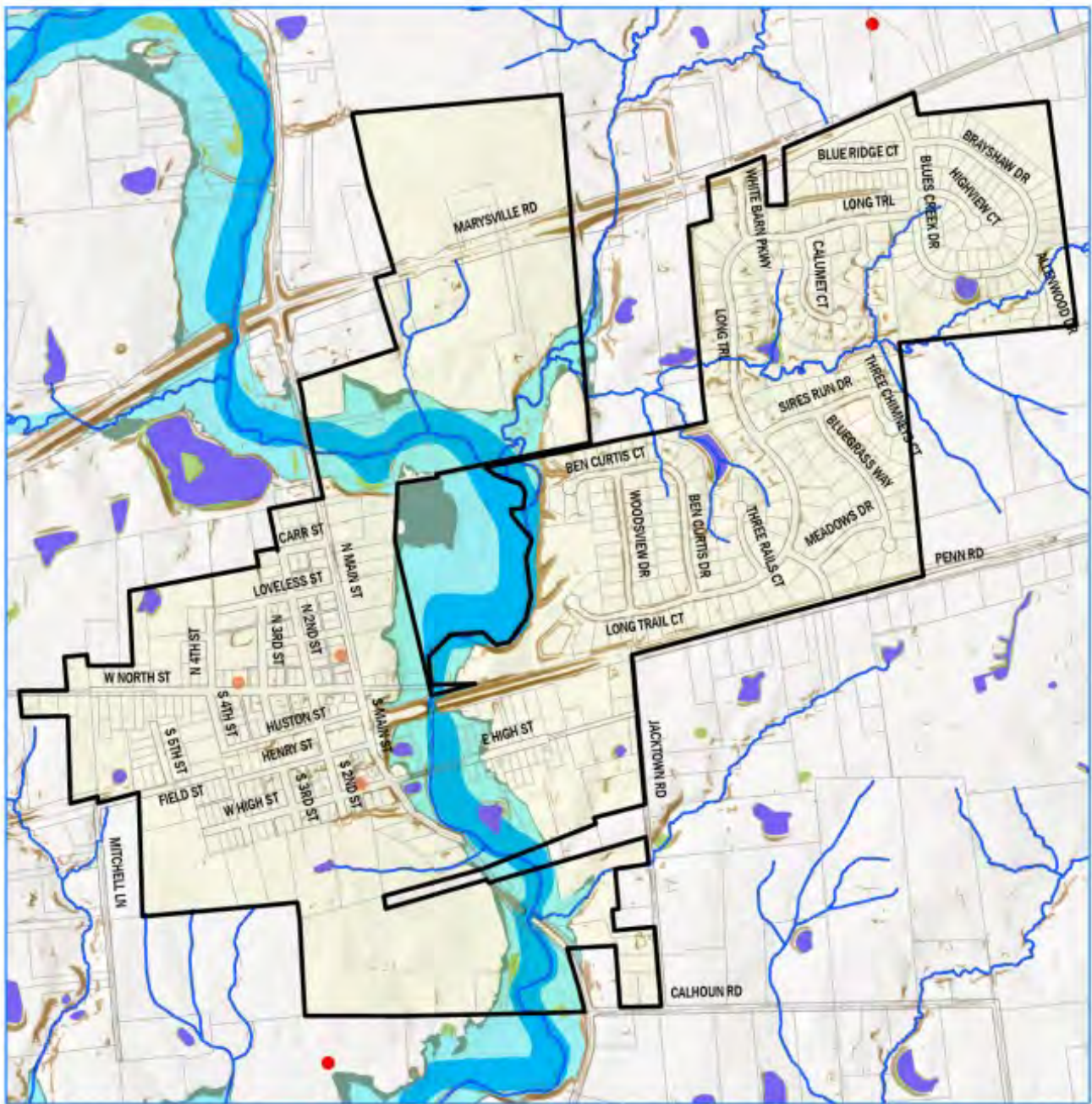
- 885 - 895
- 896 - 905
- 906 - 915
- 916 - 925
- 926 - 935
- 936 - 945
- 946 - 955
- 956 - 965
- 966 - 975
- 976 - 985

to evaluate the soil capability for septic systems as undeveloped areas may utilize this type of waste water treatment system. Land with very poor suitability for septic systems should be served by centralized sanitary

sewer or alternative sewage disposal systems.

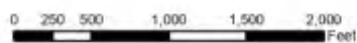
Critical Resources

The combined Critical Resources map displays generalized



Critical Resources

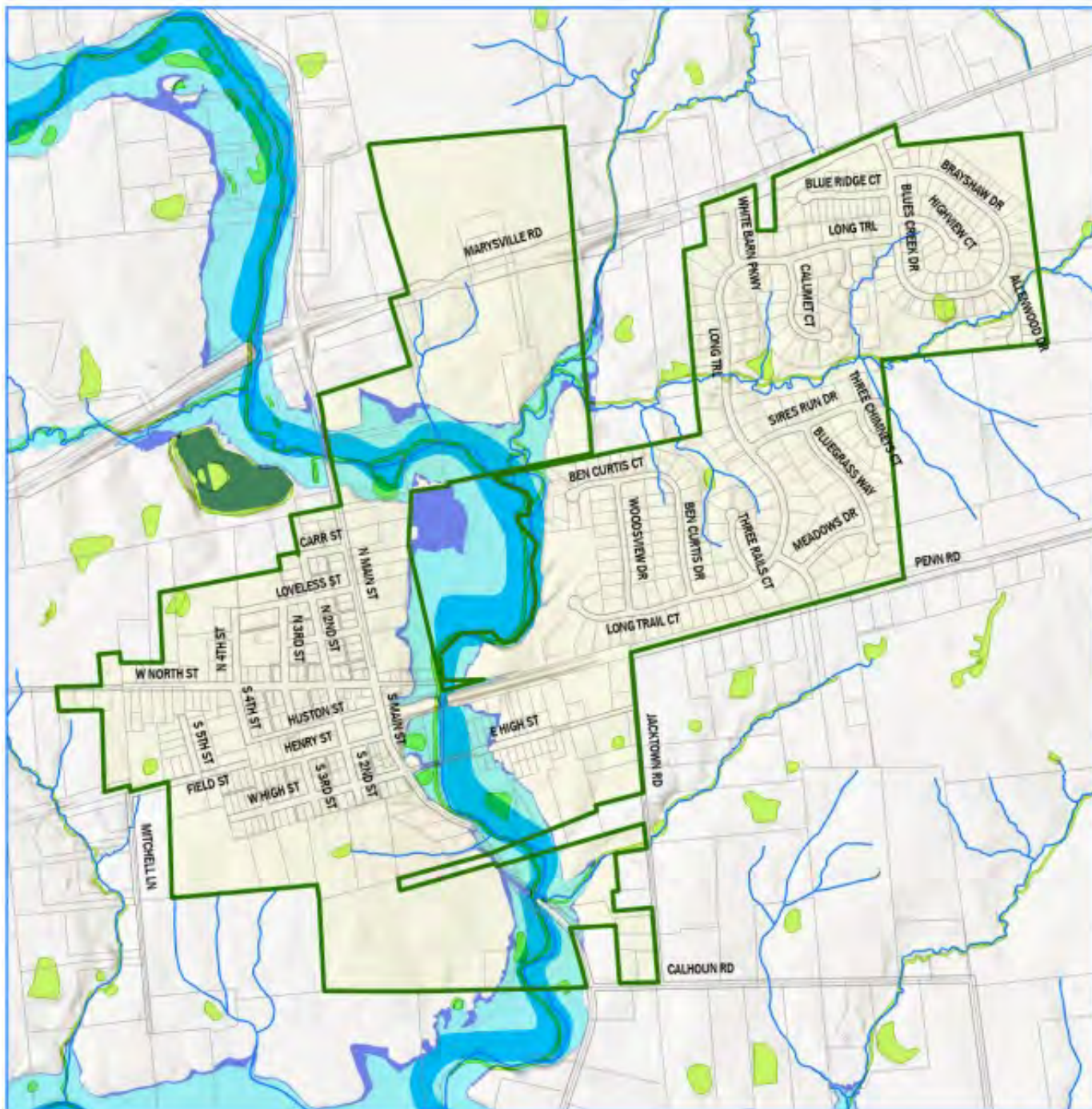
Ostrander Village, Delaware County, Ohio



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

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



Wetlands

Ostrander Village, Delaware County, Ohio



- █ Incorp. Area Boundaries
- Road Centerlines
- Road Right of Way
- Property Lines
- Streams
- NWI Wetland
- Floodway
- 100 Year Flood Plains
- 500 Year Flood Plains

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<https://www.dcrpc.org>



Delaware County adopted the “All Natural Hazard Mitigation Plan” in 2006 to provide a comprehensive guide that calculates risk of damage and provides mitigation strategy recommendations. The Plan was updated in 2014 and again in 2019, now titled the “2019 Delaware County Multi-Hazard Mitigation Plan.”

The Delaware County Emergency Management Agency amended the Plan in updating the County’s Hazard Mitigation Plan to identify policies and actions that can be implemented to reduce risk and future losses from hazards. FEMA requires mitigation plans to be updated every 5 years, and by doing so the County can be eligible to receive funding through several FEMA disaster response and recovery programs.

There is a draft 2022 Plan that is currently under review. This plan is composed of four sections detailing the methods, analysis, and discussion surrounding the

various hazards that threaten Delaware County and its jurisdictions. The Village of Ostrander jurisdiction is included in these plans.

Hazard data compiled from 2009-2021 shows Delaware County’s frequent hazards have been droughts and severe summer weather events, when compared to tornados, floods, and terrorism. Pandemic level events have been recorded as the most prominent within the county, with a total event count of 74, more than twice the drought events of previous decades. Some of the most current hazard events in Delaware county include a sinkhole reported in 2017, a land subsidence event that same year, five counts of terrorism all within the same day in 2018, a count of civil unrest in 2022 and two counts of cyber security hazards in 2021. (Source: 2022 Delaware County Multi-Hazard Mitigation Plan (draft))

Figure 5.2: Structures at risk in a 100 Year Flood Zone and the economic damages associated (2018)

STRUCTURES IN 100 YR – FLOOD ZONE										
JURISDICTION	Structures at Risk					Damage in Dollars				
	Residential	Non-Residential	Critical	Publicly Owned	Total	Residential	Non-Residential	Critical	Publicly Owned	Total
Delaware	58	77	4	5	144	\$7,700,000	\$16,052,400	\$12,135,600	\$22,911,400	\$58,799,400
Powell	16	N/A	N/A	N/A	16	\$4,609,800	N/A	N/A	N/A	\$4,609,800
Galena	N/A	1	N/A	4	5	N/A	\$0	N/A	\$39,900	\$39,900
Shawnee Hills	1	N/A	N/A	N/A	1	\$295,300	N/A	N/A	N/A	\$295,300
Ashley	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	\$0
Ostrander	11	1	N/A	N/A	12	\$755,200	\$0	N/A	N/A	\$755,200
Sunbury	1	N/A	N/A	N/A	1	\$307,900	N/A	N/A	N/A	\$307,900
Other	384	333	10	30	757	\$41,770,500	\$84,101,600	\$353,400	\$36,050,500	\$120,505,500
TOTAL	471	412	14	39	936	\$55,438,700	\$100,154,000	\$12,489,000	\$59,001,800	\$185,313,000

Structures in Dublin, Westerville or Columbus that were also located within Delaware County were not included in these figures. Market improvement values of Delaware County parcels provided by the Delaware County Auditor’s office were utilized in the determination of damage in dollars. Structures determined from 2018 Building Outlines provided by the Delaware County Auditor’s GIS Office. Note: Building Outlines include outbuildings and accessory structures.

Market improvement values were used in order to calculate the potential asset losses, and any structures with no improvement value were not included within the figures. DMPG felt that it would be beneficial for mitigation and operational purposes to conduct a “threat analysis” for the applicable hazards. The

analysis consists of a thorough analysis of a plausible hypothetical occurrence of catastrophic magnitude for each hazard. This would allow for better estimation and quantification of the social, structural, economic and environmental consequences of each hazard and provide general insight into the nature of the hazard

Figure 5.3: Total Structures in Delaware County/Damage in Dollars (2018)

TOTAL STRUCTURES IN DELAWARE COUNTY AND LOCAL JURISDICTIONS										
JURISDICTION	Structures					Damage in Dollars				
	Residential	Non-Residential	Critical	Publicly Owned	Total	Residential	Non-Residential	Critical	Publicly Owned	Total
Delaware	12,918	2,001	233	110	15,262	\$1,457,173,400	\$626,659,200	\$160,618,500	\$72,410,600	\$2,316,861,700
Powell	4,085	384	12	19	4,500	\$1,183,562,700	\$158,706,300	\$16,098,900	\$2,581,900	\$1,360,949,800
Galena	406	188	1	9	604	\$45,788,900	\$3,212,100	\$171,900	\$207,700	\$49,380,600
Shawnee Hills	377	147	2	1	527	\$58,708,000	\$10,285,000	\$180,100	\$7,300	\$69,180,400
Ashley	686	162	8	7	863	\$25,544,500	\$6,177,400	\$789,300	\$756,600	\$33,267,800
Ostrander	477	57	10	8	552	\$47,736,100	\$3,562,400	\$414,800	\$2,485,800	\$54,199,100
Sunbury	2,103	339	43	25	2,510	\$243,932,000	\$72,240,700	\$48,671,000	\$3,965,000	\$368,808,700
Other	52,870	8,869	443	319	62,501	\$9,587,655,270	\$1,365,529,800	\$361,745,700	\$135,590,100	\$11,450,520,870
TOTAL	73,922	12,147	752	498	87,319	\$12,650,100,870	\$2,246,372,900	\$588,690,200	\$218,005,000	\$15,703,168,970

Structures in Dublin, Westerville or Columbus that were also located within Delaware County were not included in these figures. Market improvement values of Delaware County parcels provided by the Delaware County Auditor’s office were utilized in the determination of damage in dollars. Structures determined from 2018 Building Outlines provided by the Delaware County Auditor’s GIS Office. Note: Building Outlines include outbuildings and accessory structures.

within the County, despite the situation specific figures. These estimates are based on any of the potential hazards listed for total loss on any at risk structure. Depending on path of hazard and how much of a given area is affected estimates could be lower.

Delaware County and seven communities within the County participate in the National Flood Insurance Program (NFIP); the Village of Ostrander is one those communities. The NFIP provides flood insurance to property owners, renters and businesses, and having this coverage helps them recover faster when

floodwaters recede. The NFIP works with communities required to adopt and enforce floodplain management regulations that help mitigate flooding effects. Flood insurance is available to anyone living in one of the 23,000 participating NFIP communities.

The most current Delaware County Mitigation Plan can be found on-line at ema.co.delaware.oh.us.



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CHAPTER 6 Housing

General

New housing is an index of growth in a community. The Village of Ostrander is a medium-density, small lot community in the downtown core, with low-density, large lot development to the east of Blues Creek. The village in general has a rural feel with agricultural uses surrounding the village. The community is primarily serviced by central sewer and Del-Co water service extends along most roadways. The village has the potential for higher-density residential uses because of its sewer services.

The Planned Residential Development (PRD) District was added to the Village of Ostrander Zoning Resolution in 2003 due to the proposed Meadows of Mill Creek subdivision at that time. The PRD permits a variety of housing types with an overall maximum net density of 4 units/2-acres for single-family, 8 units/4-acres for two-family and townhomes, and 12 units/8-acres for two story apartments. The minimum required dedicated open space must be 18 percent. However, there is a criteria that may allow for reduced open space.

Nearly all of the undeveloped land in the village is zoned Farm Residence (FR-1), which permits single-family residences on a minimum lot size of 1.0-acre with frontage based on a scale of lot size but with 150 feet as the minimum. Flag lots with 60 feet of frontage are permitted. There are limited areas zoned Medium Density Residence (R-3) and a large site just south of W. High street that is vacant and zoned Planned Residence District (PRD).

Being that the village provides centralized sanitary sewer, the 2011 Zoning Resolution requires that all development connect to their sewer system.

Open Space Developments

The Delaware County townships that have experienced the most growth (Liberty, Orange, and Genoa) have

access to county sanitary sewer. Similar to the Village of Ostrander, the Village of Shawnee Hills, which is approximately 10 miles south is seeing development pressures with limited land available. Shawnee Hills also provides sanitary sewer, which could allow for denser development within a Planned District. In 1996 the Ohio EPA amended their anti-degradation rules, making it more difficult to discharge treated effluents from sewage treatment plants to running streams.

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

This change in sewer policy led to a surge in such development in townships that previously had no sanitary sewer service. Houses are placed around the golf course, enhancing lot prices. There was initial concern that such developments would shift more housing starts to previously rural, non-sewer service areas and redistribute the housing geography in Delaware County.

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

NorthStar was proposed as a 1700-acre, mixed-use golf course community that spans Berkshire and Kingston Townships. The land lies east of I-71 and north of US

36/SR37. The Berkshire Township portion of NorthStar includes commercial (318 acres), a golf course and residential (654 units on 521 acres). The Kingston Township portion includes a golf course and residential (651 units on 866 acres).

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

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

Future Housing Share

Being that the Village of Ostrander is completely surrounded by Scioto Township, which does not have access to sanitary sewer service, developers may determine their options of developing within the Township or annex into the village to receive services provided by the municipality. 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 a 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 a township to:

1. Determine how the community wants to look when it is all built out (vision);
2. Determine what services it can and should provide;
3. Determine if a service agreement may be reached with the municipality;
4. Determine the density that best meets those services.

Age-Based Housing

An emerging trend in the housing market is the response to generational needs based on the ages and lifestyles of its current and future residents. Single-family development typically appeals to families with children. The desire to downsize is sometimes met with the limitation of available housing product in their immediate community. This group of empty-nesters is a demographic group that will continue to grow in the coming decades, best met within communities that offer related services.

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

In 2014, the American Planning Association (APA) created the “Aging in Community Policy Guide” to help support the aging in place initiative. At that time, 13 percent of the nation was 65 and over, with a projection of one in every five people living in the US being over the age of 65 by 2030. The APA supports the creation and integration of housing, land-use, transportation, economic, social service and health systems that support a high quality of life for people of all ages and abilities. Below are the Guiding Policies:

- A. Actively Involve Older Adults and Engage the Aging Perspective in the Planning Process ;
- B. Ensure a Range of Affordable Housing Options are Available for Older Adults ;
- C. Ensure Access to Quality Transportation Options for Older Adults ;
- D. Use Land-Use and Zoning Tools to Create Welcoming Communities for Older Adults ;
- E. Support the Economic Well-Being of Older Adults and their Caregivers ;

- F. Strengthen the Community Assets and Supports for Older Adults .

Workforce, or Affordable Housing

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

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

Locally, the Habitat for Humanity of Delaware & Union County are making an effort to address the need for affordable homes. To date, the Habitat has constructed 77 affordable homes in Delaware County with most of these homes located in the City of Delaware. There have also been two homes built in the Village of Kilbourne, one in the Village of Ashley and one in the Village of Ostrander. There are two lots in Ostrander currently owned by the Habitat that are intended to be developed with affordable homes.

Housing Policies

The Village of Ostrander adopted a Sewer Use Ordinance in 1991 and revised it as recently as 2021. Any new development must connect to the Village sewer lines, which could allow for a mix of low-density and high-density residential uses within the Village.



Figure 6.1: Habitat Construction Project.. Source: Habitat Face Book Page

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CHAPTER 7 General Economic Conditions

Village of Ostrander Economy

As noted in the Land Use statistics section of this plan, approximately 1% of the village land is currently developed for commercial or non-residential use. A recent survey of businesses in Delaware County identified five commercial and two industrial businesses within the village.

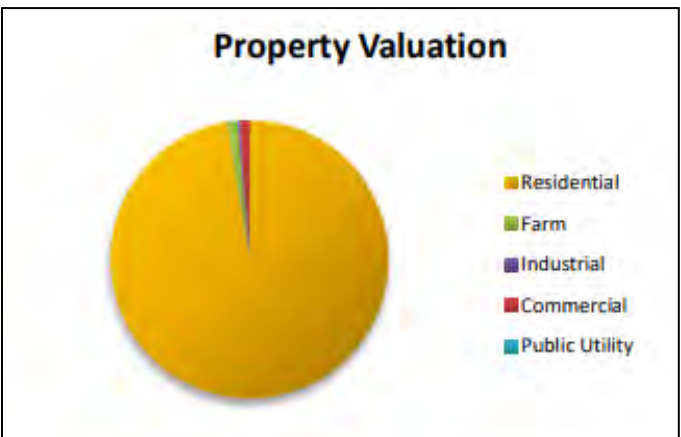
Non-residential growth shifts the tax burden for schools and other community services away from residents.

Rates of Taxation and Revenues

Property Valuation

The County Auditor tracks real estate and personal property values in the County. Because the incorporated areas in the County are funded with property taxes, it is important to note such valuation. As of Tax Year 2020, the Village of Ostrander's total valuation was \$34,476,010, The Farm value is \$399,250.

Figure 7.1: Ostrander Property Valuation 2020



Residential	\$33,353,560	96.7%
Farm	\$399,250	1.2%
Industrial	108,410	0.3%
Commercial	\$385,260	1.1%
Public Utility	-	-
Util Pers Prop	\$229,530	0.7%
Total	\$34,476,010	

The Auditor lists a commercial value of \$385,260, but the largest category is Residential at \$33,353,560.

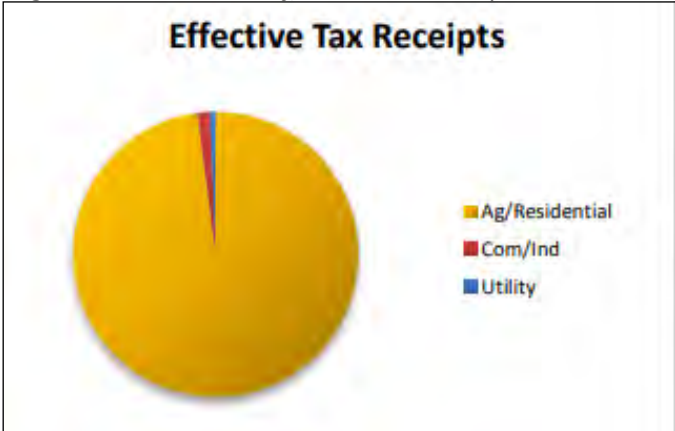
Effective Tax Receipts

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

Millage Paid by Property Owners

Individual taxes are based on the millage 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

Figure 7.2: Ostrander Effective Tax Receipts 2020



Agricultural/Residential	Commercial/Industrial	Utility	Total
\$43,879	\$642	\$298	\$44,819
97.9%	1.4%	0.7%	

additional real estate taxes for any purpose must be voted by residents.

The Village's 2022 effective tax rates include the following, based on the Auditor's online property report function:

Figure 7.3: Ostrander Effective Property Tax Rates, 2023

	School	DACC	Village	Health	Pres Parks	Library	Twp.	County	Mental Health	911
Buckeye Valley	24.8	2.227	2.800	0.482	1.119	0.768	5.087	4.390	1.271	0.539

Figure 7.4: Effective Tax Rates for School District, 2022

School District	Ag/Res Effective	Com/Ind Effective
Buckeye Valley	51.626	45.457

Village of Ostrander Economy

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

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The County Auditor tracks real estate and personal property values in the County. Because the incorporated areas in the County are funded with property taxes, it is important to note such valuation. As of Tax Year 2020, the Village of Ostrander’s total valuation was \$34,476,010, The Farm value is \$399,250.

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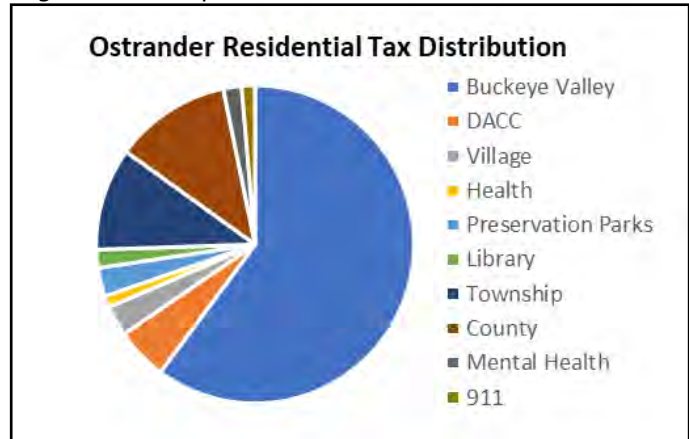
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Figure 7.5: Sample Residential Tax Distribution in B.V.



School District	\$1,950.18
DACC	\$172.07
Village	\$100.34
Health	\$37.53
Preservation Parks	\$94.38
Library	\$59.91
Township	\$338.69
County	\$384.21
Mental Health	\$60.31
911	\$44.17
TOTAL	\$3,241.79

The Village’s 2022 effective tax rates include the following, based on the Auditor’s online property

Commercial/Office

As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Currently, non-residential development in the Village of Ostrander is very limited.

Residential

The following figures are taken from sample properties within the Village of Ostrander in the Buckeye Valley school district.

**No figures in any of the related tables take into consideration drainage maintenance fees or the effects of*

TIFs and impacts from other financial tools listed.

Economic Development in Delaware County

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

Economic Development Tools

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

Enterprise Zone

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

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

Finance Authority (Port Authority)

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

development in a competitive fashion than a government entity, which is limited by disclosure requirements.

New Community Authority

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

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

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

Several NCAs have been established in Delaware County in the last few years.

- “**Northstar NCA**” (2007/2021) - encompassing all of the Northstar development in Berkshire Township.
- “**Evans Farm NCA**” (2020) - encompassing a portion of the Evans Farm development in Orange

Township.

- **“Ostrander NCA”** (2019) - Encompassing all of the Blues Creek development in the Village of Ostrander. (a full description of the NCA can be found on Ostrander’s website)

Community Reinvestment Area

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

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

Tax Increment Financing

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

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

Joint Economic Development District

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

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

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

Designated Special Improvement District

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

Ohio Job Creation Tax Credit

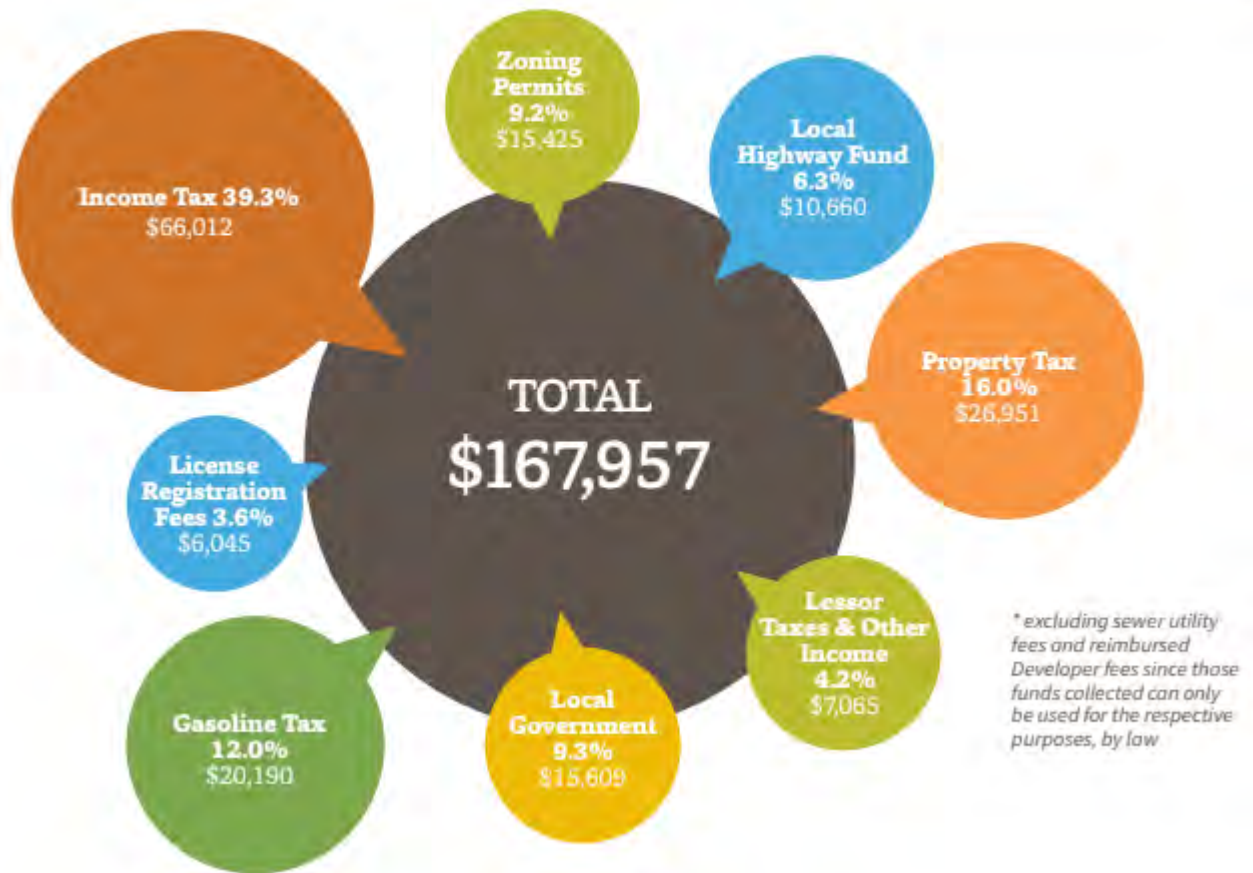
The Ohio Department of Development administers this program in conjunction with local incentive program participation. It allows a business to receive a tax credit or even a refund against its corporate franchise tax based upon the number of new jobs created with the project.

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

Impact Fees

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

Ohio planning and zoning legislation empowers villages to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). Road improvements needed immediately adjacent to a development can be required to be upgraded to



Ohio law authorizes a municipal income tax at a rate up to 1% without voter authorization. Most Central Ohio municipalities have an income tax greater than 1%, with any amount over 1% being voter approved.

Three examples using a salary of \$50,000

1 Ostrander Resident working in Ostrander

$\$50,000 \times 1\%$ Ostrander tax = \$500 due to Ostrander

2 Scioto Township (non-municipality) Resident working in Ostrander

$\$50,000 \times 1\%$ Ostrander tax = \$500 due to Ostrander

3 Ostrander Resident working in Columbus

$\$50,000 \times 2.5\%$ Columbus tax = \$1,250 due to Columbus
 $\$50,000 \times 1\%$ Ostrander tax = \$500 due to Ostrander less \$500 credit provided by Ostrander for taxes paid to Columbus = \$0 due to Ostrander*

* under this scenario, the individual would not have to pay income tax to Ostrander since more than 1% was paid to Columbus

Source: OstranderOhio.us

Figure 7.7: Delaware County Cash Receipts from Marketing of Farm Commodities

Crop	2010 (720 farms)	2020 (803 farms)
Corn	\$21,511,000	\$21,376,000
Soybeans	\$30,993,000	\$31,066,000
Wheat	\$4,245,000	\$1,005,000
Vegetables	-	\$289,000
Oats & Hay	\$654,000	-
Other Crops	\$11,608,000	-
Fruits & Berries	-	\$118,000
Nursery & Greenhouse	-	\$21,698,000
Poultry , Eggs, other livestock	\$950,000	\$329,000
Cattle & Calves	\$979,000	\$1,129,000
Dairy & Milk	\$860,000	\$973,000
Hogs & Pigs	\$7,040,000	\$5,657,000
Sheep & Goats	-	\$425,000
Total	\$78,840,000	\$86,862,000
Average per farm	\$109,500	\$157,968

Source: 2010 and 2020 Ohio Department of Agriculture Annual Report

Ohio's Historic Family Farms Program

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

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

Qualified registrants receive an heirloom certificate signed by the Governor of Ohio and the Director of ODA. Out of 24 historic family farms in Delaware County in ODA's database, at least one is located in Scioto Township, very close to the Village of Ostrander; Newhouse Family Farm, dating back to 1814.

Conservation Easements

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

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

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

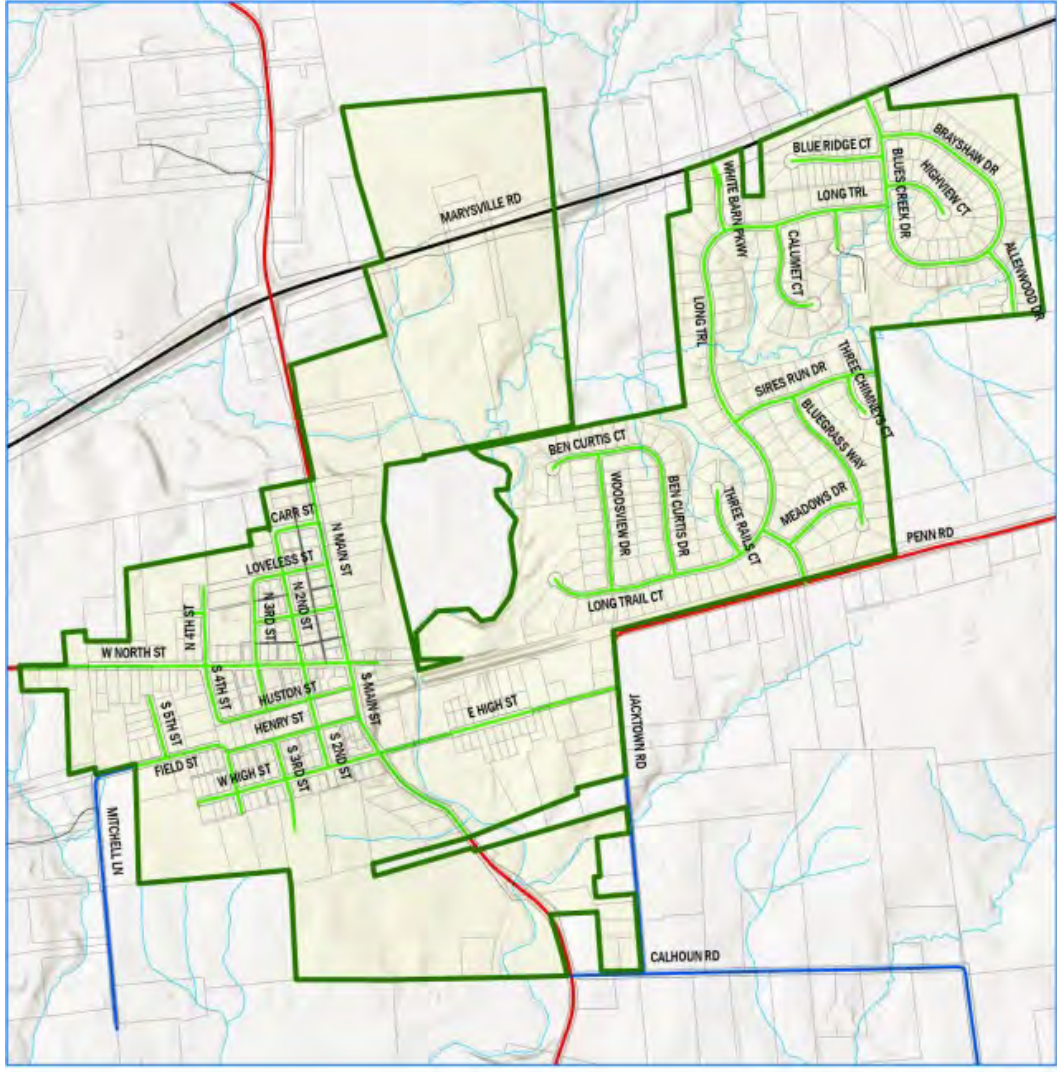


CHAPTER 8

Roads and Transportation

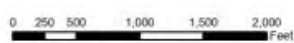
General

Village of Ostrander roads were originally established to serve the platted lots in the early nineteenth century. Main Street/Ostrander Road made a connection to US-36 and traveled south toward US-42, still serving as a prime



Roads

Ostrander Village, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>

- Incorp. Area Boundaries
- Property Lines
- Streams
- Road Classifications**
- US Highway
- County Roads
- Township Roads
- City Roads
- Other Roads

connection between those US Highways. The only new roads that have been constructed since then are what serve the “new village”, Meadows of Mill Creek and Blues Creek subdivisions. As traffic counts increase, roadway improvements and new roads will be needed.

All roadways within the village are maintained by the Village of Ostrander. Other nearby roads are maintained by various authorities: Federal and State, Delaware County Engineer (county roads), Scioto Township (township roads including public subdivision streets), homeowner associations (private subdivision roads) and CAD homeowners.

Federal Roads

US-36- Approximately 0.588 miles of US-36, a two-lane US highway, is within the village. However, ODOT maintains this section of highway.

Village and County Roads

Main Street, W. North Street and E. High Street serve as the main connector roads within the village, and maintained by the village. Penn Road, Ostrander Road, and Dean Road also serve as connector roads and are maintained by the County.

Functional classification of roads

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

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

Arterial roads have the purpose of carrying through traffic to and from residential, commercial, and industrial areas, while providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles per day. Arterials generally require a right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

- Major arterial roads: US-36/Marysville Rd.
- Minor arterial roads: None.

Collector roads intercept traffic from local streets and handling movement to the nearest collector or arterial street. ADT typically ranges from 1,500 to 3,500

vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

- Major collector roads: Main St., E. High St., Penn Rd, Ostrander Rd.
- Minor collector roads: W. North St.

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

- Examples: N. 4th St., Loveless St., Ben Curtis Ct., Long Trail.

Access Management

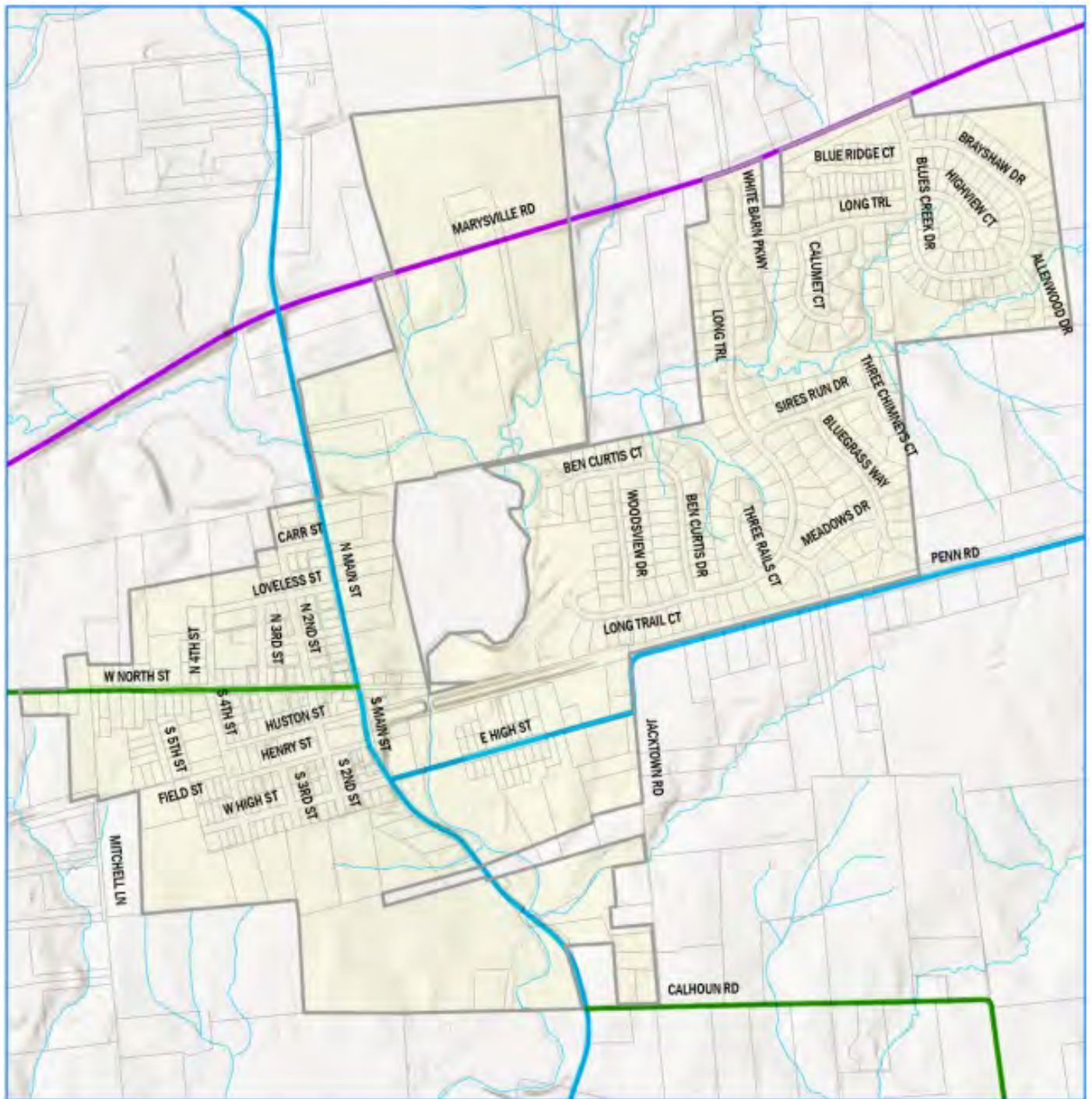
Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. In July 2010 ODOT completed an Access Management Study for access to the 36/37 corridor. The resulting Access Management Plan (AMP) is used as development occurs,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

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

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

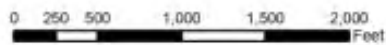
ODOT Access Management Principles:

- Avoid disconnected street systems.
- Regulate the location, spacing, and design of drives - space access points so they do not interact with each other.
- Provide adequate sight distance for driveways.
- Use appropriate curve radius, lane widths, and driveway angle.
- Provide turn lanes to separate conflict points for acceleration, deceleration, and storage lanes.



Road Classifications

Ostrander Village, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>

- Incorp. Area Boundaries
- Property Lines
- Streams
- Road Classifications**
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Freeway

- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Use feeder roads to relocate critical movements and to handle short trips parallel to the main road.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right-in/right-out drives to prevent unwanted left turns across traffic.
- Ensure that Development Plans presented and approved at the zoning stage reflect appropriate access management design principles.
- Encourage internal access to out-parcels - connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic and keep it parallel to the main road - connect frontage roads to collector streets at properly spaced intersections.
- Use backage roads as rear access roads connecting commercial uses.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Minimize the number of traffic signals. Two per mile is ideal (half-mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning, and building departments.

Future Roads - The Thoroughfare Plan

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

US 23 Corridor Study

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

Delaware County Engineer Projects

The Delaware County Engineer maintains and improves a number of county roads, and also works closely with townships and villages to assist in their efforts toward

proper road maintenance and improvement. Some projects also involve other entities, such as ODOT and local municipalities, when projects impact multiple jurisdictions.

Metropolitan Transportation Plan

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

Bikeways

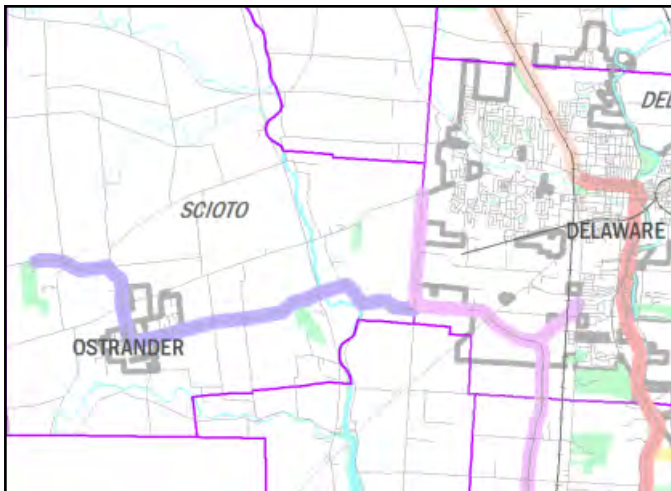
As roads become more congested there is a need to separate pedestrian and bicycle traffic from automobile and truck traffic for safety purposes, as well as for recreation and alternate transportation. There are no sidewalks or bike paths along “traditional” township collector and arterial roads. Bike paths should be placed along at least one side of collector and both sides of arterial roads. Most communities require standard sidewalks in subdivisions that go through the rezoning process. For many years, the Delaware County Regional Planning Commission has also sought sidewalks in subdivisions, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning process, such as under the FR-1 zoning designation in surrounding Scioto Township. The 2004 Village Subdivision Regulations require all developments to provide sidewalks on both sides of public and private subdivision streets. Additionally, the 2011 Village Zoning Ordinance requires sidewalks to be provided across the frontage of all properties.

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.

Recommended Bikeways

The regional bikeway plan recommends a number of On-Road Routes for cyclists along traditional roads in

the village and Scioto Township to connect communities. Proposed routes are indicated in purple on the Trail System Master Plan Map above.



Delaware County Trail System Master Plan



Multi-use path near Simon Tanger Mall

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 2022, a total of 16 projects were funded. Between 2013 and 2018, the Villager of Galena was awarded funds to complete a three phase, 10-foot-wide multi-use path that extends 1.4 miles and is part of the Ohio to Erie Trail.

Bike/Pedestrian Policy

The Regional Planning Commission seeks connections between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. The Village has done the same with the most recent residential subdivisions. The main benefits



Village of Galena: Ohio to Erie Trail—Multi-use path

to connectivity are shorter trips, greater travel choice, and savings in infrastructure. Village and township zoning should seek neighborhood-to-neighborhood street connections. As part of rezoning review, subdivisions along existing collector streets should require bike paths or sidewalks constructed as part of a regional system.

Other Road-Related Issues

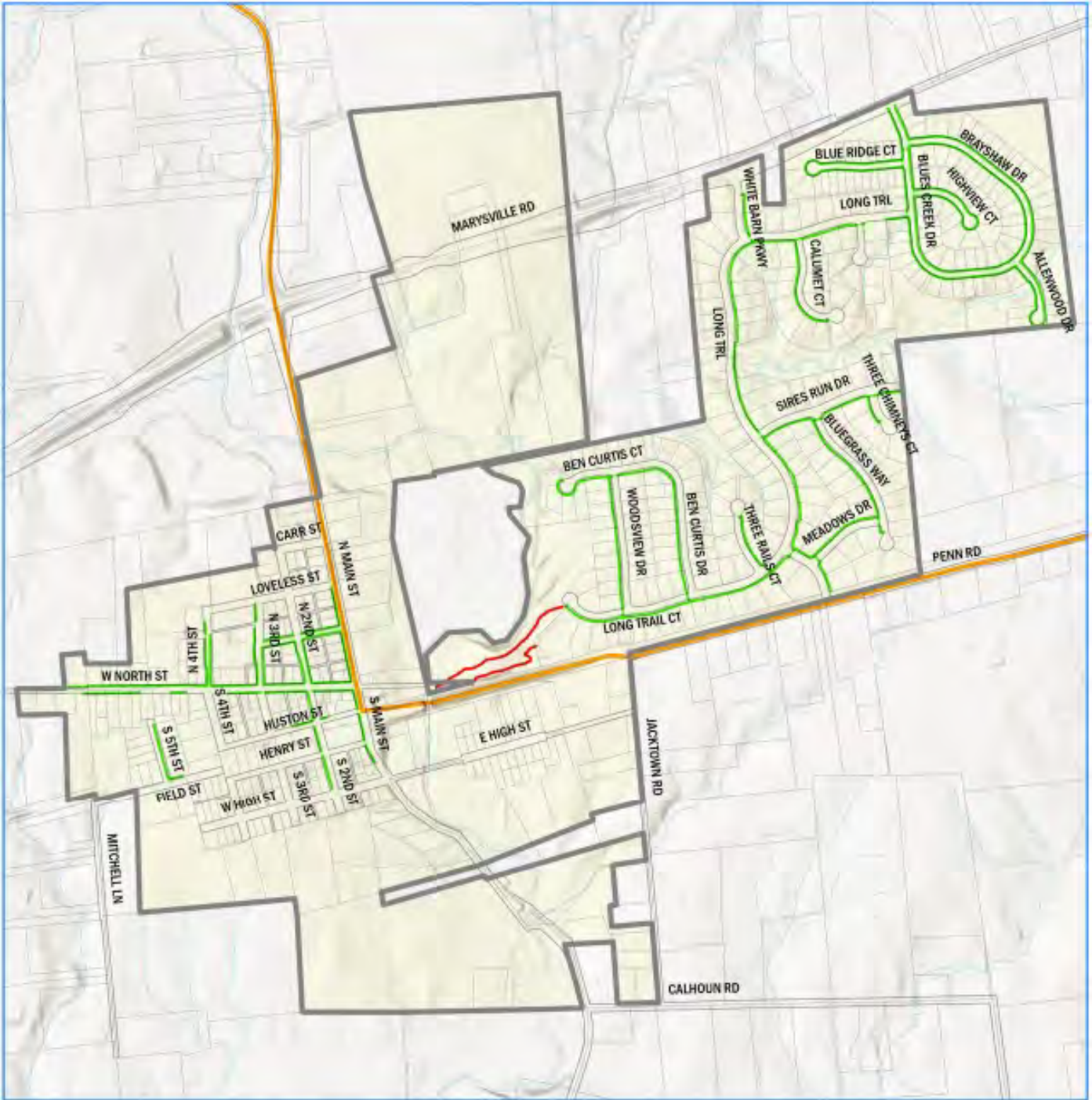
Increase in population yields increased traffic flow on local roads. The following considerations should be made when reviewing rezoning requests:

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

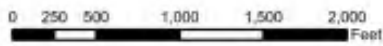
Streets are a significant part of the look of a community.



Bikeways and Sidewalks

Ostrander Village, Delaware County, Ohio

- Incorp. Area Boundaries
- Trail Committee Corridors
- Road Right of Way
- Property Lines
- Streams
- Sidewalks**
- Sidewalks
- Unpaved Trails
- Multi-Use Paths



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>



Typical interior Village streetscape

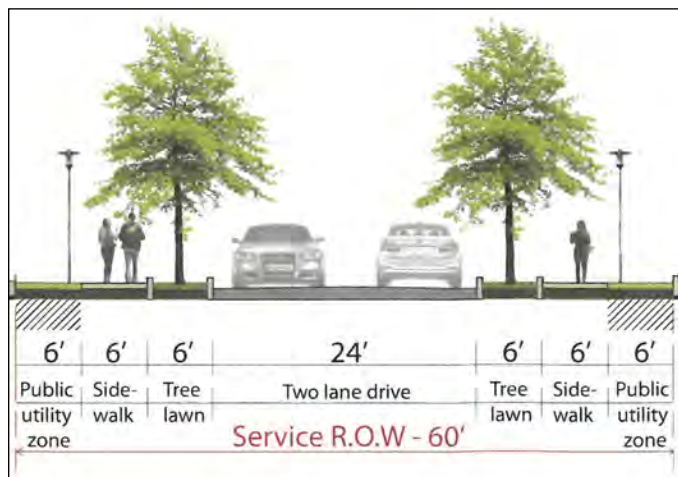


Typical residential PRD streetscape in Blues Creek Subdivision

Every community needs a streetscape standard. For local streets with lot widths less than 100 feet, no through traffic, and less than 1,500 vehicle trips per day, the current standard 20-foot wide street with drainage ditches within a 60-foot right-of-way is acceptable. In an open ditch road, the sidewalk is typically located near the outside edge of the ditch, which can be problematic if not designed properly. For collector and arterial roads, pedestrian and bike traffic should be separated from vehicular traffic. The following is a recommended streetscape for collector or arterial streets. A 5-foot wide asphalt bike path may be preferable to a sidewalk to maintain the rural character of the road. A bike path may be placed on one side of the street for minor-collector streets. Major collectors and arterials should have a bike path on at least one side of the street plus a sidewalk on the other side.

Alternative Street Designs — The Roundabout

Low Speed Roundabouts have begun to be used as an alternative to the traditional signalized intersection



Streetscape example with trees in the tree lawn.

throughout Delaware County. Roundabouts have been proven to reduce crashes, flow more traffic than traffic signals, cost less, and require less pavement than signalized intersections. Not all intersections are candidates, but the roundabout is a viable traffic management tool.

Paying for Road Improvements

As stated earlier, Ohio planning and zoning legislation empowers villages 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

Delaware County Transit (DCT) 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. A Strategic Plan is currently being developed by DCT to address the rapid growth and service needs projected for Delaware County. The Strategic Plan development will take place over an eight-month schedule from June 2023 to January 2024. During this time, the project team will review existing conditions and facility needs, analyze future funding options and determine intermediate, medium and long-term goals.

The Strategic Plan will be reviewed by the Delaware County Transit Board in January 2024.

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CHAPTER 9 Utilities

General

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

Water

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves most of the Village of Ostrander 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. Del-Co services eight central Ohio counties and currently, the design capacity of the treatment facilities is 45 million gallons per day.

Supply

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

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

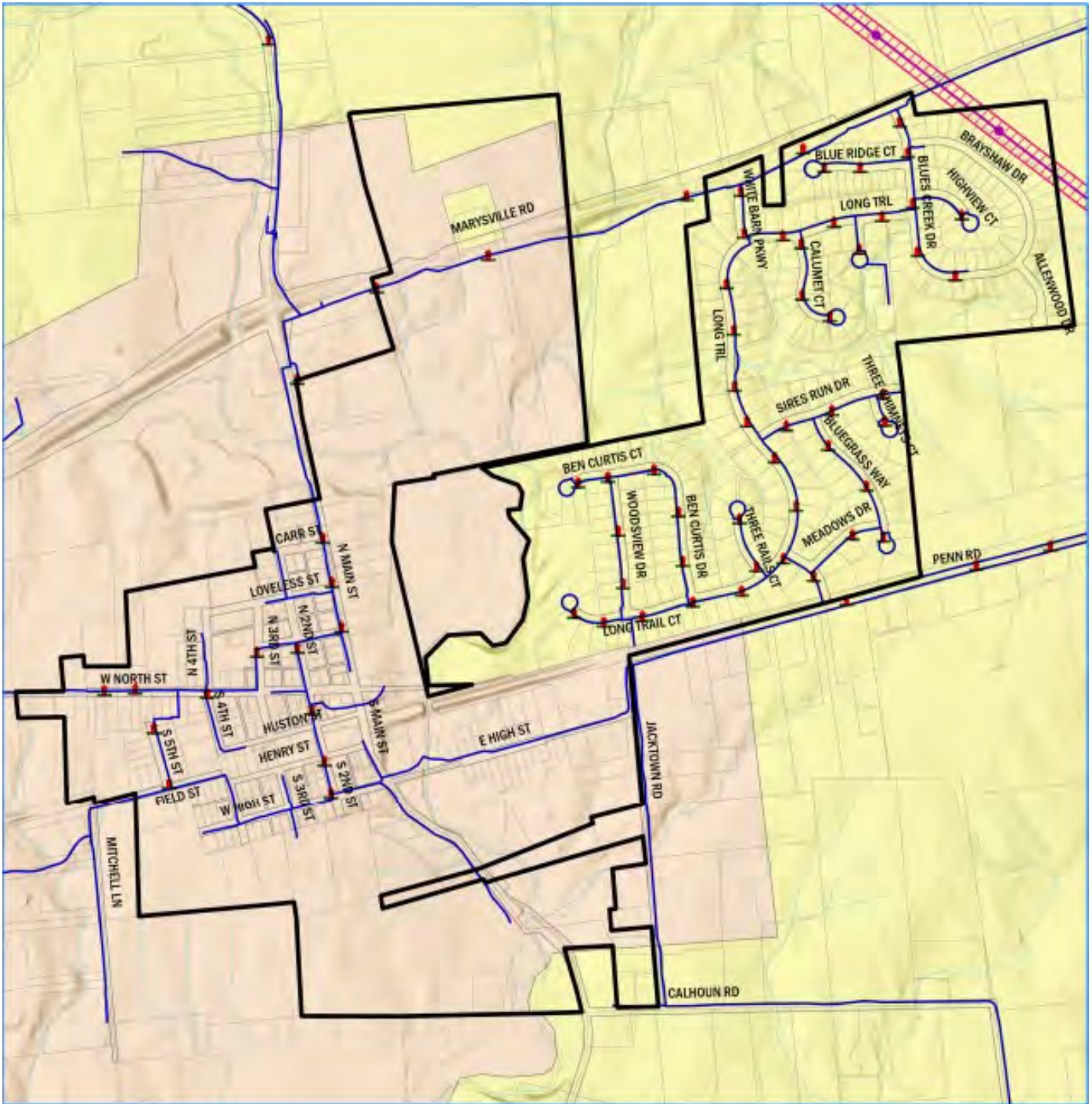
With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. Although planning for future growth, such as a new up-ground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable centralized water is not currently a constraining factor to growth of the village. There is adequate water capacity for human consumption and population growth in the village. 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 of water lines in the village. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants. Fire hydrants are normally a requirement of new development.



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



Utility Services

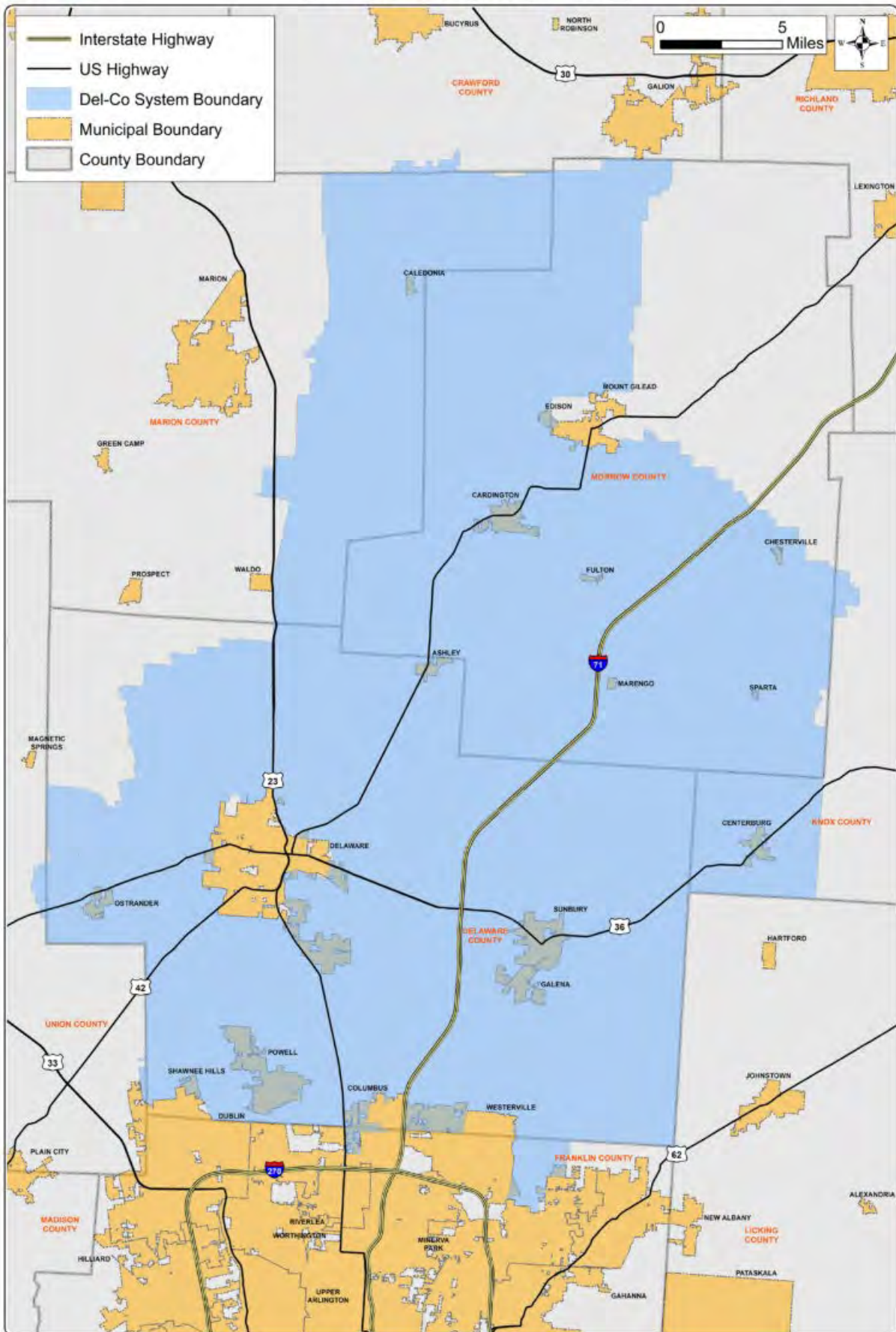
Ostrander Village, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>

- Incorp. Area Boundaries
- AEP Powerpoles
- AEP Powerlines
- AEP Easements
- DELCO_Hydrants
- DELCO_Waterlines
- Road Right of Way
- Property Lines
- Streams
- Electric Power Service Districts**
- Consolidated Electric Co.
- Dayton Power & Light

Del-Co Water Service Area



Sanitary Sewer

Limited residents in the Village use on-site waste treatment for sewage disposal as the Village has provided public sanitary sewer since 1991. The Village Zoning Resolution and the Village Of Ostrander Sewer Use Regulations require all new development to connect to the Village sanitary sewer.

Electric

Electric service is provided to the Village by Dayton Power & Light and Consolidated Cooperative. These general areas are depicted on the Utilities map. There is only a small section of the Village that includes high-voltage power lines, which is located in the northeast section of the Blues Creek subdivision, owned by American Electric and Power (AEP).

Propane Gas

Piped in Propane Gas service is provided to some parts of the Village by Consolidated Cooperative. Other properties utilize on-site propane tanks.

Telecommunications/Internet Service

Based on the Federal Communications Commission National Broadband Map, there are multiple internet service providers for the Village; Charter Communications (Spectrum), Frontier, and Consolidated Cooperative. To date, Consolidated is the only provider to offer fiber in the Village, which is currently only offered to properties east of Blues Creek.

Public Fiber — Delaware County has a robust fiber network from the county offices to Worthington, including a number of lateral builds off that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This public limitation is based on the statutory authority of the County and the desire to not compete with the private sector. Additionally, Enlite Fiber Networks (part of Consolidated Electric) owns fiber in most of the same locations as the County as well as many more miles of additional fiber, catering to the private sector.

Broadband Ohio is an effort led by the State of Ohio to encourage additional infrastructure where needed by providing multiple grant opportunities and a broadband strategy report. As of September, 2023 a State Digital Equity Plan is being developed that is intended to bring reliable, affordable, high-speed internet to every

Ohioan, in their home and in their community.

Regulation — Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee. Nearby Scioto Township’s Zoning Resolution only permits telecommunication towers in the Planned Industrial District. The Village of Ostrander permits telecommunication towers provided a Conditional Use permit is approved by the Village Zoning and Planning Commission.

Stormwater Management

Stormwater management is regulated by the Village for new subdivisions and road construction. The Delaware Soil & Water Conservation District is a an excellent resource in Delaware County to help maintain ditches on public maintenance and review stormwater plans as projects are proposed. Additionally, one of the 2011 Village Zoning Ordinance policy statements for utilities is to “develop a regional/Village-wide storm water control system and associated practices.”

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CHAPTER 10 Community Facilities

Schools

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 2021/22 school year, unless otherwise noted.

Buckeye Valley Local School District

Superintendent: Paul Craft

Office Address: 679 Coover Road, Delaware, 43015

Phone: (740) 369-8735

Buckeye Valley Current Facilities (enrollment in parenthesis)

- **Buckeye Valley Local High (621)**, 901 Coover Road, Delaware;
- **Buckeye Valley Local Middle (439)**, 683 Coover Road, Delaware;
- **Buckeye Valley East Elementary (391)**, 522 E. High Street, Ashley; and
- **Buckeye Valley West Elementary (633)**, 4340 OH-257, Ostrander.

Enrollment over the last 10 years has declined overall. Between the 2012/13 school year and the 2021/22 school year, the district lost 208 students (-9.08%). While not immediately concerning, the decrease may be due to an increasing amount of acreage annexing and redistricting for residential development purposes.

Figure 10.1: Buckeye Valley Enrollment and Demographics

Demographic	Enrollment	Percentage
All Students	2083	-
American Indian	-	-
Asian or Pacific Islander	27	1.3%
Black, Non-Hispanic	21	1.0%
Hispanic	75	3.6%
Multiracial	110	5.3%
White, Non-Hispanic	1849	88.8%
Students with Disabilities	302	14.5%
Economic Disadvantage	358	17.2%

Source: Ohio Department of Education, 2021-2022

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 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.

District Financial Information

The Buckeye Valley Local School District reported a 2021/22 total revenue of approximately \$33.6 million.

Figure 10.2: Historical School-Year Enrollment

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K – 5	1,018	973	922	926	910	954	975	1,041	1,023	1,023
6—8	560	576	568	573	541	519	513	484	453	437
9 – 12	713	723	693	680	706	737	714	734	700	623
Total Enroll.	2,291	2,272	2,183	2,179	2,157	2,210	2,202	2,259	2,176	2,083
<i>Change</i>	-3.0%	-0.8%	-3.9%	-0.2%	-1.0%	-2.5%	-0.4%	2.6%	-3.7%	-4.27%

Source: Ohio Department of Education, 2021-2022

The revenues are heavily supported by local funds with \$23.2 million in local revenue, while State and Federal contributions total approximately \$9.0 million. The District’s spending per pupil was \$12,465. The majority of those expenses come from classroom instruction costs.

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 components being in “Graduation Rate” and “Gap Closing”, and the weakest component being in “Prepared for Success.”

In addition to the Student Performance Grades, the Ohio Department of Education completes 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, Big Walnut 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 the same with the other school districts.



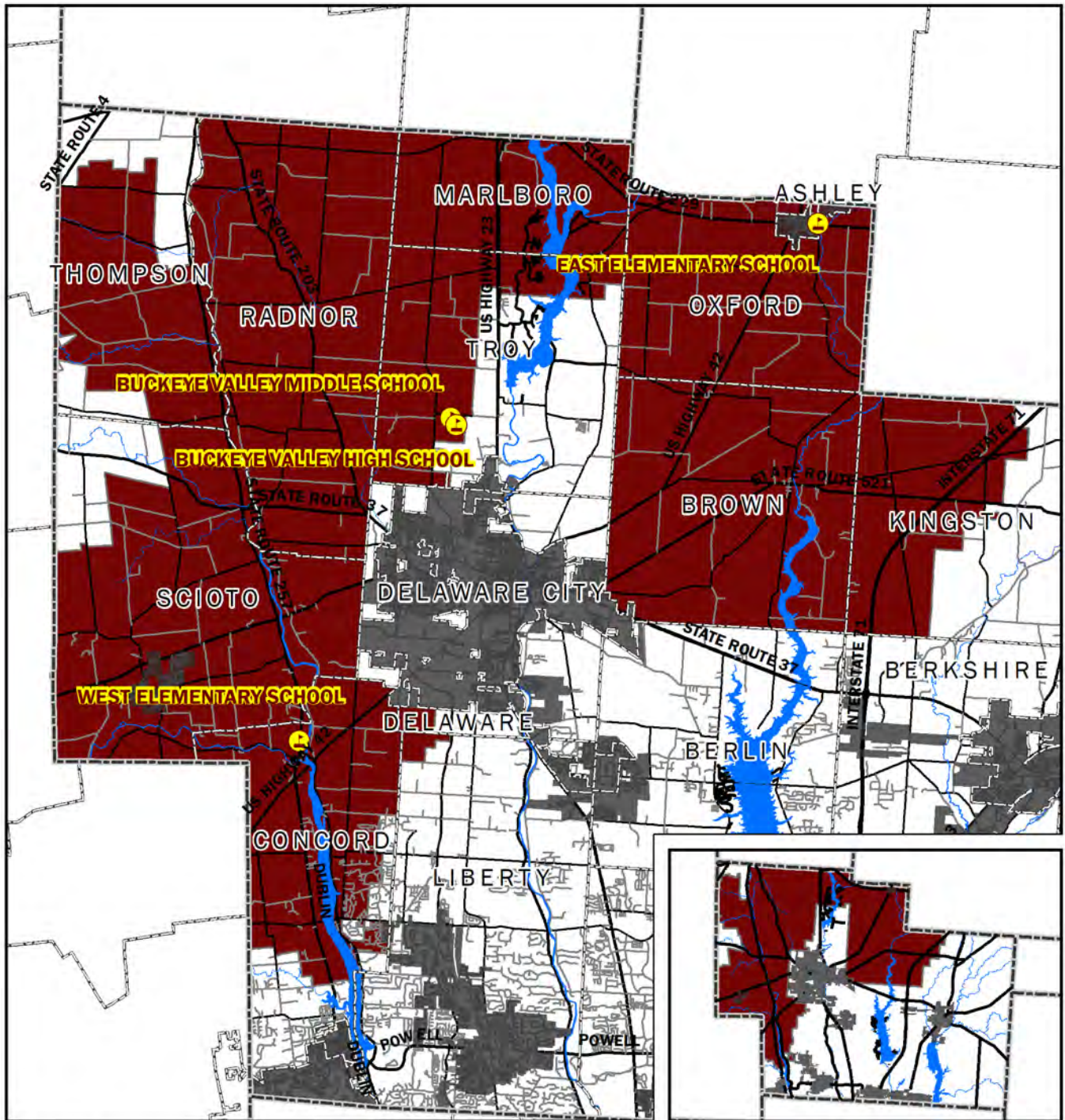
Buckeye Valley Middle and High School



Buckeye Valley East Elementary School

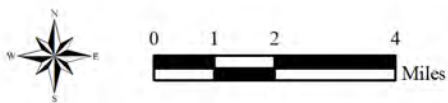


Buckeye Valley West Elementary School



Buckeye Valley School District

Delaware County



-  Schools
-  Buckeye Valley 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)

Figure 10.3: Educator Information

Informational Metric	Value
Attendance Rate	93.5%
Salary (Average)	\$70,413
Years of Experience (Average)	15
w/ a Bachelors' Degree	100%
w/ a Masters' Degree	65.7%

Source: Ohio Department of Education

Figure 10.4: District Spending per Pupil

Category	Spending per Pupil
Operating Spending Per Pupil	\$12,465
Classroom Instruction	\$8,214
Non-Classroom Spending	\$4,251
Federal Funds	\$592
State and Local Funds	\$11,872
Total	\$37,394

Source: Ohio Department of Education

Figure 10.5: District Source of Funding

Source	District	State Total
Local	\$23,266,204	\$10,966,307,000
State	\$6,422,403	\$9,772,501,000
Federal	\$2,365,502	\$4,036,547,300
Other	\$1,321,129	\$1,275,783,700
Rev. Total	\$33,645,238	\$26,051,139,000

Source: Ohio Department of Education

Delaware Area Career Center (DACC) and Columbus State

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

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

Effect of Land Use Planning on School Planning

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

Cities and villages in Ohio have home rule authority which “provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth” (Meck and Pearlman).

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

Historic Sites

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

The **Mill Creek Baptist Church** was organized in 1826, originally constructed of logs and stood in the Mill Creek Cemetery, approximately 0.8 miles south of the Village. The church location was moved to Ostrander about 1874 when this building was constructed at the cost of \$ 1,000.00. It is located on N. 4th Street, just south of the Ostrander branch library. (Delaware County Historical Society)

The **Ostrander United Methodist Church** originally stood some distance west of Ostrander where it had been built by the Wesleyan Methodist Church. The building was moved into Ostrander in 1888. (Delaware County Historical Society)

What served as the **Delaware County Bank** for a time, was constructed in 1889 and has since included other banking organizations and small retailers. The façade has changed slightly since it was originally built, but is in good condition. It is located at 10 W. North Street.

A **railroad culvert** was constructed over Blues Creek when the CCC&I railroad came to Ostrander. To date, the culvert is all that remains of the old railroad. During the fall and winter months, the stone culvert can be seen from E. High Street. The culvert is located just east of Huston Street and S. Main Street.

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

Community Facilities

Libraries

Delaware County District Library: Ostrander Branch is located near the heart of the Village at 75 N. 4th Street. This 3,500 square foot library located at 75 North 4th St. provides services to individuals in the village of Ostrander, Delaware county, and the State of Ohio. The Delaware County District Library began bookmobile services in the 1940's, and Ostrander was one of the first stops on the bookmobile route prior to the construction of the current branch in 1990. The Ostrander branch currently houses over 18,000 items, and also (along with all other DCDL locations) has access to items from other DCDL branches and the Central Library Consortium, usually delivered within a few days. DCDL also offers interlibrary loan materials via SearchOhio, Ohiolink, and traditional ILL. DCDL

provides a wide array of digital eBooks and audiobooks through multiple sources including Libby and Hoopla and provides access to over 80 electronic databases via our website. The Ostrander branch is currently open 39 hours per week and offers programming and services for all ages including story time, two book groups (one for homeschooled children and one for adults), and an annual Medieval Faire.

Delaware County District Library main library is located at 84 E. Winter Street, Delaware, and is 9 miles east of Ostrander. Branch libraries are in the City of Powell (2), Liberty Township and Orange Township. The system employs 115 people with an annual budget of approximately \$9.4 million, which is used for staff salaries and materials, maintenance, and operating expenses; 64% of the budget comes from a local property tax, 34% from the Public Library Fund, and the remaining 2% comes from grants, donations, investment earnings, and fees.

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

Marysville Public Library is located at 231 S. Plum Street, Marysville, and is approximately 9 miles west of Ostrander. The system employs over 35 with an annual budget of approximately \$2.5 million, which is used for staff salaries and materials, maintenance, and operating expenses; 54% of the budget comes from a local property tax, 40% is generated from state income tax through the Public Library Fund, and the remaining 6% comes from grants, donations, investment earnings, and fees.

Hospitals

There are no hospitals located within the Village. **Grady Memorial Hospital** is located on Central Avenue in the City of Delaware. Some services are located at the campus at the northeast corner of U.S. 23 and OhioHealth Boulevard. Grady competes with northern Franklin County Hospitals, such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville.

Memorial Urgent Care and **Nationwide Children's / Marysville Close to Home Urgent Care** are located in Marysville, approximately 9.0 miles west of the Village. **Marysville Memorial Hospital** and Emergency Room

are approximately 10 miles west of the Village, and offers a Heart and Surgical Center.

Fire Protection & Emergency Services

Scioto Township Fire Station 370 is located at 3737 Ostrander Road in Scioto Township. The fire department operates with 24 volunteer firefighters and provides ambulance service.

In addition, the department has mutual aid contracts with all adjoining township fire departments, including automatic response on all structure fire assignments. The Fire Department has the following fire apparatus vehicles for emergency responses: 2002 Tanker 371, 2005 Contender, 2009 Contender, 2012 Impel, 2019 Impel. Additional support vehicles and equipment include: Utility 371 vehicle with snow plow, Ford F-250 with 200 gallon water tank and foam for brush fires, Kubota 371 UTV with 10 gallon foam tank and stokes basket, rescue boat, portable light tower, air fill station and Cascade system for filling SCBA air bottles.

The average number of fire runs made per year over the last three years was 212, with 221 fire runs made in 2022. A breakdown of run type and area in 2021 can be found in the tables below.

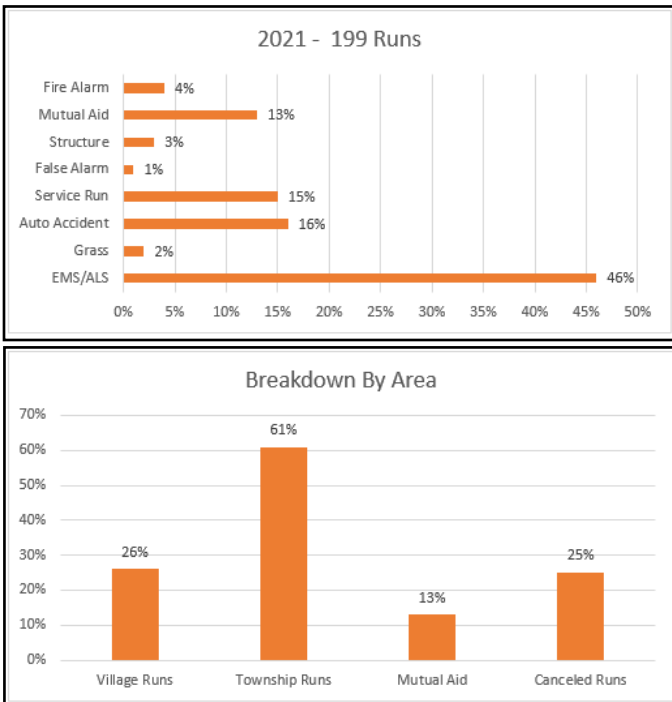


Figure 10.6: DCEMS detailed runs

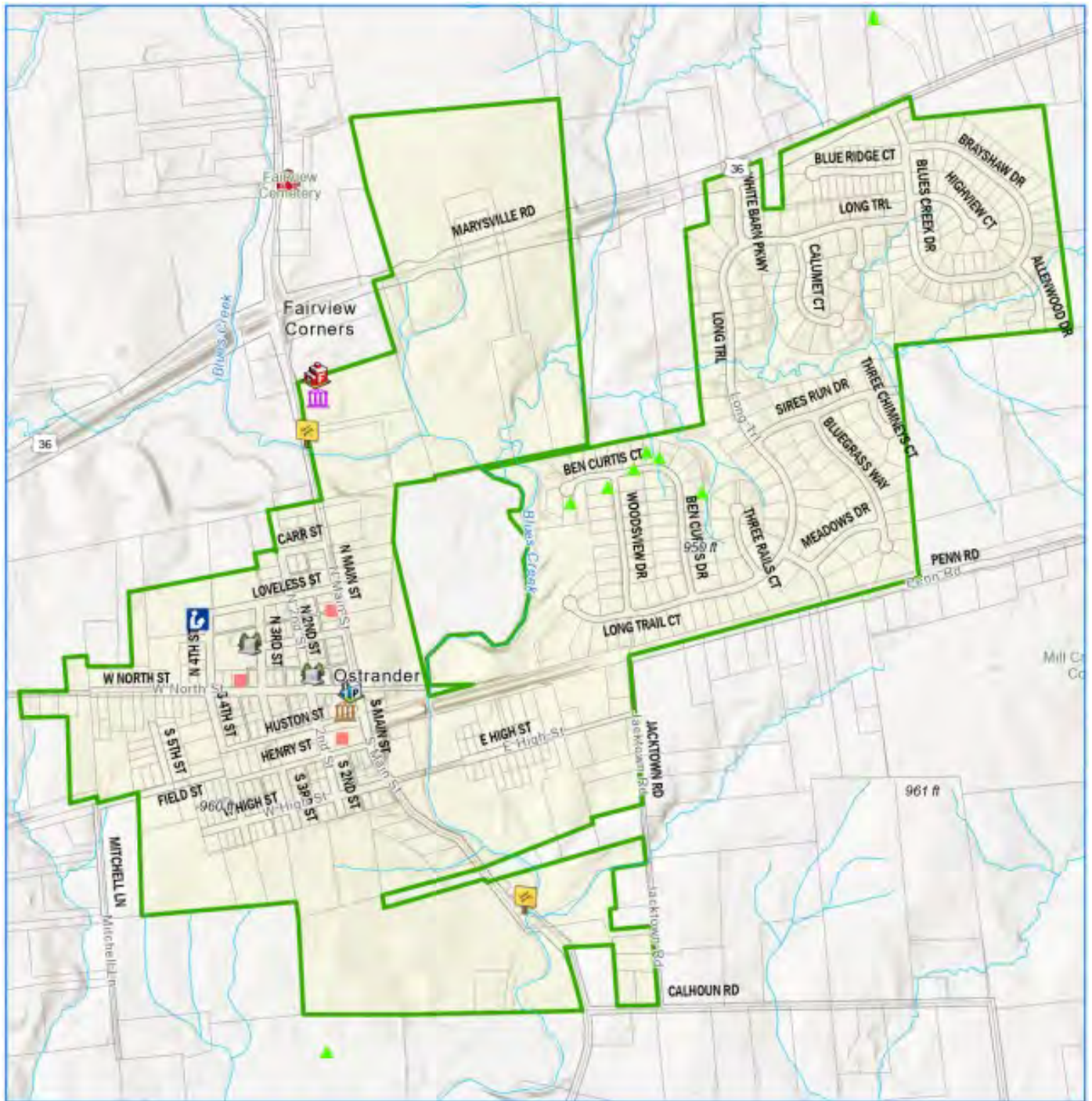
The Insurance Services Office (ISO) grading in the Village of Ostrander and Scioto Township is Class 4 for

areas within 1000-ft of a fire hydrant and Class 4Y for areas outside of the 1000-ft radius. The rating is reviewed every 5 years and is based on how well the department receives and handles fire alarms; fire department equipment, staff, and training; and water supply. ISO gradings determine fire insurance premiums. Higher gradings (lower the number) may result in lower insurance premiums. The Scioto Township Fire Station improved their rating from a 5/5 to a 4/4 in 2023.

Delaware County EMS is headquartered in Delaware at 10 Court Street. In 2023, funding was \$15,040,377.18, with 105 full-time, 17 part-time, and 8 administrative staff. EMS is equipped with 16 ambulances, responded to 7,100 calls in 2022 and provides the following services: EMS, car seat inspections, a Bike Team, SWAT Medic, an Honor Guard and provides EMS education and medical direction to township fire departments. **Station 8** is located at 6457 Marysville Road, approximately 2.3 miles east of the Village. This station was built in 2002, operates with 9 employees and provides EMS to multiple townships in Delaware and Union Counties. As of September, Scioto Township received the most service calls (94), with Ostrander having the second most service calls (34). These numbers are high by comparison, with other townships receiving between 1 and 12 calls. Station 8 operates with 1 Frontline Ambulance and 1 Reserve Ambulance.

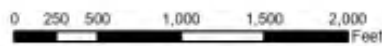
Delaware Public Health District is currently headquartered in Delaware at 3 W. Winter Street and will be moving into their new facility later this year at 470 S. Sandusky Street. Public Health provides health services to all Delaware County communities that include (but not limited to): Women, Infants and Children (WIC) Program, health screening, household sewage treatment review/approval, grant funding, and they are working on adopting the 2023-2028 Community Health Improvement Plan (CHIP). This will replace the current 2019-2022 CHIP. The CHIP has focus topics that are considered “Priority Outcomes & Factors”, and includes strategies on how to address these issues. The priority areas include: Mental Health & Addiction, Community Conditions, Access to Care, and Health Behaviors.

A 2022 Community Health Profile was completed for the Village of Ostrander and other communities in Delaware County. The profile includes demographics, community assets, and health and environmental services data; 2022 in Ostrander: 1 Farmer’s Market,



Community Facilities

Ostrander Village, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-844-2260)
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- | | | | |
|--|----------------------|--|-------------------------|
| | City Hall | | Historic Bridges |
| | Township Hall | | Historic Markers |
| | Fire Station | | Schoolhouse |
| | Library | | Streams |
| | Golf Courses | | Incorp. Area Boundaries |
| | Police Station | | Road Centerlines |
| | Archaeological Sites | | Road Right of Way |
| | Historic Structures | | Property Lines |

177 Plumbing Inspections, 30 Food Service Inspections, 9 Food Establishments Served, and 145 Immunizations. 2022 in the County: 401 Car Seat Inspections, 140 Car Seats Distributed, 2,285,050 Pounds of Drop-Off Recycling, 500 Naloxone Kits Distributed, 404 People Trained to Use Naloxone, and 79 Community Events Attended.

Police

The Village of Ostrander is policed by the **Ostrander Police Department**, which is headquartered at 19 S. Main Street in the Village. The Police Department operates on a Zero Based Budget, with spending approved by the Village Council throughout the year. The department is served by a part-time Police Chief, and 3 auxiliary officers. The department is equipped with 2 police cruisers, body cameras and necessary equipment. Dispatch and Report Records Management is handled by the Delaware County Sheriff's Office. Arrests, Traffic Citations, Criminal Complaints are handled through the Delaware County Municipal Court (Misdemeanors) or the Delaware County Common Pleas (Felonies).

The **Delaware County Sheriff's Office** also serves the community, which is headquartered in Delaware on S.R. 42. In 2022, the department was budgeted for 121 deputies, 58 corrections officers, and 59 various support staff positions. 23,038 hours of training was completed by all employees in 2022.

The **Delaware County Sheriff's Office funding** comes from taxes which are allocated by the County Commissioners. In 2022, funding was \$32,061,107 with patrol and administrative costs making up \$20,738,871 and jail expenses coming in at \$9,276,459, and all other expenditures totaling \$461,896. The Sheriff's office does not provide statistics on the Village of Ostrander. However, Scioto Township residents experienced 242 various incidents between 2020 and 2022.

Cemeteries

- **Mill Creek Cemetery** - West side of Ostrander Road, north of Mill Creek.
- **Fairview Cemetery** - East side of Ostrander Road, north of US-36.

Other Village Facilities

Ostrander Village Hall is located at 19 S. Main Street. The building, which houses offices and a Meeting/Community Room was constructed in 1954.

The **Village Maintenance Building** is located on the same property to the rear of the Village Hall. Both facilities are owned and maintained by the Village.



Ostrander Farmer's Market is held May through October in downtown Ostrander and includes locally grown fruits, vegetables, plants, and other goods made by Ostrander residents.



Source: Ostrander Farmers Market Facebook



CHAPTER 11 Recreation

Introduction

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

The Ohio Revised Code (ORC) acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. Zoning enabling legislation states that a village may regulate by [zoning] resolution "sizes of yards, courts, and other open spaces...the uses of land for...recreation. State subdivision authority empowers villages to adopt general rules [subdivision regulations]... to secure and provide for...adequate and convenient open spaces for...recreation, light, air, and for the avoidance of congestion of population."

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

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

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

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

Open Space Defined

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

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

Land Area Guidelines

The National Recreation and Park Association (NRPA) was founded in 1965 and has standards for local open space. Although these standards have been promoted as goals, they are not universally applicable. Recreational needs vary from community to community, and desires for recreation vary also.

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

Location of Open Space Parcels

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

Existing Parkland within the Village

The Village of Ostrander owns 5.77 acres at the northern terminus of N. 4th Street near the Ostrander Library that includes two baseball fields, a concession stand, bleachers, and a basketball court. The Ostrander Youth Athletic Association (OYAA) is a volunteer-ran organization that manage the fields and promote baseball and softball teams for the youth in Ostrander. The OYAA was one of four applicants awarded the Creating Healthy Communities (CHC) Mini Grant by the Delaware Public Health District in 2023, totaling \$8,000 that will go toward building a walkway at the ball fields.

The Village also owns approximately 18 acres of dedicated open space that is part of the Meadows of Mill Creek subdivision, which includes a network of unimproved walking paths. The Blues Creek phase 2 subdivision, just east of downtown Ostrander was platted in 2022 and is currently under construction. This is the first residential subdivision in the area to included a playground .



As described in the Community Engagement Report Survey conducted in the fall of 2022, “Trails and greenways” are the main facility improvement residents would like to see (73.8%). Overall, there is also support for a “Large community park”, “Neighborhood park,” and a “Recreation center”.

Existing Parkland and Outdoor Activities within 5 miles of the Village

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 Scioto Township, approximately 2 miles from the Village, Preservation Parks owns a 138-acre property on the south side of Fontanelle Road, between Delaware County Line Road and Burnt Pond Road.



Blues Creek Park opened to the public in 2001 and offers 2.5 miles of walking trails, prairies, a playground, 2 shelters with picnic tables, restroom facility, a sledding hill, streams and wetlands and a catch and release fishing pond.





The Scioto Township Community Park and Preserve is 4.7 miles east of the Village, located at 4363 Marysville Road. The Park and Preserve is owned and maintained by Scioto Township. This 35-acre property was dedicated to Scioto Township in 1999 by the National Lime and Stone Company. The park offers 1 mile of paved trails, a playground, 2 shelters, a catch and release fishing pond, a baseball field, a lacrosse and soccer fields, and newly constructed pickleball courts.

Mill Creek Golf Club is 1.2 miles east of the Village, located at 7259 Penn Road. This is a public golf course that opened in 1972 and includes 18 holes, a pro-shop, indoor golf simulator, bar and patio.

Leeds Farm is 0.8 miles north of the Village, located at 8738 Marysville Road. Although only open seasonally, the Farm has been a staple in the community since 1994, now offering full agritourism events and amenities. Services provided include: weddings/special events, big/small zip lines, hay rides, pedal car/tractors, pig races, and more.

The Point is a boat launch that is located 4.3 miles southeast of the Village in Bellepoint. This is a secluded site that is just off of SR-257 and at the confluence of Mill Creek and the Scioto River.

Future Recreational Needs

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

Undeveloped Open Space - Regional and Village: The Ostrander baseball fields, Blues Creek Park, and Scioto Township Community Park and Preserve help fulfill the need for undeveloped passive and active open space. The Village may wish to identify other lands throughout the Village for future public recreation areas which meets the needs for more active open space.

Undeveloped Open Space – Neighborhood: The open space requirement for any new Planned Residential Developments should be used to provide centrally

located undeveloped and developed open space within residential neighborhoods of suburban densities (generally greater than 1 unit per acre). These would be either mini parks of 1 acre or less within a ¼ mile radius of all portions of such neighborhoods, or 15-acre joint neighborhood parks that provide athletic fields for neighborhoods within a ½ mile radius. The open space requirement in the PRD zones may be inadequate unless undevelopable land (slopes greater than 20%, power line easements, and stormwater detention basins) is either excluded or reduced in its contribution to the open space requirement.

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

Considerations at Build-Out

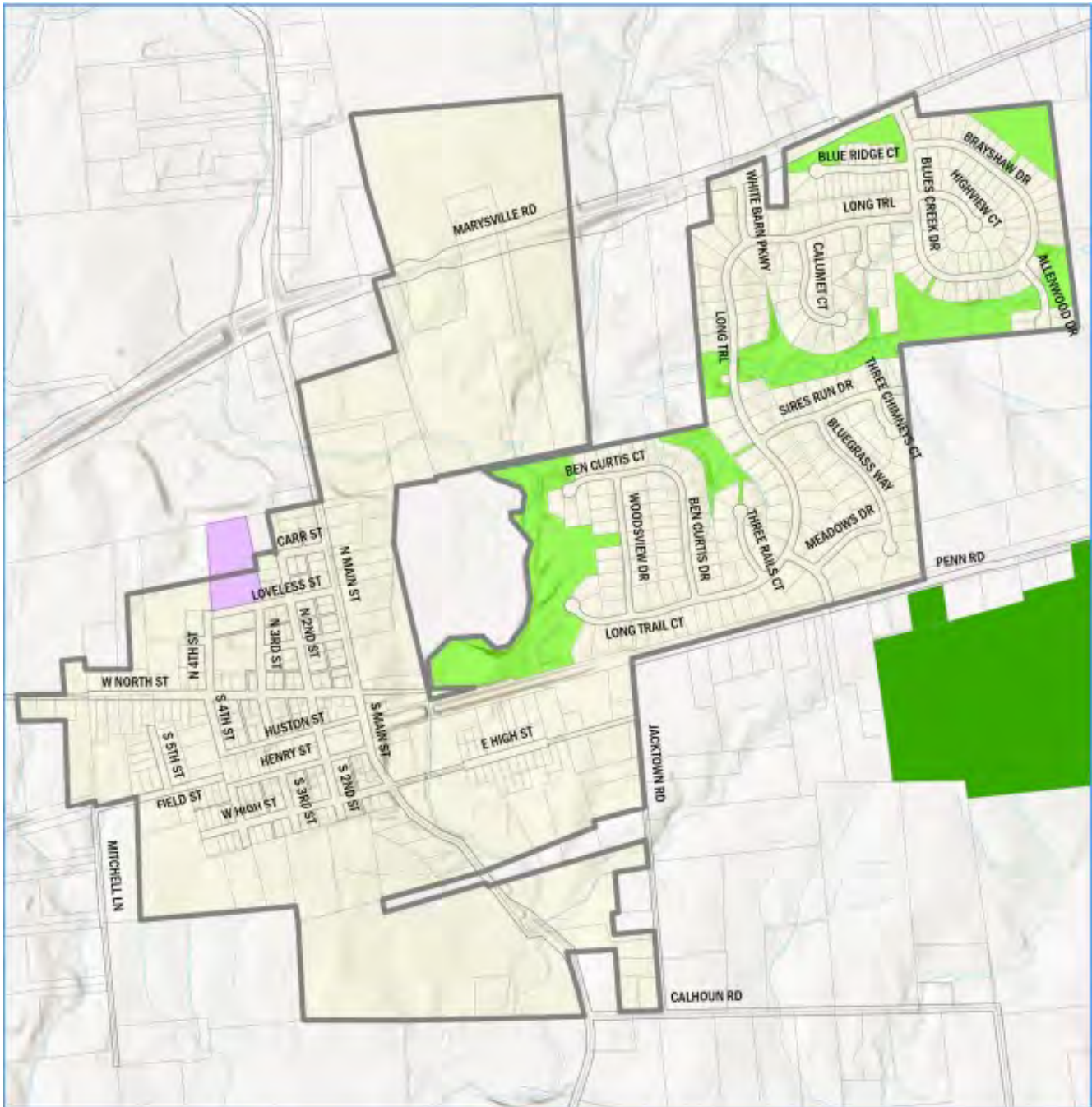
- Overall active recreational area required - NRPA recommends 6.25-10.5 acres /1,000 population.
- Establish mini parks of 1 acre or less within neighborhoods, serving the population within a ¼ mile radius (developer dedications as part of the PRD zoning).
- Establish neighborhood parks of 15 acres,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

Preservation Parks receives a 0.4 mill levy, which is expected to generate \$900,000 annually for county parks. Some of that money is set aside for townships and municipalities to develop parks. The Village of Ostrander could apply for this funding.

Greenways

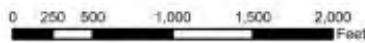
An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man-made landscaped paths, and trails. These can be placed along drainage ways, creeks, sewer easements, and portions

of the land that cannot be otherwise developed. These paths can maintain undisturbed wildlife habitat or create new habitat through plantings and creative use of stormwater retention and detention facilities. Instead of afterthoughts in the design and planning process, they should be viewed as opportunities to improve the value of the development and link developments.



Parks and Green Space

Ostrander Village, Delaware County, Ohio



- Incorp. Area Boundaries
- Road Right of Way
- Property Lines
- Streams
- Platted Open Space
- Golf Courses
- Baseball Field

Prepared By: Delaware County Regional Planning Commission (740-844-2260)
<https://www.dcrpc.org>

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 11.1. NRPA Recommended Standards for Local Developed Open Space

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

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

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CHAPTER 12 Development Patterns

General

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

Existing Village Character is primarily medium-density residential downtown, with 0.20-acre lots and low-density residential newer development to the east with 0.25-0.50-acre lots. There is preservation of natural resources including agriculture, ravines and trees, as well as wildlife corridors, including traditional and agricultural buildings.

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

Rural Large-Lot Development (*Unincorporated*)

Most residential development in surrounding Scioto

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



Large-Lot Development north of Blues Creek subdivision



Meadows at Mill Creek subdivision with dedicated open space and potential to connect to downtown

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

There is one example of a CAD in the Village of Ostrander; three lots in phase one of the Meadows of Mill Creek have frontage on and gain access from a platted common access driveway. Those property owners are responsible for maintaining that driveway and the CAD is solely located and part of one of those three lots.

Incorporated and Unincorporated Development

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 Sketch/Preliminary/Plat process. The developer or consulting engineer takes each project through an approval process with RPC or Village (depending on jurisdiction) staff as well as an engineering process with the oversight of the County Engineering staff.

Alternative Development Patterns

PRD Subdivisions (Cluster Subdivision)

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

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

- **Open Space** - PRD regulations usually include an open space requirement. Environmentally sensitive areas or unbuildable areas (wetlands, steep slopes, floodplains, stormwater detention basins, and utility easements) do not have to be delineated.
- **Useable Open Space** - PRD subdivisions with small (7,200-10,000 square feet) lots have been created without any *useable* common open space.
- **Density** - The typical PRD ordinance defines a

maximum density based on gross acreage. In townships throughout the County, this can be anywhere from 1 unit per gross acre to 2.2 units per gross acre or more. When undevelopable land such as powerline easements and road right-of-way are included in the allowable density, it has the effect of creating a higher “net” density and smaller lot sizes.

- **Design** - Large Planned Unit Developments need a local pedestrian-oriented design with a possible local commercial and service core, active recreation area, and sidewalks/bike paths.
- **Architectural Standards** - To make higher density cluster subdivisions work, considerable thought must be given to the architecture, materials, façades, detailing, colors, and landscape features that will bind the neighborhood into a cohesive unit. The result is either a hodge-podge of different builders’ standard production houses with no continuity of material or architectural detail, or a blandness that results from a single builder using a limited number of home design options. Without specific standard criteria, the zoning commission must negotiate these details on an individual basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.

Conservation Subdivisions

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

- 50% or more of the buildable land area is designated as undivided permanent open space.
- The overall number of dwellings allowed is the same



Example: Riverside Highlands plan, Concord Township. Note the tree lined streets, which are stubbed for future growth, buffer to existing homes, winding roads, and open space that is centrally located, accessible, and distributed throughout the site.

as would be permitted in a conventional subdivision layout based on an alternative “yield plan.”

- Primary Conservation Areas are protected as open space and may be deducted from the total parcel acreage to determine the number of units allowed by zoning on the remaining parts of the site. Primary Conservation Areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary Conservation Areas are natural resources of lesser value, such as woodlands, prime farmland, significant wildlife habitats, historic, archeological, or cultural features, and views into or out from the site.
- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by

trails or walkways.

New Urbanism - Traditional Neighborhood Development

Traditional Neighborhood Development (TND) is a reaction to conventional suburban sprawl. New Urbanism, a specific type of TND, is a movement based on principles of planning and architecture that work together to create human-scale, walkable communities similar to neighborhoods that were typical in the United States before World War II, such as Delaware’s north end historic district and old Sunbury. Benefits of this type of development include a reduction in auto trips, compact infrastructure, efficient land-consumption, and positive fiscal impact as values per acre tend to be much higher.

New Urbanism can be defined by certain elements:

- A discernible center — a square or a green, sometimes a busy or memorable corner. A transit stop would be located at this center.



Site before development



Typical layout with acreage lots



Identifying conservation areas



End result, same number of houses

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

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



Above: A model of the development in the Evans Farm office and Site Plan
Source: Columbusunderground.com



Town Center development as of July, 2023

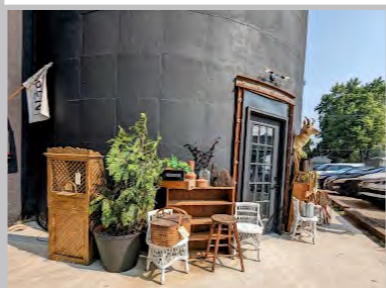
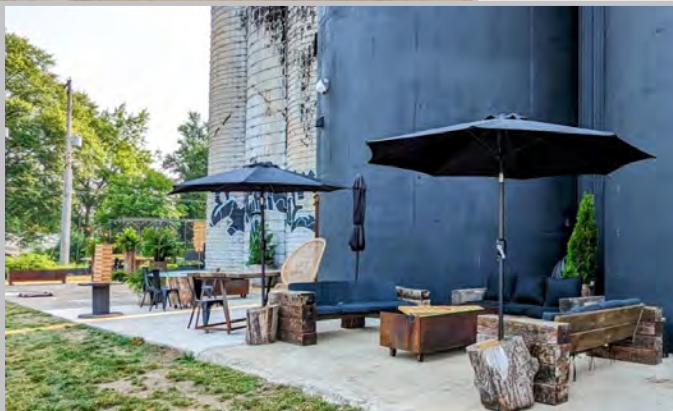
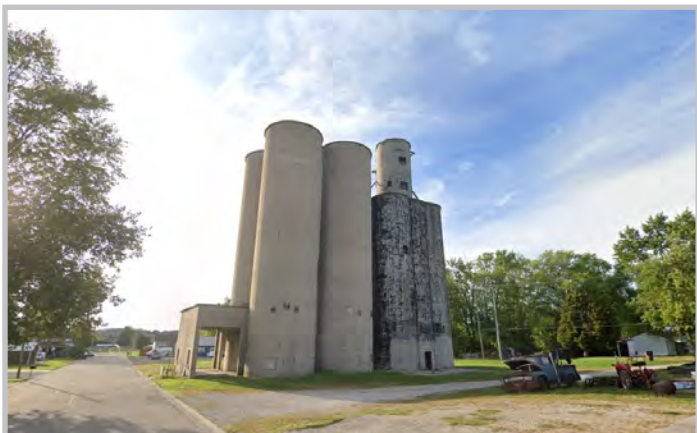


Town Center site plan Source: Columbusunderground.com

Alternative Re-Use of Existing Development

One example of a re-use project the village can look to is the conversion of a vacant grain silo site in the Village of Pleasant Hill into a coffee shop and meeting space. Pleasant Hill is north of Dayton Ohio, only 72 miles west of Ostrander and has many similarities to Ostrander. Pleasant Hill is located near major traffic routes, surrounded by agricultural land and has close proximity to larger cities and amenities.

Village of Pleasant Hill—Granary Site (0.74-acres)



Village of Ostrander—Granary Site (0.963-acres)



Ostrander Elevator



Local Coffee & Creamery, Pleasant Hill, OH Source: Google Images

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CHAPTER 13

Goals and Objectives

Natural Resources

Goals:

1. To preserve natural resources including woodlands, wetlands, creeks, rivers and floodplains.
2. To retain and protect wildlife habitats and riparian corridors.
3. To preserve our heritage by protecting cultural resources (stone arch railroad bridge, grain elevator, churches, memorials).
4. To preserve a high degree of environmental quality.
5. To link PRD subdivisions with riparian corridors, bikeways, hiking paths and/or multi-use paths.
6. To conserve the surface and ground water quality in the Blues Creek watershed.

Objectives:

1. Environmentally vulnerable land and natural resource areas should be protected when new development is proposed in those areas.
2. Create a landscape detail for green way trails and enforce this standard with future development projects.
3. Retain wooded green ways along ravines, waterways and project perimeters.
4. Set landscape and architectural design standards for PRD subdivisions. Stipulate centralized green space.
5. Create a rural landscape detail for PRD fronting on existing roads.
6. Retain platted and dedicated access to the Blues Creek stream from the east and west side of the stream.
7. Promote off-stream storm water detention in new developments.
8. Retain natural ravines and their vegetation as filter strips for surface water.
9. Develop/redevelop commercial uses with adequate treatment and storage of stormwater. Encourage best management practices to reduce surface runoff, such as green roofs, rain gardens, and constructed wetlands .

Residential Development

Goals:

1. To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc) in establishing residential densities.
2. To retain single family residential housing as the primary housing type, while also allowing for a diversity of housing types and sizes.
3. To avoid sprawling subdivisions consisting only of lots and streets and no local parks or green space.
4. To protect local real estate values.
5. To consider the consistency of each development with the character of the surrounding area.
6. To use a consistent policy that provides an economic use for every lot while safeguarding the public health safety and welfare of the community .

Objectives:

1. Maintain small-town village character as recommended throughout this document and with supported development standards.
2. Make connections to existing road network when possible to connect new developments with downtown.
3. Create a typical street section graphic that includes street width, road right-of-way width, street tree and lighting locations and include this graphic and “complete streets” requirement in the Zoning Ordinance and Subdivision Regulations.
4. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the comprehensive plan recommended land use map as a guide.
5. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.

Commercial Development/Community Character

Goals:

1. To facilitate the maintenance and reuse of existing structures.
2. To enhance the identity and character of the Village.
3. To limit large truck traffic on village maintained roads.

Objectives:

1. Retain gross density of one dwelling unit per 0.30-acres as the minimum requirement within the expansive core of the village and make connections to existing road networks with any new development.
2. Enlarge or improve signage at the two existing village entrances on Ostrander Road and install two new signs to the east on Penn Road and west on Dean Road. Signage may need moved as future land is annexed into the village.
3. Inventory and commemorate historic places.
4. Encourage farm preservation as a use for open space in PRD subdivisions.
5. Consider creating a mixed-use overlay in key areas to attract and supported uses in those areas; Example: North side of US-36 on both sides of Midway Market, frontage lots on the west side of S. Main Street, between W. North Street and Henry Street. This could support the re-use/re-development of the grainery.
6. Complete traffic study to determine large truck traffic impact to the village and create a traffic plan to address any concerns. Concerns include: accidents, noise, visual disruption and cost to improve roadways.
7. Consider the following traffic calming initiatives in the downtown area: adjust speed limits, upgrade or replace existing signs, add cross walks, add speed zone, install raised pavement markings, signs to redirect truck traffic.
8. Orient parking to the side or rear of the principal structure.

Recreation

Goals:

1. To consider passive and active recreational areas as the village grows and make these recreational areas accessible by foot from the greater village area.
2. To link new and existing planned residential neighborhoods with green spaces and walking/biking paths that also connect to downtown.
3. To convert the village owned historic rail bed south of The Meadows of Mill Creek to a multi-use path and continue that “rails to trails” connection west to downtown and east to SR-257.

Objectives:

1. Acquire land for future village parks and to expand the Maugans Community Park.
2. Consider a series of mini-parks (less than 1 acre) with ¼ mile spacing and neighborhood parks of 15 acres with active recreation with ½ mile spacing in large PRD neighborhoods.
3. Consider future partnership agreements (Ex: Preservation Parks, SWCD and Scioto Township) for the purchase and or dedicated easements, development, and management of recreational land within the village and Scioto Township. These agreements could lead to the village connecting to Blues Creek Park, Scioto Township Park and connecting the dedicated open space and nature trails in the Meadows of Mill Creek to downtown.
4. Create a sidewalk plan to construct sidewalks in phases throughout the village to complete those pedestrian connections.

Village Services

Goals:

1. To provide adequate roads based on the density of the community.
2. To provide appropriate fire and police protection as the village continues to grow.
3. To acquire suitable land and structures for the future needs of the village.
4. To create a “Complete Streets” Plan and implement these practices (street trees, street lights, ADA compliant sidewalks buffered from street, etc.).

Objectives:

1. Assess all platted alleyways and determine what alleys need improved or if a right-of-way vacation is amenable to adjacent property owners.
2. Acquire new sites for village facilities, including fire, police, road maintenance, cemetery, etc.
3. Work with the Delaware County Regional Planning Commission or a planning consultant to create a “Complete Streets” Plan. This plan may be a stand alone document or incorporated with the Comprehensive Plan and/or the Zoning Ordinance.
4. Use the Comprehensive Plan to guide zoning and subdivision cases and projects.
5. Make use of vacant, unimproved lots by establishing community gardens with property owner consent. The village Civic Association could incorporate this use with the Farmer’s Market, this could be used as an educational tool or just serve the community.
6. Develop a community kitchen and food hub.

Planning and Zoning

Goals:

1. To determine and implement an appropriate land use mix.
2. To implement and maintain the Comprehensive Plan.
3. To enforce zoning regulations and amend the Zoning Ordinance as necessary (Ex: include solar language, create a mixed-use district overlay and planned residential conservation district and address any commonly requested variances.)

Objectives:

1. Adopt the comprehensive plan as the blueprint for growth.
2. Revise the zoning text and map in accordance with the comprehensive plan.
3. Consider rezoning or up-zoning vacant commercial and industrial lots to encourage supported uses.
4. Encourage architectural standards for Planned Residential and Planned Commercial developments.
5. Develop policies for service provision that relate to the comprehensive plan.
6. Provide for 5-10 year updates and revisions to the plan.
7. Respond to zoning requests pursuant to the Comprehensive Plan recommendations.
8. Permit accessory dwelling units in the Zoning Ordinance and include standards for that use.

Transportation

Goals:

1. To avoid congestion on local, county and state roads.
2. To promote non-vehicular linkages throughout the village.
3. To improve the road network without destroying the village character.
4. To seek developer mitigation of roads impacted by their developments.

Objectives:

1. Create a Street Improvement Plan for the village that incorporates all village maintained roadways and implement the strategies in that plan.
2. Work with the County Engineer if connecting county and township roads need maintained.
3. Work with ODOT to prevent the deterioration of US-36 in the immediate vicinity of the village .
4. Create a partnership with the Delaware Area Transit Authority (DATA) and locate transit stops within the village.

Citizen Participation

Goals:

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

Objectives:

1. Conduct a resident preference survey and use the information collected to guide any Comprehensive Plan update.
2. Encourage active citizen participation in future comprehensive plan updates.
3. Maintain a newsletter, website and e-mail notification system to keep residents informed and engaged.

Recommendations and Implementation

Intent of the Village of Ostrander Comprehensive Plan

The Village of Ostrander Comprehensive Plan is the sum of all the chapters and maps. This chapter is intended to be read and viewed in conjunction with the Comprehensive Land Use Plan Map. All land area within the recommended Sub Areas have the potential for public water service from Del-Co Water Company and public sanitary sewer service from the Village of Ostrander.

Sub Area I— Downtown Village

Boundaries: West: Scioto Township; East: Blues Creek; North: Scioto Township; South: vacant land south of W. High Street.

Land Area: ~142 acres

General Facts and Findings

Blues Creek, east of Ostrander Road and N. Main Street, and the associated regulatory floodplain essentially delineate the eastern boundary of the downtown area. Sub Area I primarily contains the platted subdivisions that created the village, dating back to the 1850's to the 1950's.

The Blues Creek corridor is heavily wooded, contains floodplain and some steep slopes. These elements are all critical to the environmental stability, natural beauty, and culture enjoyed by the Village of Ostrander. Residents are served by Village public sanitary sewer service, as are all properties within the village boundary. The intent of the village for this area is to build out all existing vacant platted land zoned or residential use. All vacant platted lots are west of N. & S. Main Street and development should not impact Blues Creek or the floodplain areas.

Sub Area I Recommendations

- The plan recommends a minimum lot size of 0.30 acres for single-family residential uses and 6,000 square feet per unit in multi-family developments for all lands in this sub area as all of the vacant platted land is zoned R-3. This recommendation accommodates for the 'Non-Conforming Lots' section (*lot area and width*) of the Ostrander Zoning Ordinance, knowing that many of these vacant lots are ~0.20 acres in size and front on public roadways.

- Much of the heart of the village is zoned Neighborhood Office (C- 1) and Industrial (I). Allowing for Neighborhood Commercial (C-2) or Planned Commercial (PC) zoning may be appropriate for the land area bound by W. North Street, S. 2nd Street, Henry Street and S. Main Street.
- Allow light industrial uses to remain in the Village Workshop District and neighborhood office uses to remain in the Village Market District.
- The Neighborhood Design Center provided an art installation example for the grain silo in this sub area, which is included in the Community Engagement Report located in Appendix III of this document.

Sub Area II — Sayers Farm Mixed-Use District

Boundaries: West: Stover Road; North: US-36/ Marysville Road; East: Ostrander Road and platted subdivisions in downtown area; South: Dean Road, platted subdivisions, Ostrander Library and Maugans Park.

Land Area: ~148 acres

General Facts and Findings

Sub Area II is generally bound by US-36, Stover Road, W. North Street and Ostrander Road. It's likely that ODOT may limit access points to US-36, requiring some or all access points to this land area be from Stover Road and W. North Street depending on the proposed development. Most of Sub Area II is made up of large lots (10-57-acres), under the same ownership, with potential access to four different roads. The area is characterized by generally flat topography with prime agricultural soils in large undivided tracts of land. Sub Area II has the highest amount of prime agricultural

soils and is made up largely of cultivated fields, with a 7 acre pond and floodplain in the northeast corner at US-36 and Ostrander Road.

Sub Area II Recommendations

- The plan recommends this area (if converted from agriculture use) to be a mixed-use development. Examples of supported uses may be found in the PC District; Office, medical facility, restaurant, with a single-family and/or multi-family residential component. Commercial uses should be limited to land area that is within 300 feet of US-36 right-of-way.
- A conservation style subdivision is also supported in this sub area with 1 dwelling unit per acre net density and 0.5-acre minimum lot sizes. 50 percent dedicated open space should be provided within the subdivision, with 25 percent of the open space being permanent common natural open space and the difference being for active recreation..
- Discourage multiple, road-frontage lot splits along all adjacent roadways. If developments are proposed, new streets should be constructed internal to the development.
- The Neighborhood Design Center provided examples of residential developments for this sub area, which are included in the Community Engagement Report at located in the Appendix III of this document.

Sub Area III – Village Transition District

Boundaries: North: Field Street, back of lots along W. High Street; South: property line south of sewer treatment plant, traveling east/west; East: S. Main Street/Ostrander Road; West: Mitchell Lane.

Land Area: ~110-acres

General Facts and Findings

This sub area provides a transition from the historic downtown, small residential lots and platted grid-style streets, and the 1-acre sized residentially developed lots along S. Main Street into mostly undeveloped agricultural land. Features within this landscape include Blues Creek with regulatory floodplain, woods that serve as wildlife habitat/corridors and drainage paths and tributaries that drain to Mill Creek to the south.

Much of this land area was rezoned to Planned Residence District (PRD) and Planned Commercial and Office (PC) to allow for a mix of uses to be developed. As no development has occurred to date, this land area will most likely need rezoned to allow for a change in use.

Sub Area III Recommendations

- The plan recommends PRD and PC uses for this sub area. A residential density should match PRD standards, with a maximum net density of 4 units per 2 acres and up to 12 units per 8 acres for two-story apartments.
- R-3 zoning may also be supported if existing stub streets are extended into a new residential development (Ex: S. 2nd St., S 3rd St. and S. 4th St.) to match the downtown village design.
- A Traffic Access Study should be submitted for future projects so the Village may determine if S. 2nd Street should be extended and if sidewalks and/or multi-use paths should extend from S. 2nd Street. Making future development in this location more walkable would help reduce traffic congestion in the downtown area and the need for additional parking.
- The Neighborhood Design Center provided an example of a mixed use development for this sub area, which is included in the Community Engagement Report at located in the Appendix III of this document.

Sub Area IV – Central Ostrander

Boundaries: North: North side of abandoned rail bed; South: Calhoun Road; East: Jacktown Road; West: Main Street/Ostrander Road.

Land Area: ~82-acres

General Facts and Findings

This sub area contains some of the most rugged topography in the village. Approximately 25-acres of this sub area is located in regulatory floodplain that is associated with Blues Creek. The Blues Creek Corridor also contains significant woods along the creek. Steep slopes, scenic views, vistas, wildlife and even scenic roadways typify the landscape. These elements are all critical to the environmental stability, natural beauty, and culture enjoyed by the Village of Ostrander and Scioto Township. The historic railroad bridge that

crosses Blues Creek is located in the northwest corner of this sub area and is subdivided by two privately owned parcels. Calhoun Road and Jacktown Road are narrow, with low speed limits and through trucks are prohibited.

The Village's intent for this area is to limit large-scale development to protect surface and ground water quality, to prevent pollution of Blues Creek, to prevent undue congestion of the primitive rural road network, to protect floodplains and to protect the real estate values of large lot residential neighborhoods.

The right-of-way width along E. High Street, owned and maintained by the Village is wide enough to allow for a sidewalk on the north side of the street. A sidewalk in this location could potentially connect the residents in this sub area, the Meadows of Mill Creek development (if extended ~400 feet along Penn Road), and other nearby residents to the downtown area and reduce traffic congestion.

The 20 lots in this sub area that were platted in 1882 were originally 0.20-acre sized lots. Over time, most of these lots became larger by adjusting rear acreage to the lots, thus creating 0.40 to over 1.0-acre sized lots. The developable area to the north in this sub area is zoned R-3, the area to the south (within village limits) is zoned FR-1. The minimum required lot size for R-3 is 0.30-acres and 1.0-acre for FR-1. Generally, the few lots that are in Scioto Township in this sub area that have potential for annexation could meet the FR-1 zoning standards.

Sub Area IV Recommendations

- The plan recommends residential uses for all lands within this sub area north of the tributary that flows to Blues Creek and remain zoned FR-1 and R-3. All lands currently zoned FR-1 in this sub area include regulatory floodplain and may not support smaller lot sizes or future development. Similarly, all lands within this sub area south of the tributary remain zoned FR-1. Most of this land area is built out, with minimal area that could be subdivided and developed for residential uses.
- Any future development or improvements to this land area should limit the disturbance to the natural ecosystem. Tree preservation is encouraged to reduce storm water runoff and protect surface and ground water quality.

- Preservation of natural areas in the village could be achieved through any or all of the following:
 1. Identify and catalog the community's environmentally-sensitive areas.
 2. Establish a land trust to acquire and accept development rights and easements to unique natural areas such as scenic views, woodlands, and wetlands.
 3. Cooperate with other public and private agencies interested in protecting the critical resources of the village.
 4. A streamside "no-build" buffer within the district for the protection of the Blues Creek and its wildlife, extending 120' from the normal high water line.
- Protect the historic railroad bridge by establishing an easement over it and provide access to it for foot traffic and vehicles for maintenance. Access could potentially come from the E. North Street right-of-way with easements across private property. The bridge may also be able to be placed on the Ohio National Register of Historical Places.

Sub Area V – East Village

Boundaries: North: US-36; South: Penn Road; East: Newhouse Road; West: Scioto Twp/Village boundary (northern half) and the western border of the Meadows of Mill Creek subdivision.

Land Area: ~443-acres

General Facts and Findings

The portions of this sub area that are within the village jurisdiction is fully built out with the Meadows of Mill Creek and Blues Creek residential subdivisions. Environmentally sensitive areas have been protected in dedicated reserves and a trail system has been developed in the Meadows' western reserve areas. The portions of this sub area that are located in Scioto Township have the potential to be developed and served by public water and village sanitary sewer service. The village owns ~2,300 feet of the abandoned railroad bed that fronts on Penn Road, with ~2,688 feet of the railroad bed privately owned by the Mill Creek Golf Course.

Sub Area V Recommendations

- The plan recommends for all undeveloped lands within this sub area to continue to be developed as PRDs. With PRDs, access points should be limited onto US-36. Land fronting on US-36 may support PC uses, provided sound and light are appropriately buffered from neighboring residential uses and commercial uses should be limited to land area that is within 300 feet of US-36 right-of-way.
- FR-1 zoning may also be supported as individual, large lots are created.
- The eastern portion of this sub area includes steams, drainage paths and woodlands that should be protected with any future development.
- A multi-use path is supported along all sections of the abandoned railroad bed. This path could potentially connect downtown Ostrander (west) to St. Rt. 257 (east).

Sub Area VI – Greater Midway District

Boundaries: (North of US-36) North/East/West: Village boundary; South: US-36; **(South of US-36)** North: US-36; South: boundary of Meadows of Mill Creek subdivision, traveling west to Ostrander Road; East: Meadows of Mill Creek subdivision; West: Ostrander Road.

Land Area: ~156-acres

General Facts and Findings

This sub area is primarily developed with large lot, single-family residential uses with vacant, agricultural land. The Scioto Township Fire Department and the Midway Market and gas station are also located in this sub area. Features within this landscape include Blues Creek with regulatory floodplain, woods that serve as wildlife habitat/corridors and drainage paths and tributaries that drain to Blues Creek.

Sub Area III Recommendations

- The plan recommends PRD and PC uses for this sub area along US-36. Mixed-use development may be appropriate north of US-36 surrounding the Midway Market. Access points should be limited along US-36. Commercial uses should be limited to land area that is within 300 feet of US-36 right-of-way.
- Any future development or improvements to the

land area south of US-36 should limit the disturbance to the natural ecosystem. Tree preservation is encouraged to reduce storm water runoff and protect surface and ground water quality.

- The Neighborhood Design Center provided examples of residential developments for this sub area, which are included in the Community Engagement Report at located in the Appendix IIII of this document.

Implementation Actions

The Comprehensive Plan is intended to be the basis for village zoning. Zoning is the enforceable tool. The Comprehensive Plan is a guide. It should be consulted whenever there is a proposed rezoning. Additionally, the Plan may provide guidance when reviewing zoning variance and conditional use requests, along with any subdivision variance requests.

Recommended Zoning Amendments

1. Traffic and Access Management

- a. Adopt access management policies for all village roads.
- b. Require access management compliance as condition of development plan approval for Planned Developments.
- c. Use the Comprehensive Plan as the guide where new roads need to be built, and negotiate their provision as part of development of new super blocks of land. Secure the right-of-way as part of the subdivision plat or by acquisition.
- d. Streets should be designed to balance traffic between pedestrians, bicycles, and automobiles by connecting multi-use paths, village green areas, and pocket parks.

2. Planned Residential Developments

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

3. Planned Commercial Developments

- a. Extensive landscaping should be required in

parking lots to avoid the “sea of asphalt” to reduce runoff and temperatures (and thus ozone levels). Use reasonably-spaced landscaped islands at ends of rows to divide parking areas along US-36 frontage. Any areas that are adjacent to existing and future residential uses should be landscaped with mounding. A standard landscape detail should be adopted.

4. Floodplains

- a. Prohibit filling of 100-year floodplain unless granted a conditional use for cause. Add conditional use criteria in the Floodplain Regulations section of the Zoning Code.
- b. Ensure the zoning regulations related to floodplain development that supplements the county floodplain regulations.

5. Recreation

- a. Adopt NRPA standards for recreational areas and secure the donation and/or construction of useable open space by developers of major new residential subdivisions (30 homes or more).
- b. Require linkage of new neighborhoods with trails and by greenways along natural streams. Add greenway criteria to the zoning resolution, count its area as open space. Adopt a standard for the make-up of trails.

6. Greenways

- a. Require green way linkage of new Planned Residential Developments (Conservation Subdivisions).

7. Definitions

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

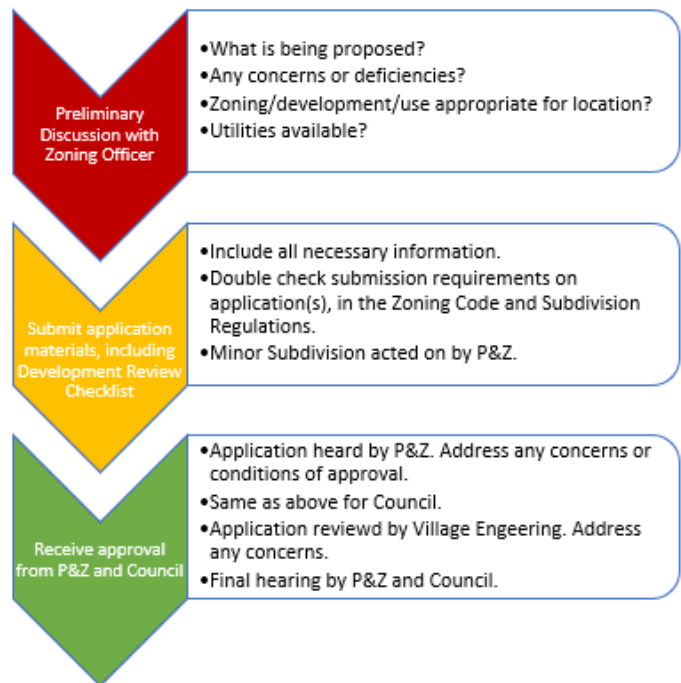
Non-zoning related actions

1. Acquire additional lands for future village parks.
2. Add multi-use paths within the abandoned railroad bed and throughout adjacent development.
3. Lobby for improvements to broadband and

internet service within the area.

4. Extend and improve village sidewalks as needed.
5. Further preservation of natural areas in the village could be achieved through any or all of the following:
 - a. Identify and catalog the community’s environmentally sensitive areas.
 - b. Establish a land trust to acquire and accept development rights and easements to unique natural areas such as scenic views, woodlands, and wetlands.
 - c. Co-operate with other public and private agencies interested in protecting the critical resources of the village.

Procedural Flowchart



*General steps for any proposed project
(Lot Split, Variance, Conditional Use, Rezoning, Subdivision)*

Development Review Checklist

Purpose

The **Development Review Checklist** summarizes the Plan's development guidelines and recommendations. The checklist helps developers and property owners comply with and better understand the recommendations within the Plan, as well as key requirements found in the Village of Ostrander Zoning Ordinance and Village of Ostrander Subdivision Regulations.

A completed checklist also informs the Village Council Members, Planning & Zoning Commission and all reviewing agencies whether a proposal complies with the Village of Ostrander Comprehensive Plan. In addition to zoning cases (rezoning, variance, conditional use), the checklist can also be used for investments in community facilities and infrastructure, and for any other initiatives or requests that impact the built environment in the Village of Ostrander.

Directions

1. The "All New Development" section must be filled out with all application types (zoning compliance, rezoning, variance, subdivision, etc.);
2. The "New Commercial Development" section must be filled out when new commercial development is proposed or if a change in use occurs on a commercially zoned property;
3. Fill out the project information box and include this completed checklist with the required application materials based on your request (zoning compliance, rezoning, variance, subdivision, etc.)

Regulations Administered by the Village that should be reviewed and understood prior to application submission:

Key Sections and instructions for reviewing the **Village of Ostrander Zoning Code:**

- Speak with the Village Zoning Officer or view the on-line interactive Village Zoning Map to determine the zoning classification for the subject site. The Zoning Officer and Map details can be found on the Village website: <https://ostranderohio.us/>
- Review the applicable zoning classification section that includes permitted uses, conditional uses, prohibited uses and development standards
- If lighting is required or proposed, see Section 19
- All development must comply with the General Development Standards found in Section 21
 - *Ex: Parking, Landscaping, Sanitary Sewer, Fencing, Drainage, Front Building Setback, Density of Structures, etc.*

Key Sections and instructions for reviewing the **Village of Ostrander Subdivision & Development Regulations:**

- First, see the Procedural Flow Chart on page 3
- When creating a new lot that will not be part of a platted subdivision, see Section 302. All Standard Plan Requirements must be included with application submissions
- When creating lots that will be platted, see Section 303
 - *Ex: Town of Ostrander, Meadows of Mills Creek, Blues Creek*
- See Section 400 for Development Plan Procedures and to determine if a Development Plan must be submitted prior to Preliminary Plan submission for lots that will be platted
- It is the applicant/owner's responsibility to review all applicable sections of the above referenced regulations prior to submitting applications, permits, forms, etc.

ALL NEW DEVELOPMENT				
	Yes	No	N/A	Notes
The developer has reviewed the recommendations of the Village of Ostrander Comprehensive Plan				
A measurable site plan of the project including all required detail has been submitted				
Is consistent with the Future Land Use Map				
Is consistent with the neighborhood character				
Woodlands, wetlands, creeks, rivers and floodplains have been protected				
Provides sufficient right-of-way for paths, sidewalks, or bikeways that may make connections to existing types of infrastructure as shown on the Bikeways and Sidewalks Map				
Uses stormwater best management practices including on-site stormwater infiltration				
Expansion or installation of public infrastructure has been considered and discussed with the Village, including but not limited to public sanitary sewer				
Any known variances to the Village of Ostrander Zoning Code and Subdivision Regulations have been requested and any hardship or practical difficulties have been explained in detail in text form				
Commercial Uses				
Orients buildings toward the street				
Is compatible in building height and architectural style with the surrounding structures				
Includes bicycle parking				
Off-street parking is located to the side or rear of the principal structure				
Residential				
Subdivisions connect to existing street stubs and offer stubs for future, adjacent development				
Subdivisions include the required dedicated open space and provide useable parkland				
Density does not exceed what is permitted in the existing/proposed zoning district				

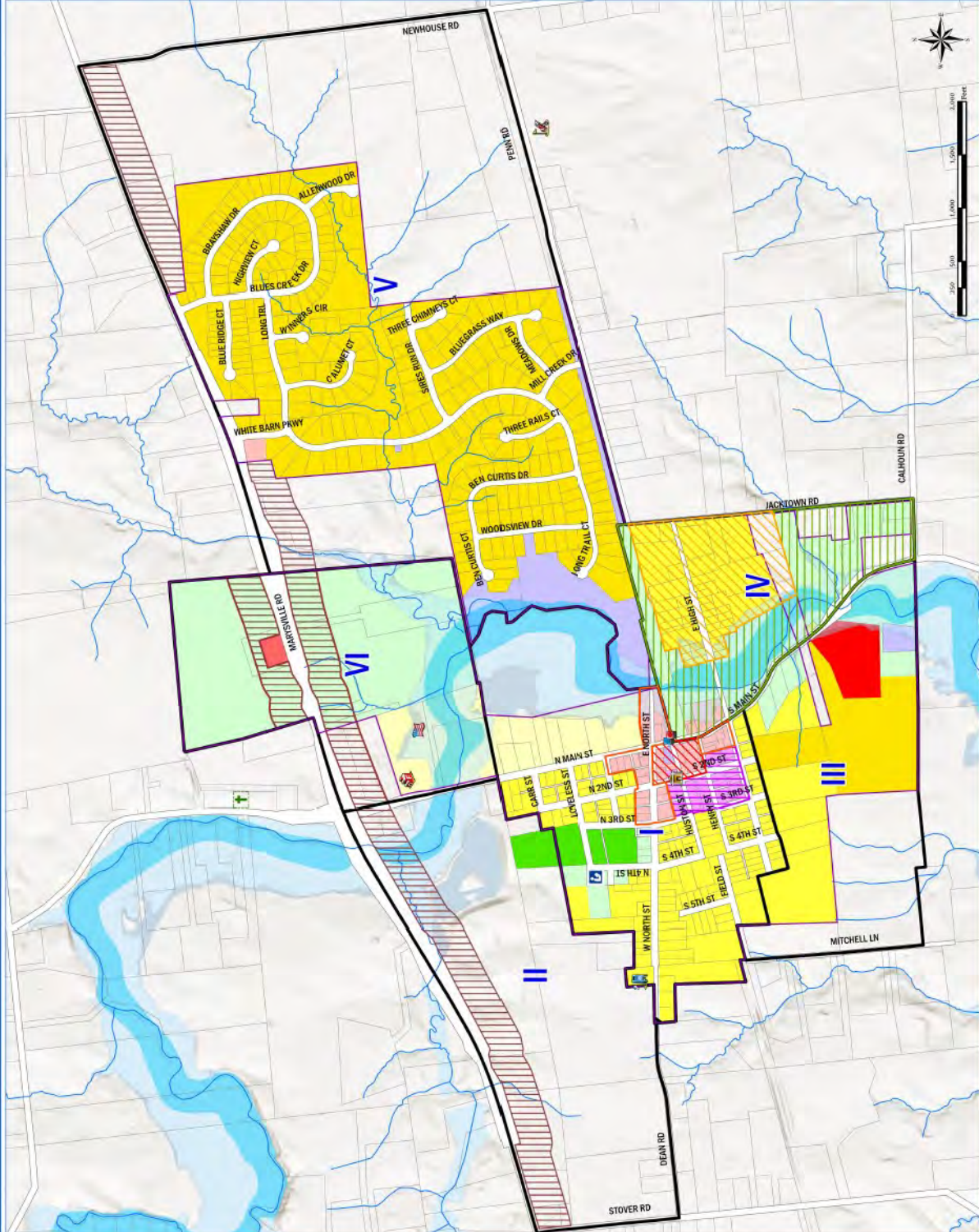
Project Information	
Case No.	
Project Name	
Address	
Phone	
Email	
Checklist completed by	
Signature	

Village of Ostrander Comprehensive Land Use Plan Delaware County, Ohio

- Township Hall
- City/Village Hall
- Police Station
- Fire Station
- Golf Courses
- Library
- Post Office
- Cemeteries
- Village of Ostrander
- Road Right of Way
- Property Lines
- 300' Horn and South of US-36 ROW
- Streams
- Floodplains
- 100-Year Floodplain
- 500-Year Floodplain
- Recommended Land Use by Sub Areas

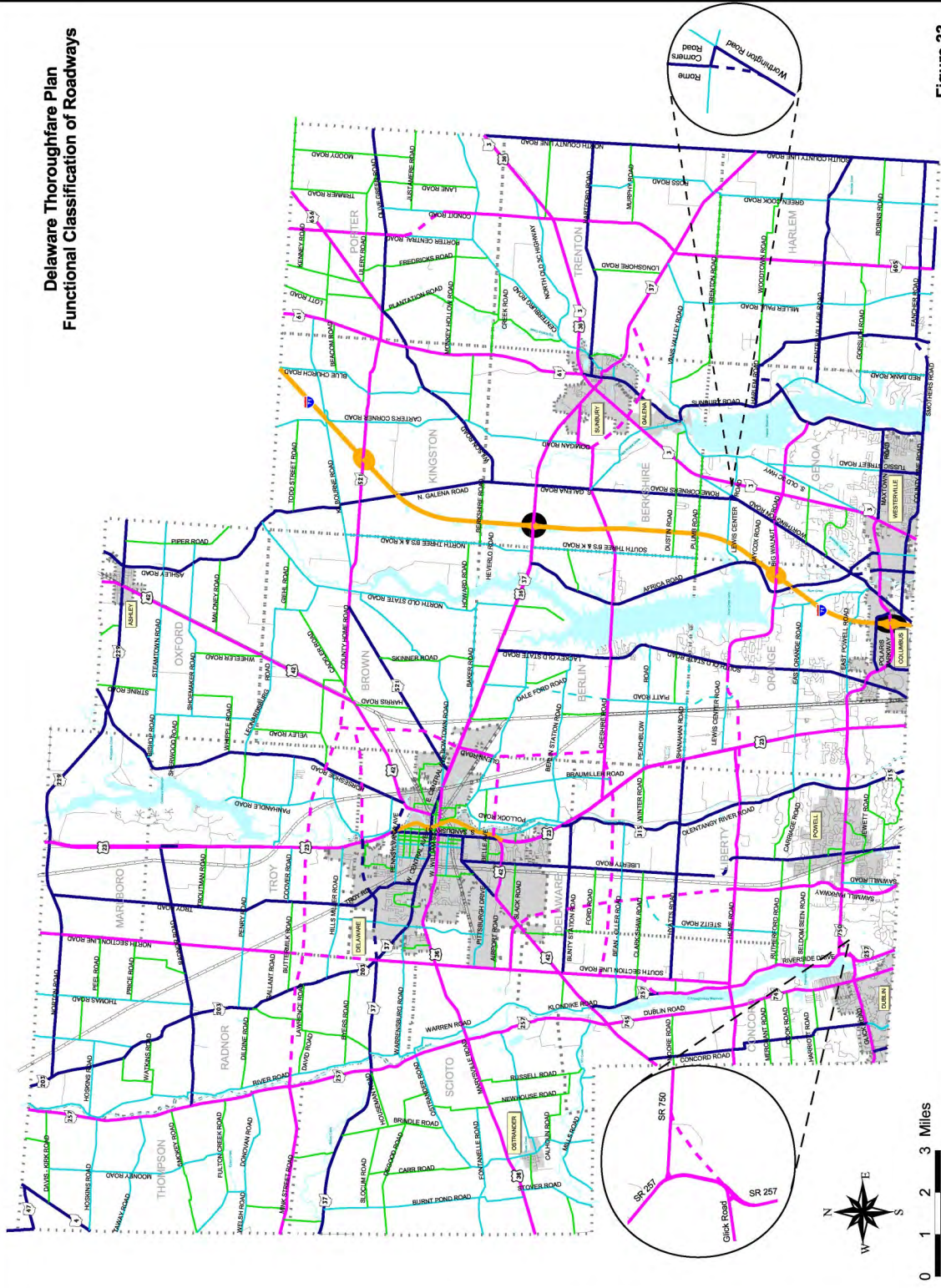
- Sub Area I
- Sub Area II
- Sub Area III
- Sub Area IV
- Sub Area V
- Sub Area VI
- R-3
- C-2 or PC
- I (Existing Village Workshop District)
- C-1 (Existing Village Market District)
- PC or Conservation style subdivision
- R-3, PRD or FCD
- R-3
- FR-1
- PRD
- PC
- PRD
- PC

- Ostrander Zoning Districts
- FR-1 Farm Residence District
- R-2 Low Density Residence District (RR, Homestead Residential)
- R-3 Medium Density Residence District (VPR, Village Pattern Residential)
- PRD Planned Residence District (PUD)
- C-1 Neighborhood Office District (VM, Village Marketplace)
- C-2 Neighborhood Commercial District
- PC Planned Commercial and Office District
- Industrial District (Village Workshop District) (VM, Village Workshop)
- PI Planned Industrial District
- Land Owned by Village of Ostrander
- Village Owned Parkland



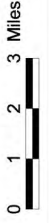
Prepared By: Delaware County Regional Planning Commission
(740-833-2260) www.dcrpc.org
Printed 11/09/2023

Delaware Thoroughfare Plan Functional Classification of Roadways



Functional Classification	
	Freeway
	Major Arterial (New Road)
	Minor Arterial (New Road)
	Major Collector (New Road)
	Minor Collector (New Road)
	Interchange (New)
	Railroad
	Water
	Municipal Boundaries
	Township Boundaries

New roads are conceptual and shown for planning purposes only. Specific alignments will be determined in future studies.



August 2001

Figure 33



Village of Ostrander Plan

Community Engagement Memo

October 2022 | Delaware County

ACKNOWLEDGMENTS

OSTRANDER PLANNING & ZONING COMMISSION

Chris Greasamar, Mayor

Joe Proemm

Bryon Courter

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Carolyn VanBrimmer

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The Ostrander Civic Association

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neighborhood
DESIGNcenter

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Community Sentiment	10
Community Events	20
VISIONING	22
Opportunity Sites	24

SECTION 1

INTRODUCTION



Engagement Process

As part of the ongoing Village of Ostrander Comprehensive Land Use Plan, the planning team undertook an extensive public engagement effort to understand the needs and desires of Ostrander's population. The Neighborhood Design Center led the public engagement effort with a survey, in-person events, and interactive exercises. The results of this effort will help guide the planning process with the community's values, priorities, and direction of growth.

The survey was created for dissemination online and on paper. Both of the surveys contained the same questions and format. The paper survey was available at Midway Market and the Delaware County District Library. Staff from the Neighborhood Design Center also attended a brunch at the Ostrander-Scioto Fire Department and the Ostrander Farmers Market to better reach the residents of Ostrander. Finally, 1,500 postcards were sent via EDDM and placed at local businesses and institutional buildings to remind Ostrander residents about the survey and give further information about the planning process.

In all, 379 respondents participated in the survey, a high turnaround considering it is the equivalent of nearly half of Ostrander's population. While not all respondents reside in the incorporated area of the village, this effort still captured a significant share of the residents. In the following pages, we explored what they said.



379

SURVEY
RESPONSES

1,500

POSTCARDS
DISTRIBUTED

2

COMMUNITY
EVENTS

±30

RESIDENTS
ENGAGED

35

DOTS PLACED

4

OPPORTUNITY
SITES

SECTION 2

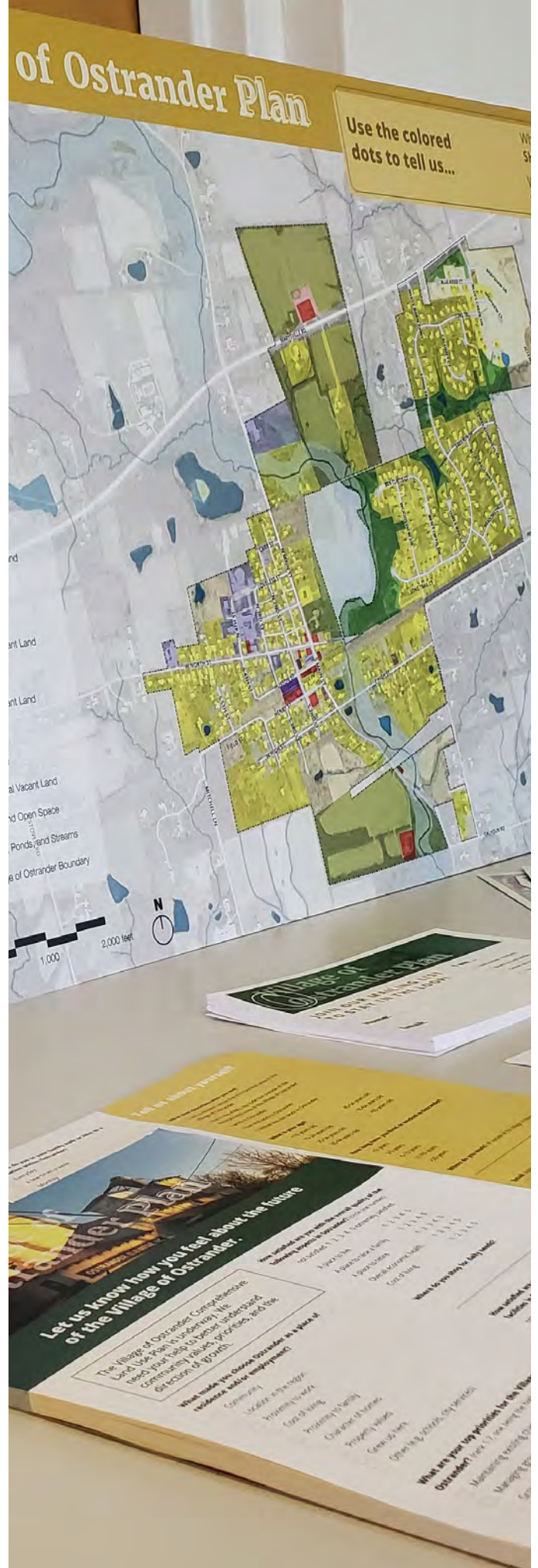
WHAT WE HEARD



Survey Results

A total of eighteen questions were asked as part of the survey. The questions formats included multiple choice, rankings, levels of satisfaction, selecting all choices that apply, and open-ended. Participants were asked to describe where they were in proximity to Ostrander, their age, and how long they lived or worked in Ostrander. Participants were also asked about where they work to understand the relationship between Ostrander and its surrounding municipalities. To gauge community values, respondents were asked about what made them choose Ostrander as a place of residence or employment from a selection of pre-defined prompts.

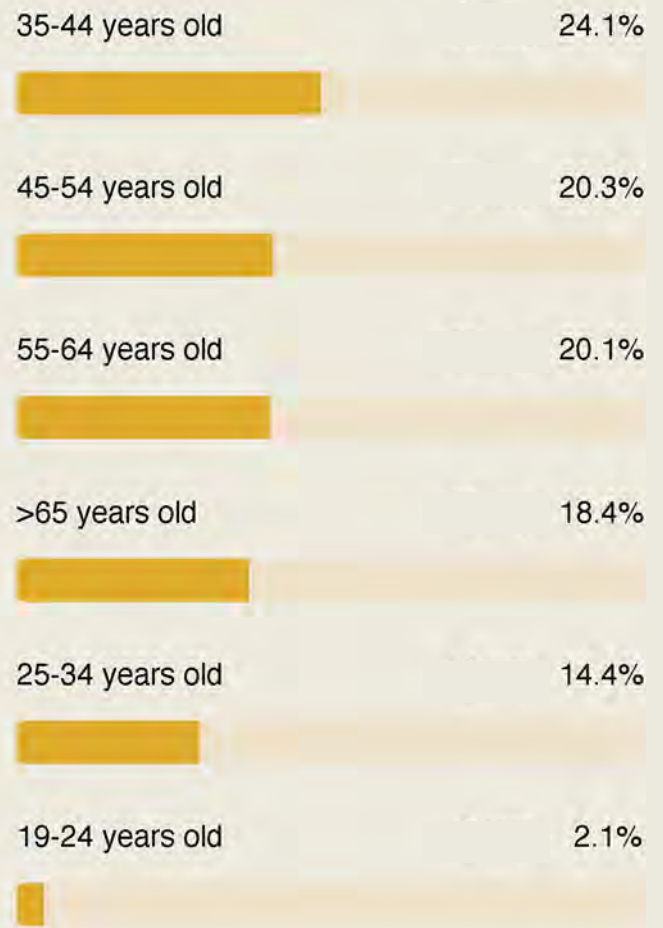
Participants ranked seven possible priorities for the Village of Ostrander to guide Ostrander's growth. The next set of questions asked participants about their satisfaction with the parks and recreation facilities, how often they used them, and what specific improvements they hoped to see. Questions for more specific planning intervention priorities, such as housing and transportation, followed. Finally, an open-ended response section asked respondents to describe their vision for Ostrander, along with their general likes and dislikes. The following pages summarize the survey findings and include top responses for each question.



Who Responded to the Survey

The age representation of respondents is well-distributed. The most represented age group was 35-44 with 24.1%, but not by a large margin. The least represented age group was 19-24, with 2.1%. Lifelong residents were the most represented group (28.9%), and only 17.6% have lived in the Village for fewer than two years. Notably, most residents live in the 43061 ZIP code but outside the incorporated area of the Village, whereas 37.3% live within the Village boundaries. As expected, survey takers work all over Central Ohio and primarily within a 20-mile radius from Ostrander. 21.1% of respondents said they work in Columbus, and another 16% are retired.

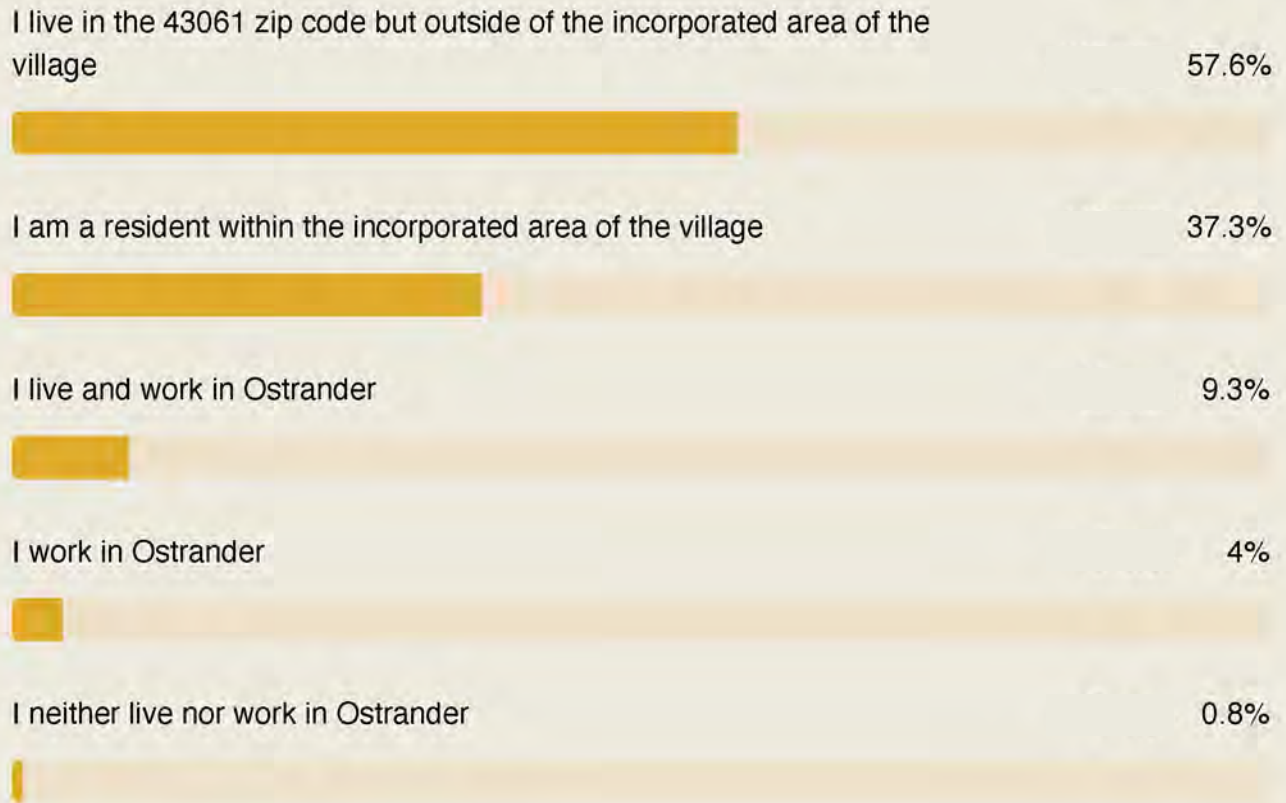
What is your age?



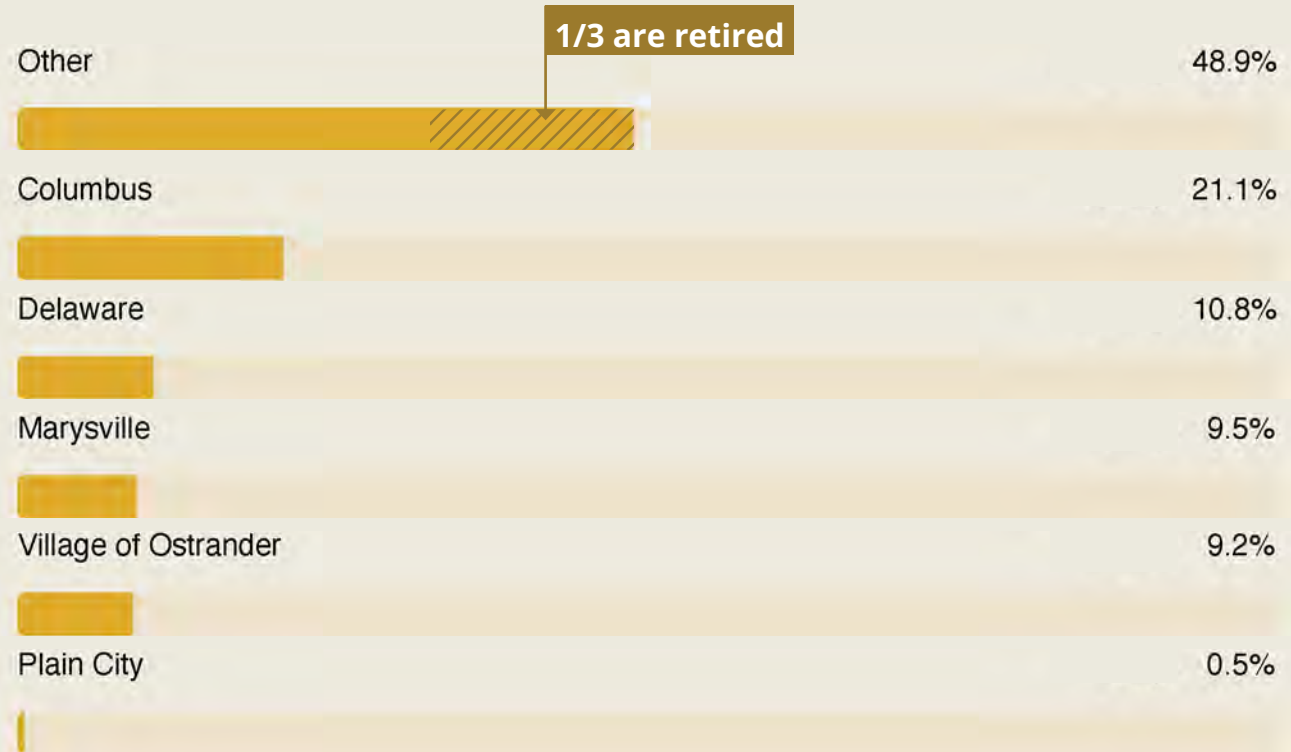
How long have you lived or worked in Ostrander?



What best describes who you are?



Where do you work?

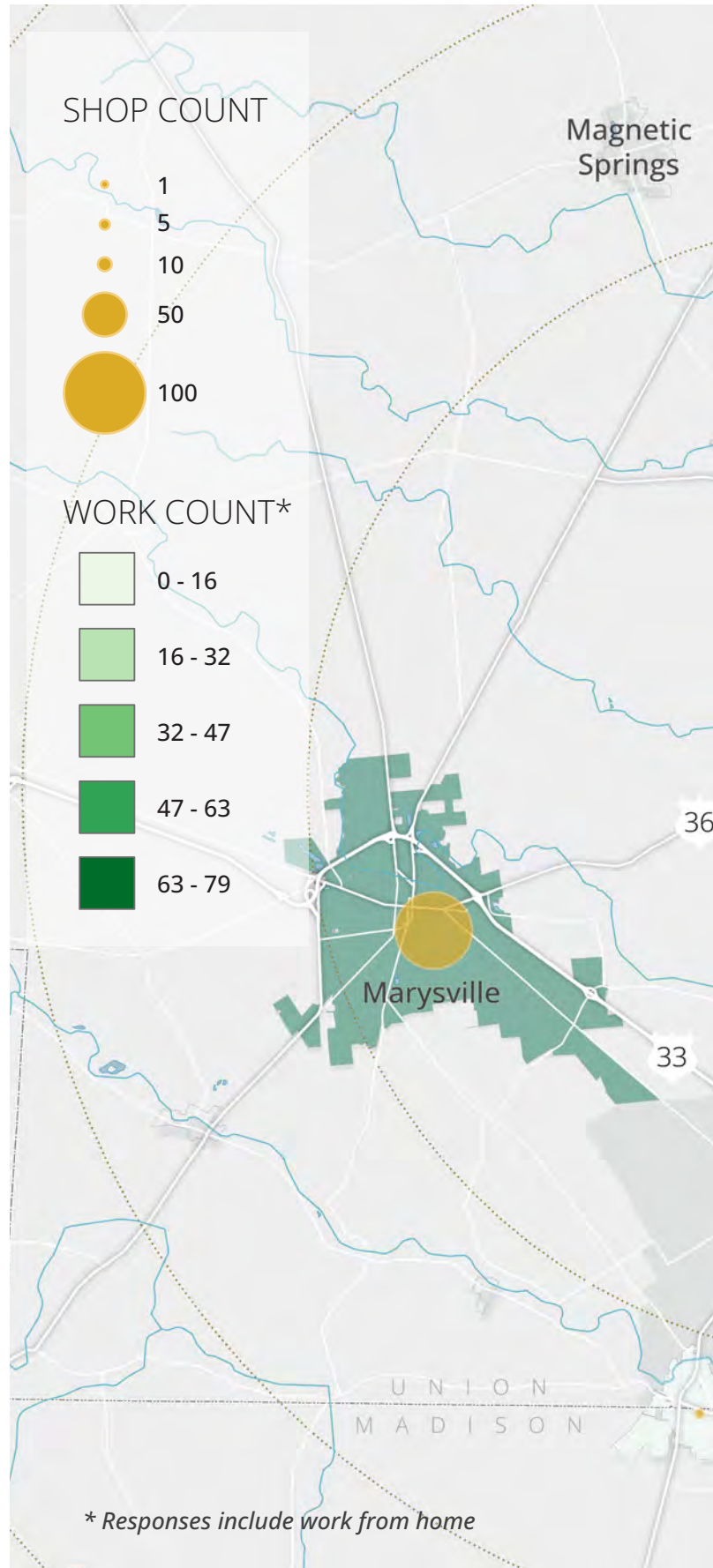


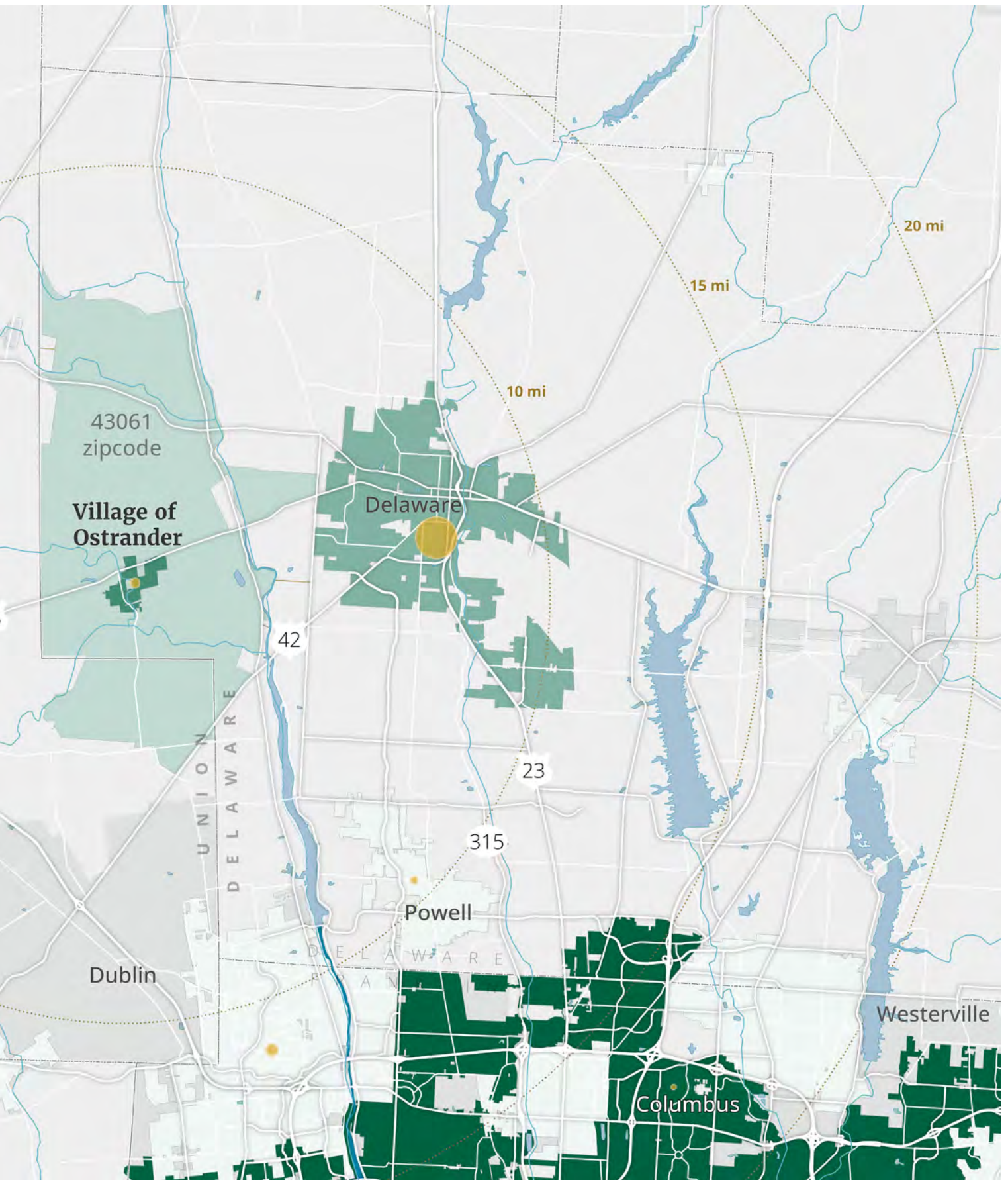
Where do you work and do daily shopping?



As of the 2020 Census, 1,094 people live in the Village of Ostrander. As a crossroads to many other cities and towns in Central Ohio, we analyzed where survey participants work and shop in relation to the Village. A total of 36 respondents indicated that they both live and work in Ostrander. To visualize where all respondents work, municipalities are colored green on a scale from light to dark, with darker colors indicating more employees. Most respondents work in Columbus, followed by Ostrander and its neighboring cities. The amount of respondents counted as working in Ostrander and the 43061 ZIP code also includes those work from home but live in Ostrander.

While many respondents work in Columbus or Ostrander, they usually do their daily shopping elsewhere. The yellow dots on the map are proportional in size to the number of people who indicated that they shop in that municipality. Many respondents listed several places where they shopped, especially the combination of Marysville and Delaware. Both sets of data indicate that while respondents may work across the region, their daily tasks are often accomplished as close to home as possible.





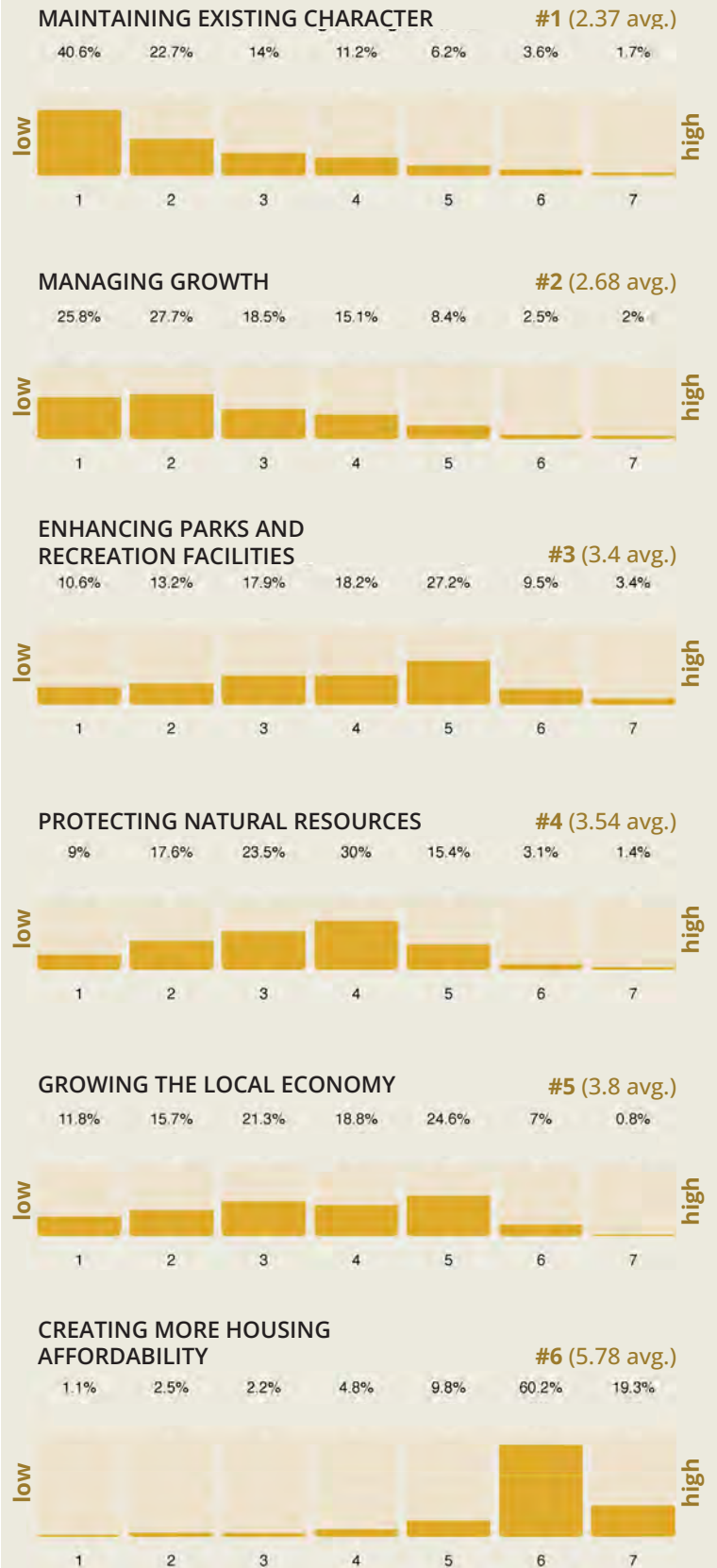
Community Sentiment

The following questions help to understand why respondents chose Ostrander as a place to live or work. As development pressure grows in Central Ohio, it was also important to capture the population's top priorities for the Village moving forward.

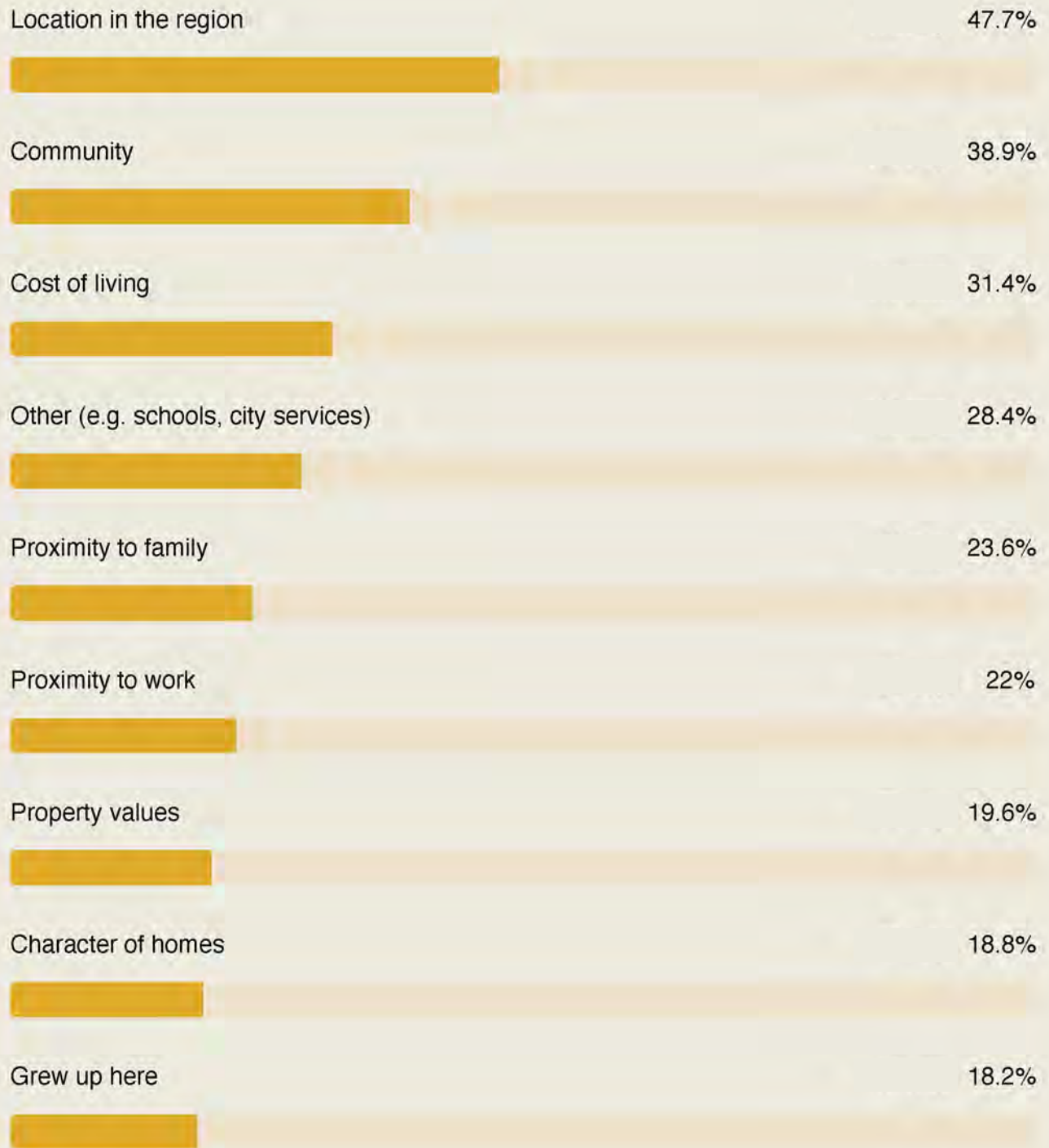
"Maintaining existing character" was chosen as the top priority for survey respondents, with 40.6% ranking it number 1. Followed by "Managing growth" (average score: 2.68) and "Enhancing parks and recreation facilities" (average score: 3.4).

"Location in the region" tops the list for why respondents chose to live in Ostrander with 47.7%, closely followed by the "Sense of community" (38.9%) and "Cost of living" (31.4%).

What are your top priorities for the Village of Ostrander?



What made you choose Ostrander as a place of residence and/or employment?



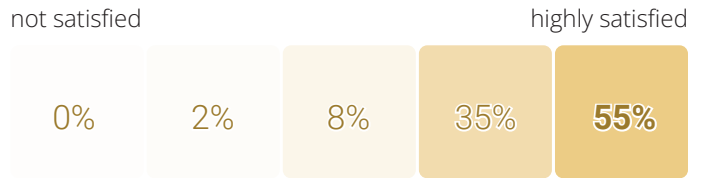
Community Sentiment (cont.)

The survey asked respondents to rank certain quality of life aspects to indicate their level of satisfaction with each. Most believe that the Village is “A place to live” and “A place to raise a family,” with 55% and 57% highly satisfied, respectively. 39% of respondents are highly satisfied with Ostrander’s condition as “A place to retire”. Conversely, not as many people are satisfied with the overall economic health of Ostrander.

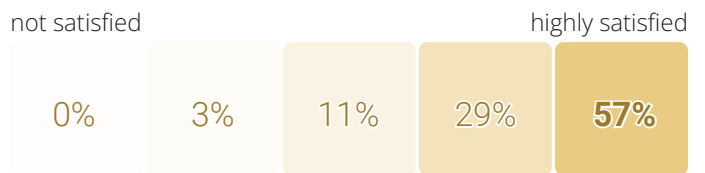
Participants were asked about their satisfaction and use of public park and recreation facilities within Ostrander. On a ranking from 1-10 (1 being the lowest), the public parks and recreation facilities received an average score of 5.4. Additionally, respondents indicated that “Trails and greenways” are the main facility improvement they would like to see (73.8%). Overall, there is also support for a “Large community park”, “Neighborhood park,” and a “Recreation center”. Additionally, when asked about how frequently their family uses bikes to arrive at a destination in Ostrander, 28% of respondents noted that they bike “a few times a week” or more. And even though 37% indicated that they never use a bike into Ostrander, 11% of participants do use a bike monthly and 24% said that they ride a bike a few times a year.

How satisfied are you with the overall quality of the following aspects in Ostrander?

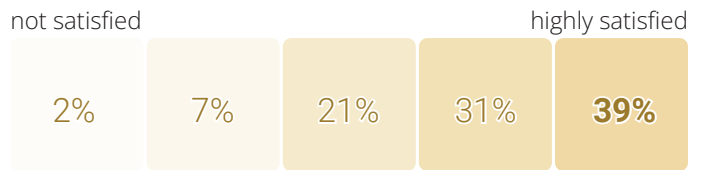
A PLACE TO LIVE



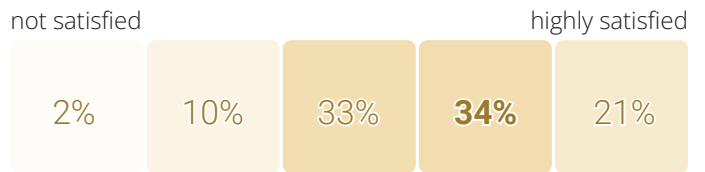
A PLACE TO RAISE A FAMILY



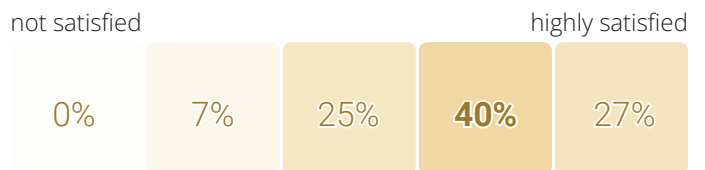
A PLACE TO RETIRE



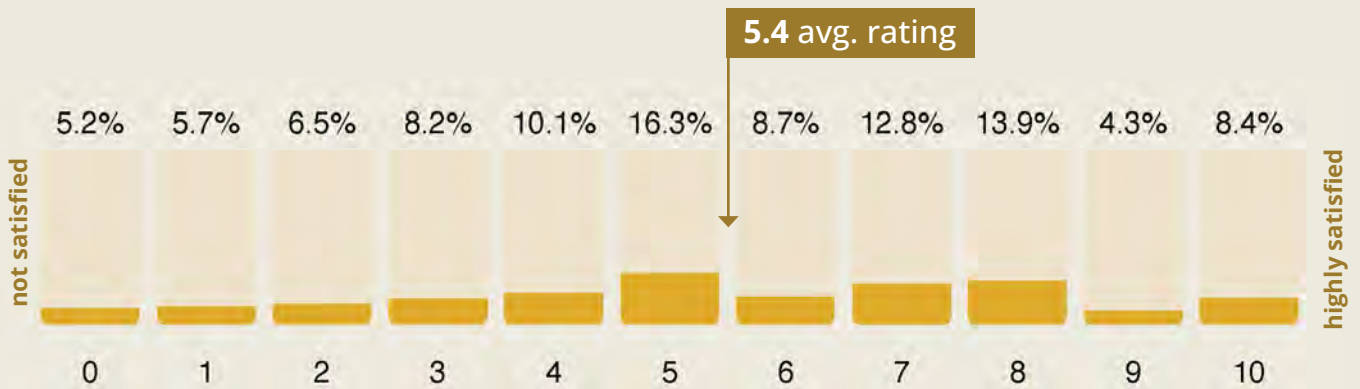
OVERALL ECONOMIC HEALTH



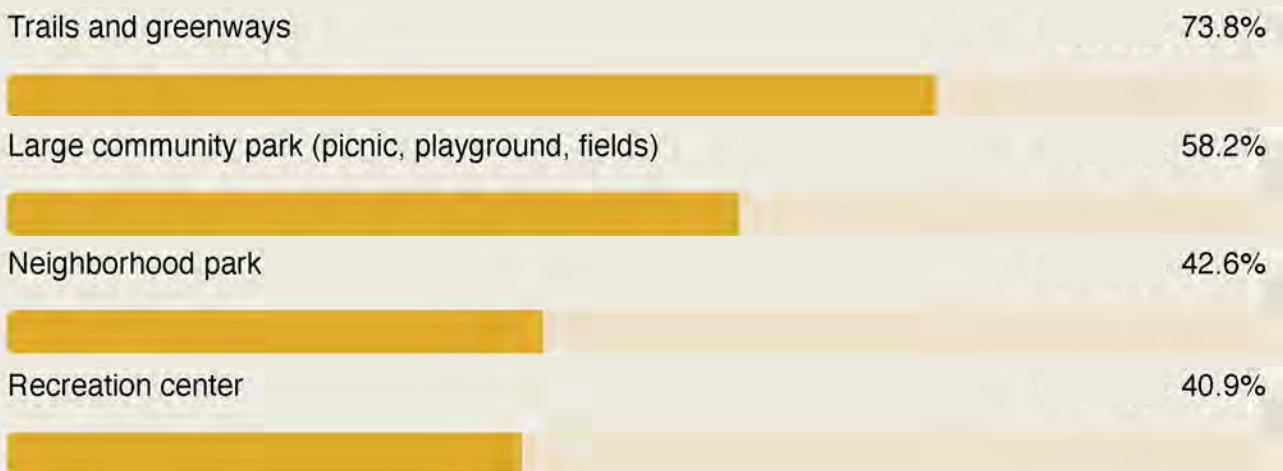
COST OF LIVING



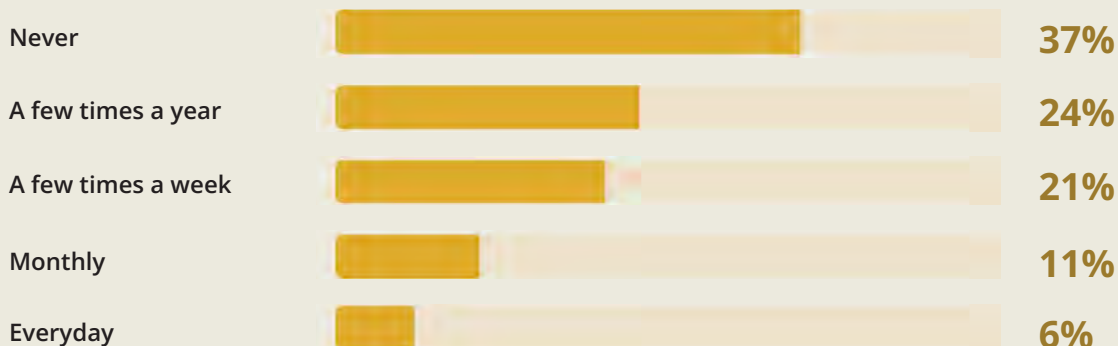
How satisfied are you with public parks and recreation facilities in Ostrander?



What types of new and/or improved parks and recreation facilities would you like to see in Ostrander?



How often do you or your family walk or bike to a destination within Ostrander?



Community Sentiment (cont.)

Respondents were presented with five different potential transportation interventions. They were asked to rank them 1-5, with 1 being their top priority. The five interventions were:

- Maintaining and repairing roads
- Building paths and walking trails
- Building new bicycle infrastructure
- Repairing and building new sidewalks, and
- Improving access to major corridors (US-36, US-33, and US-42).

“Maintaining and repairing roads” was markedly higher than the rest—First-place votes made up 63.1% of the responses for this category. The second highest priority was “Building paths and walking trails”, receiving an average score of 2.43, followed by “Repairing and building new sidewalks” with a 3.16 average. Likely in an effort to maintain a small-town feel, “Improving access to major corridors” received the most last-place votes—60% of respondents ranked this as the lowest priority. The results indicate that Ostrander residents want to improve their local infrastructure conditions and have better options for local mobility.

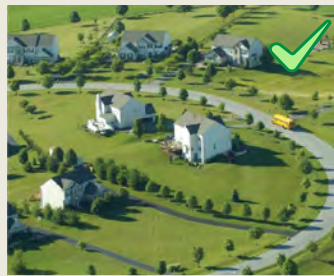
Development Typologies



Rural Single Family



Suburban Single Family



Rural Single Family



Suburban Single Family



Community Gathering Spaces



Suburban Single Family



Townhouses



Suburban Office



Townhouses



Single Story Commercial

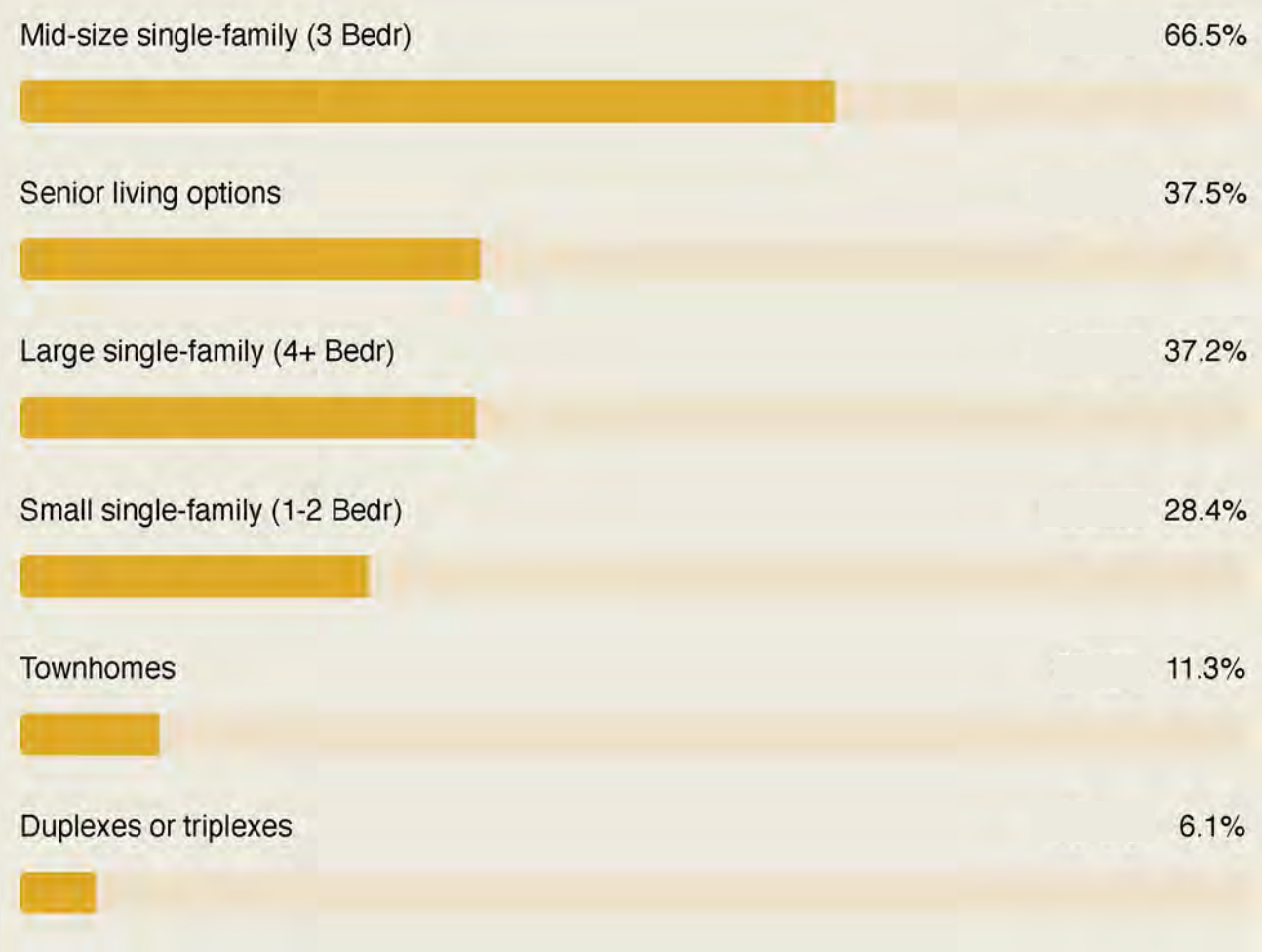


Multi Family



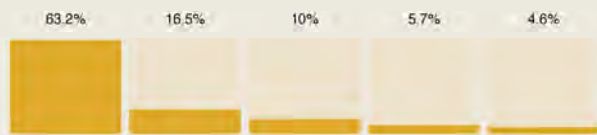
Mixed Commercial Use

What types of housing products would you like to see more of in Ostrander?

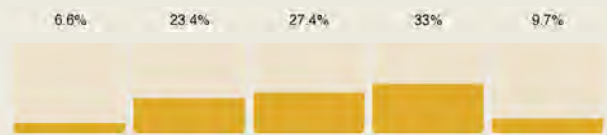


What are your top transportation priorities?

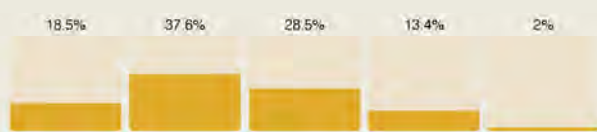
#1 (1.72 avg.) Maintaining and repairing roads



#4 (3.56 avg.) Building new bicycle infrastructure



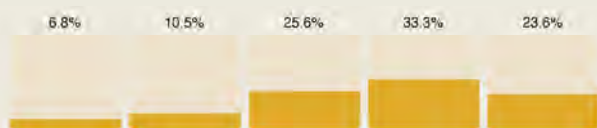
#2 (2.43 avg.) Building paths and walking trails



#5 (4.13 avg.) Improving access to major corridors (US-36, US-33, and US-42)



#3 (3.16 avg.) Repairing and building new sidewalks



My Vision for Ostrander is...

Respondents were asked to provide their vision for the Village of Ostrander, as well as what they like the most and least about the Village. These open ended questions captured candid thoughts from participants. Respondents delivered visions, including specific interventions, types of businesses they hoped to see, and community characteristics they wished to maintain or introduce. All responses were read and analyzed to identify the most common themes.

The small-town community feel is important for Ostrander's residents and neighbors. They appreciated the village's character and hope to maintain it in any future plans. The word "maintain" was seen in 36 replies. "Small" was seen in 139 responses, "local" was used 24 times, and "charm" was used 20 times.

Key Takeaways:

- Participants value small-town community feel and value existing character
- Limit new housing development, avoid density, and protect greenfield areas
- Provide affordable housing products include age-specific options
- Grow Downtown to offer cafés, restaurants, and other local businesses
- Maintain and provide infrastructure that supports local businesses, such as sidewalks and bikeways

What respondents "Like the Most"...

- The small-town sense of community and how quiet, friendly, and rural the village feels
- The friendly people of the town and how neighbors are willing to help each other
- Acknowledge that residents truly care for the Village
- Looking forward for their annual events such as 4th of July parade and Halloween celebrations
- Appreciate the local library branch and access to greenspaces

What respondents "Like the Least"...

- The lack of small businesses - hope to see more local restaurants, bars, shops, and places for their everyday needs
- Not enough pedestrian and bike paths to have options for accessing the village
- Dislike the housing developments that take away from the rural feel of the community
- The phrase "run-down" appeared often, with respondents citing unsightly characteristics of private homes or of the downtown area.



"To find the balance between growing the local economy (I would love more restaurant options) while keeping the small town charm."

"Encourage new businesses. Establish housing options for families and seniors. Retain and enhance natural beauty and parks."

"To stay and keep the small-town rural atmosphere and control spread of housing developments... senior citizen affordable housing would be great too"

"To continue small Ohio feel without commercialization"

"Safe biking options...Some cute shops or restaurants. Roads need repaired. Not huge subdivisions!"

"Growing as a community but still maintain that small town atmosphere. More retail options to allow residents to buy things local. For families to feel safe for their children."





DESIGN CENTER

Edward Jones

magnolia HAIR COMPANY

Village of Ostrander Plan

Development Typologies

Place dots beside the typologies you most want to see in the community...

- YES, I LIKE IT!
- NO, I DON'T LIKE IT!

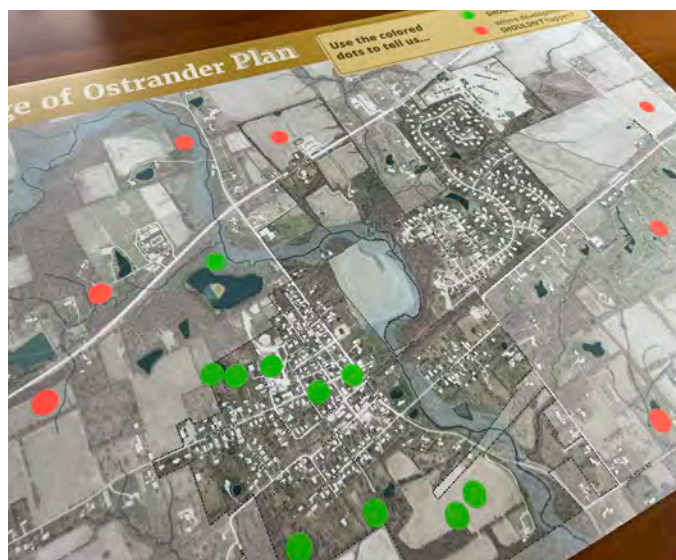
The display board features 12 images of development typologies arranged in a grid. The images include:

- Top row: A large house with a green lawn, a row of townhomes, and a modern office building labeled "Urban Office".
- Middle row: A street scene with trees and a building, a row of townhomes, and a single-story commercial building with a red awning labeled "Single-Story Commercial".
- Bottom row: A row of townhomes, a row of townhomes, and a mixed commercial use building labeled "Mixed Commercial Use".

Green dot stickers are placed on the left side of the board, and orange dot stickers are placed on the bottom right. A woman is pointing at the "Urban Office" image.

Community Events

The planning team met with residents in two occasions. The first on July 16 at the Ostrander-Scioto Fire Department breakfast. At this event we had the opportunity to meet and greet residents, let them know the plan is underway, and distribute survey postcards. The second event was on August 13 at the Farmer’s Market located at the intersection of Main and North Streets. The set up under a tent included activity boards, paper survey, and conceptual development plans. The results of the preference board on building typologies is presented earlier in this report (see page 16). The image on the center right shows where residents think development should happen (green) and should not happen (red), reinforcing the survey results to keep rural character and focus on Downtown, S. Main Street, and by the former school site. Notably, several people cruised downtown or attended the farmer’s market by using a bicycle, indicating that Ostrander is a prime location for local businesses to serve as a crossroads or rest destination between neighboring towns for people who bike.



SECTION 3

VISIONING



Visioning



In addition to the survey, the planning team provided placemaking visioning and concept development plans.

The illustration on this page envisions a beautification opportunity in the Downtown area. The identity of the Village could be enhanced by the inclusion of locally curated public art at the grain silo on S. Main Street.

Informed by the existing zoning code, the conceptual development plans reflect community input and the Village's long-term capacity to serve such additional development. The first focus area is at US-36 and explores two options for single family homes. The second site explores a Village expansion west of the former school site on W. North Street. The last site is on S. Main Street and is the most suitable for commercial and office uses in addition to residential use.

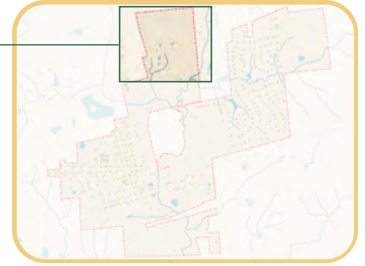
Before



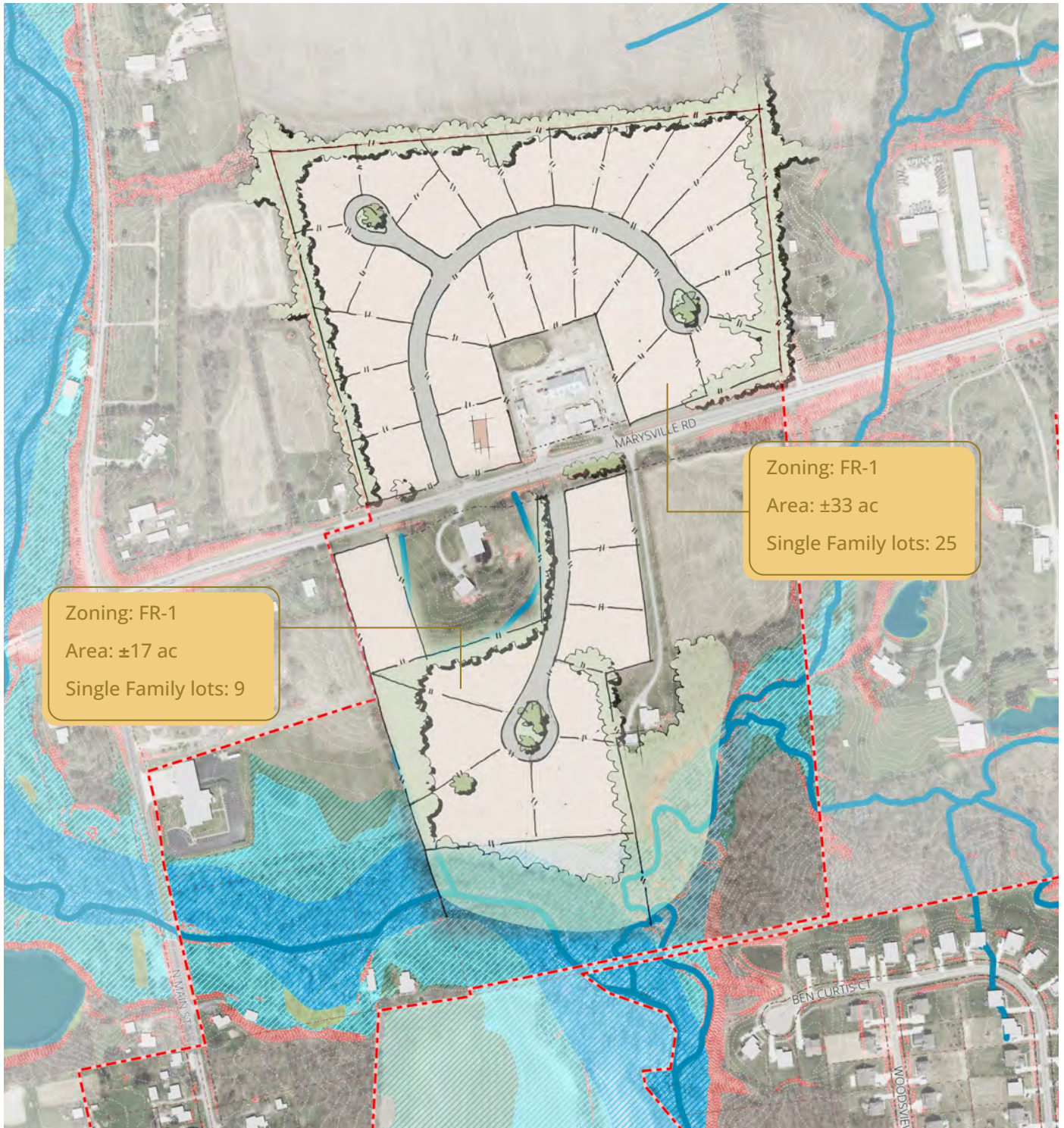
After



US-36

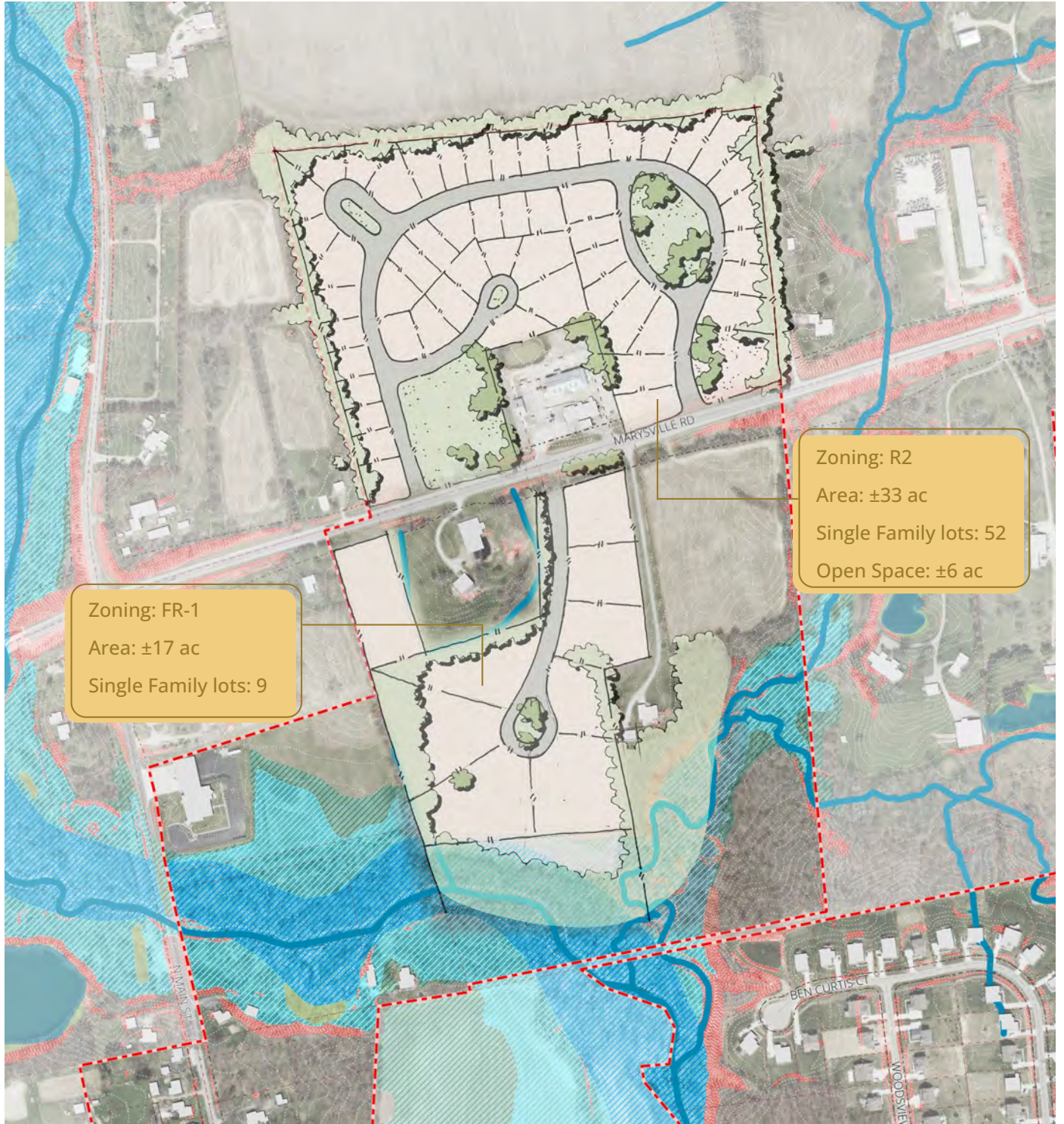


Opportunity Sites



Zoning: FR-1
Area: ±17 ac
Single Family lots: 9

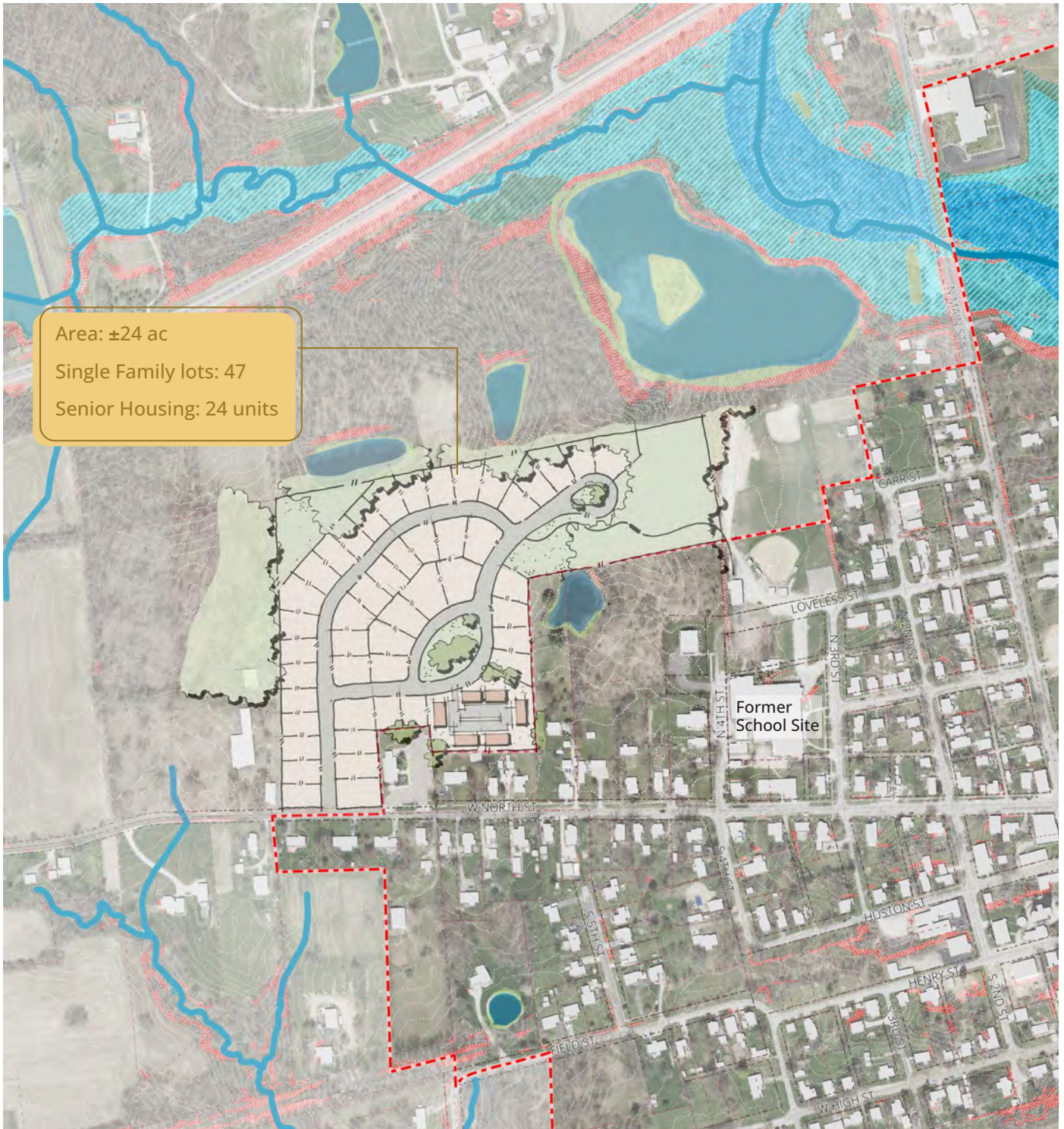
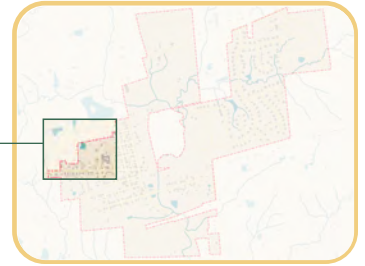
Zoning: FR-1
Area: ±33 ac
Single Family lots: 25



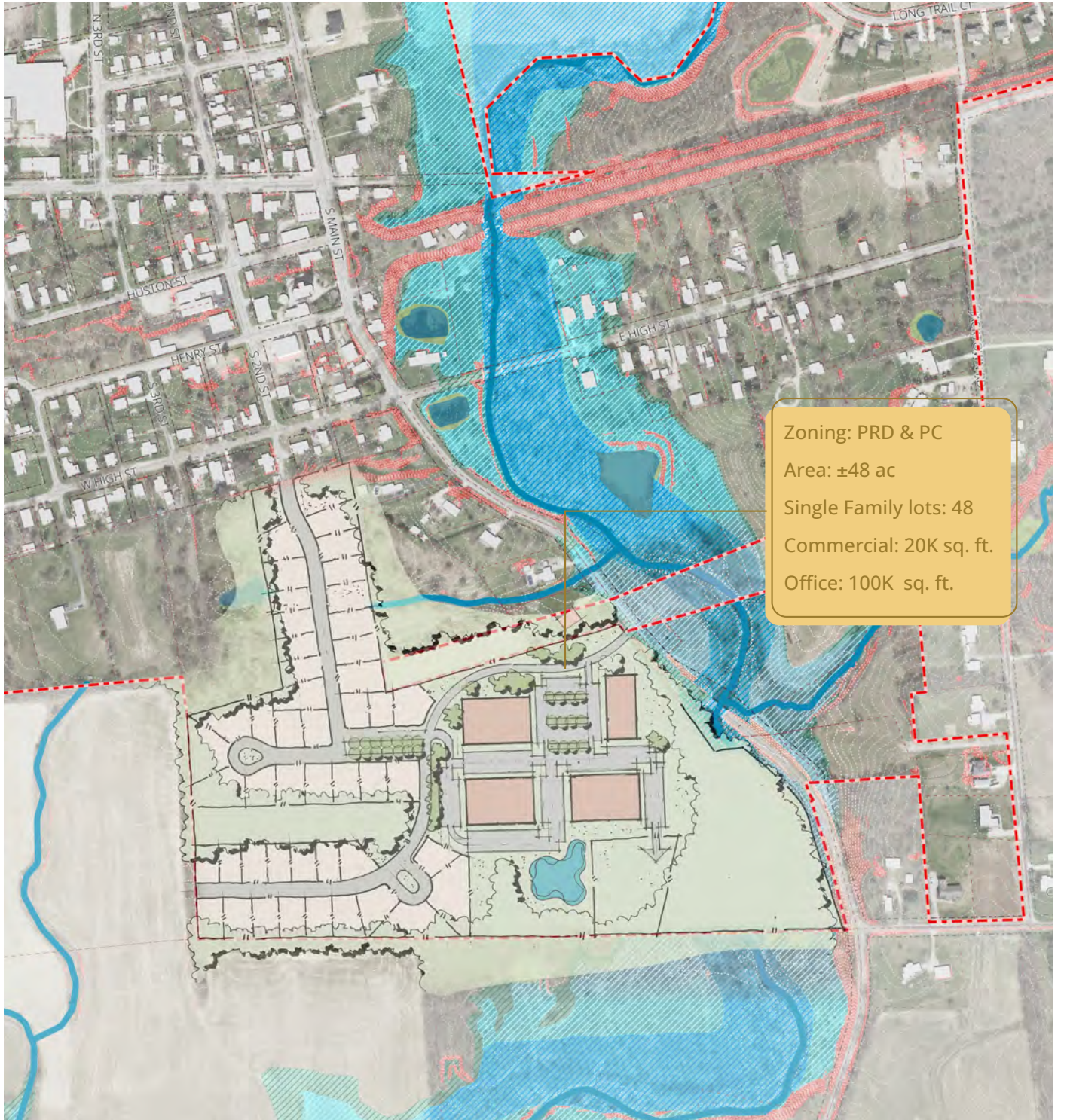
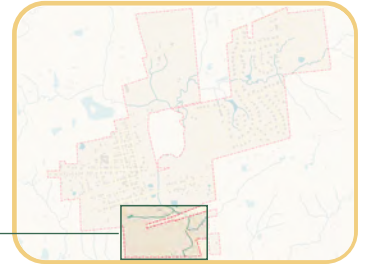
Zoning: FR-1
Area: ±17 ac
Single Family lots: 9

Zoning: R2
Area: ±33 ac
Single Family lots: 52
Open Space: ±6 ac

Village Expansion



South Main St.



Zoning: PRD & PC
Area: ±48 ac
Single Family lots: 48
Commercial: 20K sq. ft.
Office: 100K sq. ft.



neighborhood
DESIGNcenter