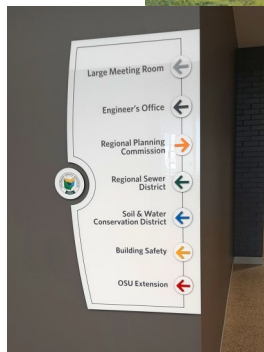
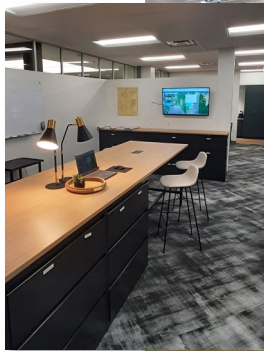


Delaware County Regional Planning Commission



Annual Report

2023

*Providing planning and zoning assistance
to Delaware County for over 60 years.*

CONTENTS

Representatives	1	In addition to this Annual Report , the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies.
Introduction	2	
Summary	4	Our Demographic Information , is updated as information is received. It features population estimates derived from Census information and local building permit data.
Financial	5	
Rezoning	6	
Subdivisions	8	Our other annual publication, Delaware County Development Trends , is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for last year, but for the last several years and decades.
Plats/Summary Stats	10	
GIS Activity	11	
Building Permits	12	It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.
Road Construction/Inspections	13	

Cover: The new Moses Byxbe Campus on State Route 521, home to the County Engineer, Sanitary Engineer, Building Safety, Soil and Water Conservation District, OSU Extension, Sheriff, County Facilities Department, and DCRPC.

Mission

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

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

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

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

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

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



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

REPRESENTATIVES

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

Executive Committee (2/2024 — offices may change during the March executive committee elections)

Joe Shafer, Genoa Township, Chair

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

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

Representatives and Alternates (2/2024)

Village of Ashley

David Lockhart, Rep.
Cheryl Friend/Dean Mosier, Alts.

Berkshire Township

David Weade, Rep.
William Holtry, Alt.

Berlin Township

Meghan Raehll, Rep.

Brown Township

Steve Lisano, Rep.
Chris Rinehart, Alt.

Concord Township

Ric Irvine, Rep.
Jason Haney, Alt.

Delaware County

Jeff Benton, Commissioner
Barb Lewis, Commissioner
Gary Merrell, Commissioner
Duane Matlack, Building Safety
Dustin Kent, Health Dept. Rep.
Glynnis Dunfee, Alt.
Tiffany Maag, Sanitary Eng. Rep.
Dean Setzer, Alt.
Chris Bauserman, Engineer Rep.
Will Ferguson, Rob Riley, Alts.

Delaware Township

Randy Ormeroid, Rep.
Jerry Schweller, Alt.

City of Dublin

Sarah Holt, Rep.
Tammy Noble, Alt.

Village of Galena

Jeff Kinnell, Rep.
K. Levi Koehler, Alt.

Genoa Township

Joe Shafer, Rep.
Paul Benson, Susan Dorsch Alts.

Harlem Township

Mike Cannon, Rep.
Dave Jackson, Alt.

Kingston Township

David Willyerd, Rep.
Bernie Cattrell, Alt.

Liberty Township

Staci Hood, Rep.

Marlboro Township

Jeffrey Warner, Rep.
Ed Reely, Alt.

Orange Township

Robin Duffee, Rep.
Eric Gayetsky, Alt.

Village of Ostrander

Joseph Proemm, Rep.

Oxford Township

James Hatten, Rep.
Steve Lewis, Alt.

Porter Township

Ed Snodgrass, Rep.
Barry Bennett, Alt.

Radnor Township

Dan Boysel, Rep.
Teresa Watkins, Alt.

Scioto Township

Herb Ligocki, Rep.
Marvin McIntire, Alt.

Village of Shawnee Hills

Josh Vidor, Rep.
Dan Matthews, Alt.

Village of Sunbury

Murray Neff, Rep.
Dave Martin, Alt.

Thompson Township

Kent Manley, Rep.

Trenton Township

Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township

Doug Price, Rep.
Richard Lehner, Alt.



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

INTRODUCTION

235,281

Total Delaware County
Population
DCRPC Projection,
start of 2024



584 hours

Special project-related
contract work



No. 1

Fastest-growing county
in Ohio between 4/2020
and 7/2022
(in number, but #2 for
percentage increase)



86th

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



21,157

County residents added since
2020 Census



DCRPC Population Projections

249,550 (2025)
272,129 (2030)
289,209 (2035)
303,421 (2040)



5.7%

Growth rate
4/2020 - 7/2022



KINGSTON Twp
Master Plan COMPLETE



TROY Twp
Master Plan Continued



BERLIN Twp
Master Plan COMPLETE

OSTRANDER
Master Plan COMPLETE

LIBERTY Twp
Master Plan Continued

BERLIN Twp
Zoning Resolution Cont'd.



Preliminary Plan
SF lots end of
year: Up 10%



Available
Recorded Lots:
Down 18%

(Townships)

Cities and Villages

868

Available recorded lots

	2017	2018	2019	2020	2021	2022	2023
Single-family lots	8,994	9,412	9,734	8,749	7,621	7,120	7,089
Multi-family units	2,671	2,284	2,595	2,852	3,930	3,982	4,013
Total units in the pipeline	11,665	11,696	12,329	11,601	11,551	11,063	11,102
5-year average permits	679	748	802	977	1,157	1,223	2,388
Years to build-out	17.2	15.6	16.4	12	10	9	5
"Ready to build" lots	1,299	1,576	1,101	1,273	1,289	1,165	1,043

Townships

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

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



20

Sketch Plans

13

Preliminary Plans

25

Final Plats

6

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



381

Final Lots Reviewed

498

Preliminary Lots Reviewed

1,049

Preliminary Multi-Family Units*

*includes single-family detached condos

1,043

Available recorded township lots



8

Multi-family projects in development

Sara Crossing (231)

Northstar Prestwick (240)

Orange Summit (400)

Liberty Grand North (162)

JLP Orange/US 23 (160)

District at Berkshire (300)

Clarkshaw Crossing (135)

The Carlton (306)



125

acres of open space dedicated County-wide

62

Commercial Permits



JURISDICTION	Census 2010	Census 2020	DCRPC 2024
Berkshire	2,428	4,476	6,296
Berlin	6,496	7,774	9,489
Brown	1,416	1,402	1,485
Concord	9,294	10,951	12,316
Delaware	1,964	2,138	2,235
Genoa	23,090	24,924	25,298
Harlem	3,953	4,554	4,896
Kingston	2,156	2,359	2,527
Liberty	14,581	18,271	22,433
Marlboro	281	295	303
Orange	23,762	30,516	33,220
Oxford	987	950	965
Porter	1,923	2,194	2,316
Radnor	1,540	1,570	1,639
Scioto	2,350	2,648	2,877
Thompson	684	659	697
Trenton	2,190	2,276	2,394
Troy	2,115	2,105	2,174
TWP TOTAL	101,210	120,062	133,560
Delaware	34,753	41,302	45,274
Dublin	4,018	4,250	4,311
Galena	653	924	1,567
Sunbury	4,389	6,614	7,649
Shawnee Hills	681	835	861
Powell	11,500	14,163	15,055
Ashley	1,330	1,198	1,190
Ostrander	643	1,094	1,394
Westerville	7,792	9,112	9,355
Columbus	7,245	14,570	15,065
MUNI TOTAL	73,004	94,062	101,721
COUNTY TOTAL	174,214	214,124	235,281

GIS Open Data

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

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

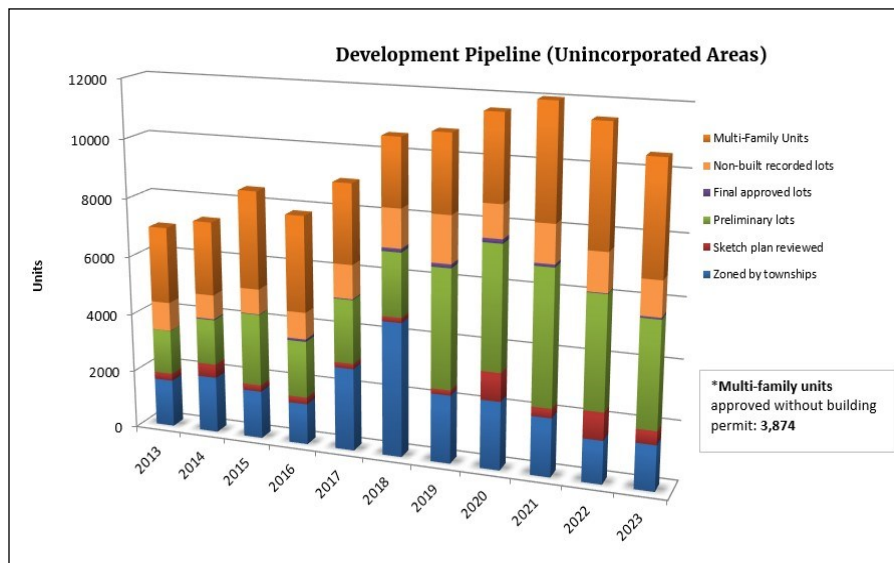
Unless otherwise noted, subdivision and zoning data is presented for unincorporated (township) areas since that represents the review authority of the DCRPC.

SUMMARY

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2023 and represents RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units in single parcels.

Township	Zoning Map Reviews	Zoning Acreage	Text Reviews	Preliminary Approved*	Final Approved*	New No-Plat Lots	Building Permits
Berkshire	4	116	2	160/300	100	1	75
Berlin	6	175	1	20/368	96	11	262
Brown			1	14			6
Concord		42	2	11	24	23	86
Delaware			1				4
Genoa			1		6	10	51
Harlem	6	94	4	24	2	8	21
Kingston			1		2	2	9
Liberty	1	2	3	254/136	118/190	12	553
Marlboro			1**				1
Orange	3	24		10/245	14/268	2	430
Oxford							1
Porter						1	8
Radnor			1**			2	7
Scioto	1	32				4	11
Thompson			1**				1
Trenton	1	88		5	19	3	7
Troy			2			5	8

* Single-Family Lots/Multi-Family Units. ** Rural Zoning Commission Resolution. All acreage is rounded.



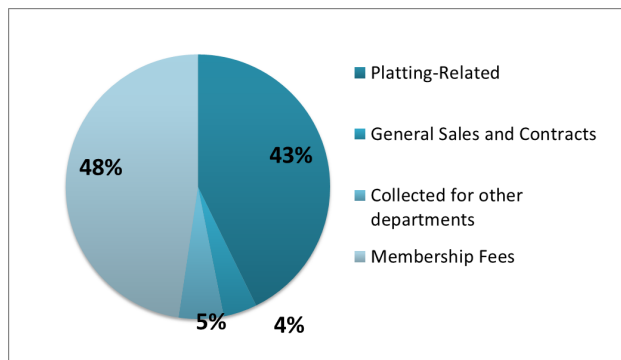
End of 2023	
Ready to build lots	951
Final plat approved	46
Preliminary approved	3,907
Sketch plan reviewed	364
Township zoned	1,474
Total in lot pipeline	6,742
Multi-Family units	3,737

This data represents Lots and Units that at the end of the year were in the listed phase of development but had not yet progressed to the next step.

FINANCIAL

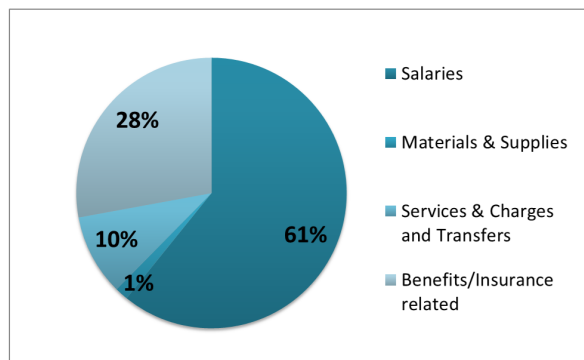
2023 Revenues

Platting Fees: Subdivisions, NPA	\$191,016
General Sales	\$234
Contract Services (Member Assistance)	\$18,199
Health Dept. Fees	\$17,890
Soil & Water Fees	\$5,450
Commissioner Fees	\$1,191
Membership Fees	\$212,918
Total	\$446,899

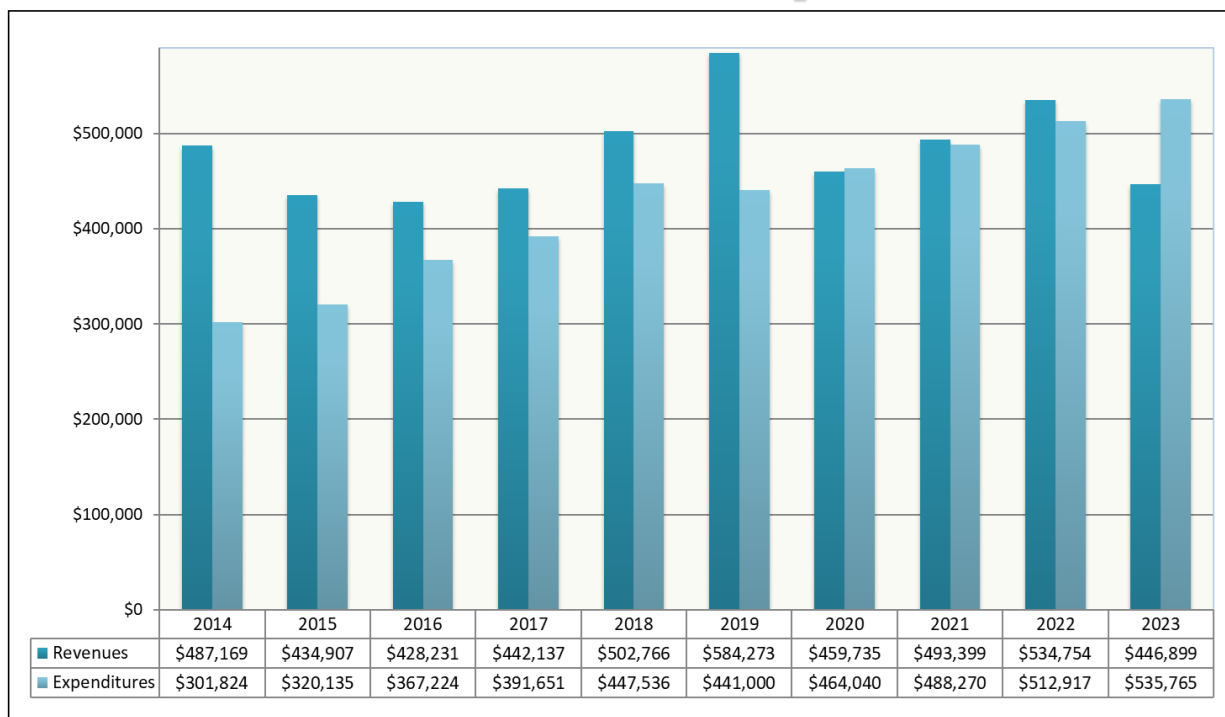


2023 Expenditures

Salaries	\$325,816
Worker's Compensation	\$2,932
Hospitalization/Dental/Life Ins.	\$96,405
PERS	\$45,614
Medicare	\$4,484
Materials & Supplies	\$8,483
Services, Charges and Transfers	\$52,032
Capital Outlay & Equipment	\$0
Total	\$535,766



2013-2023 Revenues vs. Expenditures



REZONING

Larger Cases

All were reviewed for townships but not necessarily approved.

Township	Map Cases**	Total Acreage**	Text cases*
Berkshire	4	116.056	2
Berlin	7	243.922	1
Brown			1
Concord	2	42.301	
Delaware			1
Genoa			1
Harlem	6	93.458	4
Kingston			1
Liberty	1	154.216	3
Rural Zoning			1
Orange	3	23.736	
Scioto	1	32.086	
Trenton	1	87.62	
Troy			2
Totals	25	793.395	17



August - Metro/The Carlton (Berkshire)

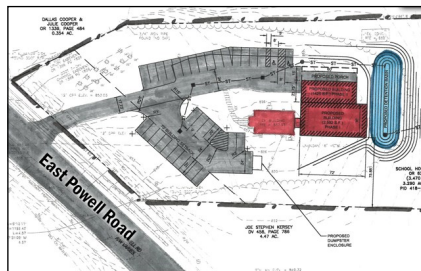


May - Elysian at Alum Creek (Berlin)

*Review of Zoning Code Amendments/Comprehensive Plans
 **Includes application of overlays, but not original approval of overlay text.



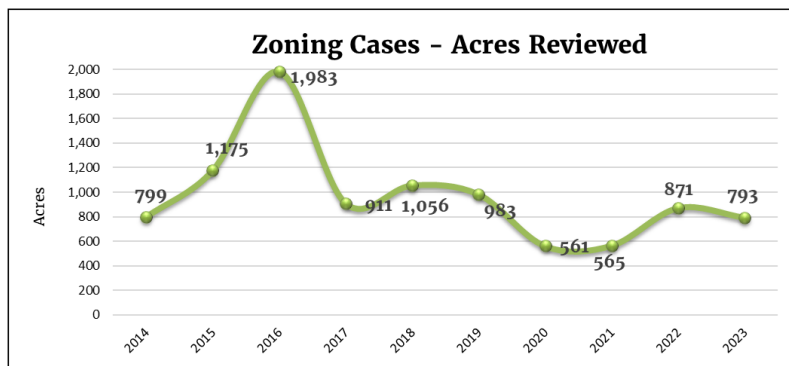
November - Sam's Bar (Liberty)



May - DoG Distillery (Orange)



April - Metro/Northport Residential Hotel (Berlin)



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

Month	Twp.	Applicant	Acres	From/To	Reason
January	Berlin	T & R Properties	44.176	FR-1 / PRD	Residences at Berlin, 368 MF
January	Delaware	<i>Delaware Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (General Update)</i>
January	Harlem	SREI Fund IV	67.929	AR-1 / PRCD	The Estates at Duncan Run, 26 SF
February	Genoa	<i>Genoa Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment & Comp. Plan updates</i>
February	Kingston	<i>Kingston Twp. Zoning Commission</i>	-	-	<i>Comprehensive Plan update</i>
February	Liberty	M/I Homes	132.52	POD 18D	Clarkshaw Crossing, 254 SF, 136MF
March	Brown	<i>Brown Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Art. 21 & 22)</i>
April	Berkshire	<i>Berkshire Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (various)</i>
April	Berkshire	Northstar Condominium LLC*	23.83	-	The Greens at Northstar Dev. Plan, 94 MF
April	Berlin	Metro Development	6.369	PCD, BCO	Northport Residential Hotel
April	Harlem	<i>Harlem Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Art. XXXI and XXXIV)</i>
April	Rad/Mar/Tho	<i>Rural Zoning Commission</i>	-	-	<i>Resolution Amendment (general)</i>
May	Berlin	N. Old State LLC	31.683	FR-1 / BCO	The Elysian at Alum Creek, 250 MF
May	Harlem	<i>Harlem Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment</i>
May	Orange	DoG Distilling Co.	3.282	PC / PC	Distillery, tasting room & bar
June	Harlem	Jaime & Jenna Perkins	5.004	AR-1 / FR-1	Future lot split
June	Harlem	Daniel Herschede	5.0	AR-1 / FR-1	Future lot split
June	Troy	<i>Troy Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment</i>
July	Berlin	<i>Berlin Twp Zoning Commission</i>	-	-	<i>Comprehensive Plan update</i>
July	Harlem	James & Deborah Clark	4.774	AR-1 / FR-1	Future lot split
July	Liberty	<i>Liberty Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Art. 7)</i>
August	Berkshire	Metro Dvlpt.	26.398	PMUD Art. 16	The Carlton – apartments, 312 MF
August	Harlem	<i>Harlem Twp Zoning Commission</i>	-	-	<i>Resolution Amendment (Art XXXV)</i>
August	Harlem	CJT Development	5.717	AR-1 / I	Storage facility and office
August	Orange	John Wicks RPD*	11.684	FR-1 / SFPRD	Orange Cove, 23 SF
September	Berkshire	<i>Berkshire Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Articles 4 and 11)</i>
September	Berkshire	Domigan Properties	4.558	A-1 / PCD	Rental Stop – equipment rental business
September	Berkshire	Northstar Residential Dvlpt.	61.27	PMUD 17	Northstar Ivy Wood, 116 SF, 44 MF
September	Liberty	<i>Liberty Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Pools, fences, solar)</i>
October	Berlin	T & R Properties	69.196	FR-1 / BIO	Industrial
October	Troy	<i>Troy Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (ADU)</i>
November	Berlin	Peachblowroad Ltd.*	64.865	FR-1 / TPUD	Cottages/Village at Oak Park, 234 MF
November	Berlin	Peachblowroad Ltd.*	19.412	FR-1 / NCD	Flats N/S at Oak Park, 194 MF
November	Berlin	Peachblowroad Ltd.*	8.221	FR-1 / PCD	Oak Park commercial
November	Concord	Epcon Communities	36.24	FR-1 / PRD	Courtyards on Concord, 54 SF condo
November	Harlem	Connie & Devin Wesolowski	5.034	AR-1 / FR-1	Future lot split
November	Liberty	Davern Holdings	2.26	FR-1 / PC	Sam's Bar
November	Scioto	Sharon Wade & Gary Newhouse	32.086	FR-1 and I / I	Industrial/borrow pit storage
November	Trenton	Weaver Custom Homes	87.62	FR / RR	Single-Family residential, 29 SF
December	Concord	Northwest Building Resources Inc	6.061	FR-1 / PCD	Expand self-storage units
December	Harlem	<i>Harlem Twp. Zoning Commission</i>	-	-	<i>Resolution Amendment (Art. IX, XI, XIII, XXIII)</i>
December	Liberty	Metro Development*	19.436	FR-1 / POD18D	Rosewood Village, 208 MF
December	Orange	North Orange Development LLC	8.77	R, PC / RCOD	Lewis Center Self Storage



November - Peachblowroad (3 cases)
(Berlin)



December - Rosewood
(Liberty)



August - Orange Cove
(Orange)



April - Greens at Northstar Dev. Plan
(Berkshire)

SUBDIVISIONS

Sketch

First phase of the Subdivision process. It includes a virtual walkabout by several county agencies. Comments made after the visit assist applicants with the proper design of their projects.

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
January	Brown	Beechwood Estates	17	70.633	Single-Family Residential
March	Concord	Dublin Court	14	25.01	Single-Family Residential
April	Berlin	Hyatts Plaza	1	3.25	Commercial
April	Concord	Harkins CAD	2	11.425	Single-Family Residential CAD
May	Orange	Aldeia	5	39.44	Single-Family and condo units
June	Berlin	Peachblow Aquatics & Commerce Center	2	10	Commercial
June	Berlin	Cheshire Mills	6	10.97	Mixed commercial, residential
August	Berkshire	Triple J Farms CAD	4	10.20	Single-Family Residential CAD
August	Berlin	Piatt Road Development	20	14.64	Single-Family Residential
August	Berlin	Delaware Skilled Nursing	1	19.02	Commercial
August	Berlin	Industrial	2	113.59	Industrial
August	Genoa	Bevelhymer Lot 97 Div 1	2	1.87	Single-Family Residential
September	Berkshire	Northstar Sec. 1 Golf Course, Lot 741, Div #1	2	269.78	Golf course split
September	Liberty	Bougher Farm	58	19.60	Single-Family Residential
October	Berkshire	Carlton at Berkshire	4	26.40	Apartments
October	Kingston	Ambrose CAD on SR 61	3	11.01	Single Family Residential CAD
October	Orange	Ninja Express	2	5.29	Commercial
October	Trenton	Ross Road Estates	15	52.81	Single-Family Residential
December	Berlin	Berlin Estates	6	7.604	Single-Family Residential
December	Orange	Chick-fil-A	1	1.68	Commercial outlot

Summary Statistics of 2023 Approved Subdivision Proposals

Township	Acreage	# of Lots*	Single-Family	Multi-Family**	Non-Res.***
Berkshire	443.55	708	308	379	21
Berlin	420.41	598	214	368	16
Brown	70.63	16	14		2
Concord	60.26	38	37		1
Genoa	17.41	8	8		
Harlem	78.70	26	26		
Kingston	19.80	5	5		
Liberty	314.04	837	494	329	14
Orange	255.59	752	121	622	9
Trenton	281.29	65	63		2
2023 TOTAL	1,961.68	3,053	1,290	1,698	65

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

* Number of units including total subdivided lots and multi-family housing units in 2023, including sketch plans and recorded plats

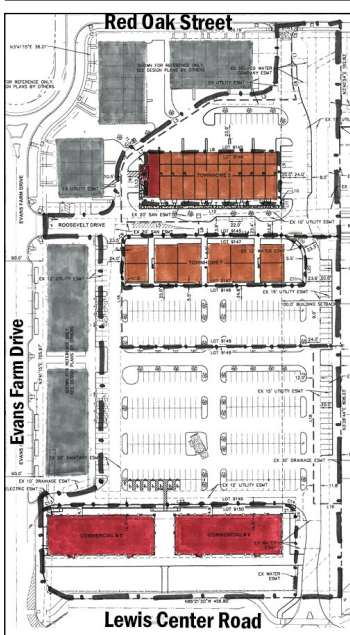
** Includes condos. ***Number of subdivided lots for commercial, industrial, or open space use.

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

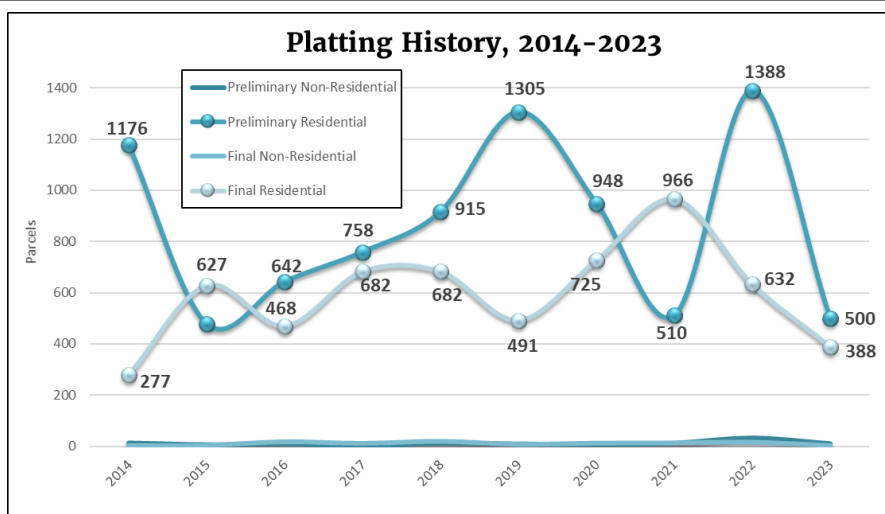
Preliminary

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

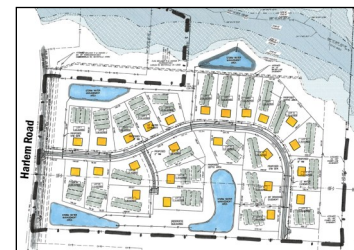
Month	Township	Subdivision Name	Lots	Acres	Type
January	Berkshire	The District at Berkshire*	1	25	Multi-Family
January	Berlin	Berlin Mixed Use Development	4	109.641	Industrial & Multi-Family
January	Liberty	Clarkshaw Crossing*	390	132.5	Single-Family & Multi-Family
January	Orange	Azar Village	10	5.005	Single-Family Residential
April	Harlem	Conservancy at Duncan Run*	24	67.93	Single-Family Residential
May	Berlin	Hyatts Plaza	1	3.25	Commercial, retail
May	Orange	Evans Farm Marketplace, 8885-8886 Div#1*	6	8.712	Commercial, residential
June	Orange	Aldeia*	1	30.23	Condominium
July	Brown	Beechwood Estates*	17	70.633	Single-Family Residential
July	Concord	Dublin Court	11	25	Single-Family Residential CAD
October	Berkshire	Northstar Ivy Wood Neighborhood*	160	61.278	Single-Family Residential
October	Berlin	Oaks at Berlin	20	14.61	Single-Family Residential
October	Orange	Aurora Farms*	1	23.901	Multi-Family Residential
November	Trenton	Longshore CAD	5	57.7	Single-Family Residential CAD



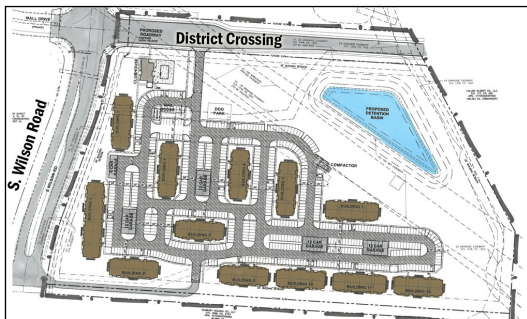
May - Evans Farm Marketplace (Orange)
 Preliminary/Final, additional multi-family



July - Beechwood Estates (Brown)



April - Conservancy at Duncan Run (Harlem)



January - The District at Berkshire (Berkshire)

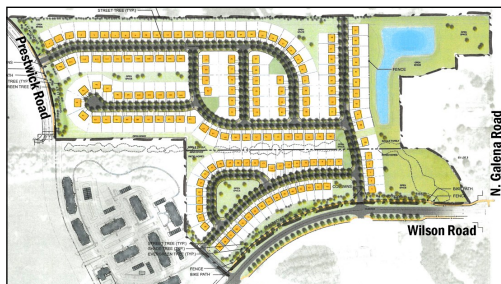
Final plats

Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Type
February	Berkshire	Berkshire Crossing, Lot 1817, Div. #1	48	20.237	Single-Family Residential
March	Berkshire	Berkshire Crossing Sec 2, Lot 1817, Div. #2	52	15.794	Single-Family Residential
March	Liberty	Hyatts Meadows, Section 2	27	6.127	Single-Family Residential
April	Berlin	Keller Subdivision, Lot 294, Div. #1	2	2.767	Single-Family Residential
April	Trenton	Anthony CAD on SR 605	5	63.846	Single-Family Residential CAD
May	Genoa	Mulberry Estates	6	15.544	Single-Family Residential
May	Liberty	Olentangy Falls East, Section 4	32	32.736	Single-Family Residential
May	Orange	Ravine Run	14	15.8	Single-Family Residential CAD
May	Orange	Evans Farm Marketplace, Lots 8885-8886 Div#1	6	8.712	Commercial, residential
June	Concord	Trinity Lane CAD	3	7.78	Single-Family Residential CAD
June	Concord	Clarkshaw Moors, Sec. 6, Ph. B	18	6.197	Single-Family Residential
June	Orange	Orange Centre Dvlpt. - easement vacation	1	2	Commercial
June	Trenton	Oaks at Big Walnut	14	58.213	Single-Family Residential
July	Berlin	Berlin Farm, Section 2	42	27.853	Single-Family Residential
July	Harlem	Jonard CAD	2	10.767	Single-Family Residential CAD
August	Berlin	Berlin Farm West, Sec. 1	52	40.528	Single-Family Residential
August	Liberty	Liberty Grand District, Sec. 11	47	13.557	Single-Family Residential
September	Kingston	H/S Warren CAD	2	8.79	Single-Family Residential CAD
September	Liberty	Rabbit Run II	13	16.635	Single-Family Residential
September	Liberty	Liberty Grand District - easement vacation	1	9.322	Easement Vacation
October	Orange	Hidden Ravines Crossing	1	31.147	Commercial
November	Liberty	Liberty Grand Communities, Sec. 2	2	32.648	Multi-Family Residential
November	Orange	Slate Ridge Residential Lots 9089 & 9092 Amended	4	102.84	Multi-Family Residential
December	Berkshire	Northstar Sec. 1 Golf Course Lot 741 Div. # 1 (PF)	2	269.21	Golf Course, Commercial Lot
December	Concord	4910 Rutherford Road CAD	3	9.855	Single-Family Residential CAD

PF—indicates a Combined Preliminary/Final process

additional Preliminary graphics



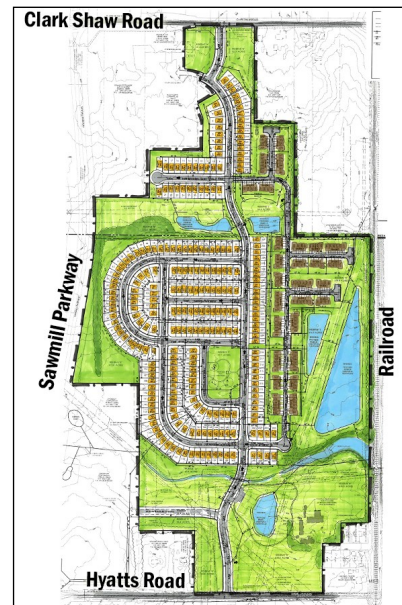
October - Northstar Ivy Wood (Berkshire)



June - Aldeia (now Marigold) (Orange) ROW dedication for condos



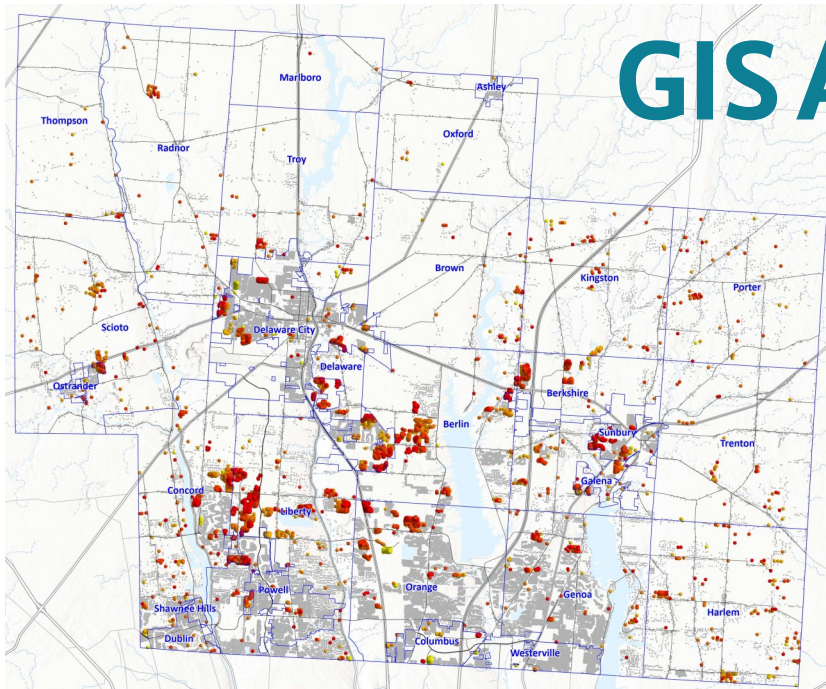
October - Aurora Farms (Orange)
ROW dedication for condos



January - Clarkshaw Crossing (Liberty)

GIS ACTIVITY

Sample working map showing recent building permit activity



Building Permits by Year

- 2023
- 2022
- 2021
- 2020
- 2019
- Others

GIS Conversion

In 2023, all of our webmaps were converted using the most current **Experience Builder** from ESRI. They were also converted to be more mobile friendly. You may need to update any previous bookmarks and create new ones from our website.

GIS Data Created and Managed by DCRPC

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

- Other available datasets created and/or managed by DCRPC
- Expired subdivisions
- Bedrock type
- Genoa “no-build” zones
- Critical Resources combined
- Overhead Powerlines
- Powerline Structures
- Major gas lines
- Soil Septic Suitability
- Railroads and ROW
- Open Space
- Public Lands
- Slope >20%
- Subdivision Groups
- JEDD, TIF, and Econ info
- Community Features
(Twp Hall, Fire, Cemeteries, etc.)

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

Webmaps

- [Zoning](#)
 - [Development Pattern](#)
 - [Parks and Trails](#)
 - [Historical Features](#)
 - [Combined Comprehensive Plans](#)
- (click links above or visit www.dcrpc.org and go to Map Center)

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

Enhanced Zoning Features

Staff added basic information for township zoning districts such as lot size, open space, frontage requirements and setback standards. This are accessed by clicking on a site and reviewing information in the popup.

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

BUILDING PERMITS

JURISDICTION	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Berkshire	26	38	45	91	55	84	269	75	284*	234	137	75
Berlin	26	19	28	24	50	73	62	119	125	210	123	262
Brown	4	3	6	3	6	3	4	10	6	15	12	6
Concord	83	67	32	39	31	70	185	155	212	162	117	86
Delaware	6	7	1	7	4	2	20	9	6	18	9	4
Genoa	116	110	39	66	109	77	74	51	48	45	40	51
Harlem	9	21	13	22	29	44	38	28	38	48	31	21
Kingston	1	9	5	7	10	9	33	27	26	18	17	9
Liberty	115	133	89	104	117	178	137	115	474	573	357	553
Marlboro	0	0	2	0	0	1	4	0	0	2	0	1
Orange	181	214	209	213	358	205	119	101	222	282	217	430
Oxford	1	1	1	1	1	0	7	4	2	3	2	1
Porter	5	13	10	13	11	13	15	17	10	12	16	8
Radnor	3	6	6	2	5	10	3	3	4	12	10	7
Scioto	7	8	9	9	21	22	11	34	16	50	15	11
Thompson	2	1	0	2	1	2	1	0	4	7	5	1
Trenton	3	4	4	5	9	5	11	19	14	20	9	7
Troy	5	1	3	8	7	2	4	6	2	12	12	8
TWP TOTAL	593	655	502	616	824	800	997	773	1,493	1,723	1,129	1,541
Delaware	204	313	259	186	306	246	587	674	454	506	475	554
Galena	11	4	6	7	5	10	4	66	87	120	22	2
Sunbury	34	73	36	36	31	241	91	61	34	56	111	434
Shawnee Hills	1	10	10	5	11	3	1	3	1	4	1	1
Powell	58	95	110	66	388	73	59	40	59	98	75	68
Ashley	1	1	0	0	0	1	0	0	0	0	0	0
Ostrander	10	23	12	12	7	31	25	13	29	34	29	23
Dublin	0	0	2	0	9	18	9	8	4	7	4	1
Westerville	89	10	121	111	136	65	0	109	16	1	0	0
Columbus	277	921*	255	560*	379	0	10	557	1	2	0	372
		708*		498*					144*			130*
MUNI TOTAL	685	1,450	811	983	1,272	688	786	1,531	685	828	717	1,455
GRAND TOTAL	1,278	2,105	1,313	1,599	2,096	1,488	1,783	2,088	2,178	2,551	1,846	2,996

Non-residential building activity
2021: 25 2022: 55 2023: 62
(unincorporated areas only)

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

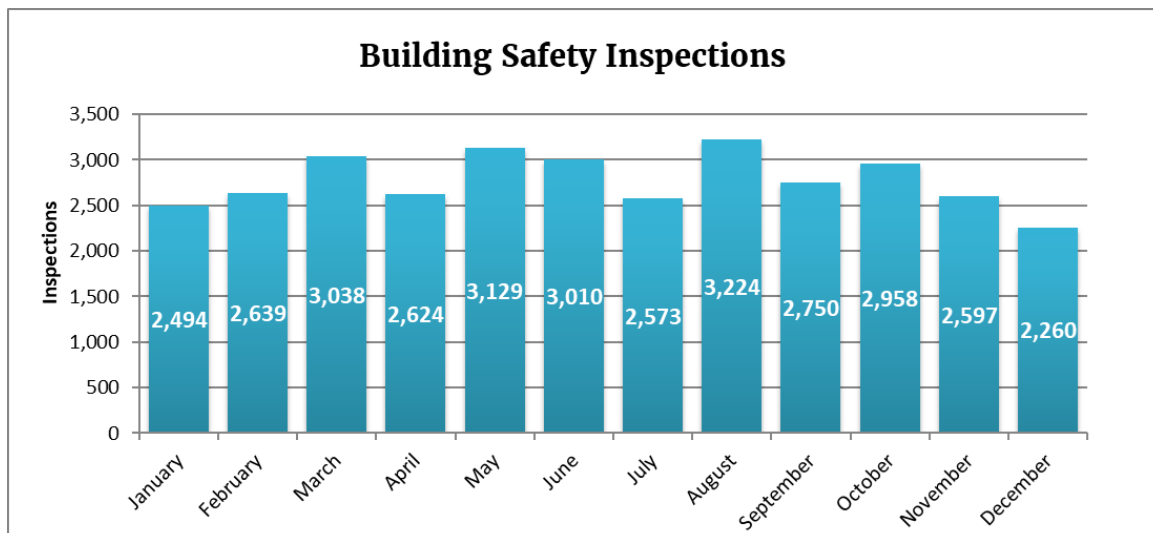
COUNTY ROAD PROJECTS

The County Engineer's office worked on several significant road and bridge projects in 2023, some of which were completed during the year. The following is a list of those projects. *Source: County Engineer's office*

Project/Road Name	Location	Description of Work	Comp. Date/Projected
Old Sawmill and Presidential	Liberty	Roundabout and resurfacing	Ongoing
US 36/SR 37 and Carter's Corner	Berkshire	New turn lanes in all directions	1/2023
Berlin Station Phase 1	Delaware	Culvert replacement, raise road profile	11/2023
Byxbe Parkway Phase 1A	Brown	New road, Bowtown to SR 521	6/2023
Home Road Recreational Trail	Liberty	New path, north side of Home Road	Ongoing
US 36/SR 37 and Galena Road	Berkshire	New turn lanes in all directions	Ongoing
Bale Kenyon Road	Orange	Phase 1 widening, phase 2 continues	12/2023
Green Meadows Drive	Orange	Extension, Home Road to Lewis Center	6/2024
2023/2024 Projects:			
<i>Worthington and Lewis Center improvement; North Road extention, Shanahan to school site; East Powell Road Shared Use Path; Cheshire, Piatt to Old State; Hyatts Widening, Steitz to Sawmill.</i>			

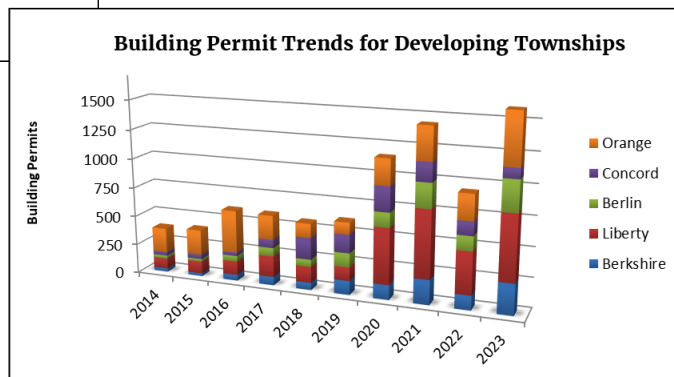
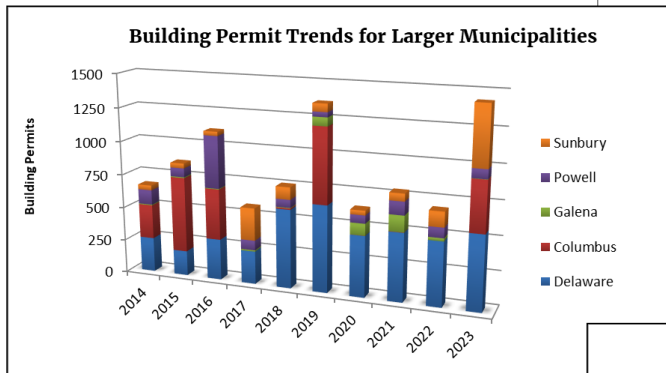
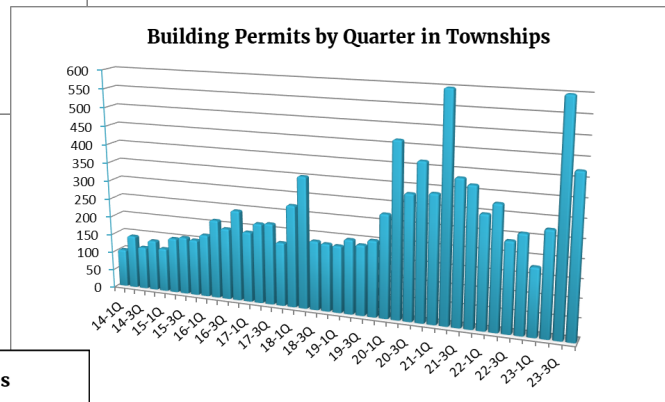
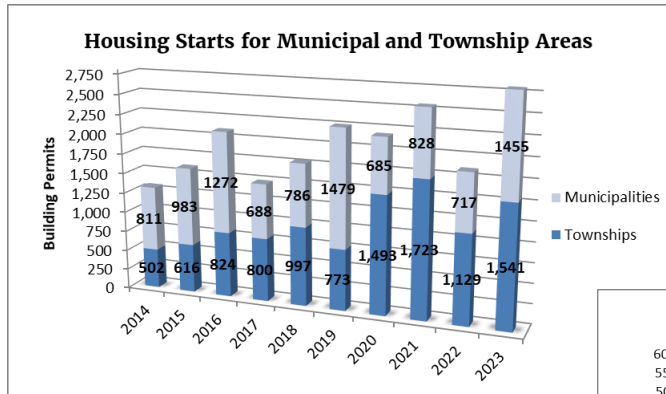
INSPECTIONS

The Building Safety office permits residential and commercial uses in the unincorporated areas and Ashley, Galena, Ostrander, Sunbury, and Shawnee Hills. The office also administers the Floodplain Regulations and serves as the Zoning Office for the townships under the County's zoning code (Marlboro, Radnor, and Thompson Townships). The following chart indicates the building inspections throughout 2023. *(Average decrease of 125 per month compared to 2022). Source: Building Safety*



“By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.”

Socrates



Community Profiles and Development Trends



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

Mapping page

