



# Annual Report 2002

**Delaware County  
Regional Planning Commission**

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# DCRPC Members

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

## Executive Committee (5/2003)

**Holly Foust**, Liberty Township, Chairperson

**Leslie Warthman**, Genoa Township, Vice-Chairperson

**Steve Burke**, Delaware General Health District, 2nd Vice-Chairman

**Dick Gladman**, Orange Township, Member-At-Large

**James Ward**, Delaware County Commissioner

## Representatives and Alternates (5/2003)

### **Village of Ashley**

Carl Franklin, Rep.

### **Berkshire Township**

Don Polland, Rep.

Bill Holtry, Alt.

### **Berlin Township**

John Schmidt, Rep.

Rick Sedlacek, Alt.

### **Brown Township**

Robert Hedrick, Rep.

Richard Fleming, Alt.

### **Concord Township**

Gary Spanner, Rep.

Karen Koch, Alt.

### **Delaware Township**

Steve Jefferis, Rep.

Roger VanSickle, Alt.

### **Delaware County**

Deborah Martin, Commissioner Rep.

James Ward, Commissioner Rep.

Kris Jordan, Commissioner Rep.

Fred Fowler, Code Compliance

Steve Burke, Health Dept. Rep.

Fran Veverka, Health Dept. Alt.

Chad Antle, Sanitary Eng. Rep.

Jack Smelker, Sanitary Eng. Alt.

Chris Bauserman, Engineer Rep.

Scott Pike, Engineer Alt.

### **City of Delaware** (*non-voting*)

Vince Papsidero, Rep.

### **City of Dublin**

Gary Gunderman, Rep.

Mary Newcomb, Alt.

### **Village of Galena**

Tom Hopper, Rep.

David Simmons, Alt.

### **Genoa Township**

Leslie Warthman, Rep.

John Reilly, Alt.

### **Harlem Township**

Cy Schmidt, Rep.

Tom Price, Alt.

### **Kingston Township**

Andrew Brenner, Rep.

Dan Basham, Alt.

### **Liberty Township**

Holly Foust, Rep.

John Werner, Alt.

### **Marlboro Township**

Charles Heimlich, Rep.

Larry Cline, Alt.

### **Orange Township**

Dick Gladman, Rep.

Thomas Farahay, Alt.

### **Village of Ostrander**

Yvonne Ball, Rep.

Carolyn VanBrimmer, Alt.

### **Oxford Township**

Bill Thurston, Rep.

Charles Sheets, Alt.

### **Porter Township**

Marvin Miller, Rep.

### **Village of Powell**

Shawn Leininger, Rep.

David Betz, Alt.

### **Radnor Township**

Lloyd Shoaf, Rep.

Mike Watkins, Alt.

### **Scioto Township**

Sandra Stults, Alt.

### **Village of Shawnee Hills**

George Mason, Rep.

Linda Annette, Alt.

### **Village of Sunbury**

Dennis Bell, Rep.

Lyall Rodgers, Alt.

### **Thompson Township**

Bonnie Newland, Rep.

### **Trenton Township**

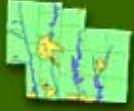
Larry DeWitt, Rep.

Kathy Duffee, Alt.

### **Troy Township**

Larry Starling, Rep.

Ken Baker, Alt.



## From the Director...

May 1, 2003 – 2002 was an interesting year for the DCRPC. While we were busier than ever on special projects, and with building permits at an all time high, subdivision platting declined significantly.

Why? Developers say it is getting harder to find land with county sewer service. Pundits say there was a loss of consumer confidence. Our best wisdom says builders were buying lots from developers' inventory (we had over 14,600 lots "in the pipeline" as of 12/31/01).

In other words, developers finished old subdivisions (1,552 final lots) before starting new ones (1,325 preliminary lots approved). Whatever the case, our subdivision lot review decreased from 5,427 in 2001 to 2,877 in 2002, and our revenues dropped by over \$100,000 as a result. Fortunately, we had an adequate cash carry forward to weather 2002. 2003 will be a tight budget year as we must pay the (very reasonable) cost of renovations at our new offices. It works out to \$1.60 per square foot over 20 years, a real deal.

Lot splits were up from 103 to 135, but lots recorded were also down from 1894 to 1170. We reviewed more zoning cases (57 in 2002) than in 2001 (51) but on fewer acres (1828 versus 3365).

Is there a historic precedent for this fluctuation in development activity? Yes. Activity fell way off in 1991 as we fought the first Gulf War and muddled through the national banking and real estate bust (remember Resolution Trust Corp.?). With the war now over in Iraq, and interest rates at 50-year lows, we are planning for the next round of growth that is sure to come.

Indeed, the Census Bureau recently reported that Delaware County has jumped to the 10<sup>th</sup> fastest growing county (by percentage) in the U.S.A. With seven master plans adopted, six in process, and three waiting in line we are well on our way to having a blueprint for the county's future, from the grass roots up.

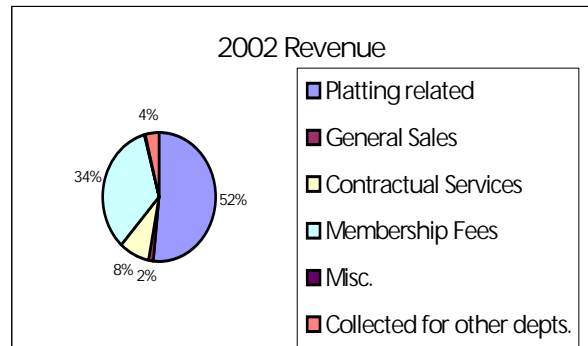
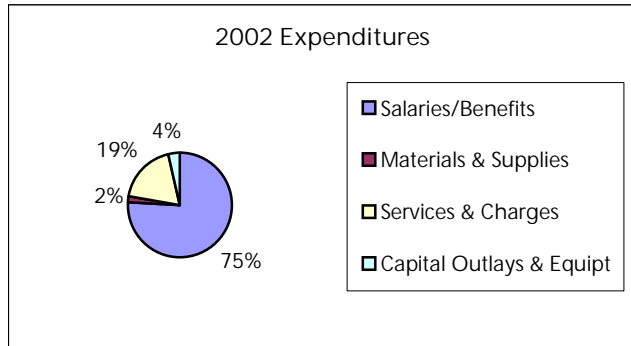
The biggest project for DCRPC staff in 2003 is the Delaware County Sewer Master Plan. DCRPC staff will team up with the Sanitary Engineer, the County Engineer and outside consultant(s). GIS maps, population projections and adopted comprehensive land use plans will be the basis of alternative sewer systems scenarios. The consultant will review the fiscal, engineering and development consequences, then make recommendations to the County Commissioners.



Our other news is WE'VE MOVED! Our new offices are at 109 N. Sandusky Street in Delaware. We are thankful to the County Commissioners and especially Commissioner Ward, who worked with us on the lease and renovation. Now that we have a home, come and see us.

## Finances

- We ended 2002 with a shortfall, due to that significant reduction in subdivision activity. Our revenues were \$407,243, and our expenditures were \$532,175.
- Our carry-forward cash balance as of 12/31/02 was \$397,286. This money resides within the county's funds, and is invested by the county Treasurer.
- Our approved budget for 2003 is \$761,576, which includes \$165,000 for the new office renovations and an additional \$50,000 contingency. Our net budget (minus office renovations and contingency) is \$546,576, a 2.7 % increase over actual 2002 expenditures.



## DCRPC Contract & Special Projects Status- May 1, 2003

Since 1998 our contract program has provided high-quality planning services at low member prices. Comprehensive Plans have been completed in Berkshire, Berlin, Brown, Orange, Porter, Troy Townships and the Village of Shawnee Hills.

Current Clients	Description; Status	Staff	Completion
Concord Township	Comprehensive Plan full draft delivered 3/03; <i>awaiting comments</i>	Laurien, Sanders	9/2003
Kingston Township	Comprehensive Plan full draft delivered 1/9/03; <i>awaiting comments</i>	Deel, Sanders	9/2003
Berkshire Township	Zoning code update; <i>draft complete, awaiting legal review</i>	Laurien	9/2003
All members	Model Zoning Resolution; <i>draft in progress, based on the best of all codes</i>	Laurien	ongoing
DCRPC	Subdivision Regulations Update; <i>draft complete, awaiting legal review</i>	Deel, Laurien, Matlack	9/2003
Trenton Township	Comprehensive Plan; <i>Chapter 15 complete</i>	Sanders, Laurien	10/2003
Village of Sunbury	Comprehensive Plan; <i>Chapter 13 complete</i>	Laurien, Clase	11/2003
Olentangy Schools	GIS mapping future developments, projected student populations; <i>base mapping, projections complete</i>	Liou, Sochor	ongoing
Genoa Township	Zoning Code and Comprehensive Plan update; <i>conservation subdivision in RR zone being drafted, work begun</i>	Laurien	2004
Berlin Township	Zoning Code update; <i>revised sign code complete, remainder of code, work to continue</i>	Laurien	2004
Liberty Township	Zoning/Comprehensive Plan updates; <i>PERRC adopted, conservation subdivision model presented, work to continue</i>	Laurien	2004

## Future Projects

Client	Task	Staff	Start date
Delaware County Commissioners	Sanitary Sewer Master Plan	Laurien, Liou, Sochor, Clase	5/2003
Village of Ashley	Comprehensive Plan	Clase, Deel	8/2003
Scioto Township	Comprehensive Plan	Sanders, Clase	9/2003

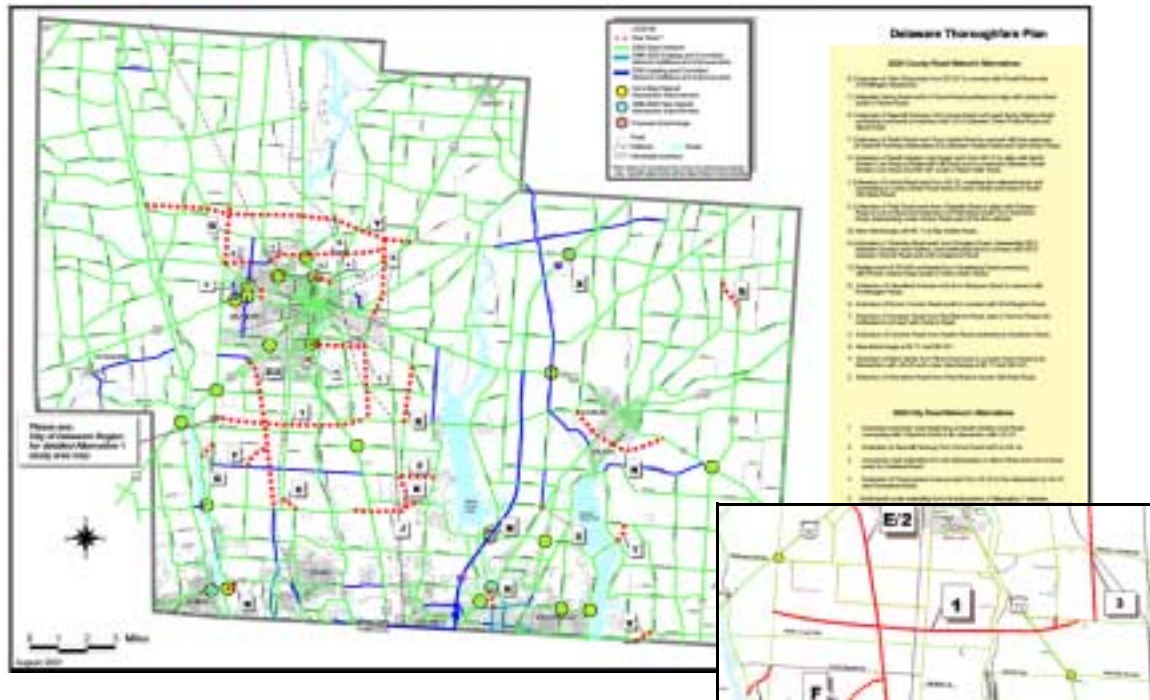
We have also offered our GIS services to the County Engineer for the Sawmill Parkway corridor study.

## Possible Projects

Client	Task	Staff	Start?
Village of Galena	Subdivision Regulations update	Deel, Laurien	6/2003
Powell-Liberty	Joint Vision Plan for future developments	Laurien, Sanders, Clase	?

## Thoroughfare Plan and Access Management

Due to process errors in the actual adoption of the County Thoroughfare Plan, our attorneys advised us that the 2001 adoption vote was void. In the re-adoption process, the bulky appendix was deleted, and with it went access management (driveway) regulations. The Alternate 1 east-west connector from US 23 to US 42 was revised to remove the “pink swath” from the map and to show simply a line, with the understanding that no corridor has been established or eliminated, but a connector was still needed. The plan was adopted as amended.



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### Subdivision Regulations

The Subdivision regulations were revised by working committee in 1999. That proposal was never adopted pending legal review. Our private attorney has notified us that we will have his comments by mid-May. That's 2003. Yes, this has taken way too long, but with a new civil division in the Prosecutor's office, I am confident we will receive an expedited review from them and then we will reconvene our committee. The County Engineer and I have agreed to reexamine some of the problem areas of our regulations as part of this update.

### Litigation

- **T&R Properties v. Berlin Township and the DCRPC** - This is a Federal District Court case seeking monetary damages against Berlin Township for denial of zoning. The zoning was recently granted by the courts, after which the developer's attorney called me to say they will issue a letter effectively releasing the DCRPC from the litigation. We have not received such a letter, but if we do it would effectively end our involvement. Our insurance carrier is paying for most of our defense.

### Staff Changes

Four-year student intern and Troy Township native Joe Clase graduates from University of Cincinnati in June and starts work full time. Joe will hit the ground running with the County Sewer Master Plan, and the Ashley, Sunbury, and Scioto Comprehensive Plans.

### [www.DCRPC.org](http://www.DCRPC.org)

Our web site grows bigger and better. It is averaging 849 visits per month. All of our regulations, applications, meeting minutes and notices are now on the World Wide Web. In addition, all the zoning resolutions and zoning maps for all the townships are there too. If you need custom images or map work, call Da-Wei at 833-2266 or Bob at 833-2265.

### Final Thoughts

For 2003, we look forward to working with you and your community to plan and manage growth. The village and township master plans are paying off, becoming the basis of the Thoroughfare Plan and next the County Sewer Master Plan. Our work is setting the tone and course of development for the next 50 years. Thanks to all of you for your interest and involvement.

May we help you this year? Give us a call.

**Phil Laurien AICP**

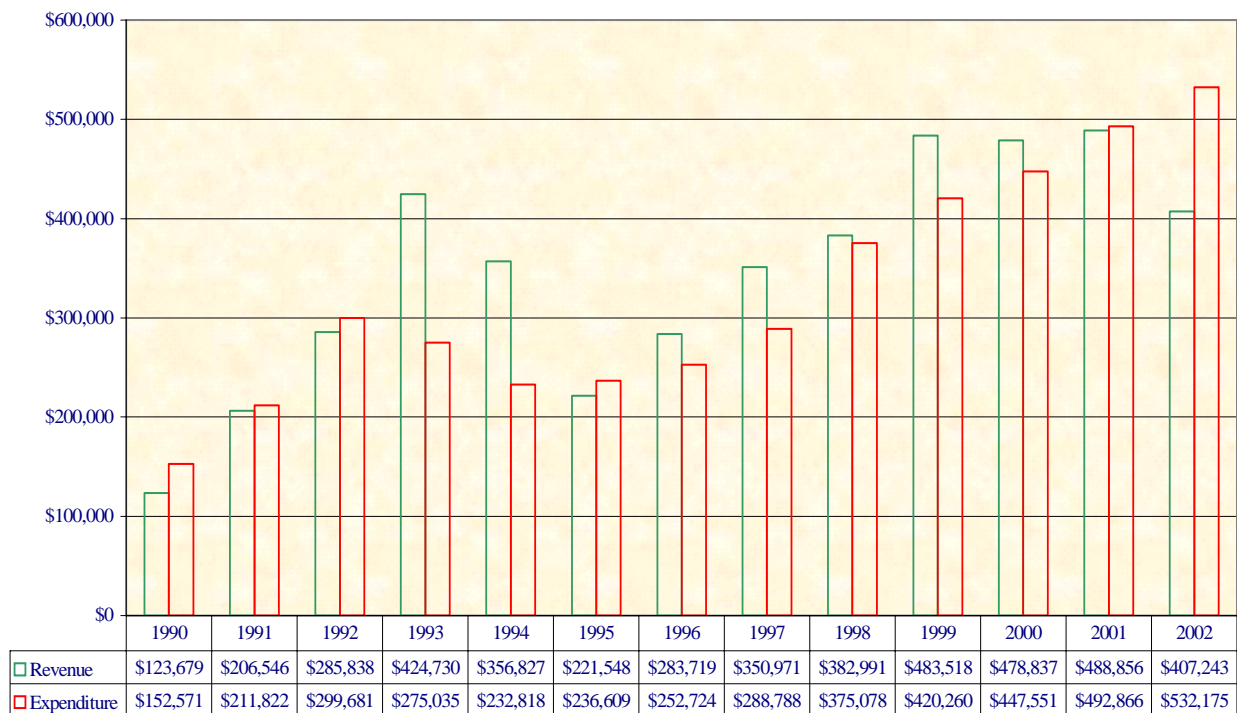
Executive Director

# 2002 Financial Report

2002 Revenues	
Platting Fees: subdivisions, NPA	\$202,635
Extensions & Table Fees	\$7,650
General Sales	\$6,298
Contracted Services	\$34,515
Health Dept. Fees	\$9,810
Soil & Water Fees	\$6,015
Membership Fees	\$139,603
Miscellaneous	\$717
<b>Total</b>	<b>\$407,243</b>

2002 Expenditures	
Salaries	\$325,968
Worker's Compensation	\$373
Hospitalization/Dental/Life Ins.	\$36,739
PERS	\$42,510
Medicare	\$4,725
Materials & Supplies	\$10,548
Services & Charges and Transfers	\$100,901
Capital Outlays and Equipment	\$10,401
<b>Total</b>	<b>\$532,175</b>

1990 - 2002 Revenue vs. Expenditures





# Lot Split/Transfer Statistics

The pace of lot splits rose in 2002, but not quite to the level of splits in 2000. The DCRPC approved 135 new lots in 2002 for a total of 312.916 acres (compared to 99 lots and 223.44 acres in 2001). The average lot size was 2.32 acres. Radnor Township in Northern Delaware County accounted for the largest number of lot splits (17%).

Adjacent property transfers dropped from 125 in 2001 to 59 in 2002. The average size of land transferred was 1.62 acres. Orange, Genoa and Liberty Townships accounted for the bulk of transfers with 46% of all applications.

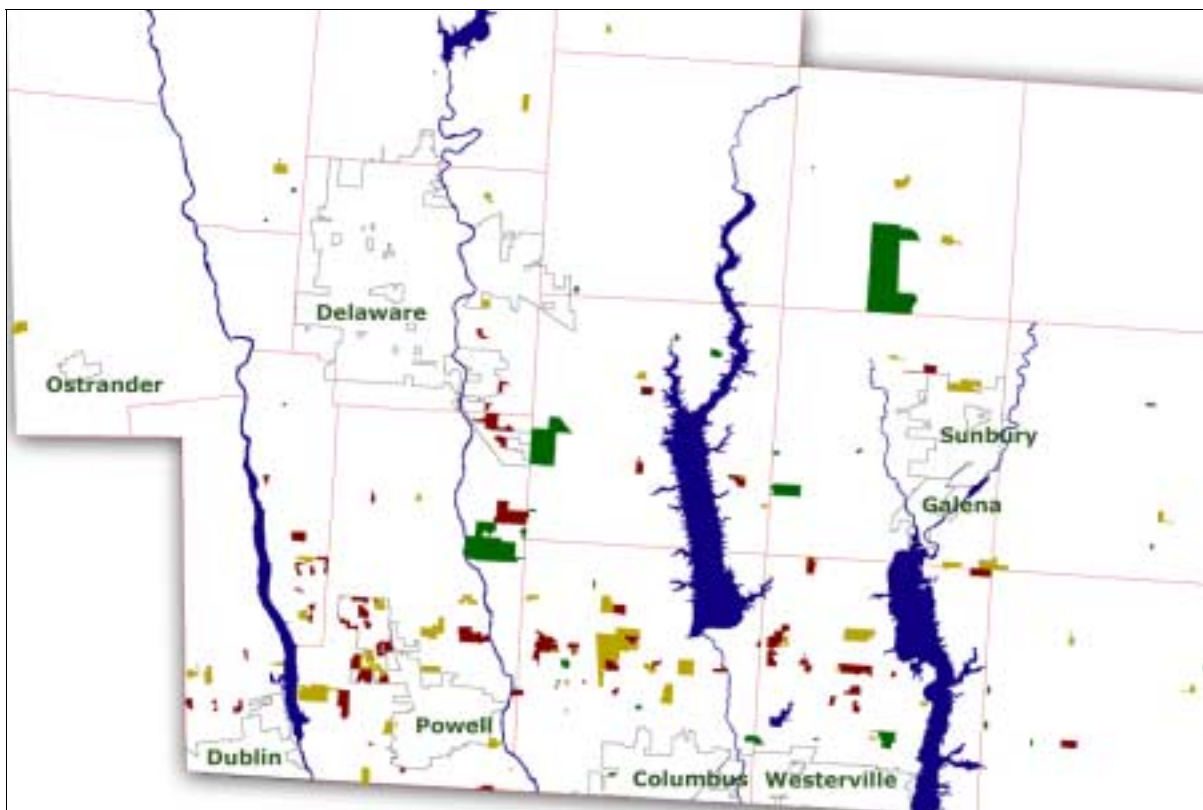
TOWNSHIP	Lot Splits		Transfers	
	No.	Acreage	No.	Acreage
Berkshire	7	27.577	3	3.539
Berlin	8	15.833	1	0.441
Brown	2	5.39	2	6.291
Concord	14	31.534	6	7.526
Delaware	3	7.186	2	2.302
Genoa	10	16.065	9	1.864
Harlem	5	13.51	4	7.476
Kingston	10	22.465	2	4.234
Liberty	11	25.584	9	22.184
Marlboro	2	5.734	0	0
Orange	9	13.331	9	29.287
Oxford	3	8.39	1	0.355
Porter	1	4.211	2	0.748
Radnor	24	53.692	2	2.87
Scioto	9	20.518	3	2.891
Thompson	0	0	0	0
Trenton	3	9.5603	1	0.26
Troy	14	32.336	3	3.23
<i>Average per township</i>	<i>7.5</i>	<i>17.38</i>	<i>3.28</i>	<i>5.306</i>
<b>Total</b>	<b>135</b>	<b>312.916</b>	<b>59</b>	<b>95.498</b>

# Planning activity

Continuing a trend that the county has experienced over the last decade, the largest amount of activity in the county has been along its southern tier (although the second review of the Kingston portion of Northstar continued to bring attention further north). The image below represents zoning and subdivision activity for the DCRPC during 2002. Green areas are parcels that were reviewed for rezonings. Areas in yellow were somewhere in the subdivision process during the year. This includes sites that were reviewed in the Sketch Plan phase and those that came before the Commission on the Preliminary and Final agendas. Lands in red indicate areas where parcels were legally recorded during 2002.

Some projects may have been through more than one phase of development during the year, in which case only the most recent status is indicated.

Although subdivisions can gain Final approval during the year without being recorded, the graphic does not necessarily separate the approximately 1,335 acres of land that were reviewed in the Final subdivision process. Colored land within municipal boundaries (such as those parcels in the City of Powell) were reviewed before they were annexed into the municipality.



Green – acreage of zoning cases reviewed in 2002  
Yellow – acreage of active cases (sketch plans, preliminary or final reviews in 2002)  
Red – recorded in 2002

# Subdivision Statistics

## POTENTIAL # OF SINGLE-FAMILY LOTS and MULTI-FAMILY Housing Units

Non-platted zoned lots:	2000	2001	2002
Approved by Townships	1,312 lots	1,977 lots	2,625 lots
Pending in Townships (at year end)	494 lots	1,082 lots	74 lots
Sketch Plan reviewed lots	424 lots	143 lots	686 lots
Overall Preliminary approved lots	1,513 lots	621 lots	306 lots
Expired lots	770 lots	977 lots	490 lots
Preliminary approved lots	3,573 lots	3,114 lots	3,202 lots
Final approved lots	504 lots	527 lots	526 lots
Non-built recorded lots	3,136 lots	3,608 lots	3,147 lots

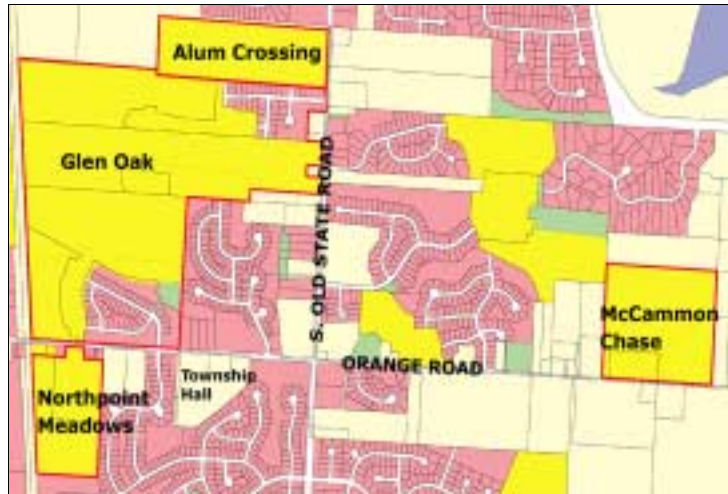
**TOTAL: 12,368 LOTS** (10,109 single-family lots and 2,259 multi-family housing units)  
*6.34 years Delaware County Townships supply. Average Bldg. Permits for last 5 years - 1,951 building permits/year  
 (Down from 14,639 in 2001)*

SUMMARY STATISTICS of 2002 SUBDIVISION PROPOSALS					
ACTIVE SUBDIVISION PROPOSALS APPROVED BY RPC					
TOWNSHIP	TOTAL		SINGLE-F.	MULTI-F.	**NON-RES.
	ACREAGE	*# of Lots	# of Lots	# of H-UNITS	# OF LOTS
BERKSHIRE	36.64	16	16	0	0
BERLIN	50.19	63	63	0	0
BROWN	0.00	0	0	0	0
CONCORD	175.45	307	307	0	0
DELAWARE	33.56	32	32	0	0
GENOA	306	437	437	0	0
HARLEM	23.12	4	4	0	0
KINGSTON	61.31	10	10	0	0
LIBERTY	900.88	922	913	0	0
MARLBORO	0.00	0	0	0	0
ORANGE	896.71	1,549	1,341	191	17
OXFORD	10.02	1	1	0	0
PORTER	0.00	0	0	0	0
RADNOR	35.04	4	3	0	1
SCIOTO	39.28	17	17	0	0
THOMPSON	0.00	0	0	0	0
TRENTON	60.38	18	18	0	0
TROY	26.85	7	7	0	0
<b>TOTAL</b>	<b>2,655.43</b>	<b>3,387</b>	<b>3,169</b>	<b>191</b>	<b>18</b>
* Number of lots including total subdivided lots and multi-family housing units in 2002.					
** Number of subdivided lots for commercial or industrial use.					

# Subdivision Review

## **Northpoint Meadows – Orange Twp.** (South side of Orange Road, just east of railroad)

Several of the largest subdivisions in 2002 were located in Orange Township along Orange Road near South Old State Road. Northpoint Meadows is an 83-lot subdivision on 42.08 acres. It consists of a large loop street with open space in the center and along the railroad tracks. Adjacent subdivisions do not provide for any connection from this project.



Some of the Orange Township projects filed in 2002.

## **McCammon Chase – Orange Twp.** (North side of Orange Road, west of Bale-Kenyon Road)

This is 91 lots on 64 acres. The design consists of 68 lots and a large open space reserve along the road. A significant ravine in which a sanitary line is located, divides the property. The remaining 22 lots are located in woods on the north side of the ravine. The property's original home remains in the development.

## **Glen Oak – Orange Twp.** (North side of Orange Road, east of railroad)

The overall development plan for Glen Oak consists of 478 lots on 331.2 acres. Because it is such a large project, the developer divided it into Glen Oak (to develop from Orange Road north) and the Estate of Glen Oak (to develop from S. Old State Road west). The site includes land for a school and athletic fields, a public park, and preserve areas. Open space and water features are located along both Orange Road and S. Old State Road.

## **Alum Crossing – Orange Twp.** (West side of S. Old State Road, east of railroad)

Alum Crossing is directly north of Glen Oak east of land owned by Del-Co. It accesses S. Old State and will access Glen Oak via one street connection. Sections 1 and 2 include 97 lots on 50.80 acres. The design includes open space east to west through the center of the development.

## **Wedgewood Park, Section 2 – Liberty Twp.** (East of Riverside Drive, north of Powell Road)

Wedgewood Park Section 2 is an extension of Wedgewood Park, continuing west toward the O'Shaughnessy Reservoir. It includes 136 lots on 138.21 acres. Open space which includes detention ponds as water features is designed along Riverside Drive. Roads in the eastern portion of the site are located between ravines, allowing home sites with walk-out basements. The developer will be redesigning this portion of the plan before final



# Rezoning Statistics

The RPC reviewed 77 zoning cases in 2002, including 57 map amendments and 18 text amendments. (Two cases were withdrawn by the applicant.) The total reviewed acreage dropped from 3,365.33 in 2001 to 1,921.79 in 2002, despite an increase in the number of cases from 55 in 2001. It should be noted that 46% of the reviewed acreage was the proposed NorthStar development which was reviewed for the second time and recommended for approval.

Township	Total Cases*	Total Acreage	Text Cases	Approved Acreage / # of Cases	Denied Acreage / # of Cases	Cases Withdrawn
Berkshire	5	123.99	1	123.99	4	0
Berlin	10	338.67	1	338.67	5	3
Brown	3	5.00	1	5	2	0
Concord	4	1.92	2	1.92	2	0
Delaware	0	0	0	0	0	0
Genoa	4	77.49	0	45.86	2	31.63
Harlem	4	20.05	0	20.05	4	0
Kingston	3	867.47	1	887.47	1	1
Liberty	7	355.156	2	355.16	5	0
Marlboro	0	0	0	0	0	0
Orange	11	71.07	0	50.64	7	20.43
Oxford	0	0	0	0	0	0
Porter	4	0	2	0	2	0
Radnor	2	6.33	0	2	1	4.33
Scioto	6	0	3	0	3	0
Thompson	0	0	0	0	0	0
Trenton	5	33.60	1	33.60	3	0
Troy	8	1.06	3	1.06	5	0
Shawnee Hills**	1	0	1	0	0	0
<b>Total</b>	<b>77</b>	<b>1,921.79</b>	<b>18</b>	<b>1,864.41</b>	<b>46</b>	<b>57.39</b>

\*Total Cases includes text amendments, comprehensive plans and site zoning reviews. DCRPC was also asked to review the Shawnee Hills Comprehensive Plan, which the staff was contracted to create.

# Rezoning Review - Major cases reviewed in 2002

## **Middlesex LLC – Berkshire Township – A-1 to PRD**

The applicant sought a rezoning on 86 acres along 3Bs and K Road. The plan called for 106 homes, resulting in a gross density of 1.23 units per acre. The development plan was generally good, with many lots directly accessing open space. However, the application was incomplete in several areas including landscaping and architectural design criteria, which are both requirements of the zoning. The staff also made other design recommendations with regard to street layout and engineering design. Staff recommended conditional approval.

## **Episcopal Retirement Homes, Inc. – Liberty Township – FR-1 to PERRC**

This is the first application for Liberty’s new Planned Elderly Retirement and Residential Community (PERRC) zoning. The proposal was to develop the 133-acre site for a mixture of independent living, assisted living and nursing home units. Housing would include 150 manor homes, 136 units of apartments, 40 units of assisted living units and 66 beds in a nursing home. The commission approved the plan, with the conditions that certain safety and access issues be properly resolved.



Episcopal Retirement Homes

## **Planned Communities, Inc. – Liberty Township – FR-1 to PR**

This 211 acre project has been named Olentangy Falls in the subdivision stage. The plan reviewed by the staff and RPC showed that major ravines would be preserved and protected in common open space. It also set aside a large area along the Olentangy River as an open space park area with a realignment and improvement to Taggart Road. The staff and commission recommended conditional approval for the rezoning. However, the developer could not resolve issues with the neighboring property owners. The township traditionally has shown a preference toward larger lots over public open space. After working with the adjoining owners through several designs, the developer redesigned the project based on the existing FR-1 zoning, with 1-acre lots and no common open space. *[In 2003, the commission rejected the FR-1 design. The developer is continuing to work with the township and with the RPC toward a more site-sensitive design.]*

## **Jay Scott/David Fisher – Berlin Township – FR-1 to R-2 with a PRD overlay**

This project was a request to rezone 310 acres including and adjacent to the Tanglewood Golf Course. The plan proposed 219 single family units, 177 condominiums, 60 patio homes, 105 assisted living units and a convenience store/commercial location. The new development would be called “Scotland Yard”. The 582 units resulted in a proposed density of 1.85 units per acre, utilizing the existing golf course as open space. The staff found the development plan to be incomplete, with many details undefined. The density was acceptable, if central sewer (in this case, a land application system) could be appropriately engineered. After the township denied the request, the project was accepted for annexation into the city of Delaware, which has committed to extend sewer to the site.



Scotland Yard

**P.D. Paycoff – Orange Township – FR-1 to PI**

The applicant sought the rezoning of 5.3 acres from Farm Residential to Planned Industrial to accommodate an office/retail building and four mini-storage warehouse buildings. The site is west of the BankOne Corporate Headquarters and is located just north of Olentangy Glade, a residential development within the City of Columbus boundaries. The average lot in Olentangy Glade is between 5,000 and 10,000 square feet. As part of the application, the developer sought a divergence from the 100' setback separating industrial uses from

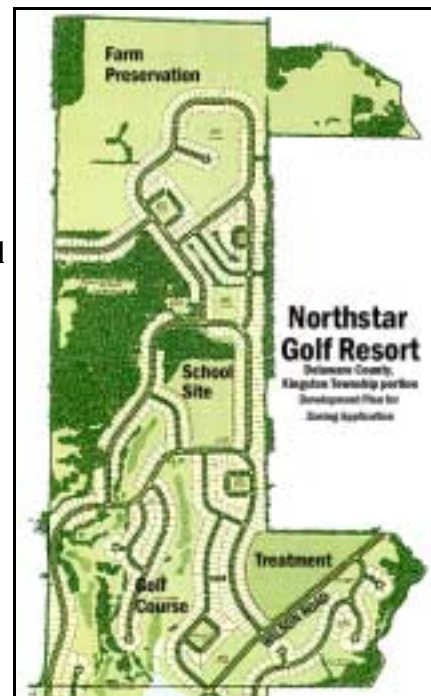


residential uses. Staff recommended denial as the setback was specifically intended to mitigate the effects of such incompatible uses. The staff also noted that the Orange Township Comprehensive Plan recommended this area for planned office and institution space. Obviously, much has changed in this portion of Orange Township since the Comprehensive Plan was adopted. This site represents a small pocket of township surrounded by land annexed to Columbus. Rejecting the proposed zoning could cause the developer to seek annexation to the city. Accepting the zoning places warehouses near the back lot line of several homes within the City of Columbus. The commission voted to recommend approval of the zoning to Orange Township.

Paycoff site

**NorthStar LLC – Kingston Township – FR-1 to PRD**

The RPC had originally reviewed this case when the Kingston Township portion was filed under county zoning. After the township established its own zoning code, a revision was filed. The new plan had been reconfigured with 63% open space, pocket parks, a farm preservation area and land to be dedicated for a school. The resulting density would be .84 units per acre. The RPC recommended approval of the new plan, which was forwarded to the township. After voting to approve the rezoning, a referendum was filed in early 2003. The issue will be on the November, 2003 ballot.



Northstar LLC

**EPCON Group – Orange Township – FR-1 to MFPRD**

EPCON sought a zoning change to allow 56 condominiums in an area north of Polaris Parkway, between Africa and Worthington Roads. This was an update to a previous plan that showed a higher density. The new plan stipulated a requirement that at least 80% of the head of households be age 55 or older, suggesting a lower traffic impact than from the same units of single family homes.

The staff recommended that the rezoning be approved, stating that more detail was needed in the development plan.

# Building Permit Statistics

## Building Permit Trends in Delaware County

1980 through 2002



TOWNSHIP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Berkshire	26	13	21	22	16	17	34	16	16	14
Berlin	35	39	65	66	54	98	117	128	182	157
Brown	12	14	11	17	9	10	8	17	10	14
Concord	38	42	35	30	43	96	103	235	355	294
Delaware	10	12	3	4	12	25	11	31	49	46
Genoa	187	271	243	363	342	622	507	651	667	708
Harlem	37	27	25	30	30	23	27	16	18	26
Kingston	32	20	19	18	19	24	37	30	37	34
Liberty	153	202	164	202	231	262	322	276	198	238
Marlboro	0	0	1	1	0	1	1	1	10	4
Orange	170	180	188	268	352	378	637	410	532	561
Oxford	7	7	3	6	6	4	9	10	11	11
Porter	12	25	12	13	16	17	11	12	9	11
Radnor	15	12	13	11	9	13	11	12	5	15
Scioto	28	26	33	26	20	27	37	21	9	18
Thompson	0	2	0	3	4	4	4	2	11	8
Trenton	17	9	11	25	17	13	12	10	11	13
Troy	13	18	9	15	13	12	6	7	14	24
<b>TOTAL</b>	<b>792</b>	<b>919</b>	<b>856</b>	<b>1120</b>	<b>1193</b>	<b>1646</b>	<b>1894</b>	<b>1885</b>	<b>2144</b>	<b>2196</b>



# Population Projections

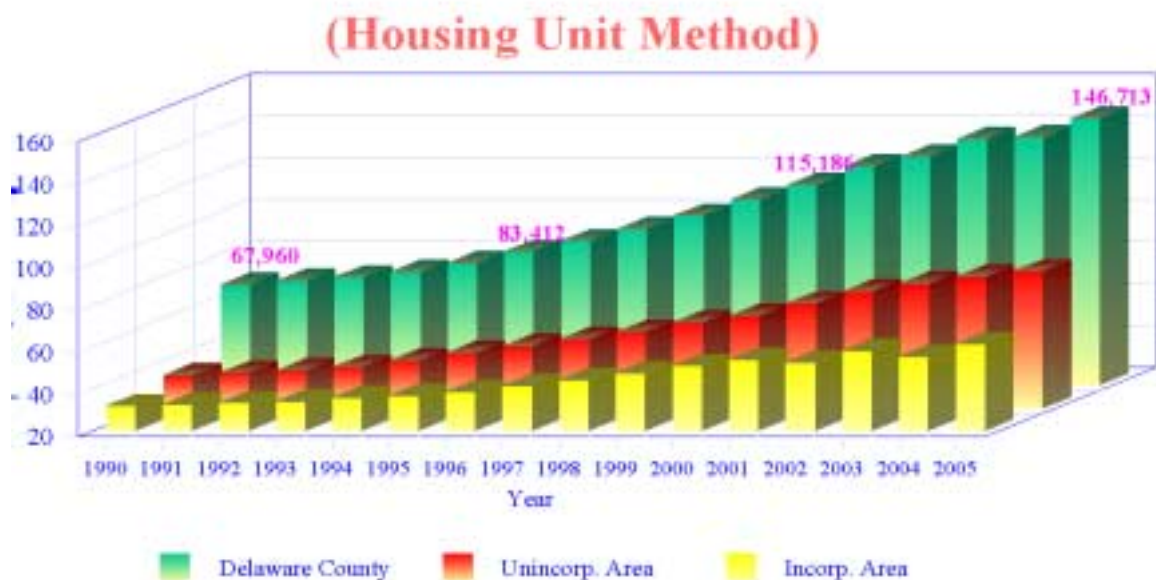
According to an April, 2003 report from the U.S. Census, Delaware County moved up to the tenth fastest growing county in America, experiencing a 6.1% increase from July 1, 2001 to July 1, 2002. This growth represented a numerical increase of 7,174 and an estimated population of 125,399 for July, 2002. Other counties in the top ten included counties near Dallas, Washington D.C., Atlanta, Daytona Beach and Denver. Scott County, near Minneapolis, was the only other Midwestern county in the list.

Because of the domestic migration into Central Ohio and the regional domestic migration from the City of Columbus, Delaware County should continue to experience increasing population. Therefore, the RPC projects the county's population will be:

146,713 at the end of 2005 with 27.37% growth rate (2000-2005)  
166,993 at the end of 2010 with 44.97% growth rate (2000-2010)  
207,903 at the end of 2020 with 24.49% growth rate (2010-2020)

The Delaware County Regional Planning Commission makes population projections based upon a Housing Unit Method. The formula works as follows: 1) Last Census (2000) used as a base year; 2) Number of residents per dwelling unit is calculated based upon the last census information; 3) Number and type of new residential building permits is tracked by month for all jurisdictions; 4) A time lag factor anticipates the occupancy date of new housing after building permit issuance; 5) New population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor; 6) New population added to last census data to create projected population.

## Population Projection to 2005



# GIS Review

The DCRPC developed the initial Geographic Information System in 1990 to conduct a county-wide master plan. The system, developed as a specific application for the land use plan, was used to compile and manage the social and physical environmental data (almost 60 layers). Since then, the system has been expanded to a departmental GIS for reviewing new development projects such as subdivision and rezoning proposals and for creating township comprehensive plans. Since 1998, the system has been used in monthly DCRPC meetings, township comprehensive plan meetings, and other public presentations.

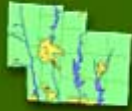
In 1999, the DCRPC received an ESRI Local Government Start-up Grant, which provided a variety of software such as ArcInfo, MapObjects, MapObjects IMS, and ArcView to help implement GIS in the RPC. The grant also helped the Commission staff upgrade the departmental GIS to an Enterprise GIS by developing intranet GIS applications using MapObjects 2.0, MapObjects IMS 2.0, and ArcExplorer provided by ESRI. From 2000 to 2001, the Planning Commission proposed to upgrade its GIS to Societal GIS (with Internet Access), however, due to insufficient bandwidth of the County T1 line, the project never got off the ground.

In 2002, the DCRPC continued enhancing and improving the content of its website ([www.dcrpc.org](http://www.dcrpc.org)) to make sure that the information (especially the township zoning code, zoning map, and township comprehensive plan maps and documents) can be shared with the public from the Internet. However, all of this information currently is in static map (PDF) format, not in an interactive environment. The Demographic Package and Development Trends have also been updated on the DCRPC web site. The staff also uses the GIS application to aid in preparing township comprehensive land use plans, monthly RPC meetings, and other special projects. The DCRPC GIS team also used the GIS application to help the Olentangy School District work on their Elementary School Redistricting Project in 2002 and 2003 and will also help them to work on their middle school Redistricting project in the near future.

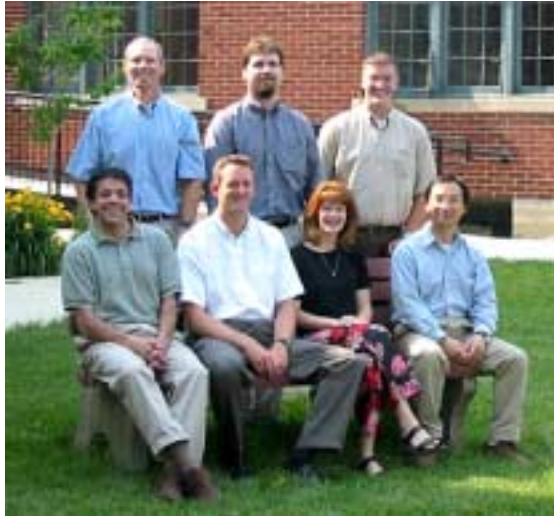
DCRPC upgraded its GIS software to ESRI ArcGIS 8.2 and ArcIMS 4.0.1 in 2002, which are the most update and powerful systems to date. With this most current technology, the system can be upgraded to a Societal GIS by distributing geographic data to our current users, allowing them to do location-based analyses from the Internet.



This image, produced by the RPC GIS team, represents a calculation of net developable acreage for a specific land use study.



## Meet the DCRPC Staff



Front row (l to r): Robert Sochor, Scott Sanders, Stephanie Matlack, Da-Wei Liou. Back row: Phil Laurien, Paul Deel,

### - MISSION STATEMENT -

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

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## Congratulations

During its annual conference in September, the Ohio Geographic Information Systems Conference awarded the DCRPC with a 2nd place award for Best Analytical Map.

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