

Delaware County Regional Planning Commission



Annual Report 2024

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|-------------------------------|----|--|
| Representatives | 1 | In addition to this Annual Report , the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies. |
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| Summary | 4 | Our Demographic Information , is updated as information is received. It features population estimates derived from Census information and local building permit data. |
| Financial | 5 | |
| Rezoning | 6 | |
| Subdivisions | 8 | Our other annual publication, Delaware County Development Trends , is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for last year, but for the last several years and decades. |
| Plats/Summary Stats | 10 | |
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| Building Permits | 12 | |
| Road Construction/Inspections | 13 | It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files. |

Cover: Current scenes from Delaware County (from top to bottom):
Olentangy Orange Middle School, Scioto Reserve, Fred Stults (Home Road) Bridge across the Scioto River.

Mission

The Delaware County Regional Planning Commission was established to provide growth management systems, planning services and general information to all governmental entities in Delaware County, Ohio relating to land use planning and coordination of activities of regional significance.

Established in 1961, the DCRPC is the statutory planning authority for Delaware County (ORC 713.21(A)), working with all communities within Delaware County on projects of both local and regional significance, empowered (ORC 713.23(A)) to make studies, maps, plans, recommendations, and reports concerning the physical, environmental, social, economic, and governmental characteristics, functions, services, and other aspects of the county, respectively. It also serves as the subdivision platting authority in unincorporated areas via ORC 711.10, working closely with local communities and county agencies such as the County Engineer, Sanitary Engineer, Soil and Water Conservation District, Building Safety, Health District, and other utilities to ensure development occurs in accordance with the Subdivision Regulations, local zoning, and other plans. It is required, by ORC 519.07, to serve as a review agency for all rezonings within the unincorporated areas of the county and to be a resource for other zoning-related matters such as development plan reviews and amendments. Much of this information is hosted on the DCRPC website.

Scott B. Sanders, AICP, Executive Director 740-833-2262 ssanders@co.delaware.oh.us

Stephanie J. Matlack, Executive Administrative Assistant 740-833-2261 smatlack@co.delaware.oh.us

Da-Wei Liou, GISP, GIS Analyst/Manager 740-833-2266 dliou@co.delaware.oh.us

Brad Fisher, Senior Planner 740-833-2263 bfisher@co.delaware.oh.us



Delaware County Regional Planning Commission
1610 State Route 521, P.O. Box 8006, Delaware, OH 43015
740-833-2260 www.dcrpc.org

REPRESENTATIVES

The DCRPC is comprised of one representative from each Township/Municipality participating in the funding of the Regional Planning Commission. County Commissioners and the County Engineer are representatives, as are one member from the Board of Health, Sanitary Engineer Department, and Code Compliance. Members serve a three-year term commencing March 1st of each year. The Board of County Commissioners and the County Engineer serve during their tenure in office. The Executive Committee is comprised of four appointed members of the DCRPC and one Commissioner appointed by the Board of Commissioners. Executive Committee officers serve a term of one year commencing at the first regularly scheduled Executive Committee meeting in April.

Executive Committee (1/2025 — offices may change during the March executive committee elections)

Joe Shafer, Genoa Township, Chair

Ed Snodgrass, Porter Township, Vice Chair **Tiffany Maag, Sanitary Engineering, Second Vice-Chair**

Gary Merrell, County Commissioner and Robin Duffee, Orange Twp., Member-At-Large

Representatives and Alternates (1/2025)

Village of Ashley

David Lockhart, Rep.

Cheryl Friend/Dean Mosier, Alts.

Berkshire Township

David Weade, Rep.

Tyler Lane, Alt.

Berlin Township

Meghan Raehll, Rep.

Levi Koehler, Alt.

Brown Township

Stephen Serio, Rep.

Chris Rinehart, Alt.

Concord Township

Ric Irvine, Rep.

Jason Haney, Alt.

Delaware County

Jeff Benton, Commissioner

Barb Lewis, Commissioner

Gary Merrell, Commissioner

Duane Matlack, Building Safety

Glynnis Dunfee, Health Dept. Rep.

Tiffany Maag, Sanitary Eng. Rep.

Dean Setzer, Alt.

Chris Bauserman, Engineer Rep.

Will Ferguson, Rob Riley, Alts.

Delaware Township

Mike Benedetti, Rep.

Jerry Schweller, Alt.

City of Dublin

Sarah Holt, Rep.

Tammy Noble, Alt.

Village of Galena

Matt Shock, Rep.

Jeff Kinnell, Alt.

Genoa Township

Joe Shafer, Rep.

Paul Benson

Harlem Township

Mike Cannon, Rep.

Dave Jackson, Alt.

Kingston Township

David Willyerd, Rep.

Bernie Cattrell, Alt.

Liberty Township

Staci Hood, Rep.

Marlboro Township

Jeffrey Warner, Rep.

Ed Reely, Alt.

Orange Township

Robin Duffee, Rep.

Michele Boni, Alt.

Village of Ostrander

Joseph Proemm, Rep.

Oxford Township

James Hatten, Rep.

Steve Lewis, Alt.

Porter Township

Ed Snodgrass, Rep.

Barry Bennett, Alt.

Radnor Township

Dan Boysel, Rep.

Teresa Watkins, Alt.

Scioto Township

Herb Ligocki, Rep.

Marvin McIntire, Alt.

Village of Shawnee Hills

Josh Vidor, Rep.

Dan Matthews, Alt.

Village of Sunbury

Molly Drayer, Rep.

Alyssa Graziano, Alt.

Thompson Township

Kent Manley, Rep.

Trenton Township

Mike Dattilo, Rep.

Larry Walton, Alt.

Troy Township

Doug Price, Rep.

Richard Lehner, Alt.



The public can look up zoning information, historical features, economic features, and track subdivisions while they are in progress by going to dcrpc.org, clicking on [Map Center](#).

INTRODUCTION

243,187

Total Delaware County
Population
DCRPC Projection,
start of 2025



367 hours

Special project-related
contract work

Fastest-
growing



county in Ohio
between
4/2020 and 7/2023
(in number, but #2 for
percentage increase)



86th

Fastest-Growing
U.S. Counties
from April 2010 - April 2020



29,063

County residents added since
2020 Census



DCRPC Population
Projections

250,238 (2025)

273,327 (2030)

291,173 (2035)

306,226 (2040)



8.2%

Growth rate
4/2020 - 7/2023

TROY Twp
Master Plan COMPLETE

LIBERTY Twp
Master Plan Continued

BERLIN Twp
Zoning Res. COMPLETE

SHAWNEE HILLS
Master Plan Continued

CONCORD Twp
Master Plan Started



Preliminary Plan
SF lots end of
year: Down 4%



Available
Recorded Lots:
Up 2%

(Townships)

Cities and Villages

935

Available recorded lots

Townships

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|
| Single-family lots | 9,412 | 9,734 | 8,749 | 7,621 | 7,120 | 7,089 | 6,637 |
| Multi-family units | 2,284 | 2,595 | 2,852 | 3,930 | 3,982 | 4,013 | 3,802 |
| Total units in the pipeline | 11,696 | 12,329 | 11,601 | 11,551 | 11,063 | 11,102 | 10,439 |
| 5-year average permits | 748 | 802 | 977 | 1,157 | 1,223 | 1,332 | 1,438 |
| Years to build-out | 15.6 | 16.4 | 12 | 10 | 9 | 8.3 | 7.3 |
| "Ready to build" lots | 1,576 | 1,101 | 1,273 | 1,289 | 1,165 | 1,043 | 1,067 |

Lot supply at end of year
Includes all pending zoning cases, but not
overlay densities.

* Census estimate (3%) may be different than DCRPC estimate based on different time frame and methodology using Building Permits.



20

Sketch Plans

18

Preliminary Plans

36

Final Plats

5

Final Plat approvals for
private Common
Access Driveway
subdivisions (CADs)



1,343

Preliminary Lots
Reviewed

395

Preliminary Multi-
Family Units*

654

Final Lots
Reviewed

*includes single-family
detached condos

1,067

Available recorded township lots



8

Multi-family
projects in construction
during 2024

Orange Summit
(400)

Liberty Grand North
(162)

District at Berkshire
(300)

Clarkshaw Crossing
(135)

The Carlton
(306)

Evans Farm Sec 6
(131)

Courtyards at Evans Farm
(144)

Marigold
(120)



226

acres of
open space
dedicated
County-wide

59

Commercial
Permits



| JURISDICTION | Census 2010 | Census 2020 | DCRPC 2025 |
|---------------------|----------------|----------------|----------------|
| Berkshire | 2,428 | 4,476 | 7,069 |
| Berlin | 6,496 | 7,774 | 10,243 |
| Brown | 1,416 | 1,402 | 1,497 |
| Concord | 9,294 | 10,951 | 12,532 |
| Delaware | 1,964 | 2,138 | 2,241 |
| Genoa | 23,090 | 24,924 | 25,451 |
| Harlem | 3,953 | 4,554 | 4,942 |
| Kingston | 2,156 | 2,359 | 2,555 |
| Liberty | 14,581 | 18,271 | 23,822 |
| Marlboro | 281 | 295 | 304 |
| Orange | 23,762 | 30,516 | 34,193 |
| Oxford | 987 | 950 | 968 |
| Porter | 1,923 | 2,194 | 2,340 |
| Radnor | 1,540 | 1,570 | 1,659 |
| Scioto | 2,350 | 2,648 | 2,904 |
| Thompson | 684 | 659 | 701 |
| Trenton | 2,190 | 2,276 | 2,419 |
| Troy | 2,115 | 2,105 | 2,201 |
| TWP TOTAL | 101,210 | 120,062 | 138,041 |
| Delaware | 34,753 | 41,302 | 47,202 |
| Dublin | 4,018 | 4,250 | 4,314 |
| Galena | 653 | 924 | 1,555 |
| Sunbury | 4,389 | 6,614 | 8,612 |
| Shawnee Hills | 681 | 835 | 864 |
| Powell | 11,500 | 14,163 | 15,235 |
| Ashley | 1,330 | 1,198 | 1,191 |
| Ostrander | 643 | 1,094 | 1,454 |
| Westerville | 7,792 | 9,112 | 9,355 |
| Columbus | 7,245 | 14,570 | 15,365 |
| MUNI TOTAL | 73,004 | 94,062 | 105,147 |
| COUNTY TOTAL | 174,214 | 214,124 | 243,188 |



GIS Open Data



DCRPC GIS datasets can be downloaded
from our data portal here:

<https://dcrpc-open-data-delco.hub.arcgis.com/>



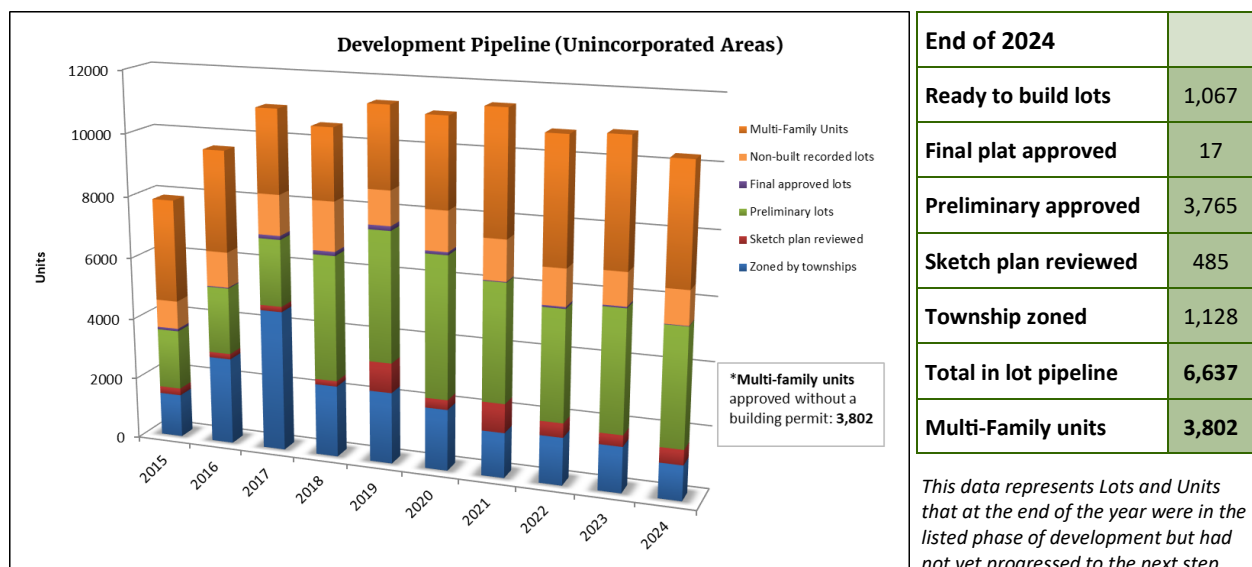
Unless otherwise noted, subdivision and zoning data is presented for unincorporated (township) areas since that represents the review authority of the DCRPC.

SUMMARY

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2024 and represents RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units in single parcels.

| Township | Zoning Map Reviews | Zoning Acreage | Text Reviews | Preliminary Approved* | Final Approved* | New No-Plat Lots | Building Permits |
|-----------|--------------------|----------------|--------------|-----------------------|-----------------|------------------|------------------|
| Berkshire | 8 | 79 | 2 | 6 | 100 | | 458 |
| Berlin | 5 | 160 | 1 | 361 | 219 | 1 | 324 |
| Brown | 1 | 90 | | 5 | 19 | | 4 |
| Concord | 4 | 214 | 1 | | 8 | 3 | 48 |
| Delaware | 2 | 17 | | | | 2 | 3 |
| Genoa | 1 | 26 | 1 | 230 | | | 45 |
| Harlem | 6 | 26 | 4 | | | 3 | 13 |
| Kingston | 1 | 480 | | 627 | 3 | 3 | 10 |
| Liberty | 3 | 83 | | 3 | 252 | 4 | 256 |
| Marlboro | | | | | | | |
| Orange | 3 | 33 | 1 | 120 | 5 | | 94 |
| Oxford | | | | | | | 2 |
| Porter | | | | | | | 8 |
| Radnor | | | | | | 2 | 5 |
| Scioto | | | 1 | | | 7 | 13 |
| Thompson | | | | | | 1 | 4 |
| Trenton | | | | 2 | 2 | | 9 |
| Troy | | | 2 | | | | 9 |

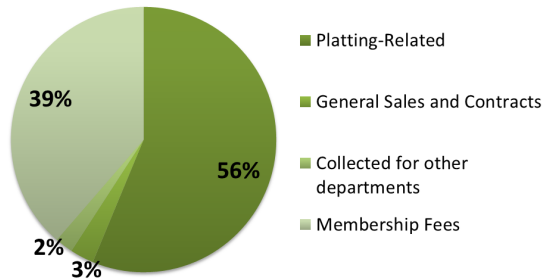
* Single-Family Lots/Multi-Family Units. All acreage is rounded, some acreage changed after initial review.



FINANCIAL

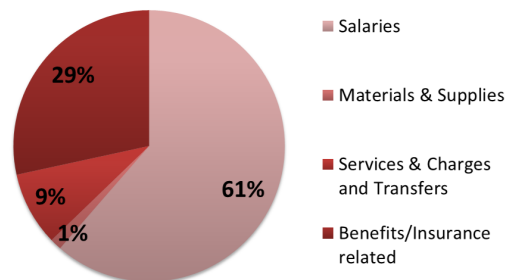
2024 Revenues

| | |
|--|------------------|
| Platting Fees: Subdivisions, NPA | \$324,112 |
| General Sales | \$122 |
| Contract Services (Member Assistance) | \$16,596 |
| Health Dept. Fees | \$3,875 |
| Soil & Water Fees | \$6,803 |
| Commissioner Fees | \$2,016 |
| Membership Fees | \$222,529 |
| Total | \$576,053 |

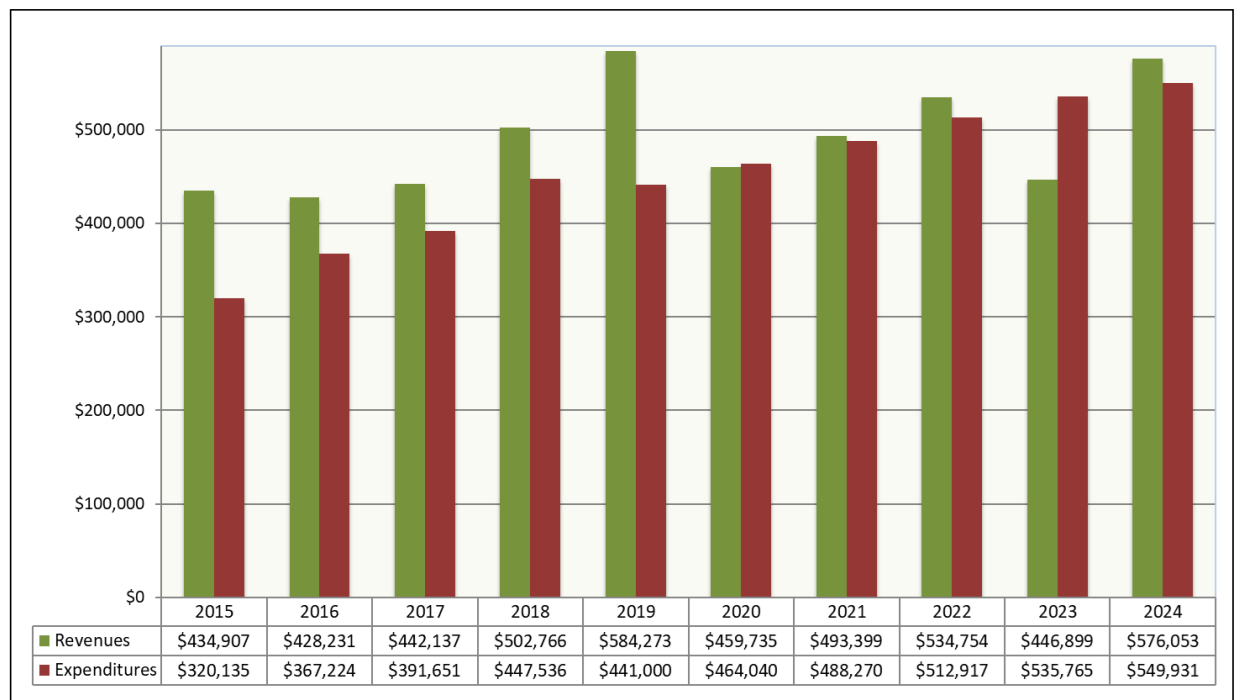


2024 Expenditures

| | |
|----------------------------------|------------------|
| Salaries | \$337,617 |
| Worker's Compensation | \$3,009 |
| Hospitalization/Dental/Life Ins. | \$101,763 |
| PERS | \$46,808 |
| Medicare | \$4,637 |
| Materials & Supplies | \$7,624 |
| Services, Charges and Transfers | \$48,473 |
| Capital Outlay & Equipment | |
| Total | \$549,931 |



2014-2024 Revenues vs. Expenditures



REZONING

Larger Cases

All were reviewed for townships but not necessarily approved.

| Township | Map Cases** | Total Acreage** | Text cases* |
|-----------|-------------|-----------------|-------------|
| Berkshire | 8 | 79.19 | 2 |
| Berlin | 5 | 159.7 | 1 |
| Brown | 1 | 25.74 | |
| Concord | 4 | 213.97 | 1 |
| Delaware | 2 | 16.96 | |
| Genoa | 1 | 25.79 | 1 |
| Harlem | 6 | 25.7 | 4 |
| Kingston | 1 | 480.8 | |
| Liberty | 3 | 82.62 | |
| Orange | 3 | 32.96 | 1 |
| Scioto | | | 1 |
| Troy | | | 2 |
| Totals | 34 | 1,143 | 13 |

*Review of Zoning Code Amendments/Comprehensive Plans

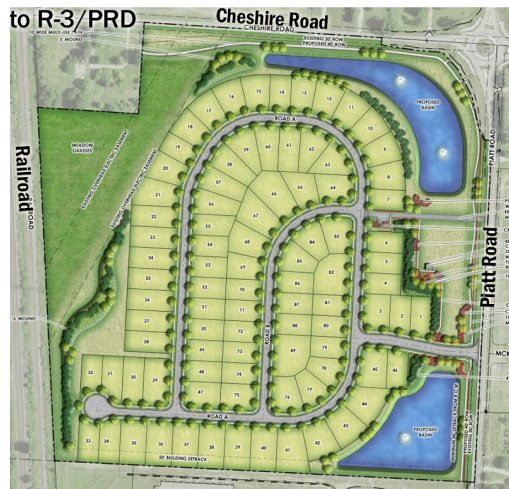
**Includes application of overlays, but not initial approval of any overlay text.



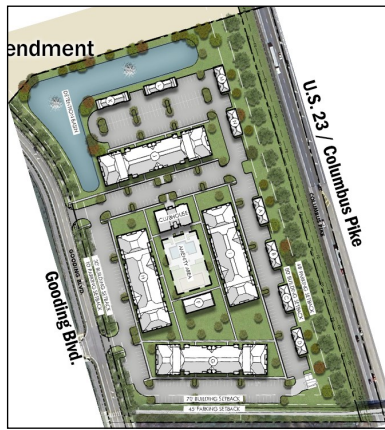
May - Dublinbyconcord/Hollybrook (Concord)



June - Vocon Partners/Mercedes (Berkshire)



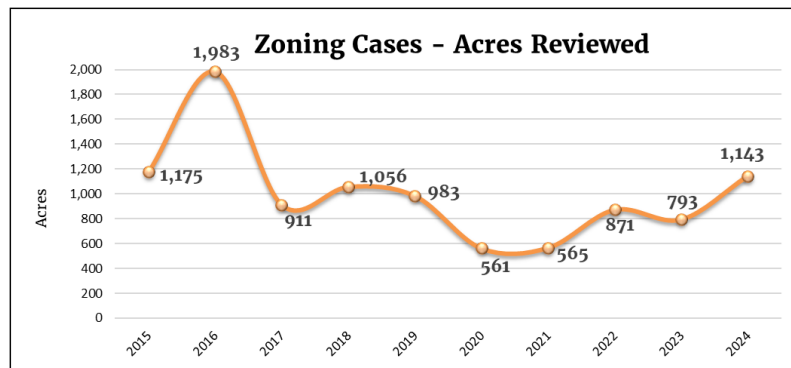
July - Seven Hills of Berlin LLC (Berlin)



November - Vision Acquisitions (Orange)



February — Maronda/Clarkshaw Village (Concord)



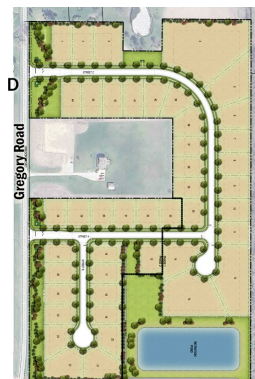
November — BJ Builder/
Liberty Place (Liberty)

This listing includes all rezoning recommendations sent to the townships. Applications which were withdrawn from consideration by either the applicant or the township are not included. For more details, consult the RPC minutes. Number of units may change before final approval at the township level. *Italics indicates text and comp plan reviews. * indicates a graphic is included on the previous page.*

| Month | Twp. | Applicant | Acres | From/To | Reason |
|-----------|-----------|--------------------------------------|---------|-------------------|--|
| January | Berlin | Berlin Twp. Zoning Commission | - | - | General Zoning text amendments |
| January | Berkshire | Unlimited Storage LLC | 5.25 | PRCD / PID | Storage unit facility |
| February | Berkshire | Berkshire Twp. Trustees | - | - | Zoning text amendments (Article 16) |
| February | Concord | Avasar LLC | 8.75 | FR-1 / PCD | The Stallion Ranch event center |
| February | Concord | *Maronda Homes | 63.63 | FR-1 / PRD | Clarkshaw Village, 95 SF |
| February | Harlem | Rebecca Sturm | 2.11 | AR-1 / FR-1 | Future lot split |
| March | Orange | Pickups Plus Cars | 1.36 | FR-1 / PC | Facility expansion |
| March | Troy | Troy Twp. Zoning Commission | - | - | Zoning text amendments |
| April | Berlin | Archie Foor Jr | 12.40 | FR-1 / PC | Recreation facility, enclosed storage |
| April | Brown | Henmick LLC | 30.01 | FR-1 / PC | Event center |
| April | Delaware | Royal C Investors | 14.53 | FR-1 / C-1 | The Paddle Barn (pickleball) |
| April | Harlem | Robert & Rhonda Piper | 2.61 | AR-1 / FR-1 | Future lot split |
| April | Troy | Troy Twp. Zoning Commission | - | - | Comp. Plan update |
| May | Brown | Henmick LLC | 89.60 | FR-1 / PC | Commercial, brewery |
| May | Concord | *Dublinbyconcord Ltd. | 94.21 | FR-1 / PRD | Hollybrook, 140 SF Condos |
| May | Harlem | Dustin Ward & Michelle Morris | 6.42 | AR-1 / FR-1 | Future lot split |
| June | Berkshire | Berkshire Twp. Zoning Commission | - | - | Zoning text amendments (Article 17) |
| June | Berkshire | *Vocon Partners LLC | 24.48 | A-1 PMUD Art. 16 | Mercedes-Benz dealership |
| July | Berkshire | Steve Morton | 13.74 | A-1 / FR-1 | Future lot split |
| July | Berlin | *Seven Hills of Berlin LLC | 61.039 | FR-1 / R-3-PRD | Seven Hills of Berlin, 89 SF |
| July | Harlem | Harlem Twp. Zoning Commission | - | - | Zoning text amendments |
| July | Kingston | Northstar Residential Dvlpt. LLC | 480.775 | PRD | Development plan amendment, 592 SF |
| August | Berkshire | Zach Zinsmeister | 5.946 | A-1 / PCD | Storage and automotive |
| August | Berkshire | WDC Group LLC | 3.794 | PCD / PMUD Art 17 | Fire Station |
| August | Delaware | Royal C Investments | 14.53 | FR-1 / PC | Pickleball, office, farming |
| August | Harlem | Jared & Rachel Jacobus | 5.49 | AR-1 / FR-1 | Future lot split |
| August | Harlem | Harlem Twp. Zoning Commission | - | - | Zoning text amendments (Sec. 21.18) |
| August | Scioto | Scioto Twp Zoning Commission | - | - | Zoning text amendments (comm. towers) |
| September | Berlin | Bavelis Zenios Dvlpt. | 19.02 | PRD | Evans Farm Ross, 69 SF |
| September | Concord | Concord Twp. Zoning Comm. | - | - | Zoning text amendments (Article XI - PRD) |
| September | Harlem | Bandit Properties LLC | 6.74 | FR-1 / PCD | Storage / warehouse |
| September | Liberty | Pulte Homes | 42.52 | FR-1,PR / PMFR | Clark-Shaw Village, 70 SF and 84 MF |
| September | Orange | Orange Twp. Zoning Commission | - | - | Zoning text amendments |
| September | Orange | Steller Construction LLC | 0.5 | FR-1 / PC | Construction company office |
| October | Berkshire | Pulte Homes | 13.218 | PRD Art. 11 | Honey Grove at Northstar, 32 SF |
| October | Berkshire | *Wallick Communities | 8.4 | PMUD Art. 16 | Ashford of Berkshire (Senior Res. Community) |
| October | Berlin | *Central Ohio Development LLC | 29.3 | FR-1 / R-1.85 PRD | Estates at Berlin, 44 SF |
| October | Berlin | M/I Homes | 37.6 | FR-1 (BCO) / TPUD | Bluffs at Alum Creek, 111 SF condos |
| October | Concord | Bunty & Owen Holding LLC | 19.298 | FR-1 / PCD | Columbus Soccer Academy-Field & Tree Farm |
| October | Genoa | Hawks Nest Premier Living LLC | 25.79 | PRD / RR | Downzoning for larger lots |
| October | Harlem | David & Belinda Jackson | 2.325 | AR-1 / FR-1 | Future lot split |
| November | Berkshire | *Berkshire Lofts LLC | 4.65 | PMUD Art 16 | Berkshire Lofts, 58 MF |
| November | Harlem | Harlem Twp. Zoning Comm. | - | - | MSBR overlay and Art. IV, V, VI, X, XVIII, XX, XXI |
| November | Liberty | *BJ Builders LLC | 20.05 | FR-1 / PRD | Liberty Place, 17 SF |
| November | Orange | *Vision Acquisitions LLC & Home High | 31.1 | PC | Dev. Plan amend., Clear Creek, 222 MF |
| December | Delaware | Leslie & David Backus | 2.43 | FR-1 / C-1 | Commercial office and shop |
| December | Genoa | Genoa Twp. Zoning Commission | - | - | Zoning text amendments |



October - Wallick Communities (Berkshire)



October - Estates at Berlin (Berlin)



November - Berkshire Lofts LLC (Berkshire)

SUBDIVISIONS

Sketch

First phase of the Subdivision process. It includes a virtual walkabout by several county agencies. Comments made after the visit assist applicants with the proper design of their projects. Some projects do not proceed beyond this point.

| Month | Township | Subdivision Name or Applicant | Lots | Acres | Comments |
|-----------|---------------|---------------------------------|------|--------|--------------------------------|
| February | Brown | BET-FISH CAD | 4 | 10.78 | Single-Family Residential, CAD |
| March | Kingston | Krauss CAD 1 on Beacom Rd. | 3 | 18.78 | Single-Family Residential, CAD |
| March | Kingston | Krauss CAD 2 on Beacom Rd. | 3 | 13.04 | Single-Family Residential, CAD |
| April | Berlin | Alum Creek Landing | 1 | 12.60 | Multi-Family Residential |
| April | Berlin | Parkside at Evans Farm | 350 | 182.90 | Single-Family Residential |
| April | Genoa | Miraluna | 150 | 129.50 | Single-Family Residential |
| April | Trenton | Greyland Estates, Sec. 1, Ph. C | 24 | 87.77 | Single-Family Residential |
| June | Liberty | Dream Weaver Alive CAD | 3 | 7.23 | Single-Family Residential, CAD |
| August | Berk/Kingston | Northstar Del Webb | 624 | 866 | Single-Family Residential |
| September | Genoa | The Courtyards at Big Walnut | 80 | 60.3 | Single-Family Condos |
| September | Harlem | Harris Subdivision | 16 | 40.66 | Single-Family Residential |
| October | Berlin | Gregory Road Parcel | 44 | 29 | Single-Family Residential |
| October | Genoa | 7380 Red Bank Rd CAD | 2 | 6 | Single-Family Residential, CAD |
| October | Orange | The Courtyards at Evans Farm | 161 | 62.80 | Single-Family Townhomes |
| November | Berkshire | Berkshire Lofts | 1 | 4.646 | Multi-Family Residential |
| November | Berkshire | Plumb Creek | 91 | 87 | Single-Family Residential |
| November | Genoa | 4461 S Old 3C Highway | 4 | 22.02 | Single-Family Residential |
| December | Berlin | Evans Farm Arrowhead | 120 | 40.11 | Single-Family Residential |
| December | Concord | Clarkshaw Village | 95 | 63.75 | Single-Family Residential |
| December | Genoa | Britonwoods Reserve | 11 | 26.71 | Single-Family Residential |

Summary Statistics of 2024 Approved Subdivision Proposals

| Township | Acreage | # of Lots* | Single-Family | Multi-Family** | Non-Res.*** |
|-------------------|-----------------|--------------|---------------|----------------|-------------|
| Berkshire | 358.97 | 1,093 | 384 | 691 | 18 |
| Berlin | 599.23 | 1,319 | 862 | 438 | 19 |
| Brown | 63.36 | 21 | 19 | | 2 |
| Concord | 115.61 | 115 | 114 | | 1 |
| Genoa | 287.35 | 305 | 303 | | 2 |
| Harlem | 40.65 | 16 | 16 | | |
| Kingston | 816.92 | 601 | 601 | | |
| Liberty | 304.10 | 554 | 293 | 232 | 29 |
| Orange | 222.32 | 976 | 112 | 859 | 5 |
| Trenton | 161.06 | 31 | 31 | | |
| 2024 TOTAL | 2,969.57 | 5,031 | 2,735 | 2,220 | 76 |

Only townships with activity are shown, figures include resubmissions of previously-approved Preliminary plans.

* Number of units including total subdivided lots and multi-family housing units in 2024, including sketch plans and recorded plats

** Includes condos. ***Number of subdivided lots for commercial, industrial, or open space use.

Blank boxes indicate a zero (0) for that information.

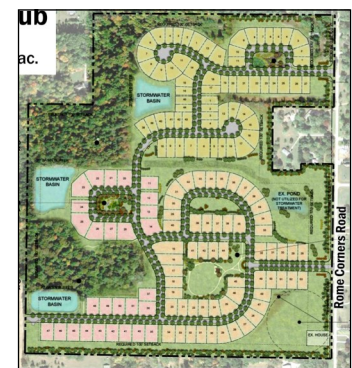
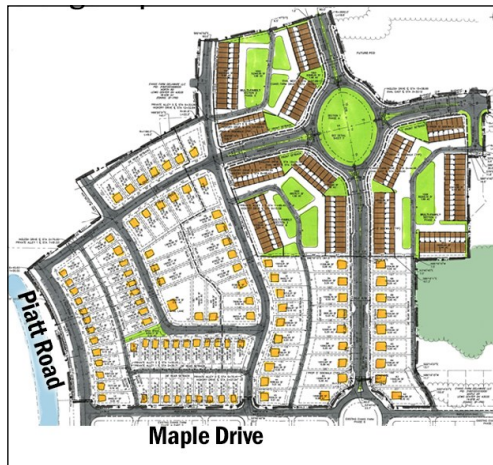
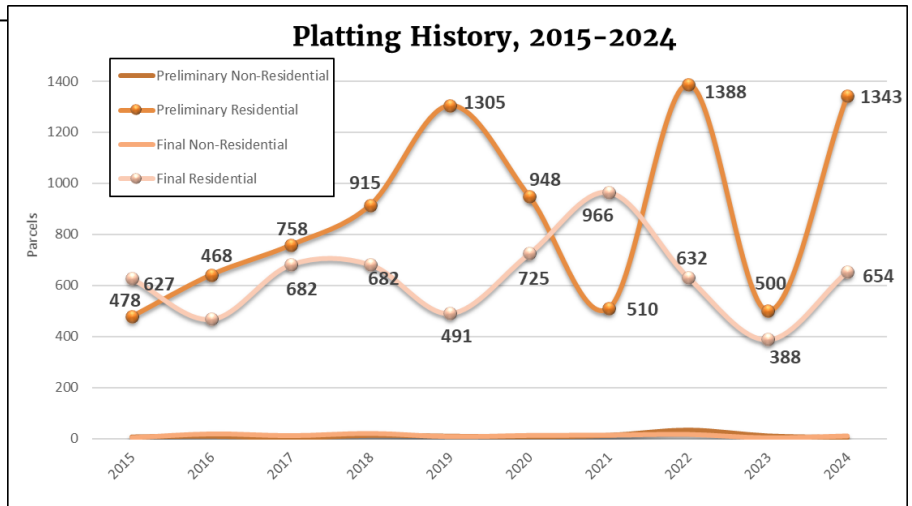
Preliminary

Approved Preliminary Plan, no tablings, extensions, withdrawals, or disapprovals shown.
**indicates a graphic is included on these pages.* All graphics are available at our
 Development Pattern Map at www.dcrpc.org then click on **Map Center**.

| Month | Township | Subdivision Name | Lots | Acres | Type |
|-----------|-----------|---|------|--------|-------------------------------------|
| February | Berlin | *Peachblow Aquatics & Commercial Center | 1 | 10.00 | Commercial |
| March | Kingston | Ambrose | 3 | 11.01 | Single Family Residential, CAD |
| March | Orange | *Marigold (fka Aldeia) | 1 | 39.45 | Multi-Family Residential, 120 units |
| March | Trenton | Hastilow Subd. Lot 298 Div. #1 | 2 | 13.08 | Single Family Residential, CAD |
| May | Berlin | *Parkside at Evans Farm | 350 | 182.90 | Single-Family Residential |
| August | Brown | BET-FISH CAD | 5 | 13.562 | Single Family Residential, CAD |
| August | Orange | *Evans Farm Section 6 (revised) | 97 | 41.69 | Single-Family & 131 units |
| September | Liberty | Dream Weaver Alive | 3 | 7.226 | Single Family Residential, CAD |
| October | Berk/King | *Del Webb - Northstar | 624 | 774.09 | Single-Family Residential |
| November | Genoa | *The Courtyards at Big Walnut | 80 | 60.31 | Single-Family Residential |
| November | Berlin | Summer Crest Drive | 10 | 17.854 | Single-Family Residential, CAD |
| December | Berkshire | Triple J Farms CAD | 4 | 10.22 | Single Family Residential, CAD |
| December | Genoa | *Miraluna | 150 | 129.5 | Single-Family Residential |
| December | Orange | *The Courtyards at Evans Farm | 15 | 62.8 | Single-Family & 144 units |



October - Del-Webb—Northstar
(Berkshire and Kingston)



December - Miraluna (Genoa)

August - Evans Farm Section 6 (Orange)

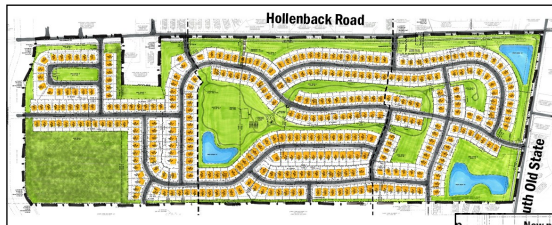
Final plats

Indicate buildable lots when the plat is recorded.

| Month | Township | Subdivision Name | Lots | Acres | Type |
|-----------|-----------|--|------|--------|-----------------------------------|
| January | Berkshire | Resubdivision of BEF Subd. Lot 448 | 2 | 2.60 | Commercial |
| January | Liberty | Sara Crossing | 2 | 49.06 | 232 Multi-Family Residential |
| February | Genoa | The Ravines at Hoover | 56 | 42.80 | Single-Family Residential |
| February | Orange | Orange Summit Communities | 2 | 48.70 | 400 Multi-Family Residential |
| February | Orange | Ninja Express* | 2 | 5.29 | Commercial |
| March | Berkshire | Cheshire Woods, Section 4, Phase A | 34 | 55.43 | Single-Family Residential |
| March | Berlin | Howard Farms, Section 4 | 17 | 7.32 | Single-Family Residential |
| April | Berlin | Hyatts Plaza | 1 | 2.11 | Commercial |
| April | Genoa | Bevelhymer Lot 97 Plat Vacation | 1 | 1.87 | Plat vacation |
| May | Berlin | Berlin Farm West, Section 2 | 55 | 18.41 | Single-Family Residential |
| May | Berlin | Berlin Bluffs, Section 1 | 40 | 36.37 | Single-Family Residential |
| May | Berlin | Berlin Bluffs, Section 2 | 29 | 16.90 | Single-Family Residential |
| May | Liberty | Liberty Grand District, Section 10 | 38 | 13.50 | Single-Family Residential |
| June | Berkshire | Carlton at Berkshire, Wilson and Rider Road* | 1 | 33.817 | 312 Multi-Family Residential |
| June | Berkshire | Northstar Lundin Rd. # | 1 | 3 | Commercial |
| July | Brown | Beechwood Estates | 14 | 49.713 | Single-Family Residential |
| July | Liberty | Liberty Trails | 17 | 30.984 | Single-Family Residential |
| July | Orange | Hidden Ravines Crossing, Lot 9141, Div. #1* | 3 | 24.397 | Commercial |
| August | Berlin | Berlin Farm West Piatt Roloson Rd. | 1 | 3.274 | Road way dedication |
| August | Liberty | Clarkshaw Crossing Section 1 | 48 | 29.251 | SF Residential + Future Dvlpt lot |
| August | Liberty | Woodcrest Crossing Section 6 | 49 | 45.454 | Single-Family Residential |
| August | Liberty | Nelson Farms North | 37 | 40.599 | Single-Family Residential |
| August | Trenton | Hastilow Subd. Lot 298, Div. #1 | 2 | 14.941 | Single-Family Residential, CAD |
| September | Concord | Painter Farm | 8 | 26.845 | Single-Family Residential |
| September | Kingston | Ambrose | 3 | 11.009 | Single-Family Residential, CAD |
| October | Berlin | Berlin Farm West, Section 3 | 37 | 19.851 | Single-Family Residential |
| October | Berlin | Berlin Farm West, Section 4 | 28 | 25.336 | Single-Family Residential |
| October | Genoa | Ceil's Estate Plat Vacation | 1 | 1.17 | Plat Vacation |
| October | Liberty | Steitz Rd - Hyatts to Clark Shaw Lot 6110 Div #1 | 2 | 12.981 | ROW |
| October | Liberty | Clark Shaw Reserve | 61 | 42.126 | Single-Family Residential |
| November | Berkshire | The District at Berkshire | 1 | 25 | 300 Multi-Family Residential |
| November | Berkshire | Northstar Ivywood, Section 1 | 63 | 32.717 | Single-Family Residential |
| November | Berlin | Hyatts Plaza Revised* | 1 | 3.252 | Commercial |
| November | Brown | BET - FISH | 5 | 13.652 | Single-Family Residential, CAD |
| November | Liberty | Dream Weaver Alive | 3 | 7.226 | Single-Family Residential, CAD |
| December | Berlin | Summer Crest Drive | 10 | 17.854 | Single-Family Res., includes CAD |

*indicates a Combined Preliminary/Final process

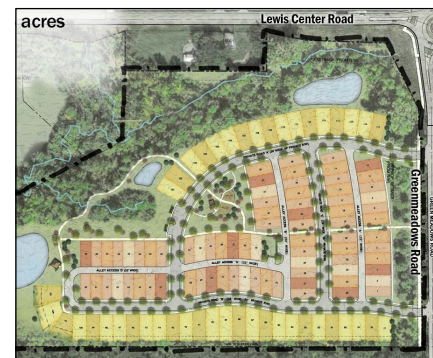
additional Preliminary graphics



May - Parkside at Evans Farm (Berlin)



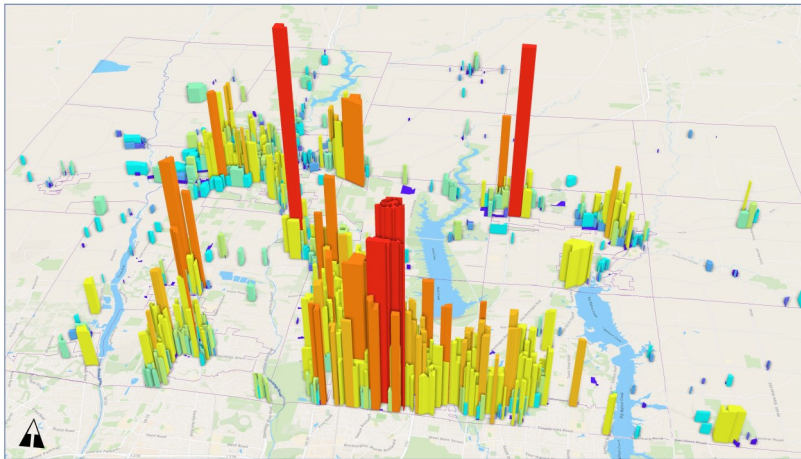
February - Peachblow Aquatics and Commercial Center (Berlin)



March - Marigold (Orange)
120 single-family condos

December - Courtyards at Evans Farm (Orange)
Fifteen SF lots and 144 single-family condos

GIS ACTIVITY



Commercial Tax 2024

Taxable Total Value 2024
 >25,000,000
 10,000,001 - 25,000,000
 5,000,001 - 10,000,000
 1,000,001 - 5,000,000
 500,001 - 1,000,000
 250,001 - 500,000
 100,001 - 250,000
 50,001 - 100,000
 25,001 - 50,000
 0 - 25,000
 Prepared by Delaware County Regional Planning Commission
 (740-473-2260) www.dcrpc.org
 Printed 12/7/2024



3D Model with Aerial
 Shawnee Hills Village, Delaware County, Ohio

Prepared by Delaware County Regional Planning Commission (740-444-2260)
 www.dcrpc.org

All of our webmaps are presented in the most current **Experience Builder** from ESRI and are intended to be mobile friendly. You may need to update any previous bookmarks and create new ones from our website.

GIS Data Created and Managed by DCRPC

Available on the RPC Webmaps

Active (Proposed) Subdivisions*
 Non-subdivision project review
 Proposed Subdivision Roads
 Township Rezoning Cases*
 Streams*
 EPA Olentangy stream setbacks
 Lot Spit and Transfers
 Critical Resources
 Township Zoning Maps*
 Village Zoning Maps
 Proposed Bike and Ped Facilities
 Existing Bike and Ped Facilities
 Trail Committee Corridors
 On-road cycling routes
 JEDD, TIF, and Econ info
 Parks
 Multi-Family developments
 County Engineer projects
 Local Proposed Roads (Comp Plans)

Other available datasets created and/or managed by DCRPC

Expired subdivisions
 Bedrock type
 Genoa "no-build" zones
 Critical Resources
 Overhead Powerlines
 Powerline Structures
 Major gas lines
 Soil Septic Suitability
 Railroads and ROW
 Open Space
 Public Lands
 Slope >20%
 Subdivision Groups
 Community Features
 (Twp Hall, Fire, Cemeteries, etc.)

DCRPC maintains ArcGIS Online web maps and applications. The applications include six preset web maps. Staff maintains a Map Gallery, providing maps in pdf, web map, or web mapping app format. Through these web maps, staff can create, manage, and share data layers while the public can view, inquiry, and use other interactive tools to view and use information. **Print maps are available by request.**

Webmaps

Zoning

Development Pattern

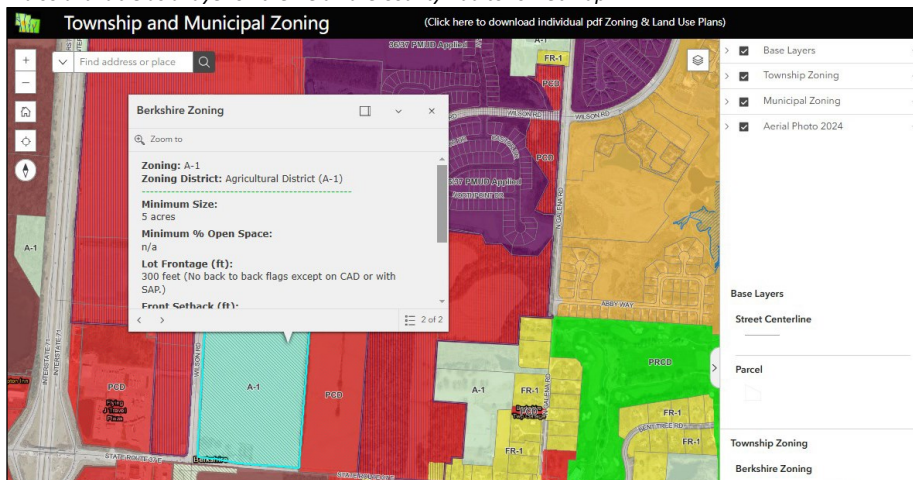
Parks and Trails

Historical Features

Comprehensive Plans

(click links above or visit
www.dcrpc.org and go to Map Center)

* also available as a layer on the Delaware County Auditor's webmap



Enhanced Zoning Features

Our online zoning map has basic information for township zoning districts such as lot size, open space, frontage requirements, and setback standards. This information is accessed by clicking on a site and reviewing information in the popup window. If you see ways of improving this information or you want additional information for your community, let us know.

regionalplanning.co.delaware.oh.us/dcrpcgis/maphome/

BUILDING PERMITS

| JURISDICTION | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Berkshire | 38 | 45 | 91 | 55 | 84 | 269 | 75 | 284* | 234 | 137 | 75 | 458 |
| Berlin | 19 | 28 | 24 | 50 | 73 | 62 | 119 | 125 | 210 | 123 | 262 | 324 |
| Brown | 3 | 6 | 3 | 6 | 3 | 4 | 10 | 6 | 15 | 12 | 6 | 4 |
| Concord | 67 | 32 | 39 | 31 | 70 | 185 | 155 | 212 | 162 | 117 | 86 | 48 |
| Delaware | 7 | 1 | 7 | 4 | 2 | 20 | 9 | 6 | 18 | 9 | 4 | 3 |
| Genoa | 110 | 39 | 66 | 109 | 77 | 74 | 51 | 48 | 45 | 40 | 51 | 45 |
| Harlem | 21 | 13 | 22 | 29 | 44 | 38 | 28 | 38 | 48 | 31 | 21 | 13 |
| Kingston | 9 | 5 | 7 | 10 | 9 | 33 | 27 | 26 | 18 | 17 | 9 | 10 |
| Liberty | 133 | 89 | 104 | 117 | 178 | 137 | 115 | 474 | 573 | 357 | 553 | 256 |
| Marlboro | 0 | 2 | 0 | 0 | 1 | 4 | 0 | 0 | 2 | 0 | 1 | 0 |
| Orange | 214 | 209 | 213 | 358 | 205 | 119 | 101 | 222 | 282 | 217 | 430 | 94 |
| Oxford | 1 | 1 | 1 | 1 | 0 | 7 | 4 | 2 | 3 | 2 | 1 | 2 |
| Porter | 13 | 10 | 13 | 11 | 13 | 15 | 17 | 10 | 12 | 16 | 8 | 8 |
| Radnor | 6 | 6 | 2 | 5 | 10 | 3 | 3 | 4 | 12 | 10 | 7 | 5 |
| Scioto | 8 | 9 | 9 | 21 | 22 | 11 | 34 | 16 | 50 | 15 | 11 | 13 |
| Thompson | 1 | 0 | 2 | 1 | 2 | 1 | 0 | 4 | 7 | 5 | 1 | 4 |
| Trenton | 4 | 4 | 5 | 9 | 5 | 11 | 19 | 14 | 20 | 9 | 7 | 9 |
| Troy | 1 | 3 | 8 | 7 | 2 | 4 | 6 | 2 | 12 | 12 | 8 | 9 |
| TWP TOTAL | 655 | 502 | 616 | 824 | 800 | 997 | 773 | 1,493 | 1,723 | 1,129 | 1,541 | 1,305 |
| Delaware | 313 | 259 | 186 | 306 | 246 | 587 | 674 | 454 | 506 | 475 | 554 | 828 |
| Galena | 4 | 6 | 7 | 5 | 10 | 4 | 66 | 87 | 120 | 22 | 2 | 0 |
| Sunbury | 73 | 36 | 36 | 31 | 241 | 91 | 61 | 34 | 56 | 111 | 434 | 378 |
| Shawnee Hills | 10 | 10 | 5 | 11 | 3 | 1 | 3 | 1 | 4 | 1 | 1 | 1 |
| Powell | 95 | 110 | 66 | 388 | 73 | 59 | 40 | 59 | 98 | 75 | 68 | 279 |
| Ashley | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Ostrander | 23 | 12 | 12 | 7 | 31 | 25 | 13 | 29 | 34 | 29 | 23 | 1 |
| Dublin | 0 | 2 | 0 | 9 | 18 | 9 | 8 | 4 | 7 | 4 | 1 | 1 |
| Westerville | 10 | 121 | 111 | 136 | 65 | 0 | 109 | 16 | 1 | 0 | 0 | 13 |
| Columbus | 921* | 255 | 560* | 379 | 0 | 10 | 557 | 1 | 2 | 0 | 372 | 0 |
| | 708* | | 498* | | | | | 144* | | | 130* | |
| MUNI TOTAL | 1,450 | 811 | 983 | 1,272 | 688 | 786 | 1,531 | 685 | 828 | 717 | 1,455 | 1,502 |
| GRAND TOTAL | 2,105 | 1,313 | 1,599 | 2,096 | 1,488 | 1,783 | 2,088 | 2,178 | 2,551 | 1,846 | 2,996 | 2,807 |

Non-residential building activity
2022: 55 2023: 62 2024: 59
(unincorporated areas only)

*Includes multi-family and single-family permits. *Some developments utilize the zoning designation "residential hotel." Such uses function as multi-family residential uses. These are included in the community and grand totals but indicated separately in the above table: in Columbus—three in 2013 and one in 2015; one in Berkshire in 2020 and one in Berlin in 2023.*

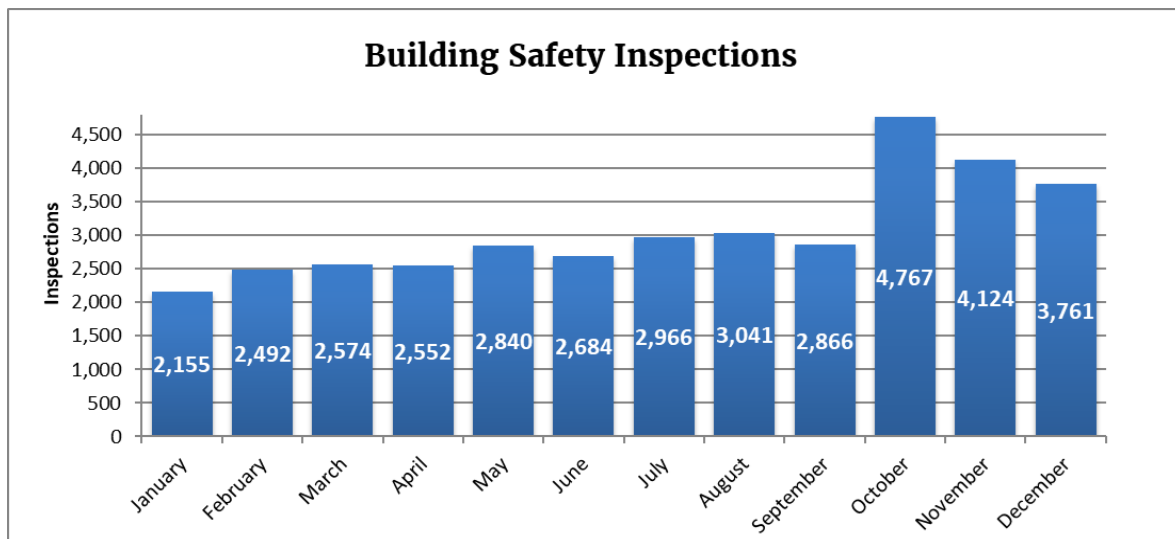
COUNTY ROAD PROJECTS

The County Engineer's office worked on several significant road and bridge projects in 2024, some of which were completed during the year. The following is a list of those projects. *Source: County Engineer's office*

| Project/Road Name | Location | Description of Work | Comp. Date/Projected |
|------------------------------|-----------|--------------------------------------|----------------------|
| Old Sawmill and Presidential | Liberty | Roundabout and resurfacing | Spring 2024 |
| Bale Kenyon Phase 1 | Orange | Widening and shared use path | Spring 2024 |
| Home Road Recreational Trail | Liberty | North side of Home Road near Sawmill | Summer 2024 |
| US 36/SR 37 and Galena Road | Berkshire | New turn lanes in all directions | Fall 2024 |
| Hyatts Widening | Liberty | Steitz to Sawmill | Fall 2024 |
| Green Meadows Drive | Orange | Extension, Home Road to Lewis Center | Summer 2025 |
| Cheshire Road | Berlin | Widening, Piatt to Old State Road | Summer 2025 |
| Fulton Creek Road | Thompson | Bridge Replacement | Fall 2025 |
| Steamtown Road | Oxford | Bridge Replacement | Fall 2025 |
| Worthington and Lewis Center | Gen/Bek | Roundabout, relocations | Ongoing |
| East Powell Road Path | Orange | Shared use path | Ongoing |
| I-71/U.S. 36 Phases A-C | Berkshire | New road and interchange | Ongoing |
| Bale Kenyon Phase 2-3 | Orange | Widening and shared use path | Ongoing |

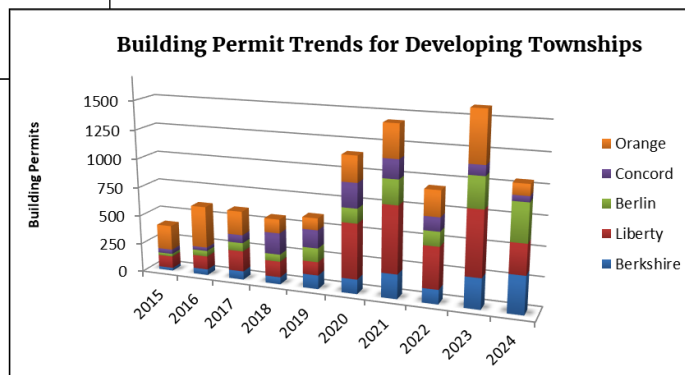
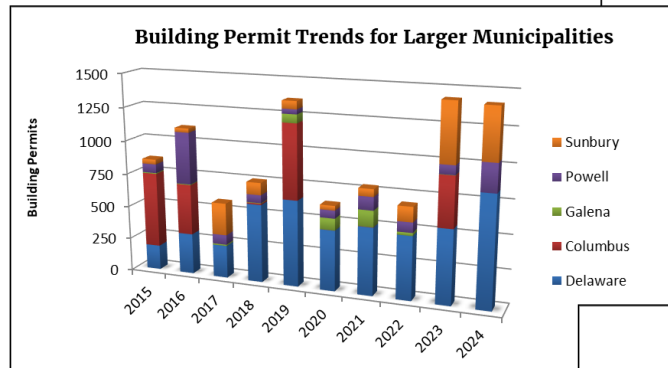
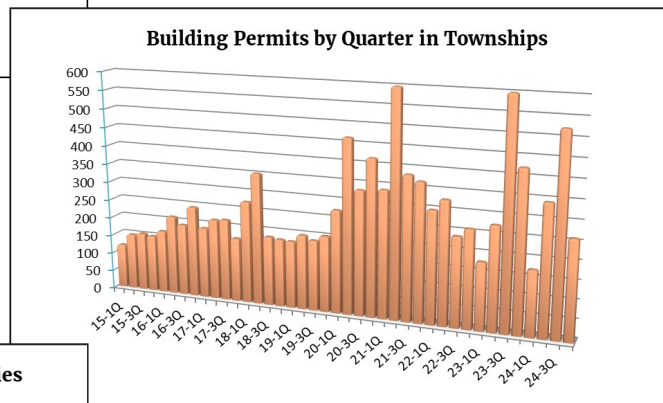
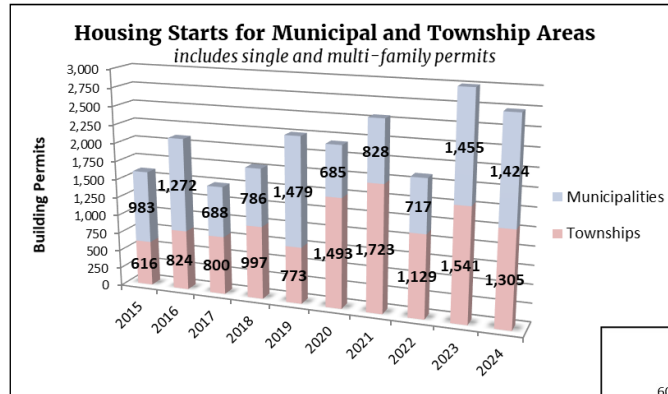
INSPECTIONS

The Building Safety office permits residential and commercial uses in the unincorporated areas and Ashley, Galena, Ostrander, Sunbury, and Shawnee Hills. The office also administers Floodplain Regulations and serves as the Zoning Office for the townships under the County's zoning code (Marlboro, Radnor, and Thompson Townships). The following chart indicates the building inspections throughout 2024. *(Average increase of 293 per month compared to 2023). Source: Building Safety*



***“Before anything else,
preparation (planning) is the key to success.”***

Alexander Graham Bell



Community
Profiles
and
Development
Trends



Prepared, designed, and produced in-house by:
Delaware County Regional Planning Commission
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regionalplanning.co.delaware.oh.us

Mapping
page

