



# Liberty Township

Delaware County, Ohio



## Comprehensive Plan

Adopted February 5, 2018

*Prepared by the  
Delaware County Regional Planning Commission*

## THE COMPREHENSIVE PLAN OF LIBERTY TOWNSHIP 2018

7761 Liberty Road  
Powell, Ohio 43065

Adopted by the Liberty Township Zoning Commission on October 25, 1989.  
Amended by the Liberty Township Zoning Commission on January 27, 1993.  
Amended by the Liberty Township Zoning Commission on August 30, 1995.  
Amended by the Liberty Township Zoning Commission on February 2, 2006.  
Amended by the Liberty Township Zoning Commission on February 5, 2018.

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*Unless otherwise noted, base map datasets are provided by the Delaware County Auditor's GIS Department (parcel, water, political boundaries, etc.).*



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# PREFACE

## Early History of Liberty Township

See the Map of Historic Sites in Appendix A

- 1801** First Delaware County settlement built on what is now Marycrest Farm (east bank of the river on Chapman Road just south of Winter Road).
- 1802** Second Delaware County settlement built approximately a mile south of the first settlement (east bank of the river on Taggart Road). It was called the Cellar settlement.
- 1802** A Native American settlement south of the Cellar settlement was abandoned.
- 1802** One of three founders of the Cellar settlement crossed to the west side of the Olentangy River and built a log cabin on the southwest corner of State Route 315 and Home Road, on what is now Emerald Farms (across from the present site of the Liberty Presbyterian Church). This was also the site of the post office of Unison (1849-1860) and a blacksmith shop for the valley.
- 1804** Third Delaware County settlement built on the river near the Carpenter settlement (Chapman Road, south of Winter Road).
- 1804** The first mill in Delaware County was built on the river near the Carpenter settlement.
- 1810** The first church organized in Delaware County, Liberty Presbyterian Church on State Route 315 and Home Road.
- 1827** The first school in Liberty Township was built northwest of Liberty Presbyterian Church.
- 1913** Great Flood. The only bridge left standing over the Olentangy River was the Orange Road iron truss bridge.

## Population History

- 1900:** Federal Census lists Liberty Township population as 1,379.
- 1950:** Federal Census lists Liberty Township population as 1,687.
- 1980:** Federal Census lists Liberty Township population as 2,938.
- 1990:** Federal Census lists Liberty Township population as 3,790.
- 2000:** Federal Census lists Liberty Township population as 9,182.
- 2010:** Federal Census lists Liberty Township population as 14,581.
- 2014:** DCRPC estimates Liberty Township population as 16,000.
- 2017:** DCRPC estimates Liberty Township population as 16,525.







## CHAPTER 1

### The Olentangy Valley

O.L. Baskin & Co.'s 1880 history of Delaware County notes "this township is noted as being the scene of the first settlement made in the county by white people." Nathan Carpenter, originally of Connecticut, and his family came to the area from New York in May of 1801. The original settlement, along today's Chapman Road, was known as "Carpenter's Landing." The following year, Thomas Cellar of Pennsylvania and Josiah McKinnie settled in the arrived in the area, with Cellar purchasing an entire section (4,000 acres) just south of Carpenter's Landing. Built in 1820, the Liberty Presbyterian Church became the community's gathering place.

Eventually, a Grange hall, blacksmith shop, general store, school, and post office were added near the site. The church, its cemetery, and the Grange hall are the only structures that remain. The remains of the Bieber Mill are a remnant of the history of the area. Based on rich farmland, agriculture became a predominant feature. Extensive horse breeding in the area led the Columbus Dispatch to refer to the valley as the "Bluegrass of Ohio." An inventory of historic sites and structures as listed in the State Scenic Byway Design Guidelines is included in Appendix A.

When Liberty Township adopted its first Comprehensive Plan in the fall of 1989 its population was 3,790 (April 1990 census). By 1995, when the plan was updated, the population had jumped to 6,219 (Powell was 3,929).

From 1995-2017, Liberty Township worked hard to defend the vision established by its 1995 and 2006 Comprehensive Plans. There have been some deviations, but in general the Plans have been adhered to and used as a powerful guide to rezoning. A full-time zoning staff has brought consistency to the office at a time of



significant growth.

The 1995 Comprehensive Plan predicted the Township population would be 12,000 in 2010, but in fact that population was surpassed sometime in 2004. Township officials agreed it was again time to update the Comprehensive Plan. In the fall of 2004 the Delaware County Regional Planning Commission (DCRPC) began work as the planning consultant to assist the Zoning Commission and Trustees in setting a course for the next 10 years. That plan was updated in 2017 to reflect changing conditions and advancing needs of the Township and larger area.



## Purpose of the Comprehensive Plan

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

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

## Planning and Development Issues in 2017

This 2017 Comprehensive Plan may be the last opportunity to influence the development of remaining open land. There is a need to examine strategies for the Township's continued development.

The planning issues are:

- Ultimate build-out. Significant land area has been developed since 1995. The time is quickly nearing when all the vacant land will be fully developed. Additional parkland, open space and environmentally sensitive areas should be conserved during this last phase of development.
- A specific land use map is needed with use or density recommendations for each parcel.
- The Delaware General Health District restricts many of the soils in the Township for septic systems with leach fields, requiring instead Wisconsin mound systems, drip irrigation, or sanitary sewer connections for new development.
- With changes made in the 2004 Delaware County Sewer Master Plan and continuing development, the County has the ability to provide sewer service to the balance of the Township.
- Traffic congestion is getting worse. The recommendations of the 2001 Delaware County Thoroughfare Plan, proposed improvements by the County Engineer, and other proposed projects should be considered in the Comprehensive Plan update.
- Providing fire, EMT, road maintenance, zoning, and many other services is a financial challenge.
- Most revenues come from local property taxes. There is a need to provide local commercial services, reduce auto trips, and broaden the property tax base.

## Intent of the 2017 Liberty Township Comprehensive Plan Update

- Revisit the 2006 planning vision. Amend the goals and objectives.
- Update the "Situation analysis" to review the changes in land use, population, utility services, roads, and boundaries that have occurred from 2006 to 2017.
- Consider alternative development patterns for the vacant land remaining and select those that best carry out the vision expressed in 2017.
- Revisit and adjust the implementation strategies as needed.
- Create a Comprehensive Plan map for the recommended land use of each parcel on a site-specific basis. This map should serve a guide for future zonings, yet be flexible enough to be amended if conditions or the Township's vision changes in the future.
- The County Auditor's mapping system consists of hundreds of data layers including all cadastral-related layers (property line, right-of-way, political boundaries, road centerline, etc.). Topography is available in 2-foot and 5-foot contours depending on which area of the County is viewed. In addition, soil maps, aerial orthophotos, structures, and other information is available in a Geographic Information





## Recent History

For most of the period of 1995-2017 Liberty Township was the third-fastest growing Township in Delaware County. Upscale single-family residential continued to be the most active real estate market, but a wave of commercial services followed, mostly located along Sawmill Parkway. Two grocery-anchored shopping centers and two strip malls were built along the Parkway. Sawmill Parkway, planned since the 1980s, was constructed from the Franklin County line to Powell Road by 1997. By 2004 it was extended north to Home Road, built at developer's expense in return for higher density residential and commercial zonings. The road was further extended to Hyatts Road in 2008 and to U.S. 42 in 2016.

With the development of Golf Village, a 1,000-acre golf course community extending from Seldom Seen to Home Road, Liberty Township had its largest development of single and multi-family housing (approximately 1,500 units). Then, in a bond payoff arrangement, Golf Village annexed into Powell, and subject to Powell's planning,

zoning, and political jurisdiction.

## Population and Development

According to the US Census Bureau, Delaware County's population grew from 109,989 in April, 2000 to 174,214 in April, 2010 (an increase of 58%). Since 2010, Delaware County has posted an increase of 14%, to an estimate by DCRPC of 199,302 at the beginning of 2017.

Liberty Township's population was determined to be 9,182 by the Census Bureau in 2000. This increased 59% by 2010 to a total of 14,581 residents. The DCRPC estimates that number to currently be 16,432 in 2016, an increase of about 13%. The 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 figure represents the building permits in the Township since 2000.

Figure 1. Liberty Township New Residential Building Permits 2000-2016

Yr	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016*
SF	195	238	171	166	155	95	73	65	30	45	67	104	116	82	64	104
MF	4	0	4	13	13	7	2	4	0	4	6	11	17	7	40	4
TI	199	238	175	179	168	102	75	69	30	49	73	115	133	89	104	108

\*as of August, projected to end of 2016





Figure 2. Building Permit Trends in Liberty Township

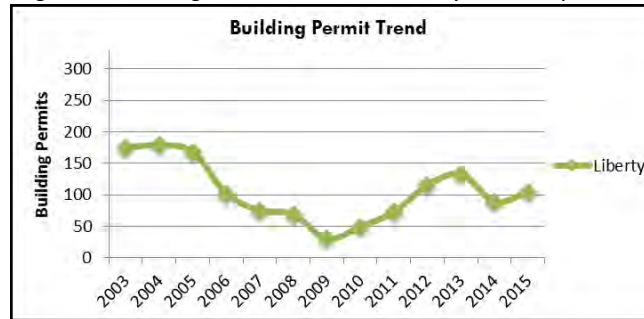
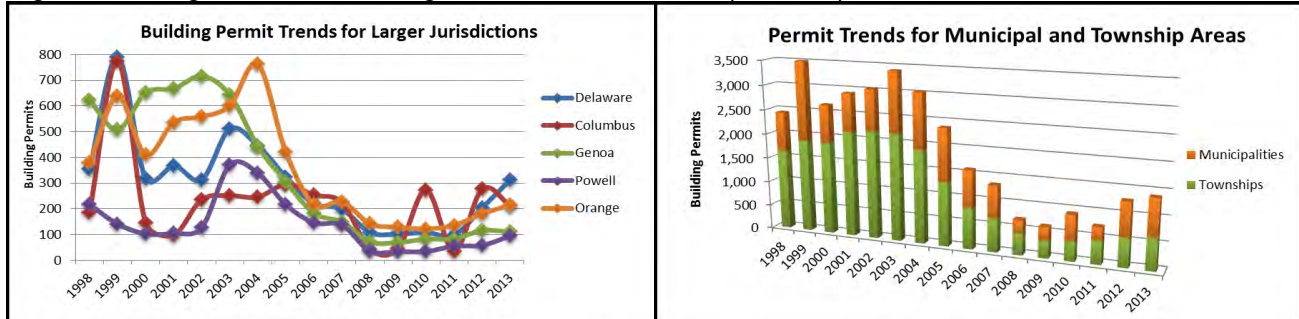


Figure 3. Building Permit Trends in Large Jurisdictions and Townships/Municipalities



The next figure shows the population projections calculated by the DCRPC for all communities in Delaware County using the formula previously referenced. 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 true depiction of what the build-out population would be for each community as they are currently planned and zoned. Except in a few cases, no date for such maximum build-out is projected.

Figure 4. Township Population Projections (by DCRPC Housing Unit Method)

	2000 US CENSUS	2010 US CENSUS	2015	2016	2020*	2025*	2030*	Maximum Build-out**
Berkshire	1,946	2,428	2,923	3,124	3,669	4,346	5,115	17,113
Berlin	3,313	6,496	7,140	7,234	7,611	8,243	8,960	23,537
Brown	1,290	1,416	1,471	1,481	1,523	1,579	1,643	17,645
Concord	4,088	9,294	10,547	10,647	11,309	12,558	13,975	40,049
Delaware	1,559	1,964	2,061	2,074	2,127	2,206	2,296	15,014
Genoa	11,293	23,090	25,195	25,437	26,545	28,373	28,454	28,454
Harlem	3,762	3,953	4,134	4,186	4,353	4,577	4,832	29,069
Kingston	1,603	2,156	2,256	2,281	2,357	2,462	2,581	26,994
Liberty	9,182	14,581	16,246	16,525	17,666	19,088	20,702	29,900
Marlboro	227	281	290	290	294	309	326	5,499
Orange	12,464	23,762	27,084	27,743	30,194	33,434	37,038	37,038
Oxford	854	987	1,008	1,011	1,026	1,057	1,092	14,291
Porter	1,696	1,923	2,052	2,084	2,191	2,318	2,461	25,000
Radnor	1,335	1,540	1,598	1,607	1,655	1,708	1,769	20,404
Scioto	2,122	2,350	2,459	2,490	2,601	2,731	2,879	25,588
Thompson	558	684	712	717	734	773	818	13,771
Trenton	2,137	2,190	2,241	2,254	2,301	2,375	2,458	11,684
Troy	2,021	2,115	2,157	2,174	2,226	2,296	2,375	13,737
Total Twps	61,450	101,210	111,572	113,357	120,384	130,434	139,772	



Figure 5. Municipal Population Projections

	2000 US CENSUS	2010 US CENSUS	2015	2016	2020*	2025*	2030*	Maximum Build-out**
Delaware	25,243	34,753	37,952	38,497	40,921	43,671	46,037	106,061
Galena	305	653	764	781	863	963	1,049	1,500
Sunbury	2,630	4,389	5,008	5,085	5,516	6,051	6,512	11,638
Shawnee Hills	419	681	763	776	844	909	966	1,290
Powell	6,247	11,500	12,940	13,153	14,267	15,605	15,605	15,605
Ashley	1,216	1,330	1,344	1,345	1,352	1,359	1,366	4,705
Ostrander	405	643	833	864	1,023	1,087	1,087	1,087
Dublin	4,283	4,018	4,018	4,018	4,018	4,018	4,018	4,018
Westerville	5,900	7,792	8,781	9,121	9,633	9,633	9,633	9,633
Columbus	1,891	7,245	11,191	12,305	15,524	19,108	22,191	12,974
Total Municipalities	48,539	73,004	83,593	85,945	93,960	102,405	108,463	

\*Based on historical trends, these estimates are subject to localized increases/decreases, and do not include the potential for annexations and resulting changes in density.

\*\* Source: DCRPC Demographic Web Page, 8/2016

## Other Demographic Profiles

The 2000 and 2010 U.S. Censuses show certain other profiles of Liberty Township's population. The picture is a very affluent, well educated, mostly white population, two-thirds of whom are 18 or older. Less than one percent is

Figure 6. US Census Demographic Profile, Liberty Township

US Census Population Category	2000 Township Population	2010 Township Population
Total Township population	9,182 persons	14,581 persons
White	8,669	12,846
African American	122	279
Latino	77	319
Native American	3	8
Asian	274	882
Other	20	25
Two or More	94	220
Over 18 population	6,631	10,124
Male population	4,602	7,247
Female population	4,580	7,334
Median age	37.2	37.4
Family households	77.7 percent	79.5 percent
Non family households	22.3 percent	20.4 percent
Average household size	2.7 persons	2.98 persons
Average family size	3.09	3.31

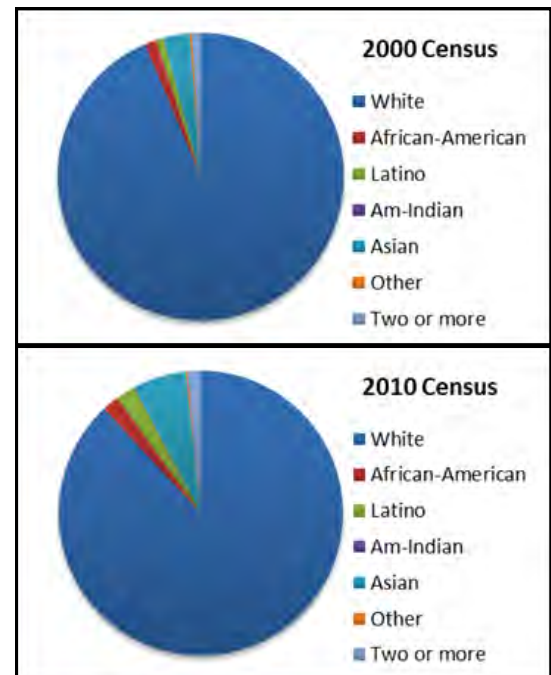




Figure 7. US Census 2014 Liberty Township Socio-Economic Profile

US Census 2014 Category	Liberty Township	All Delaware Co Townships	All Delaware Co. Cities and Villages	All Delaware County
Education: Percent H.S. grad or higher	97.8%	94.1%	88.3%	96.3%
Education: Percent Bachelor's degree or higher	65.8%	52.9%	34.2%	51.1%
# Civilian labor force employed	13,376	53,569	33,258	91,842
% Civilian labor force employed	68.9%	95.8%	95.4%	67.6%
# Civilian labor force unemployed	596	2,362	1,620	3,964
% Civilian labor force unemployed	3.1%	4.2%	4.6%	2.9%
Median Household income	\$128,095	\$85,591	\$79,109	\$91,936
Median family income	\$142,864	\$94,641	\$90,843	\$106,830
Per capita income	\$52,554	\$36,764	\$34,944	\$41,357
Number of families below poverty level	107	783	841	1,624
Percent of families below poverty level	1.5%	2.6%	5.0%	3.4%
Individuals below poverty level	446	3,729	4,367	8,096
% Individuals below poverty level	2.2%	3.6%	7.0%	4.9%

Source: US Census Bureau 2010-2014 ACS 5-Year Estimates

## Zoning and Development Patterns

Based on the underlying zoning and property configuration of an area, development can take place without going through a rezoning process or subdivision plat. However, the level of development activity can usually be gauged by looking the amount of activity at the zoning and platting levels. Liberty Township's development patterns can be seen on the Development Pattern Map, which portrays rezoned lands in green, preliminary subdivisions in yellow, and recorded subdivisions in pink.





**RPC#12-13sub**

Heathers at Golf Village North  
129 lots/47.4 acres  
Liberty Twp.

**RPC#05-14sub**

Liberty Trace  
139 lots/114.5 ac.  
Liberty Twp.

**RPC#18-13sub**

Olenangy Falls, Sec. 4 and 5  
37 lots/64.88 acres  
Liberty Twp.

**RPC#03-15sub**

Liberty Bluff  
68 lots/81.4 acres  
Liberty Twp.

**RPC#20-13sub**

Harvest Point  
38 lots/35.14 acres  
Liberty Twp.

**RPC#20-14sub**

Olenangy Falls East  
150 lots/146.94 acres  
Liberty Twp.

**RPC#02-16sub**

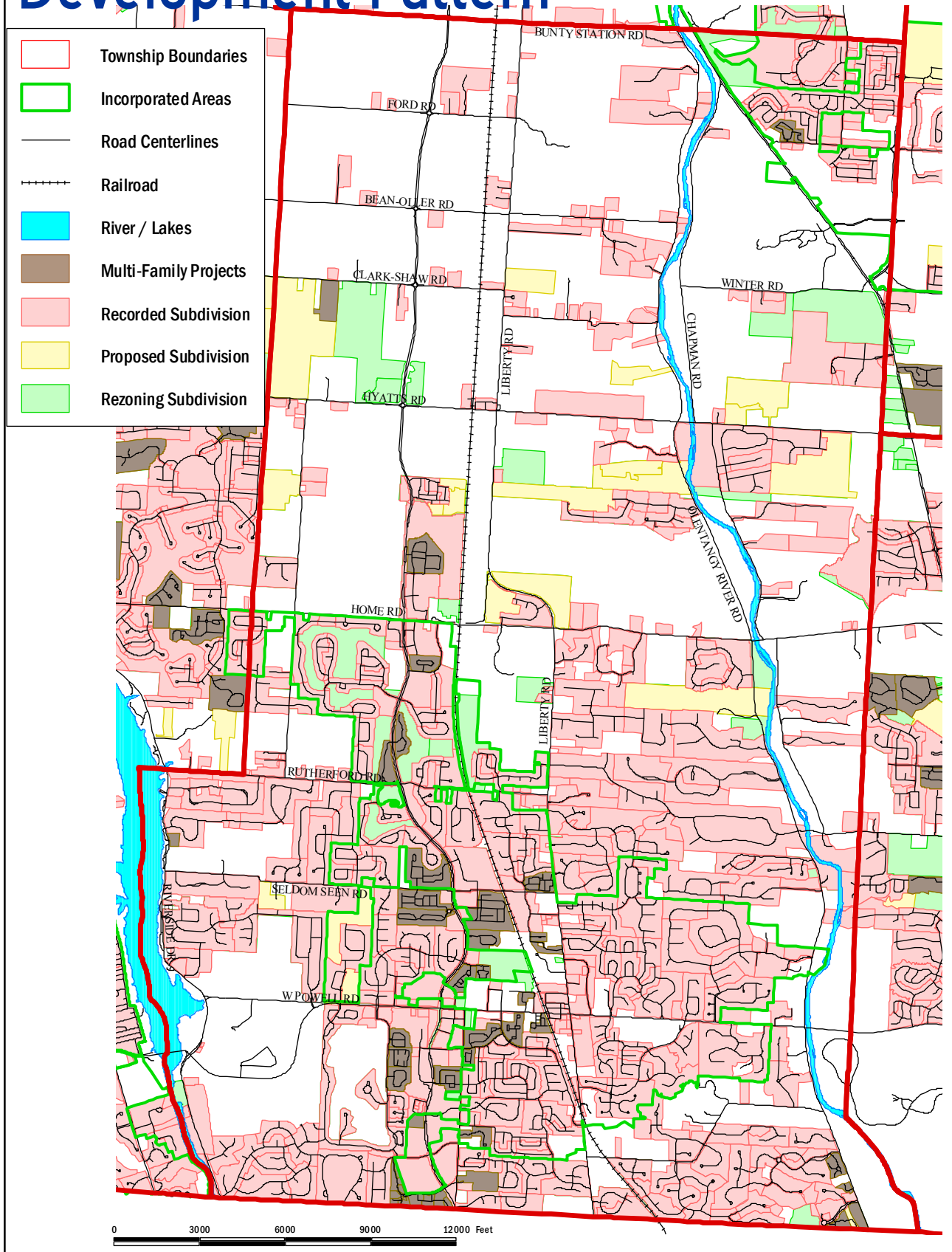
Allington Estates  
25 lots/102.86 acres  
Liberty Twp.

**RPC#04-16sub**

Harvest Curve  
38 lots/36.7 acres  
Liberty Twp.



# Development Pattern





## Existing Land Use

The existing land use of Liberty Township, its surrounding jurisdictions, and the area within the historical Township boundary is displayed and analyzed by type according to the County Auditor's Geographic Information System and tax

Figure 8. Liberty Township Land Use 7/2016

LAND USE	ACREAGE	PERCENTAGE
Single-Family	6,650	37.7%
Multi-Family	217	1.2%
Commercial	581	3.3%
Industrial	83	0.5%
Institution	965	5.5%
Agricultural	3,121	17.7%
Residential Vacant Land	2,200	12.5%
Other Uses Vacant Land	349	1.9%
Parks	1,506	8.5%
Golf Course	425	2.4%
ROW	1,241	7.0%
River	310	1.8%
<b>Total</b>	<b>17,646</b>	<b>100.0%</b>

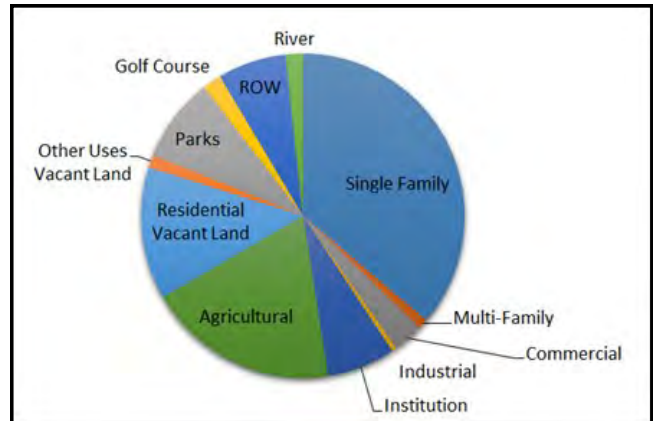


Figure 9. Powell Land Use 7/2016

LAND USE	ACREAGE	PERCENTAGE
Single-Family	1,596	46.2%
Multi-family	207	6.0%
Commercial	310	9.0%
Industrial	21	0.6%
Institution	105	3.0%
Agricultural	3	0.1%
Residential Vacant Land	192	5.6%
Other Uses Vacant Land	114	3.3%
Golf Course	321	9.3%
Parks	106	3.1%
ROW	481	13.9%
River	2	0.1%
<b>Total</b>	<b>3,456</b>	<b>100.0%</b>

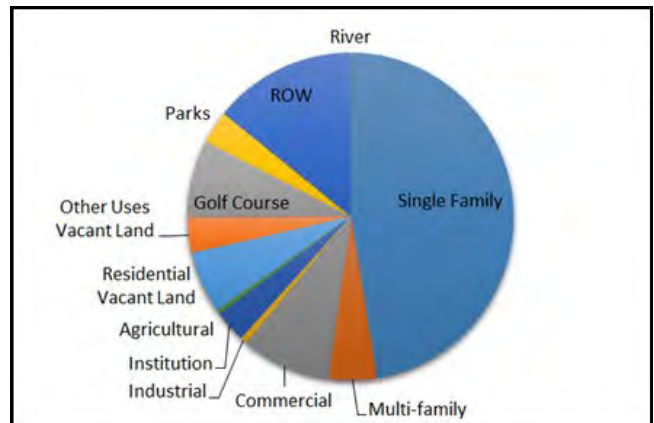


Figure 10. Delaware City Land Use (within Twp) 7/2016

TYPE	ACREAGE	PERCENTAGE
Single-Family	158	28.6%
Multi-Family	14	2.6%
Commercial	22	3.9%
Institution	27	4.9%
Agricultural	9	1.5%
Residential Vacant Land	153	27.6%
Other Uses Vacant Land	47	8.4%
Golf Course	45	8.2%
Parks	10	1.7%
ROW	70	12.6%
<b>Total</b>	<b>554</b>	<b>100.0%</b>

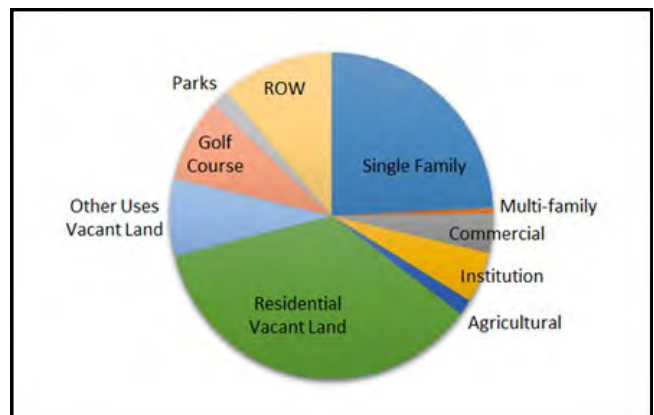
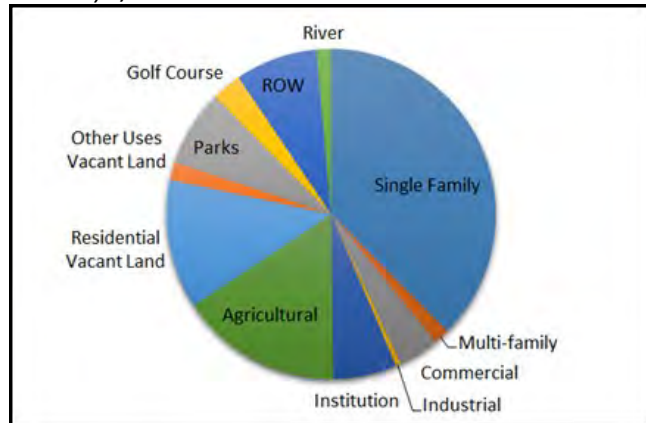


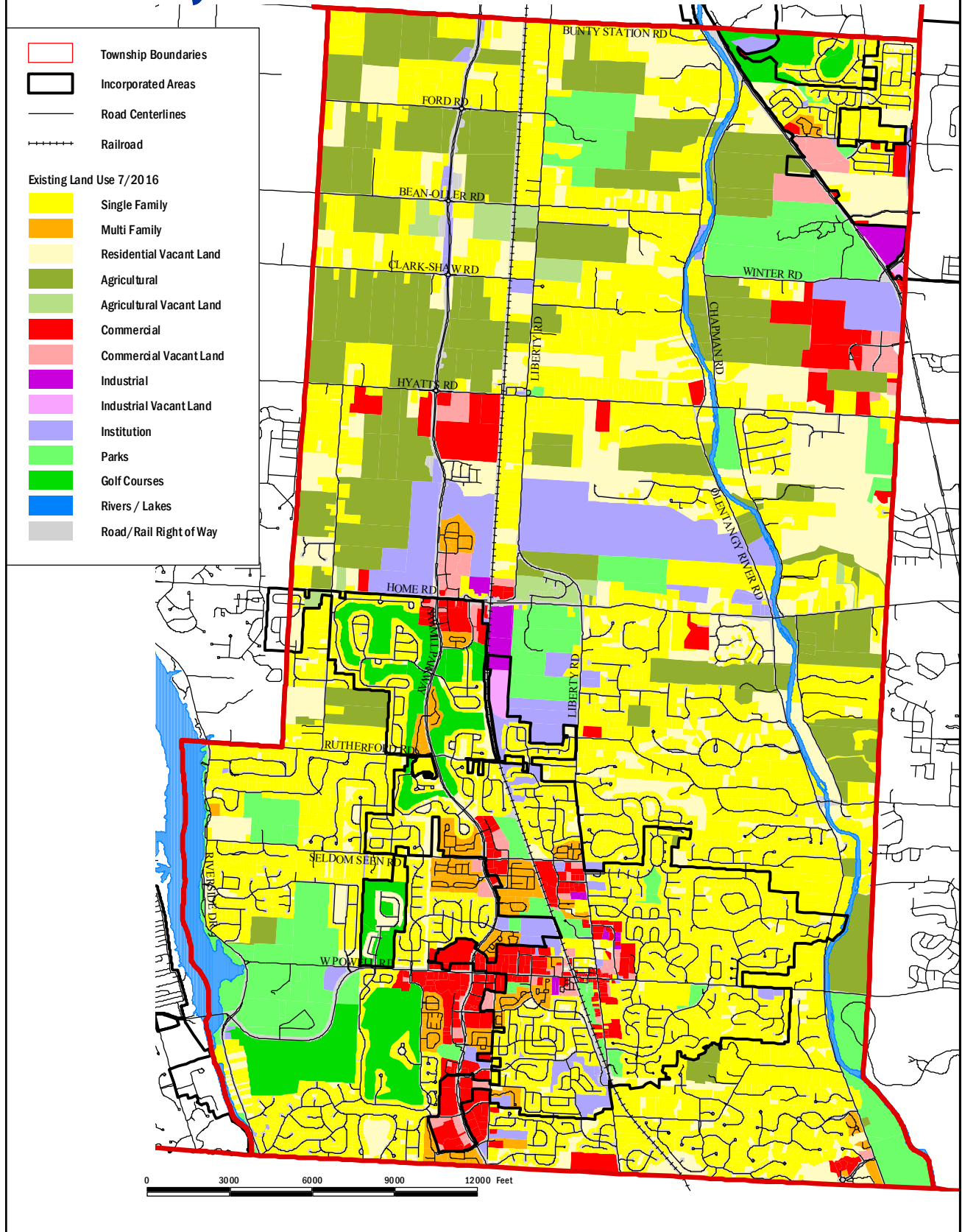
Figure 11. ALL Existing Land Use (Liberty Twp, Delaware, and Powell) 7/2016

TYPE	ACREAGE	PERCENTAGE
Single-Family	8,404	38.8%
Multi-family	437	2.0%
Commercial	913	4.2%
Industrial	104	0.5%
Institution	1,097	5.1%
Agricultural	3,133	14.5%
Residential Vacant Land	2,544	11.8%
Other Uses Vacant Land	509	2.3%
Parks	1,621	7.5%
Golf Course	791	3.7%
ROW	1,792	8.3%
River	312	1.4%
<b>Total</b>	<b>21,657</b>	<b>100.0%</b>





# Existing Land Use



## Observations on Liberty Township 2017 Land Use:

- Single-family housing is the largest land use, with 37.7% of total land area.
- Although multi-family development is significant, with over 217 acres developed, it remains a relatively small percentage (1.2%) of total acreage.
- Commercial acreage is 3.3%; 4% is typical of a mature community.
- Industrial acreage is less than one percent. Liberty Township land is probably too valuable for significant industrial use.
- Agriculture is still a significant land use (17.7% of the acreage), but is rapidly giving way to new development. Expect this number to continue to shrink (it was 25% in the 2006 plan).
- 32.1% of the Township is undeveloped (17.7% agriculture, plus 14.4% vacant land).
- 7.0% of the Township consists of road right-of-way. As roads are widened and new roads are built this number may increase to 10-15% at full build-out (see the 13.9% for Powell).
- 1.8% of the land area is in rivers. Since water proximity increases land value, the Scioto and Olentangy Rivers are a major, permanent benefit to the Township.
- Golf courses comprise 1.9% of the Township.
- Parks comprise 8.4% of the Township. Park areas (1,506 acres – compared to 726 acres or 3.36% in the 2006 plan) are generous.
- The City of Powell's 3,456 acres represent 16% of the entire Township.

## Natural Resources and Conservation

Liberty Township is divided into two major drainage basins: the Olentangy River and the Scioto River. Numerous small tributaries flow through wooded ravines, which contribute to the beauty of the two river valleys.

Both valleys are bordered by relatively steep bluffs, some exhibiting rock outcroppings, up to an elevation of approximately 900 feet above sea level. The center of the Township is a relatively flat plateau that has been cultivated throughout. Although soils are generally suitable for agriculture, bedrock is close to the surface in some areas, and impermeable soils in the northwest part of the Township complicate drainage and cause

extensive ponding after rainstorms.

Forests have generally been sacrificed to agriculture in the past. Most forests are now located on steep slopes, wet soils, or along waterways. They are important to provide wildlife habitat, control erosion, improve water and air quality, conserve energy, and provide a visual amenity.

## Elevation

Liberty Township has many ravines that are prized for their beauty, their natural drainage, for filtering surface water through existing forests or natural grasses, and for wildlife corridors. Since most development is more appropriately accommodated in areas where the slope of the land is between 0% and 20%, areas where the land slopes above are reasonable to consider for preservation. In Liberty Township, slopes over 20% are typically found in ravines running to creeks and rivers, and their preservation is important to preserve clean surface water, to retain the natural landscape, prevent erosion and sedimentation, and retain rural character. The topography and 20% slopes will be shown on the overall Comprehensive Plan map. For an idea as to the change in elevation across the Township, [refer to the elevation map](#).

## Floodplains

Liberty Township has floodplains along the Olentangy and Scioto Rivers and tributary streams. Floodplains provide flood storage and flood water conveyance and they reduce flood velocities, peak flows, and sedimentation. Floodplains also moderate stream temperature fluctuations, provide groundwater recharge, and provide breeding and feeding grounds for fish and wildlife.

For all these reasons floodplains are (partially) protected by the National Flood Insurance Program (NFIP). Delaware County is a member, which makes low cost flood insurance available in Liberty Township. In order to maintain eligibility, floodways cannot be filled or blocked. The floodway fringe can be filled, although nationwide experience suggests this should not be allowed. In order to fully protect the 100-year floodway fringe, Liberty Township would have to adopt floodplain zoning.

The Ohio Environmental Protection Agency (OEPA) has developed a permit that applies to development within the Olentangy watershed. Based on stream type (Perennial, Ephemeral, or Intermittent) stream buffers must be maintained or mitigated if impacted. Protection



of the floodplain is also required along the mainstem of the river. DCRPC has mapped the stream channels and buffers for review during the zoning and subdivision/development process.

[Refer to the Floodplain and OEPA stream buffer map.](#)

## Wetlands

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

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

DCRPC staff created a GIS layer based on the National Wetlands Inventory conducted and supplied by the Ohio Department of Interior. The map indicates general locations of potential jurisdictional wetlands. [Refer to the Wetlands and Woodlands map.](#)

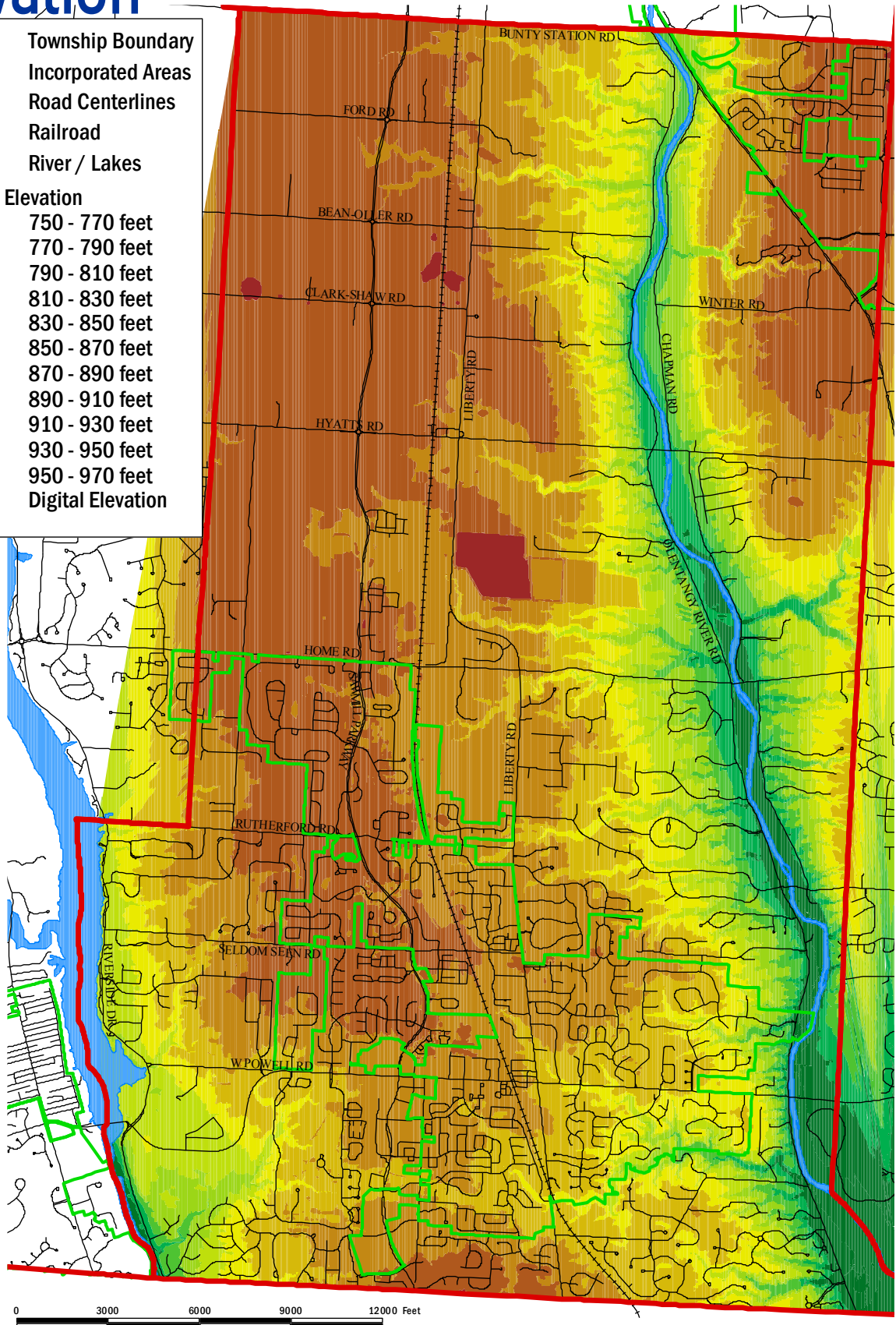
## Soils

Liberty Township contains heavy clay soils that are slowly permeable and often contain high ground water. Many of these wet clay soils also present problems for full-depth basement foundations due to high ground water problems. In areas of the Township not served by sanitary sewer, soil suitability for on-site sewage disposal systems is critical. The dominant soils in Liberty Township include Blount (Bo), Glynwood (Gw), Pewamo (Pw), Lybrand (Ly), and Scioto (Sc). These soils are not ideally suited for on-site traditional septic and leach systems. Pewamo soils are not permitted to be used for most soil-based on-site sewage disposal systems and Blount has many limitations as well. Mounds (above-



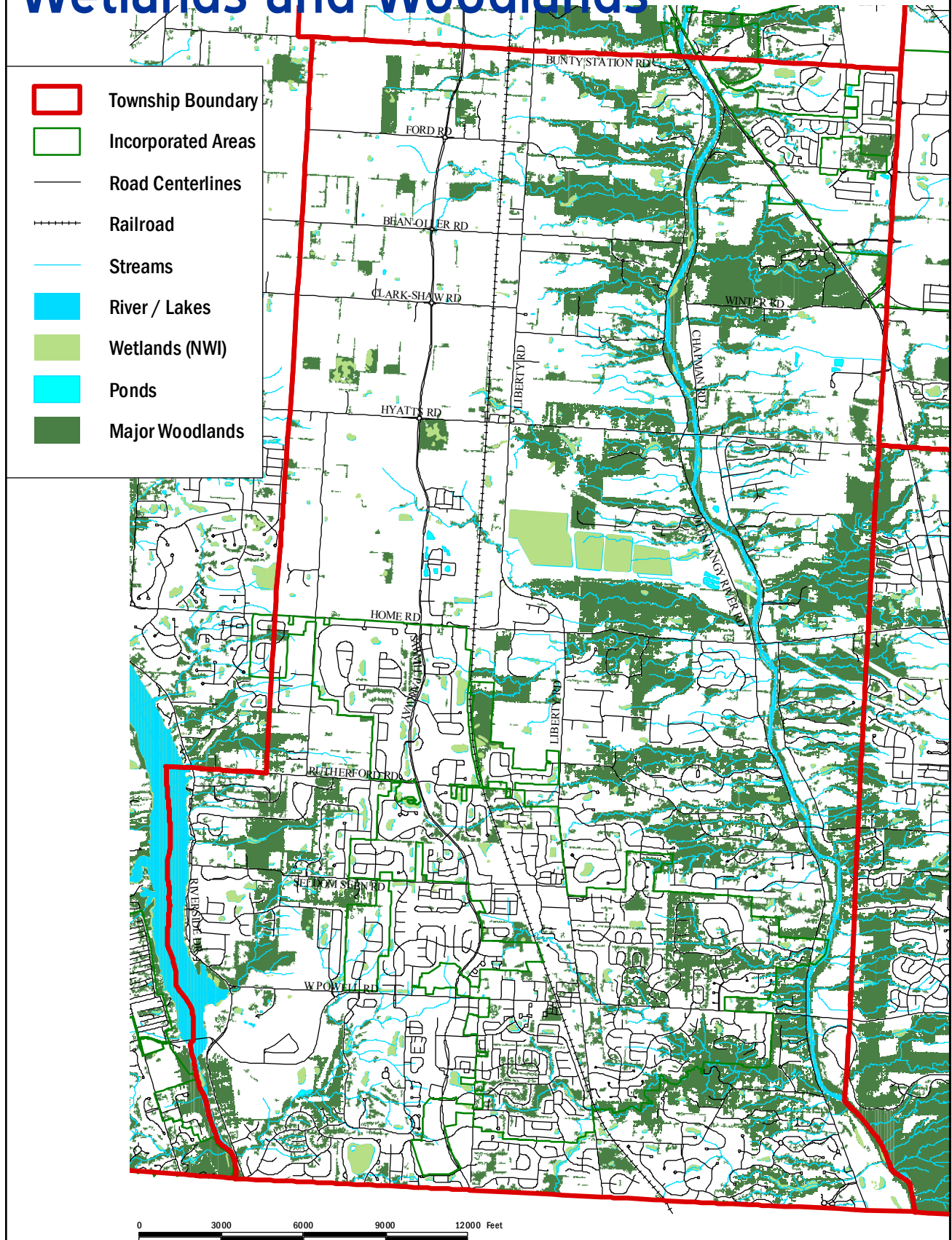
# Elevation

- Township Boundary
  - Incorporated Areas
  - Road Centerlines
  - Railroad
  - River / Lakes
- Digital Elevation**
- 750 - 770 feet
  - 770 - 790 feet
  - 790 - 810 feet
  - 810 - 830 feet
  - 830 - 850 feet
  - 850 - 870 feet
  - 870 - 890 feet
  - 890 - 910 feet
  - 910 - 930 feet
  - 930 - 950 feet
  - 950 - 970 feet
- Digital Elevation



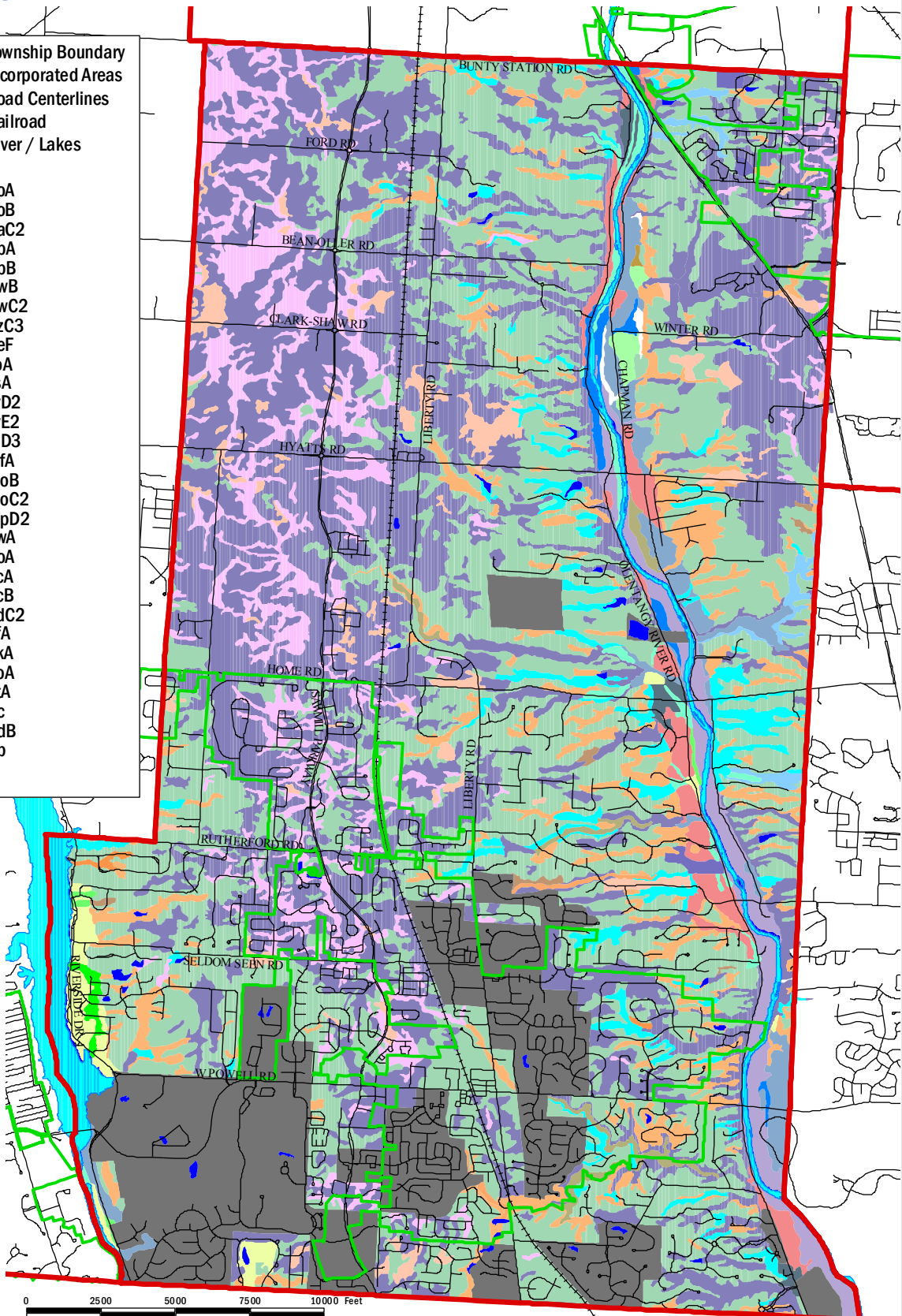


# Wetlands and Woodlands

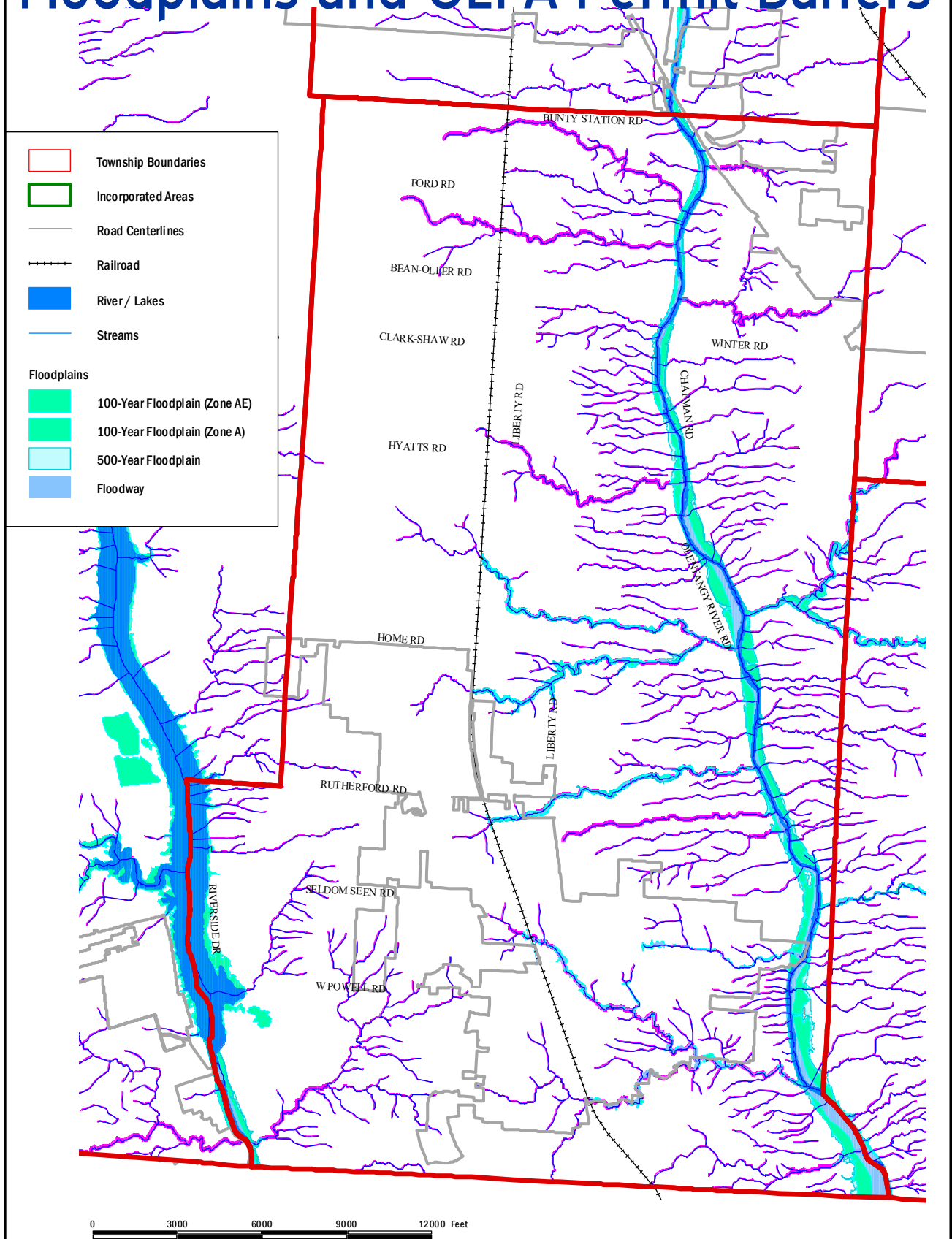




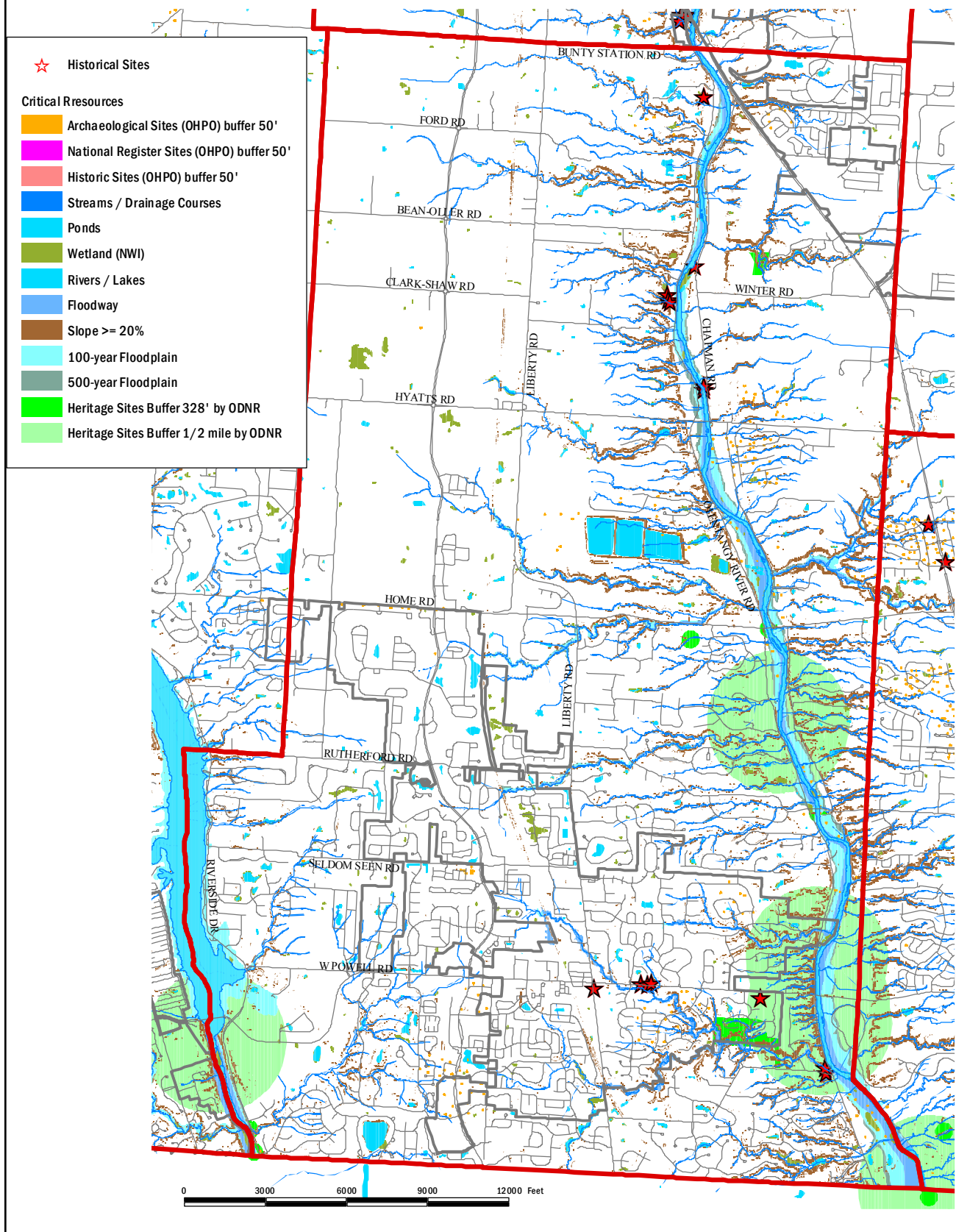
# Soils



# Floodplains and OEPA Permit Buffers



# Critical Resources





## Housing

Housing has been the primary index of growth in the Township. Planning for a range of housing in a developing community can be complicated. Many factors are involved, such as the availability or lack of public water and centralized sanitary sewer, land values, market demand, proximity to major employment and shopping centers, and transportation network. In addition, there is the vision of how the community wants to look. There are also legal considerations related to non-discrimination in housing, and “fair share” provision of the regional housing needs, to the extent necessary services can be provided.

The majority of the northern part of the Township is zoned Farm Residential 1 (FR-1), which permits single-family residences on a minimum lot size of 1 acre with 150 feet of frontage on a public road. Flag lots with 60 feet of frontage may also be permitted in the FR-1 district, or the frontage may be provided on a private shared driveway (Common Access Drive or CAD). Lands within the FR-1 district have traditionally been located in areas not served by centralized sanitary sewer. Minimum square footage for a single-family home in FR-1 is 1,100 square feet.

Landowners served by centralized sanitary sewer may apply for the Planned Residential (PR) zoning district, which permits a variety of housing types, though it is primarily used for single-family development. In the Planned Multi-Family Residence District, minimum square footage is at least 900 square feet. Densities for Planned Residential Developments (PRD) range from a density neutral one unit per acre to 1.5 units per net developable acre.

Values in Liberty Township have been typically some of the highest in the County, as evidenced by the Home Value by Market Total map which uses the County Auditor’s “market total” valuation.



*Condominium development to the west in Scioto Reserve*

## Future Housing

To make housing projections, a community might anticipate what services they can provide, then anticipate their share of the future area population and allocate the distribution of housing types. Few communities attempt such an analysis, leaving the housing mix up to the traditional power of zoning, which is seldom so analytical. In a high-growth area such as Delaware County, it is impossible to anticipate what the County’s share of the State’s population will be, and distribute that amount among the townships, villages, and cities.

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. anticipate its fair share of the County’s projected population;
4. permit a variety of housing that relates to the other items above.

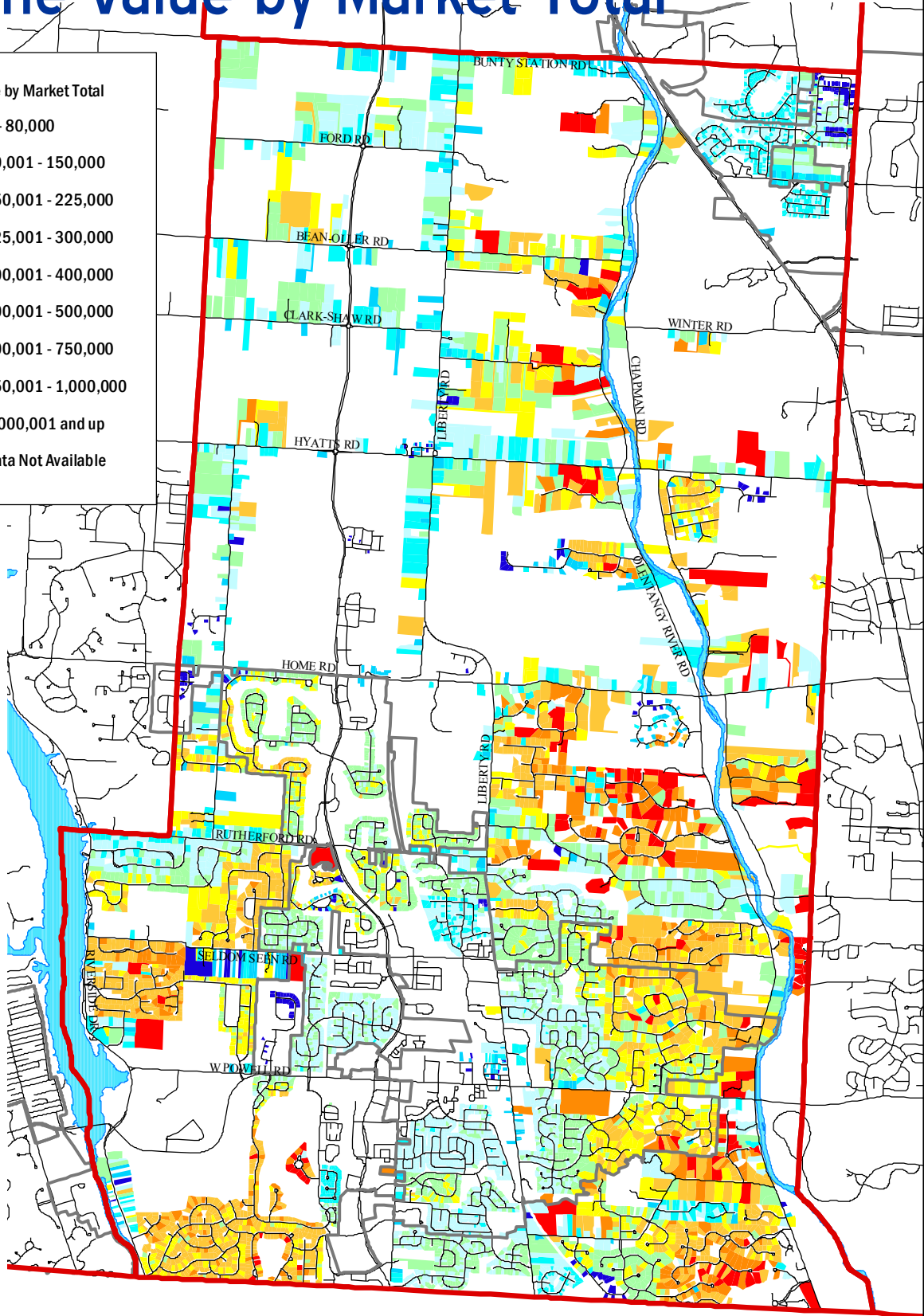
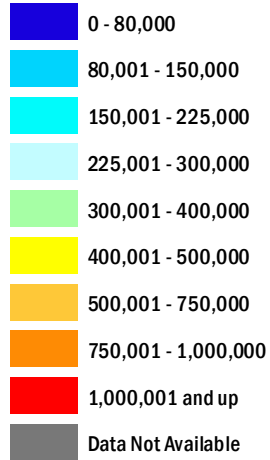
## Age-Based Housing

An emerging trend in the housing market is the recognition that communities need to respond to different generational needs based on the age and lifestyle of its current and future residents. Single-family suburban development typically appeals to families with



# Home Value by Market Total

Home Value by Market Total



0 3000 6000 9000 12000 Feet





children. As children age and leave home, many parents no longer want the maintenance and responsibility related to the single-family home and yard. The desire to downsize is met with the reality that there is no available product in their community and they must look elsewhere. This group of empty nesters is a demographic group that will continue to grow in the coming decades.

In response to this trend (and the recent challenges in the single-family market), developers have proposed several “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 (source: EPA). 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.

While these numbers cannot be consistent in every case, it is fair to consider higher densities for age-restricted uses than those identified on the typical Comprehensive Plan. If the application can 1.) truly be limited through zoning or deed to be age restricted, 2.) consider employees (if any) for traffic purposes, 3.) justify that the use fits the location (arterial street, access to other uses), and 4.) meet all other design standards, it may be appropriate to grant a higher density than the one noted on the Comprehensive Plan. This is only acceptable if such density number was originally based on the impacts of single-family residential uses.



*Original proposal for senior care facility along Sawmill Parkway, Powell*



This plan will recommend that the Township at least consider a policy that allows slightly adjusted densities in age-restricted developments that are either standalone developments or incorporated as a part of a larger, more diverse community (usually a single-family PRD). Such uses should be situated on arterial streets with access to community services and retail uses. The Township may wish to monitor the status of these projects through an occasional census of demographic information.

## Workforce, or Affordable Housing

The following information on affordable housing is copied from the Poggemeyer Design Group/Delaware County Affordable Housing Market Study, dated December 16<sup>th</sup>, 2002. “In April of that year, the Affordable Housing Task Force (AHTF) of Delaware County undertook an Affordable Housing Market Study. The concerns of the task force were twofold; the current overall lack of available affordable housing in Delaware County, and the negligible production of such housing within the County on a yearly basis.”

“Affordable housing” refers to housing that is constructed for those that cannot afford to live in the average residential unit, but it can also refer to housing types that fill a need for a diverse population that are older, are downsizing, or are in a service-oriented field with lower wages.

Affordable housing as a percentage is diminishing in the County. National trends are showing an increasing population, while the number of all new housing units being built is constantly decreasing. This trend is accompanied by a decreasing household size and an increase in the market price for those units that are being built. HUD seeks to offer assistance to those households that are paying more than 30% of their gross household income toward housing without a choice. The low-skilled job market is not raising salaries to meet the needs of those employees where the cost of living is



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increasing significantly.

Delaware County is currently experiencing rising property values and an increased cost of living. As high-growth development continues, travel costs will rise and the relative impact on schools, public facilities, and infrastructure will be immense as each new house is constructed. As these costs of living increase, many local residents face job markets that cannot financially meet their needs. Low-skilled employees are forced into other market areas for housing that may meet their budget. If housing is unavailable, these individuals are forced to relocate. This can cause service sector unemployment to increase locally, thus affecting the entire community.

Within Liberty Township many of these trends may not be completely evident. However, they exist locally just as they do nationally. A lack of affordable housing as population increases is unavoidable unless developers

are encouraged and/or granted incentives to develop more reasonably priced units. The housing market is driven by developer's profits, which increase with housing market values.

The *Delaware County Affordable Housing Market Study* produced the projections that demonstrate the need for affordable housing through 2020. The study estimated that the City of Delaware had 5,000 homes in the planning and construction stages, while the County has 16,000 homes. In order to reach the projected 19,900 units needed countywide by 2020, each local community is technically responsible for its fair share along with the remainder of the County. The demand for workforce housing will continue to increase throughout the County. Continued diversity in housing stock will be needed to make the local economy stronger and to house local residents to fill service jobs.

*Source: Delaware County Affordable Housing Market Study. Kirkland,*





## General

Additional utility services will be needed as Liberty Township develops. Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the southern Delaware County real estate market. Stormwater management is required by Delaware County. When Liberty Township performed its 1995 Comprehensive Plan update, the utility networks were still expanding, and sewer service was limited to areas generally south of Powell Road. There were many changes between 1995 and 2006 and the 2006 plan reflected the expansion of the sewer service areas. Further changes since 2006 have not resulted in new areas being included in the service boundary, since most of the Township can be served. But infrastructure has been put in place to serve a larger portion of the Township and surrounding areas.

Water and sewer service are generally available, and

with them often comes the demand by developers for higher densities. How will the Township respond to this density dilemma while retaining its precious “rural character?” Are utility constraints also Township growth constraints? The answers lie in this Comprehensive Plan update and corresponding Delaware County plans for future sewers.

## Del-Co Water

The Del-Co Water Company is a cooperatively owned private water company located in Liberty Township on State Route 315. Since 1973 Del-Co Water has provided potable water service to Liberty Township and much of Delaware County. Del-Co Water currently serves all of Liberty Township with the exception of homes south of the zoo on Riverside Drive. Del-Co Water has expanded its service to provide larger diameter water lines for fire



*Olentangy Environmental Control Center, State Route 315, Liberty Township*



*Del-Co Headquarters, S.R. 315*

protection.

There is generally good water pressure for domestic use and fire protection throughout the Township. Some pockets of lower pressure such as along Ford Road in the



northwest area of the Township will receive service improvements in the future upon construction of another elevated storage tank in the Bunty Station and Section Line Road area.

Del-Co Water utilizes water from the Olentangy River, Alum Creek Reservoir, and from the Scioto River utilizing a recently-installed raw water line in Liberty Township. Wells along the Kokosing River in Knox County provide additional supply. The water is pumped to upground reservoirs in Orange Township (800 million-gallon capacity) and Liberty Township (1.6 billion-gallon capacity). Raw water is purified at the Alum Creek, Old State Road, and State Route 315 treatment plants, and then pumped to a network of elevated storage tanks with 12.5 million gallons capacity. The system's peak demand in the summer of 2004 was 18.5 million gallons. The current purification system has the capacity to treat 21.7 million gallons per day (mgd) of raw water.

With these facilities, as well as others in Morrow County, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. While they have planned for future growth, such as a potential upground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Potable centralized water is not currently a constraining factor to growth of the Township. There is adequate water capacity for human consumption and population growth in Liberty Township. The demands for lawn sprinkling systems, however, can quickly tax capacity in dry spells. As a result, Del-Co imposed a year round, three days per week restriction on lawn watering.

An agreement made by Del-Co Water with the City of Delaware in 2003 impacts local planning and zoning control over a certain area of Liberty Township, specifically north of Camp Lazarus and Peachblow Road. In that agreement, Del-Co Water gave up approximately 16,000 acres of its established water service area to the City of Delaware. Five townships were affected, including Liberty Township's U.S. 23 corridor. The City of Delaware has the right to provide water service to this area, and to require annexation in order receive city services, despite any existing water service. If this agreement is enforced, Liberty Township can expect to lose the potential income

-generating U.S. 23 commercial corridor to the City of Delaware, depending on the annexation arrangement.

## Sanitary Sewers

Delaware County provides sewer service to southern Delaware County including Liberty Township and the City of Powell. As of October 2016, there is sewer service from the Franklin County line north to Home Road on the west side of the Olentangy River. On the east side of the Olentangy River, there is sewer service to residential lots in the River Bend and River Rock Farms subdivisions within Liberty Township off East Orange Road, a main line extending service to Olentangy Crossings at U.S. 23, Olentangy Falls, and Olentangy Falls East with access to Hyatts Road, and service to the Greif Brothers office park on U.S. 23.

The 2005 Delaware County Sewer Master Plan recommended provision of future sewer service guided by gross densities after consultation with each community.

The design capacity of the two County-owned regional sewage treatment plants is currently 17.4 million gallons per day (mgd). The Olentangy Environmental Control Center (OECC) in Liberty Township has a design capacity of 6 mgd, and currently is treating about 3.8 mgd. The Alum Creek treatment plant has a design capacity of 10 mgd, also currently treating 5.3 mgd. The Lower Scioto treatment plant has a current design capacity of 1.4 mgd and will likely be online by 2018.

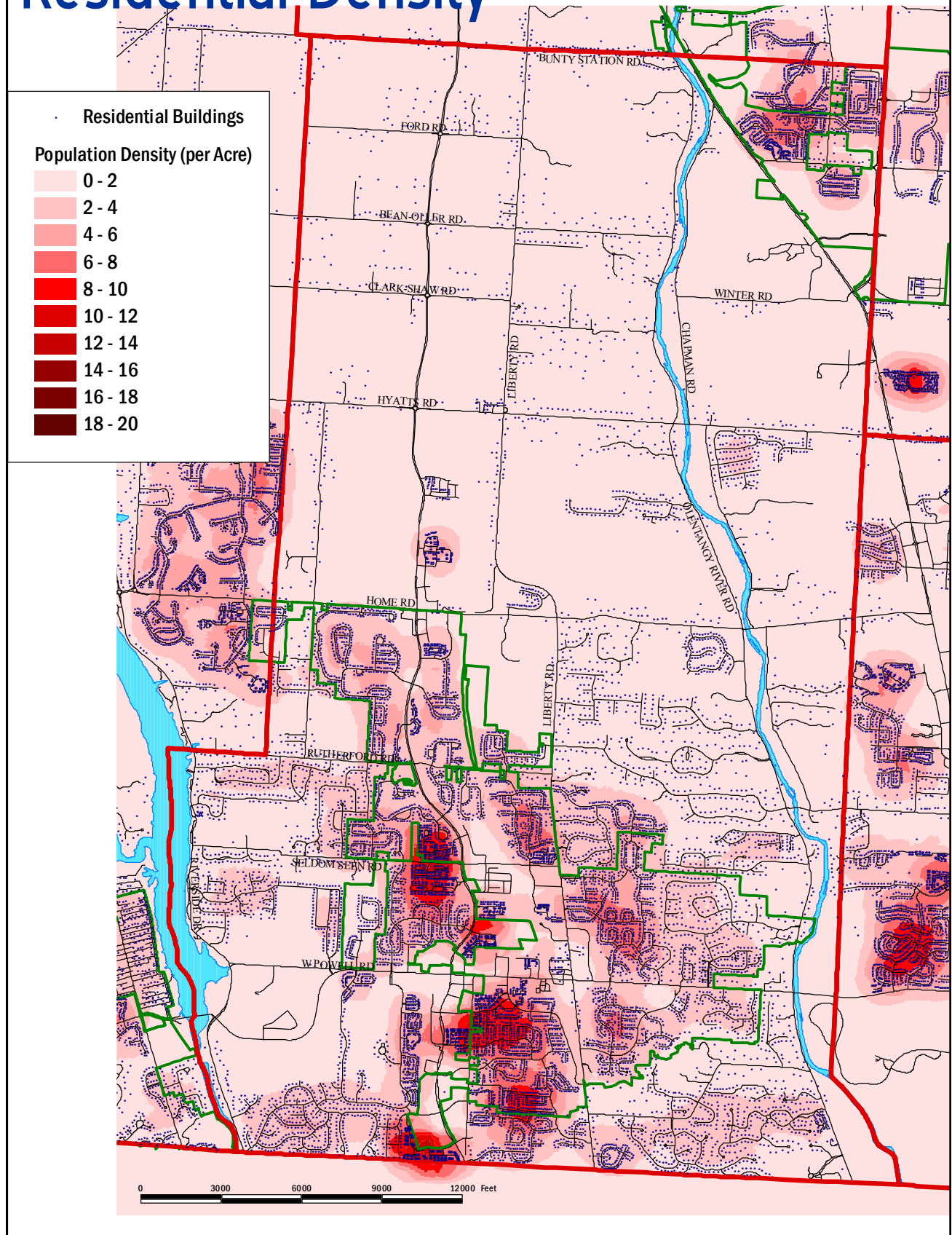
Regarding sewer capacity, the County makes the following assumptions:

1. The County Commissioners' sewer user policy is "first come, first served." When the available capacity is gone, no additional taps are issued until improvements are made.
2. It is the local zoning authority's responsibility to control density through zoning, and to assure that excessive densities are not granted to one landowner to the point of depriving another landowner his planned sewer capacity. For these reasons, it is important that Liberty Township's proposed densities

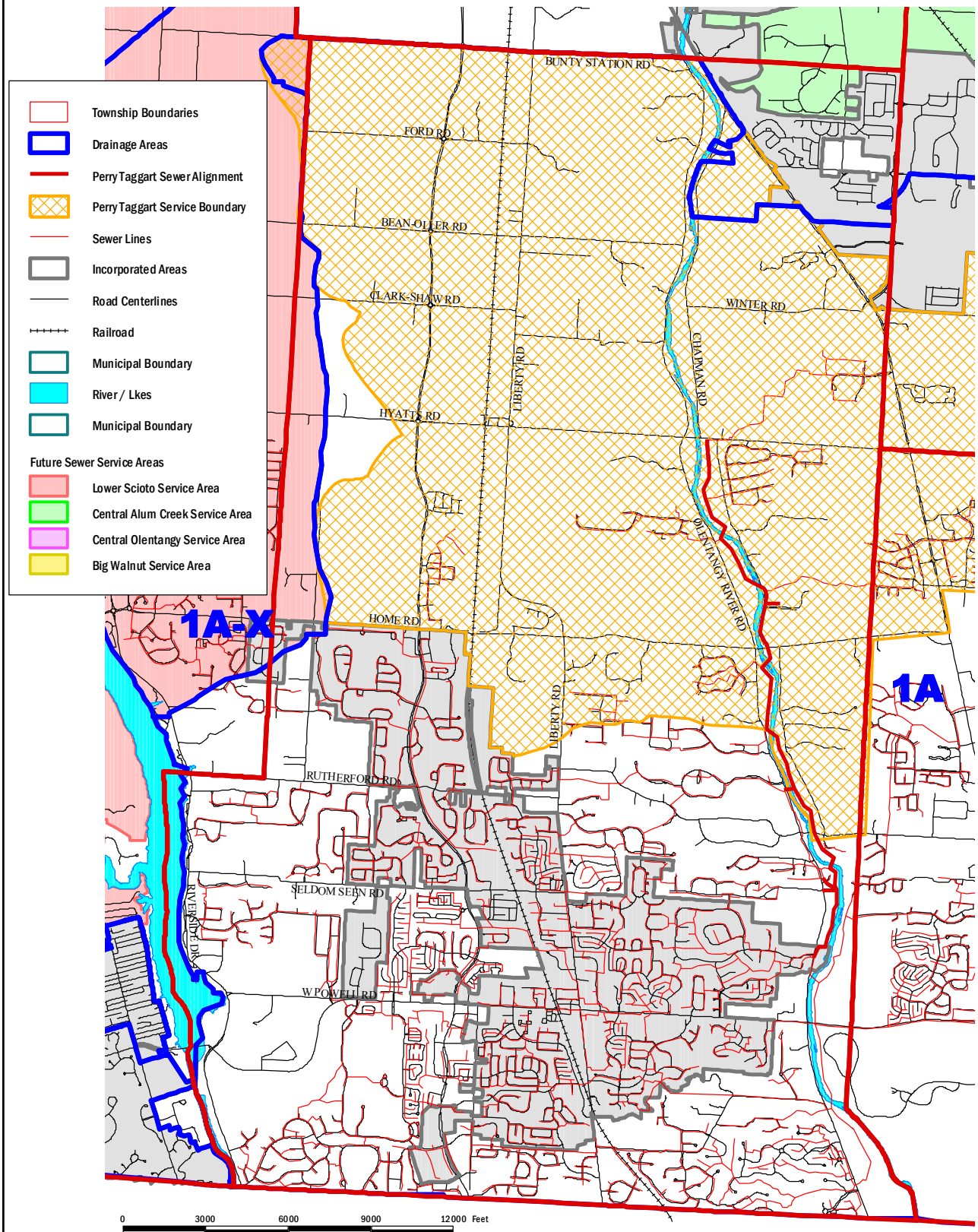




# Residential Density



# Sewer Service Areas



## Electric

American Electric Power (AEP) supplies electric service to Liberty Township. AEP has a substation at the corner of Hyatts and Liberty Roads, as well as a nearby substation in Orange Township at Orange Road and the railroad tracks. Major electric transmission lines cross Liberty Township. There is presumed to be adequate electric power for the growth of Liberty Township. [research electric charging stations and impact on zoning]

## Gas

Columbia Gas serves Liberty Township. Steady growth in Delaware County has caused Columbia Gas to plan a major new looped supply line from Marion County to serve all of Delaware County. Natural gas is not a limiting factor in the long-term growth of Liberty Township.

## Telecommunications/Internet Service

Based on private sector marketing information, Liberty Township is serviced by high-speed cable broadband. It is almost completely serviced by DSL broadband, except for an area around Del-Co Water facilities, a small zone within the Wedgewood subdivision just north of the County line, and approximately 1 square mile of Campden Lakes subdivision. The Township is mostly serviced by Fixed Wireless broadband, except for an area generally along the Olentangy River. Fixed Wireless broadband is also not serviced in Big Run Preserve, approximately 0.13 square miles south of Big Run Preserve, in parts of the Wedgewood subdivision, and in parts of the Columbus Zoo. The Township is not serviced by Fiber broadband at the moment. Most of Liberty Township is served by Charter Communications, which offers Spectrum internet service. In all, the whole Township, by one broadband technology or another, has access to at least 25 megabytes per second download, 3 megabytes per second upload.

Delaware County has a robust fiber network from the County offices to Worthington, including a number of lateral builds off of that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This

public limitation is based on the statutory authority of the County and the desire to not compete with the private sector.

Additionally, Enlite Fiber Networks, part of Consolidated Electric, owns fiber in most of the same locations as the County, as well owning many more miles of additional fiber, catering to the private sector. Connect Ohio is an effort led by the State of Ohio to encourage additional infrastructure where needed.

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or a township trustee. Liberty Township has a set of cell tower regulations that were drafted in to implement the federal and state laws regulating telecommunications towers.

## Stormwater Management

Stormwater management is regulated by the Delaware County Engineer's Office for new subdivisions and road construction. The Delaware Soil & Water District maintains ditches on public maintenance and reviews stormwater plans by agreement with the County



Engineer.

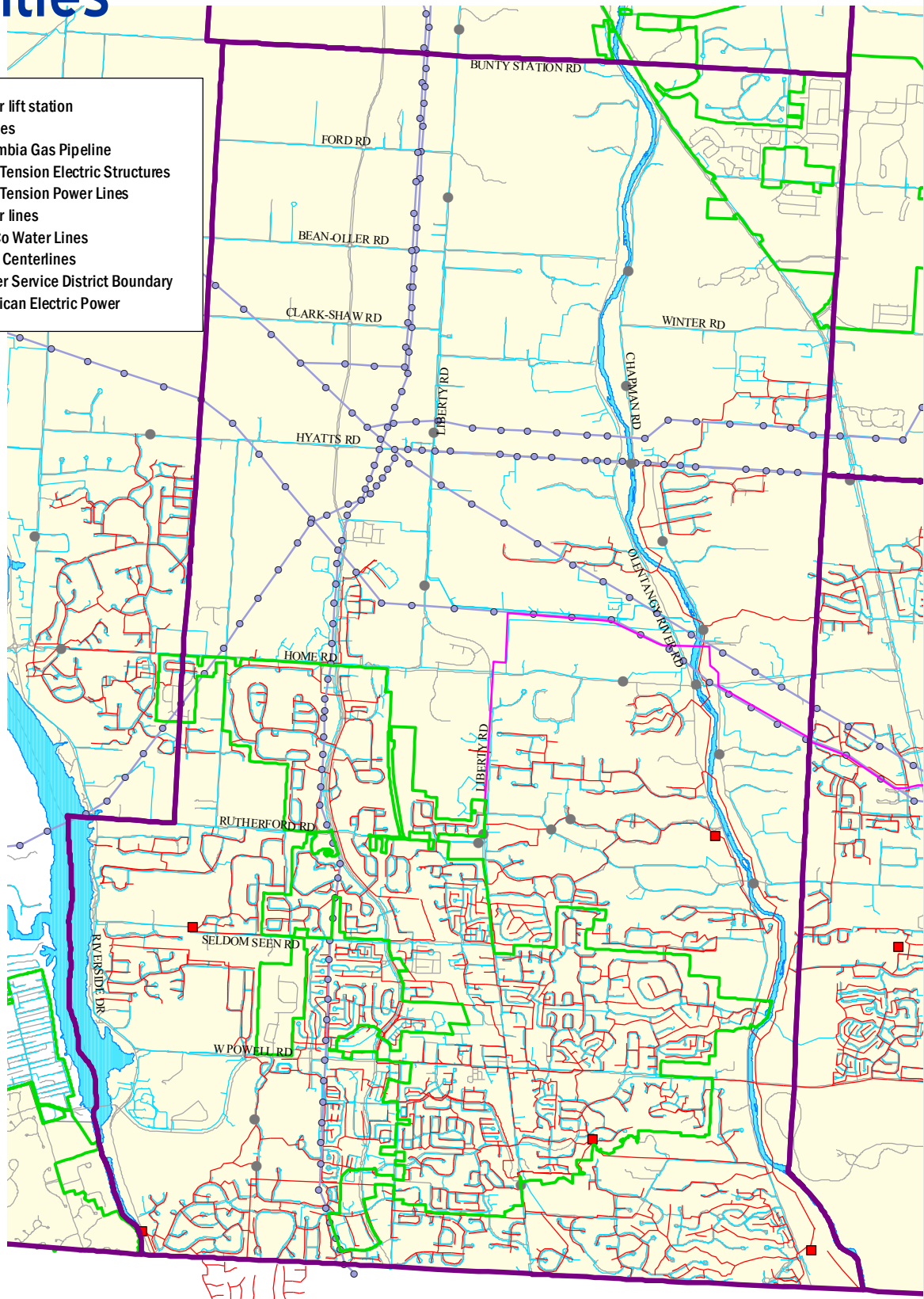
The following map shows various utilities for which the Delaware County Regional Planning Commission or





# Utilities

- Sewer lift station
- Bridges
- Columbia Gas Pipeline
- High-Tension Electric Structures
- High-Tension Power Lines
- Sewer lines
- Del-Co Water Lines
- Road Centerlines
- Electric Power Service District Boundary
- American Electric Power





## General

Most of Liberty Township's principal roads were farm-to-market roads laid out in the 1800s. They were typically built within a 50'-60' wide easement. Today these roads have been paved and generally have a range in width of 14'-20'. According to the Delaware County Engineer, most roads should ideally have at least 20 feet of surface width with an additional shoulder of 5-7 feet on each side. Many older county and township roads do not meet this standard.

The Township maintains local township roads, the Ohio Department of Transportation (ODOT) District 6 maintains federal and state roads, while the Delaware County Engineer maintains county roads.

The need for road improvements represents one of the most difficult issues for the Township and Delaware County. As the County has grown in population, the old road network is becoming overloaded with traffic. Improvements will have to be made, but "skinny roads" and their old fence lines and street trees are part of the cherished "rural character."

Projects completed since the beginning of 2016 in or near the Township include Sawmill Parkway, a Powell

Road widening project toward the Columbus Zoo, an improved intersection at Orange Road and U.S. 23, an upgrade at Steitz and Home Road, and the Murphy

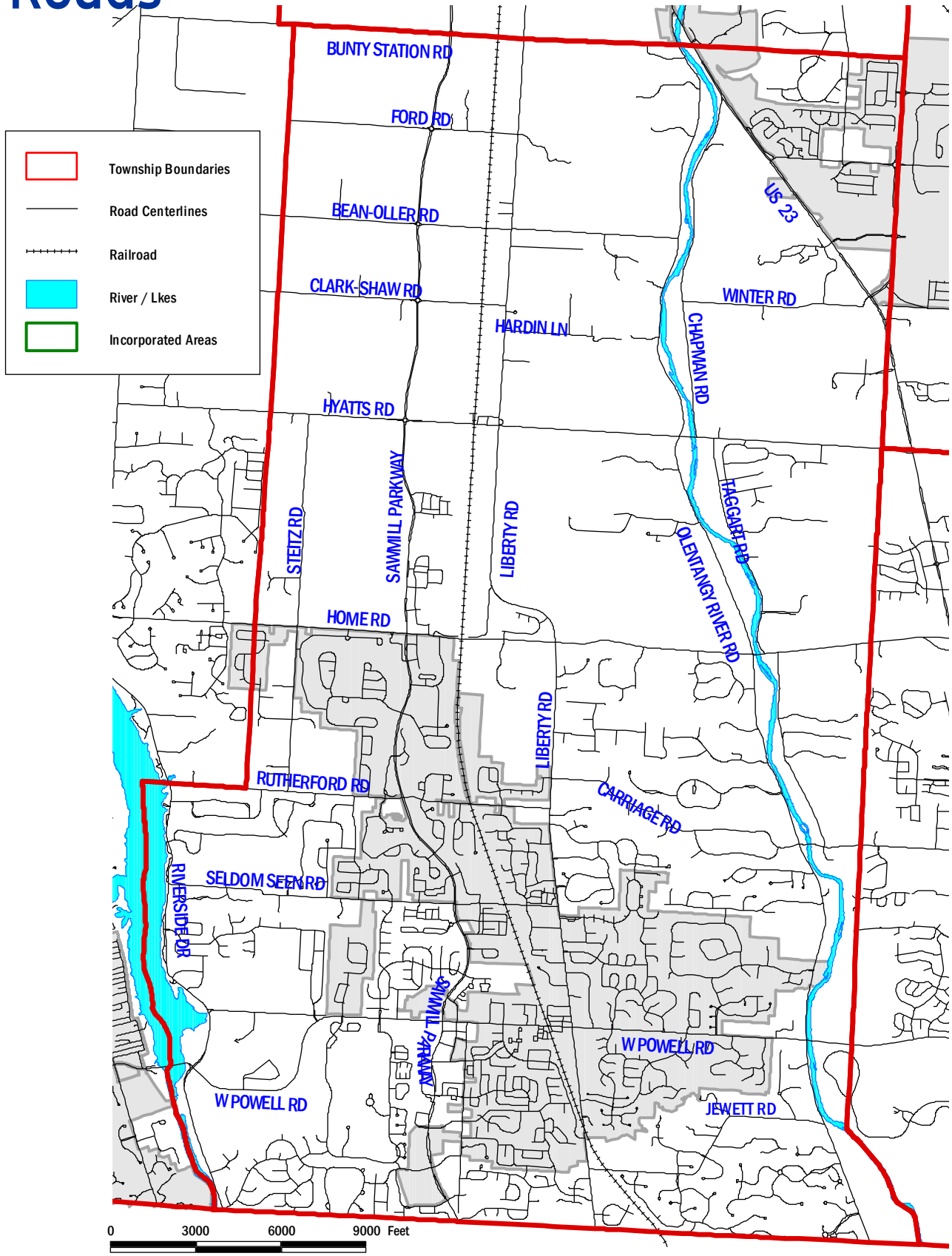
Figure 12. Principal Roads and Widths in Liberty Township 2017

Road #	Maintained	Road Name	Surface Width (typ.)
US 23	ODOT	Columbus Pike (4 lanes)	48'
SR 315	ODOT	Olentangy River	20'
SR 257	ODOT	Riverside (at Home Rd.)	20'
SR 750	ODOT	Powell (at Riverside Dr.)	48'
9	County	Liberty	18'-36'
72	County	Cheshire	22'
98	County	Peachblow	18'
123	County	Hyatts	17'
124	County	Home	16'-36'
125	County	Steitz	20'
609	County	Sawmill Parkway	52'-64'
92	Township	Braumiller	20'
98	Township	Winter	15'-66'
114	Township	West Orange	18'
118	Township	Chapman	17'
119	Township	Old Sawmill	22'
121	Township	Seldom Seen	18'
122	Township	Rutherford	18'
125	Township	Steitz	18'
127	Township	Jewett	20'
139	Township	Clark-Shaw	16'
141	Township	Bunty Station	20'
142	Township	Ford	14-16'
144	Township	Taggart	14'
145	Township	Perry	15'
334	Township	Carriage	17-37'

Source: ODOT Road Inventory



# Roads





Parkway extension in Powell.

## Functional Classifications

Roads are functionally 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. These classifications assist the County Engineer.

**Arterial roads** have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas and the secondary purpose of 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.

**Collector roads** provide access to abutting property and also deliver traffic from local streets to the nearest arterial street. Average Daily Traffic typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

**Local Streets** represent the lowest category. Their primary function is to serve abutting land use. Typical ADTs are 100 to 1,500 vehicles. Local streets are classified as Loop, Through, and Cul-de-sac. All streets other than arterials and collectors are considered local streets.

**Traffic Volumes** collected by various entities including ODOT and the Delaware County Engineer are hosted online by the Mid-Ohio Regional Planning Commission (MORPC). Roads show significant increased traffic on Liberty Township roads in recent decades. Heavy traffic on narrow roads becomes both a congestion and safety issue to the point the road may need to be upgraded. The Township, the County Engineer, and ODOT should expect to upgrade roads as growth continues. Based on a community's desire to retain rural character, there must be a balance between safety improvements and on a road-by-road basis.

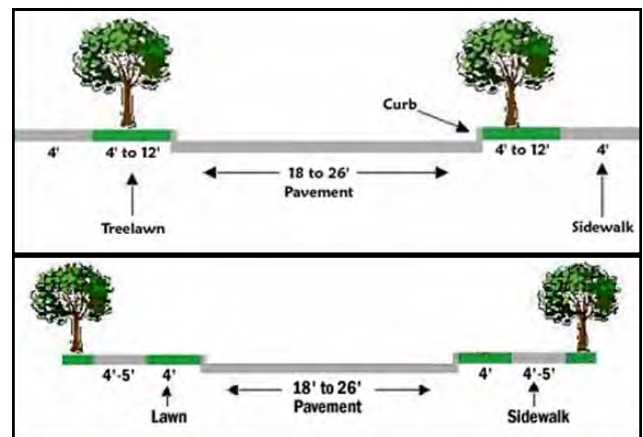
## Patterns of Development

Traffic can be reduced by the design of development and the mix of land uses. A typical single-family home in an exclusively residential area typically generates 10 trip ends per day (five out and five back). Condominiums

generate almost six. "Traditional Neighborhood Design" (TND) mixes residential and local commercial uses with a network of sidewalks, trails, and bike paths that can reduce auto trips to as little as four trips per home per day. One possible option for Liberty Township is to consider the mixed use, pedestrian-scale traditional neighborhood design type of development at nodes along major routes such as Sawmill Parkway. These TNDs can help reduce overall trips.

## Streetscapes

Streets are a significant part of the look of a community. Every community needs a streetscape standard. Liberty Township wants to maintain its rural look, and has done so by not unilaterally requiring curb and gutter streets. 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. Open ditch streets, which can reduce



*Streetscape examples with trees in the treelawn and outside the right-of-way. The Township currently prefers the bottom configuration based on damage caused by roots.*



stormwater runoff, should locate sidewalks beyond the swale.

## Alternative Street Designs — The Roundabout

Low Speed Roundabouts have begun to be used as an alternative to the traditional signalized intersection throughout southern Delaware County. Roundabouts



## Delaware County Thoroughfare Plan

Using a process defined in the Ohio Revised Code (ORC), The Delaware County Engineer and Regional Planning Commission prepared a Thoroughfare Plan in 2001 that provides a functional network of roadways in the County to accommodate the traffic projected to occur 20 years into the future. Because the Plan has been referenced now for 15 years, many of the recommendations have been completed, altered, or are not currently being pursued. The County Thoroughfare Plan recommends several proposed road improvements that could affect Liberty Township. They are prioritized as high or low priority.

## 2001 Thoroughfare Plan: County Alternatives Affecting Liberty Township

Alternative 3:	(lies northeast of Liberty Township in Berlin Township and Delaware City) - Glenn Road Parkway connector road extending from the intersection of Glenn Road and Curve Road south to Peachblow Road). To date, a new intersection has been built near Winter Road and Peachblow, extending Glenn Road to the north. Ohio Health Boulevard has been built, also connecting U.S. 23 to Glenn Road at the new Ohio Health campus. Glenn Road extends to a new roundabout at Cheshire Road and approximately 3,700 feet north of Cheshire.
Alternative 16:	(lies north of Liberty Township in Delaware City and Delaware Township) - connects U.S. 42 from its intersection with U.S. 23 to U.S. 36 via an eastern "bypass" from U.S. 23 east to Glenn Road, then using Glenn Road to connect to U.S. 36. Must be completed before the City or County can consider Alternative 1 (see below). The City of Delaware studied this segment, referred to as "Veterans Parkway," but has not proceeded beyond initial studies and meetings.

### High Priority: (in numerical/alphabetical order)

Alternative F:	Extension of Steitz Road north from Hyatts Road to connect with the extension of Sawmill Parkway between Hyatts Road and Clark-Shaw Road. Based on the access management that is designed for Sawmill Parkway, no new intersection is anticipated for this connector. Internal county road planning efforts suggest that Steitz Road should extend north to Clark-Shaw Road as development occurs.
Alternative 1:	East-West connector beginning at S. Section Line Road, connecting with Cheshire Road at its intersection with U.S. 23. Not to be considered until after the completion of Alternative 16. Would need re-evaluation based upon conditions at that time.

### Low Priority

Delaware: retain two lanes but widen pavement to 24 feet.

### 2001 Delaware County Thoroughfare Plan Recommended Widenings for 2020:

- Home Road, from Union County Line to U.S. 23: widen from two to four lanes as a major arterial;
- Liberty Road, from the Franklin County line to Home Road: widen from two to three lanes as a minor arterial;
- Liberty Road, from Home Road to London Road,

### 2001 Delaware County Thoroughfare Plan Possible Future Traffic Signals:

- North Liberty and Hyatts Road; (currently a 4-way stop)
- North Liberty and Bunty Station Road;
- Home Road and S.R. 315; (County project, engineering is currently being studied)



- Seldom Seen and S.R. 257.

## 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

	Project Title	Desc of Work	Phase	Funding Sources	Construction
A	Orange Rd over Olentangy River	Bridge removal	Engineering	County	2017
B	Liberty Rd & Jewett Rd	Intersection	Engineering	County (MTP)	2018
C	Home Rd & S.R. 315	Intersection	Engineering	County (MTP)	2018
D	Liberty Rd & Seldom Seen Rd	Intersection	Engineering	County, OPWC, Powell	2019
E	Hyatts & U.S. 23 Intersection Improvements	Minor widening	Engineering	County	2019
F	Home Rd Improvements (Perry to U.S. 23)	Major widening	Engineering	County (MTP)	2020
G	Home Rd Improvements (Liberty to S.R. 315)	Minor widening	Engineering	County (MTP)	2021+
H	Home Rd & Sawmill Parkway Turn Lanes	Intersection	Planning		2021+
I	Steitz Rd Improvements	Minor widening	Planning	County	2021+
J	Jewett Rd Improvements	Minor widening	Planning		
K	Seldom Seen Rd Improvements	Minor widening	Planning		
L	Hyatts Rd & Liberty Rd	Intersection	Planning	(MTP)	
M	Cornerstone Drive Extension (Greif Park)	New Road	Planning		

## 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 for Franklin, Delaware, and parts of Union and Fairfield Counties. This plan lists projects that are eligible for potential state and/or federal funding. Rather than provide an additional table, this draft notes "(MTP)" in the funding source of the Delaware County Engineer Projects table above.

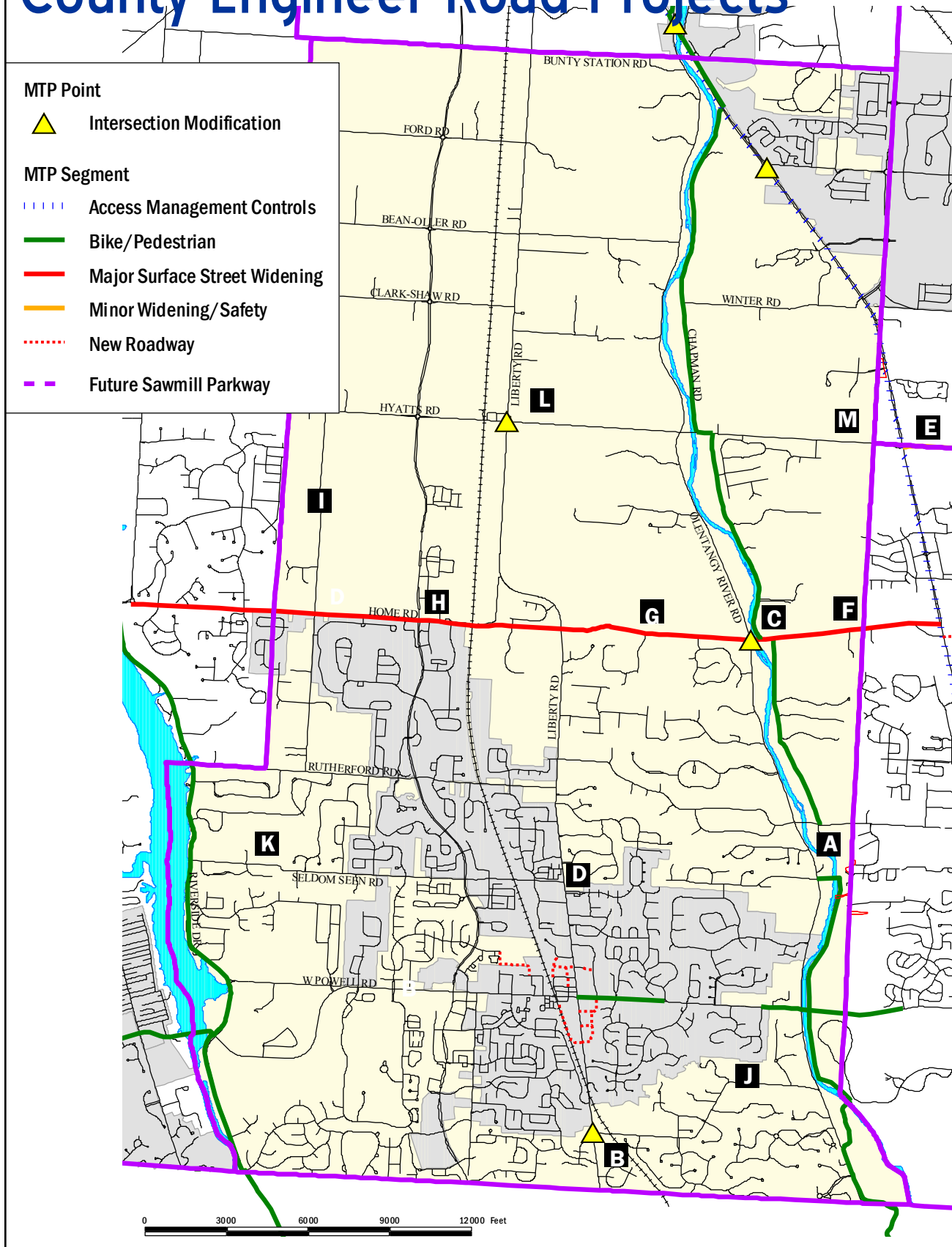
In addition to the noted improvements the table previously mentioned, the MTP shows the following Bike and Pedestrian improvements:

Scioto Trail	2030-2040
Glick Road	2020-2030
Powell Road Hill to S.R. 315	2020-2030
Olentangy River at Highbanks, south of Powell Rd.	2016-2020
Olentangy River at Sheep Farm to Orange Rd.	2016-2020
Olentangy River from Orange Rd to Delaware City	2020-2030





# County Engineer Road Projects



## 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 the “traditional” township collector and arterial roads. Sawmill Parkway has a bike path along one side within Powell, which was originally approved and built as part of the zoning development plan through Liberty Township. This bike path has been extended along the extension of Sawmill Parkway north of Home Road through Golf Village North. The newest section of Sawmill Parkway, opened in 2016, has a wide paved trail as part of its design.



MUP facilities should be placed along at least one side of collector and both sides of arterial roads. In curb and gutter designs, bikeways and sidewalks should be separated from the road with a 5-foot wide tree-lawn. Such facilities should be placed beyond the swale in an open-ditch road section. 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 subdivision, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning process, such as under the FR-1 zoning designation.

In 2008, Liberty Township worked with DCRPC and the City of Powell to create the first set of desired bikeway and trail connections, focusing on areas where future trails crossed between both jurisdictions. In 2010, additional routes were added as part of the Township’s grant proposal which focused on improvements around the YMCA and Liberty Park. Although the grant was ultimately not awarded, the paths identified in the process were included in the county-wide trail plan which was originally produced in 2010. That plan has continued to be updated in the years since 2010,

bringing together the various stand-alone bikeway plans of various communities and those routes which are part of township Comprehensive Plans. Some of these larger trails have been proposed as parts of zoning development plans, resulting in new facilities in Trail’s End, Liberty Trace, Olentangy Falls East, and along Steitz Road, among others. New proposals in Concord Township to the west are being planned and engineered to interconnect with these trails in Liberty Township. DCRPC uses a sidewalk GIS layer, as well as existing trail and proposed trail layers, to review subdivision proposals and road improvement plans.

In 2014, the Olentangy, Powell and Liberty (OPAL) trail planning group was established to encourage use of trails and biking in general and advocate for new trail planning. OPAL also was instrumental in achieving a Complete Streets policy adopted by the Liberty Township Trustees which seeks roads that function for all users, not just drivers. Using Preservation Parks as its consultant, OPAL also identified a number of desired routes. These routes were introduced to the public and prioritized by an in-person open house and external public vote. The following is a list of these routes. Items with an asterisk (\*) indicate top priorities:

- **Liberty Road Trail\*** - Complete missing segments in trail gaps along Liberty Road. Approximately 1.4-mile trail to extend to Home Road.
- **Home Road Trail\*** - Proposed 4.2-mile east-west connector trail. Connect to Orange Township trail system to the east and to Concord Township park to the west. Corridor to connect schools, trails, and parks.
- **Rutherford Trail\*** - Proposed 1.5-mile trail to connect residential areas to Sawmill Parkway on the east and Scioto River Trail on the west. Powell potentially to continue connection to existing trails.
- **Scioto River Trail\*** - Proposed 3.3-mile trail along City of Columbus property bordering the Scioto River west of S.R. 257. Trail to provide connections to Dublin, Columbus Zoo, Powell Road, and Home Road.
- **Sawmill Parkway Trail North\*** - Proposed 5-mile trail to be constructed in conjunction with the Sawmill Parkway extension. Begins in front of Olentangy Liberty High School and will include a missing piece up to Hyatts Road.
- **Park Trail Connector\*** - Connect South Liberty Park to North Liberty Park.
- **Olentangy River Trail South** - Proposed route north connecting to the existing Olentangy River Trail in Franklin County. Three routes currently being



studied. Connection likely to be built in the next two to three years.

- **Northwest Passage** - Proposed trail to connect Library Park with Belmont Place; route would utilize existing roads to connect to Hills Market.
- **Carriage Road Trail** - Proposed 1.8-mile trail that would align with Carriage Road. East-west route that would connect to schools and YMCA. Extend eastern end to connect to Daventry Woods.
- **Olentangy River Trail North** - Proposed 5.4-mile trail that would utilize existing roadways (Chapman and Taggart Roads) and greenspace to complete a connection to the City of Delaware.
- **Jewett Road Trail** - Proposed route that would connect Powell to the Olentangy River Trail, to run parallel with road.
- **Hyatts Road Trail** - Proposed 3-mile trail to be constructed along Hyatts Road. Beginning at Sawmill Parkway and extending east to U.S. 23 (Orange Township). Trail would connect to Shale Hollow Park and Columbus State Campus.
- **Sawmill Parkway Trail South** - Proposed 1.1-mile

route to extend Sawmill Parkway south to the County line.

- **Jewett Road Alternate Route** - Proposed second route for Jewett Road connection to S.R. 315, goes south along Loch Lomond Drive and Manning Parkway.

In 2016, the County Commissioners established a trail working group as a result of the County's Economic Strategic Plan, which indicated strong interest in trails. This group will utilize the current version of the DCRPC's County trail plan updated with any new information including rough cost estimates for prioritized segments and routes. Work will be coordinated with Central Ohio Greenways' (COG) efforts to create major routes into the County from existing trails in Franklin County. This group includes representatives from DCRPC, the County Engineer, Preservation Parks, the Delaware General Health District, Economic Development, MORPC, and the public. The following map indicates proposed trails from various sources, as well as "committed" trails — those approved as part of subdivision and road plans — and sidewalk data.

## Clean Ohio Fund

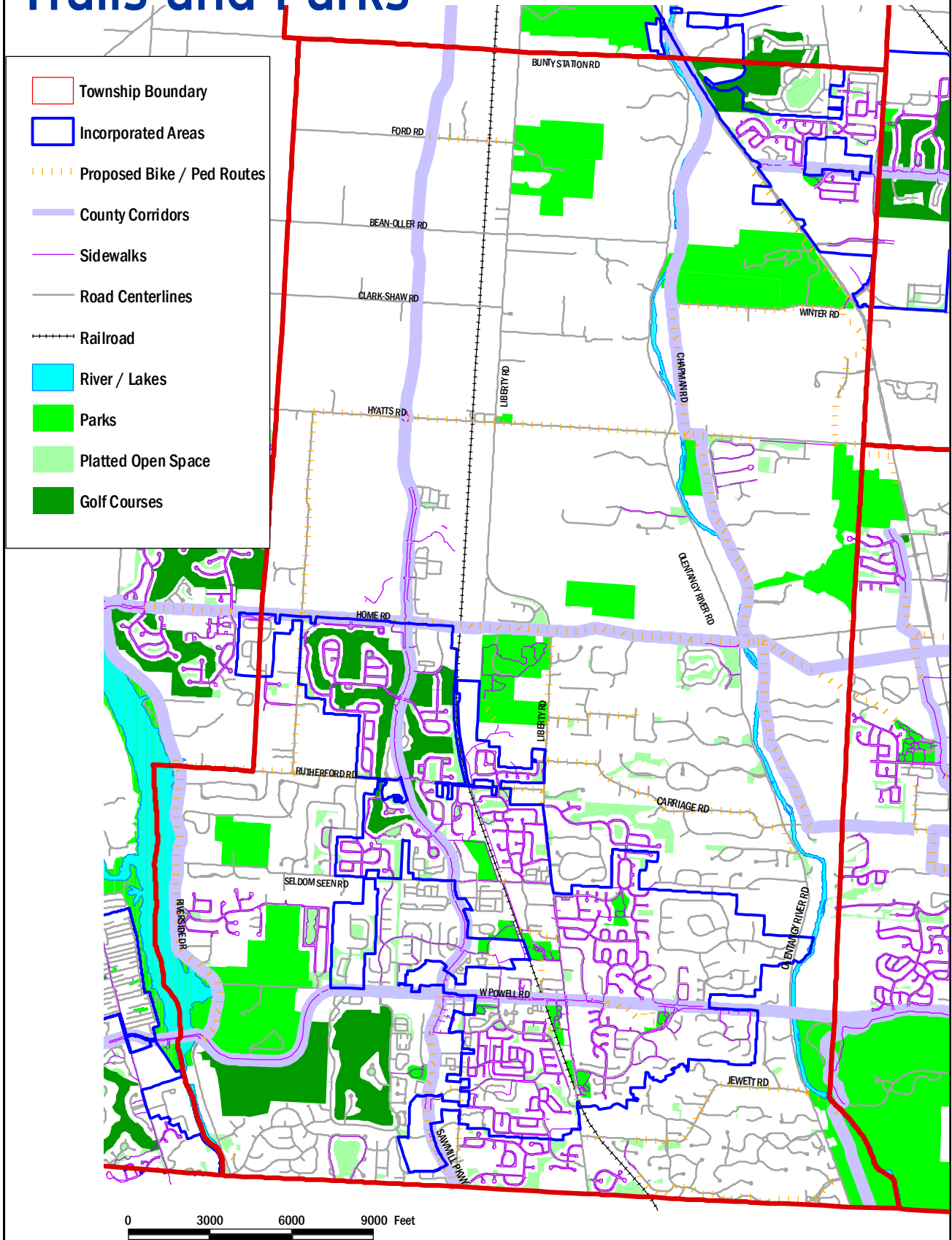
Although there are several grant sources, the Clean Ohio Fund is a state-wide funding program often cited for trails and parks. In 2015, 19 projects were funded, with 16 funded in 2014. Recent projects in Central Ohio include the

2015	Delaware County Orange Township	Shared use path and bridge over the Alum Creek Reservoir spillway channel that will link into the Orange Township Trail and the Alum Creek State Park Trail.
2015	Delaware County Orange Township	Phase I of the Bale Kenyon Road Trail starting at the corner of E. Orange Road and Bale-Kenyon Road and ending at the Delaware County improvement project of Bale-Kenyon Road and Lewis Center Road, approximately 2,900 linear feet.
2014	Delaware County	Part of the northernmost section of the Ohio to Erie Trail, 1.6 miles of rural and wooded areas to connect with the Knox County section of the Ohio to Erie Trail.
2014	City of Columbus	Phase 2 of the Scioto Greenways Project, 1.5 miles of multi-use trail connecting to regional recreational trail systems; Scioto and Olentangy Trail systems.
2014	City of Hilliard	3,686 linear feet of trail from Hoffman Farms Trail south across Scioto Darby Road to Roger A. Reynolds Park.





# Trails and Parks



## Liberty Township Recommended Road Policies

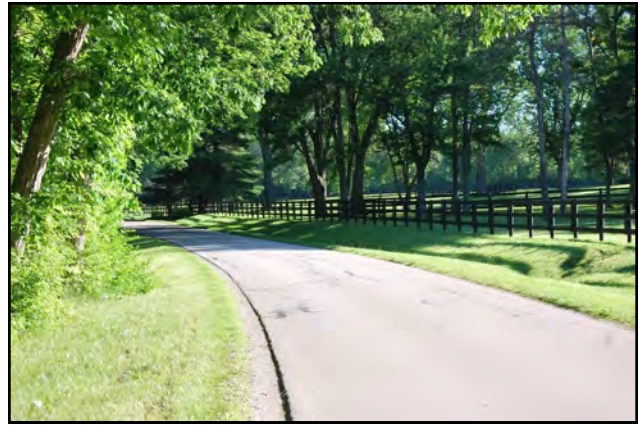
New development should mitigate, or pay its fair share of the cost to mitigate its traffic impacts, in accordance with County Engineer policies.

**Separate pedestrian/bicycle traffic from vehicular traffic on collector and arterial roads:** Township collector and arterial roads with traffic counts that exceed 1,500 vehicle trips per day should be provided with a bike path on at least one side of the road. For new development, when a traffic impact analysis estimates more than 1,500 trips per day will be generated, a bike path should be constructed as part of the developer's initial improvements. For existing roads, the bike path should be constructed by the Township once the actual traffic counts exceed 1,500 trips per day.

**Use traffic calming devices to maintain speed limits within residential subdivisions on local and minor collector streets:** Traffic calming devices including but not limited to speed tables and roundabouts should be part of the tools used to enforce posted speed limits on local residential and minor collector streets.

**Street connectivity is desirable:** All developments should ideally have three points of access. Conservation subdivisions, due to site specific topography or other unique conditions, may have fewer than three access points subject to development plan approval.

**Access management practices should be followed:** Commercial developments should consolidate entrances and exits wherever possible to avoid multiple curb cuts. Left turn movements should be accomplished with proper spacing between movements to avoid conflicts. New developments that generate more than 150 new trips per day should be reviewed for possible turning lanes. The Delaware County Engineer has adopted access management guidelines for county roads that may be of interest to the Trustees to use on township roads. Access management can also encourage a more productive use



of land by discouraging minor lot splits, and promote clustering of land uses and reduced access points.

**Churchill/Loch Lomond Drive to Manning Parkway connection:** The Manning Parkway traffic circle should be retained to slow traffic. A minimum of one bike path should be installed along Churchill Drive, Loch Lomond Drive, and Manning Parkway. This may require the enclosure of open drainage ditches and the placement of a curb and gutter section on the streets. Street trees should be established in the tree lawn between the bike path and the curb. The road connection may be gated, in accordance with the township zoning approval for the development of the infill site, and built to the standards of the County Engineer. The opening of the connection to S.R. 315 should also be based on improvements made to the intersection of S.R. 315 and Powell Road that result in an appropriate level of service on S.R. 315 such that afternoon peak-hour northbound traffic does not back up south of the Manning Parkway.

**Encourage Best Management Practices (BMPs):** Developers should be encouraged to reduce impervious surfaces and manage stormwater runoff with structural BMPs (green infrastructure). These can be incorporated into the street design and roadside landscaping. BMPs include grass filter strips, water quality swales, bioretention cells, tree boxes, sand filters, and





## Introduction

Liberty Township is the leading township in Delaware County in the acquisition of parkland. It has been able to create a large park system without a park levy.

## Local Open Space & Recreational Lands Inventory

1. **Liberty Township Park:** The Township's 93-acre Liberty Park at the southwest corner of Home and Liberty Roads has connectivity to the south with 25 acres of woods linking the 51-acre South Liberty Park that is located behind the Liberty Township Powell YMCA and to the north of Liberty Middle School. This 169-acre Park "Campus" has stone trails linking each facility. Amenities at Liberty Park include a fishing pond, 2 miles of walking trails, six sand volleyball courts, two horseshoe pits, four tennis courts, two basketball courts, four shelter houses (that accommodate 100 people each), two handball/racquetball courts, three tot lot playgrounds, a Boundless playground with greater accessibility for persons with disabilities and/or handicaps, four

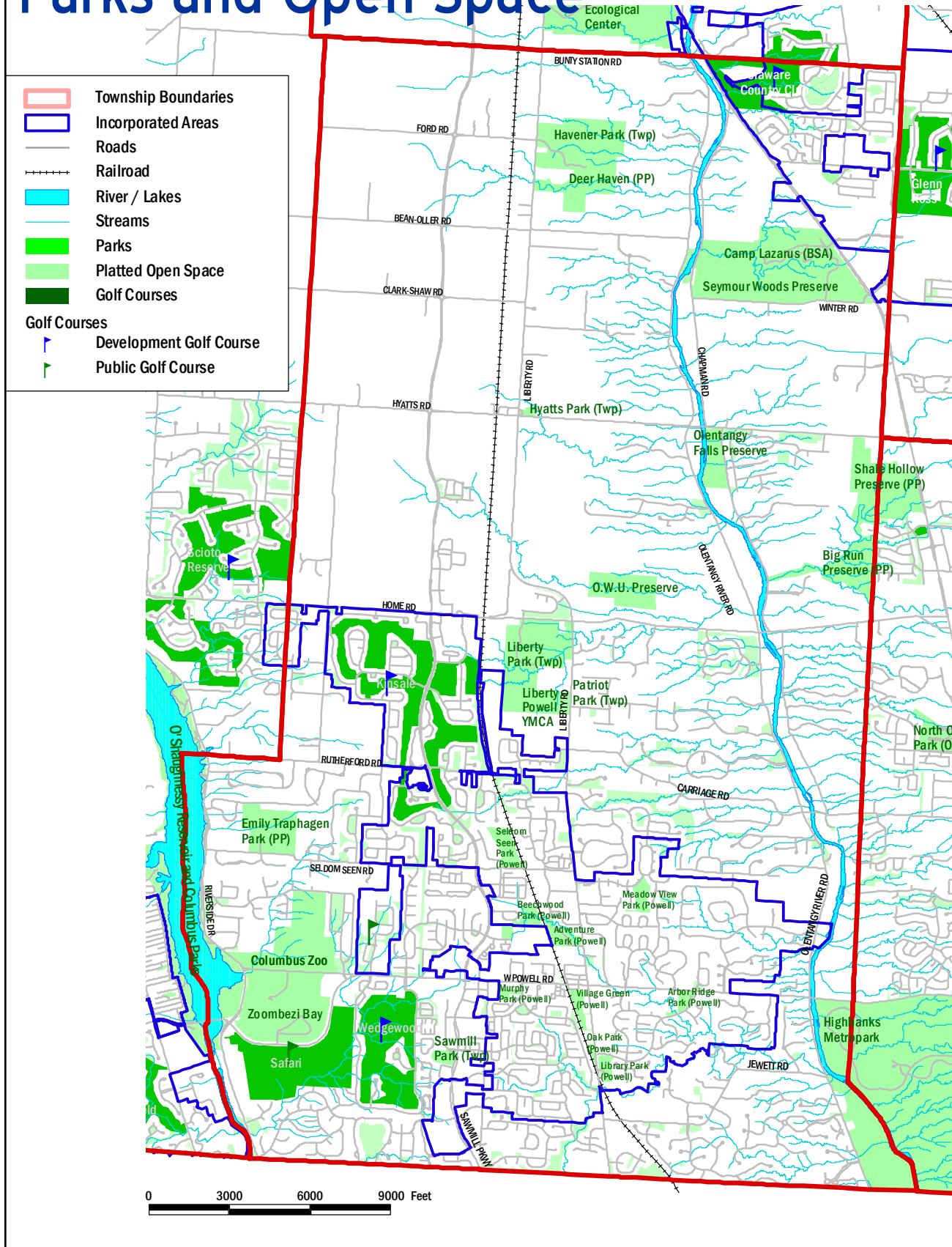
baseball/softball diamonds, 12 soccer fields, and a sledding hill in the winter.

2. **South Liberty Park:** Included a trail connection to Liberty Park, flexible athletic fields, and potential for future growth and other activities. This property has very wet, hydric soils that could be designed as a restored wetland and potential mitigation bank site, creating long-term mitigation credit opportunities for the Township and educational opportunities for nearby schools.
3. **25-Acre Woods:** Located between Liberty Park to the north and South Liberty Park to the south. There is about 1 mile of walking trails in the woods that link Liberty Park to South Liberty Park.
4. **Hyatts Park:** Located on the northeast corner of Hyatts Road and Liberty Road, this 4.3-acre park includes a large shelter house, a 4-bay swing set, a large playground area, a basketball court, and a baseball/softball field.
5. **Wedgewood Park:** Located along Sawmill Parkway behind Fire Station 322, this 9.8-acre park includes about 0.5 miles of paved walking trails.
6. **Big Bear Park:** Located on the north side of Big Bear Avenue and on the west side of Scioto Ridge Elementary School, this 5-acre park includes about 0.25 miles of walking trails that link the Big Bear Avenue walking path to the City of Powell's walking paths to the north.
7. **Smith Preserve at Olentangy Falls:** Located between Taggart Road and the Olentangy River, south of Hyatts Road. This 41-acre preserve was dedicated to the Township as part of the Olentangy Falls subdivision. Since the preserve is located next to the Olentangy Scenic River, this is passive open space, with no active recreation.





# Parks and Open Space



8. **Patriot Park:** Located on the east side of Liberty Road just north of Fire Station 321, this 5-acre park includes two baseball diamonds.
9. **Havener Park:** Located on the east side of the intersection of Ford and Liberty Roads, this 93-acre park has about seven soccer fields with ample parking, and the walking trails extend throughout the undeveloped portions of the park connecting with trails in the adjacent Deer Haven Preserve to the south.
10. **Preservation Parks Deer Haven Park:** This is a 97-acre area of open fields, wooded areas, and streams/ravines. The park includes a large lodge with meeting space, restroom facilities, and educational/interpretive center.
11. **Camp Lazarus:** A private Boy Scout Camp on U.S. 23 north of Winter Road. The Camp has transferred an open space easement to Delaware Preservation Parks for much of its 232 acres. It is also adjacent to the 114-acre Seymour Woods State Preserve, managed by the State of Ohio and ODNR.
12. **Preservation Parks Shale Hollow Park and Big Run Preserve at Olentangy Crossing:** This is a 120-acre park that includes walking trails, picnic areas, and a shelter building which provides space for indoor activities and restroom facilities. Access is currently provided from Artesian Run. Future access may be added at Hyatts Road. It is adjacent to a 60-acre preserve of forest, deep ravines, and creeks tributary to the Olentangy Scenic River, proclaimed by Ohio Department of Natural Resources as one of the most pristine undisturbed sites in Ohio, worthy of complete preservation. This will not be generally open to the public, but may be used for nature studies.

13. **Preservation Parks Emily Traphagan Park:** Located on Seldom Seen Road east of Riverside Drive. This is a 72-acre passive park with 1 mile of walking trails, a picnic area, and a playground. Mature woods, pond, and natural landscape. This park may acquire additional lands to the west.

**The City of Powell's local parks** provide activities, programming, and recreational opportunities for local residents. Powell's parks include:

1. **Adventure Park:** Gazebo, children's play areas, basketball court, skate park, soccer field.
2. **Arbor Ridge Park:** Tennis courts, children's play area, open space.
3. **Beechwood Park:** Educational and exercise programs, trail hiking, seasonal events.
4. **Library Park:** Athletic fields, court games, and children's and tot play areas.
5. **Meadow View Park:** Pond, children's play area, picnic area, open space.
6. **Murphy Park:** Children's and tot play areas, summer house, horse shoes, and bocce ball area.
7. **Oak Park:** Educational programming, horticulture programs, animal habitat studies, trail hiking, and exercise programs.
8. **Village Green:** Water play area/children's play area, amphitheater, seating/exhibit/market area, open space.
9. **Seldom Seen Park:** The City of Powell recently released plans for development of Seldom Seen Park (previous page) on the north side of Seldom Seen Road, west of the railroad. Plans include five 120' x 80' soccer fields, wetland preservation, a boardwalk, playgrounds, restrooms, a baseball field, and parking.



*Future Plans for Seldom Seen Park; Source: City of Powell website*



**Neighborhood open space:** Many planned residential developments have open space for the use of their residents. Some examples in Liberty Township and Powell are: Wedgewood Park, Calumet Farms, Golf Village, Libertydale, Wedgewood, and Campden Lakes. More private parks should be encouraged as part of future subdivisions.

#### Other nearby Recreation/Park Areas:

- The Ohio Department of Natural Resources (ODNR) operates the **Alum Creek State Park**, consisting of 8,874 acres, of which 1,050 acres are the lake itself. The park is approximately 5 miles from Liberty Township, and provides boating, swimming, hiking, fishing, riding, and camping.
- **Highbanks Park** is a 1,146-acre metropolitan park in Orange and Liberty Townships. Summer activities include canoeing and fishing along the scenic Olentangy River, picnic areas, and shelters, including a wetland viewing shelter, nature preserves, programs, pet activities, and scenic hiking trails. Winter activities include sledding, ice fishing, and cross-country skiing.
- **O'Shaughnessy Reservoir, City of Columbus Divisions of Parks** is partially within Liberty Township, and includes boating and fishing along the Scioto River, picnic areas, shelters, and scenic hiking trails.

The **Olentangy Local School District** also provides many recreational facilities at Liberty High School, as well as at



the various middle and elementary schools.

**Golf courses within Liberty Township:** Wedgewood (private), Kinsale (Golf Village private), and Safari (public). Scioto Reserve (private) is in Concord Township and only 1 mile from Liberty Township.

The **Columbus Zoo** and **Zoombezi Bay** are both within the Township.

The **Liberty/Powell YMCA** is located across from the Township Hall on Liberty Road and offers both indoor and outdoor activities for local residents.

**Stratford Ecological Center** is a 223-acre nature preserve and educational farm just one half mile north of Liberty Township on Liberty Road. It is a teaching farm that uses sustainable agriculture techniques.

## Recreation Standards — How Much Do We Need?

The National Recreation and Park Association (NRPA) developed a set of standards for local developed open space.

Figure 13. NRPA Local/Close-to-Home Space Guide

Component	Use	Service Area	Desirable Size	Acres per 1,000 Residents	Desirable Site Characteristics
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.

Source: National Recreation and Park Association, *Recreation, Park and Open Space Guidelines*, p. 56. ©1983





Figure 13. NRPA Local/Close-to-Home Space Guide (continued)

Component	Use	Service Area	Desirable Size	Acres per 1,000 Residents	Desirable Site Characteristics
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, playground apparatus area, skating, picnicking, water play, etc.	¼ to ½ mile radius to serve a population up to 5,000.	15+ acres	1.0 to 2.0 acres	Suited for intense development. Easily accessible to neighborhood population with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area for 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.	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.

Source: National Recreation and Park Association, *Recreation, Park and Open Space Guidelines*, p. 56. ©1983

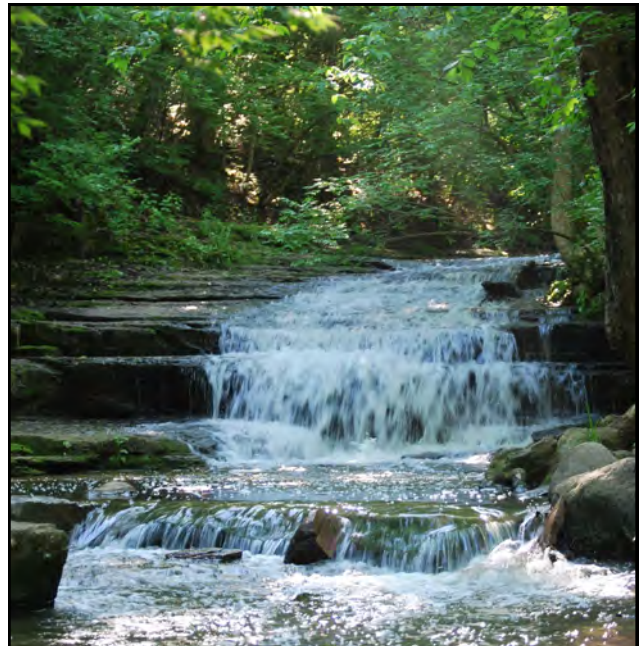
Recreational needs vary from community to community, and desires for recreation vary also. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs. NRPA suggests that a park system, at a minimum, be composed of a “core” system of parklands, totaling 6.25 to 10.5 acres of developed open space per 1,000 residents. The size and amount of parklands will vary from community to community, but must be taken into account when considering a total, well-rounded system of parks and recreation areas. The amount of parkland a community needs is mostly reliant on the proposed activities and facilities that are needed by the community.

Liberty Township appears to have generous parkland available for now, but additional parkland in the northwest quadrant of the Township as that area develops will be desirable, as will pocket parks within neighborhoods.

As Liberty Township grows it may wish to use the NRPA model, which surveys the service area population to determine demand for different activities. Demand is then converted to facility needs and then to land requirements. The following assessments can be made about the future need of open space and recreation within Liberty Township as the population continues to increase.

## Greenways/Open Space

Liberty Township’s existing open space and recreational facilities satisfy NRPA activity guidelines, but lack connectivity. The existing Liberty Park is centrally located, but needs additional pedestrian or biking connections to surrounding areas. Havener Park and Deer Haven Preserve are also township features in need



Camp Lazarus Near Chapman Road



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of connection to a recreation network.

An inexpensive way to connect open space is to assure the linkage of neighborhoods by greenways or corridors of natural or man-made landscaped paths and trails. These can often be placed in road rights-of-way or along drainage ways, creeks, 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. These areas are often afterthoughts in the design and planning process of developments. They should be viewed as opportunities to improve the value of the development and to link developments. Recent developments in the

southern jurisdictions of Delaware County have increasingly included these features thanks to local zoning decisions as well as the recognition by developers that potential residents are looking for them.

Another opportunity to create greenway links is through utility (sewer, electric) easements. Sewer trunk lines normally follow drainage and waterways, which can be viable green areas with trails or trail connections where desired. Additional easement rights may be needed to expand the easement's use, meaning negotiation and acquisition of such easements from landowners.

Also see "Management of Common Open Space" under Cluster Subdivisions in the next chapter.





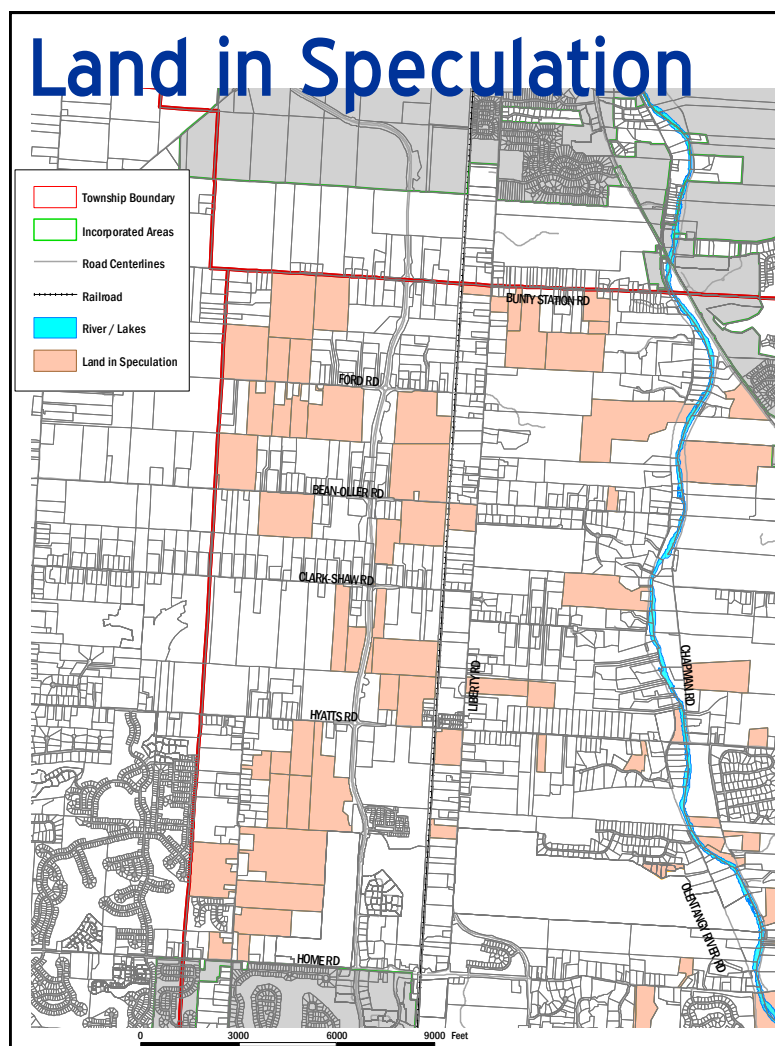
## Community Choices

Like most of the developing unincorporated areas in Delaware County, various Liberty Township groups and representatives have noted the desire to retain the rural character of the area. This is noted in its vision through several approaches: by retaining small pockets of agriculture so long as it is economically viable; through the preservation of open space through parks, areas of large acreage lots, preservation of open space as part of Planned Residential subdivisions; and through the encouragement of Conservation Subdivisions.

Understanding each of these approaches is important as the Township considers large-scale zoning proposals, most of which will be limited to the larger parcels noted in the Land in Speculation Map (right). This chapter discusses various development approaches, providing township examples of each.

Because the DCRPC tracks subdivision activity through its GIS program, Liberty Township's development patterns can be seen by looking at what the office calls the Development Pattern Map. The image on the following page is a sample area bounded by Clark-Shaw on the north, Hyatts on the south, the Concord Township line to the west, and Chapman Road to the east. It shows how various development types have already been developed and are in the process of development. Black lines are property lines. Pink indicates

platted (built) subdivisions, yellow indicates preliminary (in-process) subdivisions, green areas are rezoned but not yet platted, and white indicates un-platted land. It is clear that farms are giving way to development.







## Large-Lot Development

Prior to the extension of sanitary sewer to an area, residential development generally occurs along existing roads. Lots larger than 5 acres can be created without any review while splits smaller than 5 acres use a process known as the “No Plat” or “minor” subdivision. This large-lot development is sometimes accepted as preserving open space and lower densities, although no protections are typically put in place to prevent further development of the land or guarantee conservation of any undeveloped land. It will continue to be a viable alternative so long as state law permits such No Plat subdivisions. Liberty Township allows a minimum lot size of 1 acre throughout the FR-1 zoning designation. There has been a market for lot sizes between 1 and 5 acres in parts of Liberty Township where sewer service is unavailable or prior to its availability. These lots are more common along the old township roads in the north and in the two river valleys. Acreage lots and “flag lots” in non-sewer areas have retained low densities, but often block future street connections to adjacent lands.



*Large lots, mostly over 5 acres, along Ford Road*

## Conventional Subdivisions

As road frontage is used up by No Plat lot splits, new access has to be created. This can be done with a Common Access Driveway (CAD) Subdivision, which uses a private driveway rather than a public or private street to access lots. Delaware County allows CAD subdivisions to serve three to five lots in situations where there will be no extension of the private drive, and where a regular subdivision street might be economically unfeasible. CAD subdivisions can preserve rural character if done properly. A good example of a well-designed CAD subdivision is Thornton Woods at the southwest corner of Bean Oller Road and S.R. 315. This land is steep and wooded. Regular subdivision streets would have been very costly and topographically challenging.

CAD subdivisions follow the same procedure as any other “major” subdivision, including a Sketch Plan, Preliminary Plan, and Final Plat. Standards are defined by



*A five-lot Common Access Driveway on Liberty Road*



the Delaware County Regional Planning Commission and include a maximum of five lots, maximum grade of 10%, passing areas every 350 feet, tree and shrub removal specifications, and an easement width of 60 feet along the driveway. Additional standards may be applied by the local fire department, based on the access requirements of local emergency equipment. A private maintenance agreement must be recorded with the County and referenced on the plat.

In addition to CADs, 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 “major subdivision” process of Sketch Plan, Preliminary Plan, and Final Plat. The developer or consulting engineer takes each project through an approval process with the DCRPC staff as well as an engineering process with the oversight of the County Engineering staff.

In several locations, conventional subdivisions have been created which result in lots and streets. In such subdivisions, there are typically no community features (places to walk to, central green, riverbank for community use, etc.) because the land has all been parceled out to individual landowners. Such subdivisions do not create permanent, interconnected open space, nor do they preserve critical natural areas. If all land is divided into conventional subdivisions, rural character is eventually lost. It should be noted that conventional subdivisions can provide for easements and no-build/no-disturb areas across a number of individual residential lots, but these can be problematic over the course of time and often do not achieve preservation goals that they seek.



Conventional subdivisions (Woodland Hall/Woodland Glen)

## Cluster Subdivisions

Cluster subdivisions, or PRDs, are typically touted as an improved alternative to the conventional subdivision. In areas where sewer service is available, somewhat higher densities within Planned Residential zoning has been approved; typical lot sizes range from 0.6 acre to 0.75 acre.

In PRDs, greater design flexibility is gained by reducing lot size and width. The absence of comprehensive standards for quantity, quality, and configuration of open space has permitted some uninspired designs, which are in effect just reduced-scale conventional subdivisions with “leftover” open space. At the same time that PRDs require a percentage of the acreage be set aside as common open space, increased requirements for utilities and rising standards in stormwater management have required more and more space to be used for such purposes and are not treated as an amenity.



A portion of Trail's End subdivision

Although developed under the PR standards, the project includes many features of a Conservation Subdivision (see next section).

PRD language must be sufficient to fulfill community expectations for:

- **Open Space** - required open space calculated from the gross area. Must specify type of open space (active or passive) and how much environmentally-sensitive area (wetlands, steep slopes, floodplains, stormwater detention basins, and utility easements) counts toward the required open space. Management of common open space is often an afterthought. Guidance should be provided toward protecting critical features through conservation





easements, environmental covenants, or HOA management.

- **Design** - PRDs need a pedestrian-oriented design, with a possible local commercial and service core, active recreation area, and sidewalks/bike paths to reduce induced traffic.
- **Architectural Standards** - to make higher density cluster subdivisions work, considerable thought needs to be given to the architecture, materials, facades, detailing, and landscape features that will bind the neighborhood into a cohesive unit. Although such criteria are often generally required, seldom does a land developer, who intends to sell the subdivision to a builder or builders, bother to provide significant criteria. The result is either a hodge-podge of different builders' production houses with no continuity of material or architecture or a blandness that results from a single builder using a limited number of home design options. Without specific criteria, a zoning commission must negotiate these details on an individual (and therefore, inconsistent) basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.
- **Density calculation** - Over the past few years, several townships have adopted a "net" density calculation within their PRD standards, resulting in a hybrid model that does not require the typical 50% open space of a Conservation Subdivision but results in open space of a higher quality than the typical PR zoning.

Liberty Township recently amended its Planned Residential District language and includes the following design characteristics:

- 1.5 dwelling units per net developable acre;
- Open space of 20% gross acreage, designation of "Common Open Space," "Open Space," and "Natural Green Space," based on definition of use;
- Walkways, street trees, bikeways and bike paths, and screening and buffering;
- Preservation Areas: wetlands, steep slopes, ravines are preserved to the greatest extent possible;
- Other general design features such as landscaping, parking, signage, lighting, etc.

## Alternative Development Patterns

The FR-1 district, which requires a minimum 1-acre lot,

has been the prevailing development pattern in areas without sewer service. The Planned Residential and Planned Commercial districts have been the prevailing development patterns in areas with sewer service. There are alternative development patterns to consider.

The American Planning Association, the Urban Land Institute, and the National Association of Home Builders all support "Smart Growth" types of development. Smart Growth is a term intended to represent more compact and efficient designs that reduce sprawl and reduce individual automobile trips. "New Urbanism" is a Smart Growth alternative for urban densities in urban and sub-urban settings. The "Conservation Subdivision" is a Smart Growth alternative for rural areas.

## Conservation Subdivisions: A Way to Preserve Rural Character

Conservation Subdivisions are compact residential neighborhoods that save rural character by preserving open space in a natural setting. They are the priority policy to save open space in the rural areas of the Township as the last farmland transitions to development. They are typically developed at densities of less than one unit per acre. The following descriptions and graphics are presented with permission of Randall Arendt from his book *Conservation Design for Subdivisions* (1996, Island Press).

"Conservation Subdivisions incorporate the following elements:

- The design is typically "density-neutral," meaning the overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout.
- 50% or more of the buildable land area is typically designated as open space.
- "Primary" conservation areas (wetlands, vegetated corridors, steep slopes, and floodplains) are protected.
- "Secondary" Conservation Areas such as woodlands, meadows, wildlife habitats, historic, archaeological or cultural features, and views are preserved to the best extent possible.
- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is connected by trails or walkways."







Site before development



Typical layout with acreage lots



Identifying conservation areas



End result, same number of houses

The Conservation Subdivision concept can be best described by looking at the above images showing different outcomes based on whether conservation standards were used or not.

In its 2015 Zoning Resolution amendments, Liberty Township added the Planned Residence Conservation District (PRC) as an option for landowners. It was adopted pursuant to Section 519.021 (B) of the Ohio Revised Code, which requires the typical rezoning process as the Planned Residence District. The basic standards include:

- 1.5 units per net developable acre;
- Open space requirement of 50%, 15% of which shall be suitable for active recreation purposes.

## New Urbanism and Traditional Neighborhood Design

Traditional Neighborhood Development (TND) is a reaction to conventional suburban sprawl. Andres Duany, Elizabeth Plater-Zyberk, Peter Calthorpe, and others are part of a school of architects and planners

(*The New Urbanism, Toward an Architecture of Community*, Peter Katz, 1994) who advocate a return to TND. These leaders, and a growing group of other architects, planners, and developers make up “The New Urbanism,” a movement based on principles of planning and architecture that work together to create human-



Clark's Grove, a development with a mixture of lot sizes in Covington, Georgia, is a small-scale TND surrounding a school and park site.



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 reduced auto trips, more compact infrastructure, more efficient land-consumption, and potentially positive fiscal impact as values per acre tend to be much higher.

The heart of the New Urbanism can be defined by certain elements, according to the founders of the Congress for the New Urbanism. An authentic neighborhood contains most of these elements:

- The neighborhood has a discernible center. This is often a square or a green and sometimes a busy or memorable corner. A transit stop would be located at this center.



*Clark's Grove features small shops with wide sidewalks surrounding a public square.*

- 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



*Streetscape at Easton*

of trees. This slows traffic, creating an environment suitable for pedestrians and bicyclists.

- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is to the rear of buildings, accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.
- The neighborhood is organized to be self-governing. A formal association debates and decides matters of maintenance, security, and physical change. Taxation is the responsibility of the larger community.

These elements combine to form the ideal form of Traditional Neighborhood Development as promoted by the New Urbanists. However, commercial developers are currently incorporating some but not all of these elements in their designs. "Lifestyle Centers" are being promoted as the next generation of the shopping mall. These centers typically include an open-air layout and a mix of specialty stores. One local example of the Lifestyle Center is Easton Town Center Columbus. Easton began with large indoor and outdoor privately-owned retail areas and now has added townhouse residential development across the street. Such "hybrid," retail-intense developments are often criticized because of their immense scale mixed with artificial quaintness. Many lack a true mixture of uses and ownership and lack public open space and institutional uses. However, many of the historic areas that we think of as more authentic also began as speculative development.





Another example, Rosemary Beach is a beach-front TND located on the Florida panhandle, designed by Andres Duany and Elizabeth Plater-Zyberk. The following TND graphics are reproduced from Rosemary Beach sales literature.



Images of Rosemary Beach: site plan (left), and bird's eye view (right)



Images of Rosemary Beach: Downtown civic buildings and shops (left) beach house fronting a public green (right)





As of 2016, a new TND called Evans Farm is in various forms of review and progress in Orange and Berlin Townships. The overall plan covers more than 1,100 acres and proposes over 2,000 single-family parcels of varying sizes, more than 500 other types of housing units, two commercial areas, a school site, parks, trails, and recreational features. A smaller-scale town center is a viable option for Liberty Township if a sizeable site with adequate access can be served with sanitary sewer. Such a site could include a small, walkable commercial area surrounded by a core of residential units that would help create a core group of close-by customers.



Orange Township portion of Evans Farm

For Liberty Township to permit a traditional neighborhood design, its zoning code could be amended to provide for additional flexibility and density, unless the new Planned Multi-Family Residence District and current Planned Commercial zoning were creatively designed with the features listed priorly.

## Sustainability

An emerging issue in planning is sustainable development. This refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Advocates note that environmental concerns need to be balanced with social needs and economics. It is suggested that the highest quality of human life can be best obtained at the intersection of economics, environment, and equity. The reasons to support and encourage sustainability are broad and include:

- Improving health by ensuring that air, water, and soils are not polluted;
- Reducing costs, enhancing benefits, and encouraging economic development by using resources

effectively;

- Respecting the natural habitats of animals; and
- Taking care of the environment that we depend on for survival.

Sustainability covers a wide range of topics, from energy production to neighborhood design to environmental health and natural hazard mitigation. The following figure shows areas where local jurisdictions can generally influence or directly impact the categories in the first column. In most cases, the easiest response is simply removing the obstacles that are created (sometimes inadvertently) which discourage sustainability. A more assertive step would be to create incentives to reward the desired result. Finally, for the activist community, standards can be adopted which require certain types of

Figure 14. Sustainable Community Development Code Framework (excerpts)

Issue	Remove Obstacles	Create Incentives	Enact Standards
<b>Pollution Reduction</b>	<ul style="list-style-type: none"> <li>• Allow mixed-use development in selected areas.</li> <li>• Allow solar and small wind turbines in select zoning districts.</li> <li>• Allow live-work units in commercial districts to reduce vehicle miles.</li> <li>• Reduce parking requirements for mixed-use developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Offer stormwater credit for green roofs in commercial sites.</li> <li>• Allow and encourage shared parking arrangements.</li> </ul>	<ul style="list-style-type: none"> <li>• Require sidewalks or paths in all developments and connection with adjacent sites.</li> <li>• Require provision of bicycle racks in multi-family and commercial developments.</li> <li>• Limit impervious surface and require use of permeable pavement in select locations.</li> </ul>



Figure 14. Sustainable Community Development Code Framework (excerpts, continued)

Issue	Remove Obstacles	Create Incentives	Enact Standards
<b>Community Health</b>	<ul style="list-style-type: none"> <li>• Adopt standards for bike facilities and pedestrian amenities in commercial areas.</li> <li>• Adopt streets specs that incorporate “complete streets” principles that encourage walking and biking.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide landscape credit for tree preservation.</li> <li>• Offer open space credit for improved recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Require sidewalks within parking.</li> <li>• Encourage non-residential building amenities such as bike parking, lockers, showers for those walking or biking to work.</li> </ul>
<b>Food Production and Security</b>	<ul style="list-style-type: none"> <li>• Allow farmers markets in commercial and mixed-use districts.</li> <li>• Allow small-scale farming uses in suburban districts with compatibility standards.</li> <li>• Allow vegetable gardens in residential areas if not visible from street.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide density bonuses for cluster subdivisions that preserve high percentage of productive agricultural lands.</li> </ul>	<ul style="list-style-type: none"> <li>• Give open space and landscaping credit for preserving existing urban agricultural spaces or creating new ones.</li> </ul>
<b>Housing Affordability</b>	<ul style="list-style-type: none"> <li>• Allow mixed-use developments in appropriate locations near major transportation facilities.</li> <li>• Allow a mix of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>• Allow in commercially zoned districts if parking is adequate.</li> </ul>	<ul style="list-style-type: none"> <li>• Require a variety of unit sizes in multi-family buildings.</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• Allow solar panels without requiring an accessory use or conditional use permit, if property is built.</li> </ul>	<ul style="list-style-type: none"> <li>• Create density bonuses or other incentives for projects that incorporate solar design concepts into an overall design.</li> </ul>	<ul style="list-style-type: none"> <li>• Require a minimum percentage of solar oriented lots in new developments.</li> <li>• Adopt noise standards for small wind turbines that protect nearby residents.</li> </ul>
<b>Water Conservation</b>	<ul style="list-style-type: none"> <li>• Permit rain gardens, drainage swales, and similar facilities by right.</li> <li>• Allow rainwater harvesting tanks.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping credit for rain gardens.</li> <li>• Restrict the use of water features at entries and in landscaping.</li> <li>• Encourage bio-swales in large parking areas of non-residential developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a list of required low-water plants for use in residential and commercial areas.</li> <li>• Create a minimum topsoil depth and seeding volume for turf in new residential developments.</li> </ul>

Source: Rocky Mountain Land Use Institute

adherence. See the following figure for a summary of issues that are commonly related to sustainability.

## Development Patterns: Future Policies

In order to further its goals of maintaining its rural character, providing a sense of place, protecting sensitive environmental areas, retaining an overall low density, and moderating the growth of property taxes, Liberty Township should:

- Identify critical resource areas to be given primary or secondary conservation status on the Comprehensive Plan;
- Consider permitting both conventional 1-acre lots and conservation subdivisions in the FR-1 District at the density of one unit per net developable acre;
- Use the Liberty Township Comprehensive Plan as a guide for densities;
- Consider a Traditional Neighborhood Design (TND) mixed-use development south of Golf Village North if it creates a compact pedestrian-scale neighborhood with a central green open space. Establish a mixed-use residential, commercial, and office text to enable such consideration;
- Appoint an Architectural Review Board and establish landscaping and architecture standards;



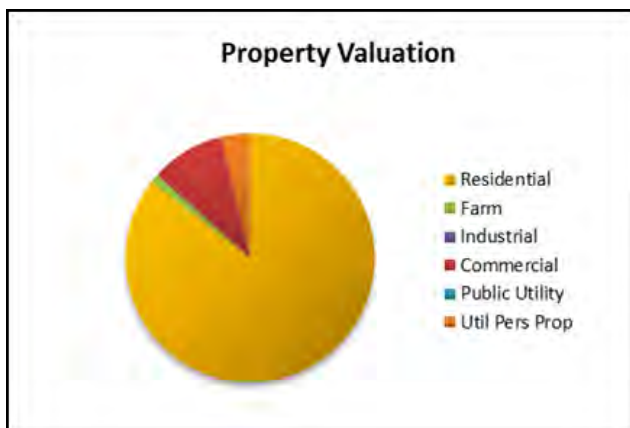
- Utilize the standards noted in the TND section of this chapter when reviewing large-scale developments.

## 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 property taxes, it is important to note such valuation. As of Tax Year 2016, Liberty Township's residential property was valued at \$809,178,630, which is third behind Orange (\$955 million) and Genoa (\$930 million) Townships. The City of Powell's residential value is \$479 million. The Township has seen steady growth in its residential land value, with a 3.4% growth rate between 2015 and 2016. Liberty Township's farm value is \$9,606,960.

The Township's commercial, industrial, and utility is



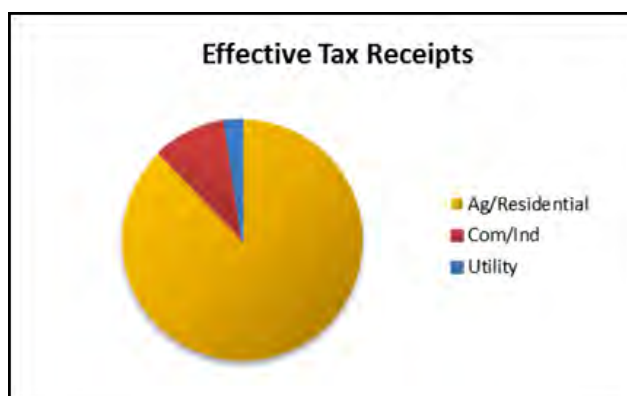
valued at \$90,822,580, which is second behind only Orange Township with \$210 million. The next highest is Berkshire Township at \$28 million. Powell's non-residential land is valued at \$53 million.

Adding farm uses, utilities, and personal tangible value, the total valuation for Liberty Township is \$934,770,240. This represents 19% of the county total \$4,526,163,620.

### 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."

The revenue is divided among four categories in Liberty



Agricultural/ Residential	Commercial/ Industrial	Utilities	Total
\$9,315,670	\$1,034,532	\$252,496	\$10,602,698

Township: Road (\$1,074,750), General (\$1,279,928), Bond (\$497,750), and Fire and EMS (\$7,750,299).

### Millage Paid by Property Owners

The County Treasurer maintains a list of all mills levied on each dollar of property within the County. Individual taxes are based on the 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 additional real estate taxes for any purpose must be voted by residents.

Several school districts lie within Liberty Township, so there are several calculations for tax rates throughout the

	School	DACC	Health	Pres Parks	Library	Twp	Corp.	County	Mental Health	911
Liberty Twp., Olentangy Schools	58.901	1.5	0.596	0.573	0.952	7.844	N/A	5.703	0.947	0.607
Liberty Twp., Buckeye Valley	26.000	1.5	0.596	0.573	0.952	7.844	N/A	5.703	0.947	0.607
City of Powell	58.901	1.5	0.596	0.573	0.952	6.645	3.570	5.703	0.947	0.607



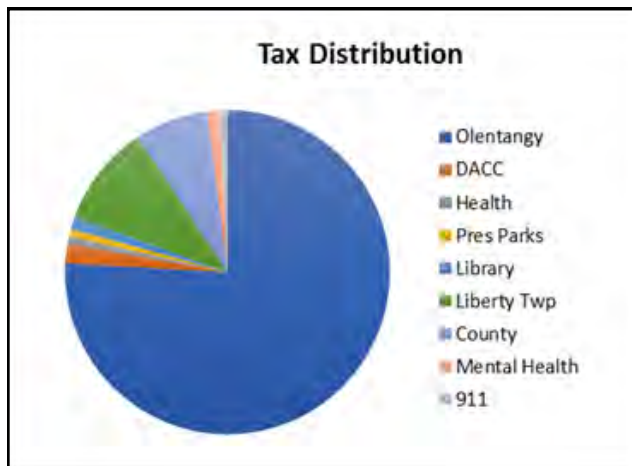


unincorporated Township. The Township's 2016 effective tax rates include the following, based on the Auditor's online property report function:

### Residential

The following figures are taken from a sample property

<b>Olentangy</b>	\$4,848.73
<b>DACC</b>	\$123.48
<b>Health</b>	\$49.13
<b>Preservation Parks</b>	\$47.13
<b>Library</b>	\$78.40
<b>Liberty Twp.</b>	\$645.68
<b>County</b>	\$469.48
<b>Mental Health</b>	\$77.99
<b>911</b>	\$50.00



within the unincorporated portion of Liberty Township in the Olentangy district. The total market value of this example is \$268,800, which is slightly higher than the overall County average.

### Commercial/Office

Townships 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

	Ag/Res	Com/Ind
<b>Liberty Twp., Olentangy Schools</b>	77.6242	78.4291
<b>Liberty Twp., Buckeye Valley</b>	44.7231	48.1761
<b>City of Powell</b>	79.9942	80.7991

taxes for the community, they do not generate any costs to the school district. Tax rates within townships are different based on the school district boundaries, at rates slightly above the residential rate.

<b>Olentangy</b>	\$29,183.78
<b>DACC</b>	\$737.10
<b>Health</b>	\$322.79
<b>Preservation Parks</b>	\$289.56
<b>Library</b>	\$481.75
<b>Liberty Twp.</b>	\$3,879.46
<b>County</b>	\$2,855.47
<b>Mental Health</b>	\$484.61
<b>911</b>	\$305.55

The following figures are taken from a large single-use commercial property within the unincorporated portion of Liberty Township in the Olentangy district. The total market value is \$1,404,000.

## Economic Development Tools

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

### Enterprise Zones

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.

### **Port Authority**

Port Authorities are political subdivisions created by statute 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, engage in activities on behalf of other political subdivisions, among many other functions. Where funding is concerned, 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. In short, the Port 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 Ohio Revised Code Chapter 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 Authority can identify sources of revenue, such as a community development charge, or “a dollar amount which shall be determined on the basis of the assessed valuation of real property.”

The new community district is an area of land 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 by amendment of the Resolution establishing the authority and by request of landowners.

A New Community Authority may do many things as defined in the Ohio Revised Code. In summary, 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.

Two New Community Authorities currently impact or have the potential impact within Liberty Township. The Liberty/Powell CA was established to help fund improvements in and around Golf Village. That NCA includes Scioto Reserve in Concord Township, as well as Liberty Village at Steitz Road. The Concord/Scioto NCA was created to accompany the development of the Lower Scioto Wastewater Treatment Plant. Projects that include extension of infrastructure into that plant may petition to be part of that NCA.

### **Community Reinvestment Areas**

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

Only one CRA exists in Delaware County, located in the City of Delaware with the same boundaries as the Delaware Enterprise Zone. The available 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) is a program to finance public infrastructure by redirecting new real and personal property tax to a debt retirement fund. 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, and that fund can be used to retire the debt on a public infrastructure improvement tied to the project. The value of the property tax exempted is paid as a Service Payment-in-Lieu of Taxes (equal to the amount of exempted value), due at the same time property taxes are due, and go into a special fund. This special fund, set up by the County Auditor, is used to retire the debt incurred from certain public infrastructure improvements associated with the project.

A county negotiating committee meets with a potential business and discusses if the TIF program can be utilized for the proposed project. If so, the committee will work with the business to reach an agreed exemption level. 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 and industrial settings. However, in larger residential projects, where required infrastructure may go beyond what is needed to serve the proposed development, a “residential TIF” may be considered. Such TIFs would be applied only if a number of conditions were met, and only related to external infrastructure. The TIF would have to be supported by the local jurisdiction, the applicable school district (unless the district is “made whole”), local fire district, and county representatives.

### Ohio Job Creation Tax Credit

The Ohio Department of Development administers this program in conjunction with local incentive program participation. This program 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.

The Job Creation Tax Credit is a direct credit against a business’ corporate franchise tax. The basis of the credit lies in the state income tax withholding per new employee. The tax credit will be figured from the state



income tax withheld for the new employees. A percentage of the withheld tax will be credited against the business’ corporate franchise tax each year for the term of the agreement. This rate can be up to 75% with a term of up to 10 years.

The Delaware County Economic Development Office will work with businesses interested in this program and put them in contact with the Ohio Department of Development’s representative.

### Impact Fees

With increased costs due to rapid growth, many communities would like to impose impact fees on new development. Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin, and William Dolphin in *The New Practitioner’s Guide to Fiscal Impact Analysis*, (Center for Urban Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, Urban Land Institute, 1994).

Ohio planning and zoning legislation does not empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). It has been generally held, however, that if road improvements are needed immediately adjacent to the development, and can be directly attributable to the project, and if the benefit of contributing to the improvement outweighs the burden of such improvement for the development in question, a “fair share” contribution to the improvement can be requested by the community.

Alternatively, if large proposed developments do not reasonably mitigate their own impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

Under the current legal system in Ohio, townships must





## Best Management Practices

Best Management Practices (BMPs) are visual examples that demonstrate the positive design principles in the public realm. Visuals are used because defining design elements in a text-only format can be limiting, restrictive, and can result in a bland sameness. The following general principles enhance the quality and reflect development goals within commercial and other non-residential areas.

### Site Furnishings

Given the suburban environment's preference to the automobile, developments rarely feature the site furniture that helps create a vibrant commercial destination. They can also be integrated into elements that serve to screen parking lots and adjacent uses. A consistency in furnishings can enhance the visual unity of the corridor. Such furnishings include lighting fixtures, trash receptacles, benches, and other usable structures. Furniture should be permanently installed, be vandal-resistant, have replaceable components, and be easily maintained. It should be of high quality design and "timeless" in style (image, below). Seating should be located at logical resting points and situated so they do not block the internal walkway system.



### Buildings Form the Space of the Street

Buildings have the potential to create a shared public "room." The character and scale of these walls determine the character of the room. Continuous building frontage with active uses on a street creates a welcome space that supports pedestrian and economic activity. In typical suburban commercial developments where the building fronts on a vast expanse of paved



*Parking is incorporated into the site and street furnishings are pedestrian-oriented.*

parking, no such room is created.

Building indentations, penetrations, and facade treatments can be used to complement adjacent structures. These features also reduce the monotonous blank walls often seen on "big-box" developments. A series of doors, windows, porches, and other projections in new construction can add value and character to a commercial development. Continuous 'strip' buildings



*Blank walls (left) should include architectural detail (right) although windows and doors are preferred.*



*Facade treatment (left) is preferred over repetitive elements (right).*



should be discouraged.

### Building Height/Appearance

Streets have a more cohesive, pedestrian feel when contiguous buildings are of similar height. The maximum building height is generally 35 feet, or as otherwise limited by the available emergency equipment. Though this would allow building of two stories, most commercial development has been built with only a single story. Creating a pedestrian-oriented development would likely require a mix of uses, where retail would be



located on the ground floor with offices or even specific types of residential above.

### Roof Forms and Building Materials

Roofs on new structures should generally be pitched or hipped. Building materials may be wood frame, brick, or



*"In-line" stores or strip centers built with high-quality materials and architectural details*

stone. Roof material should have a shingle look, either as asphalt shingles, slate, tile, or metal.

### Environmental Sustainability

Mixing uses can result in lower impact to the environment. "Green" buildings can cost less, improve worker productivity, enhance marketing efforts, and help to create a district identity. Structures and parking should respond to the specific building site, be efficient in water and energy use, be constructed of sustainable materials, and create a healthy environment for the occupants. The Leadership in Energy and Environmental Design (LEED) *Reference Guide for New Construction and Major Renovation, Version 2.2*, is a valuable resource for guidance on green building techniques, practices, and standards.

### Parking and Access

Where there is limited access to a major road, circulation streets should be created rather than individual entrance drives to parking lots. Secondary streets should also limit access and a coherent network of backage streets is



created. Parking and access to parking should be located at limited locations along these secondary streets.

Parking lots should be screened and separated from the public right-of-way. Large expanses of surface parking should be broken up into smaller areas. These may be located beside or between buildings. Parking located



*When parking is located in a variety of places, buildings can be oriented toward the street and a more pedestrian-oriented streetscape.*

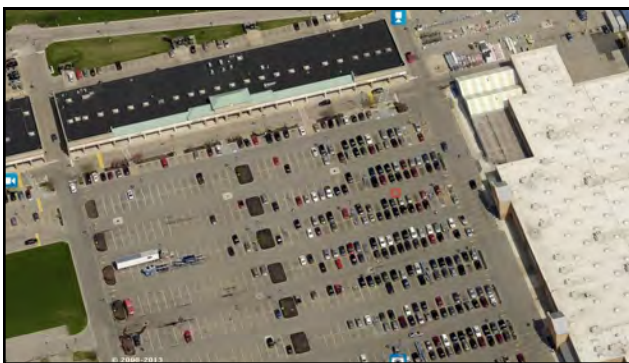




directly in front of buildings should be minimized where possible. All lots should be landscaped and shading maximized.

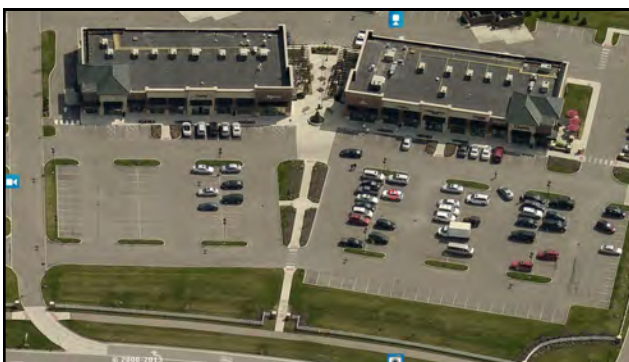
### **Pedestrian Orientation**

Even large, commercial-only areas can be tailored to the pedestrian and create a walkable environment. The first image shows the typical big-box store with inline stores and outlots. Although stores are fronted with a sidewalk, the walkway has no character and merely serves as a



covered area between the building and the access driveway. Painted crosswalks are provided, but they serve a utilitarian function.

The second example adds pedestrian elements, providing connections to an existing bikeway along the existing road. That walkway also provides a focal point, ending in a communal feature between the buildings. This area also allows for outdoor dining, a feature which is becoming increasingly popular. This dining area is



separated from direct contact with the parking area. Walkways are provided between various buildings on the site as well.

The third image shows an arrangement of buildings around a square, providing green space and a public area. Parking is provided along the storefronts, protecting the walkway from traffic. Sidewalks are wide, providing areas for outdoor dining in front of the



buildings. Larger parking areas are provided throughout the site, hidden from the public street while allowing for walkways between buildings.

### **Service**



Service and delivery should be accommodated on side streets or from the rear of buildings. Dumpsters may be grouped for multiple users. All refuse collection areas should be screened from public rights-of-way (below).





## Lighting

Building and site lighting should be designed to eliminate light trespass and minimize light pollution. The best lighting schemes will maximize uniformity and eliminate glare. Lighting for pedestrians is an important consideration and should be designed to maximize visibility and comfort. These considerations can decrease initial costs, have marked value in life-cycle costs, and create a more attractive and comfortable nighttime environment.

Creating a hierarchy of lighting standards is another way to unify image and identity. Lighting used to illuminate parking areas, the street, or signage should be indirect and shielded, avoiding off-site spillage of light into other properties. Light fixtures should be designed as a cohesive part of the other site elements (previous page). This will include various lighting levels for vehicles, pedestrian circulation, signage, and special accents.

## Signage

The scale of signage should be designed with pedestrians in mind. Signs on awnings, in windows, and projecting



from the face of the building can help create an interesting pedestrian environment. Traffic signage should have a consistent look and placement, where



possible.

Natural-colored materials should be used for the base of monument signs (above). Variation of signage themes based on sign type or location should be encouraged (below, left). Signs should be of high quality and 'timeless' in style to avoid becoming outdated. Signs should be limited to one per lot or one per multiple lots if devoted to one specific use or user. Graphics should be simple to encourage readability and increase identification. If a ground sign is to be used, the monument-style is mandated. No sign should interfere with the safe movement of pedestrians and vehicles.

## Accessibility

Standard concrete walks should be 6 feet wide, where sufficient right-of-way exists. Along secondary streets, the walk should be located 4 feet from the back of curb. Handicap-accessible curb ramps should be used at all access drives, public streets, private streets, and shared easements that function as public streets.

All major intersections should include painted crosswalks to alert drivers to the pedestrian crossing. Change of pavement (i.e., brick and concrete) should be considered for pedestrian crossings at major intersections.

## Landscaping

Landscaping should be designed to provide shade for



A parking lot (left) is screened from the sidewalk and landscaping blends with the streetscape.



pedestrians and generally create a comfortable pedestrian environment in commercial portions of the corridor. Impervious surfaces should also be shaded to mitigate heat island effects. Continuous trees are encouraged to augment the public landscape plan. There are many environmental, as well as psychological benefits to including a tree planting plan. Trees can enhance values, reduce traffic speeds, increase levels of comfort, and unify the look of an area. Correct placement and choice of species can eliminate ongoing maintenance issues.

Large shade trees should avoid conflicts with structures and reinforce the streetscape (assuming they do not conflict with emergency access and utility placement).

Small ornamental trees should be used as accent plants and frame views to special architectural features. Avoid placing ornamental trees in locations that would block the view from the street to the structure and impair visibility for auto operators.

Plant materials should be native to the area when

possible.

Screen parking lots with a minimum 4-foot high continuous evergreen or deciduous hedge, low earth mounding, or stone wall. Hedge size at installation should be at least 30" in height. A creative combination of these elements is encouraged to avoid visual monotony.

Planting, mounding, and fencing should be incorporated at the rear of commercial areas that are adjacent to residential areas. Screened planting should be 75% opacity at installation during full foliage.

Guidance for minimum standard plant sizes at installation:

Shade Trees: 2½" caliper

Ornamental Trees: 1½" caliper

Evergreen Trees: 6' in height

Shrubs: 3 gallon

If landscaping is used as screening for trash receptacles,





The planning process is based on personal and collective decision-making. Each component of the process can be described as follows:

**Value** - something perceived to be intrinsically desirable by an individual or group; often evidenced by feelings and actions rather than words.

**Goal** - the stated end toward which effort is to be directed; the expression of values.

**Objective** - a specific target established, by which to achieve a goal.

**Principle** - a fundamental law, doctrine, or assumption; a rule or code of conduct.

**Standard** - minimum condition or regulation which is required to satisfy a given need.

**Policy** - a definite course of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.

As part of the 2017 Liberty Township Comprehensive Plan update, the 1995 and 2006 Goals and Objectives were revisited and evaluated. These goals are presented here.

## Ecology

*Retain a balanced and healthful relationship between people and nature.*

### Ecology Goals

1. Preserve the Olentangy Heritage Corridor as a location for open space and low density residential development surrounded by natural resources and historic features.
2. Protect rivers, streams, and wetlands from pollution and degradation, especially the Olentangy and Scioto Rivers.
3. Use the 900-foot elevation along the Olentangy River to establish the definition of the "Olentangy Valley."
4. Conserve groundwater supplies and protect underground aquifers from contamination, overuse, or misuse.
5. Conserve woodlands, native trees, plants, and other compatible vegetative cover, especially along rivers, streams, and on steep slopes.
6. Respect the natural topography, especially steep slopes, bluffs, and ravines, and avoid significant alterations.
7. Preserve the Scioto River Corridor as a location for active public recreation, low density, and harmony with natural resources and vistas.
8. Maintain adequate stormwater capacities of drainage basins, floodplains, and waterways, including surface detention in areas with impermeable soils.
9. Manage the use of land consistent with the capabilities of existing soils and geology.
10. Preserve topsoil and protect drainage ways from the negative effects of erosion.





### Ecology Goals (continued)

11. Encourage the restoration of woodlands and compatible vegetative cover on former agricultural or vacant lands where appropriate.
12. Encourage groundwater recharge and protect recharge areas.
13. Retain wildlife cover and corridors where feasible.
14. Mitigate adverse impacts of air pollutants, pesticides, fertilizers, odors, sounds, and artificial lights.
15. Encourage the conservation of energy in site planning and building design.

## Function

*Maintain the Township in a manner such that suburban and semi-rural residential neighborhoods harmoniously co-exist with a limited range of supporting non-residential uses.*

### Function Goals

1. Offer appropriate uses and densities to retain lands in the Township and reduce annexation to incorporated areas.
2. Encourage appropriate private, as well as public, open space recreational uses which support the leisure needs of residents, especially golf courses and non-vehicular trails.
3. Accommodate a (limited) range of retail and service uses to support Township residents and reduce travel on area roads.
4. Provide for a range of (predominantly) single-family residential environments.
5. Relate land use and density to land suitability, utility availability, existing land use, and the recommendations of each Sub Area.
6. Accommodate compatible retail, office, and light industrial uses at selected locations to provide jobs and a stronger sense of community.

## Character

*Retain the unique qualities of a semi-rural and suburban environment.*

### Community Character Goals

1. Preserve rivers, streams, bluffs, ravines, woodlands, wetlands, and wildlife habitats in their natural condition to the greatest extent possible.
2. Provide new landscapes in natural, rather than formal patterns.
3. Protect scenic views from area roads and preserve existing trees along roads to the greatest extent possible. Add trees along roads in appropriate locations.
4. Assure that the scale, arrangement, and appearance of new development will be compatible with a semi-rural/suburban environment; require adequate building setbacks from roads.
5. Give special attention to the design of all roads, highways, and utility rights-of-way consistent with the desired rural and semi-rural character, level of safety, and function.
6. Encourage the underground burial of electrical and telephone lines wherever possible.
7. Encourage the preservation of environmentally sensitive properties by acquisition of conservation easements to appropriate public or quasi-public organizations dedicated to preserving open space or historic landmarks.
8. Preserve attractive fence lines.
9. Establish an aesthetically appealing look for the Civic Corridor (referenced in Recommendations).
10. Use the Olentangy Scenic Byway guidelines that are adopted by the Township Trustees as the standards for the Olentangy Heritage Corridor.
11. Protect and maintain existing cultural and architectural landmarks of historic significance.



## Access and Circulation

*Safe, convenient, and pleasant access between, and circulation within residential areas, employment areas, and supporting business, education, civic, and leisure activities.*

### Access and Circulation Goals

1. Retain the two-lane township roads if possible, with a roadside edge treatment that evokes rural character.
2. Improve the existing road network as the community grows.
3. Develop policies for the appropriate use of traffic calming devices within subdivisions to promote safety.
4. Connect subdivisions with streets, and/or bike paths, while directing through traffic onto collector or arterial streets. Encourage three or more access routes to and from each subdivision, except conservation subdivisions where such additional access points may not be appropriate to the design.
5. Provide a system of pedestrian trails, walkways, and bikeways for circulation within the developed portions of the Township where appropriate.
6. Require parallel access roads between commercial developments along arterial roads.
7. Coordinate transportation planning with relevant state, regional, and county agencies, and with Powell.

## Services

*Maintain high-quality services appropriate to a growing township.*

### Service Goals

1. Provide essential public services for the health, safety, and general welfare of Liberty Township residents.
2. Coordinate planning and the provision of public services with other county and local agencies, including the City of Powell.
3. Encourage private interests such as homeowner associations to plan, connect, and maintain a network of non-vehicular greenway trails throughout the Township.
4. Support high quality law enforcement.
5. Maintain sound and equitable Township finances by coordinating growth of the Township, including a balanced tax base, with the level of public services that can be provided at reasonable cost.

## Recreation/Health

*Participate in the development of local and regional recreation efforts.*

### Recreation Goals

1. Provide passive and active recreational areas as the Township grows.
2. Expand Township park programming.
3. Link planned residential developments with greenways and walking/biking paths.



## Vision Statement for Future Development of Liberty Township

*Liberty Township is a community of distinct neighborhoods that still retain a rural flavor, even if the community builds out to a potential population of 29,000. The historic town center would remain the City of Powell. Large-scale shopping would be on U.S. 23. Neighborhood and convenience shopping would be located on Sawmill Parkway south of Hyatts Road. Some of this Sawmill development may be designed or redesigned with Traditional Neighborhood Design elements.*

*The Olentangy Valley below the 900-foot elevation would remain the most pristine area within the Township, with the lowest density and the greatest emphasis on preservation of natural resources and historic features. The Scioto River Valley below 900-foot elevation would be a low density area that also emphasizes the recreational opportunities along the O'Shaughnessy Reservoir.*

*Neighborhoods south of Hyatts Road would continue development at the uses and densities identified in the 1995 Liberty Township Comprehensive Plan as updated in 2006.*

*Lands north of Hyatts Road and above the 900-foot elevation would generally be lower density. Some houses would be located on lots of at least 1 acre, and other new developments would be located in conservation subdivisions at a density of one unit per net developable acre, with permanent open space in prominent locations along township roads and between homes. The intent would be to connect as much permanent open space from neighborhood to neighborhood with trails.*

*Sawmill Parkway is limited access, with access points being only at cross streets with Hyatts, Clark-Shaw, Bean Oller, Ford, and Bunty Station Roads. No further commercial uses are anticipated north of Hyatts Road on Sawmill Parkway.*

*The rural character of the Township may be retained by small pockets of agriculture only so long as it is economically viable for farmers who wish to farm. As sewer service spreads throughout the Township, however, farmers may continue to sell ground. Therefore, in order to preserve the cherished rural character when agriculture is no longer viable, open space should be preserved by parks, large lots, and by conservation subdivisions. Rural roads should have a rough edge, with mature trees and fencing that reminds us of the rural heritage. Mature landscaping should replace fences and tree rows if they are removed along township roads as part of roadway improvements.*

*Sensitive environmental aspects (ravines, floodplains, jurisdictional wetlands, waterways, etc.) should be preserved as the Township develops. "Special places" such as forested lands, open meadows, and creek-side trails can be preserved within conservation subdivisions. Historic structures should be preserved as part of new developments.*







## General

A Comprehensive Plan is a declaration of intent. It is advisory and does not itself constitute a regulation, but its adopted goals, objectives, principles, and recommendations are policies intended to guide the Trustees, Zoning Commission, and the Board of Zoning Appeals in the development of Liberty Township.

The Comprehensive Plan Map for Liberty Township recommends a land use and/or density for every parcel, and is intended to incorporate all the preceding chapters and their recommendations.

As with previous plans, the 2017 Comprehensive Plan includes an overall development concept map. This map lays out a generalized overview of the Township's future growth. The Comprehensive Plan map further interpreted this overall development plan by identifying planning Sub Areas and making site-specific recommendations.

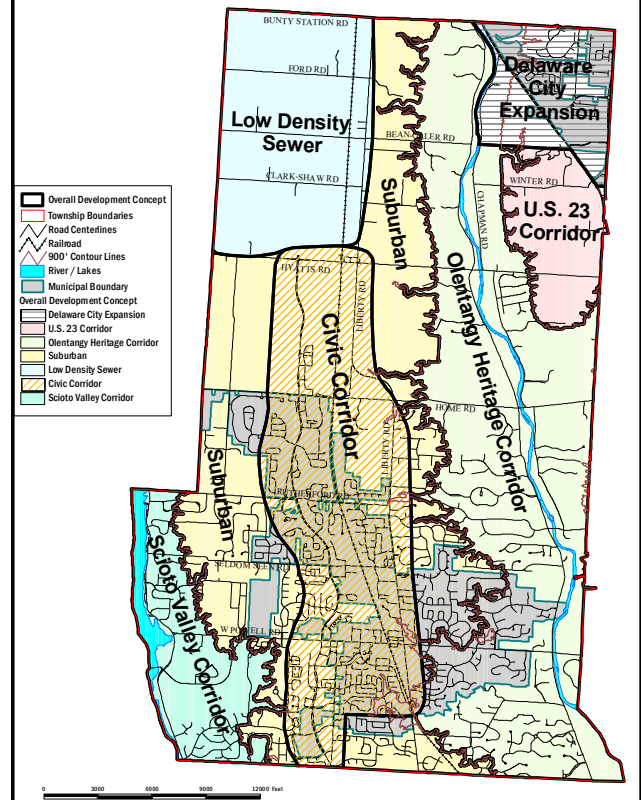
## Overall Development Concept

The overall concept of development in Liberty Township is characterized as follows:

Four distinct corridors, each with its own unique function and environment, establish the framework of development. They are:

1. The Olentangy Heritage Corridor, being lands along the Olentangy River below the 900-foot elevations, providing for a few remaining small farms, open space, and low-density single-family residences in harmony with the natural resources and historic legacy of the area.
2. The Scioto Valley Corridor, providing for active public recreational uses, open space, and low-density
3. The Liberty Township Civic Corridor, extending outward from Old Powell north to Hyatts Road, and providing for public, institutional, limited employment, and other supporting uses for the

## Overall Develop-



residences in harmony with the natural resources and vistas of the area.



resident population on a daily basis. The Liberty Road portion of this corridor would remain faithful to the more traditional forms and styles of architecture and landscape. Residential densities are recommended in the detailed Sub Areas.

4. The U.S. 23 corridor, including the lands along U.S. 23 and above the 900-foot elevation. This area would be for major commercial and institutional uses and higher densities as shown on the Sub Area plan. The northern portion of this corridor may be forced to annex into Delaware to obtain water for new development under an exclusive agreement between the Del-Co Water Company and the City of Delaware.

Within these general corridors there are planning Sub Areas, with specific recommendations for use and density shown on the Comprehensive Plan map and within the text that follows this section.

The staged expansion of public sewer and water systems may indicate the general location and rate of development, and the Comprehensive Plan map, together with the Sub Area text establishes the recommended uses and density of land.

The Plan recognizes that centralized water service is now available everywhere in the Township with the exception of Riverside Drive below Glick Road. Public sewer service became widely available throughout the Township after the completion of the Perry-Taggart sewer in 2006 as well as improvements since then. However the extension of laterals to all parcels of land and all existing roads may take additional time.

## Planning Sub Areas

For planning purposes, the Township is divided into geographic Sub Areas. Within these Sub Areas, recommended residential densities are expressed by a factor multiplied by the net developable acreage of a tract of land proposed for development.

Net developable acreage means the gross acreage minus all of the following, as defined in the Zoning Code:

- 15% of the gross acreage for streets and utilities;
- Jurisdictional wetlands (if any exist) as defined by the US Army Corps of Engineers' Technical Report Y-87;
- Easements (if any exist) for overhead high voltage electric transmission lines;
- Floodplains within a FEMA 100-year mapped floodplains, (if any exist);
- Slopes greater than 20% (if any exist).
- Utility rights-of-way and easements for above-ground and currently existing utility structures such as above-ground pipelines and existing overhead electric transmission (not local) wires.

The DCRPC Geographic Information System identifies these elements of net developable acreage as layers on the Liberty Township Comprehensive Plan. The Zoning Commission can request net density calculations from the DCRPC or from an applicant in reviewing development plans.



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## Sub Area I — The Olentangy Heritage Corridor

**A. Boundaries:** east and west sides of the Olentangy River below elevation 900 feet from the Liberty/Delaware Township line on the north to the Franklin County line on the south.

### **B. Background Information**

This is one of the earliest settled areas of the County. There are still many historic structures and natural areas, but residential development has eclipsed farming and there is little agricultural land left. The Olentangy River is a state-designated Scenic River, and State Route 315 is a designated Scenic Byway. Del-Co Water Company, a private water cooperative, has a large water treatment plant, office complex, and upground reservoirs that stretch from the west bank of the Olentangy River to Liberty Road.

Traffic congestion on S.R. 315 and long backups south of Powell Road continue to some extent due to the limitations of the intersection of S.R. 315 and Powell Road to handle traffic and left turns. The Ohio Department of Transportation constructed dedicated left turn lanes on Powell Road at its intersection with S.R. 315. No significant improvements are scheduled for the north and southbound S.R. 315 legs of this intersection. As of 2017, S.R. 315 will remain a two-lane road in order to protect the Scenic River and Scenic Byway status.

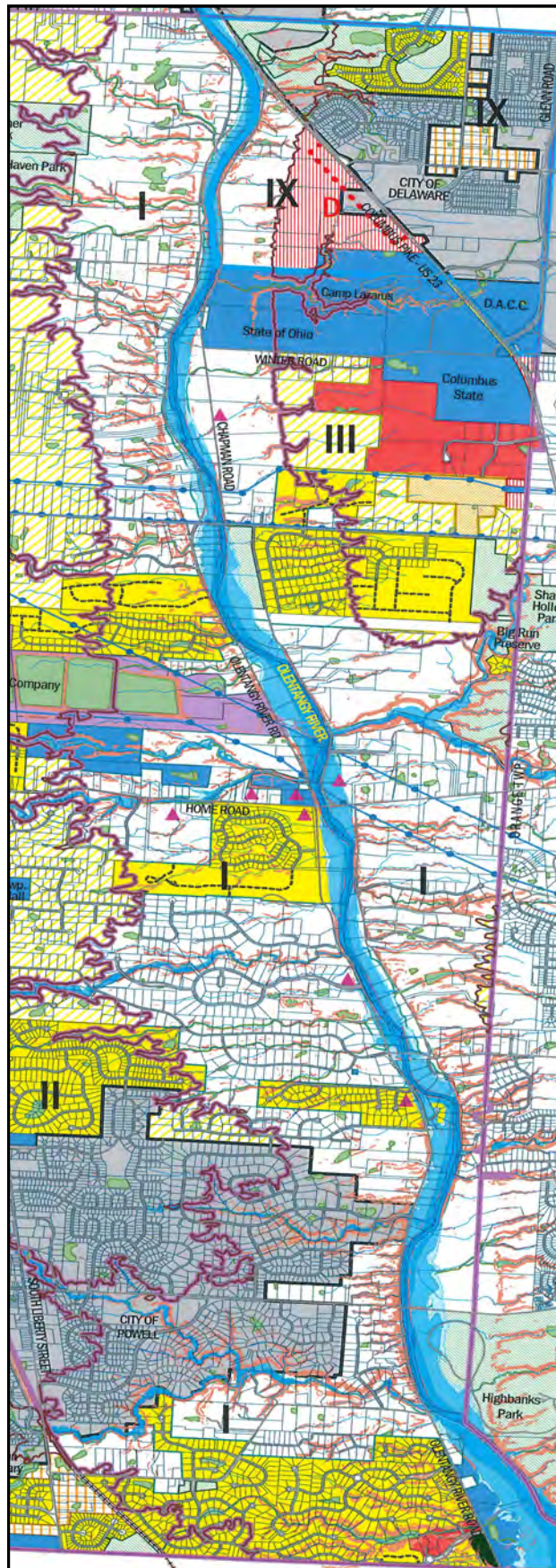
### **C. Recommendations**

1. Other than the lands previously zoned for Planned Commercial on Manning Parkway at S.R. 315, no new commercial development is recommended in Sub Area I.
2. Maintain a maximum residential density of one unit per net developable acre below elevation 900 feet. Maintain a standard lot size of 1 acre in the FR-1 zoning district, but to preserve natural open space, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
3. In keeping with ODNR Scenic River recommendations to preserve the Olentangy River's fragile ravine system and to keep impervious surfaces away from the State scenic river, no asphalt trails or other hard surfaces should be permitted within the 100-year floodplain within the Olentangy Heritage Corridor with the exception of a bike path from the south (Franklin County) that connects to Highbanks Metro Park.

Permitted trails should be built at existing grade within the 100-year floodplain and generally set back a minimum of 120 feet from the edge of the river, with the area between the trail and the river maintained as a natural riparian buffer. This provides at minimum buffer depth necessary to protect stream ecology and water quality and reduces the risk of stream bank erosion which could threaten the structural integrity of the trail.

4. To protect water quality in the Olentangy River, establish a 100-foot streamside buffer and an outer buffer equal to the 100-year floodplain in accordance with the OEPA Olentangy Watershed Permit.
5. Prohibit filling or development within the 100-year floodplain, except for necessary public construction or drainage improvements.
6. Preserve historic structures and natural resources, including ravines in their natural state, woodlands, wetlands, wildlife corridors, streams, and bodies of water.
7. Encourage the County Engineer to relocate the Orange Road iron truss bridge, which is listed on the National Register of Historic Places, as part of the historic and aesthetic character of the Scenic River and Byway corridor.
8. The township, county, and state should respect the functional hierarchy of roads when planning road and/or bridge improvements. As such, the major east-west arterials (Powell Road — S.R. 750 and Home Road — County Road 124) and minor east-west arterials (Hyatts Road-County Road 123) crossing the Olentangy River should be improved by the state and county. The Jewett Road and S.R. 315 intersection is in critical need of improvements for safety and traffic management purposes. It should be considered prior to all other future projects.
9. Encourage the development of trails in accordance with OPAL and the Delaware County Trail Committee (DCTC) Corridors (Liberty Road Trail, Home Road Trail, Olentangy River Trail North, Olentangy River Trail South, Northwest Passage, Carriage Road Trail, Jewett Road Trail, Jewett Road Alternate Trail, and Hyatts Road Trail).





Detail of Sub Area I





## Sub Area II — Olentangy West Highlands

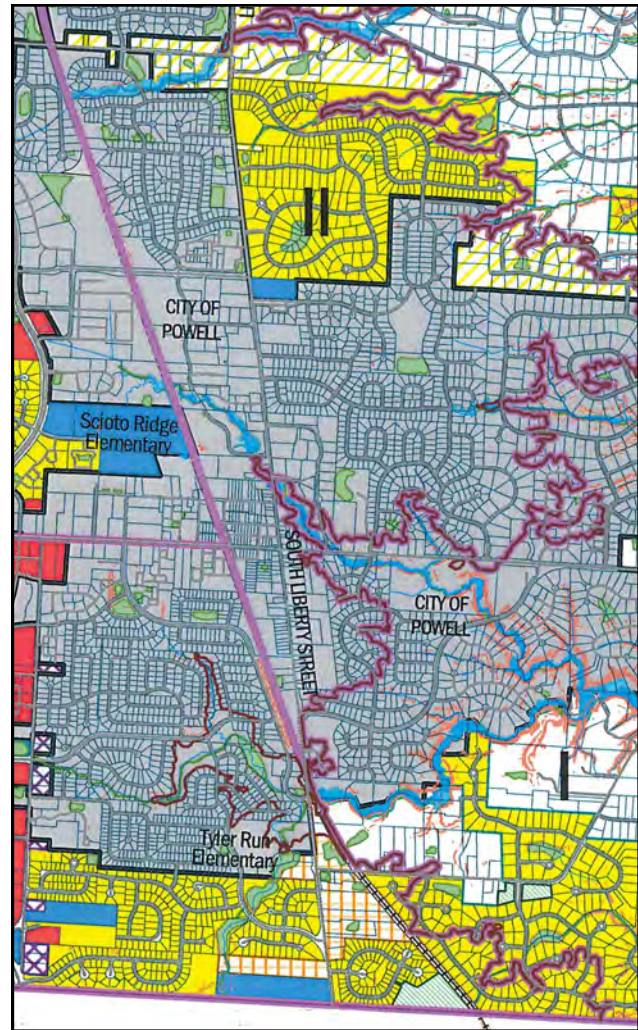
**A. Boundaries:** North: Township line; South: Franklin County line; East: 900-foot elevation (land above 900 feet); West: railroad tracks.

### B. Background information

Most of the Sub Area south of Home Road is now developed, or in the development process. Much of the land south of Home Road is also inside the City of Powell, which has its own Comprehensive Plan. Large tracts of open land still exist north of Home Road. However, the amount of such acreage is dwindling.

### C. Recommendations

1. The area north of Home Road, west of Old Liberty Road, east of the railroad, and south of the stream crossing is impacted by the railroad to the west, industrial to the south, and three schools west of the railroad. This is no longer the exclusively low-density, single-family area it once was, so the plan may consider alternative transitional (T) uses, such as commercial and office.
2. For lands not served by centralized sewer, maintain a standard minimum lot size of 1 acre in the FR-1 zoning district, but to preserve natural open space and all its attributes, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
3. For lands served by centralized sanitary sewer, consider rezoning for Planned Residential Developments at a maximum density of 1.25 units per net developable acre, with a minimum of 20% preserved common open space.
4. Prohibit filling or development within the 100-year floodplain except for necessary public construction or drainage improvements.
5. Preserve historic structures and natural resources, including ravines in their natural state, woodlands, wildlife corridors, streams, and bodies of water.
6. Encourage greenways as part of new developments



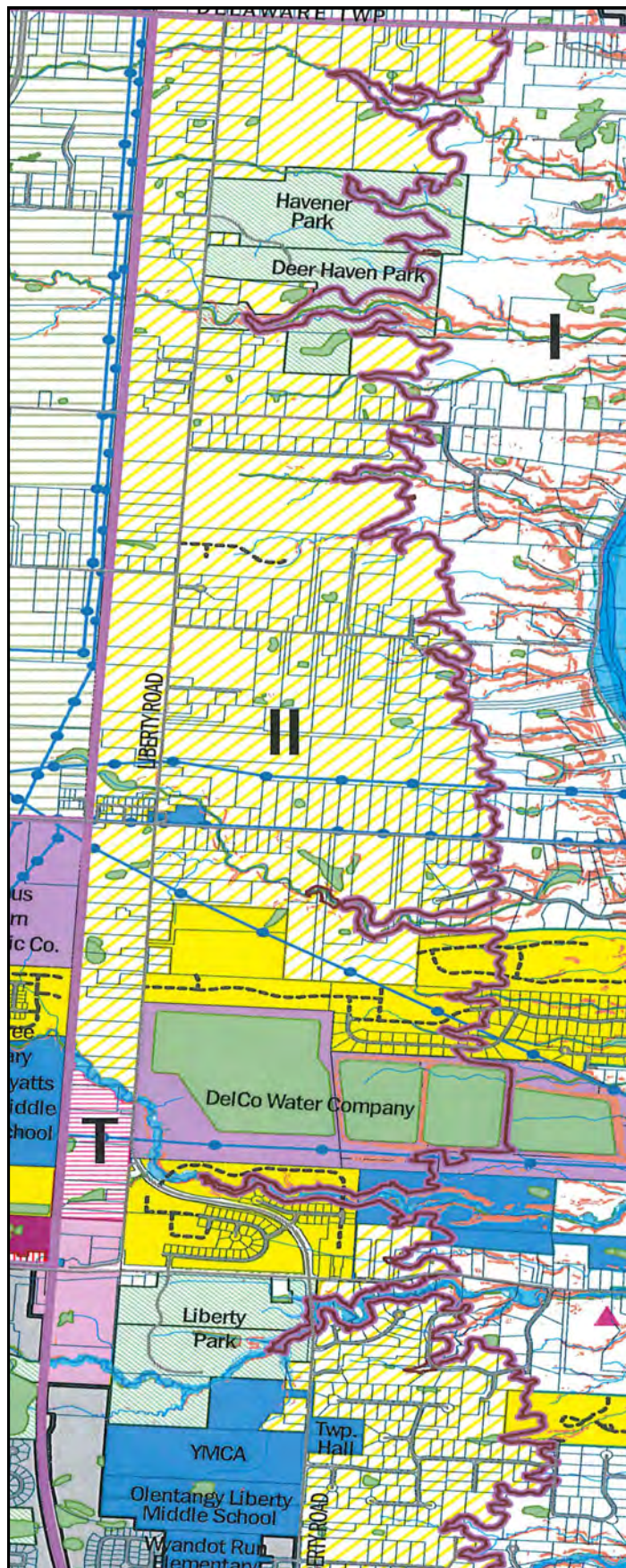
*Detail of Sub Area II, south*

and maintain OEPA stream buffers within open space or in preservation easements on lots.

7. Seek additional park lands within this Sub Area as it develops.
8. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Home Road Trail, Park Trail Connector, Northwest Passage, Carriage Road Trail, Jewett Road Alternate Trail, and Hyatts Road Trail).







Detail of Sub Area II, north



## Sub Areas III and IX — U.S. Route 23 Corridor and Delaware Water Service Area

**A. Boundaries:** All of the land in Liberty Township above 900 feet elevation on the east side of the Olentangy River. Sub Area IX is the Delaware exclusive water service area, which is generally north of Camp Lazarus on the west side of U.S. 23 and north of Peachblow Road east of U.S. 23.

### B. Background Information

These lands represent a high plateau on the east side of the Olentangy River. The most notable feature is the four-lane, divided U.S. Route 23 that runs down its spine. The U.S. 23 corridor represents a property tax and jobs base for the Township and a sales tax base for the County. It also is coveted by the City of Delaware for income tax. Delaware has annexed land in the U.S. 23 corridor and along Cheshire Road to the east. Grady Memorial Hospital has built a single office building at its future campus at Glenn Parkway. This is north and east of the Delaware Area Career Center, which is undergoing a significant expansion. The first segments of Glenn Road have been built, eventually linking U.S. 36 on the north to U.S. 23 at Peachblow Road on the south, bypassing downtown Delaware. This is a City road project.

This tax-generating corridor needs services to develop to its fullest potential. The County's Perry-Taggart sewer line serves the area, stimulating the pace of development. Lands within Sub Area IX may annex into Delaware in order to be developed pursuant to an exclusive water agreement between Del-Co Water Company and the City of Delaware.

Columbus State Community College has built its first building on its 100-acre campus on the southwest corner of Winter Road and U.S. 23. The 30-year plan of Columbus State includes the construction of several additional buildings including a community center.

Greif Brothers, a Fortune 500 company and container manufacturer, has its headquarters at The Park at Greif office park, which is expected to continue to attract new office development.

Camp Lazarus and the State of Ohio own several hundred acres north of Winter Road and west of U.S. 23. A very deep and fragile ravine that runs to the Olentangy River divides these sites. Camp Lazarus has sold conservation easements to the state of Ohio, so this plan views the Campgrounds as permanently-protected open

space.

The Dornoch Golf Club on U.S. 23 uses an on-site sewage treatment plant and land-application (golf course irrigation) system to service the 432 houses built around the golf course in the northeastern corner of the Township. Dornoch is surrounded on three sides by Delaware, so expansion of this system is unlikely, since city sewer is or will be available. Any development of the golf course will require services from the city.

The single-family homes located on 1-acre lots along Cheshire and Braumiller Roads east of U.S. 23 are isolated from the rest of the Township by Delaware annexations. These homes remain in Liberty Township, but redevelopment in the Township is unlikely due to proximity of Delaware services.

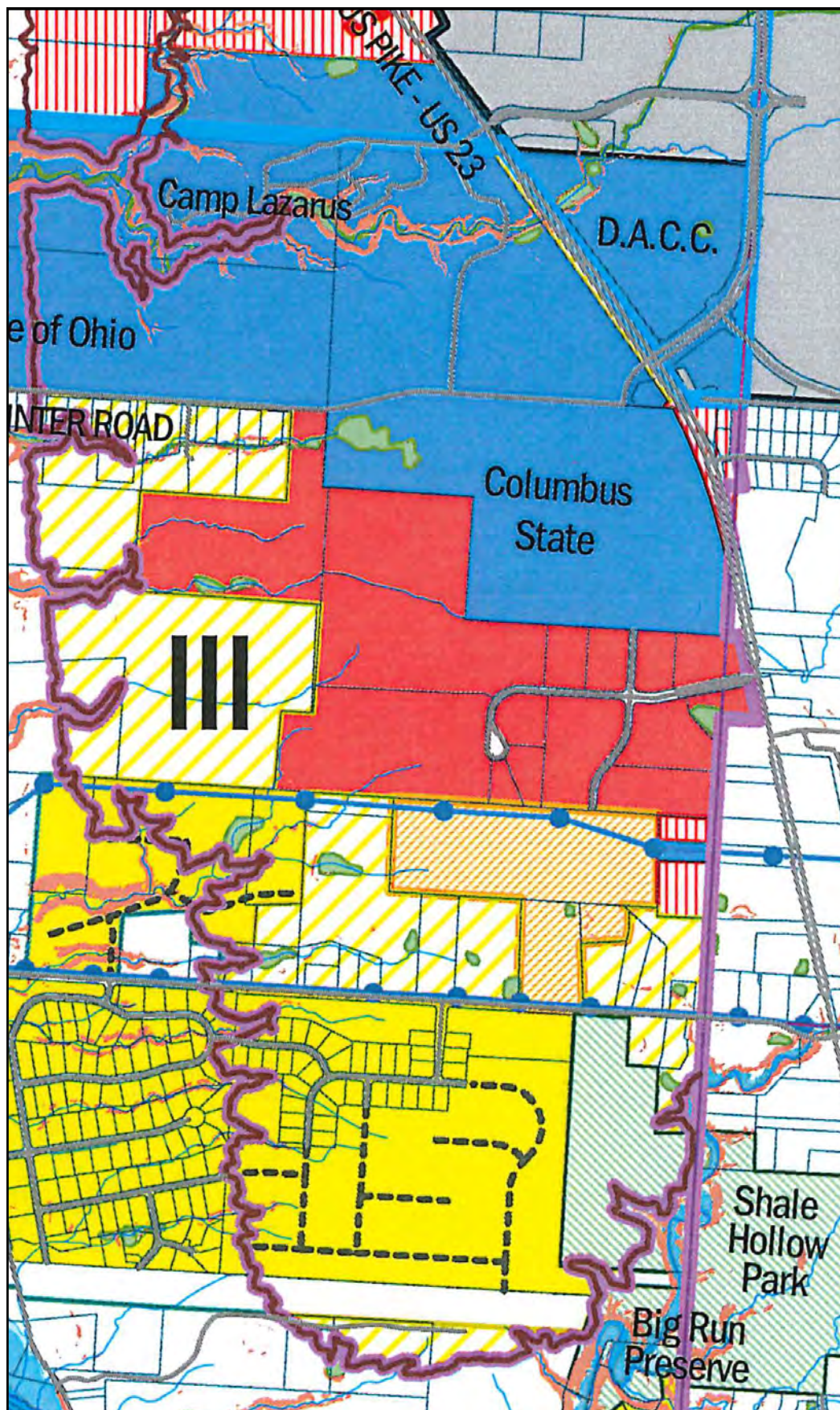
The Perkins Observatory is an active telescope used by Ohio Wesleyan University and area astronomers. New development that casts light upwards can reduce the clear view of the night sky. For that reason, exterior lights should be downward cast or "cut-off" type appliances.

### C. Recommendations

1. All lands that abut or can gain access from U.S. 23 are potential new professional office or commercial sites, provided strict access management standards are used with developer-built parallel access roads, such as the suggested new road "D" on the Comprehensive Plan.
2. The Township should discuss the development of vacant tracts within Sub Area IX with the City of Delaware to determine the effect of the exclusive water service agreement, the likelihood of annexation in this area, and to prepare a transition plan for its development whether within the City or the Township.
3. "Big Box" retail, meaning single stores with more than 65,000 square feet under one roof, is eligible for location within the Planned Commercial District provided it has access to U.S. 23.
4. Maintain a minimum 125-foot structural setback from the U.S. 23 right-of-way.
5. Multi-family residential development is recommended as a permitted use within newly zoned Planned Commercial Districts at a maximum density of five units per net developable acre. This density is suitable for empty nester style condominiums, which typically generate few school age children.
6. For lands not served by centralized sewer, maintain a







Detail of Sub Area III (see following pages for detail of Sub Area IX)

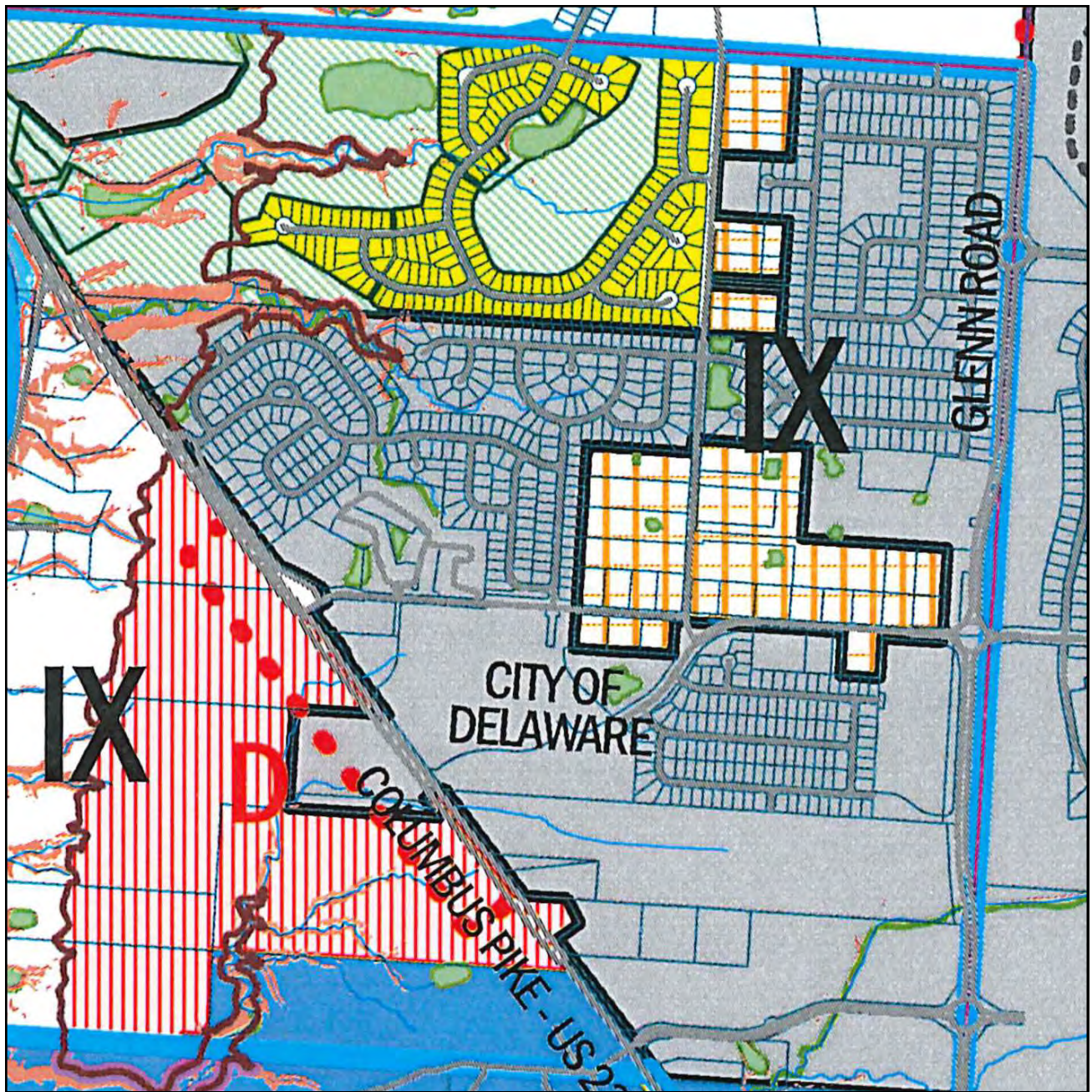




maximum density of one unit per net developable acre, and maintain a minimum lot size of 1 acre in FR-1 districts.

7. The pockets of single-family homes on 1-acre lots east of U.S. 23 are directly adjacent to and becoming surrounded by Delaware. They lie outside the county sewer service area. The Plan recommends consideration for rezoning as Planned Residential Developments at a maximum density of 1.5 units per net developable acre, but it is unlikely these lands will redevelop in the Township due to the proximity of Delaware sewer, and exclusive water service agreements between Delaware and Del-Co Water.
8. For residential lands served by centralized sanitary sewer west of U.S. 23, consider rezoning for Planned Residential Developments at a maximum density of 1.25 units per net developable acre, with a minimum of 20% preserved open space.
9. Prohibit filling or development within the 100-year floodplain except for necessary public construction or drainage improvements.
10. Preserve historic structures and natural resources, including ravines in their natural state, woodlands, wildlife corridors, streams, and bodies of water.
11. Encourage greenways as part of new developments and maintain OEPA stream buffers within open space or in preservation easements on lots.





Detail of Sub Area IX



## Sub Area IV — Sawmill South

**A. Boundaries:** North: Powell Road; South: Franklin County; West: elevation 900 feet (land above 900 feet); East, railroad tracks.

### B. Background Information

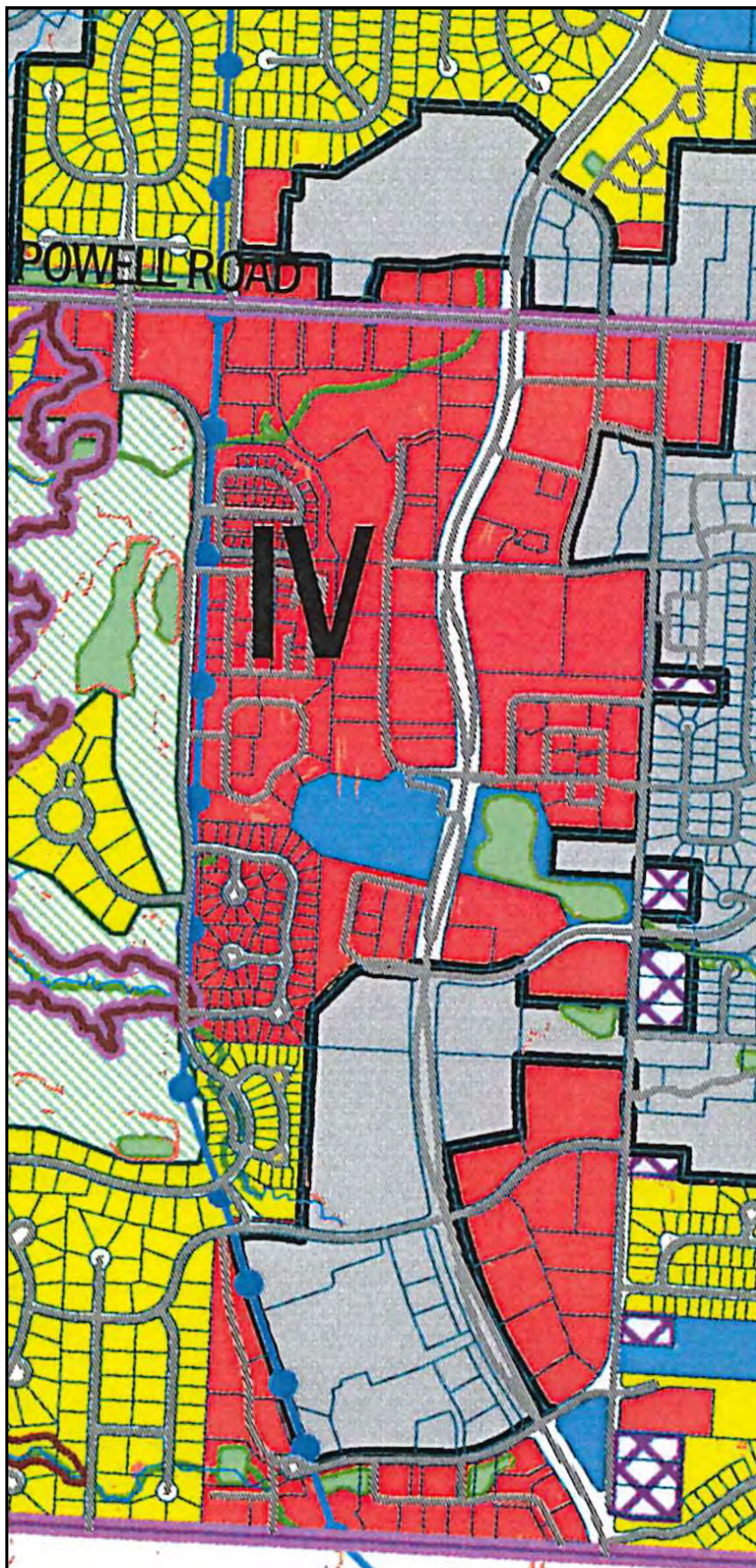
This Sub Area is almost completely rezoned from FR-1 to higher density and commercial uses. The zonings are, for the most part, planned developments. There are some small parcels of land zoned FR-1 on the east side of Sawmill Road still available for development. The Target site and outparcels, as well as Wedgewood Urgent Care, Ganzhorn Suites, and developments just south of Presidential Parkway have developed in the City of Powell.

### C. Recommendations

1. Most of the lands abutting the Sawmill Parkway were previously zoned for Planned Commercial use as part of the Wedgewood Commerce Center in 1991, but a few tracts are still vacant. Development plans for the vacant tracts have expired.
2. For these reasons, all lands that directly abut Sawmill Parkway in Sub Area IV are recommended for mixed uses, whether they are new professional office, commercial uses, or residential uses that are compatible with the surrounding area and sensitive to surrounding uses as part of an overall planned zoning district. Lands within Wedgewood Commerce Center that have yet to be developed should also be considered for Traditional Neighborhood
3. Development with a pedestrian orientation, significant central green space, and mixed uses.
3. Multi-family residential development is recommended as a permitted use within Planned Commercial Districts within Sub Area IV. Because single-family homes generate the largest student population growth, modest-density condominium development with one- and two-bedroom units can help reduce new student enrollment loads.
4. Vacant FR-1 zoned house lots along the east side of Sawmill Road are recommended for Planned Office or Residential mixed use, with a residential density of 1.5 units per net developable acre. Care must be taken to adequately buffer the existing residential neighborhoods in Powell to the east.
5. For lands served by centralized sanitary sewer and currently zoned FR-1, consider rezoning for Planned Residential Developments at a maximum density of 1.5 units per net developable acre, with a minimum of 20% preserved open space.
6. Encourage greenways as part of new developments and maintain OEPA stream buffers within open space or in preservation easements on lots.
7. For vacant commercial lots along Sawmill Parkway within either Big Bear Farms or the Wedgewood Commerce Center, maintain setbacks previously approved by zoning.
8. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Sawmill Parkway Trail South).







*Detail of Sub Area IV*



## Sub Area V — Sawmill Central

**A. Boundaries:** North: Home Road; South, Powell Road; West, elevation 900 feet (land above 900 feet); East, railroad tracks.

### B. Background Information

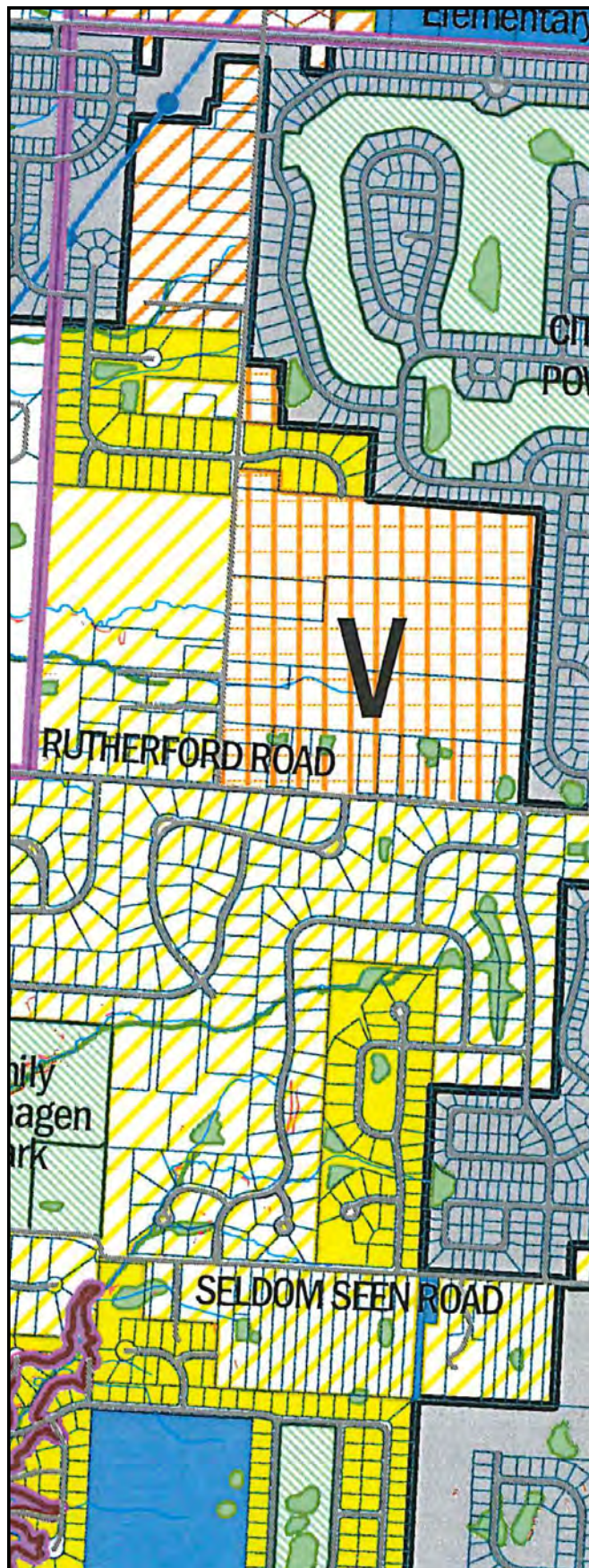
This Sub Area is largely rezoned from FR-1 to a higher use and mostly built out, but there are still vacant parcels of land. The zonings are for the most part recent planned developments so any alterations to them will result in new development plan reviews to protect adjacent land uses. The City of Powell has annexed the Golf Village subdivision and Sawmill Parkway north to Home Road. As of this writing, lands along Steitz Road north of Rutherford Road are in the Sketch Review phase for potential annexation and development in the City of Powell.

### C. Recommendations

1. All lands that have access to Sawmill Parkway have been rezoned for Planned Developments, but there are still vacant lands that have been rezoned but not developed. Vacant sites along Sawmill Parkway in Sub Area V that have previously been zoned Planned Commercial but have not developed should be considered for Traditional Neighborhood Development with a pedestrian orientation, significant central green space, mixed uses, and a maximum density of five units per net developable acre. Such rezoning will be a legislative act and subject to referendum.
2. For lands not served by centralized sewer, maintain a maximum density of one unit per net developable acre, and maintain standard minimum lot size of 1 acre in the FR-1 district, but to preserve natural open space and all its attributes, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
3. For lands served by centralized sanitary sewer south of Rutherford Road, or north of Rutherford Road but west of Steitz Road, consider rezoning for Planned Residential Developments at a maximum density of 1.25 units per net developable acre, with a minimum of 20% preserved open space.
4. For lands served by centralized sanitary sewer north of Rutherford Road and east of Steitz Road, consider rezoning for Planned Residential Developments at a maximum density of 1.5 units per net developable acre and 20% preserved open space.
5. Encourage greenways as part of new developments and maintain OEPA stream buffers within open space or in preservation easements on lots.
6. For vacant commercial lots along Sawmill Parkway in Sub-Area 5, maintain setbacks previously approved by zoning.
7. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Home Road Trail and Rutherford Trail).







Detail of Sub Area V





## Sub Area VI — Sawmill North

**A. Boundaries:** North: Hyatts Road; South, Home Road; West, Concord Township; East, railroad tracks.

### **B. Background information**

This Sub Area serves as a transition from higher densities to the south to lower densities to the north. This is a lynchpin to preserving a lower density, greener northern Liberty Township, or losing it by annexation to competing cities.

The 136-acre Olentangy Liberty High School and elementary school complex anchor the northwest corner of Sawmill Parkway and Home Road. Two additional school sites of 77 acres were created on the east side of Sawmill, eventually becoming Hyatts Middle School and Liberty Tree Elementary School. This was in exchange for a transfer of density to allow 272 new multi-family condominiums plus 36 acres of new commercial area zoned at the northeast corner of Sawmill Parkway and Home Road.

In 2009/2010, the County expanded and elevated Home Road over the CSX railroad tracks. Three easements for overhead electric transmission lines leading to the Ohio Electric Power substation at Hyatts and Liberty Roads crisscross this Sub Area.

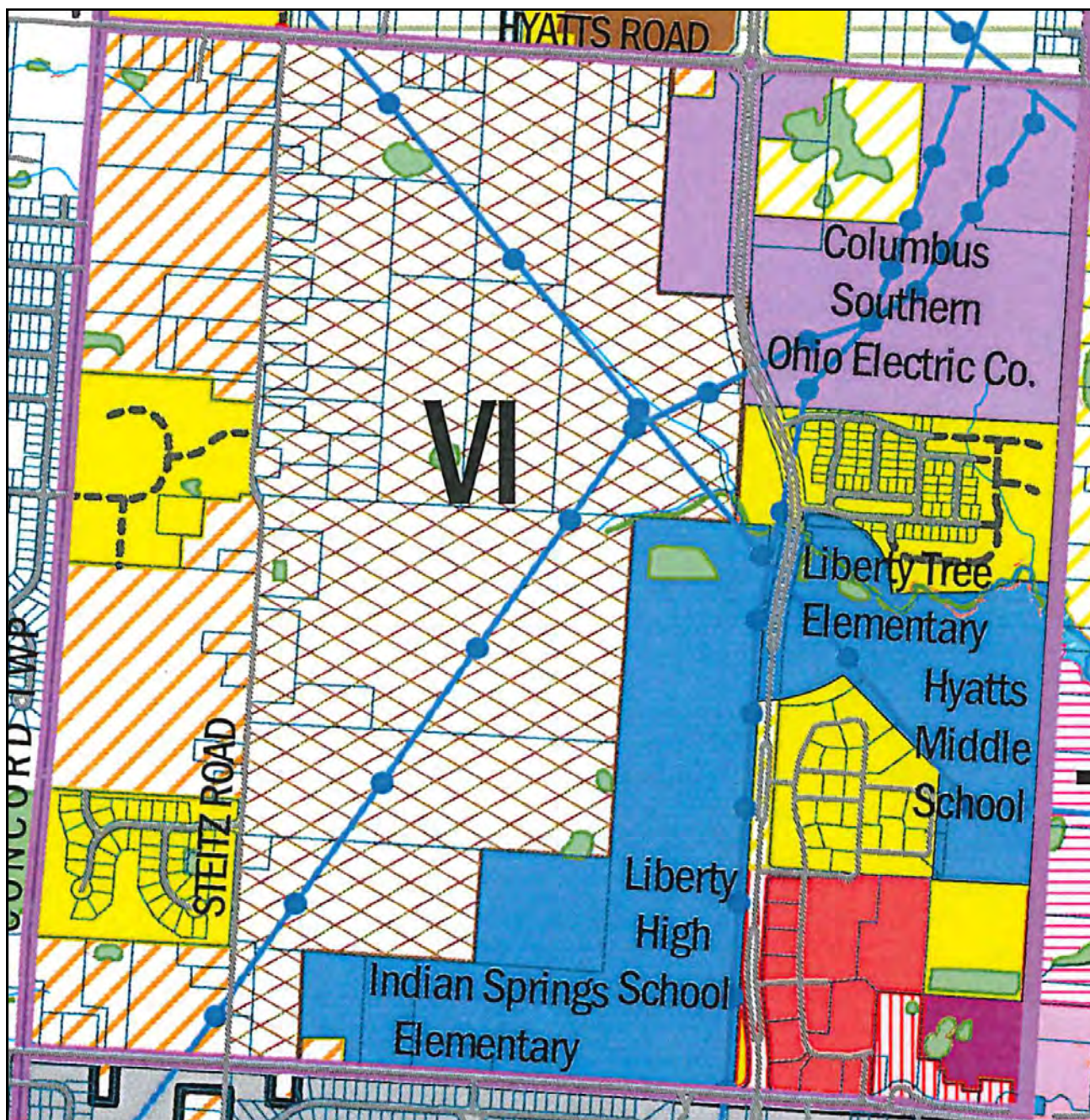
The Perry-Taggart sewer serves the area, which has stimulated the pace of development. Residential densities for new developments should transition to lower densities along Steitz Road, yet be high enough to

retain land in the Township. The City of Powell has annexed the abutting Golf Village subdivision south of Home Road and additional land between Golf Village and Scioto Reserve.

### **C. Recommendations**

1. For lands not served by centralized sewer, maintain a maximum density of one unit per net developable acre. Maintain a standard minimum lot size of 1 acre within the FR-1 zoning district, but to preserve natural open space and all its attributes, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
2. 1.85 units per net developable acre with a minimum of 20% preserved open space, to be comparable to densities in Scioto Reserve to the west.
3. Other than lands already zoned for Planned Commercial within this Sub Area, no additional commercial uses or districts are recommended.
4. For vacant lots in Golf Village north maintain setbacks from Sawmill Parkway as previously approved by zoning.
5. Encourage greenways as part of new developments, or as retrofits to allow bike paths along sewer easements or other publicly established easements and maintain OEPA stream buffers within open space or in preservation easements on lots.
6. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Home Road Trail, Sawmill Parkway Trail North, and Hyatts Road Trail).





Detail of Sub Area VI





## Sub Area VII — North West Estates

**A. Boundaries:** North: Bunty Station Road; South, Hyatts Road; West, Concord Township; East, CSX railroad tracks.

### B. Background information

This Sub Area has the most undeveloped land among all the Sub Areas. As sewer service expands to this area, farming may gradually give way to development. The Sawmill Parkway is completed as a limited access, four-lane County road to U.S. 42.

The Perry-Taggart sewer provides service to the area, but additional service lines will need to be extended for this area to gain service. Densities should remain low. Furthermore, the roads are narrow and drainage is poor due to high groundwater, clay soils, and flat topography. Adding density would exacerbate these problems and undermine the character of the area.

The County Thoroughfare Plan recommends a Steitz Road extension, shown as new road “B” on the Comprehensive Plan Map linking Steitz Road and Clark-Shaw Road. This alignment may be refined as developments are proposed.

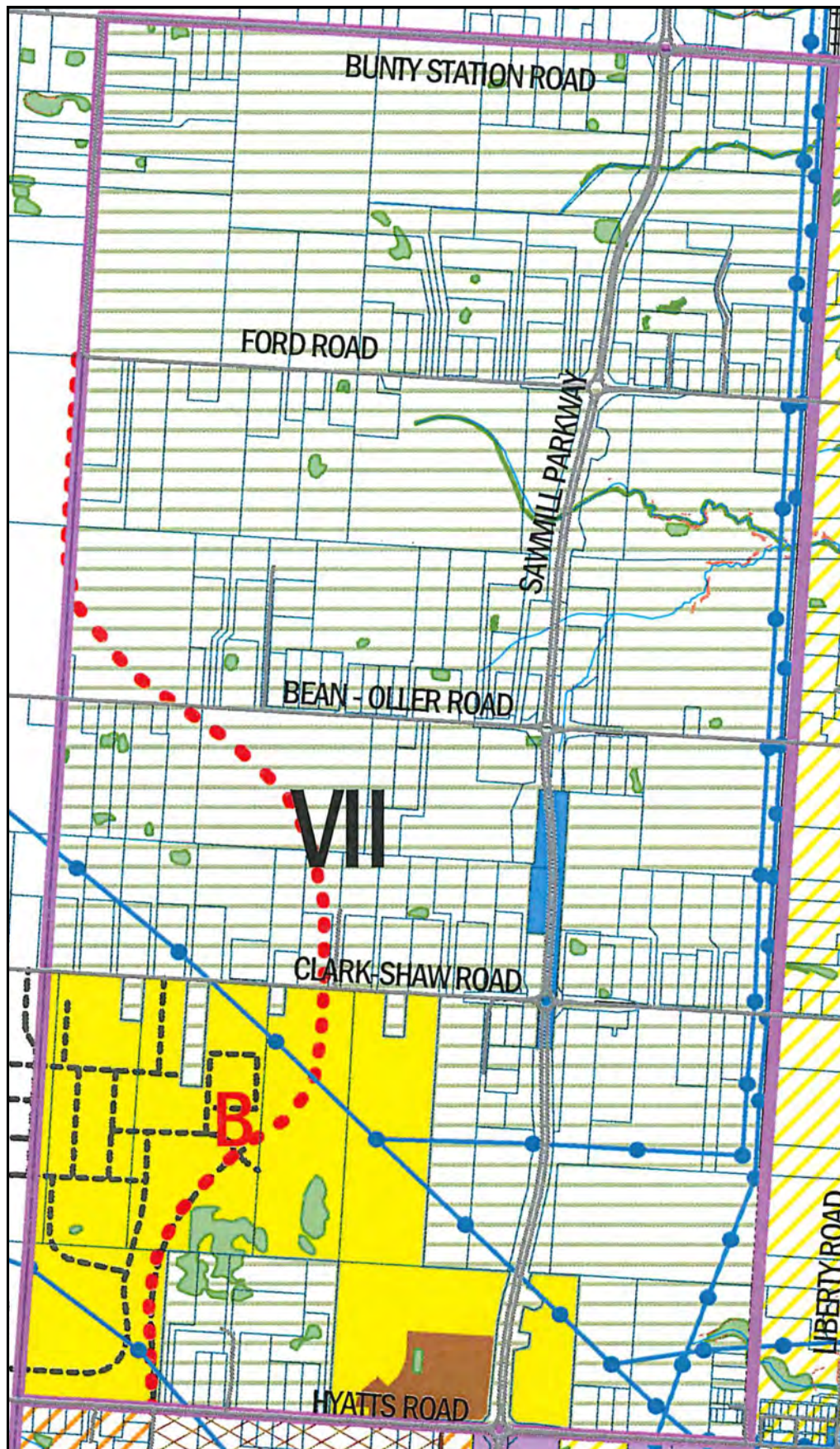
Recent developments within Concord Township and Liberty Township have set the tone for the area south of Clark-Shaw Road. These developments include both single-family and condominium development at an overall density of roughly two units per net developable acre. However, based on the current, large-lot development trend of the area north of Clark-Shaw Road, the Township wishes to retain an area that has a more rural character with the following recommendations.

### C. Recommendations

1. For all lands, whether served by centralized sewer or not, maintain a maximum density of one unit per net developable acre.
2. Maintain a standard minimum 1-acre lot size within the FR-1 zoning district, but to preserve natural open space and all its attributes, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
3. No commercial, industrial, or higher density multi-family uses are recommended.
4. Encourage greenways as part of new developments and maintain OEPA stream buffers within open space or in preservation easements on lots.
5. Preserve historic structures and natural resources, including ravines in their natural state, woodlands, wildlife corridors, streams, and bodies of water.
6. Maintain a 100-foot setback for any building and 50 feet for any paving from the edge of the proposed Sawmill Parkway right-of-way.
7. Consider the need for future transitional areas with mixed uses along Liberty Township's northern border.
8. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Sawmill Parkway Trail North and Hyatts Road Trail).
9. Within this Sub Area, non-residential uses may be appropriate under specific conditions. In an effort to diversify the tax base of the township, low-impact light industrial uses may be considered on larger tracts between Sawmill Parkway and the railroad tracks. Such uses must have appropriate access for potential traffic, appropriate services such as water and sewer, and proper setbacks. Industrial uses should be “clean” industrial, with all operations conducted inside the structure(s). Site design should include Best Management Practices as noted within this plan where applicable. Sites should include deep setbacks from adjacent residential uses with mounding and landscaping used for buffering. Signage should be minimal with entry features designed to blend with the surrounding development.







Detail of Sub Area VII



## Sub Area VIII — Scioto River Basin

**A. Boundaries:** North: Concord Township; South: Franklin County; West: Scioto River/O'Shaughnessy; East: 900-foot elevation.

### B. Background Information

This area is mostly developed south of Powell Road. The Columbus Zoo, Safari Golf Course, and Zoombezi Bay complex at the corner of Powell Road and S.R. 257 (Riverside Drive) generates a large amount of traffic, especially on weekends and during Zoo Lights, a special exhibit that generates huge crowds in November and December. The "Zoo Loop" was completed in 2008, allowing the Zoo to unify its north and south segments across vacated Powell Road.

Delaware County Preservation Parks operates a passive park at the Traphagan Preserve on Seldom Seen Road and may expand to the west. Wedgewood subdivision is a large upscale neighborhood that is fully built out south of the Zoo. South of Powell Road, there are some older homes on 1-acre lots along Riverside Drive; these house lots extend to the River.

Most of the land has been developed north of Powell Road for large-lot subdivisions or is now in the development process. There are just a few parcels of open land remaining. The City of Columbus owns the land abutting the O'Shaughnessy Reservoir, which is part of the City park system and is open to the public. The Reservoir is a public drinking water supply, so surface water quality is important. Low densities help to cleanse runoff, and continue the greener, more rural character

already established here.

### C. Recommendations

1. Other than lands previously zoned for Planned Commercial or institutional uses, no new commercial development is recommended in Sub Area VIII.
2. Maintain a maximum density of one unit per net developable acre for all lands, whether served by centralized sewer or not. Maintain a standard minimum 1-acre lot size in the FR-1 zoning district, but to preserve natural open space and all its attributes, consider allowing Conservation Subdivisions at a maximum density of one unit per net developable acre, with a minimum of 50% permanent open space.
3. Prohibit filling or development within the 100-year floodplain except for necessary public construction or drainage improvements.
4. Establish a 120-foot structural setback from the Scioto River to protect surface water quality.
5. Extend bike paths from Township subdivisions to logical connection points with the Columbus parkland along the river. Encourage the development of trails in accordance with OPAL and DCTC Corridors (Rutherford Trail and Scioto River Trail).
6. Preserve natural resources, including ravines in their natural state, streams, woodland, habitat corridors, and bodies of water.
7. Encourage greenways as part of new developments and maintain OEPA stream buffers within open space or in preservation easements on lots.







Detail of Sub Area VIII





## Other General (non-site-specific) Development Recommendations

In order to further its goals of maintaining its rural character, providing a sense of place, protecting sensitive environmental areas, retaining an overall low density, and moderating the growth of property taxes, Liberty Township should:

1. Identify critical resource areas to be given primary or secondary conservation status in conservation subdivisions.
2. Use the Liberty Township Comprehensive Plan as a guide for densities.
3. Consider a Traditional Neighborhood Design (TND) mixed-use development along Sawmill Parkway if it creates a compact pedestrian scale neighborhood with a central green open space. Establishing a mixed-use residential, commercial, and office text would enable such consideration.
4. Consider rezoning established residential areas from Planned Commercial to Planned Residential within large Planned Unit Developments upon the application of the property owners in that neighborhood.
5. Consider adopting a zoning overlay along the Olentangy River and its tributaries to emphasize the importance of maintaining water quality. Such an overlay with mitigation setbacks would reference the OEPA Olentangy Permit (Mainstem Streamside Buffer of 100 feet, Outer Buffer to the Floodplain, Perennial Stream buffer of 80 feet, Intermittent, and Ephemeral buffer of 30 feet). These setbacks are mapped by the DCRPC and are reflected on the following map.
6. Work with Delaware County and/or local fiber providers to increase availability and speed of data services within the Township, particularly to encourage economic development.
7. As existing commercial and retail areas redevelop, encourage Development Plans that follow the Best

Management Practices in Chapter 6.

## Liberty Township Recommended Road Policies

New development should mitigate, or pay its fair share of the cost to mitigate its traffic impacts, in accordance with County Engineer policies.

1. **Separate pedestrian/bicycle traffic from vehicular traffic on collector and arterial roads:** Township collector and arterial roads with traffic counts that exceed 1,500 vehicle trips per day should be provided with a bike path on at least one side of the road. For new development, when a traffic impact analysis estimates more than 1,500 trips per day will be generated, a bike path should be constructed as part of the developer's initial improvements. For existing roads, the bike path should be constructed by the Township once the actual traffic counts exceed 1,500 trips per day.
2. **Use traffic calming devices to maintain speed limits within residential subdivisions on local and minor collector streets:** Traffic calming devices including but not limited to speed tables and roundabouts should be part of the tools used to enforce posted speed limits on local residential and minor collector streets.
3. **Street connectivity is desirable:** All developments should ideally have three points of access. Conservation subdivisions, due to site specific topography or other unique condition may have fewer than three access points subject to development plan approval.
4. **Access management practices should be followed:** Commercial developments should consolidate entrances and exits wherever possible to avoid multiple curb cuts. Left turn movements should be accomplished with proper spacing between movements to avoid conflicts. New developments that generate more than 150 new trips per day should be reviewed for possible turning lanes. The Delaware County Engineer has adopted access management guidelines for County roads that may be of interest to the Trustees to use on township roads. Access management can also encourage a more productive use of land by discouraging minor lot splits, and promote clustering of land uses and reduced access points.
5. **Churchill/Loch Lomond Drive to Manning Parkway connection:** The Manning Parkway traffic circle should be retained to slow traffic. A minimum of one bike path should be installed along Churchill Drive, Loch Lomond Drive, and Manning Parkway. This may require the enclosure of open drainage ditches and the placement of a curb and gutter section on the



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streets. Street trees should be established in the tree lawn between the bike path and the curb. The road connection may be gated, in accordance with the township zoning approval for the development of the infill site and built to the standards of the County Engineer. The opening of the connection to S.R. 315 should also be based on improvements made to the intersection of S.R. 315 and Powell Road that result

in an appropriate level of service on S.R. 315 such that afternoon peak-hour northbound traffic does not back up south of the Manning Parkway.

6. **Encourage Best Management Practices:** Developers should be encouraged to reduce impervious surfaces and manage stormwater runoff with structural BMPs (green infrastructure). These can be incorporated



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# APPENDIX A

## OHC Historic Site Inventory

### NOTE

IF A SITE WITHIN THE 900 FOOT ELEVATION OF THE OHC IS NOT LISTED ON THE INVENTORY, IT DOES NOT MEAN THAT IT IS NOT 75 YEARS OLD OR OF HISTORIC SIGNIFICANCE. ANY SITES NOT LISTED SHOULD BE EVALUATED AT THE TIME OF DEVELOPMENT.

## North-South OHC Corridor Roads tion

## Address Loca- tion

### S.R. 315 — Olentangy River Road

#### Between County Line and South Side of Jewett Road

#### \* **Highbanks Metro Parks Pre/Proto-historic earthwork** (fortification)

Decco Archeological Site (Olentangy Environmental Control Center)

c. 18__ Barker House (aka Maple Villa c.1910-20)-----	10410	19-3-4-20
Dennison Engineering Research Facility (now Fitch Design, Inc.) -----	10350	19-3-4-19/20
1867 Aaron Goodrich House -----	10171	18-3-3-10
c. 1845 -1855 Goodrich Pioneer Cemetery (north of Olentangy Environmental Center) -----		18-3-3
Joslin Pioneer Cemetery-----	Briarcliff	19-3-4-16
c. 1875 Liberty Dist. 1 Schoolhouse (brick) (Goodrich School)-----	9959	19-3-4-15/16
1875 Bartholomew House (Victorian) -----	9890	19-3-4-15

#### Between North Side of Jewett Road and South Side of Powell Road

Limestone House — So. of Bartholomew Run -----	9826	19-3-4-14/15
Limestone House — No. of Bartholomew Run -----	9802	19-3-4-14
Ruins of Mulzer Inn/Millhouse-----		19-3-4-11/12

#### Between North Side of Powell Road and South Side of W. Orange Road

c. 1824 Case House (brick) and 1840's Case Pioneer Cemetery -----	8812	19-3-4-6
c. 1815 Log Cabin and 1844 Andrews House-----	8722	19-3-4-5
c. 1849 Liberty Dist. 2 Schoolhouse -----	8722	19-3-4-5
c. 1815 Watson/Case House -----	8484	19-3-4-3
c. 1822 Watson Pioneer Cemetery (in Daventry Park Sub'n)-----		19-3-4-2
Pre-1822 Thomas Pioneer Cemetery entrance immediately north of -----	8350	19-3-4-1

#### Between North Side of W. Orange Road and South Side of Home Road

1854 James Thomas House (stone)-----	8140	19-3-4-42
1802 Cellar Log Cabin (Emerald Farms- east side of 315) -----	7547	19-3-1-16
c. 18__ Cellar House (Valerie Knowlton property)-----	7214	19-3-1-14
Archeological Site (between 315 and river) -----		19-3-1

#### Between North Side of Home Road and South Side of Hyatts Road

c. 1813 Liberty Pioneer Cemetery, corner of Home Road and S.R. 315 -----		19-3-1-13
1820 Old Liberty Presbyterian Church, corner of Home Road and S.R. 315 -----		19-3-1-13
c. 1855 Liberty Grange Building, immediately north of old church -----		19-3-1-13
c. 1845 Cellar House-----	7014	19-3-1-13
1854 Cellar/Knapp House -----	6816	19-3-1-12
1884 Willis House (Victorian) -----	6509	19-3-1-10
c. 18__ House moved from Willis farm at 6509-----	5350	19-3-1-9/10
Andrew Harter House (stone) (on former Mary E. Nelson Farm) -----		19-3-1-9



## North-South OHC Corridor Roads (continued)

## Address Location

### S.R. 315 — Olentangy River Road

#### Between North Side of Hyatts Road and South Side of Bunty Station Road

c. 1815 Clark House (Tone)-----	5088	19-4-4-6(S)
Blinn Pioneer Cemetery-----		19-4-4-3
c. 1874-5 Liberty Dist. 6 Schoolhouse -----	4976	19-4-4-3(S)
1842 Baker House -----	4904	19-4-4-3(S)
c. _____ House-----	4256	19-4-4-18(N)
1813–1886 Cronkleton Pioneer Cemetery -----		19-4-4-18(N)
Tippecanoe Spring Dairy House-----	3884	19-4-4-18(N)
* 1854 stone Stout House (Limestone Vale) -----	3490	19-4-4-2(N)
Lugenbeel House -----	3174	19-4-4-3(N)

#### North of Bunty Station to 23

_____ (Gabby's) -----	3120	19-4-1-13
c. 18__ Beard House (stone) N of Gabby's -----	3106	19-4-1-13
1902 CD&M Railway Bridge Abutments (on east & west bank of river) -----		19-4-1-13
* c. 1835 Crist Tavern Annex (stone)-----	2966	19-4-1-13
* 1843-44 Stratford M.E. Church (stone) -----	2960	19-4-1-13

### Perry Road

Archeological Site ((Hidden Meadow Farm) – eligible for NR -----		19-3-4-42
pre-1854 Lowry House (Hidden Meadow Farm)-----	7911	19-3-1
c. 18__ Dixon House – Perry Road (Woodhill Farms) -----	7137	19-3-1-3

### Taggart Road

Archeological Site (between Taggart and river)-----		19-3-4-6 or 7
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### Chapman Road

c. 1850 Colflesh House (Evergreen Farms) -----	5737	19-4-4-15(S)
* 1857 Hinkle House (stone) -----	5614	19-4-4-15(S)
* Liberty Woolen Mill (stone)-----	5614	19-4-4-15(S)
Carpenter Springhouse (stone) (Marycrest Farms) -----	5423	19-4-4-10(S)
1804 Carpenter Pioneer Cemetery (Marycrest Farms)-----	5423	19-4-4-10(S)
* c. 1876 Bieber Mill (stone) -----		19-4-4-2(E)



## East-West OHC Corridor Roads tion

## Address

## Loca-

### Powell Road

Barn at Highbanks Metro Park-----		18-3-3
1858-59 Hinderer House (stone) (Riverwood Farm)- eligible for NR -----	1220	19-3-4-10
George Case Pioneer Cemetery -----	1551	19-3-4-11
c. 1842-43 Marks House-----	1688	19-3-4-10

### W. Orange Road

Thomas/Smith House -----	915	19-3-4-1
* 1898 Thomas/Orange Road Bridge-----	W. Orange Road at S.R. 315	19-3-4-1

### Notchbrook Road

Case House (remodeled as part of The Notch Development)-----	1077	19-3-1-2
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### Home Road

c. 18__ Willis House -----	1070	19-3-1-3
c. 18__ Cellar House-----	1396	19-3-1-13
Olentangy Caverns-----	1783	19-3-1-14/15

### Winter Road

_____ House-----	779	19-4-4-7(S)
c. 1806 Powers (Knapp) Pioneer Cemetery-----		19-4-4-7(S)

### Hardin Lane

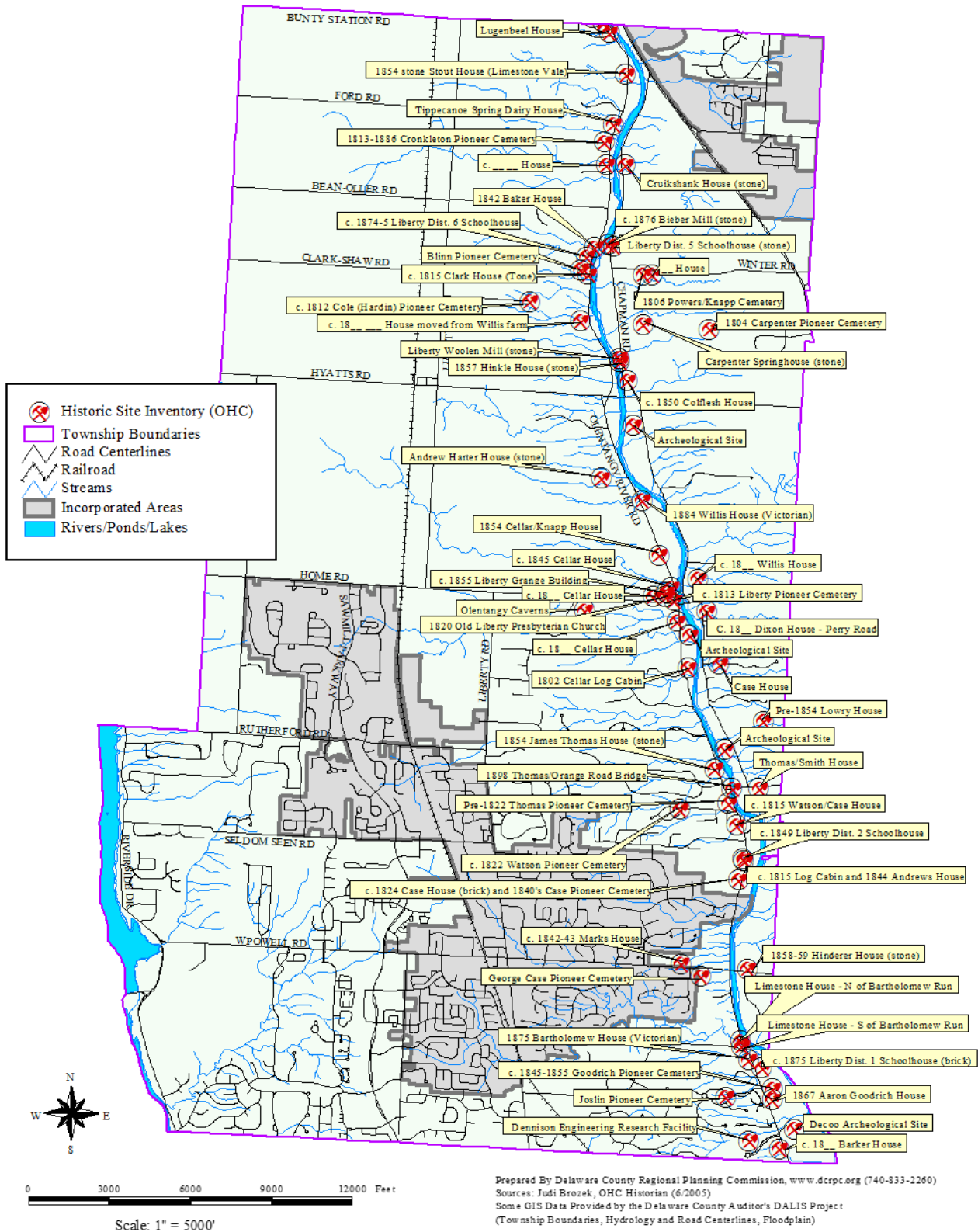
c. 1812 Cole (Hardin) Pioneer Cemetery -----	East end of Hardin Lane	19-4-4-12
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# Historic Site Inventory (Olentangy Heritage Corridor)

Liberty Township, Delaware County, Ohio



## APPENDIX B

### Development Patterns

Looking more closely at these development phases, the following is a table that shows the major rezoning cases in the

Applicant	Acreage	From	To	Township Date	Single Lots	Multi Units
DAY BROTHERS DEV. CORP	195.12	FR-1	PR	10/21/1989	165	
SAWMILL POWELL PLAZA, INC	3.40	FR-1	PC	10/18/1993		
RENNOB, INC.	13.54	FR-1	PC	7/21/1990		
BIG BEAR STORES	189.42	FR-1	PR	3/21/1991	366	230
WEDGEWOOD LTD	345.12	FR	PCD	11/21/1991	225	555
RENNOB. INC	10.34	PC	PR	3/25/1992	28	
RENNOB. INC	4.31	FR-1	PR	3/25/1992	12	
DEAGLE/KASS PARTNERS	135.00	FR-1	PR	9/8/1992	163	
CARL BOSS & DAVE DYE	25.93	FR-1	PR	1/18/1992	64	
BOSTON DEV. COMP.	89.00	FR-1	PR	7/8/1993	157	
COMP.GEN.CONSTRUC./ADAMS	75.70	FR-1	PR	7/8/1993	75	
STANDARD ENERGY COMP.	126.30	FR-1	PR	12/2/1993	125	
NANCY STUMP	41.45	FR-1	PR	7/8/1993	101	
GERALDINE BLAND	44.60	FR-1	PR	12/16/1993	85	
N. & D. DIROCCO	31.43	FR-1	PR	6/6/1994	34	
R. & E. HAWK	82.00	FR-1	PR	9/26/1994	81	
R. SCHIRTZINGER	10.10	FR1/PC	PI		0	
CASE & REID	36.32	FR-1	PR	1/26/1995	29	
GREIF BROS. CORP.	33.60	FR-1	PC	12/21/1995	0	
NEW GREEN HIGHLANDS DEV.	189.25	FR	PR	7/25/1996	229	
JOHN A. MAHONEY	7.59	C-2	FR-1	1/23/1997	3	
LOCH LOMOND FARM CO.INC.	2.26	PR	PC	2/19/1998		
SELDOM SEEN ACRES LTD.	55.80	FR-1	PR	6/17/1999		272
SELDOM SEEN ACRES LTD.	42.26	FR1/R3	PC	6/17/1999		
GREIF BROS. CORP	149.20	FR-1	PC	3/17/1999		
H.EMERSON CONINE ET AL.	36.14	FR-1	PR			
GIBSON / SHEPHERD	73.89	FR-1	PR	7/5/2000	110	
PLANNED COMMUNITIES, INC	28.00	FR-1	PR			
JOYCE & HAROLD HARDIN	2.71	FR-1	PC	4/23/2001		52
W. SCHUETTE & D. PHILLIPS	138.21	FR-1	PR	10/21/2002	136	
PLANNED COMMUNITIES	66.32	FR-1	PR	10/4/2004	40	
PLANNED COMMUNITIES	211.51	FR-1	PR	3/18/2004	132	
MARTHA ZARBAUGH	10.86	FR-1	PR	4/5/2004	11	
GLENNA MILLER	44.23	FR-1	PR	5/17/2004	39	
HOMWOOD	47.90	FR-1	PR	9/7/2004	53	
PLANNED COMMUNITIES	40.59	FR-1	PR	4/25/2005		
DON KENNY	136.09	FR-1	PR	1/13/2005		120
DON KENNY	36.30	FR-1	PCD	1/13/2005		
JOYCE & HAROLD HARDIN	7.41	FR-1	PR	12/19/2005	12	
GRACE BRETHREN CHURCH OF POWELL	18.10	FR-1	PR	4/25/2005		
EDWARD PEARL TRUSTEES (tabled)	360.57	FR-1	PR			
ALTA BUSINESS COMMUNITIES	13.66	PC	PC	12/19/2005		
GRIEF INC.	4.41	PCD	PCD	10/3/2005		
NELSON FARMS ASSOCIATES, LLC.	0.63	FR	PR	3/20/2006		
DARRIN COLLIER	4.89	C-2/FR-1	FR-1	10/23/2006		
WEDGEWOOD OFFICE PARK LLC	6.49	PC	PC	4/23/2007		
ELFORD DEVELOPMENT LTD	26.89	PC	PC	9/4/2007		
DENISE WILLIAMS	2.00	FR	PR	2/18/2008		
THE CROMWELL CORP.	8.05	PC & PR	PERRC	10/20/2008		
COLUMBUS STATE COMMUNITY COLLEGE	10.87	PC	PC	5/21/2008		
EDWARDS LAND CO.	216.30	FR-1	PR	4/4/2011	148	



Applicant	Acreage	From	To	Township Date	Single Lots	Multi Units
LIBERTY B-1 LLC	0.47	PC	PC	9/9/2011		
LIBERTY F LLC.	1.18	PC	PC	8/6/2012		
GOLF VILLAGE NORTH LLC	47.39	PR	PR	6/3/2013	129	
THE VILLAS AT LOCH LOMOND BY DENIS KING INV.	15.06	PR	PR	4/3/2015		27
LOCH LOMOND HILLS, LLC	11.69	PR	PR	3/18/2013		39
CUGINI & CAPOCIA (annexed to Powell)	5.15	PC	PR	10/10/2014		
TLK DEVELOPMENT LLC	35.59	FR-1	PR	9/19/2013	38	
MURPHY BOXER ASSOC.	36.52	FR-1	PR	9/19/2013	38	
VERONA LLC (annexed to Powell)	113.44	PR&FR	PR	2/18/2014	87	
DOMINION HOMES	114.50	FR-1	PR	12/18/2013	139	
ROCKFORD HOMES	146.94	FR-1/PERRC	PR	5/21/2014	150	
PETER MARKS	102.86	PR	PR	10/15/2014	25	
DCR COMMERCIAL DEVELOPMENT LLC	14.02	FR-1	PR	11/5/2014	14	
REAL PROPERTY DESIGN AND DEVELOPMENT	81.40	FR-1	PR	11/19/2014	68	

Withdrawn projects are not shown

After rezoning, developments typically proceed to the subdivision platting phase. Again, activity can be tracked by looking at the platting statistics. The following have been divided into Single-Family plats, Multi-Family declarations and amendments, and mixed or commercial plats.

Subdivision Name	Acres	Lots	Recorded Date
HYATTS 1ST ADDITION	6.620	13	5/28/1879
CHIPPEWA PARK	51.270	24	9/27/1945
OLENTANGY VIEW	18.146	21	1/21/1949
SCIOTO VIEW #1	40.765	48	2/7/1952
LAKEVIEW ESTATES NO 1	7.908	7	4/30/1955
HIGHLAND VIEW 1-2-3	20.625	21	7/1/1955
SCIOTO VIEW #2	1.929	6	7/8/1955
CLAY C. DARNELL	2.690	3	9/20/1955
MIDWAY GARDENS	14.148	33	4/30/1956
RIVERVIEW HTS.	68.670	19	11/7/1956
BROOKWOOD	10.000	7	5/2/1957
IDLE ACRES	5.109	4	7/16/1957
HIGHLAND VIEW #2	5.580	4	7/21/1958
TIPPECANOE	8.409	8	12/30/1958
SAWMILL ESTATES	3.527	5	2/16/1959
LAKEVIEW ESTATES NO 1 AMENDED	0.000	7	4/13/1959
HIGHLAND VIEW #3	17.001	13	8/1/1959
MAXINE LAKES	3.991	2	1/4/1960
HOLIDAY HILL	0.595	11	1/3/1961
SELDOM SEEN HEIGHTS	0.000	3	2/4/1961
SUNSET COVE ESTATES	21.830	14	6/5/1962
WESTCHESTER	242.221	106	7/30/1962
LAKEVIEW ESTATES #2	9.260	9	8/10/1964
LAKEVIEW ESTATES #3	9.434	7	9/6/1966
BUNTY ACRES	1.990	2	9/27/1966
STONEBURY #1	2.400	2	1/12/1971
GRACE & HARRY JONES #3	4.420	3	1/19/1971
WOODVIEW ACRES #1	2.750	2	9/14/1971
SCHMIDT'S	6.750	4	2/28/1972
ROBE	3.600	3	5/22/1972
WOODVIEW ACRES #2	6.400	4	10/2/1972
JAYCOX	3.000	3	6/6/1973
STONEBURY #2	4.828	4	8/6/1973
SUNSET COVE ESTATES #2	5.010	2	12/6/1973
LIBERTY ACRES	6.200	4	12/31/1973





Subdivision Name	Acres	Lots	Recorded Date
SCIOTO HILLS #1	21.050	17	1/22/1974
WARREN ACRES	8.460	4	3/27/1974
LIBERTY ACRES #2	6.200	3	5/23/1974
SCIOTO HILLS #2	37.110	34	9/26/1974
LESTER	2.630	2	3/20/1975
BRIDLESPUR #1	13.900	4	12/15/1975
MARIGOLD ESTATES	7.780	3	4/7/1977
TIMBERLAKE	12.330	4	6/15/1977
GRAVES ADD	12.110	4	9/26/1977
TALL OAKS	7.070	4	1/6/1978
RUCKER	4.670	4	5/31/1978
POOLE	3.310	3	7/5/1978
BRIDLESPUR #2	5.000	2	7/27/1978
MARIGOLD ESTATES #2	7.140	3	11/20/1978
MARY'S PLACE	3.530	1	11/28/1978
COUNTRY STREAM #1	5.820	4	12/19/1978
GLASS	13.220	4	12/27/1978
WINTER BROOK #1	5.200	4	3/22/1979
WINTER BROOK #2	4.000	4	3/30/1979
TIMBERLAKE #2	7.130	4	4/19/1979
SCIOTO HILLS #3	64.120	50	4/25/1979
HOPPER'S	5.340	2	5/30/1979
COURTNEY	4.540	4	6/4/1980
HAWBAKER	9.370	4	9/2/1980
THICKET VIEW #2	4.410	4	11/21/1980
ARNDT	5.400	2	12/16/1980
DANIELLE HAVEN	4.840	3	12/17/1980
ARLAN	4.010	4	12/18/1980
KNIGHT	7.000	4	1/7/1981
JANICE	4.050	4	2/9/1981
LAW	5.860	2	2/24/1981
LESTER #2	8.100	3	3/16/1981
ABBOTTSIRE OF LOCHLOMOND	29.000	25	4/24/1981
KNIGHT #2	10.670	3	6/17/1981
HYATT ESTATES	5.300	4	8/31/1981
THE NOTCH	49.530	19	1/29/1982
ESTATES OF BRIDLESPUR	16.350	4	5/10/1982
LINDNER	2.250	1	11/1/1982
SIMMOND'S ADD'N	4.390	2	11/29/1983
SNYDER	7.940	2	1/9/1984
BEEBE	3.450	2	2/10/1984
ABBOTTSIRE OF LOCHLOMOND 3	10.080	10	8/31/1984
LAURAL ESTATES	4.980	4	5/17/1985
COOLIDGE	3.500	2	8/10/1985
ABBOTTSIRE OF LOCHLOMOND 2	15.899	15	10/11/1985
ABBOTTSIRE OF LOCHLOMOND 4	8.600	11	10/11/1985
RUDNICK	10.000	3	11/12/1985
WOODWARD	6.026	2	5/15/1986
ROBINSON	4.520	2	8/15/1986
FORD FAIRLANE	4.210	2	9/21/1986
CHARLEY'S RANCH	5.150	2	12/30/1986
JANICE (2)	4.140	4	2/27/1987
STRATHSHIRE, LOCHLOM. 1	16.040	8	3/6/1987
STRATHSHIRE, LOCH LOM. 2	17.000	8	4/3/1987
OLENTANGY SUB	5.020	2	4/21/1987
WHIFFLE TREE ACRES	9.700	3	6/30/1987
WINGATE FARMS #1	85.350	32	7/30/1987



Subdivision Name	Acres	Lots	Recorded Date
ABBOTTSHIRE OF LOCHLOMOND 5	10.830	14	8/5/1987
SCIOTO HILLS	5.650	5	9/24/1987
BARTHOLEMEW LAKE ESTATES	66.750	42	10/13/1987
FOX TRAIL	7.500	5	10/26/1987
DEER CREEK FARMS	62.520	4	12/16/1987
DENNIS	5.000	2	3/29/1988
RAM	5.000	1	6/4/1988
BRYANT	4.790	2	7/11/1988
FORD FAIRLANE #2	3.050	2	8/15/1988
WINGATE FARMS #2	74.970	29	11/21/1988
ABBOTTSHIRE OF LOCHLOMOND 6	44.460	40	11/27/1988
BEECHVIEW	3.730	2	1/17/1989
REDMILL RAVINES	9.530	3	2/13/1989
BRIARCLIFF	25.530	25	4/17/1989
WOODS ON SELDOM SEEN	28.140	22	6/22/1989
BRIDLESPUR #3	8.600	3	7/27/1989
BRIDLESPUR RESUB	3.660	2	7/27/1989
SCIOTO BLUFFS	43.770	35	8/14/1989
HARDIN HEIGHTS	2.300	2	9/25/1989
WESTERICK	49.790	5	9/27/1989
STEITZ MANOR	10.070	4	11/7/1989
SHERBOURNE MEWS #1	46.220	31	11/27/1989
McINTYRE	5.000	2	12/6/1989
TIMBERLAND	4.180	2	3/21/1990
WEDGEWOOD SEC. 4	48.100	58	3/26/1990
MALOON	18.380	7	8/6/1990
WEDGEWOOD SEC. 2	104.870	164	9/10/1990
ASHBURY GLEN	29.750	29	10/1/1990
WEDGEWOOD SEC. 3	31.460	41	11/1/1990
STRATHSHIRE HALL III	8.200	3	2/4/1991
LINDER ESTATES	3.000	2	5/3/1991
QUAIL MEADOWS SEC 1	31.720	28	5/13/1991
QUAIL MEADOWS SEC 2	14.940	15	5/13/1991
SULLIVANT	5.970	2	5/17/1991
SMITH (PERRY RD LANE)	26.920	5	1/13/1992
GROVES	2.000	2	5/15/1992
CALUMET FARMS #1	38.890	32	9/14/1992
CALUMET FARMS #2	20.120	20	9/14/1992
WEDGEWOOD SEC.5	22.100	36	11/6/1992
LINDER ESTATES #2	5.680	4	6/28/1993
SHERBOURNE MEWS #2	105.000	40	7/30/1993
BRAEMAR @ WEDGEWOOD P.1	4.990	18	11/9/1993
WEDGEWOOD SEC 7	38.600	52	12/28/1993
QUAIL MEADOWS SEC 3	26.400	28	1/25/1994
PRICE	1.560	1	2/14/1994
PRICE RE-SUBDIVISION	3.540	2	2/14/1994
KNIGHT SUBD #3	9.570	4	4/13/1994
CANTERBURY SEC 1 PHASE 1	25.690	33	4/20/1994
LIBERTY MEADOWS	5.050	3	4/26/1994
CALUMET FARMS #3	18.770	23	6/24/1994
ROBIN HAVEN	3.280	2	6/27/1994
CANTERBURY EST. LOT 1&2	9.740	4	6/29/1994
BRAEMAR @ WEDGEWOOD P.2	5.920	18	8/8/1994
TALL OAKS RAVINE	10.550	2	9/16/1994
CANTERBURY SEC. 1 PH.2	47.830	47	9/23/1994
SHROYER	6.870	4	12/5/1994
CANTERBURY S.2 PH.2	32.450	45	12/15/1994



Subdivision Name	Acres	Lots	Recorded Date
HYRELAND	6.070	3	2/13/1995
WEDGEWOOD SEC 8	27.870	38	2/22/1995
BRAEMAR @ WEDGEWOOD PH.3	9.230	34	8/28/1995
THE GREENS @WEDGEWOOD	13.820	32	10/4/1995
BIG BEAR FARMS SEC 1 PT 1	0.000	18	10/10/1995
DAVIS HEIGHTS	11.960	3	10/31/1995
BIG BEAR FARMS SEC 1 PT 2	45.530	65	11/3/1995
HARDIN WOODS	24.320	5	11/7/1995
BAINBRIDGE MILLS PH.1	20.950	32	12/5/1995
CANTERBURY S.2 PH.1	20.710	35	12/13/1995
WEDGEWOOD PLACE S.1 PH.1	9.320	27	2/12/1996
LIBERTY LAKES S.1	41.590	49	2/14/1996
LIBERTYDALE SEC.1	18.180	40	3/4/1996
DAVENTRY PARK SEC 1 PH.1	10.760	9	8/12/1996
DAVENTRY PARK SEC 1 PH.2	22.220	23	8/23/1996
FORD ESTATES PH.1	9.950	6	12/19/1996
CAMPDEN LAKES SEC. 2	75.940	73	1/21/1997
THICKET VIEW #1	5.500	4	4/19/1997
DEERFIELD FARM	42.120	3	7/10/1997
WOODS ON SELDOM SEEN P.2	26.260	23	7/16/1997
LIBERTY LAKES S.2	27.640	62	8/12/1997
DAVENTRY PARK SEC 1 PH.4	14.430	12	8/21/1997
BIG BEAR FARMS S.3 P.2	14.340	33	11/24/1997
FORD ESTATES SEC.II	36.000	7	12/4/1997
CLARK'S END SUBDIVISION	9.020	5	1/14/1998
HUNTER RIDGE SUBDIVISION	16.830	8	2/10/1998
BIG BEAR FARMS S.3 P.3	16.560	30	6/16/1998
WOODLANDS AT LOCH LO.S1 P1	16.230	16	7/9/1998
DORNOCH ESTATES SEC 1 PH.1	14.370	35	7/30/1998
DAVENTRY PARK SEC 1 PH.5	21.110	29	8/17/1998
THORTON WOODS PH.1	12.740	3	9/2/1998
THORTON WOODS PH.II	18.000	6	9/2/1998
BIG BEAR FARMS S.2 P.1	23.410	44	9/15/1998
WEDGEWOOD SEC 9	16.970	21	9/28/1998
WEDGEWOOD PLACE S.1 PH.2	10.860	25	10/7/1998
DORNOCH ESTATES SEC 1 PH.2	12.640	50	12/2/1998
LIBERTYDALE PH.2	23.000	42	12/31/1998
BIG BEAR FARMS S.2 PT.2	18.130	27	1/26/1999
DEAN R W	5.500	1	4/7/1999
BAINBRIDGE MILLS PH.2	23.710	40	5/21/1999
WOODLANDS AT LOCH L. S1 P2	9.140	12	6/10/1999
BIG BEAR FARMS S. 8	31.720	67	8/12/1999
LA TRAVIATA SUB'D	5.590	3	8/24/1999
STILL WATER	8.360	5	9/28/1999
DESERET SUB	0.000	4	10/22/1999
BIG BEAR FARM SEC.9	34.400	71	12/13/1999
TALL OAKS 2	12.470	3	12/14/1999
DORNOCH ESTATES SEC 2	67.600	49	1/25/2000
LIBERTY LAKES S.3	20.410	46	2/22/2000
DAVENTRY PARK SEC 1 PH.3	15.160	5	2/25/2000
DORNOCH ESTATES SEC 3	11.980	47	1/23/2001
REPLAT #3001 IN WOODLANDS, LOCH LOMOND	3.130	1	4/24/2001
WOODS ON SELDOM SEEN P3 S1	30.270	24	7/25/2001
DOUBLE N # 1	5.160	3	7/30/2001
DOUBLE N # 2	4.850	3	7/30/2001
WEDGEWOOD S. 10	27.990	24	8/23/2001
MALABAR FARMS	20.790	12	8/28/2001





Subdivision Name	Acres	Lots	Recorded Date
TROTTERS GAIT	60.270	38	12/19/2001
RIVER BEND S4 PH2	18.360	13	2/7/2002
WEDGEWOOD PARK	73.620	92	2/19/2002
WOODS ON SELDOM SEEN P 3 PART 2	32.430	26	3/14/2002
WOODLAND HALL S1	94.460	37	3/27/2002
DESERET II SUB	26.780	6	4/22/2002
WOODLANDS AT LOCH LOMOND S1 PH3	15.600	14	6/21/2002
DORNOCH ESTATES SEC 4	53.240	52	8/12/2002
WEDGEWOOD PLACE S2	5.790	10	10/14/2002
LA GIOCONDA	8.470	4	12/24/2002
THORTON WOODS P3	21.910	4	3/11/2003
CHAPMAN RAVINE	8.290	4	3/26/2003
WEDGEWOOD SEC. 2A	3.640	6	3/27/2003
WOODLAND GLEN	60.370	43	8/14/2003
WEDGEWOOD SEC 11	33.650	42	10/23/2003
THE LAKES AT SILVER LEAF	30.420	30	11/18/2003
CUMORAH CT	5.020	3	1/22/2004
BRIDLESPUR PLACE	11.840	4	7/13/2004
WOODLAND GLEN SEC 2	37.820	31	7/15/2004
WEDGEWOOD PARK SEC 2 PH A&B	79.760	66	10/14/2004
WINDSONG	10.860	11	5/27/2005
LIBERTY VILLAGE	36.314	34	10/12/2005
LOCH LOMOND ESTATES	12.205	8	10/31/2005
WEDGEWOOD PARK SEC 2 PH C	0.000	25	11/18/2005
THE PRESERVE AT SELDOM SEEN	44.280	39	1/6/2006
WEDGEWOOD PARK SEC 2 PH D	33.651	43	3/7/2006
OLENTANGY FALLS SEC 1	97.030	44	12/27/2006
DERBY GLEN FARMS, SEC 1	20.470	18	8/1/2007
RIVER RUN	37.750	24	11/6/2007
THE WOODS AT WILDCAT RUN	23.022	15	2/28/2008
NELSON FARMS, SEC 1, PH. A, PT 1	28.530	19	3/11/2008
NELSON FARMS, SEC 1, PH. B	5.950	5	3/11/2008
WOODLAND HALL SECTION 2	53.440	35	3/26/2008
ALGOMA FARMS – REVISED (CAD)	55.980	5	11/12/2008
PREMWOOD (CAD)	5.364	4	9/22/2009
DEER CREEK FARMS (CAD)	21.681	2	4/27/2010
DEERFIELD FARMS (CAD)	16.474	4	4/27/2010
NELSON FARMS, SECTIONS 1, PH A, PT 2	11.666	11	11/10/2010
OLENTANGY FALLS, SEC. 2	17.049	20	10/11/2011
THE ESTATES OF RIVER RUN	16.454	10	5/14/2012
NELSON FARMS, SEC 1, PH A, PT 3	10.670	10	9/26/2012
OLENTANGY CROSSINGS, SEC 6, PH 1	76.237	30	2/26/2013
DERBY GLEN FARMS, SEC 2	8.332	11	3/5/2013
OLENTANGY FALLS, SEC 3	32.536	31	3/12/2013
ROBIN HAVEN, LOT# 2191, DIV# 1	1.598	2	8/1/2013
CARRIAGE COVE (CAD)	8.180	3	9/17/2013
TRAILS END, SEC 1	46.840	45	11/6/2013
RIVER ROCK FARMS	31.126	8	12/5/2013
NELSON FARMS, SEC 2, PH A	16.016	16	1/14/2014
NELSON FARMS, SEC 1, PH C	5.395	4	8/13/2014
TRAIL'S END, SEC 2, PH A	28.72	25	12/31/2014
NELSON FARMS SEC 2, PH B	17.449	21	09/17/2015
DERBY GLEN FARMS, SEC 3	20.12	24	10/08/2015
TRAIL'S END, SEC 2, PH B	15.78	22	10/08/2015
THE HEATHERS AT GOLF VILLAGE, SEC 1	16.65	32	11/24/2015
OLENTANGY FALLS EAST, SEC 1	43.95	36	12/29/2015
LIBERTY TRACE, SEC 1	31.09	36	01/06/2016



Subdivision Name	Acres	Lots	Recorded Date
BOK ESTATES (CAD)	9.02	4	02/16/2016
HARVEST POINT	35.14	38	03/10/2016

The following table represents multi-family, or condominium, uses:

Subdivision Name	Units	Recorded Date
ROUNDHILL CONDO	12	9/28/1978
KENSBOROUGH P. 1	5	9/26/1990
WEDGEWOOD COMMERCE CENTER SEC 1	144	3/15/1994
THE VILLAGE AT WEDGEWOOD CONDOS	9	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 1	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 2	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 4	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 6	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 7	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 7	8	7/21/1994
THE VILLAGE AT WEDGEWOOD CONDOS PH 8	8	7/21/1994
VILLAGE OF WEDGEWOOD	8	7/21/1994
EMERALD LAKES CONDOS 4	16	1/13/1995
EMERALD LAKES CONDOS 5	16	1/13/1995
VISTA CONDOS 1	32	4/13/1995
EMERALD LAKES CONDOS 2	32	8/30/1995
EMERALD LAKES CONDOS 1	32	8/30/1995
EMERALD LAKES CONDOS 1	48	8/30/1995
EMERALD LAKES CONDOS 3	16	8/30/1995
VISTA CONDOS 4	16	4/18/1996
VISTA CONDOS VI	32	5/28/1996
BIG BEAR FARMS SEC 5	83	8/13/1996
VISTA CONDOS 3	32	1/16/1997
WEDGEWOOD COM. CNTR S.3	1	2/6/1997
MANNING WAY CONDO	5	3/25/1997
THE VILL OF CLERMONT CONDOS PH 1 1ST AMND	9	4/4/1997
THE VILL OF CLERMONT CONDOS PH 2 1ST AMND	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 3 1ST AMND	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 4	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 5	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 6	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 7	8	4/4/1997
THE VILL OF CLERMONT CONDOS PH 8	12	4/4/1997
BARRINGTONS AT WEDGEWOOD CONDOS	9	11/24/1997
BARRINGTONS AT WEDGEWOOD VILLA CONDO 1ST AMND	6	11/20/1998
BARRINGTONS AT WEDGEWOOD VILLA CONDO 3RD AMND	6	1/11/1999
ABBOTTSHIRE VILLAGE CONDOS P1	8	3/18/1999
ABBOTTSHIRE VILLAGE CONDOS 1ST AMEND PH 2	4	7/27/1999
BARRINGTONS AT WEDGEWOOD VILLA CONDO 2ND AMND	5	7/27/1999
ABBOTTSHIRE VILLAGE CONDOS 2ND AMND	3	10/28/1999
ORCHARDS AT BIG BEAR FARMS CONDOS	33	2/16/2000
ORCHARDS AT BIG BEAR FARMS CONDOS 5th AMND	12	2/16/2000
ABBOTTSHIRE VILLAGE CONDOS 3RD AMND	2	6/5/2000
ORCHARDS AT BIG BEAR FARMS CONDOS 1ST AMND	12	6/7/2000
ORCHARDS AT BIG BEAR FARMS CONDO 2ND AMND	20	9/22/2000
ABBOTTSHIRE VILLAGE CONDO 4TH AMND	2	12/8/2000
ABBOTTSHIRE VILLAGE CONDOS 10TH AMND	4	12/8/2000
ORCHARDS AT BIG BEAR FARMS CONDOS 4TH AMND	16	3/1/2001
ABBOTTSHIRE VILLAGE CONDOS 5TH AMND	4	6/22/2001



Subdivision Name	Units	Recorded Date
ABBOTTSHIRE VILLAGE CONDOS 6TH AMND	1	7/27/2001
ORCHARDS AT BIG BEAR FARMS CONDOS 3RD AMND	20	12/21/2001
HAMPTONS AT WEDGEWOOD CONDOS	9	4/3/2002
HAMPTONS AT WEDGEWOOD CONDOS 1ST AMND	9	5/9/2002
BARRINGTONS AT WEDGEWOOD VILLA CONDO 4TH AMND	2	5/23/2002
HAMPTONS AT WEDGEWOOD CONDOS 2ND AMND	3	8/14/2002
ABBOTTSHIRE VILLAGE CONDOS 7TH AMND	1	9/11/2002
ABBOTTSHIRE VILLAGE CONDOS 8TH AMND	1	10/16/2002
ABBOTTSHIRE VILLAGE CONDOS 9TH AMND	1	10/23/2002
BARRINGTONS AT WEDGEWOOD VILLA CONDO 5TH AMND	3	12/12/2002
HAMPTONS AT WEDGEWOOD CONDO 3RD AMND	12	12/20/2002
HAMPTONS AT WEDGEWOOD CONDO 4TH AMND	12	8/8/2003
BARRINGTONS AT WEDGEWOOD VILLA CONDO 6TH AMND	2	1/16/2004
HAMPTONS AT WEDGEWOOD CONDO 5TH AMND	6	4/5/2004
HAMPTONS AT WEDGEWOOD CONDO 6TH AMND	6	8/3/2004
BISHOPSGATE CONDO PH 1	4	8/5/2004
BARRINGTONS AT WEDGEWOOD VILLA CONDO 7TH AMND	6	8/31/2004
BISHOPSGATE CONDO PH 2	6	1/21/2005
BARRINGTONS AT WEDGEWOOD VILLA CONDO 8TH AMND	1	3/10/2005
BISHOPSGATE CONDO PH 3	3	3/11/2005
BISHOPSGATE CONDO PH 4	4	7/13/2005
SELDOM SEEN ACRES CONDO	17	9/26/2005
BISHOPSGATE CONDO PH 5	5	12/8/2005
SELDOM SEEN ACRES CONDO 2ND AMND	6	4/18/2006
BISHOPSGATE CONDO PH 6	1	5/9/2006
BISHOPSGATE CONDO PH 7	1	7/11/2006
SELDOM SEEN ACRES CONDO 3RD AMND	2	7/31/2006
SELDOM SEEN ACRES CONDO 4TH AMND	6	9/19/2006
BISHOPSGATE CONDO PH 8	1	10/25/2006
SELDOM SEEN ACRES CONDO 5TH AMND	4	1/29/2007
BARRINGTONS AT WEDGEWOOD CONDO 10TH AMND	1	2/9/2007
SELDOM SEEN ACRES CONDO 1ST AMND	17	4/13/2007
BISHOPSGATE CONDO PH 9	2	4/26/2007
BISHOPSGATE CONDO PH 10	4	9/24/2007
SELDOM SEEN ACRES CONDO 6TH AMND	4	10/24/2007
SELDOM SEEN ACRES CONDO 7TH AMND	2	10/24/2007
KINSALE VILLAGE CONDOS PH 2	4	11/16/2007
SELDOM SEEN ACRES CONDO 8TH AMND	4	11/29/2007
KINSALE VILLAGE CONDOS 2ND AMND PH III	4	3/12/2008
SELDOM SEEN ACRES CONDO 9TH AMND	4	4/10/2008
BISHOPSGATE CONDO PH 11	2	8/28/2008
KINSALE VILLAGE CONDOS PH IV	4	9/12/2008
SELDOM SEEN ACRES CONDO 10TH AMND	4	2/3/2009
BISHOPSGATE CONDO PH 12	2	2/13/2009
BARRINGTONS AT WEDGEWOOD CONDO 11TH AMND	2	6/4/2009
KINSALE VILLAGE CONDOS PH V	4	2/5/2010
SELDOM SEEN ACRES CONDO 12TH AMND	4	2/24/2011
THE KINSALE VILLAGE CONDOS PH VI	4	7/12/2011
SELDOM SEEN ACRES CONDO 13TH AMND	5	8/12/2011
SELDOM SEEN ACRES CONDO 14TH AMND	3	9/21/2011
SELDOM SEEN ACRES CONDO 15TH AMND	2	11/7/2011
THE KINSALE VILLAGE CONDOS PH VII	4	11/10/2011
SELDOM SEEN ACRES CONDO 16TH AMND	3	1/31/2012
SELDOM SEEN ACRES CONDO 17TH AMND	3	3/21/2012
THE KINSALE VILLAGE CONDOS PH VIII	4	4/11/2012
SELDOM SEEN ACRES CONDO 18TH AMND	3	4/13/2012
BISHOPSGATE CONDO PH 13	1	4/26/2012





Subdivision Name	Units	Recorded Date
SELDOM SEEN ACRES CONDO 19TH AMND	2	7/9/2012
SELDOM SEEN ACRES CONDO 20TH AMND	6	8/21/2012
THE KINSALE VILLAGE CONDOS PH IX	4	9/27/2012
SELDOM SEEN ACRES CONDO 21ST AMND	3	11/5/2012
SELDOM SEEN ACRES CONDO 22ND AMND	3	1/4/2013
BISHOPSGATE CONDO PH 14	4	2/11/2013
SELDOM SEEN ACRES CONDO 23RD AMND	3	3/12/2013
SELDOM SEEN ACRES CONDO 24TH AMND	7	3/27/2013
SELDOM SEEN ACRES CONDO 25TH AMND	5	4/9/2013
THE KINSALE VILLAGE CONDOS PH X	4	5/7/2013
SELDOM SEEN ACRES CONDO 26TH AMND	4	5/31/2013
SELDOM SEEN ACRES CONDO 27TH AMND	6	8/20/2013
THE KINSALE VILLAGE CONDOS PH XI	6	8/22/2013
SELDOM SEEN ACRES CONDO 28TH AMND	4	9/23/2013
SELDOM SEEN ACRES CONDO 29TH AMND	2	10/17/2013
SELDOM SEEN ACRES CONDO 30TH AMND	6	11/18/2013
THE KINSALE VILLAGE CONDO PH XII	4	12/3/2013
THE KINSALE VILLAGE CONDOS PH XIII	10	4/24/2014
SELDOM SEEN ACRES CONDO 31ST AMND	6	6/24/2014
THE KINSALE VILLAGE CONDOS PH XIV	4	7/1/2014
KINSALE VILLAGE CONDOS PH XV	6	8/27/2014
WEDGEWOOD PROF VILL CONDO 6 <sup>TH</sup> AMND	3	12/03/2014
SELDOM SEEN CONDOS 33RD AMND	6	03/09/2015
KINSALE VILL CONDOS PH XVI	4	04/24/2015
KINSALE VILL CONDOS PH XVII	4	07/22/2015
KINSALE VILL CONDOS PH XVII	10	09/22/2015
KINSALE VILL CONDOS PH XIX	10	11/06/2015
KINSALE VILL CONDOS PH XX	10	12/23/2015
KINSALE VILL CONDOS PH XXI	4	03/02/2015
KINSALE VILL CONDOS PH XXII	12	06/10/2016

The following table represents non-residential uses and plats with a combination of uses:

Subdivision	Type	Acres	Residential Lots	Non-Residential	Multi-Family Units	Record Date
HYATTSVILLE	Multi	6.885	25	3		5/08/1876
STANBERY ESTATES	Multi	0.521	1			7/23/1928
OLENTANGY CLIFF	Multi	6.333	2	1		6/19/1958
MIDWAY GARDENS	Multi	1.743	2	2		1/12/1960
WEDGEWOOD SEC 1	Commercial	0				9/20/1990
WEDGEWOOD SEC 6	Commercial	8		1		2/14/1992
LOCH LOMOND PARK	Commercial	15.42		5		7/22/1996
BIG BEAR FARMS SEC 4	Institutional	3.66		3		12/20/1996
WEDGEWOOD COM. CNTR S.3	Multi/Commercial	193.15		28	30	2/6/1997
BIG BEAR FARMS S.6A	Commercial	5.76		5		4/8/1998
LOCH LOMOND PARK S.2	Commercial	3.45		1		1/19/1999
LOCH LOMOND PARK S.3	Commercial	2.26		1		1/19/1999
SELDOM SEEN ACRES (C)	Commercial	50.48		11		9/15/1999
MARKET AT BIG BEAR	Commercial	33.96		7		10/20/2000
WEDGEWOOD COMMERCE S3 PA	Commercial	27.59		7		5/9/2001
RESUB OF LOT 1778, WEDGEWOOD S6	Commercial	3.965		3		8/30/2001
ABBINGTON OF POWELL	Commercial	3.64		1		9/14/2001
PARK AT GREIF BROS P 1	Commercial	147.1		10		2/12/2002
THOMAS AND CLARK BREWSTER LANE CONDOS	Commercial	1.8		1		8/9/2002
BIG BEAR FARMS SEC 10	Commercial	28.79		2		12/5/2003
DIVISION 1 OF THE PARK AT GREIF LOT 3868	Commercial	4.41		1		11/28/2005



Subdivision	Type	Acres	Residential Lots	Non-Residential	Multi-Family Units	Record Date
THE PARK AT GREIF SEC 2	Commercial	85.01		2		6/30/2006
SAWMILL PARKWAY EXT./GOLF VILLAGE NORTH	Multi/Institutional	183.93		3	120	9/14/2006
KINSALE VILLAGE CONDOS PH 1	Multi/Commercial			1	4	8/29/2007
WEDGEWOOD COMM. CENTER SEC 3 LOT 2960 DIV 1	Commercial	0				12/5/2007
WEDGEWOOD PROF. VILL. CONDO 1ST AMEND	Commercial					5/29/2008
BIG BEAR FARM SEC 10 LOT# 4615 DIV 1	Commercial	26.9		7		7/9/2008
GOLF VILLAGE NORTH COMMERCIAL REVISED	Commercial	35.82		13		6/9/2009
THE SHOPPES AT LIBERTY CROSSING	Commercial	7.005		4		6/9/2009
WEDGEWOOD PROF. VILLAGE CONDO 4TH AMEND	Commercial					11/14/2011
LOT 5122 OF BIG BEAR FARMS, S10, LT 4615, DIV 1	Commercial	2.139				10/10/2012
WEDGEWOOD PROF. VILL. CONDO 5TH AMEND	Commercial					7/30/2014
SELDOM SEEN ACRES, LOT 3413, DIV 1 (ABOUT KIDS)	Commercial	2.99		1		06/09/2015

## Current Subdivision Projects in Process

Project	Lots	Zoning Approval	Preliminary Subdivision App.	Status
Nelson Farms	61 remaining	December, 1993	May, 2006	Roughly half-built out
Olentangy Falls East	112	November, 2014	September, 2014*	First section(s) underway
The Heathers at Golf Village North	97 remaining	June, 2013	July, 2013, revised from original approval of 2004*	No building activity to date
Liberty Trace	103 remaining	December, 2013	April, 2014*	No building activity to date
Olentangy Falls Sections 4 and 5	37	March, 2004	November, 2013*	No building activity to date
Liberty Bluff	68	November, 2014	February, 2015*	Some clearing, no construction to date
Wedgewood Park N.	14	November, 2014	July, 2015	No building activity to date
Harvest Curve	38	September, 2013	February, 2016*	No building activity to date
Allington Estates	45	October, 2014	July, 2016*	No building activity to date

\*development plans are included below







