

# Radnor Township

# COMPREHENSIVE

# PLAN

-2026-

Rooted in our Heritage, Preparing for the Future



# Acknowledgments

## **RADNOR TOWNSHIP REPRESENTATIVES**

### **TRUSTEES**

Dan Boysel, Chairperson  
Cameron James, Vice-Chairperson  
Donna Meyer

### **FISCAL OFFICER**

Jessica Berry

### **TOWNSHIP HALL**

4061 State Route 203  
Radnor, Ohio 43066

## **RADNOR TOWNSHIP COMPREHENSIVE PLAN**

### **STEERING COMMITTEE**

Lindsay King, Chair  
Dan Boysel  
Tony Eyerman  
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Delaware County  
Regional Planning Commission

**This Plan was adopted by the  
Radnor Township Trustees on **Month xx**, 2026**

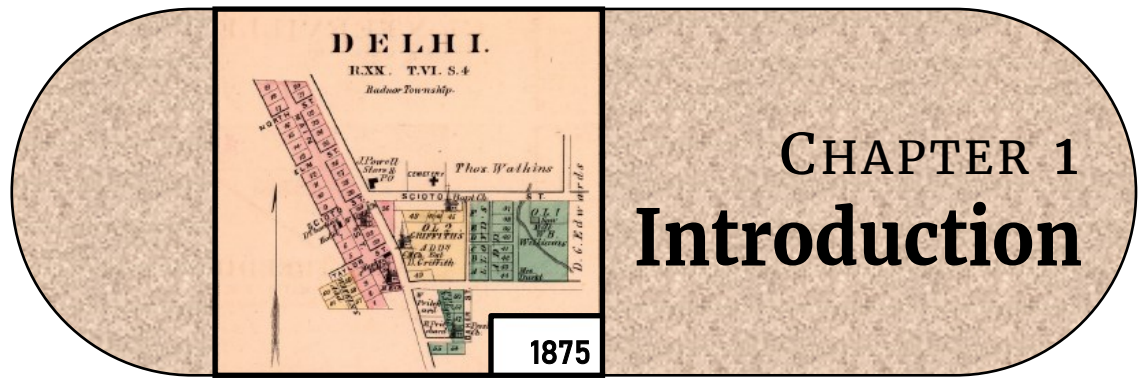
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## Vision Statement

*Radnor Township will remain a welcoming, and distinctly rural community that values its agricultural heritage, natural landscapes, and small-town traditions. We will pursue thoughtful, well-managed growth that strengthens our local economy, preserves farmland and open spaces, while planning for adequate infrastructure and services. Through collaboration, responsible stewardship, and community engagement, we will shape a future that supports our residents, honors our past, and ensures a resilient, prosperous township for generations to come.*





# CHAPTER 1 Introduction

## Beginnings

In 1800, Dr. Samuel Jones of Philadelphia, PA received a land warrant for 4,000 acres in the United States Military lands in payment for his service in the American Revolution. Dr. Jones died before he could allot all of his land. David Pugh purchased the remaining 3,505 acres for \$2,650.00, or about \$.75 an acre. He christened the area Radnor after his home county in Wales.

Pugh had designated a plot for a village named New Baltimore. It never materialized. In 1833, Edward Evans laid out his own village called Delhi. The other residents chose to go by that name also until the late 1870's when, at the request of the railroad, the people decided to name the village Radnor, the same as the township.

approved in 2019 by the City of Delaware and includes four (4) stub streets to the west that allow for future development. This project, being the nearest large-scale residential subdivision to Radnor Township has home lots that average 0.18-acres in size and average home sales are \$294,208.

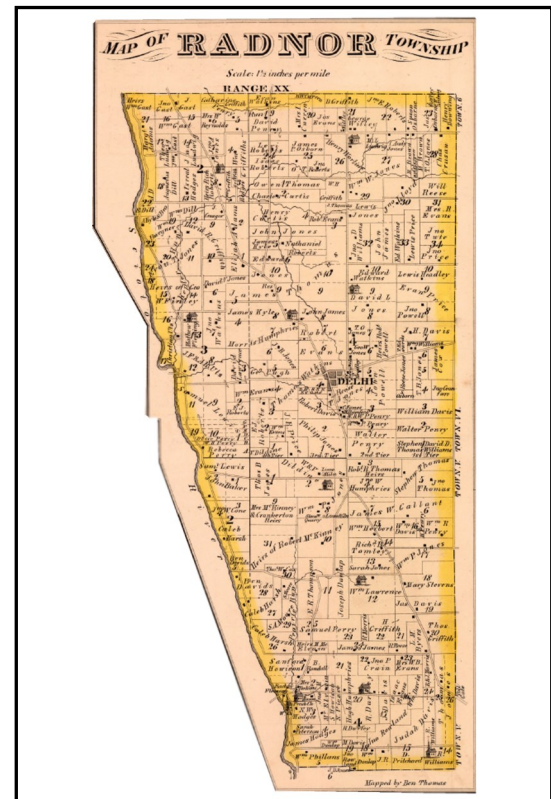
The Scioto River is a significant feature in the township recommended for conservation through lower densities and encouragement of conservation subdivision design. SR-37 and portions of OH-203 corridors have the most potential for allowing a commercial base for the township, with access management and architectural guidelines strongly emphasized. The existing density of 1 unit per two acres is still supported for most of the township to help maintain rural character, but higher densities may be appropriate in certain areas if sanitary sewer service were to become available.

## Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth and second fastest growing county by volume. Radnor Township has experienced minimal growth over the last 40 years, with a current population of 1,639.

Radnor Township is likely to remain a single family residential rural area due to a lack of sanitary sewer service. Del-Co Water has expanded it's service area since 2002, which extends to almost all quadrants of the township, with limited service in the northern portion of the Township. The City of Delaware does not provide water service to properties in Radnor Township. However, the nearest city water and sewer lines are approximately 2,600 feet east of the SR-37 and SR-203 intersection.

With the northwestern expansion of Delaware City, the southern portion of the Township may encounter suburban growth pressures in the next few years. Lantern Chase development, Phase 2, Section 6 was



Source: New Historical Atlas of Delaware Co. Ohio 1875

## Community

Radnor Township's land use has historically been heavily weighted toward single-family residential and agricultural uses, which still holds true today. These combined land uses make up 83% of the township. The Radnor Township Hall serves as the Township meeting center for public meetings; located on the west side of OH-203 just south of downtown Radnor and part of the Radnor Township Fire Department.

## Creating a Comprehensive Plan

This is the first Comprehensive Plan to be adopted by the Township. The Comprehensive Plan Steering Committee convened on August 13, 2025, for the purpose of beginning the Comprehensive Plan process. Outside of this process, but concurrently, the Township intends on adopting their own zoning resolution.

The Zoning Commission (currently Delaware County, but soon to be Radnor Township) is responsible (Ohio Revised Code (ORC) 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process.

### The Comprehensive Land Use Plan is intended to:

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

The Comprehensive Plan contains policies, goals, and a recommended land use map for the future development of the Township. The Township must subsequently amend its zoning (once adopted) 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.*

## Public Participation

### Citizen Participation in the Decision Making Process

The Comprehensive Plan typically looks 20-30 years into the future. A community should revisit the comprehensive planning process every 5 to 10 years at a minimum, in order to judge whether the Comprehensive Plan is working or needs amended. The 5 to 10 year updates should also include the involvement of the public, including public participation, to update the community's vision as well. It is the public participation process which provides legitimacy to the comprehensive plan by ensuring that the plan serves the community as a whole.

### Radnor Township Comprehensive Plan

#### Steering Committee

Radnor Township took steps to open the discussion to the community by forming a steering committee from members of the community who currently serve on public boards, as well as community members at large. The makeup of the Comprehensive Plan Steering Committee included some Township Trustees and a collection of Radnor Township residents, with eight (8) total members.

#### Public Meetings

Public meetings were also held on (generally) the last Wednesday of each month. In-person meetings were held at the Township Hall between August, 2025 to June, 2026. Special guests that spoke at some of these meetings included representatives from the Delaware County Soil and Water Conservation District, Delaware County Economic Development and the Delaware Public Health District.

## The Community Survey

A community survey was created and promoted by the Steering Committee early in the Comprehensive Plan process. The survey results represent the Township residents and property owners opinion on how Radnor Township should grow and develop. The survey was made up of 22 questions that were focused on the Township character, zoning, requirements, housing types, utilities and demographics of residents (survey respondents). There was a total of 174 responses received between October and December, 2025. A summary of the survey questions and final results can be found in the appendix of this Plan.

### Radnor Township Community Assessment

Radnor Township is creating their first Comprehensive Plan, which is intended to guide policy and development decisions in the future. This brief survey is intended to gain important insight and opinions from residents. Your response to this survey will help generate the direction of the plan and will remain completely confidential. Thank you for your participation.

**Please drop a pin on the map where you reside or work within the Township.**

An exact address is not necessary, this is just to verify survey participants either live or work in Radnor Township.

Find address or place

+

-

Home

Layers

Full Screen

State Route 202

Radnor

Meredith

Maxar | Ohio Rail Development Commission, Esri, TomTom, Garmin, SafeGraph, GeoTec... Powered by Esri

Lat:  Lon:

I enjoy the rural character and small town feeling of our township, which includes the unique combination of undisturbed natural landscapes, farms and agriculture, streams and rivers, lower population density and community connections.

☐ Strongly Agree

☐ Agree

☐ Neither Agree nor Disagree

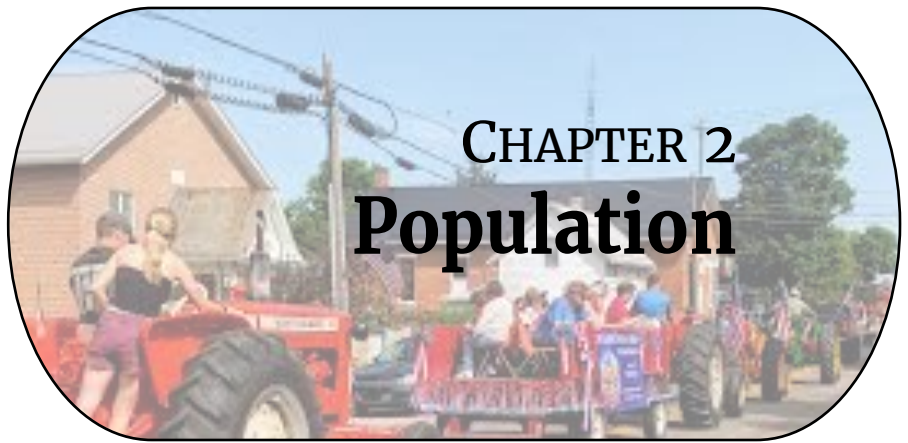
☐ Disagree

☐ Strongly Disagree

Survey created in ArcGIS Survey123.

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## CHAPTER 2 Population

### Building and Population

According to the U.S. Census Bureau, **Delaware County's population** grew from 109,989 in April, 2000 to 174,214 in April, 2010 (a 58% increase). Since 2010, the County has posted an increase of 34%, to an estimate by the Delaware County Regional Planning Commission staff (DCRPC) of 233,578 in 2025.

**Radnor Township's population** was 1,335 during the 2000 Census; this increased to 1,570 in the 2020 Census, representing a 17.6% increase. The population increased slightly by 2024 with 1,639 residents. Delaware County Regional Planning Commission (DCRPC) updates these figures annually, using a formula that uses building permits as its chief factor in determining growth. The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion.

The following graphs represent the population growth from 1970-2030 (projected 2025 and 2030) and approved building permits since 2015 in the Township. Radnor is trending higher with residential development than it's neighboring rural townships to the north; 77% higher than Thompson Township and 153% higher than Marlboro Township. Radnor and Troy Township have seen similar growth over the years, while Scioto Township is 107% higher. (See Fig. 2.3 for comparison)

Figure 2.1. Radnor Township—Population Growth 1970-2030

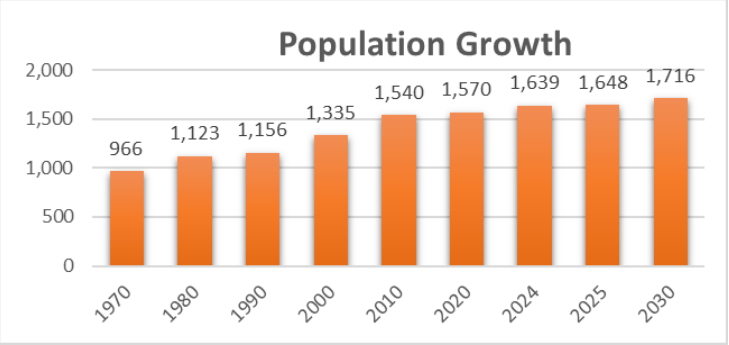


Figure 2.2. Radnor Township—Building Permits 2014-2024

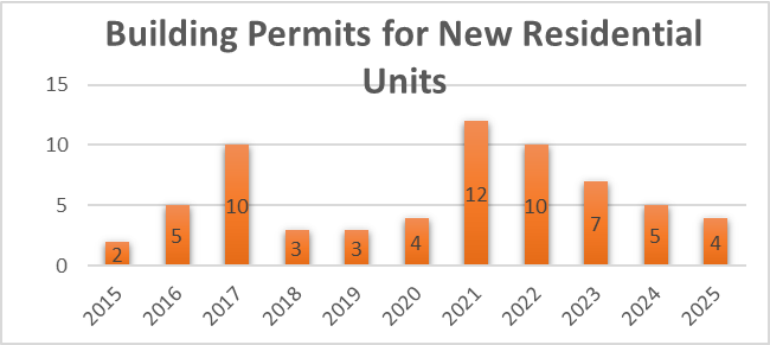


Figure 2.3. Historical Township Building Permits (includes multi-family)

|                   | 2015       | 2016       | 2017       | 2018       | 2019       | 2020         | 2021         | 2022         | 2023         | 2024         |
|-------------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|
| Berkshire         | 91         | 55         | 84         | 269        | 75         | 284          | 234          | 137          | 75           | 458          |
| Berlin            | 24         | 50         | 73         | 62         | 119        | 125          | 210          | 123          | 262          | 324          |
| Brown             | 3          | 6          | 3          | 4          | 10         | 6            | 15           | 12           | 6            | 4            |
| Concord           | 39         | 31         | 70         | 185        | 155        | 212          | 162          | 117          | 86           | 48           |
| Delaware          | 7          | 4          | 2          | 20         | 9          | 6            | 18           | 9            | 4            | 3            |
| Genoa             | 66         | 109        | 77         | 74         | 51         | 48           | 45           | 40           | 51           | 45           |
| Harlem            | 22         | 29         | 44         | 38         | 28         | 38           | 48           | 31           | 21           | 13           |
| Kingston          | 7          | 10         | 9          | 33         | 27         | 26           | 18           | 17           | 9            | 10           |
| Liberty           | 104        | 117        | 178        | 137        | 115        | 474          | 573          | 357          | 553          | 256          |
| Marlboro          | 0          | 0          | 1          | 4          | 0          | 0            | 2            | 0            | 1            | 0            |
| Orange            | 213        | 358        | 205        | 119        | 101        | 222          | 282          | 217          | 430          | 94           |
| Oxford            | 1          | 1          | 0          | 7          | 4          | 2            | 3            | 2            | 1            | 2            |
| Porter            | 13         | 11         | 13         | 15         | 17         | 10           | 12           | 16           | 8            | 8            |
| <b>Radnor</b>     | <b>2</b>   | <b>5</b>   | <b>10</b>  | <b>3</b>   | <b>3</b>   | <b>4</b>     | <b>12</b>    | <b>10</b>    | <b>7</b>     | <b>5</b>     |
| Scioto            | 9          | 21         | 22         | 11         | 34         | 16           | 50           | 15           | 11           | 13           |
| Thompson          | 2          | 1          | 2          | 1          | 0          | 4            | 7            | 5            | 1            | 4            |
| Trenton           | 5          | 9          | 5          | 11         | 19         | 14           | 20           | 9            | 7            | 9            |
| Troy              | 8          | 7          | 2          | 4          | 6          | 2            | 12           | 12           | 8            | 9            |
| <b>Total Twp.</b> | <b>616</b> | <b>824</b> | <b>800</b> | <b>997</b> | <b>773</b> | <b>1,493</b> | <b>1,723</b> | <b>1,129</b> | <b>1,541</b> | <b>1,305</b> |

Figure 2.4. Historical Municipality Building Permits (includes multi-family)

|                    | 2015       | 2016         | 2017       | 2018         | 2019         | 2020       | 2021       | 2022       | 2023         | 2024         |
|--------------------|------------|--------------|------------|--------------|--------------|------------|------------|------------|--------------|--------------|
| Delaware           | 186        | 306          | 246        | 587          | 674          | 454        | 506        | 475        | 554          | 828          |
| Galena             | 7          | 5            | 10         | 4            | 66           | 87         | 120        | 26         | 2            | 0            |
| Sunbury            | 36         | 31           | 95         | 237          | 61           | 34         | 56         | 111        | 434          | 378          |
| Shawnee Hills      | 5          | 11           | 3          | 1            | 3            | 1          | 4          | 1          | 1            | 1            |
| Powell             | 66         | 388          | 73         | 59           | 40           | 59         | 98         | 89         | 68           | 279          |
| Ashley             | 0          | 0            | 1          | 0            | 0            | 0          | 0          | 0          | 0            | 1            |
| Ostrander          | 12         | 7            | 31         | 25           | 13           | 29         | 34         | 29         | 23           | 1            |
| Dublin*            | 0          | 9            | 18         | 9            | 8            | 4          | 7          | 6          | 1            | 1            |
| Westerville*       | 111        | 136          | 65         | 0            | 109          | 16         | 1          | 0          | 0            | 13           |
| Columbus*          | 560        | 379          | 0          | 10           | 557          | 1          | 2          | 0          | 372          | 0            |
| <b>Total Muni.</b> | <b>983</b> | <b>1,272</b> | <b>542</b> | <b>1,929</b> | <b>1,531</b> | <b>685</b> | <b>828</b> | <b>737</b> | <b>1,455</b> | <b>1,502</b> |

\*Portions within Delaware County

Figure 2.5. Building Permit Trends for Larger Jurisdictions

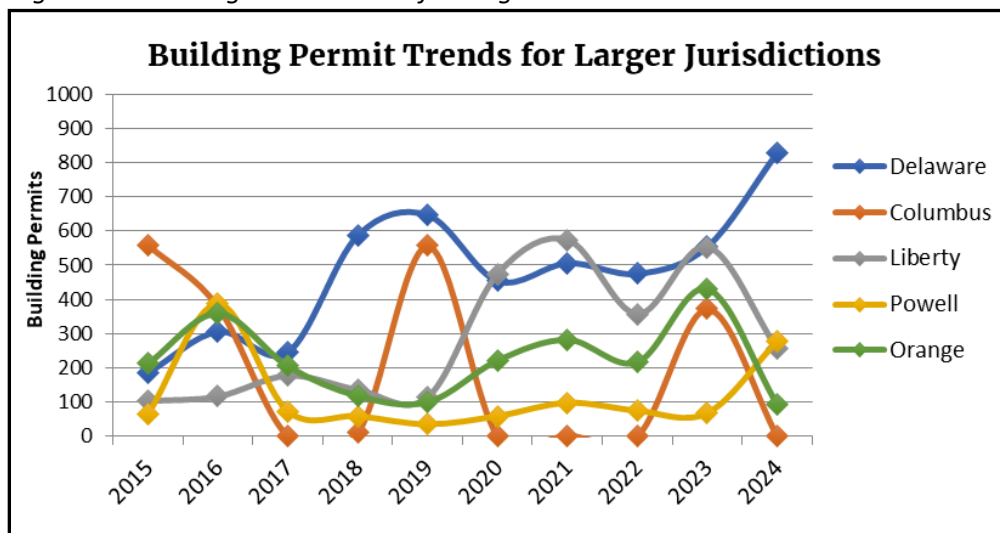
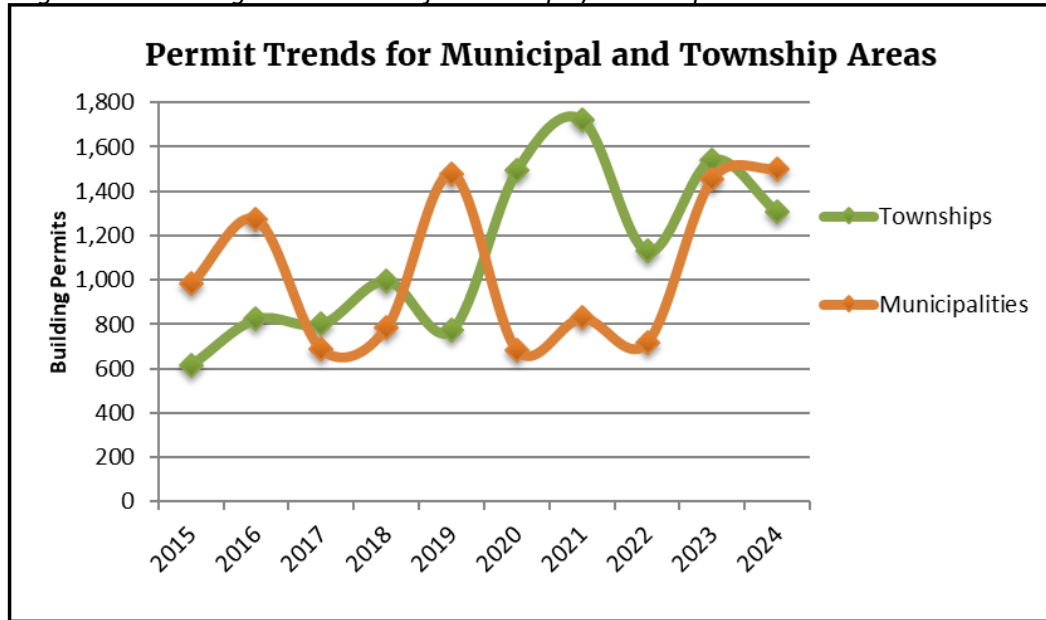


Figure 2.6. Building Permit Trends for Municipal/Township Areas



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

Figure 2.7. Township Population Projections

|                   | 2010 US CENSUS | 2020 US CENSUS | 2030           | 2035           | 2040           |
|-------------------|----------------|----------------|----------------|----------------|----------------|
| Berkshire         | 2,428          | 4,476          | 9,603          | 1,1410         | 12,842         |
| Berlin            | 6,496          | 7,774          | 16,849         | 20,640         | 23,536         |
| Brown             | 1,416          | 1,402          | 1,575          | 1,601          | 1,621          |
| Concord           | 9,294          | 10,951         | 13,485         | 14,306         | 14,956         |
| Delaware          | 1,964          | 2,138          | 2,346          | 2,401          | 2,444          |
| Genoa             | 23,090         | 24,806         | 26,192         | 26,615         | 26,951         |
| Harlem            | 3,953          | 4,554          | 5,200          | 5,425          | 5,603          |
| Kingston          | 2,156          | 2,359          | 3,394          | 3,567          | 3,704          |
| Liberty           | 14,581         | 18,271         | 27,388         | 29,937         | 31,956         |
| Marlboro          | 281            | 295            | 310            | 314            | 316            |
| Orange            | 23,762         | 30,516         | 36,797         | 38,713         | 40,232         |
| Oxford            | 987            | 950            | 980            | 985            | 989            |
| Porter            | 1,923          | 2,194          | 2,443          | 2,503          | 2,550          |
| <b>Radnor</b>     | <b>1,540</b>   | <b>1,570</b>   | <b>1,684</b>   | <b>1,749</b>   | <b>1,800</b>   |
| Scioto            | 2,350          | 2,648          | 3,075          | 3,240          | 3,370          |
| Thompson          | 684            | 659            | 738            | 760            | 777            |
| Trenton           | 2,190          | 2,276          | 2,588          | 2,706          | 2,799          |
| Troy              | 2,115          | 2,105          | 2,294          | 2,403          | 2,489          |
| <b>Total Twp.</b> | <b>101,210</b> | <b>119,944</b> | <b>156,941</b> | <b>169,272</b> | <b>178,936</b> |

Prepared by DCRPC (Housing Unit Method)

Figure 2.8. Municipal Population Projections

|                             | 2010 US CENSUS | 2020 US CENSUS | 2030           | 2035           | 2040           |
|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| Delaware                    | 34,753         | 41,302         | 54,095         | 58,575         | 61,708         |
| Galena                      | 653            | 924            | 1,966          | 2,288          | 2,513          |
| Sunbury                     | 4,389          | 6,614          | 12,697         | 14,943         | 16,514         |
| Shawnee Hills               | 681            | 835            | 879            | 891            | 900            |
| Powell                      | 11,500         | 14,163         | 16,985         | 17,928         | 17,928         |
| Ashley                      | 1,330          | 1,198          | 1,197          | 1,200          | 1,202          |
| Ostrander                   | 643            | 1,094          | 1,609          | 1,770          | 1,883          |
| Dublin                      | 4,018          | 4,250          | 4,347          | 4,375          | 4,395          |
| Westerville                 | 7,792          | 9,230          | 9,427          | 9,456          | 9,476          |
| Columbus                    | 7,245          | 14,570         | 15,793         | 16,276         | 16,615         |
| <b>Total Municipalities</b> | <b>73,004</b>  | <b>94,180</b>  | <b>118,995</b> | <b>127,703</b> | <b>133,134</b> |

Prepared by DCRPC (Housing Unit Method)

## Demographic Profiles

The U.S. Census shows certain other profiles of Radnor Township's population. The picture is of a generally affluent, mostly white population, 77 percent of whom are 18 years of age or older. Less than two percent of the population is unemployed and the poverty level is in-line with the County at just below six percent by "individuals."

Figure 2.9. U.S. Census Demographic Profile, Radnor Township

| U.S. Census Population Category | 2010 Twp. Population              | 2020 Twp. Population |
|---------------------------------|-----------------------------------|----------------------|
| Total Twp. Pop.                 | 1,540                             | 1,570                |
| White                           | 1,496                             | 1,438                |
| Latino                          | 15                                | 23                   |
| African American                | 5                                 | 9                    |
| Native American                 | -                                 | -                    |
| Asian                           | 4                                 | 20                   |
| Other                           | 0                                 | 9                    |
| Two or More                     | 20                                | 71                   |
| <b>2023 (5 yr. estimates)</b>   | <b>2023 Total Twp. Pop. 1,422</b> |                      |
| Over 18 population              | 1,098 (77.2%)                     |                      |
| Male population                 | 694 (48.8%)                       |                      |
| Female population               | 728 (51.2%)                       |                      |
| Median age                      | 51.4                              |                      |
| Total households                | 602                               |                      |
| Households with children        | 156                               |                      |

Source: U.S. Census Bureau

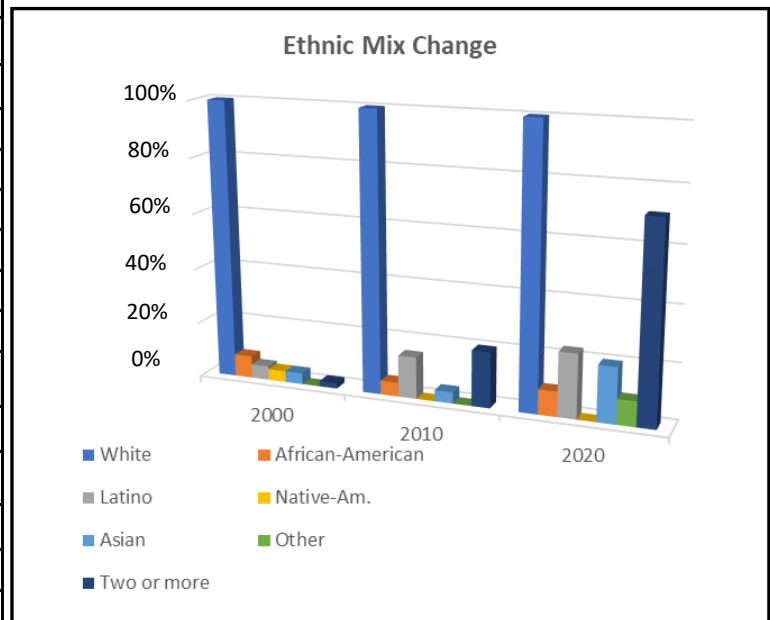




Figure 2.10. U.S. Census Demographic Profile

| U.S. Census 2020 Category (2023 5-yr. estimate) | Radnor Township | All Delaware County |
|-------------------------------------------------|-----------------|---------------------|
| Education: Percent H.S. grad or higher (25+)    | 100%            | 97.1%               |
| Education: Percent Bachelor's degree or higher  | 46.4%           | 59.1%               |
| Civilian labor force employed                   | 645             | 122,733             |
| % Civilian labor force employed                 | 58.7%           | 67.6%               |
| Civilian labor force unemployed                 | 18              | 3,197               |
| % Civilian labor force unemployed               | 1.6%            | 1.8%                |
| Median Household income                         | \$93,478        | \$126,513           |
| Median family income                            | \$123,906       | \$153,225           |
| Per capita income                               | \$46,303        | \$59,263            |
| % Families below poverty level                  | 3.9%            | 4.2%                |
| % Individuals below poverty level               | 5.7%            | 5.5%                |

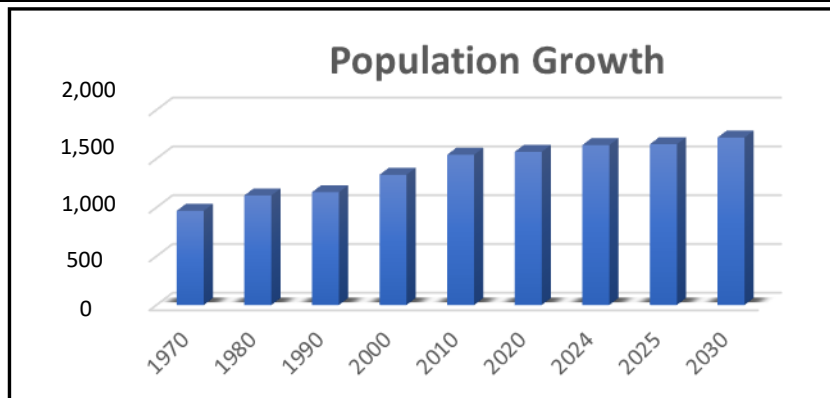
Source: U.S. Census Bureau 2020 ACS 5-Year Estimates

### Radnor Township Growth Summary

Radnor Township is bisected by SR 203 that travels north and south, with direct access to downtown Delaware via SR 37. However, lack of sewer service has limited larger scale residential growth in the township. Historically, Radnor Township has not developed with platted, large-residential subdivisions. There have been a handful of two-four lot Common Access Drive (CAD) subdivisions that have been platted and developed in the last 40 years, but most platted “subdivisions” were creating lots along existing roadways. Other than the historic Town of Delhi and Radnor Town Plat (downtown Radnor) that were platted in the early-to-mid 1800’s, only 19 subdivisions plats have been recorded in Radnor Township. See figure 2.12 on the following page for a full list of platted subdivisions in Radnor Township.

Figure 2.11. Past Census Figures, Estimates, and Future Projection

| 1970 | 1980  | 1990  | 2000  | 2010  | 2020  | 2024  | 2025  | 2030  |
|------|-------|-------|-------|-------|-------|-------|-------|-------|
| 966  | 1,123 | 1,156 | 1,335 | 1,540 | 1,570 | 1,639 | 1,648 | 1,716 |



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## CHAPTER 3 Development & Change

### Radnor Township Development Activity

Platting activity for new subdivisions is an indicator of growth, as it precedes building. Other than the historic (1800's) Town of Delhi and East Radnor Town plats, the township has only seen 19 platted subdivisions, which totals 72 platted residential lots. Also, these subdivisions have an average of four platted lots. Much of the township continues to develop with large, single family residential lots with an agricultural component and homes utilize on-site wastewater treatment systems.

Figure 3.3 on the following page illustrates platted subdivision activity in Radnor Township. The DCRPC approves platting for the unincorporated areas of Delaware County. With no public sanitary sewer in the northwest quadrant of the County, development has been limited to date.

A more simplified No Plat subdivision or "lot split," is an option for creating developable lots. The Ohio Revised Code permits a division of a parcel of land along a public street not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. An application for a lot split is approved by the DCRPC and required for lots 5-acres or smaller. Figure 3.1 indicates a modest amount of recent No Plat Lot Split and Transfer activity in the Township; there was limited activity from 2000 to 2015, with a total of 41 lot splits and 27 Transfers.

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

*Figure 3.1. No Plat Lot Splits and Transfers 2015-2025*

|                 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|
| <b>Split</b>    | 2    | 1    | 1    | 0    | 1    | 0    | 1    | 0    | 3    | 2    | 0    |
| <b>Transfer</b> | 3    | 0    | 2    | 0    | 2    | 3    | 2    | 1    | 1    | 0    | 2    |

*Figure 3.2. Zoning Reviews Since 1991*

| Zoning Reviews              | Acres | From | To   | Date Approved |
|-----------------------------|-------|------|------|---------------|
| KEYNES BROS, INC.           | 3.17  | C-2  | I    | 10/21/1991    |
| RADNOR BAPTIST & AUERLE     | 1     | R-2  | PI   | 5/4/1992      |
| STEVE SHEELY & SHAWN LEHNER | 5.837 | FR-1 | PREC | 3/5/2001      |
| LENARD MATHEWS              | 2.344 | FR-1 | I    | 6/11/2001     |
| RANDY WILGUS                | 2     | FR-1 | PC   | 3/25/2002     |
| DDP PRINTING AND MAILING    | 4.95  | FR-1 | PI   | 3/3/2003      |
| DELAWARE CHURCH OF CHRIST   | 7.134 | FR-1 | PIN  | 9/29/2003     |
| GRACE BAPTIST CHURCH        | 5.01  | FR-1 | PINS | 3/29/2004     |
| GRACE BAPTIST CHURCH        | 48    | FR-1 | PINS | 2/7/2005      |
| DAVID BAUERLE               | 1.319 | PI   | PI   | 11/7/2005     |

Figure 3.3. Recorded Subdivisions, by date recorded, in Radnor Township (since 1834)

| RECORDED   | SUBDIVISION                          | ACRES | LOTS |
|------------|--------------------------------------|-------|------|
| 6/5/1834   | TOWN OF DELHI *                      | 7.01  | 35   |
| 6/14/1853  | ABRAHAM LLOYD ADD TO TOWN OF DELHI * | 5.33  | 15   |
| 2/15/1854  | ADD TO DELHI                         | 1.58  | 4    |
| 9/29/1854  | ADD TO DELHI                         | 2.32  | 6    |
| 2/4/1858   | ADD TO THE TOWN OF DELHI             | 1.26  | 3    |
| 3/30/1876  | EAST RADNOR TOWN PLAT *              | 2.81  | 6    |
| 4/15/1971  | BRYNTERIAN SUB                       | 3.13  | 3    |
| 6/21/1971  | BRYNTERIAN SUB NO 2                  | 2.57  | 2    |
| 3/20/1972  | PINEHURST SUB                        | 8.08  | 4    |
| 4/17/1972  | WARREN WOODS NO 1                    | 5.87  | 4    |
| 5/21/1975  | FRED E JONES                         | 8.51  | 4    |
| 3/21/1977  | CENTRAL PARK SUB *                   | 4.97  | 4    |
| 5/3/1978   | RADNOR KNOLLS SUB                    | 5.74  | 3    |
| 11/5/1979  | J & L SUB                            | 3.16  | 3    |
| 8/7/1980   | WHISPERING WOODS SUB NO 2            | 4.02  | 4    |
| 10/29/1980 | WHISPERING WOODS SUB NO 3            | 12.12 | 4    |
| 2/4/1988   | SCIOTO FARMS SUB                     | 5.89  | 4    |
| 4/27/1989  | RIVER GLEN SUB                       | 32.80 | 11   |
| 9/18/1989  | COUNTRY MEADOWS SUB                  | 7.51  | 2    |
| 9/30/1994  | D.E.R. & C. LEHNER                   | 4.89  | 4    |
| 12/13/1996 | PENRY ESTATES                        | 4.69  | 4    |
| 1/9/2001   | SHOAF SUB *                          | 23.24 | 3    |
| 7/9/2002   | WILGUS SUB *                         | 2.00  | 2    |
| 3/28/2005  | BYERS MEADOWS SUB *                  | 32.93 | 3    |
| 7/5/2022   | RC LEHNER CAD *                      | 23.73 | 4    |

\* Subdivisions “not fully developed” may include lots that have been combined or reconfigured

# Historical Survey Map of Ohio

*Radnor Township, Range 20, United States Military Lands*



There is a rich history to the process of developing the multiple Ohio land survey systems, which dates back to 1796 for Ohio's U.S. Military District. All lands within Radnor Township are located within the U.S. Military District as shown in the Historic Survey Map of Ohio above. This District is noted on all of the recorded plats in Radnor Township. All recorded plats in Delaware County can be found by searching for the subdivision on either the Delaware County Recorder's website or on the Delaware County Auditor's GIS map.



Another indicator of development and change in the Township is rezoning activity. Figure 3.2 indicates the acreage reviewed during rezoning requests since 1991. In terms of land, more than 80-acres of Radnor Township experienced a change in zoning in that timeframe, with 13-acres of that land area utilized for industrial uses, 66-acres for religious uses and 2-acres for a commercial use.

### Development Pattern Map

DCRPC created a Development Pattern map that tracks the size and location of zonings and subdivisions. Additional information, called “attributes,” are stored within the DCRPC GIS system. Information includes building permit issuance, developer/landowner, subdivision names, number of homes and density.

### Active Cases

There are no active rezoning or development cases in Radnor Township, or in close proximity in the neighboring and adjacent townships. However, land continues to be annexed from neighboring Delaware Township and rezoned to allow for residential developments. Some of those projects include the Limestone Ridge and Springer Woods subdivisions. These subdivisions are just southeast of the Radnor Township boundary, platted in 2023 and now served by Delaware City water and sanitary sewer. Another growing subdivision is the Lantern Chase residential development, which continues to grow and expand just outside of the southeastern portion of the township, but still separated by Delaware Township by approximately 2,500 feet.

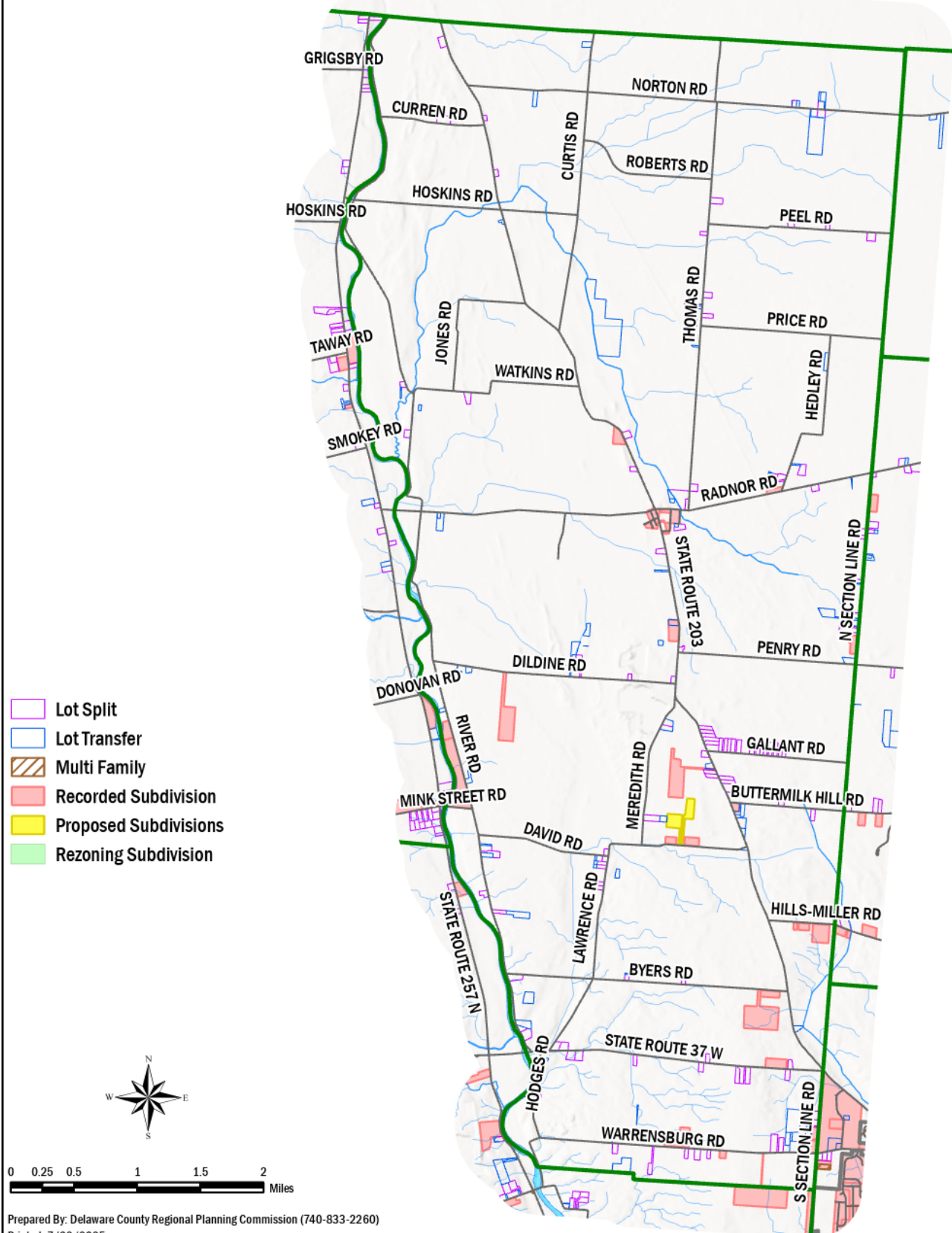
Additionally, 54.394-acres of land (3-total lots) that abuts both the Limestone Ridge subdivision and the southeast boundary of Radnor Township was annexed from Delaware Township to the City of Delaware in 2024 and 2025 and successfully rezoned to Mixed Use Planned Unit Development (MX-PUD). This development will include 96 single-family units, 216 multi-family units, 110 other residential-type units and 43,800 square feet of commercial space.



Figure 3.3 Simpkins Crossing

# Development Pattern

Radnor Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 7/22/2025

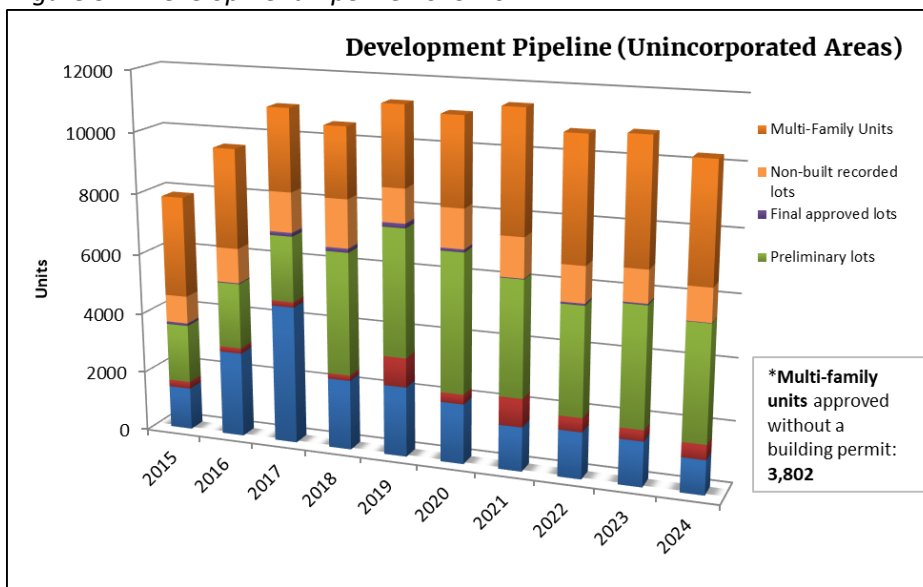
## Regional Development Activity

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

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

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

Figure 3.4. Development Pipeline 2015-2024



There have been no rezoning or development proposal in Radnor Township that would allow for new, developable lots in the timeframe listed in Figure 3.5. Typical lot splits are not included in those figures.

Figure 3.5. Unincorporated Townships-Development Pipeline

| Development Process      | 2015        | 2016        | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Zoning approved          | 1401        | 2816        | 4558        | 2317        | 2312        | 1978        | 1453        | 1531        | 1474        | 1128        |
| Sketch Plan reviewed     | 228         | 176         | 171         | 176         | 958         | 315         | 929         | 458         | 364         | 485         |
| Preliminary approved     | 1934        | 2161        | 2153        | 4030        | 4190        | 4568        | 3800        | 3559        | 3907        | 3765        |
| Final Plat approved      | 83          | 29          | 124         | 131         | 146         | 95          | 25          | 61          | 46          | 17          |
| Non-built, recorded lots | 907         | 1138        | 1299        | 1576        | 1101        | 1273        | 1289        | 1165        | 1043        | 1067        |
| <b>Total in Pipeline</b> | <b>3299</b> | <b>3244</b> | <b>2671</b> | <b>2284</b> | <b>2595</b> | <b>2852</b> | <b>3930</b> | <b>3982</b> | <b>4013</b> | <b>3802</b> |



# CHAPTER 4 Existing Land Use

Radnor Township's existing land use is displayed and analyzed by type according to the County Auditor's Geographic Information System (GIS) and tax code. There has been minimal change in land use over the last 15 years, with the most significant change involving an increase in Residential land from 2,090-acres (11%) to 2,496-acres (13%), and a decrease in

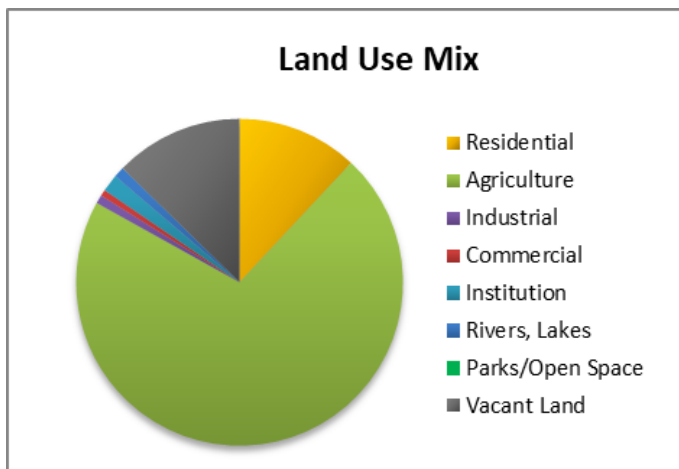
Agricultural land from 14,640-acres (75%) to 13,658-acres (68%). These changes could relate to the 12 platted lots and 52 lot splits within that timeframe as these lots are likely zoned Farm Residence District (FR-1) with a minimum lot size of 1.951-acres. Many of the lots created through the lot split process were larger than 5-acres, much larger than the minimum required lot size in the FR-1 district. Additionally, the platted lots alone ranged from 5 to 30-acres in size .

Figure 4.1. Radnor Township Land Use 2025

| LAND USE                 | ACREAGE          | PERCENTAGE  |
|--------------------------|------------------|-------------|
| <b>Residential</b>       | <b>2,496</b>     | <b>13%</b>  |
| Residential Vacant Land  | 1,840            | -           |
| Commercial               | 124              | 1%          |
| Commercial Vacant Land   | 15.75            | -           |
| Industrial               | 164              | 1%          |
| Industrial Vacant Land   | 0                | -           |
| Institution              | 305              | 2%          |
| <b>Agricultural</b>      | <b>13,658</b>    | <b>68%</b>  |
| Agricultural Vacant Land | 686              | -           |
| Parks/Open Space         | 11               | 0%          |
| ROW                      | 463              | -           |
| River/Lakes/Ponds        | 212              | 1%          |
| Vacant Land              | 2,478            | 13%         |
| <b>Total</b>             | <b>19,975.25</b> | <b>100%</b> |

## Agricultural Land Lost to Development

The Ohio State's College of Food, Agricultural, and Environmental Sciences (CFAES) completed a study in 2024 that addresses the decline of agricultural land in Ohio. Franklin and Delaware Counties within the Columbus Metropolitan Statistical Areas (MSA) lost the most agricultural land to development during the 21st Century (2001-present): 13,170 and 9,547 acres, respectively. The study also found that the rate of agricultural land loss is consistent with trends observed in other Midwest states, where, on average, 55% of lost agricultural land has been converted to development.



## Observations on Land Use and Development Patterns

### Jurisdictional Boundaries & Services

- A. The township has not lost any acreage from annexation to date. However, there is potential for annexation in the southeast quadrant of the township as the City of Delaware expands.
- B. The township is outside the current Delaware County sanitary sewer service areas and is minimally included in the City of Delaware's service area based on the current 208 Plan.
- C. Del-Co Water Company has steadily expanded their centralized water service throughout much of the southern and central parts of the township, and is still expanding north toward Hoskins Road.
- D. The Buckeye Valley school district, which serves the entire township has experienced modest growth over the past 10 years and is projected to see growth rates over 20 percent for the district over the next 10 years.

### Residential Development

- A. 225 new homes have been constructed in Radnor Township over the last 30 years .
- B. The township is made up of 19,962.45-acres, divided by SR-203, with 13% of the land developed for residential purposes.
- C. Unlike most other nearby townships and municipalities that have developed their river-front property, much of Radnor Township retained most of its Scioto River-fronting properties as undeveloped or agriculture, currently allowing a beautiful view for travelers along River Road.

### Agriculture & Recreation

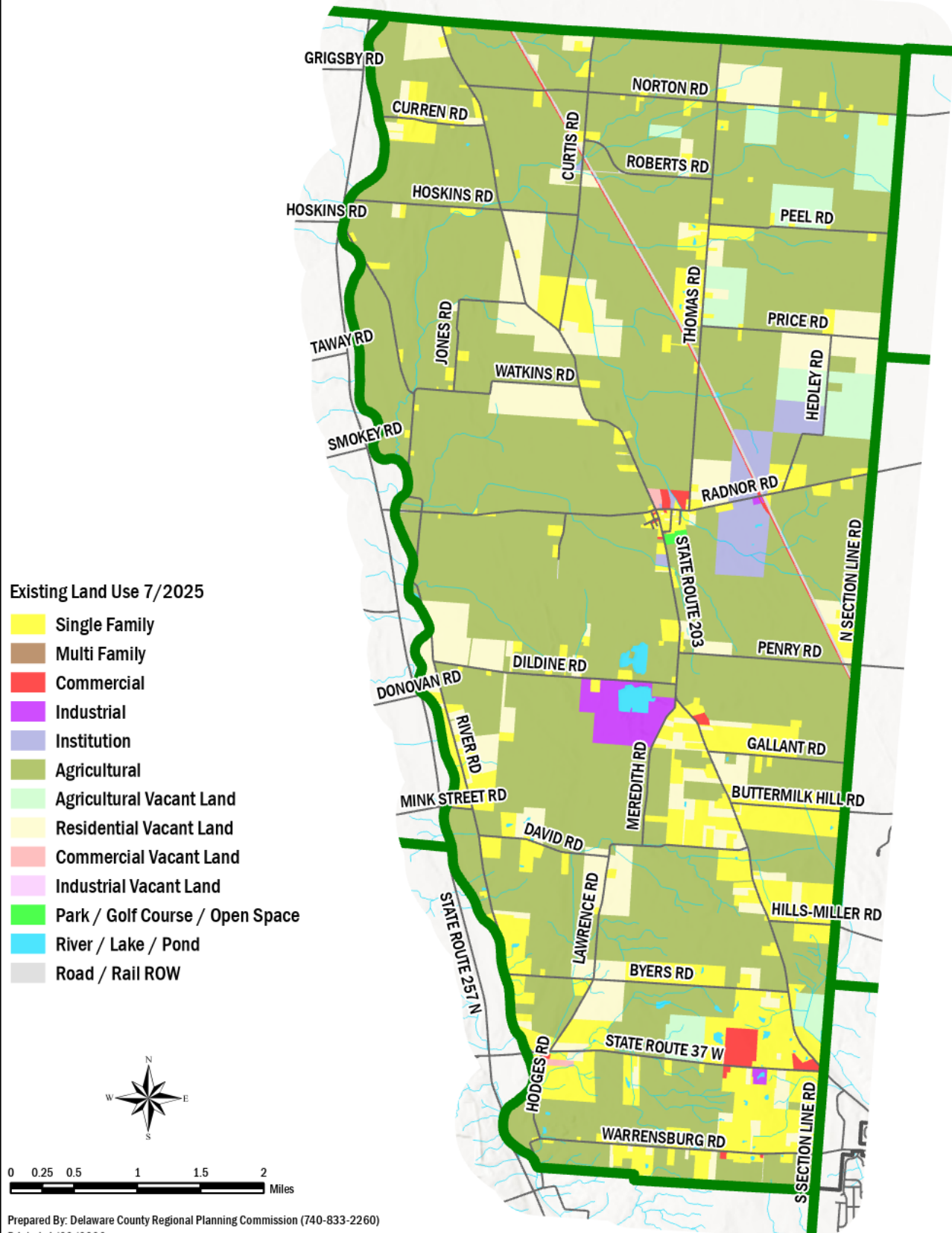
- A. Agriculture land is still the primary land use at 71% of all acreage.
- B. Radnor Community Park has undergone significant improvements in 2025/2026. Cycling on county roads, river activities and walking in downtown Radnor are popular recreational activities amongst residents.
- C. Much of the township in all directions still includes large tracts (~100 acre tracts) of undeveloped land.
- D. Other than limited sidewalks along SR-203 and unpaved trails in Radnor Community Park , there are limited pedestrian connections in the township.
- E. Buckeye Valley Board of Education owns 309-acres in Radnor Township, preserved as ag land.

### The many influences on land development include:

- |                                                                                        |                                                               |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------|
| • The power of money (market demand)                                                   | • Public/private centralized water service areas and capacity |
| • Regional economic conditions                                                         | • Roads and traffic congestion                                |
| • Location                                                                             | • Community facilities (schools, fire, police, etc.)          |
| • Sanitary sewer service areas, sewer capacity, density of development by sewer design | • Local zoning                                                |
| • Soils and their suitability for on- site sewage disposal systems                     | • Employment opportunities                                    |
| • Natural resources (topography, floodplains, streams, wetlands)                       |                                                               |

# Existing Land Use

Radnor Township, Delaware County, Ohio





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# CHAPTER 5 Natural Resources & Conservation

## Introduction

Radnor Township's principal natural resource is the Scioto River. Other resources include streams, wetlands, fertile soils, forests, and abundant wildlife. These resources should be conserved and protected to the extent possible. Programs and agencies that can assist with conservation efforts are noted throughout this chapter.

## Topography

Radnor Township has relatively mild differences in elevations and slopes. The Elevation Map indicates a 144 foot difference in elevation from the highest point of 1,004 feet above mean sea level in the eastern portion of the Township to a low of 860 at the low water elevation of the Scioto River in the western portion of the Township.

## Slopes Greater than 20%

There are limited steep slopes greater than 20% as shown on the **Digital Elevation Map**. These slopes generally surround Price Farms Organics, National Lime and Stone Quarry and the CSX rail line. Generally, roads do not exceed 10% slope. Houses with walkout basements can typically be built on slopes up to 20%.

## Floodplains, bodies of water

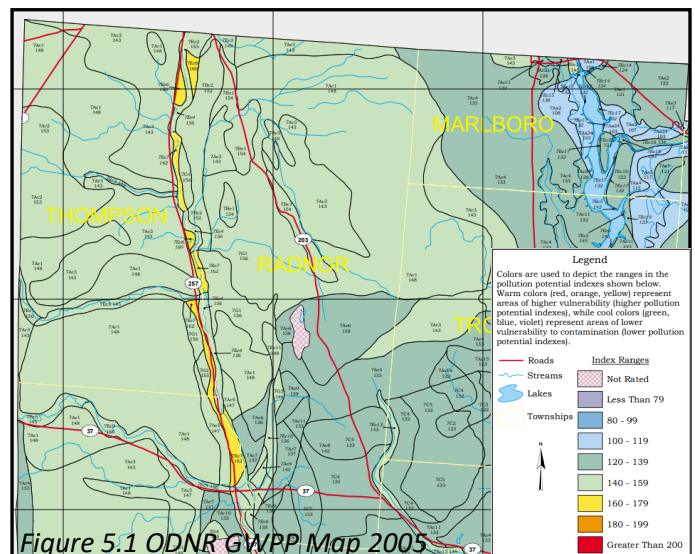
The Scioto River is the most significant natural resource, which has associated regulatory floodplain along the entire (to an extent) western township boundary. There are limited floodplain areas within the township outside of the River and two larger inlets. While not located within Radnor Township's boundary, the Columbus Upground Reservoir (west) and Delaware Lake (east) are only 6 miles away.

The National Flood Insurance Program, (which includes Radnor Township) discourages development in the 100 year floodplain and mandates strict regulations on proposed development in the 100 year floodway. These areas are mapped by the Federal Emergency

Management Agency (FEMA). The floodplain map gives a general location of the floodplains. For specific information see the FEMA maps at the Delaware County Building Department, 1610 State Route 521, Delaware Ohio (740-833-2200). (See Map 6.3)

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.
- Delaware County participates in the NFIP, which includes all unincorporated lands.
- **Water Quality Maintenance:** filter nutrients and impurities from runoff; process organic wastes; moderate temperature fluctuations.
- ODNR's Ground Water Pollution Potential Report indicates Radnor Township has a moderate-to-low vulnerability to water contamination.



- **Groundwater Recharge:** reduce frequency and duration of low surface flows.

- **Biological Resources:** rich, alluvial soils promote vegetative growth; maintain bio diversity, integrity of ecosystems.
  - Scioto River and many other small streams are prime biological resources for the township.
- **Fish and Wildlife habitats:** provide breeding and feeding grounds; create and enhance waterfowl habitat; protect habitats for rare and endangered species.
  - Common fish and wildlife found in the township: Cottontail rabbit, ring-necked pheasant, mourning dove, squirrels, woodchuck, raccoon, muskrat, mink, and opossum are the principal upland game and fur species. Seasonal migration brings many other species to the area. Populations of black bass, bluegill, crappie, white bass, saugeye, and catfish occur in local reservoirs.
- **Societal Resources:** harvest of wild and cultivated products; enhance agricultural lands; provide sites for aqua culture; restore and enhance forest lands.
  - Based on the Delaware County Auditor's information there are 13,866-acres of agricultural land in Radnor Township.
- **Recreation:** provide areas for passive and active uses; provide open space and aesthetic pleasure.
  - Nearby Delaware State Park provides a plethora of recreational activities; boating, fishing, hiking, playgrounds, camping, disc golf and archery/shooting range.
- **Scientific Study/Outdoor Education:** contain cultural resources (historic and archeological sites); environmental studies.

The Delaware County FEMA floodplain maps were completed in 1999, with portions of Radnor Township revised in 2009. The 2023 FEMA preliminary floodplain maps show that the one hundred year floodplain has not changed significantly in areas surrounding the Scioto River.

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 Delaware County Zoning Resolution (currently in effect) includes floodplain regulations that require any development within floodplain areas comply with the Delaware County Flood Damage Prevention Regulations (effective 2023) and be

approved by the Delaware County Floodplain Administrator.

## Groundwater resources

There are generally four aquifer systems in Delaware County. The eastern portion of the County has sandstone aquifers with a yield of 15 to 25 gallons per minute (GPM) at depths of 95 feet. The southern portion of the County has thin lenses of sand and gravel within thick layers of clay fill with a lower yield. The center of the County is a shale aquifer where dry wells are common with a yield of 0 to 3 (GPM) at 75 feet. The western part of the County has a carbonate aquifer type with yields up to 1,000 (GPM) at depths of less than 85 feet. (Source: Ohio State University Extension). Groundwater is a valuable natural resource.

It is an essential part of the hydrological cycle and provides drinking water to areas in the township that are not served by public water. Groundwater should be conserved and its quality as a drinking water supply should be protected, especially for those areas of the township that are not served by public water. State agencies such as ODNR Division of Water monitor the quality of the groundwater and its consumption. Additionally, groundwater protection in Delaware County is handled through a coordinated effort by other local health, utility, and conservation organizations; these include the Delaware Soil and Water Conservation District, Delaware Public Health District, City of Delaware Public Utilities and Ohio Environmental Protection Agency (OEPA).

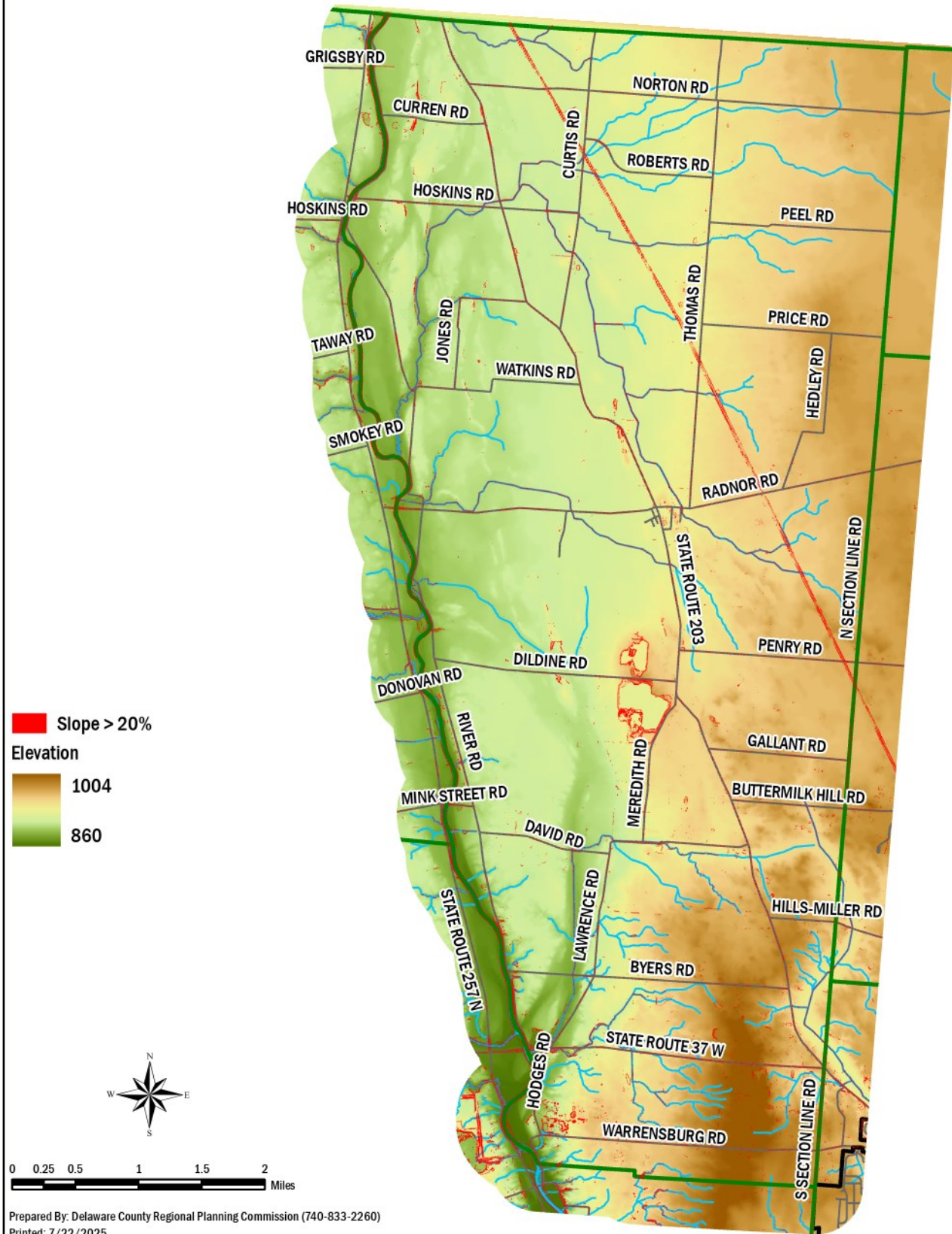
## Wetlands

There are small wetlands scattered throughout Radnor Township; they are located in woods that are surrounded by agricultural land, serve as private ponds and active/inactive quarries. 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. Wetlands can be enhanced to be an attractive and functional part of the storm water detention system in developments. Some former wetlands in the Township

# Digital Elevation

Radnor Township, Delaware County, Ohio





are now agriculturally-drained (tiled) fields or low-lying areas by existing ponds and waterways. Wetland protection in Delaware County is driven by local, state, and federal initiatives. These programs focus on land conservation, habitat restoration, and mitigating storm runoff. Key programs available to landowners include the state-run H2Ohio Initiative and federally-backed wetland easements Wetland Reserve Easements - Ohio. Currently, two Delaware County projects have been funded by the H2Ohio grant (City of Delaware water plant improvements south of Delaware Lake and Del-Co Water plant improvements on the south side of Alum Creek State Park) and one by the Wetland Reserve Easement program (Gliatta Farm/Porter Township)

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

### Prime Agricultural Soils

Agriculture is still an important land use in the Township, although the land value for future development may continue to rise. Creative zoning and development techniques may be able to save some agricultural land by platting it as open space in a subdivision.

There is a methodology to evaluate which farms should be preserved, based upon highest yield soils, proximity to utilities, four-lane highways, and dense settlements. The method is called the Land Evaluation Site Assessment system or LESA and is created by the US Department of Agriculture. When farms are considered for development, those with the highest LESA ranking might be given the most favorable consideration for preservation. The DCRPC and the Delaware Soil and Water District can perform the LESA evaluation. Soil Suitability for Septic Systems

The Delaware County Regional Sewer District does not currently service the township and does not expect to expand sanitary sewer lines to this area in the foreseeable future. The City of Delaware also does not provide sanitary sewer service in Radnor Township. However, their lines are growing near the southeast corner of the Township. Therefore, it is useful to evaluate the soil capability for septic systems. Land with very poor suitability for septic systems should be left undeveloped, served by centralized sanitary sewer when available, or by alternative sewage disposal systems that can be approved by the Delaware Public Health District.

### Critical Resources

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

### Development or Harvesting of Natural Resources

There is currently one active quarry in the Township, located south of Dildine Road and west of Meredith Road. Limestone is listed as its principal commodity. This site is owned and operated by The National Lime and Stone Company, is 174.7-acres in size, and started operation in 1976. It's of note that The National Lime and Stone Company owns a total of just over 381-acres at this location, while not all of it is actively mined.



There may be additional commercially viable limestone deposits in the township, although they are deep below the surface and may require underground mines for extraction. Delaware County as a whole sold over 5,143,375 tons of limestone and dolomite in 2024. There is very little potential for sand and gravel mining. (Source: Ohio Geological Survey, Industrial Mining Group).



## Watersheds

Radnor Township is made up of four different watersheds; Delaware Run, Kebler Run, Moors Run and Ottawa Creek. Delaware Run is 6 miles in length, drains 11 square miles and flows into the Olentangy River. Kebler Run is 2.4 miles in length and drains 14.4 square miles; Moors Run is 4.4 miles in length and drains 15.7 square miles; and Ottawa Creek is 4.1 miles and drains 9.5 square miles, all of which flow into the Scioto River. (Source: *Gazetteer of Ohio Streams (2001)*)

Prime agricultural soils are the main natural resource and farming should be encouraged as long as it is economically viable. It is conceivable that someday these prime agricultural soils could be extracted and moved for landscaping or other uses.

The township should develop policies regarding the development of valuable natural resources, either as part of a specific zoning district, or as a conditional use if certain performance standards are met (noise prevention, dust control, buffering and screening, appropriate access, hours of operation, etc). Mining operations should not be permitted within the 100-year floodway, and if proposed within the 100-year floodplain should only be permitted with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards. Mining operations must take into account the proximity of existing residential uses.

Figure 5.2. Sales of Limestone and Dolomite in Ohio in 2024, by county and quantity.

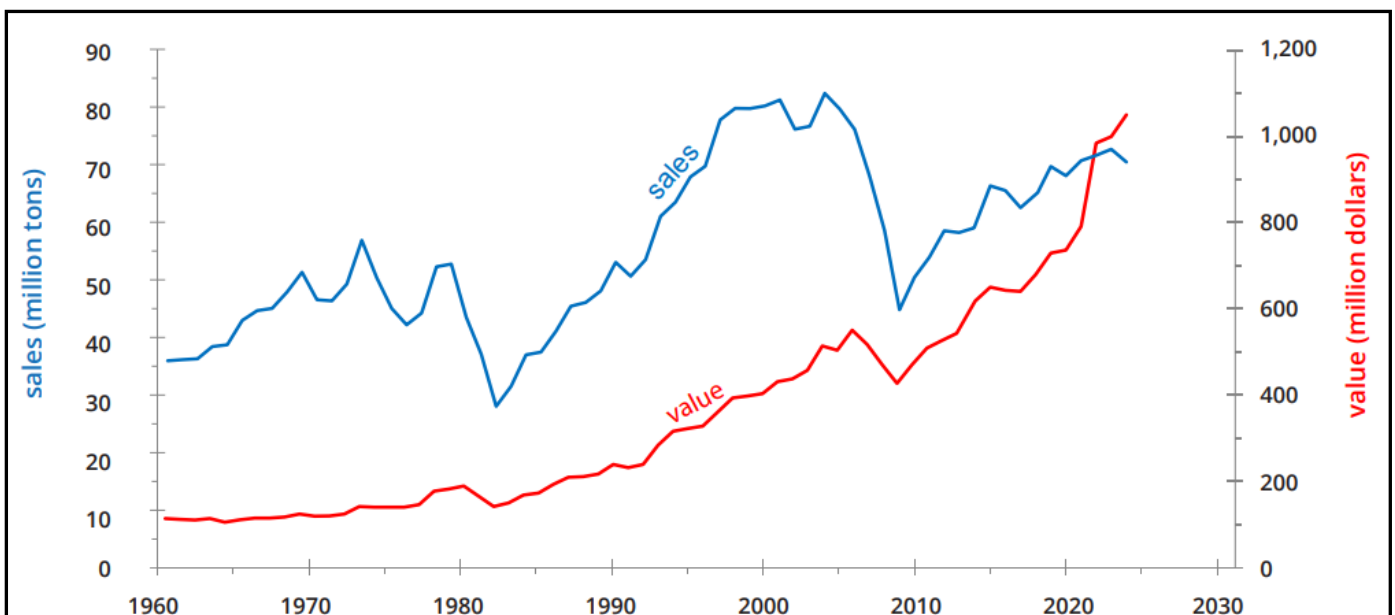
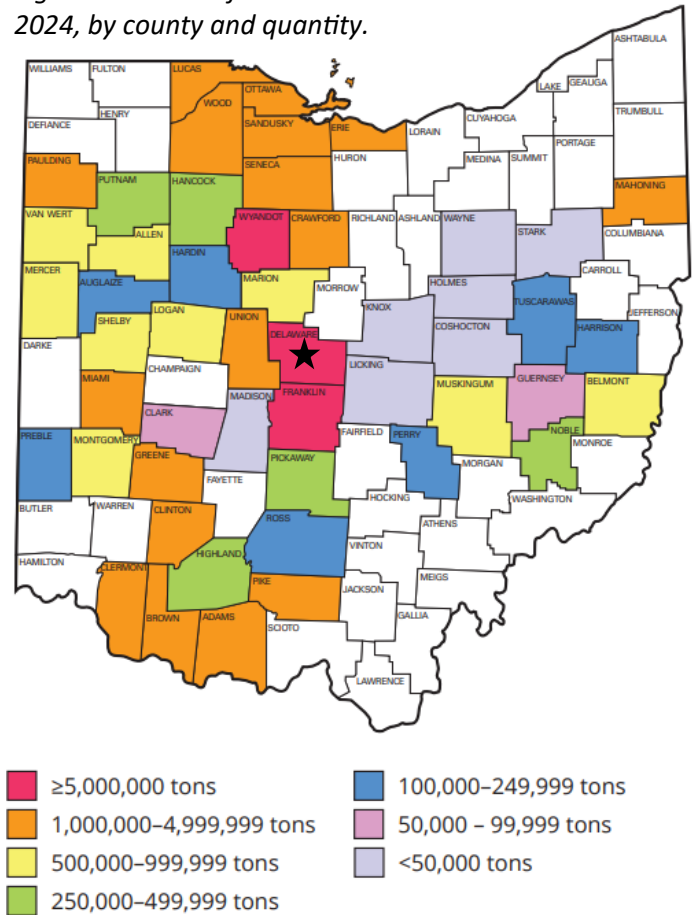
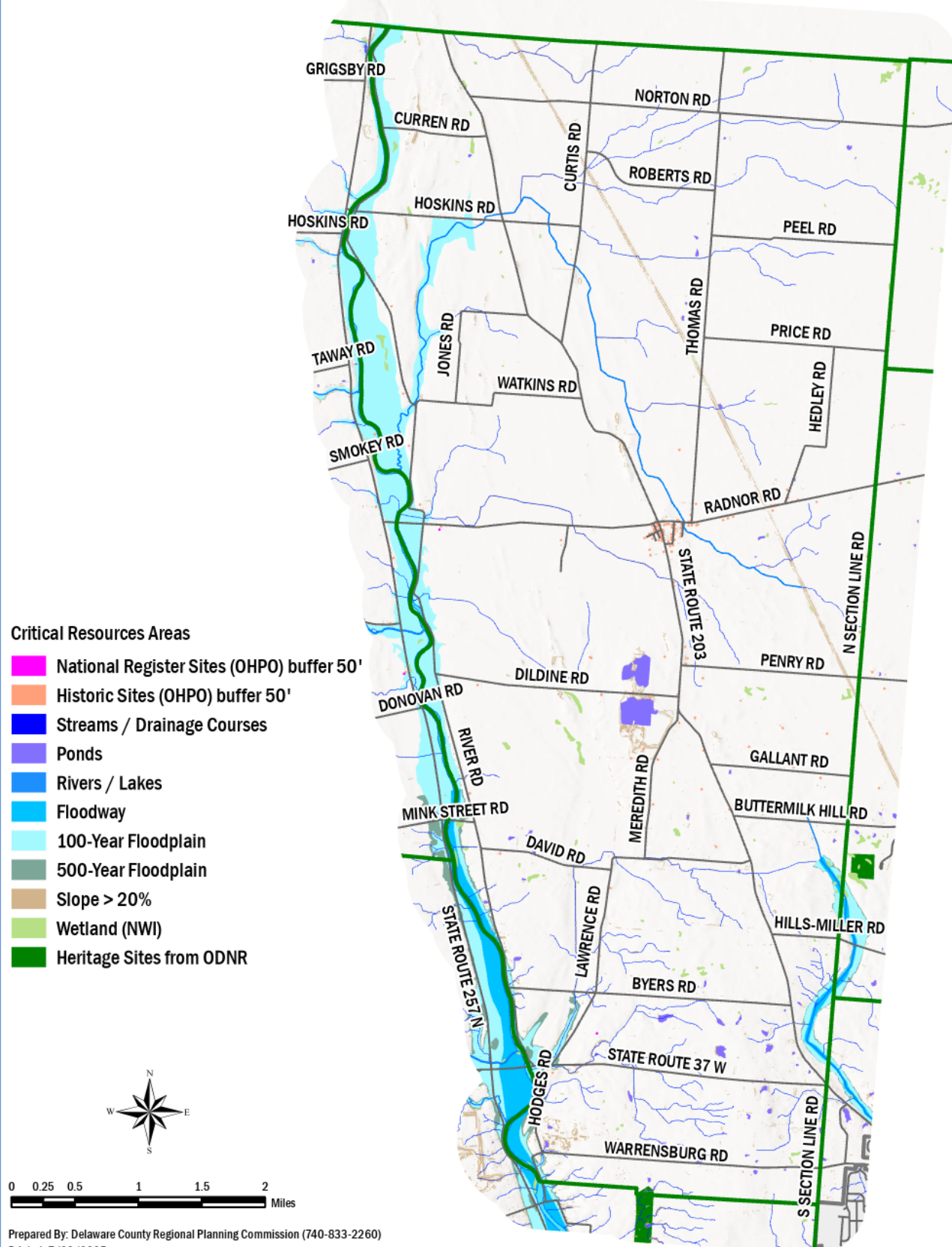


Figure 5.3. Sales and Value of limestone and dolomite in Ohio since 1960.

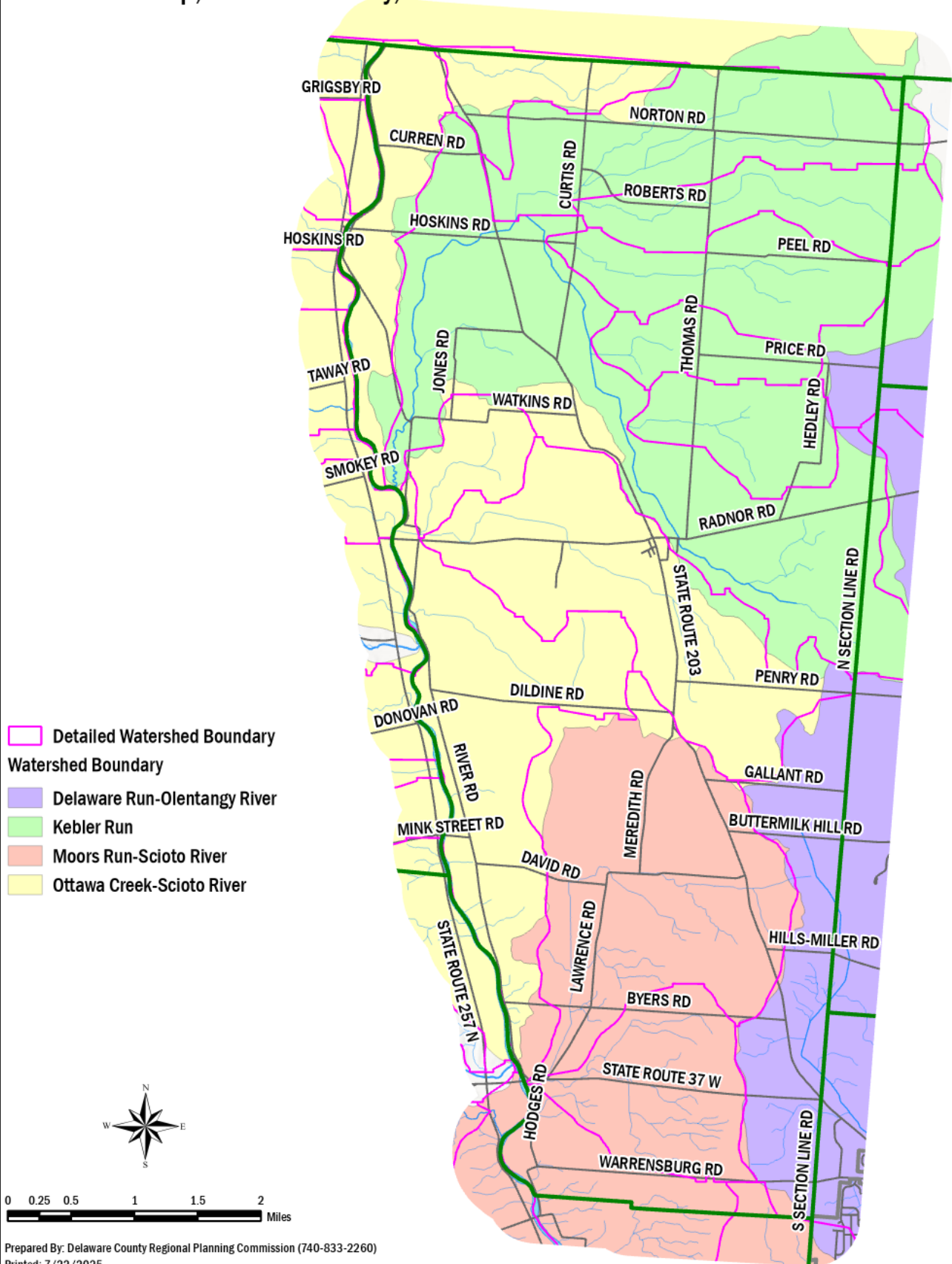
# Critical Resources

Radnor Township, Delaware County, Ohio



# Watersheds

Radnor Township, Delaware County, Ohio



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## CHAPTER 6 Housing

### General

New housing is an index of growth in a community. Radnor Township is a rural community without access to central sanitary sewer. However, Del-Co water service continues to expand along most roadways as new homes are constructed. The township has maintained low residential densities because of its lack of urban services and reliance on septic systems.

Nearly all of the Township is zoned Farm Residence (FR-1), which permits single-family residences on a minimum lot size of 1.951-acres with frontage based on a scale of lot size, but with 150' as the minimum. Flag lots with 60 feet of frontage are permitted; however, back-to-back flag lots are not. Delaware County zoning (in effect when this plan was adopted) provides for a variety of housing types, (single family detached, single family attached, modular, cluster homes, patio homes and common wall homes and multi-family housing) without overly restrictive minimum square footages or lot sizes.

Minimum square footages for a single-family dwelling is only 950 square feet. Multi-family minimum square footages are 750, 850, and 900 square feet respectively for 1, 2, or 3 bedroom apartments.

The Planned Residential District (PRD) permits a variety of housing types and an overall maximum density of one unit per acre with 50 percent minimum dedicated open space. Being that public sanitary sewer service is not available in the township, but required for PRD's, no PRD has been approved or developed to date.

### Open Space Developments

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

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

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

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

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

Although NorthStar's proposed residential gross densities are less than the two developments in Concord (1.1 units/acre compared with 1.7 units/acre),



the approved units were expected to trigger new house construction rates that resemble the boom experienced in Concord Township. NorthStar was approved at 723 units but the rezoning was overturned by voters in November 2003. The golf course 90 acres was rezoned to Recreational District in the Spring of 2004. A rezoning to Planned Residence District was ultimately approved for 651 units in 2005.

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

### Future Housing Share

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

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



Figure 6.1. Courtyards at River Bluff condominium in Concord Township. Marketed for ages 55+.



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

“Workforce housing” is defined as housing affordable to households with income between 60% and 120% of the area median income (AMI). The State of Ohio is estimated to gain an additional 30,147 workforce housing jobs between 2021 and 2031. However, only 5,146 permits for new construction of single-family homes were issued in 2021. This indicates the potential future supply of workforce housing will not keep pace with the additional workforce housing jobs added in the State of Ohio between 2021 and 2031. (*Analysis of Workforce Housing in the State of Ohio - Final Report 2023*)

“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. Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

The trend of increasing population in Central Ohio 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.

The most recent affordable housing projects in Delaware County are listed below:

### Homeport’s Channing Street Homes (*Delaware City*)

- 44 Home Rentals
- Three townhomes
  - 14 one-beds
  - 23 two-beds
  - 7 three beds
- 24-Unit Apartment Building

### Delaware Permanent Supportive Housing (PSH) (*Delaware City*)

- 32 units
  - Four multi-family buildings
  - 24 one-beds
  - 8 efficiency
  - Onsite service staff

### Berkshire Commons (*Berkshire Township*)

- 58 units
  - One multi-family building
  - 15 one-beds
  - 31 two-beds
  - 12 3-beds

## Housing Policies

Radnor Township has established goals of maintaining a single-family residential housing mix due to its lack of sanitary sewer and the Township’s desire to maintain a sense of rural character. The Township’s share of the Delaware County housing starts is likely to remain small. Other factors that may influence rural township housing starts include: remote work demand, zoning and infrastructure, rising costs and affordability challenges.

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## CHAPTER 7 Economic Conditions

### Radnor Township Economy

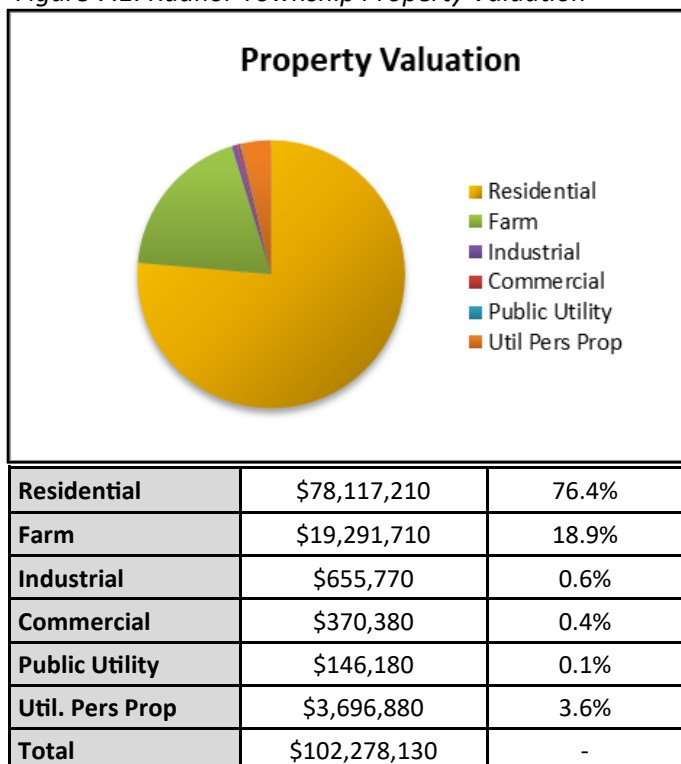
As noted in the Land Use statistics section of this plan, approximately 2% of the Township land is currently developed with commercial and industrial uses. Based on the 2025 ESRI data, there are 36 business located in Radnor Township. The top three business types are Construction, Mineral, Oil and Gas Extraction and Professional, Scientific, and Technical Services. It is of note that 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 unincorporated areas in the County are funded with

Figure 7.1. Radnor Township Property Valuation



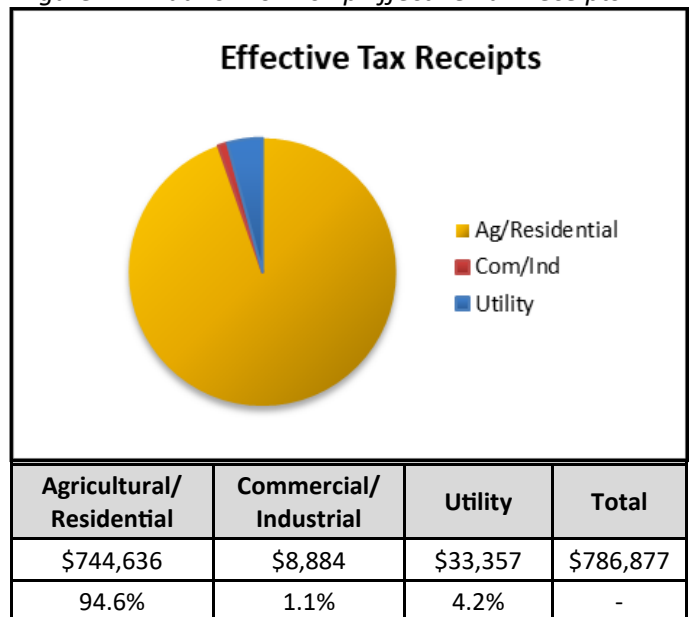
property taxes, it is important to note such valuation. As of Tax Year 2024, Radnor Township's total valuation was \$102,278,130, putting it in 15th place among the townships. The Farm value is \$19,291,710.

The Auditor lists a commercial value of \$370,380, but the largest category is Residential at \$78,117,210.

#### Effective Tax Receipts

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

Figure 7.2. Radnor Township Effective Tax Receipts



#### 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 7.3. Effective Property Tax Rates, 2025

|                | School | DACC  | Fire  | Health | Pres Parks | Library | Twp.  | County | Mental Health | 911   |
|----------------|--------|-------|-------|--------|------------|---------|-------|--------|---------------|-------|
| Buckeye Valley | 23.550 | 2.166 | 3.412 | 0.356  | 0.826      | 1.556   | 4.379 | 3.508  | 0.932         | 0.399 |

Figure 7.4. Effective Tax Rates for School Districts

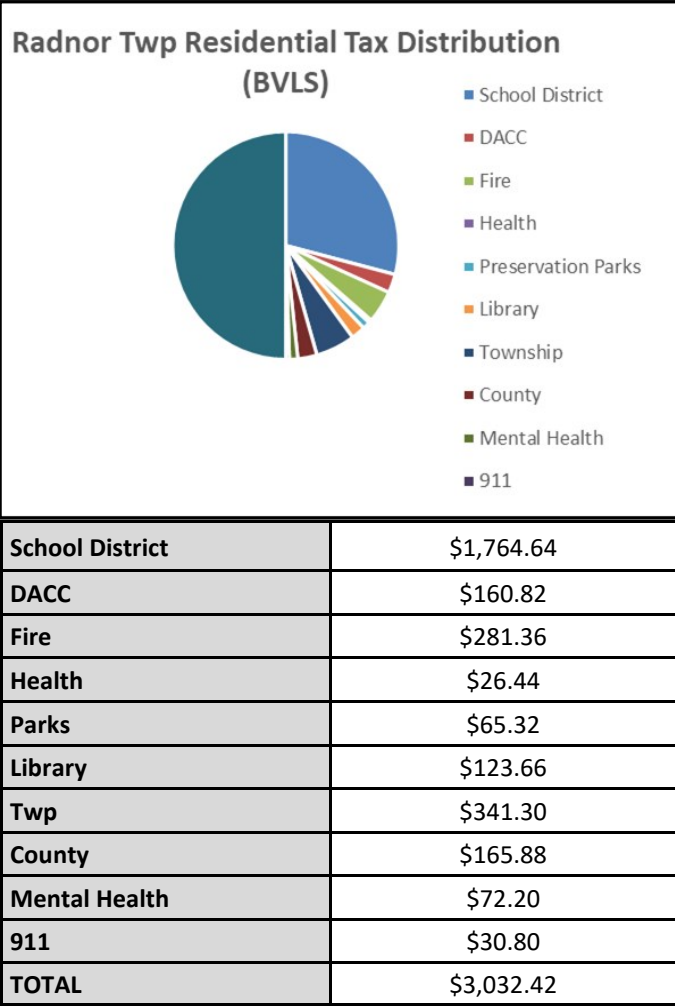
| School Districts | Ag/Res Effective | Com/Ind Effective |
|------------------|------------------|-------------------|
| Buckeye Valley   | 41.192           | 43.295            |

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

The Township’s 2025 effective tax rates are identified by category in the table below, which are based on the Auditor’s online property report function:

**Commercial/Industrial Tax**—Main source of income for Ohio Townships, which receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Currently, non

Figure 7.5. Sample Residential Tax Distribution



-residential development in Radnor Township is very limited.

**Residential Tax**—Primarily funds local services like roads, police, fire and general administration.

*\*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, economic development has followed.

Economic Development Tools

Economic Development, or the process of actively seeking businesses to locate in the County is typically performed at 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 County Commissioners. The ORC allows the addition of land to the district. It may:

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

acquisition of land or other services for educational purposes; and

- engage in planning efforts.

Several NCAs have been established in Delaware County. One of them, “**The Northstar NCA**,” encompassing all of the Northstar development; 318.638-acres in Kingston and Berkshire Townships. On a smaller scale there is “**The Ostrander NCA**,” encompassing all of the Blues Creek Subdivision; 61.614-acres in the Village of Ostrander.

To date, Radnor Township has not implemented a NCA.

### **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.

There are currently five CRA’s that exist in Delaware County; City of Delaware, Berlin Township, Orange Township and City of Sunbury. The vast majority of these CRA areas have 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.

Based on the State’s “DataOhio” website, there are

currently 80 active TIFs across Delaware County. The oldest TIF listed is from 1995; more recently, there have been ten TIFs recorded in 2025, eleven in 2024, and a mix in previous years. There are only four active TIFs within the BVLS district, all of which are in Concord Township.

### **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 region. A JEDD enables, but does not require, the levy of a district-wide income tax to fund infrastructure and services in unincorporated areas, often allowing for commercial growth without immediate annexation.

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

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

### **Designated Special Improvement District**

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

### **Ohio Job Creation Tax Credit**

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

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

### **Impact Fees**

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

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

### **Agricultural Component of the Delaware County Economy**

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

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

Agriculture (farming, as reported by the Delaware County Farm Bureau) represented 720 farms in 2010, and has grown to 803 farms by 2020. The average farm size has decreased by ~18 acres in that timeframe. According to 2012 American Community Survey data, these employees (most are family farmers) represented about 0.5% of the Radnor Township population and 0.3% of the total Delaware County labor force (this industry category also included forestry, fishing and hunting, and mining). The County has steadily increased to 0.5% as of 2020, while Radnor Township has not captured any agricultural employees in Census data from 2015 to date.

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

*Figure 7.6. Delaware County Agricultural Comparison: 2010 & 2020*

|                                                  | 2010              | 2020              |
|--------------------------------------------------|-------------------|-------------------|
| <b>Delaware County — Total Acres</b>             | 283,585           | 283,644           |
| <b>Total Land in Farms (acres)</b>               | 138,140           | 132,875           |
| <b>Delaware County — Ag Acres (Percent)</b>      | 47%               | 47%               |
| <b>Number of Farms</b>                           | 720               | 803               |
| <b>Average Farm Size—Ohio (acres)</b>            | 183               | 165               |
| <b>Commercial/On-Farm Grain Storage Capacity</b> | 1,067,000 bushels | 1,051,000 bushels |

*Figure 7.7. Delaware County Agricultural Production Comparison: 2010 & 2020*

| Crop                | 2010 Acres | 2020 Acres | 2010 Production | 2020 Production |
|---------------------|------------|------------|-----------------|-----------------|
| <b>Corn (grain)</b> | 43,200     | 31,600     | 7,084,000 Bu    | 5,470,000 Bu    |
| <b>Soybeans</b>     | 100,300    | 71,100     | 4,450,800 Bu    | 4,191,000 Bu    |
| <b>Wheat</b>        | 26,800     | 5,100      | 1,784,200 Bu    | 381,000 Bu      |
| <b>Hay</b>          | 2,160      | -          | 11,400          | -               |

*Figure 7.8. Delaware County Cash Receipts from Marketing of Farm Commodities*

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

**The USDA 2022 Census of Agriculture describes Delaware County farms as follows:**

**91%** Have internet Access      **1%** Farm organically      **14%** Sell directly to consumers      **28%** Hire farm labor  
**94%** Are family farms      **1,341** Producers (815 male/526 female)      **8%** of producers are under 35 years old

## 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. There are 25 historic family farms in Delaware County listed in ODA's database, the oldest (Newhouse Farm) is located in Ostrander and dates back to 1814.

The Ohio Department of Agriculture indicated that they have received 112 applications (5 year average from 2016-2020) for the Farmland Preservation Program with 50 percent of those applications funded, totaling 6,992 acres in 48 of Ohio's counties.

## Buckeye Valley Agricultural Land Lab

Buckeye Valley's William H. Powell Land Lab consists of 309-acres in Radnor Township. The land lab was willed to Buckeye Valley to provide agricultural education opportunities to students in the district. Every year, members collaborate with local input suppliers and service providers to donate the seed, fertilizer, and machinery needed to raise 13 acres of soybeans on the school's land lab while students provide the labor. All of the income from these acres is then donated to local food causes. For the last several years, all the money has been donated to the Buckeye Valley Food Pantry to keep the funds as local as possible.



Source: Delawareareacc.org

## Conservation Easements

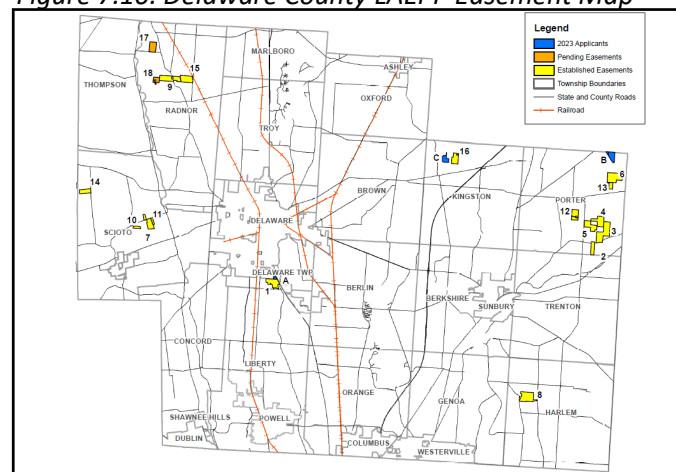
The Delaware Soil and Water Conservation District began its program in 2007, making it one of the first Conservation Districts in Ohio to hold conservation easements within subdivision development areas.

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.

There are four LAEPP easements in Radnor Township that total 415.2-acres and ~1,750-acres have been protected through the program in unincorporated Delaware County townships to date. The four Radnor sites include 100-acres (2-lots) on Hoskins Rd., 42.6-acres (2-lots) on Watkins Rd. and 155.3-acres (1-lot) and 117.3-acres (2-lots) on Thomas Rd.

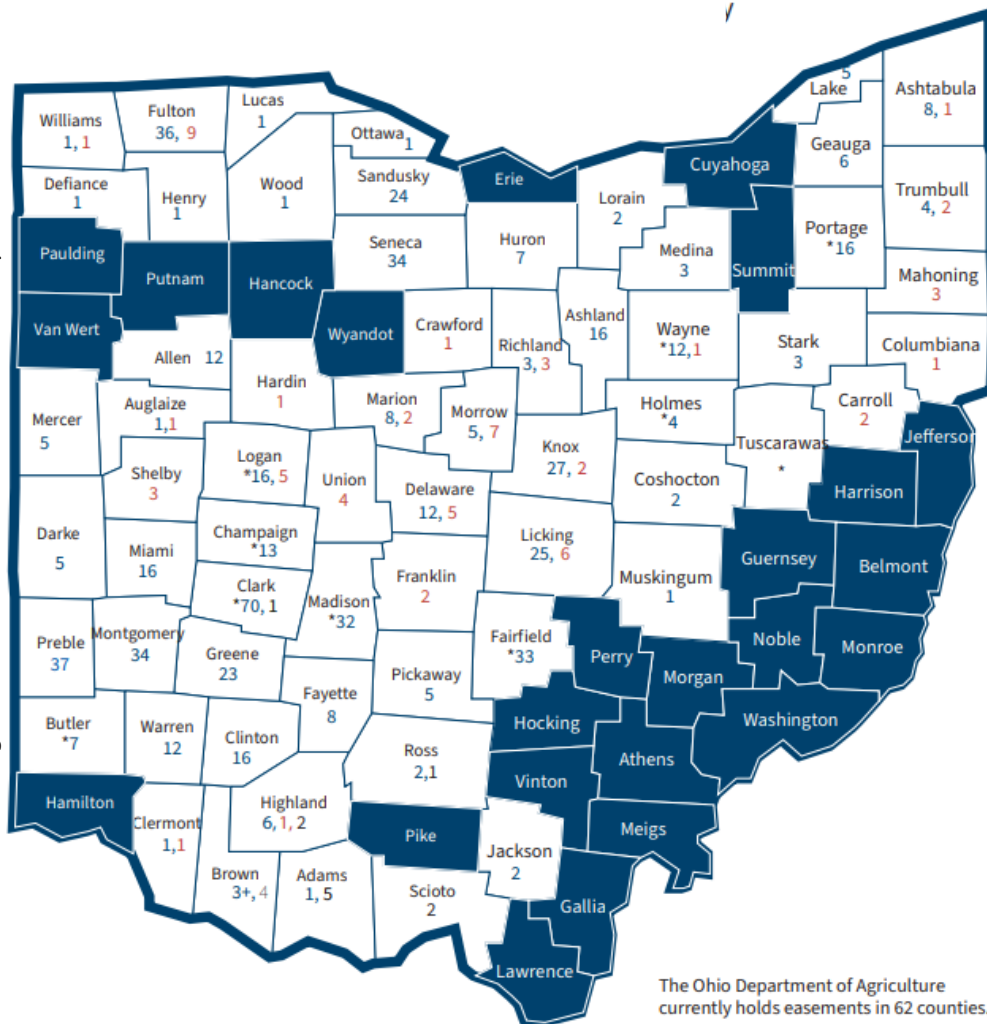
Figure 7.10. Delaware County LAEPP Easement Map



# Map of Agricultural Easements in Ohio

Includes Easement held by Ohio Dept. of Agriculture & Ag Security Areas

Figure 7.9. Ohio Farmland Preservation Map - 2023



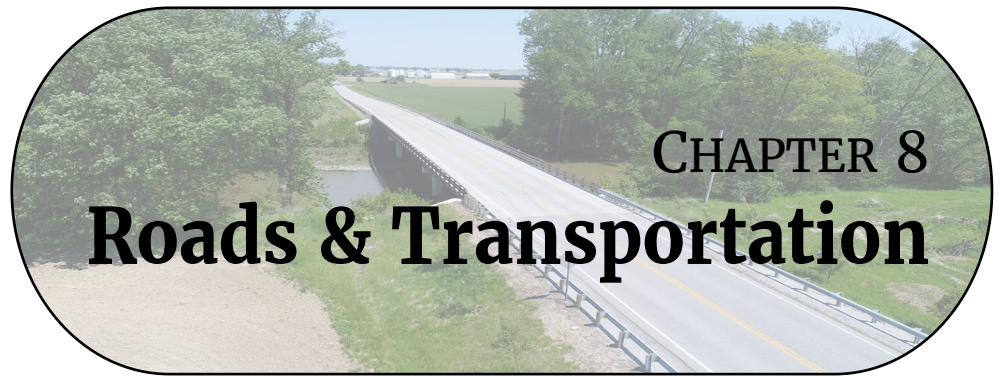
| Program                                               | No. of Farms | Acres          |
|-------------------------------------------------------|--------------|----------------|
| Clean Ohio Agricultural Easement Purchase Program     | 631          | 95,822         |
| Ohio Agricultural Easement Donation Program           | 65           | 7,552          |
| Tobacco Agricultural Easement Purchase Program (2002) | 14           | 2,942          |
| <b>TOTAL</b>                                          | <b>710</b>   | <b>106,316</b> |
| Ohio Agricultural Security Areas*                     | 16           | 16,217         |

This map includes all finalized easements as of December 31, 2023

Source: [agi.ohio.gov](http://agi.ohio.gov)



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# CHAPTER 8

## Roads & Transportation

### General

Radnor Township roads were originally laid out for farm access in the early nineteenth century. These original township roads continue to be the only avenue for local transportation. With the exception of a few small residential subdivisions, all development in the township has taken place along these original farm-to-market roads. As the area develops, these historic roads are changing function. What were once unpaved, narrow horse and buggy tracks are now paved, narrow, township and county roads used as collector and arterial streets. As traffic counts increase, roadway improvements will be needed.

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



## 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 and also exceed the ADT related to their classification.

### State Roads

**State Route 37 W.** - Approximately 2.4 miles of St. Rte. 37 W. bisects the township from east to west. This is a two-lane roadway that is maintained by ODOT and primarily accessed by residential and agricultural properties. St. Rte. 37 W. connects Radnor Township to downtown Delaware to the east and Findlay to the northwest.

**State Route 203** - Approximately 9 miles of St. Rte. 203 bisects the township from north to south. There may be a desire to plan and zone some of these frontages for commercial use as this roadway is the main connector between Delaware and Marion, other than US 23. Any change in use of properties may require a type of traffic study to be reviewed by the applicable agency (County Engineer, ODOT, etc.).

### Arterial Roads

Designed for 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. Example Minor Arterial roadways include: Norton Road, Radnor Road, St. Rte. 203 and St. Rte. 37 W. An example Major Arterial roadway is St. Rte. 257, which abuts the western boundary of Radnor township and located in Thompson Township.

### Collector Roads

Designed to 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%. Example Minor Collector roadways include: Price Road, Watkins Road, Jones Road, Dildine Road, Lawrence Road and Byers Road. Example Major Collector roadways include: River Road, Thomas Road, Penry Road and Hills-Miller Road.

Figure 8.1. Principal Roads in Radnor Township

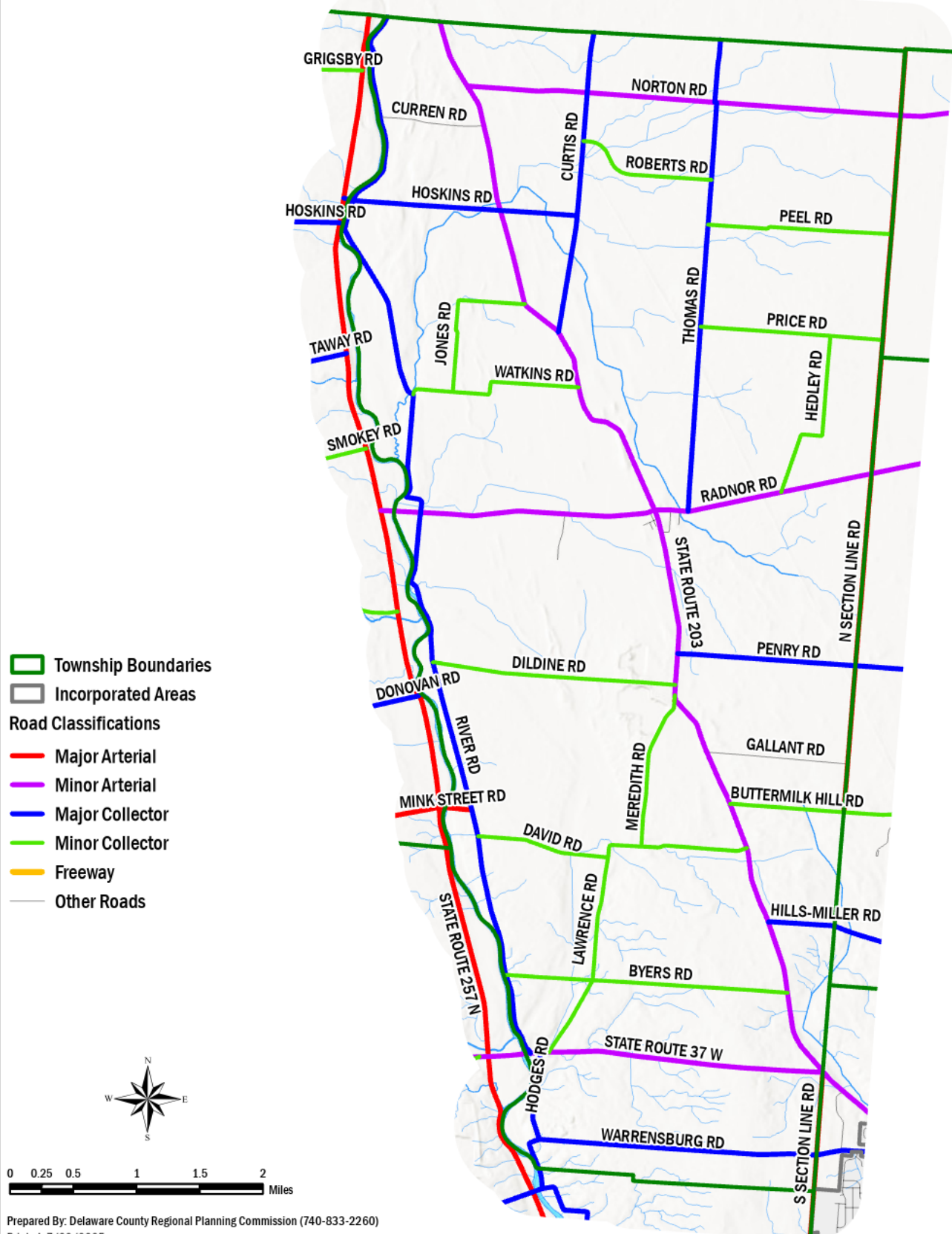
| Rd # | Maintained | Road Name          | Length (mi.) |
|------|------------|--------------------|--------------|
| 5    | County     | S Section Line Rd  | 0.077        |
| 8    | Township   | N Section Line Rd  | 3.369        |
| 37   | State      | St. Rte. 37 W      | 2.358        |
| 172  | County     | Warrensburg Rd     | 2.494        |
| 174  | Township   | Hodges Rd          | 0.705        |
| 177  | County     | Mink Street Rd     | 0.212        |
| 183  | County     | Hoskins Rd         | 1.202        |
| 183  | Township   | Hoskins Rd         | 0.608        |
| 187  | County     | River Rd           | 1.418        |
| 187  | Township   | River Rd           | 7.349        |
| 188  | Township   | Byers Rd           | 2.230        |
| 189  | County     | Lawrence Rd        | 2.831        |
| 190  | County     | David Rd           | 1.049        |
| 191  | County     | Meredith Rd        | 1.269        |
| 192  | Township   | Hills-Miller Rd    | 0.525        |
| 193  | Township   | Buttermilk Hill Rd | 0.902        |
| 195  | Township   | Gallant Rd         | 1.117        |
| 196  | Township   | Penry Rd           | 1.408        |
| 197  | County     | Dildine Rd         | 1.928        |
| 198  | County     | Radnor Rd          | 3.814        |
| 199  | Township   | Watkins Rd         | 1.417        |
| 200  | Township   | Jones Rd           | 1.255        |
| 201  | Twp.       | Curren Rd          | 0.824        |
| 202  | County     | Norton Rd          | 3.434        |
| 203  | County     | Curtis Rd          | 2.387        |
| 203  | State      | St. Rte. 203       | 9.106        |
| 204  | Township   | Roberts Rd         | 1.131        |
| 205  | Township   | Peel Rd            | 1.455        |
| 206  | Township   | Price Rd           | 1.444        |
| 207  | Township   | Hedley Rd          | 1.437        |
| 208  | County     | Thomas Rd          | 3.735        |
| 287  | Township   | Evans-Steed Rd     | 0.366        |
| 1007 | Township   | John St            | 0.061        |
| 1009 | Township   | Baker St           | 0.174        |
| 1010 | Township   | Taylor St          | 0.124        |
| 1011 | Township   | Amos St            | 0.056        |
| 1012 | Township   | Main St            | 0.124        |
| 1014 | Township   | Gray St            | 0.110        |

### Local Streets

Represent the lowest category, with their primary function being 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. Example Local Streets include: John Street/Baker Street, Main Street and Taylor Street.

# Road Classifications

Radnor Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 7/22/2025



## Access Management

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

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

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

### ODOT Access Management Principles:

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

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

## Future Roads - The Thoroughfare Plan

A county thoroughfare plan is a long-range (25+ years) strategic document mapping out the future functional classification, general location, and right-of-way needs for major roads, arterials, and collectors to accommodate growth. It serves as a guiding policy tool for managing traffic patterns and coordinating land development rather than a strict, immediate construction schedule. A county-wide Thoroughfare Plan is enabled and defined by Ohio Revised Code (ORC) Section 711.10.

This plan recommends only one new facility in the Township; a connection being made from County Home Road in Brown Township to Mink Street Road in Thompson Township. However, Preservation Parks developed Gallant Woods Park (opened in 2005) in Troy Township since the 2001 Thoroughfare Plan was adopted, which would most likely required this road connection to be redesigned.

## Delaware County Engineer Projects

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

The 2025-2026 Road Construction Guide created by the Delaware County Engineer’s office did not include any improvements or projects within Radnor Township. There were two bridge improvement projects nearby



that were completed in 2025; the replacement of one small bridge on Fulton Creek Road east of Mooney Road in Thompson Township and rehabilitation of Warrensburg Road bridge east of St. Rte. 257. Funds to complete these projects were allocated through the Delaware County Road & Bridge Fund and the Federal Local Bridge Program. Similarly, the County Engineer's office had a 2024 Paving Guide that indicated six township maintained roads (5.15 miles) were slated for resurfacing; N. Section Line Road, River Road, Watkins Road, Jones Road, Curren Road and Buttermilk Hill Road. Additionally, some heavily traveled county maintained roads were improved; Lawrence Road, Meredith Road and David Road. The Paving Guide for 2026 includes ten more roads that will be improved.

### **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. Rural roads are predominant in Radnor Township with River Road (major collector road) serving as the primary cycling route.

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. It is of note that all residential subdivisions in Radnor Township are zoned FR-1, with no Planned Residential Districts.

In 2016, the County Commissioners established the Delaware County Trail Committee (DCTC), which



*Crosswalk and multi-use path at Park View subdivision (City of Delaware)*

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 Public Health District, Economic Development, MORPC, and the public. 16 projects have been funded through this grant program to date, with \$569,498.25 distributed to local communities to allow these projects to move forward.

### **Recommended Bikeways**

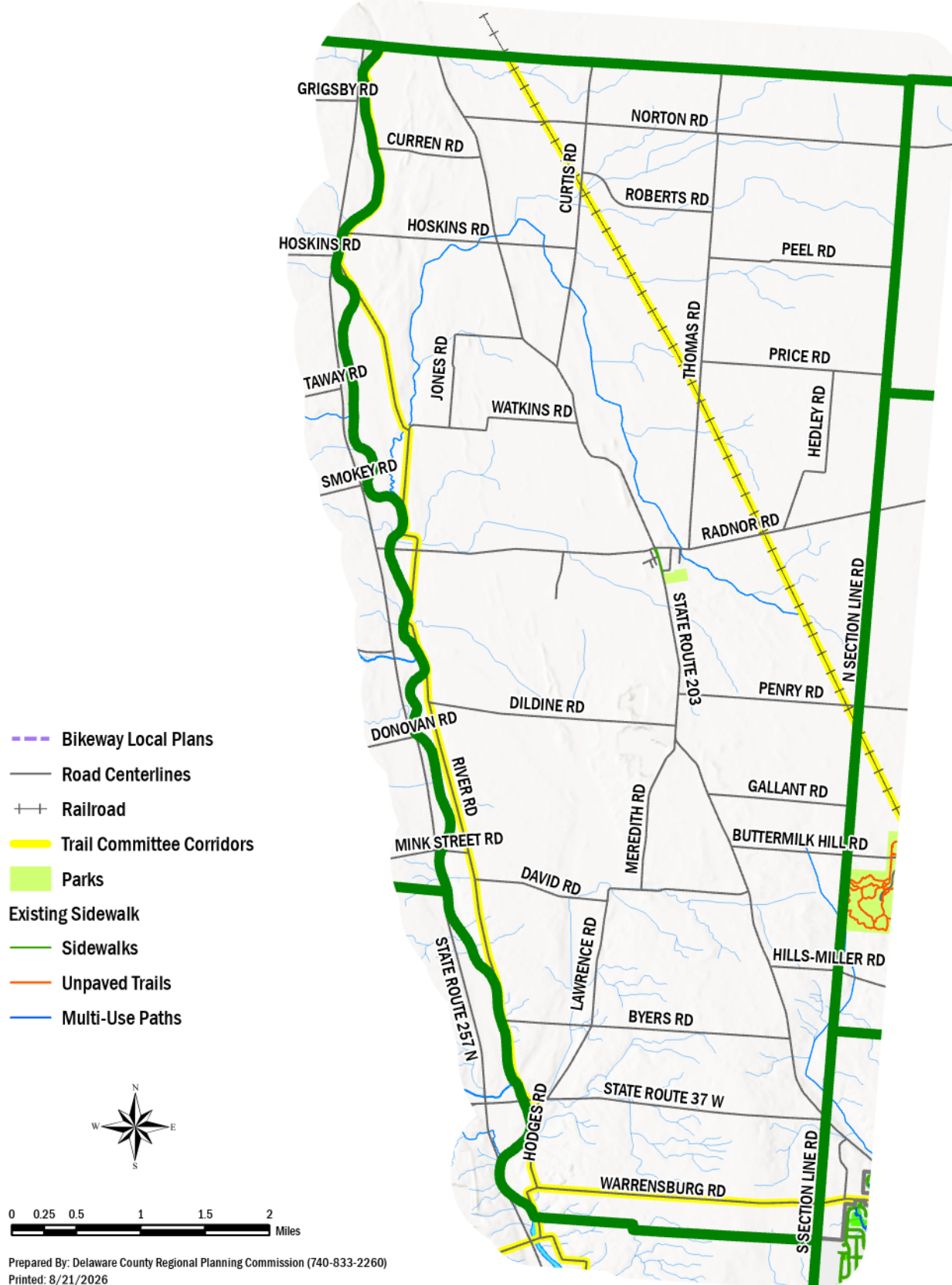
The regional bikeway plan recommends a number of On-Road Routes for cyclists along traditional roads in the Township to connect communities. There are no proposed routes identified on the current Bikeways and Sidewalks map (see following page). However, the Trail Committee Corridor is shown as a solid yellow line; River Road and Warrensburg Road are highly cycled routes and the CSX rail line has potential for a future multi-use path. Much of the railroad includes a ~50-foot-wide parcel along the west side of the railroad that is owned by Ohio Edison Co. This parcel stretches ~6-miles from the Troy/Radnor Township line to the Delaware/Marion county line.

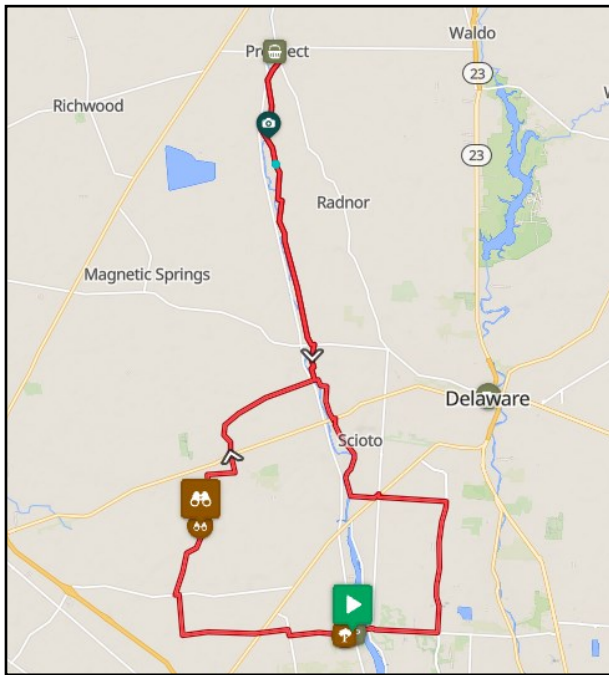
### **Clean Ohio Trail Fund**

Although there are several grant sources, the Clean Ohio Trail Fund is a state-wide funding program that has been offered since 2009. In 2024, a total of 14 projects were funded, with two of those being Orange and Genoa Township in Delaware County. Between 2013 and 2018, the Villager of Galena was awarded

# Bikeways and Sidewalks

Radnor Township, Delaware County, Ohio





*"Prospect's Coastline" - Mapped cycling route in Radnor and Concord Townships. Source: ridewithgps.com*

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

### Other Road-Related Issues

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

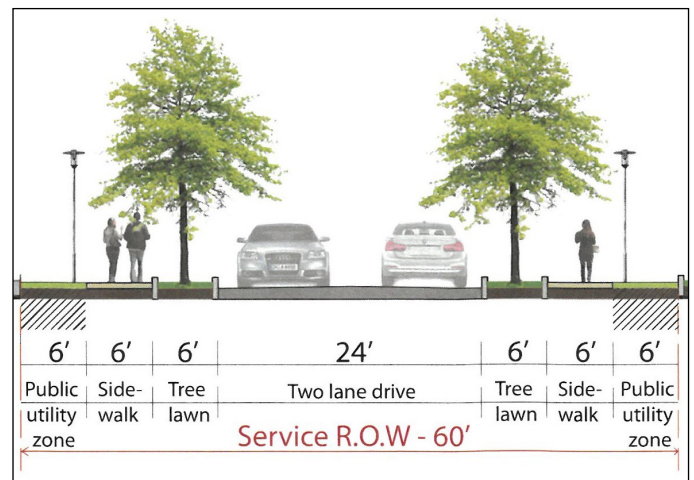
### Patterns of Development

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



*Typical residential PRD streetscape in Delaware County*

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.



*Streetscape example with trees in the tree lawn.*

### Streetscapes

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



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

### Alternative Street Designs — The Roundabout

Low Speed Roundabouts have begun to be used as an alternative to the traditional signalized intersection throughout Delaware County. Roundabouts have been proven to reduce crashes, flow more traffic than traffic signals, cost less, and require less pavement than signalized intersections. Not all intersections are candidates, but the roundabout is a viable traffic management tool. There have been many successful roundabouts constructed in Delaware County, south and east of the City of Delaware. 49 roundabouts have been constructed in Delaware County to date, with more planned in the coming years.

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

### Paying for Road Improvements

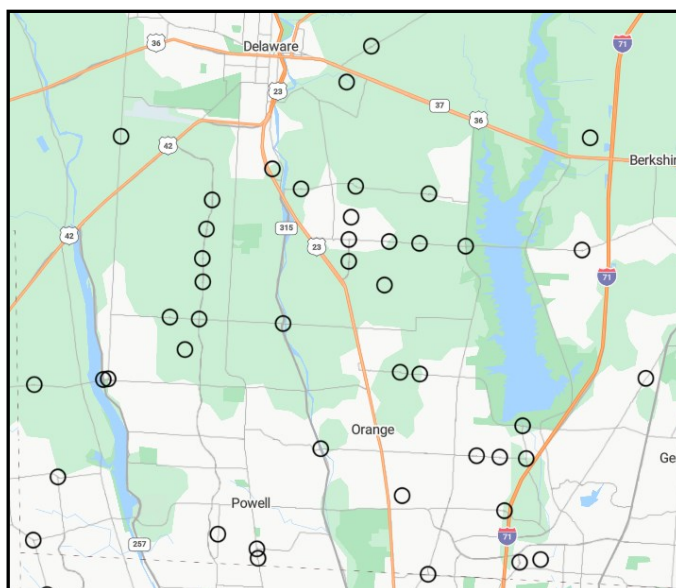
Ohio planning and zoning legislation does not currently empower townships to charge Impact Fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning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

### Public 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. The **Strategic Plan Delaware County Transit's "North Star" 2024-2028** was developed by DCT to address the rapid growth and service needs projected for Delaware County. The Strategic Plan project team



ODOT-constructed peanut-shaped roundabout



Map of all constructed roundabouts in Delaware County. (Source: Kittelson Roundabout Database)

reviewed existing conditions and facility needs, analyzed future funding options and determined intermediate, medium and long-term goals. The Strategic Plan was adopted by the Delaware County Transit Board in March, 2024.

### Automobile Crash Data

The Ohio Department of Transportation (ODOT) publishes crash data and other statistics each year and provides a detailed summary on crash type, severity, location, and road classification. Crash data for 2021-2025 shows 171 total crashes in Radnor Township; two fatal crashes, 65% of crashes were on US-203, number of crashes ranged from 25 to 48 per year and 80% happened during dry conditions.

## Rail Transportation

Rail transportation in Delaware County includes freight hauling only, with no passenger services. Roughly 30 trains pass through daily on tracks operated by Norfolk Southern and CSX. The CSX rail depot in the City of Delaware, which ended passenger service in 1950, is being revitalized into a community destination for restaurant and office space.

Railroad grade-separation projects have been identified as high priority projects to improve safety for rail and vehicle traffic. There are currently two major grade separation projects in Delaware County. The **East Orange Road Underpass Project** is a \$43 million project planned to build a road underpass beneath Norfolk Southern and CSX tracks to prevent traffic stoppages. Construction is scheduled between 2026-2027. The **Point Improvement Project** is a \$44 million project that will relieve congestion and increase safety along U.S. 36 and Ohio 37 by increasing the number of vehicular lanes beneath the Norfolk Southern Railroad bridge. Other improvements include a new multi-use path along 36/37, along with water mains, storm sewers, street lighting and landscaping. On average, 25,000 vehicles a day pass below the bridge, with traffic models projecting that number to increase to almost 40,000 vehicles a day by 2040.

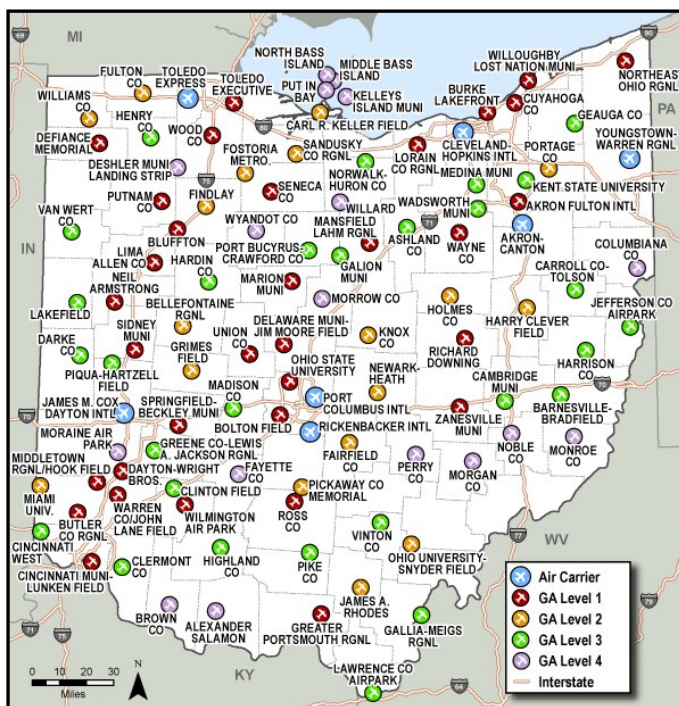
## Air Transportation

Ohio has 176 public, and 633 private use aviation facilities. Publicly owned airports are in 84 of Ohio's 88 counties, and Ohio has 8 commercial airports which generate \$13.3 billion in total GDP.

Delaware Municipal Airport Jim Moore Field is a leading Central Ohio general aviation facility. The airport sits on 325-acres with a 5,800-foot runway. It supports approximately 39,300 annual operations and has 93 based aircraft. Facilities include 60 City-owned T-hangars and 37 private/corporate hangars. There is an Airport Master Plan that was updated in 2006 and an Airport Analysis Report that was completed in 2024 to provide short-term and long-term goals and recommendations.

Based on ODOT's 2023/2024 Airport Directory there is one active, privately owned, public use airport that is less than one mile west of the Radnor/Thompson Township line. Its activation date was March 1976, covers approximate 15-acres of land and has one

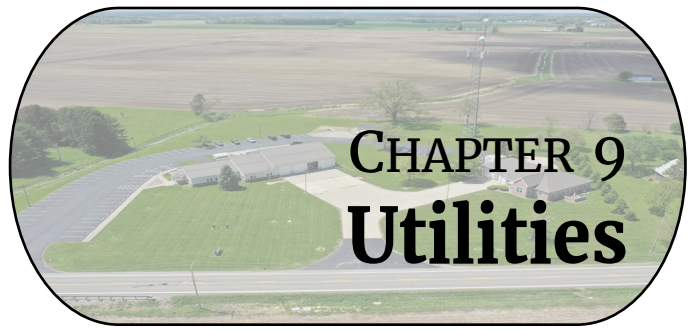
runway with a turf surface. Packer Aviation serves as the Fixed-Base Operator (FBO) here and they offer the following services - fuel, hangars and tiedowns as well as major airframe and powerplant servicing.



ODOT Map of Ohio's Airports & Heliports



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## 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 Providers

### Del-Co Water

In 1969, the Delaware County Commissioners and the Regional Planning Commission supported and approved the development of a region-wide water system to serve the county's rural areas. Its goal is to provide reliable water to support physical development, protect public health, and enable long-term social and economic growth throughout the region. Construction of the original system began in the spring of 1971, and the first customer meter was activated in February, 1974.

Today, Del-Co Water provides drinking water to more than 58,000 service connections across eight counties in Central Ohio in an area spanning approximately 830 square miles. It is a private, cooperatively-owned, nonprofit water utility governed by a nine-member elected Board of Directors. The system includes

transmission mains sized to support domestic consumption, and the company continues to invest in infrastructure to responsibly accommodate long-term regional development.

### Supply, Treatment and Sources

Del-Co maintains a diversified raw water portfolio to enhance system reliability and regional resilience. Sources include The Olentangy River, Alum Creek Reservoir, The Scioto River and groundwater wells along the Kokosing River in Knox County. This approach reduces dependence on any single source and strengthens drought tolerance and emergency preparedness.

Raw water is treated at multiple treatment facilities located within the service territory before being distributed through a regional transmission and distribution network. The system includes: 1) Three water treatment plants with a treatment capacity of 41.5 million gallons per day; 2) Seven up-ground raw storage reservoirs with a combined capacity of 4 billion gallons; 3) Thirty-two elevated storage tanks with a combined capacity of 19.8 million gallons of treated water; 4) More than 2,200 miles of interconnected waterline.

### Water Lines

The Utilities Map shows the location of water lines in



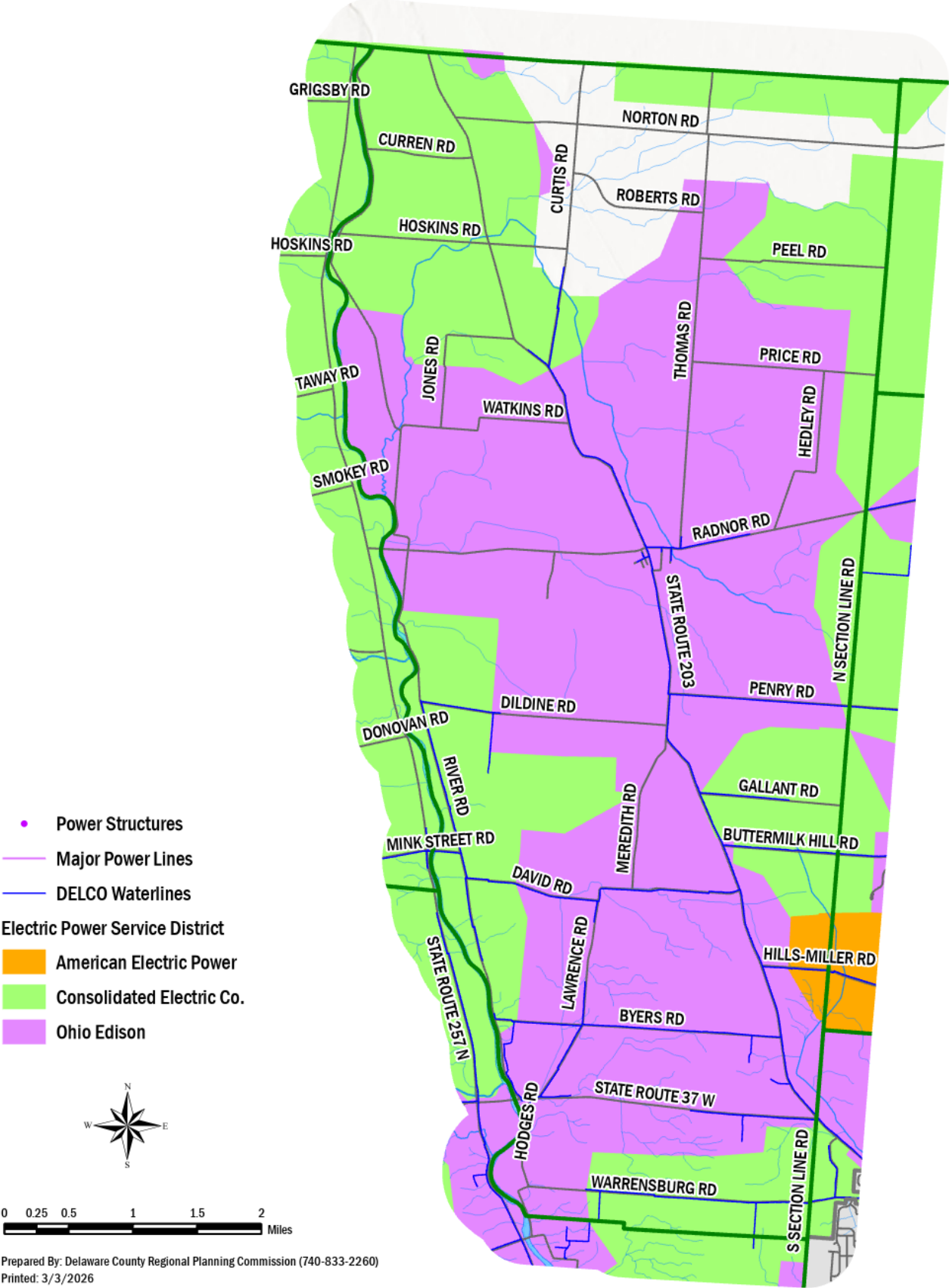
*Del-Co Water Headquarters on S.R. 315, Liberty Township—Reservoirs*



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

# Utilities

Radnor Township, Delaware County, Ohio



# Sewer Service

Radnor Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 3/26/2026



the Township. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants. Fire hydrants are normally a requirement of new development.

### **Delaware City — Water & Sewer**

Delaware City's primary water source is the Olentangy River. The City also draws water from wells within Troy Township for additional supply and to dilute nitrate levels and other contaminants within the Olentangy River water. The City has the capability to blend this river water with groundwater from wells drilled to more than 200 feet deep. The water plant treats and distributes an average of 3.65 million gallons per day to more than 12,000 customers through 190 miles of water lines and 2,000 fire hydrants.

The sanitary sewer division collects and treats domestic and industrial wastewater discharge and returns it to the Olentangy River in an environmentally safe and clean way. The system includes 175 miles of sewer line, 3,250 manholes and 12 pump stations.

### **Delaware County Regional Sewer District**

The DCRSD was established in 1969 and by the early 1990's was operating with a capacity of 1.5 million gallons per day and an expansion was necessary. Additional expansions were needed over the years based on continued growth and development in Delaware County. As of 2026, the DCRSD treats 3.8 billion gallons of wastewater per year at eight treatment facilities, including five minor package treatment plants. DCRSD serves more than 50% of the Delaware County population with a network of almost 570 miles of sewer, 40 miles of force main, and 32 pump stations.

### **Sanitary Sewer**

Radnor Township currently has no centralized sanitary sewer service, nor is any proposed by the Delaware County Sanitary Engineer's office in the foreseeable future. Township residents use on-site waste treatment for sewage disposal. The Delaware County Sewer Master Plan divided the County into eight "drainage areas"; as depicted on the Sewer Service Map on the previous page, Radnor Township is included in drainage area 3 and noted that there are no wastewater treatment facilities close to this area and a new facility would need constructed to service the area. The outfall from that plant would either discharge into the Scioto River or as irrigation water.

The City of Delaware may provide sanitary sewer service provided the property is annexed and within the City's 208 boundary. The utility boundary area identified on the City's Comprehensive Plan map matches the approved State Water Quality Management Plan (208 Plan), which includes ~635-acres of land within Radnor Township. Both of these plan maps are on the following page.

### **Sewer Policy — OEPA**

Centralized sewer systems historically meant placing sewage in a pipe, and sending it to a publicly owned sewage treatment plant that discharged to a running stream.

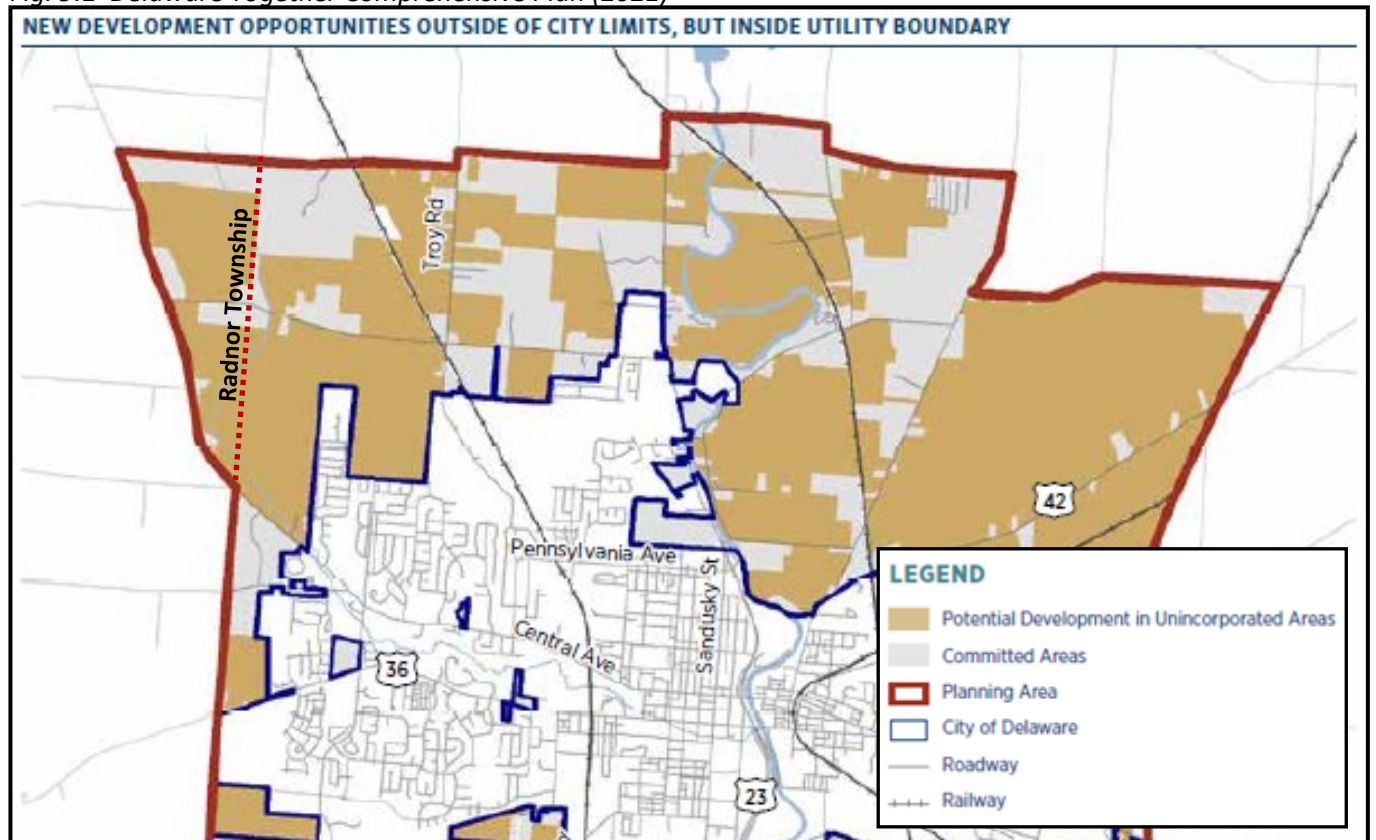
In 1996 the Ohio Environmental Protection Agency (OEPA) tightened its anti-degradation requirements for surface discharge from a wastewater treatment plant. This has prompted alternative "zero discharge", land application systems, such as on-site treatment plants that use the treated effluent to irrigate a golf course, recreational field or farmland. Permits are issued by the OEPA and ruled by Ohio Administrative Code 3745-42-13.

Such OEPA approved on-site centralized sewage disposal systems offer the opportunity for cluster development in rural areas with lot sizes smaller than would have been possible without sewers. Examples of these land application systems include Deer Creek State Park (resort, cabins, campground, golf course) in Mt. Sterling, OH, Scioto Reserve Golf Course community (1,164 homes) and Tartan Fields community (628 home), both in Delaware County.

### **Policy Implications for Land Use - County Sewer**

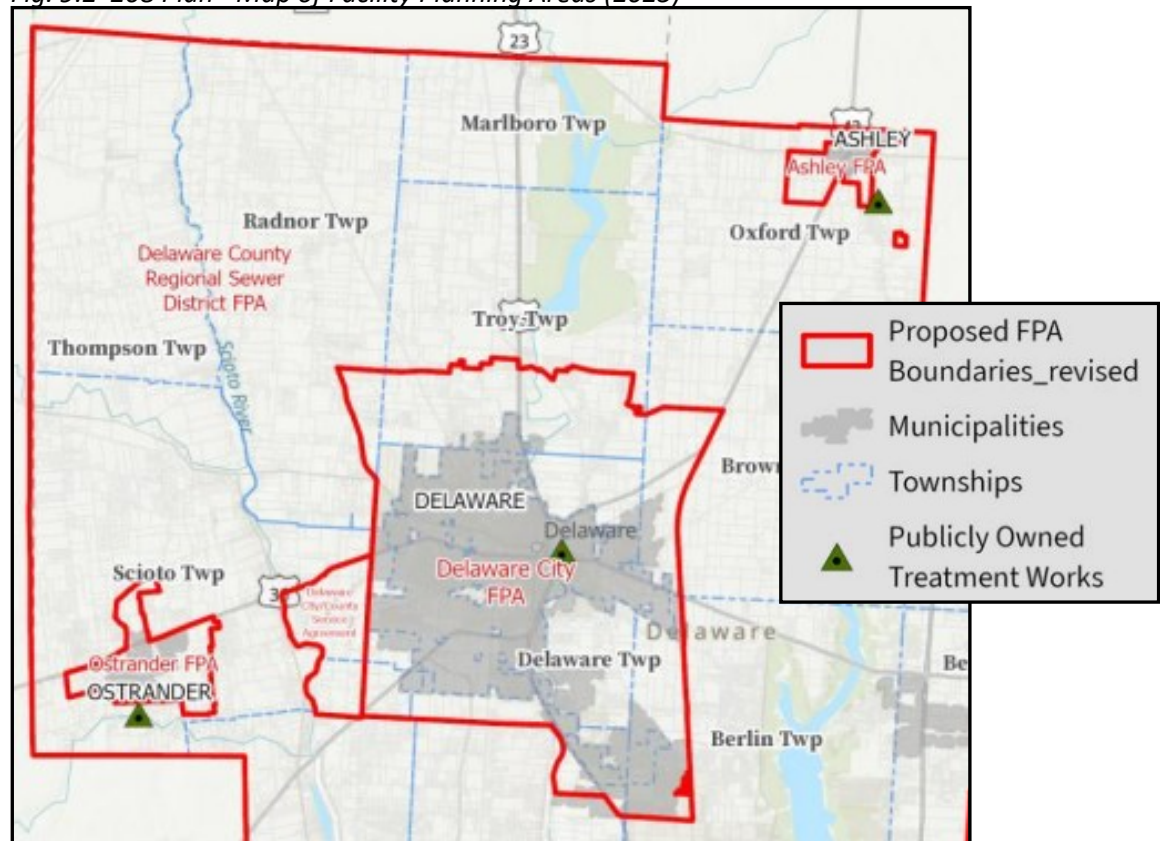
1. The **County Commissioners'** sewer user policy is "first come, first served." The County Sanitary Engineer does not police the densities of land uses using the sewer.
2. It is up to the **Township** to determine the density of population by zoning. If the township zones land in sewer service areas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

Fig. 9.1 Delaware Together Comprehensive Plan (2021)



Source: City of Delaware

Fig. 9.2 208 Plan - Map of Facility Planning Areas (2025)



Source: Ohio Environmental Protection Agency

## Recommendations for land application systems within Radnor Township

1. Radnor Township may permit zoning schemes that incorporate land application systems as accommodations to development only when the use and density conform to the Comprehensive Plan, and when it is satisfactorily demonstrated that there is adequate land area of suitable soils to accept the wastewater to be disposed. There should also be a public or private centralized water supply.
2. Preferably land application systems and their sewage treatment plants should be deeded to the County Sanitary Engineer/County Commissioners to assure proper, permanent maintenance.

## Electric

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

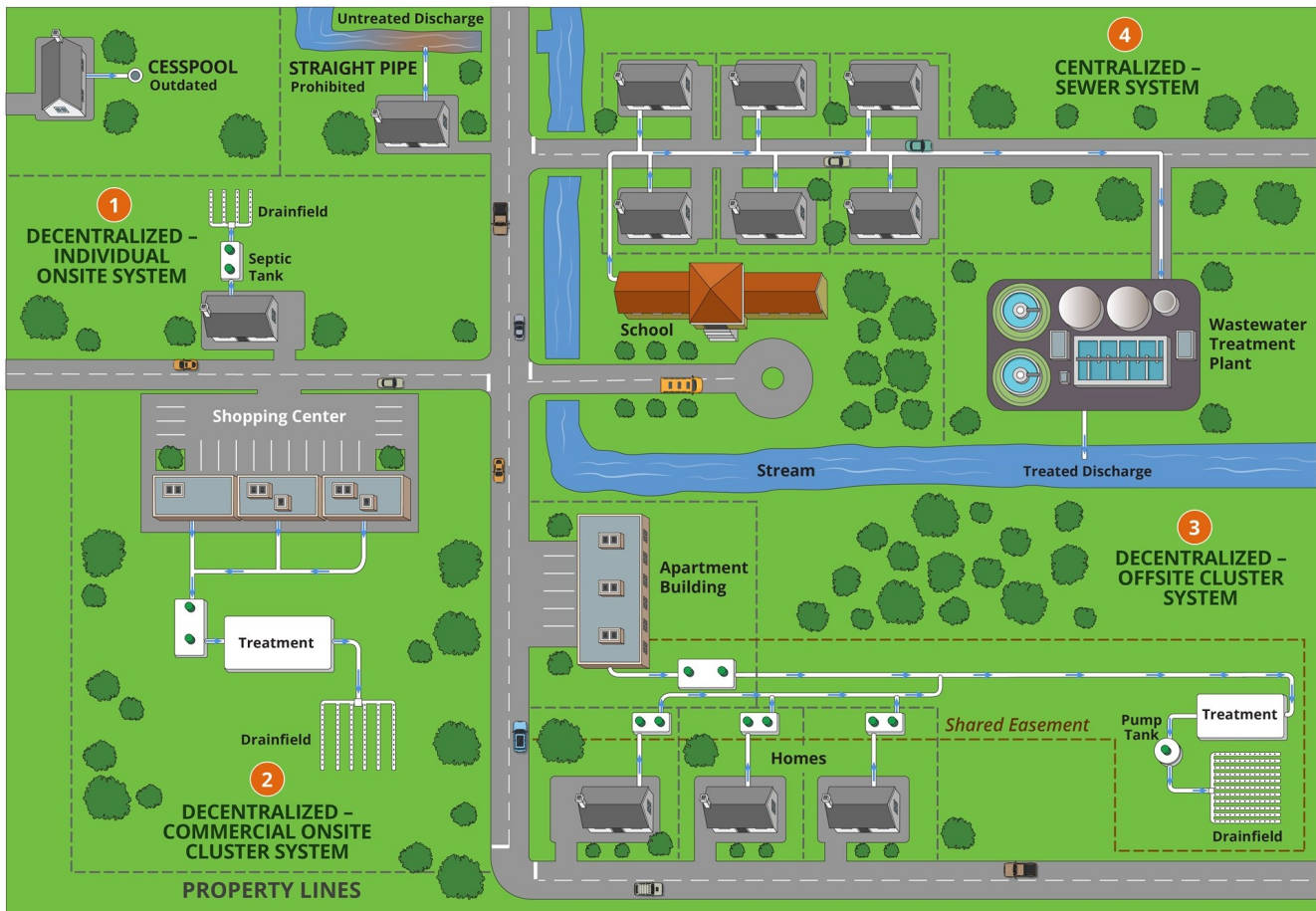
## Natural Gas

The Township is primarily served by Columbia Gas of Ohio, with other suppliers including Suburban Natural Gas and AEP.

## Telecommunications/Internet Service

Based on the Federal Communications Commission National Broadband Map, there are multiple internet service providers for the Township; Consolidated Cooperative, Hughes Network Systems, Starlink, T-Mobile and Viasat. Those services vary by technology; cable, copper and satellite. To date, Consolidated Cooperative is the only provider to offer fiber in the township, which is currently only offered to limited properties as depicted on the Service Area Map on the following page.

## Four Examples of Decentralized and Centralized Wastewater Treatment



Source: Environmental Protection Agency



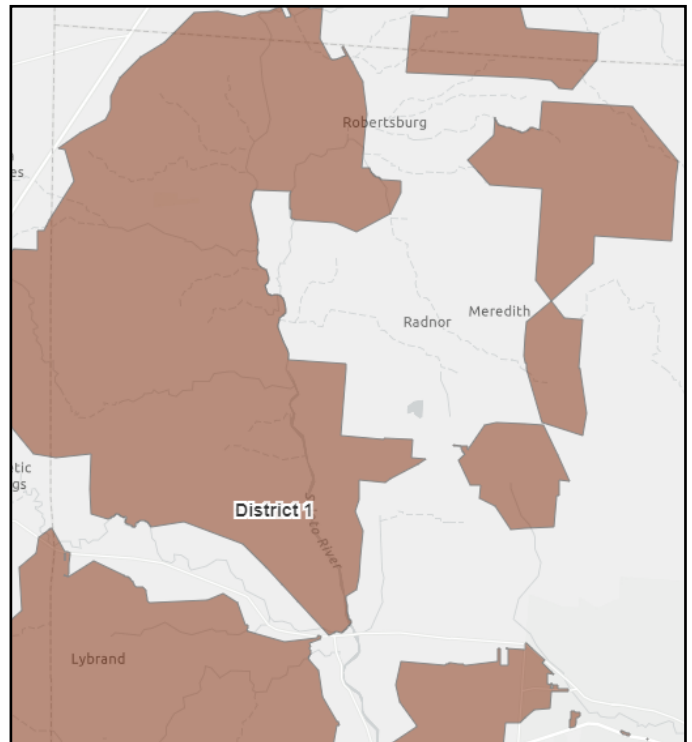
**Public Fiber** — Delaware County has a robust fiber network from the county offices to Worthington, including a number of lateral builds off that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies 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, Consolidated Cooperative Fiber 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. In 2023 a State Digital Equity Plan was 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 and counties can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee. The Delaware County Zoning Resolution includes telecommunication tower regulations pursuant to Ohio Revised Code 303.211.

### Stormwater Management

Stormwater management is regulated by the Delaware County Engineer's Office for new subdivisions and road construction. The Delaware Soil & Water Conservation District (DSWCD) maintains ditches and stormwater systems on public maintenance and reviews stormwater plans by agreement with the County Engineer. As of 2026, the District manages 672 drainage maintenance projects including 77 agricultural, 133 commercial, 65 condo, and almost 400 single-family subdivisions which have been recently consolidated into the Delaware County Subdivision Drainage Maintenance District. Seven of these are in Radnor Township and are agricultural or rural residential in nature.



Source: Consolidated Electric—Service Area Map



Source: DSWCD Project: Delaware Run



Source: DSWCD Project: Thomas Agricultural Drainage



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## Schools

Radnor Township is include in the Buckeye Valley School District. All data contained herein was obtained from the Ohio Department of Education's data for the 2025/26 school year, unless otherwise noted.

### Buckeye Valley (BV) Local School District

**Superintendent:** Richard Stranges

**Office Address:** 679 Coover Road, Delaware, 43015

**Phone:** (740) 369-8735

### Buckeye Valley Current Facilities

*(enrollment in parenthesis)*

- **Buckeye Valley Local High School (568)**  
-901 Coover Road, Delaware;
- **Buckeye Valley Local Middle School (584)**  
-683 Coover Road, Delaware;
- **Buckeye Valley East Elementary (439)**  
-522 E. High Street, Ashley; and
- **Buckeye Valley West Elementary (651)**  
-4340 OH-257, Ostrander.

## History

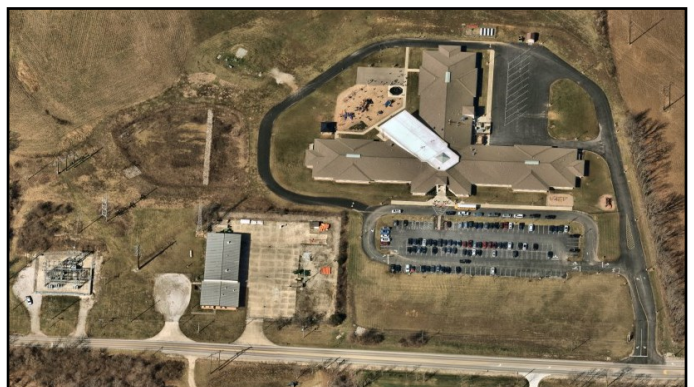
The Buckeye Valley High School Barons was established in 1963 as a consolidation of the Elm Valley (Ashley) Aces, the Radnor (Local) Trojans, and the Scioto Valley (Ostrander) Rockets. The original high school is located on Coover Road in Troy Township and has undergone two expansion projects over the years. The first one, in 1997 adding a theater and axillary gym and the second one in 2010 that renovated the building and added additional classrooms. Starting in the 2023-2024 school year, Buckeye Valley Local Schools moved fifth-grade students, including those from West Elementary, to the middle school as part of a "5th Grade Academy" to address overcrowding.



*Buckeye Valley Middle and High School*



*Buckeye Valley East Elementary School*



*Buckeye Valley West Elementary School*

Figure 10.6: BV Educator Information

| Informational Metric          | Value    |
|-------------------------------|----------|
| Attendance Rate               | 95%      |
| Salary (Average)              | \$75,626 |
| Years of Experience (Average) | 15       |
| w/ a Bachelors' Degree        | 99.3%    |
| w/ a Masters' Degree          | 61.8%    |

Figure 10.7: BV Enrollment and Demographics

| Demographic                | Enrollment | Percentage |
|----------------------------|------------|------------|
| All Students               | 2,242      |            |
| American Indian            | -          | -          |
| Asian or Pacific Islander  | 31         | 1.4%       |
| Black, Non-Hispanic        | 22         | 1.0%       |
| Hispanic                   | 92         | 4.1%       |
| Multiracial                | 71         | 3.2%       |
| White, Non-Hispanic        | 2,025      | 90.3%      |
| Students with Disabilities | 327        | 14.6%      |
| Economic Disadvantage      | 513        | 22.9%      |

Figure 10.8: BV Spending

|                              | District (\$) | State (\$) |
|------------------------------|---------------|------------|
| Operating Spending per pupil | 14,656        | 12,759     |
| Classroom Instruction        | 9,506         | 8,568      |
| Non-Classroom Spending       | 5,149         | 4,191      |
| Federal Funds                | 283           | 826        |
| State and Local Funds        | 14,373        | 11,933     |

Figure 10.9: BV Source of Funds

| Source of Funds | District (\$)     | State (\$)            |
|-----------------|-------------------|-----------------------|
| Local           | 31,995,854        | 12,587,009,000        |
| State           | 8,256,294         | 11,275,677,000        |
| Federal         | 1,320,900         | 2,589,543,000         |
| Other           | 2,894,350         | 2,149,277,000         |
| <b>Total</b>    | <b>44,467,398</b> | <b>28,601,506,000</b> |

### 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 1,425 area High School juniors and seniors who desire skilled employment immediately upon high school graduation.

Enrollment has steadily grown from 725 students in 2015 and the school has experienced a high demand with a waitlist of 256 students. The DACC combined all programs into an expanded 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 off of U.S. 23 in Liberty Township. 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.

Figure 10.10: Historical School Year Enrollment - Buckeye Valley Local Schools

| Grade                | 2015-16      | 2016-17      | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Pre-K – 5            | 926          | 910          | 954          | 975          | 1,041        | 1,023        | 1,023        | 1,098        | 1,160        | 1,177        |
| 6—8                  | 573          | 541          | 519          | 513          | 484          | 453          | 437          | 430          | 480          | 495          |
| 9 – 12               | 680          | 706          | 737          | 714          | 734          | 700          | 623          | 604          | 574          | 566          |
| <b>Total Enroll.</b> | <b>2,179</b> | <b>2,157</b> | <b>2,210</b> | <b>2,202</b> | <b>2,259</b> | <b>2,176</b> | <b>2,083</b> | <b>2,132</b> | <b>2,216</b> | <b>2,242</b> |
| <i>Change</i>        | -0.2%        | -1.0%        | -2.5%        | -0.4%        | 2.6%         | -3.7%        | -4.27%       | 2.35%        | 3.94%        | 1.17%        |

## Historic Sites

Radnor Township was first settled in 1803, with the initial town developments including a meeting house, churches and a school starting in 1818. Shortly after Radnor Township was created, the nearby townships of Marlboro, Thompson and Troy were segregated from Radnor and established as separate townships.

The town of Delhi, which has been known as Radnor since the advent of the Columbus & Toledo (Hocking Valley) Railroad, was laid out in August, 1833 and formally platted in 1834. Delhi was the first platted community in what is now downtown Radnor Township.

The Scioto River borders the township to the west. Early settlers arrived in Radnor Township starting around 1806–1809 using the Scioto River and adjacent native trails. It served as a vital, direct link to agricultural trade, enabling early settlers to transport goods via large flatboats (or "broadhorns") down the river.

The Historical Marker Database includes 13 sites in Radnor Township as having historical significance, those sites are identified by roadside and other permanent outdoor markers, monuments, and plaques. Some of these historic locations include the following:

**The Delhi (Radnor) Methodist Episcopal Church** is located in downtown Radnor on SR 203, constructed in 1858 and later closed in 1944. The church was sold to the Independent Order of Odd Fellows in 1949 and operated as a youth meeting place until it closed in 1973. The site now serves as a private residence.

**Delhi School Building/Town Hall** is located at the west end of Taylor Street. It was constructed between 1869 and 1874, and to accommodate for the increasing number of grade school students, additions were made to the building and the Town Hall was relocated.

**Independent Order of Odd Fellows** building was erected in 1854 and located at the corner of Taylor

Street and SR-203. The upper level was the lodge hall with the lower level used as a general store and business.

**Morton House** was erected in 1853, just north of the Odd Fellows building. Over the years, Morton House served as a residence, general store, Post Office and apartment rental property.

**Radnor Cemetery Lych Gate** was built in 1910, which serves as a covered gateway that shelters coffins until the clergymen arrive for burial. It is constructed of stone from the local Meredith quarry, the gate features raised joints and oak gates to close the entrance.

**Radnor Congregational United Church of Christ** first hosted in-home prayer meetings in 1820 and later built the church in 1841, later replaced with the current building that was built in 1864.

**Radnor School Building** served as the local elementary and high school from 1917 to 2016. The building doubled in size in 1932, adding a gymnasium and classrooms. The building was demolished in 2016.

**Radnor Township Hall** was constructed in 1866 as Beckley Hall, and later replaced in 1891 with a larger structure. The Township Hall became the center of township business, school sports and cultural activities. In 1962 a fire house was added to the west side of the building. In 1999 the building became the Radnor Heritage Museum.

## Other Historic Sites that have been destroyed or removed:

- **Powell General Store** was constructed prior to 1845 and the **Delhi House and Tavern** in 1850, both located at the northeast corner of SR-203 and Radnor Road.
- **Baptist Radnor Church** was organized in 1816 and in 1819, their first church was built next to the Radnor Cemetery. After outgrowing two buildings and two more being destroyed, the church was



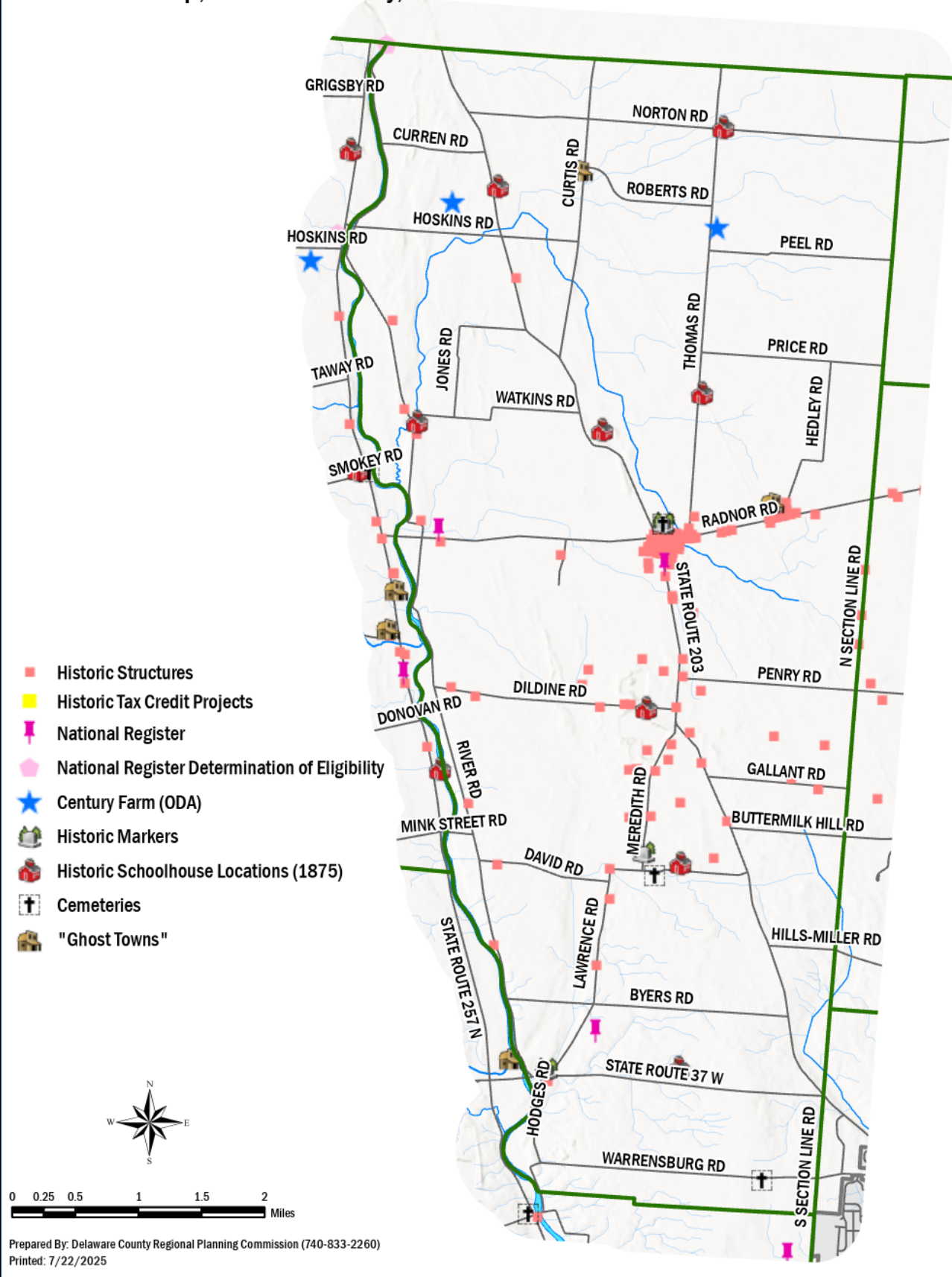
# Building Structure

Radnor Township, Delaware County, Ohio



# Historical Features

Radnor Township, Delaware County, Ohio



replaced by the current church that was built in 1991 on Thomas road and it still remains today.

- **Radnor Presbyterian Log Church** was built in 1819 and operated as a church and Sunday school until ~1836.

The Critical Resources Map in Chapter 6 indicates possible archeological sites. These sites are mapped by the State of Ohio Capital Analysis Program (OCAP) available data from the Ohio Department of Natural Resources. The Delaware County Regional Planning Commission has not been provided any information regarding materials found at these sites.

## Community Facilities

### Libraries

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

**Delaware County District Library** main library is located at 84 E. Winter Street, Delaware, and is 9 miles southeast of Radnor Township Hall, which is centrally located in the Township. Branch libraries are in the Ostrander, 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.

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

**Little Free Library** is a nonprofit organization that has worked with the Delaware County District Library and other communities to help install small book exchange boxes. Little Free Library has established services in all 50 states , 120 countries and all 7 continents. Nearby boxes can be found at the Delaware State Park, Radnor Township baseball fields on OH-203, Prospect Community Park, and all over the City of Delaware.

### Hospitals

There are no hospitals located within Radnor Township.

**Grady Memorial Hospital** is located on Central Avenue in the City of Delaware. Some services are located at the campus at the northeast corner of U.S. 23 and OhioHealth Boulevard. Grady competes with northern Franklin County Hospitals, such as Riverside Methodist Hospital, Olentangy River Road in Columbus, and St. Ann's in Westerville. Services provided at Grady include (but not limited to): cancer care, emergency and trauma, heart and vascular, imaging and radiology, maternity, neuroscience, orthopedics and rehabilitation.

**Ohio Health Urgent Care** is located on US-23, 10 miles southeast of Radnor Township Hall, within the City of Delaware.

### Fire Protection & Emergency Services

**Radnor Township Fire Station** covers over 41 square miles, including all of Radnor Township and the southern half of Thompson Township. The fire department operates with 29 firefighters, 11 of them are also paramedics and 10 are EMTs. The station typically responds to 120-150 calls a year, provides fire and rescue services and support on EMS calls. The yearly operating budget is approximately \$400,000.

The Fire Department has the following equipment for emergency responses: **Station 430** (4061 SR-203) 1 Engine/Rescue, 1 Tanker, 1 Grass Truck, 1 Inflatable Boat and 1 Operational Support Trailer.

The Insurance Services Office (ISO) grading in Radnor Township is Class 6. The rating is based on how well the department receives and handles fire alarms; fire department equipment, staff, and training (50%); water supply (40%); and emergency communications (10%). ISO gradings determine fire insurance premiums. Higher gradings (lower the number) may result in lower insurance premiums.

**Delaware County EMS** is headquartered in Delaware at 10 Court Street. In 2026, funding was \$16,707,645, with 120 full-time, 10 part-time, and 8 administrative staff. EMS is equipped with 16 ambulances, responded to 7,800 calls in 2025 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 1** is located at 909 US-23, 8 miles southeast of the Township Hall in the City of Delaware. This station was built in 1984, renovated in 2007 and houses 1

ambulance. This station operates with 12 total employees, 1 supervisor and provides EMS to multiple townships in Delaware County, including parts of Delaware City.

**Station 4** is located at 4095 State Route 203, in the center of Radnor Township. This station was built in 1995, houses 1 ambulance, operates with 9 EMS personnel and provides services to areas of Radnor township.

## Police

Radnor Township is policed by the **Delaware County Sheriff's Office**, which is headquartered in Delaware on S.R. 521. In 2025 the department was budgeted for 131 deputies, 61 corrections officers and 75 various support staff positions. 18,738 hours of training was completed by all employees in 2025.

**The Delaware County Sheriff's Office funding** comes from taxes which are allocated by the County

Figure 10.12 Incidents by Type (2021-24)

| Type of Incident                        | 2021 | 2022 | 2023 | 2024 |
|-----------------------------------------|------|------|------|------|
| Traffic Stop                            | 1    | 10   | 7    | 0    |
| Domestic                                | 3    | 2    | 2    | 3    |
| Theft<br>(retail, vehicle, credit card) | 8    | 10   | 10   | 0    |
| Theft of Identity                       | 10   | 3    | 3    | 1    |
| Theft from Vehicle                      | 2    | 0    | 0    | 1    |
| Burglary and B&E                        | 0    | 0    | 1    | 2    |
| Mental Health Crisis                    | 0    | 0    | 1    | 0    |
| D.O.A                                   | 1    | 1    | 0    | 0    |
| Fight                                   | 0    | 0    | 1    | 0    |
| Suicide Attempt                         | 1    | 0    | 2    | 0    |
| Suicide                                 | 1    | 0    | 0    | 0    |
| Vandalism                               | 2    | 2    | 3    | 0    |
| Juvenile-Unruly/Runaway                 | 1    | 0    | 0    | 0    |
| Harassment/Threats                      | 0    | 3    | 5    | 6    |
| Animal Call                             | 1    | 2    | 0    | 0    |
| Assault                                 | 2    | 0    | 1    | 0    |
| Sex Offense/Rape                        | 0    | 1    | 2    | 1    |
| Drug/Narcotic                           | 1    | 1    | 0    | 0    |
| Suspicious Person/Vehicle               | 0    | 0    | 0    | 0    |
| Well-Being Check                        | 0    | 0    | 2    | 0    |

Commissioners. In 2025, funding was \$37,581,460 with patrol and administrative costs making up \$26,001,785 and jail expenses coming in at \$11,244,915. The 2024 Sheriff's Annual Report identified a total of 101,430 calls received by the Sheriff Dispatchers, with very little criminal activity in Radnor Township as shown in Fig. 10.11.

## Cemeteries

The only cemetery located in Radnor Township is the **Radnor Township Cemetery**, located at the northeast corner of OH-203 and Radnor Road . The first burial sites date back to as early as 1812, the Vault is also from the early 1800's and the Lych Gate was constructed in 1910. As Lych Gates are rare in the United States, this is known as the primary example in Central Ohio.

The next closest cemetery is **Thompson Township Cemetery**, which is less than three miles west of Radnor Township Cemetery and is located east of Smokey Road on OH-257.

## Other Township Facilities

The **Radnor Township Community Center** is located at 4061 OH-203, constructed in 1997 and includes offices, meeting/community room, kitchen and free WI-FI is provided on site for guests and residents. The site is owned by the County and also includes the Radnor Township Fire Station and EMS Station 4.

The **Radnor Township Maintenance Building**, owned by the Township Trustees, is located next to the Cemetery and gains access off of Radnor Road.

The **Radnor Township Post Office** originated at the historic Morton House on the north side of Taylor Street in the 1880's. The Post office is now located at 4355 SR-203, in a s mall white building that was built in 1920.



**Delaware Public Health District** is headquartered in Delaware 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 and grant funding. The 2023-2028 Community Health Improvement Plan (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 2023 Community Health Profile was completed for the township and other communities in Delaware County. The profile includes demographics, community assets, and health and environmental services data;

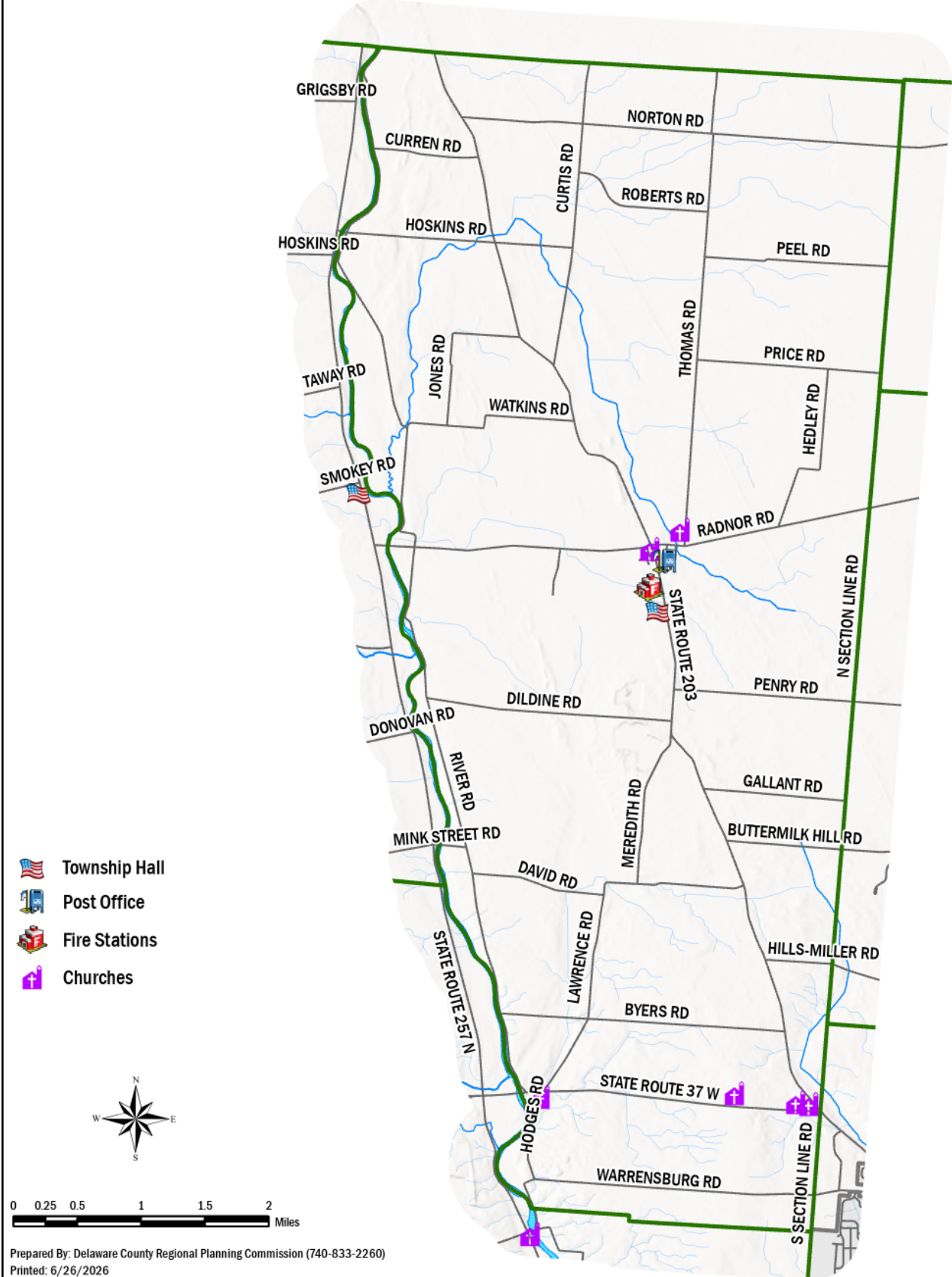
- **2023 in Radnor Township:** 20 resident births, 15% free/reduced lunches for BV students, 36 Naloxone Kits Distributed, 38 plumbing inspections, 83 sewage inspections, 47 disease investigations and top two leading causes of death being cancer and heart disease.
- **2023 in Delaware County:** 2,146 resident births, 409 Car Seat Inspections, 99 Naloxone Kits Distributed, 7,678 plumbing inspections, 1,940 sewage inspections, 1,427 food inspections, 5,262 disease investigations, and 101 Community Events Attended.



*Images from left to right: Radnor Community Center and Fire Station, Delaware County EMS Station 4 and Radnor Post Office.*

# Community Facilities

Radnor Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
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## CHAPTER 11 Open Space & Recreation

### Introduction

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

The importance of open space and recreation has long been recognized. The American Planning Association (APA) published “From Recreation to Re-creation: New Directions in Parks and Open Space System Planning” in 2008, which references the updated National Recreation and Park Association (NRPA) guide as taking a “major leap forward to define a method of planning for parks, but its strength is as a guide for identifying local needs for certain uses and conducting an inventory of resources.” The NRPA states that Parks and Recreation are essential, and provided this supporting analysis:

- U.S. residents visit local park and recreation facilities on average 22 times a year, or nearly twice a month;
- 91% of U.S. adults seek park-centered entertainment and social events that allow them to mix and mingle with others;
- Green space exposure corresponds with improved physical health, including decreases in stress, blood pressure, heart rate, and risk of chronic disease (cancer, diabetes, cardiovascular heart disease);
- Parks lower ground temperatures with tree canopy, clean water, reduce flooding and contribute to healthier air. Functioning as drainage detention areas;
- Self-reported time in nature correlates with overall

positive youth development and each of the individual “Cs” of positive youth development: competence, connection, confidence, character and caring.; and

- Investments in improving a community’s quality of life can create a virtuous cycle: high-quality places attract workers, which attract employers, which in turn attract more investments and jobs.

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

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. 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.”

### Location of Open Space Parcels

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

### Existing Parkland within the Township

#### Radnor Park

This site originally served as the Buckeye Valley West Elementary School from 1915 to 2016, with the park being part of the school property. The Radnor Community Park held a ground breaking in 2026; this first phase will include a walking path, new entrance and upgraded parking. Additional phases may include a pickleball court, permanent restroom facility, a new concession stand and possibly a third ball diamond, depending on grant funds and donations obtained. A grant from ODNR funded this first phase.

### Existing Parkland within close proximity to the Township

#### Delaware State Park and Delaware State Wildlife Area (Troy and Marlboro Twp)

Delaware Sate Park and the Delaware State Wildlife area is primarily within Troy and Marlboro townships, approximately 4-miles east of downtown Radnor. Smaller portions of the wildlife area are located in Oxford Township and Marion County. Access to the park and wildlife area is from US 23, Horseshoe Road and SR 229. The lake was created by impoundment of

Delaware Lake behind an earthen levy and concrete flood control dam built by the U.S. Army Corps of Engineers between 1947 and 1951. The dam is 92 feet high and 3 ½ miles long controlling a drainage area of 286 square miles.

Recreational opportunities are summarized as follows:

- **Recreational Land:** 1,686 acres, hunting, bird watching, picnicking, swimming, hiking trails—5
- **Adjacent Wildlife Area:** 4,670 acres
- **Water Area (Reservoir):** 1,300 acres, Boat Launching Ramps – 3, Marina - boat rental, dock, boat camping
- **Campground:** 214 electric sites, pickle ball, volleyball, basketball, disc golf, fenced dog park, camp store
- **Picnicking:** 8 scenic picnic areas with tables, grills, restrooms, and drinking water, three of which are shelter houses maintained by the Army Corps.

Park personnel estimate that over 919,600 annual visitors used the park in 2025/26.

#### Gallant Farm & Gallant Woods Park (Troy Twp)

Preservation Parks owns and maintains this Farm and Park. It is located across the road at 2150 Buttermilk Hill Road, only 4-miles southeast of downtown Radnor, is a 19-acre reproduction 1930s Delaware County family farm. It includes a farmhouse/visitor center, barn with livestock and a hayloft, granary and other outbuildings, a chicken coop, demonstration crop fields, farm garden, and a pond. Numerous programs showcasing farm life during the Great Depression and World War II era are held at the farm.



### Scioto Township Park (Scioto Twp)

Owned and operated by the Scioto Township Trustees, this park is 8-miles south of downtown Radnor, located at 4363 Marysville Road. This 35-acre 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.

### Future Recreational Needs

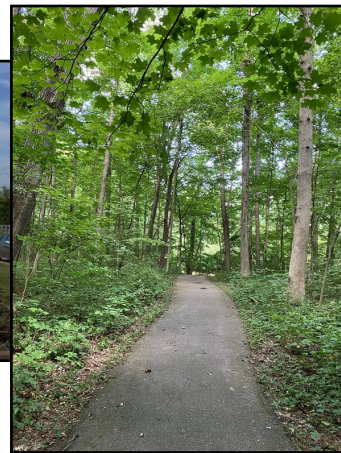
As the Township grows, it may wish to use the NRPA model, which uses the service area population to determine demand for different activities, which is then converted to land requirements.

#### Undeveloped Open Space - Regional and Township:

Delaware State Park and the Delaware State Wildlife Area serve regional purposes, with boating and fishing access to the lake. The availability of these two recreation areas do not satisfy the Township's requirement for passive open space as they are located just outside of Radnor Township. However, they do serve as an amenities to Radnor residents, allowing the township to focus on developing smaller, neighborhood or pocket parks.



**Undeveloped Open Space – Neighborhood:** The open space requirement for new Planned Residential Developments (PRD) 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). Of note, the current County PRD standards permits one dwelling unit per 1.95-acres, with a maximum of one dwelling unit per one acre provided 50% open space is provided.



The above referenced open space 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. PRD standards for open space will often exclude environmentally sensitive areas (slopes greater than 20%, wetlands and floodplains).

**Developed Open Space – Township-wide:** The Township 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. Use the lower ratio because of the existence of Alum Creek State Park, Hoover Reservoir, and Big Walnut Creek.
- Establish mini parks of 1 acre or less within neighborhoods, serving the population within a ¼ mile radius (developer dedications as part of the PRD zoning).
- Establish neighborhood parks of 15 acres, with field games, playground 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 additional levy. The levy funds land acquisition, park development, and maintenance, costing homeowners \$1.16/month per \$100,000 of property value and generating \$3.7 million

annually. Some of that money is set aside for townships and municipalities to develop parks, and townships can apply for this funding.

### Greenways

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

### NRPA Recreational Standards

NRPA offers a **National Gold Medal Award** that honors public park and recreation agencies and state park systems throughout the United States and armed forces recreation programs worldwide that demonstrate excellence in long-range planning, resource management and innovative approaches to delivering superb park and recreation services with fiscally sound business practices. Ohio’s most recent Gold Medal recipients include the **City of Westerville** in 2019 (Class IV), **Toledo Metroparks** in 2020 (Class I), **Cleveland Metroparks** in 2021 (Class I) and **Ohio State Parks and Watercraft** in Columbus in 2025 (Class State parks).

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<br>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*



“This award represents ODNR’s commitment to innovation, accessibility, and conservation. With free entry to all 76 state parks, Ohio offers more than 9,300 campsites, 1,200 miles of trails, 10 lodges, and over 7,100 educational programs annually. ODNR has also led the way in accessibility with adaptive kayak launches, inclusive playgrounds, and other creative programs.” (Source: Ohiodnr.gov)

Source: ODNR—Ohio State Parks



## America 250-Ohio

### Heritage Trees: Planting History

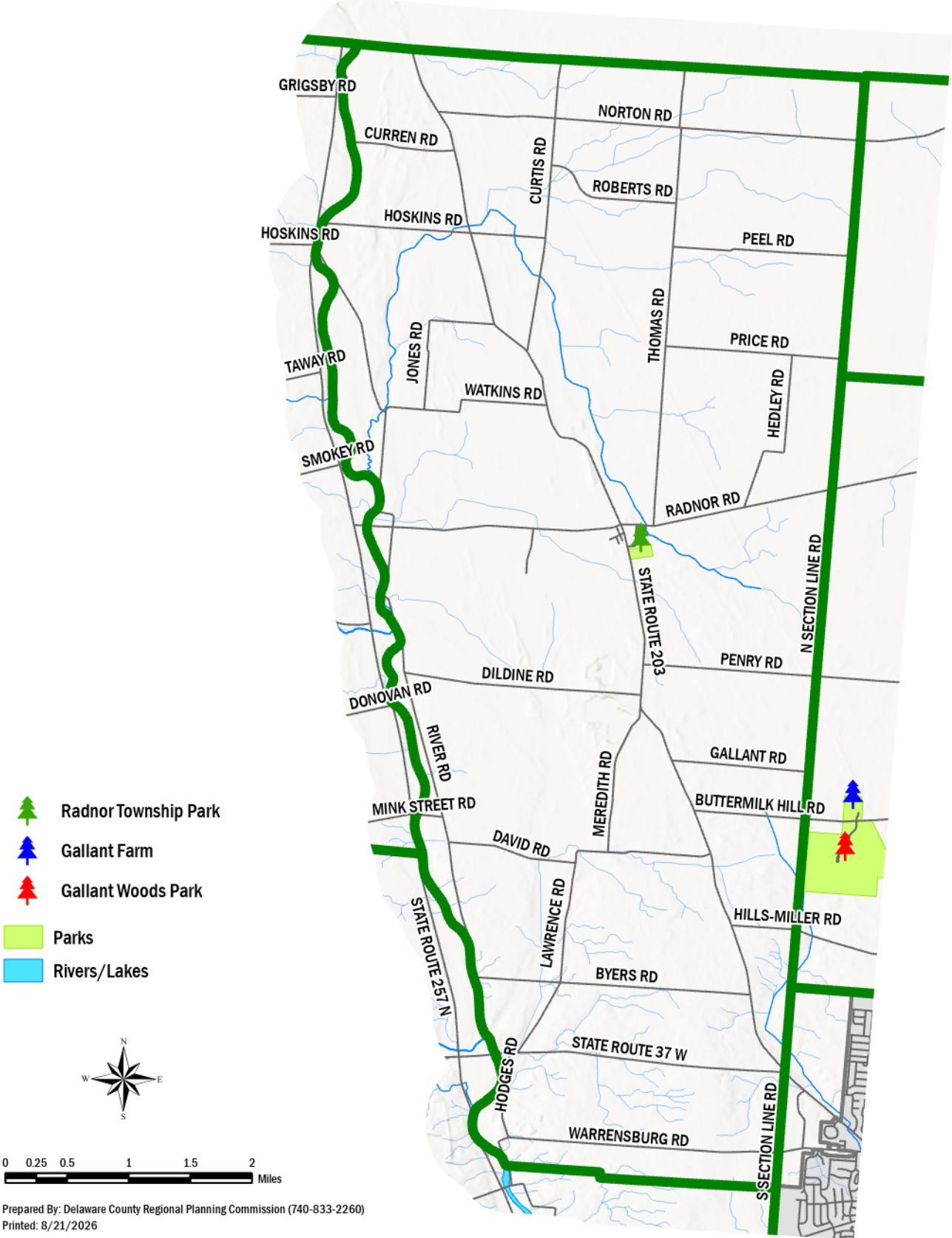
The Ohio Commission for the U.S. Semiquincentennial (also referred to as America 250-Ohio) was formed through the OH. Rev. Code § 149.309 and announced the program in 2022. America 250-Ohio is a multi-year commemoration where Ohioans from all 88 counties will be in the spotlight of the impact Ohio’s unique role in our nation’s story. The America 250-Ohio is offering each Ohio county a legacy gift of a native Ohio white oak tree in honor of America’s 250th birthday. In 2025, the City of Delaware was selected and planted a white oak tree at the Buxbe Campus, home to Delaware County agencies; Delaware County Regional Planning Commission, County Engineer, Sanitary Engineer, Soil and Water Conservation District, Ohio State Extension and the Sheriff’s office.





# Parks and Green Space

Radnor Township, Delaware County, Ohio





## General

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

Based on the Community Survey, preserving the township's rural character is a top priority. The qualities that define this rural character include a quiet atmosphere, farming and agriculture and large residential lots.

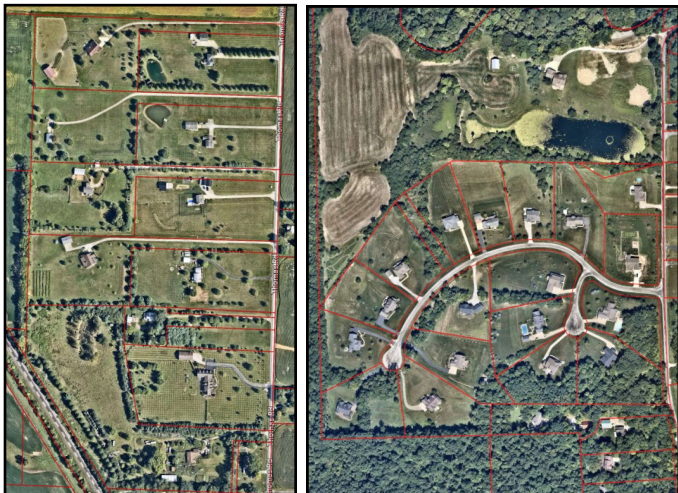
When agriculture changes to other land uses, this rural character will be lost unless conservation areas are preserved by future development patterns. Radnor Township is still a rural community with 68% of its acreage in agriculture, which is a slight contrast to ~20 years ago, which was 75%. However, agricultural lands are converting to large-lot residential uses, which accounts for 13% of all acreage. Radnor's vision to remain a rural, agriculturally focused community seems

understandable and defensible for the scope of this comprehensive plan (2026-2036) because no areas are serviced by public centralized sanitary sewer. However, Delaware City has the potential to grow into the Township, potentially as far north as Buttermilk Hill Road, expanding west past the Township boundary as indicated in the City of Delaware's 2021 Comprehensive Plan and on the OEPA's Section 208 Plan.

## Rural Large-Lot Development

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

Large-lot development also occurs on Common Access Drive (CAD) subdivisions, which are three to five lots on a 12-foot wide drive approved by the Delaware County Regional Planning Commission (RPC). CADs follow the same procedure as any other major subdivision,



(left) Lot splits in Radnor Twp where all lots have frontage on an existing street (right) Stults Farm in Scioto Twp, A conventional subdivision with large lots served by on-site wastewater treatment



(north) Christy CAD (south) Darryl NW CAD , Troy Township



including the Sketch Plan, Preliminary Plan, and Final Plat steps. CAD standards include a maximum grade of 10%, passing areas every 350 feet, tree and shrub removal specifications, and an easement width of 60 feet along the CAD. A private maintenance agreement must be recorded with the County as well.

Larger subdivisions that include paved private or public streets built to county standards can be developed as long as the lots conform to local zoning. Such larger-scale subdivisions follow the same Sketch/Preliminary/Plat process. The developer or consulting engineer takes each project through an approval process with the RPC staff as well as an engineering process with the oversight of the County Engineering staff.

### Alternative Development Patterns

#### PRD Subdivisions (Cluster Subdivision)

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

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

- **Open Space** - PRD regulations usually include an open space requirement. Environmentally sensitive

areas or unbuildable areas (wetlands, steep slopes, floodplains, stormwater detention basins, and utility easements) do not have to be delineated.

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



Cluster Subdivision Examples (Genoa Twp): Note the preserved tree lines and open space at the entrance and distributed throughout the site.



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:

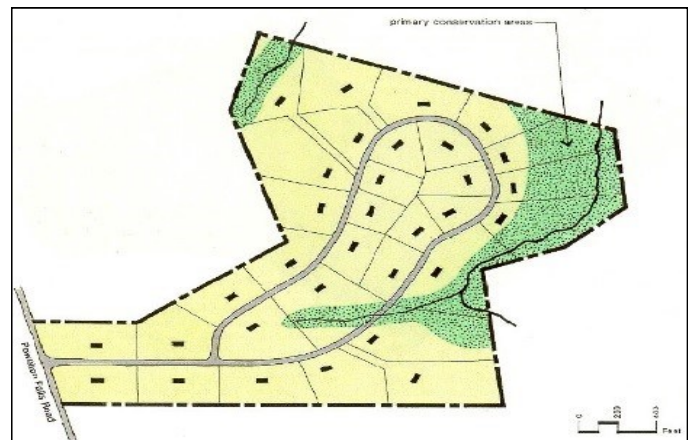
- 50% or more of the buildable land area is designated as undivided permanent open space.
- The overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative “yield plan.”
- Primary Conservation Areas are protected as open

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.

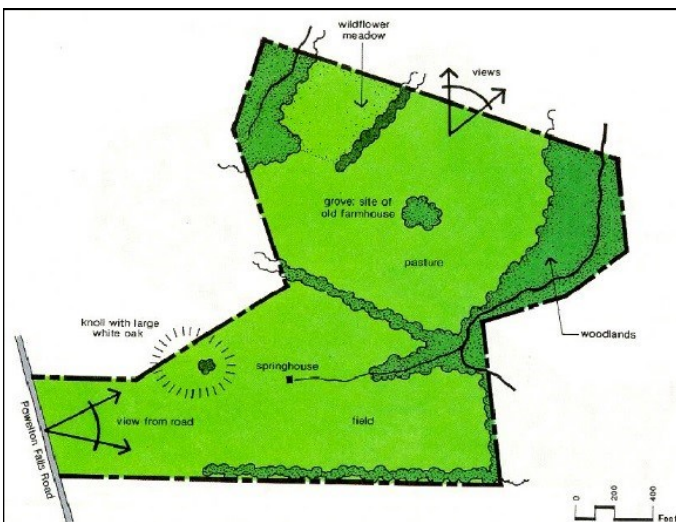
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary Conservation Areas are natural resources of lesser value, such as woodlands, prime farmland, significant wildlife habitats, historic, archeological, or cultural features, and views into or out from the site.
- Compact 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.



Site before development



Typical layout with acreage lots



Identifying conservation areas



End result, same number of houses



## 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.
- 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



*Evans Farm Model and Site Plan  
Source: Columbusunderground.com*



*Town Center development, August 2025*



*Town Center Site Plan Source: Columbusunderground.com*



for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.

The Evans Farm development in both Orange and Berlin Township is a TND that covers more than 1,200 acres. This town center mixed-use development will include 3,100 housing units, 580,000 square feet of commercial development, a 55-acre multi-field sports park and trails. The vision for Evans Farm is to create a village-style development that promotes walkability (within 10-minutes), connectivity (narrow streets, boulevards & alleys, paths & plazas), mixed use (first floor commercial/second floor residential), increased density and quality architecture and design.

### Community Financial Tool

In support of the TND, which provides concepts to be used in Mixed-Use Developments, the State of Ohio created the Transformational Mixed-Use Development (TMUD) Program. Administered by the Ohio Department of Development, the TMUD program is designed to spur economic growth and revitalize communities across Ohio. The program provides state support—primarily through tax credits—to finance new construction and the improvement of vacant buildings.

### Key Features & Requirements

- **Mixed-Use Criteria:** Eligible development projects must integrate a combination of various uses into a single project, including:
  - Retail and office spaces
  - Residential housing
  - Recreation
  - Hotel and hospitality

•**Major City & General Projects:** Major projects must be located within 10 miles of the corporation limits of

Columbus, Cleveland, Cincinnati, Toledo, Akron, or Dayton. General projects can be located outside of these city boundaries.

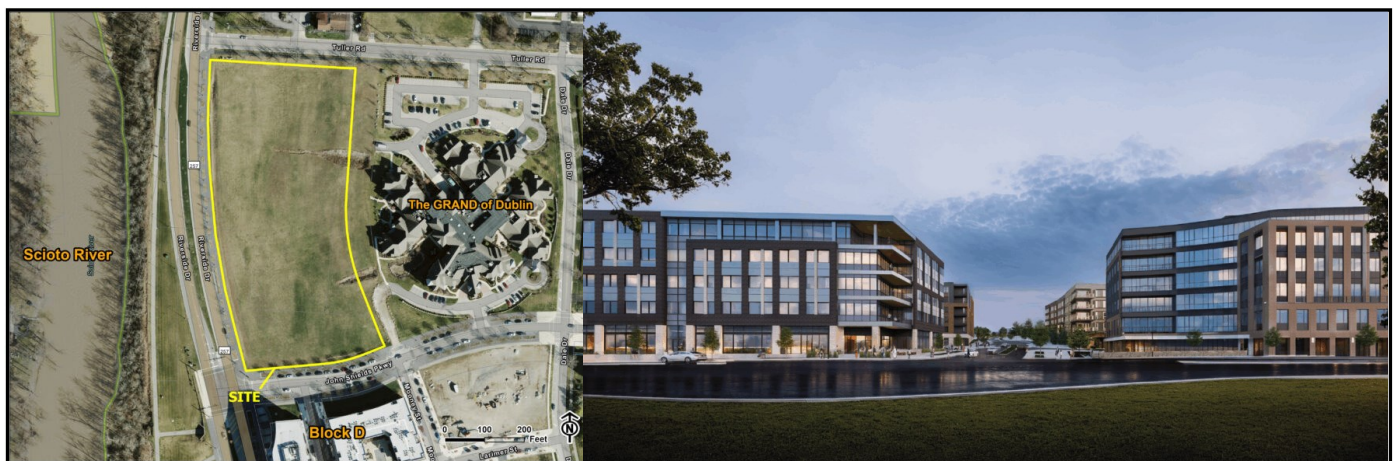
While Delaware County projects are not generally applicable to this program (within 10 miles of Columbus), this still serves as an example of the State’s support for the need to blend residential, commercial, cultural, or institutional uses into one space.

One notable project is the expansion of Dublin’s Bridge Park, Bridge North (*Total Tax Credit: \$15 million*): Five building mixed-use development centered around a public park. The project will include housing, hotel, office, retail, restaurant, parking, and public gathering spaces designed to extend the walkable urban district to the north. First floor commercial space will provide upscale shopping and destination restaurants

•**Cumulative Program Impacts:** As of July, 2026, the program is expected to spur \$1.3 billion in community investments. The TMUD program had already awarded \$400 million to 49 projects across 31 communities, yielding nearly \$4.9 billion in new payroll and \$8.3 billion in statewide investments.



Source: [governor.ohio.gov](http://governor.ohio.gov)



Bridge North Development. Source: [dublinohiousa.gov](http://dublinohiousa.gov)

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# CHAPTER 13

## Goals & Objectives

### Goals and Objectives for Future Development

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Vision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Goal— Retain economically viable agriculture</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li>1. Classify the most important farmland by soil type, location, productivity and proximity to development using the USDA Land Evaluation Site Assessment model (LESA).</li> <li>2. Preserve viable farmland as part of Planned Residential Developments (PRDs) by transfer (sale) of development rights from farmland to adjacent PRDs in return for a permanent easement for open space and/or agriculture on the remaining adjacent farmland.</li> <li>3. Keep Farm-Residence zone densities low at one unit per two acres.</li> <li>4. Encourage cluster and farm village style developments.</li> <li>5. Ensure that uses that would result in conflicts with agricultural operations are not established in productive farming areas.</li> </ol>                                                                                                                                                                         |
| <b>Goal— Retain rural character and delineate the Township corridors and nodes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li>1. Designate areas for future residential growth that use site design techniques to protect agricultural land.</li> <li>2. Maintain Farm-Residence (FR-1) zoning status for lands where no sanitary sewer exists or is expected.</li> <li>3. Encourage Conservation subdivisions that utilize best management practices.</li> <li>4. Promote architectural design standards for Planned Unit Developments that reflects rural feel.</li> <li>5. Cultivate economic development strategies that rely on traditional rural landscapes. Examples include purchasing development rights to preserve ag land and supporting agritourism, ecotourism and conservation easements.</li> <li>6. New development should promote scenic views of the Scioto River from all adjacent parcels and any road right-of-way.</li> <li>7. Establish Township gateways consisting of monument style signs on major arterial roadways.</li> </ol> |
| <b>Goal— Ensure significant and diverse citizen input into the planning process</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li>1. Use a 10-15 member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan.</li> <li>2. Advertise an open informational meeting to discuss and review the recommendations of the plan prior to public hearings.</li> <li>3. Post a synopsis of the plan on the Township website or in a quarterly, electronic Township newsletter.</li> <li>4. Recognize and promote high quality development and community beautification.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Goal— Prevent undue congestion on county and township roads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li>1. Discourage zoning that would result in incompatible land uses.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



2. Encourage connectivity of subdivisions to offer multiple accesses in order to avoid concentrating traffic on to one route.
3. Encourage density bonuses for extraordinary conservation in cluster-style development projects.
4. Create incentives for cluster-style developments resulting in conservation of large agricultural tracts.
5. Allow commercial development only in the commercial and mixed-use areas shown on the future land use map.

## **Environmental**

### **Goal— Preserve natural beauty, wildlife, quiet atmosphere and open space**

#### **Objectives:**

1. Require a green way link between adjacent PRD subdivisions.
2. Create a landscape detail for greenway paths.
3. Retain wooded green ways along ravines, waterways and project perimeters in reviewing Planned Unit Developments and conventional subdivisions.
4. Set landscape and architectural design standards for Planned Unit Developments that stipulate the kinds of centralized green spaces envisioned.
5. Require the linkage of Planned Unit Developments by bike paths or walking paths in green ways so that new neighborhoods are all pedestrian oriented and children can move safely between neighborhoods without having to be driven by automobile.
6. Create a landscape standard for new Planned Unit Developments that front on township roads.
7. Continue to require an appropriate landscaping buffer between residential and non-residential land uses.
8. When development projects impact mature trees those trees must either be replaced or mitigated.

### **Goal— Avoid inappropriate sprawl and retain critical resource areas and wildlife corridors**

#### **Objectives:**

1. Retain natural vegetation and forestland, and use existing topography as buffers where they exist.
2. Protect critical resources including regulatory floodplain and slopes over 20% with adequate buffer distances and lower densities along the Scioto River to protect the water supply.
3. Encourage the use of conservation design in site development to protect natural resources and unique areas in the township.
4. Establish priority conservation areas and discourage development in those areas.

### **Goal— Protect and conserve surface and ground water quality**

#### **Objectives:**

1. Require minimum 2 acre lot size in areas without sanitary sewer when not part of a PRD.
2. Have on-site wastewater treatment systems inspected and pumped every 3-5 years.
3. Have on-site water wells inspected and tested yearly.

## Land Use

**Goal— Retain a primarily single-family residential housing mix, but offer diversity of housing when needed services are available**

### Objectives:

1. Retain single family densities of at least one unit per 2 acres where there is no centralized sanitary sewer.
2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to regulate development, using the recommended densities and land use on the 2026 Comprehensive Plan map as a guide.
3. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its infrastructure impacts.
4. Permit multi-family, empty nester style units as part of Planned Residential Developments, approved per the development plan. (Within Suburban Growth Area)
5. Permit flexible lot sizes as part of Planned Residential Developments.
6. Discourage expansion of the Suburban Growth Area boundary until it is completely developed. Once completely developed, the Suburban Growth Area boundary should be re-evaluated.
7. Develop policies for service provision that relate to the comprehensive plan.

**Goal— Provide appropriate recreation and well-managed open space**

### Objectives:

1. Obtain 25-50 acres of land for a future Township park for active recreation (playing fields for organized sports).
2. Create a series of mini-parks (less than 1 acre) with ¼ mile spacing as part of Planned Residential Developments (PRD) where densities are greater than 1 unit per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.
3. Actively support and collaborate in future updates to the Delaware County Trail System Master Plan.

**Goal— Determine and implement an appropriate land use mix**

### Objectives:

1. To create architectural design standards and guidelines for Planned Unit Developments.
2. Acquire new sites for township facilities, including fire, police, road maintenance, etc.
3. Consider only permitting data centers as a Conditional Use in the applicable zoning district(s), or restrict data centers to designated technology, advanced manufacturing, or heavy industrial zones.
4. Consider limiting commercial and industrial use building sizes to between 2,500 and 5,000 square feet.
5. The Township should conduct a study with the Shelly & Sands Company to explore potential future uses for the quarry site in relation to market demand once the quarry ceases operation.
6. Consider conducting an economic impact analysis to understand the potential effects of quarry expansion on local businesses, property values, and employment.
7. Use the Comprehensive Plan as the guideline in zoning.
8. Provide for 5-10 year updates and revisions to the Comprehensive Plan.

**Goal— Offer Development alternatives to annexation****Objectives:**

1. Work with the neighboring municipalities to possibly create a Joint Economic Development District (JEDD) for commercial and industrial uses, or a cooperative agreement for residential uses.
2. Offer appropriate uses and densities in the Zoning Resolution to retain lands in the Township and reduce annexation to incorporated areas.
3. Continue to review the Suburban Growth Area boundary as depicted on the Land Use Plan Map and amend as necessary as public utilities become available.

**Goal— Use access management controls to limit key access points to minimize traffic congestion.****Objectives:**

1. Commercial developments should consolidate entrances and exits wherever possible to limit curb cuts.
2. Work with the County Engineer to maintain county and township roads.
3. Work with ODOT to prevent the deterioration of US-37 and S.R. 203.

# Recommendations & Implementation

## Intent of the Radnor Township Comprehensive Plan

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

## Sub Area I — Rural Residential Agricultural Preservation (RRAP)

**Boundaries:** Entire Township. Other subareas as delineated in this chapter have their own recommendations. However, the RRAP recommendations are supported throughout the entire Township.

**Land Area:** 18,084.715-acres

### General Facts and Findings

Radnor Township has historically been an agriculturally-focused township, with agricultural land use still making up approximately 70 percent of the township. A survey was made available to all Township residents at the start of the planning process for this plan, and there was an echoing response to support farmland preservation.

Other than downtown Radnor and area is characterized by large tracts of land, much of which are still actively farmed, as well as large lot residential uses mixed throughout.

While Del-Co water has water lines continue to expand throughout the Township, properties that are north of Price Road are generally served by well water. Public sanitary sewer is not currently available, with no plans to extend into the Township by the County or Delaware City in the near future.

### - Sub Area I Recommendations -

1. Planning area one is recommended for single family development at one dwelling unit per two acres without sanitary sewer service. If centralized sanitary sewer becomes available, the plan recommends single family residential use at up to one unit per acre in a PRD. PRD/Cluster development shall include open spaces to adequately serve the residents of the development (see NRPA standards Chapter 11).
2. Permit Conservation Subdivisions at the density of the underlying zoning district. Subdivision design should attempt to maintain natural drainage patterns as much as possible and encourage environmentally friendly stormwater management.
3. Support planned agricultural communities where prime agricultural land is preserved within an Agricultural Easement. Residential subdivision examples that exemplify this theme include Prairie Crossing in Grayslake, Illinois (395 units, 667-acres, 100-acre organic farm) and Serenbe in Chattahoochee Hills, Georgia (1,200 units, 1,000-acres, 25-acre organic farm with 700-acrs of preserved forest) *See Appendix III for site plans*. Developers should work with the Delaware Soil and Water Conservation District and/or the Ohio Department of Agriculture regarding ag easements.
4. Gallant Woods Park is near this planning area to the east, south of Buttermilk Hill Road. Any future development in this area should work with Delaware County Preservation Parks to determine if a path should connect the development to this parkland. Any such connection would make future pedestrian connections to Buckeye Valley Middle and High Schools, and Gallant Woods Park more feasible.
5. New development along SR-203 should incorporate a multi-use path and pedestrian infrastructure in their design. This path could eventually connect the Radnor Village Center to Delaware City and Radnor's Mixed-Use Corridor.
6. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky to reduce light pollution.





**Walkable**



**Agricultural  
Preservation**

**Community Gathering Spaces**





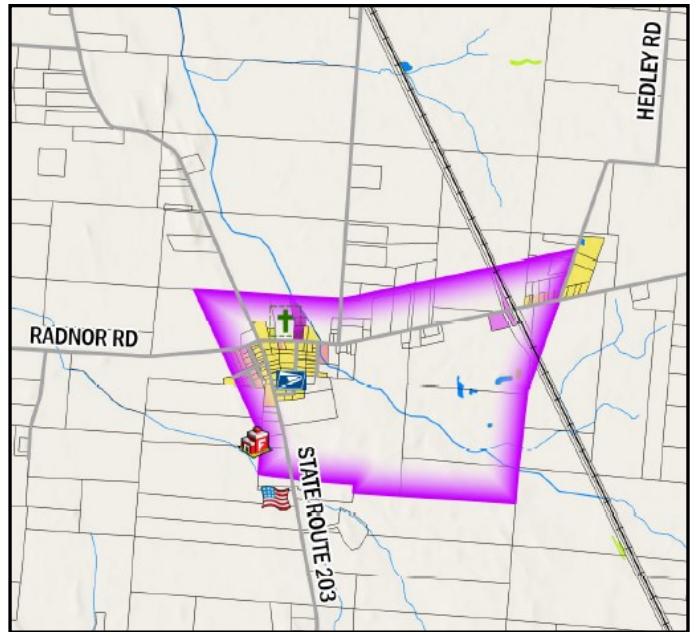
## Sub Area II – Radnor Village Center

**Boundaries:** North: Radnor Cemetery boundary; East: Hedley Rd.; South: Radnor Park boundary (continues east to Hedley Rd.); West: Terminus of Taylor St.

**Land Area:** 444.36-acres

### General Facts and Findings

Planning area two includes the core and surrounding residential areas of downtown Radnor, Radnor Cemetery, Radnor Township Fire Department and Delaware County EMS Station 4, Grace Community Fellowship Church, Radnor Grain, Buckeye Valley Agricultural Land Lab and all other residential and agricultural land west of Hedley Road.

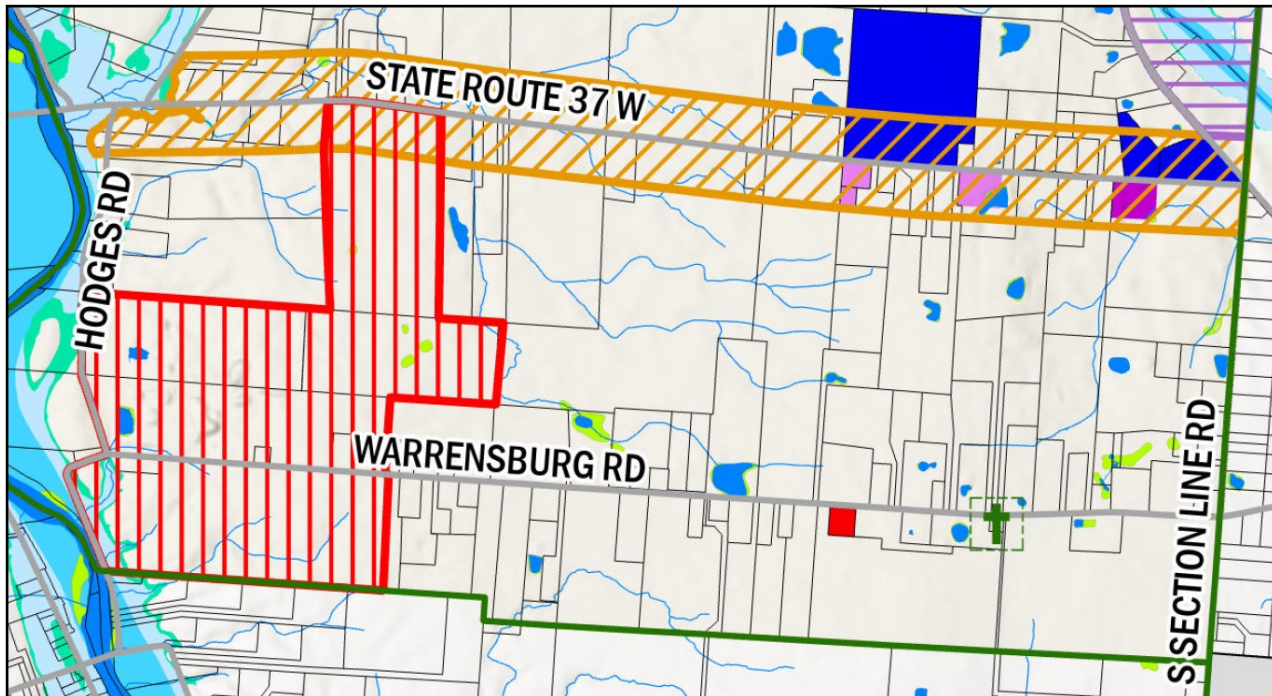


### - Sub Area II Recommendations -

1. The Village Center land use encourages a mix of commercial, institutional, office, and moderate density residential uses. These areas provide opportunity for adaptive reuse of buildings and infill development.
2. All development should be designed to enhance the human-scale, walkable nature of the village. Streetscaping, in the form of sidewalks, street trees, light posts and banners and landscaping should all be considered, which help to calm traffic in the area and create a sense of place.
3. Create opportunities for flexible working and co-working spaces.
4. The Radnor Township Park, with its current and proposed updates is the most predominant land use in this Planning Area and will remain both the Township's active and passive recreation hub. Adjacent land area to the park is included in this Planning Area to support park expansions in the future.
5. Any development of neighboring properties to Radnor Township Park should take into consideration their impacts and potential connection to the park.
6. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky and to reduce light pollution.
7. Avoid sign clutter, but also promote the small neighborhood commercial business, a single hanging wall sign should be the only commercial sign type permitted along SR-203. Billboard and monument signs should be prohibited.
8. Village Center streetscape design standards should be developed and enforced through zoning. The design details should include street trees, sidewalk and sidewalk buffers, parking limitations, street signs, outdoor seating and lighting.
9. Continue discussions with the Ohio Edison Co. about the potential for constructing a multi-use path along the west side of the rail line. This path that could connect Radnor Township to downtown Marion in Marion County to the north and downtown Delaware City to the south.
10. Support the continuation and possible expansion of the Buckeye Valley Agricultural Land Lab. This Lab allows students to gain real-world experience in agronomy, production agriculture, and field research on a 309-acre agricultural site.

## Sub Area III – 37 Mixed-Use Corridor

The Mixed-Use Corridor encourages a mix of commercial, office, and higher-density housing in this planning area. This corridor can accommodate new development, including infill and adaptive reuse; however, the intensity of uses and feasibility of higher-density housing in this area is contingent upon the provision of adequate water and sewer service. The Mixed-Use Corridor also provides a buffer between S.R. 203, and the industrial and residential uses.



This sub area overlaps with Hodges-Price Agribusiness Node, which supports this use potentially expanding in the 37 Mixed-Use Corridor.

**Boundaries:** North: 500 feet north of S.R. 37; South: 500 feet south of S.R. 37; East: Township boundary; West: Existing 100 year floodplain boundary (floodplain map #39041C0085L).

**Land Area:** 263.8-acres

### General Facts and Findings

Planning area three has the highest potential for commercial and mixed-use development in Radnor Township. S.R. 37 serves as a link between Delaware City and intersects with S.R. 203 to the east, and other State Routes and small towns to the west. Del-Co Water is continuing to extend water lines along S.R. 37, however there is no public sewer planned for this area.

Currently, most of the planning area is zoned Farm Residence, allowing for one dwelling unit per 1.951-acres. There are also a few properties to the east that are zoned and developed for Planned Institutional (religious), Industrial (residential/commercial

construction) and Planned Industrial (HVAC service) uses, ranging in size from ~3-acres to ~48-acres. There is also a 25-acre estate just west of S.R. 37/S.R. 203 intersection that serves as an event center. Many of the properties in this area are over 50-acres in size and are active agricultural fields.

### - Sub Area III Recommendations -

1. Permit and promote a mix of uses as described in this section, while preserving agricultural land that is north and south of this Corridor boundary.
2. Permit residential densities no higher than one dwelling unit per two acres in Conservation Subdivisions and Farm Village style developments to preserve prime farmland and natural features in open space.
3. Typical mixed-use structures should provide first floor commercial and second floor residential (vertical mixed-use) or centrally located residential structures with commercial surrounding it (horizontal mixed-use). Local examples include Evans Farm and The Mill on Flax in Delaware County, and Beulah Park in Franklin County.

4. Access to S.R. 37 should be restricted to key locations. Developments should utilize parallel access roads and coordinate with ODOT.
5. A multi-use path should be part of all developments along this corridor, which should eventually connect from S.R. 257 to S.R. 203. There is currently a path at the southeast corner of the Miller's Country Gardens property 0.5-miles away that a future path could connect to.
6. As development occurs, determine if transit services can be provided by Delaware Area Transit.
7. Consider adding a monument style Township "Welcome" sign near the intersection of S.R. 203 and S.R. 37, which could be negotiated with a developer as the lots in this area develop.

## Sub Area IV – Hodges-Price Agribusiness Node

An Agribusiness Node is a designated, geographically defined hub that concentrates agricultural production, processing, value-added manufacturing, supply chain logistics, and technology. It serves as a central engine to connect local farm outputs with commercial, industrial, and consumer markets.

**Boundaries:** North, East and South: All existing property lines at the time of this planning process; West: Hodges Road.

**Land Area:** 288.10-acres

### General Facts and Findings

Planning area four is predominantly made up of Glynwood Silt Loam (GwB) soil type, which is somewhat poorly drained and presents severe limitations for home construction, more specifically with basements and standard septic systems. However, this soil type is considered highly productive farmland, but may require subsurface tile drainage systems. The area is characterized by large tracts of land, much of which are still actively farmed as well as large lot residential uses mixed throughout.

At the time of this planning process, Del-Co water lines terminate at the eastern property line along Warrensburg Rd. and at the western property line along S.R. 37 and public sanitary sewer is not planned for the area. .

3. Only low level, downward-cast lighting should be permitted to prevent a halo effect on the night sky to reduce light pollution.
4. No development should impact the regulatory 100 year floodplain that protects the Scioto River.

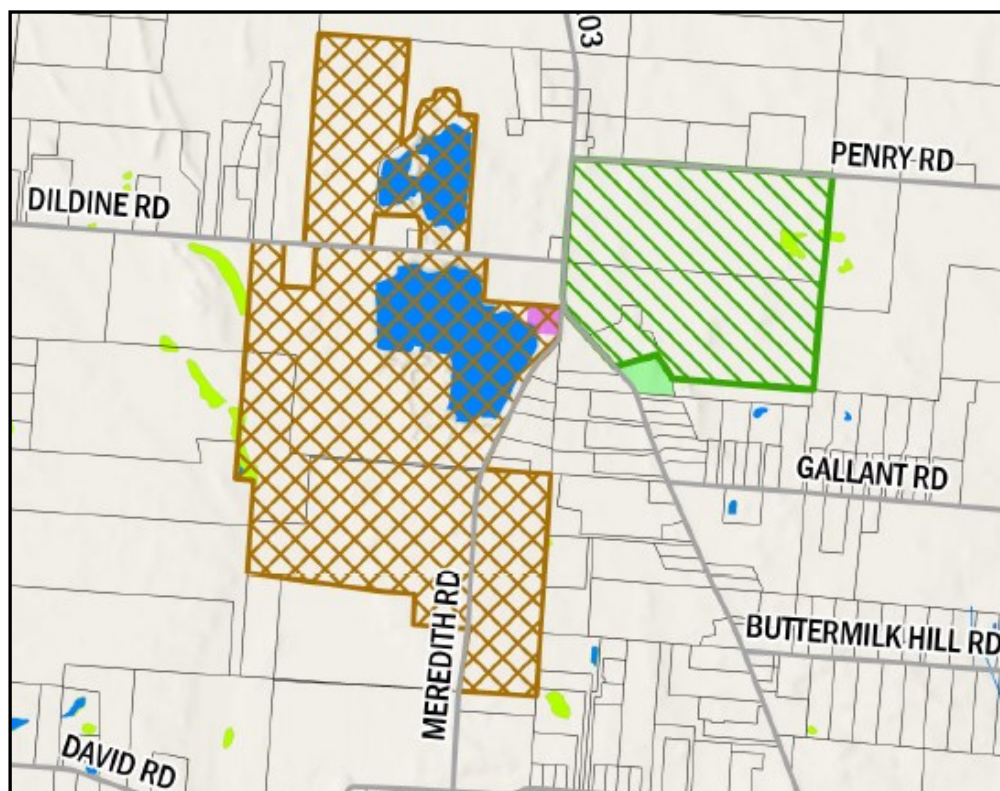
### - Sub Area IV Recommendations -

1. Planning area four supports the continued operation of Price Farms Organics, or similar Agribusiness use.
2. Any development that occurs in this area that is adjacent to a residentially zoned and developed lot should be adequately screened and buffered.



## Sub Area V – Active Quarry Node

A Quarry Node refers to a designated geographic zone or site identified for the large-scale extraction of raw construction materials, such as sand, gravel, and crushed stone. These nodes are strictly integrated into regional master plans due to their heavy environmental, economic, and social impacts.



**Boundaries:** North: Dildine Rd.; East: Meredith Rd.; South & West: Existing National Lime and Stone southern and western property lines at the time of this planning process.

**Land Area:** 486.26-acres

### General Facts and Findings

Planning area five includes land area that was established as a quarry in 1976. 188.95-acres south of Dildine Road and north of Gallant Road received permits (IM-0299) from ODNR to operate the quarry in this location. A Conditional Use was approved by the Delaware County Board of Zoning Appeals (BZA), which was expanded in 2023 to allow for the adjacent 192.095-acres to the south. In 2026, the BZA approved a Conditional Use to also allow quarry operations on the 103.303-acres just north of Dildine Road. The approved quarries were required to provide a 200-foot buffer with a 12-foot-high earthen landscaped mound around much of the sites. There were limited areas that did not require the buffer based on existing steep slopes and landscaping.

### - Sub Area V Recommendations -

1. Per Section 504 of the Ohio Revised Code (ORC), the Township may consider establishing designated heavy-haul routes that bypass residential streets and if necessary, require the quarry operator to bear the cost of road maintenance and repairs.
2. Encourage operational practices that limit the creation of dust and debris on local roads, monitor air and water quality, and ensure noise is mitigated.
3. The Township should retain a long term perspective for re-use of the quarry site. A range of potential uses should be considered, such as; passive or active parkland, aquaculture and residential planned developments.

## Sub Area VI – Agritourism Node

Agritourism Nodes are designated rural or agricultural area developed into a centralized destination where tourism, education, and farming intersect. These clusters typically feature agrarian architecture and bundle multiple visitor experiences—such as farm stays, U-pick operations, and farm-to-table dining—into a single, unified trip.

**Boundaries:** North: Penry Rd.; East: ~3,300 feet east of S.R. 203; South: ~2,300 feet south of Penry Rd.; West: S.R. 203.

**Land Area:** 194.37-acres

### General Facts and Findings

Planning area six is already established as the Lehner's Pumpkin Farm. Del-Co Water provides water service to this area and as with the rest of the Township, public sanitary sewer is not expected to be available in the near future. Currently, this planning area is zoned Farm Residence (FR-1), which also allows for single-family residential development on lots at one dwelling unit per 1.951-acres.

The National Agricultural Law Center states that agritourism presents a unique opportunity to combine aspects of the tourism and agriculture industries to provide a number of financial, educational, and social benefits to tourists, producers, and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. Additionally, agritourism provides educational opportunities to the public, helps to preserve agricultural lands, and allows states to develop business enterprises.

agricultural use of the property

- Not have significant impacts on the agricultural viability or rural character of neighboring properties
4. Limit additional access point onto S.R. 203 if the Agribusiness use is to expand.
  5. Preserve drainage paths to ensure this Node and neighboring properties are not negatively impacted.
  6. Support Conservation Subdivisions at the density of the underlying zoning district. Subdivision design should attempt to maintain natural drainage patterns as much as possible and encourage environmentally friendly stormwater management.
  7. Support planned agricultural communities where prime agricultural land is preserved within an Agricultural Easement.

### - Sub Area VI Recommendations -

1. Permit and promote agricultural uses.
2. A buffer should be provided to any adjacent land that is developed with a residential use if the Agritourism use is to expand. This buffer should adequately address noise, dust and light.
3. For an Agribusiness use to continue or expand, the operation should:
  - Be an existing and operating working farm
  - Be incidental to and directly supportive of the

## Sub Area VII– Suburban Growth Boundary

Suburban growth boundaries are designed to protect natural and agricultural lands by preventing greenfield development, or real estate development in previously undeveloped areas. They encourage higher-density development and infrastructure investment within close proximity to a city, while restricting expansion into the countryside to prevent urban sprawl.

**Boundaries:** North: Hills-Miller Rd.; East: Township boundary; South & West: S.R. 203.

**Land Area:** 227.51-acres

### General Facts and Findings

Planning area seven is only one property (see *red star on map*) west of the proposed expansion of Price Farms, a mixed-use development in Delaware City. This development project is expected to require both Troy Township and Delaware Township properties to annex into Delaware City.

While there are currently 17 single-family lots in this planning area, most of the area is active agricultural land that is bisected by Delaware Run stream. Regulatory floodplain is associated with Delaware Run that will restrict development in this area.

All properties in this area have access to Del-Co Water. Delaware City's potential future sewer service area that may impact Radnor Township residents includes this entire subarea. This sewer service area may be negotiated in the future to have a master metering system to be partially served by the County. Whether serviced by the City, County or a combination of the two, it would be appropriate to plan for a higher suburban density in this area. The recommended density is 4 dwelling units per acre when central sewer is available due to its proximity to the City of Delaware and its location in the potential sanitary service area.



### - Sub Area VI Recommendations -

1. As a general rule, prohibit new structures in, or filling of the 100 year floodplain.
2. Single-family development at one unit per 2 acres without sanitary sewer service. If centralized sanitary sewer is provided during the planning period, the plan recommends single family residential use at up to 4 units per acre. PRD/ Cluster development shall include open spaces to adequately serve the residents of the development (see NRPA standards in Appendix F).
3. Conservation Subdivisions at the density of the underlying zone. Subdivision design should attempt to maintain natural drainage patterns as much as possible and encourage environmentally friendly stormwater management.



[illegible]

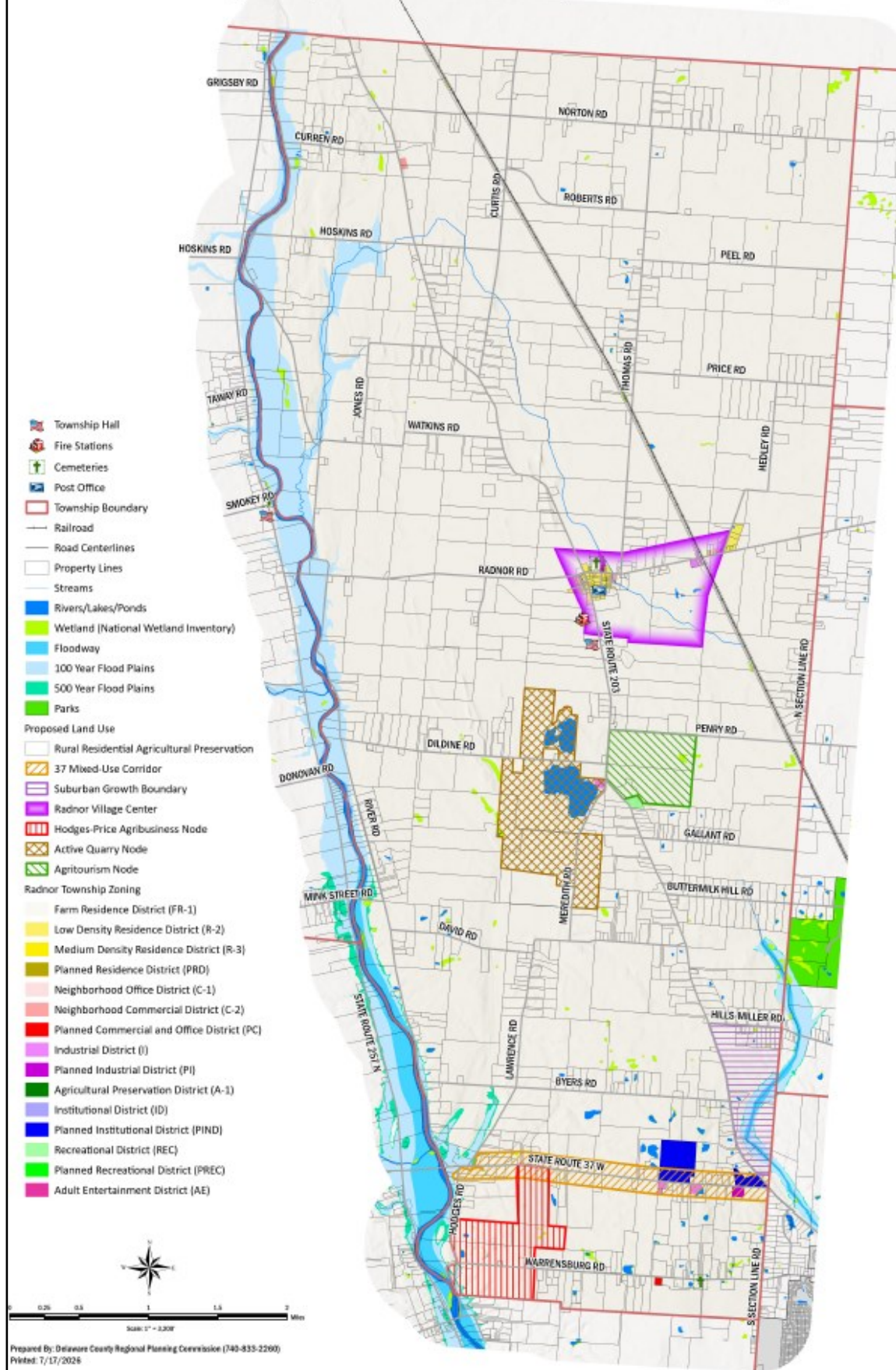
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# APPENDIX I

## Radnor Township Comprehensive Plan 2026, Delaware County, Ohio



# APPENDIX II

## Summary of the Comprehensive Plan Survey

The **Radnor Township Comprehensive Plan Survey** collected input from 174 residents to better understand community priorities, concerns, and expectations for the township's future. Results show a consistent and overwhelmingly strong desire to preserve Radnor's rural identity, protect farmland, manage growth carefully, and maintain the quiet, small-town way of life that defines the community.

*Over 98% of respondents agree or strongly agree that they enjoy the rural character and feeling of the Township.*

### Community Identity & Township Character

Residents strongly value Radnor's rural atmosphere. Nearly all respondents expressed appreciation for the township's quiet environment, low traffic, and agricultural landscape. Farming, open space, and large residential lots are central to how residents define the township's character. The survey shows clear community alignment: preserving rural character is a top priority across all demographics and length of residency.

*What is important to you regarding the Township?*

*"Community"*

*"Maintaining our rural heritage"*

*"Multi-generational farms and families"*

*"Central hub—bring the community together for farm markets, welsh events...we need to connect with our residents"*

### Land Use, Zoning, & Future Development

There is significant support for maintaining existing large-lot residential zoning standards, including the current 1.951-acre minimum in the Farm Residence District. Residents also strongly favor farmland preservation and conservation-style development that sets aside substantial open space. High-density housing options, smaller lots, or alley-loaded "rear garage" designs received minimal support.

Commercial expansion is not a community priority. Most residents prefer limited commercial activity and do not view the absence of retail or service

businesses as a hardship. When asked what uses should be prioritized, respondents overwhelmingly favored farms and farm markets over traditional commercial uses.

*74% of respondents support the current minimum lot size of 1.951-acres, while 18% are indifferent.*

### Township Services, Infrastructure, & Capacity

While many residents are generally satisfied with township and county services, concerns emerged regarding roadway conditions, drainage, and the township's ability to support additional traffic from future development. Opinions are mixed regarding water service quality, with well users reporting greater satisfaction than those on public water. Infrastructure readiness remains a significant question for many respondents. A plurality of residents do not believe current roads or services can effectively support large-scale growth.

*It is of note that the Township Fire Department and EMS station are centrally located in the Township, allowing for rapid response times to residents.*

### Housing, Residency, & Demographics

The township is predominantly composed of single-family homeowners, with more than 90% of respondents living in single-family homes. Radnor also has a deeply rooted population: nearly half of respondents have lived in the township for 10 or more years, and a substantial number are lifetime or multi-generational residents. These long-term ties help explain the strong emphasis on preserving rural and agricultural landscapes.

*95% of respondents own their own home, over 20% own land only, and just over 27% have live here for their lifetime or are generational.*

### Recreation & Community Use

Residents regularly use Radnor Park, the cemetery walking routes, river access points, and ATV or dirt-bike trails on private property. Two-thirds of respondent's support expanding recreational

facilities such as trails, ballfields, playgrounds, and other outdoor amenities. The community values recreation but emphasizes low-intensity, outdoor-focused facilities consistent with rural living.

*Over 48% of respondents support Conservation-style development that would include a minimum of 50% dedicated open space, with that open space used for passive/active recreation. Additionally, 42% of respondents enjoy the use of Radnor Park, which is currently undergoing site-wide improvements.*

*“Maintain a rural/agricultural vibe while growth occurs. Improve upon parks/sports fields. Provide a bike path that connects to others throughout the county.”*

Across all survey questions, the message is clear: residents want Radnor Township to remain a quiet, agricultural, low-density community with strong ties to its heritage and an emphasis on preserving the landscape for future generations.

### **Major Concerns for the Future**

Open-ended survey responses highlighted several recurring themes:

- Loss of farmland and open space
- Encroachment of suburban-style development
- Traffic growth and road deterioration
- Drainage issues and infrastructure limitations
- Commercial development pressure
- Annexation threats from nearby municipalities
- Increased housing density and associated impacts

These concerns reflect strong community sentiment that growth should be carefully planned, limited, and consistent with the township’s rural heritage.

*“The growth of the City of Delaware growing toward, and putting pressure on farmland in Radnor Township”*

*“I am concerned with how the quarry on Dildine Rd. will affect property values, aesthetics and increased large truck traffic”*

### **Community Priorities Moving Forward**

Residents identified several priorities for the long-term direction of Radnor Township:

- Preserve rural and agricultural character
- Maintain low-density development patterns
- Protect farmland and open space
- Enhance road maintenance and drainage
- Support fire and public safety services
- Provide small-scale, community-focused recreational amenities
- Ensure transparency, communication, and responsible planning



# APPENDIX III

## Agricultural Preservation Subdivision Examples

### Serenbe Community Masterplan Chattahoochee Hills, Georgia





[illegible]

# APPENDIX IV

## 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 adopted Zoning Resolution and Subdivision Regulations that are applicable in Radnor Township.

A completed checklist also informs Radnor Township representatives and all reviewing agencies whether a proposal complies with the Radnor Township 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 Radnor Township.

### 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.)

**Radnor Township Zoning Requirements and Delaware County Subdivision Regulations should be reviewed and understood prior to application submission:**

### Essential Zoning Items to consider:

- Speak with the Zoning Officer to determine the zoning classification for the subject site. An interactive zoning map can also be found on the Delaware County Regional Planning Commission Website: DCRPC.org
- Review the applicable zoning classification section that includes permitted uses, conditional uses, prohibited uses and development standards
- All development must comply with the General Development Standards
  - *Ex: Parking, Lighting, Landscaping, Sanitary Sewer, Fencing, Drainage, Front Building Setback, Density of Structures, etc.*

### Essential Subdivision items to consider:

- Speak with the Zoning Officer and the Delaware County Regional Planning Commission (DCRPC) to discuss the project
- The DCRPC administers the Delaware County Subdivision Regulations, which applies No Plat Approval/Lot Split, Adjacent Property Transfer and Major Subdivisions
- See the "How Do I..." information page on DCRPC.org to find next steps for your project (lot split, rezoning, subdivision, etc.)
- 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 Radnor Township 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 Delaware County RPC Parks and Trails Map |     |    |     |       |
| Uses stormwater best management practices including on-site stormwater infiltration                                                                                                       |     |    |     |       |
| Any known variances to the current Zoning Code have been requested and any hardship or practical difficulties have been explained in detail in text form                                  |     |    |     |       |
| Development preserves agricultural uses                                                                                                                                                   |     |    |     |       |
| 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 Uses                                                                                                                                                                          |     |    |     |       |
| Subdivisions connect to existing street stubs and offer stubs for future, adjacent development                                                                                            |     |    |     |       |
| Subdivisions include the required dedicated open space and provide useable parkland                                                                                                       |     |    |     |       |
| Development is clustered to protect open space and environmental features                                                                                                                 |     |    |     |       |
| Density does not exceed what is permitted in the existing/proposed zoning district                                                                                                        |     |    |     |       |

| Project Information        |  |
|----------------------------|--|
| Case No.                   |  |
| Project Name               |  |
| Site Address/Parcel Number |  |
| Applicant Name             |  |
| Applicant Phone & Email    |  |
| Checklist completed by     |  |
| Signature                  |  |





*Document prepared by:*  
**Delaware County Regional Planning Commission**  
[www.dcrpc.org](http://www.dcrpc.org)

