

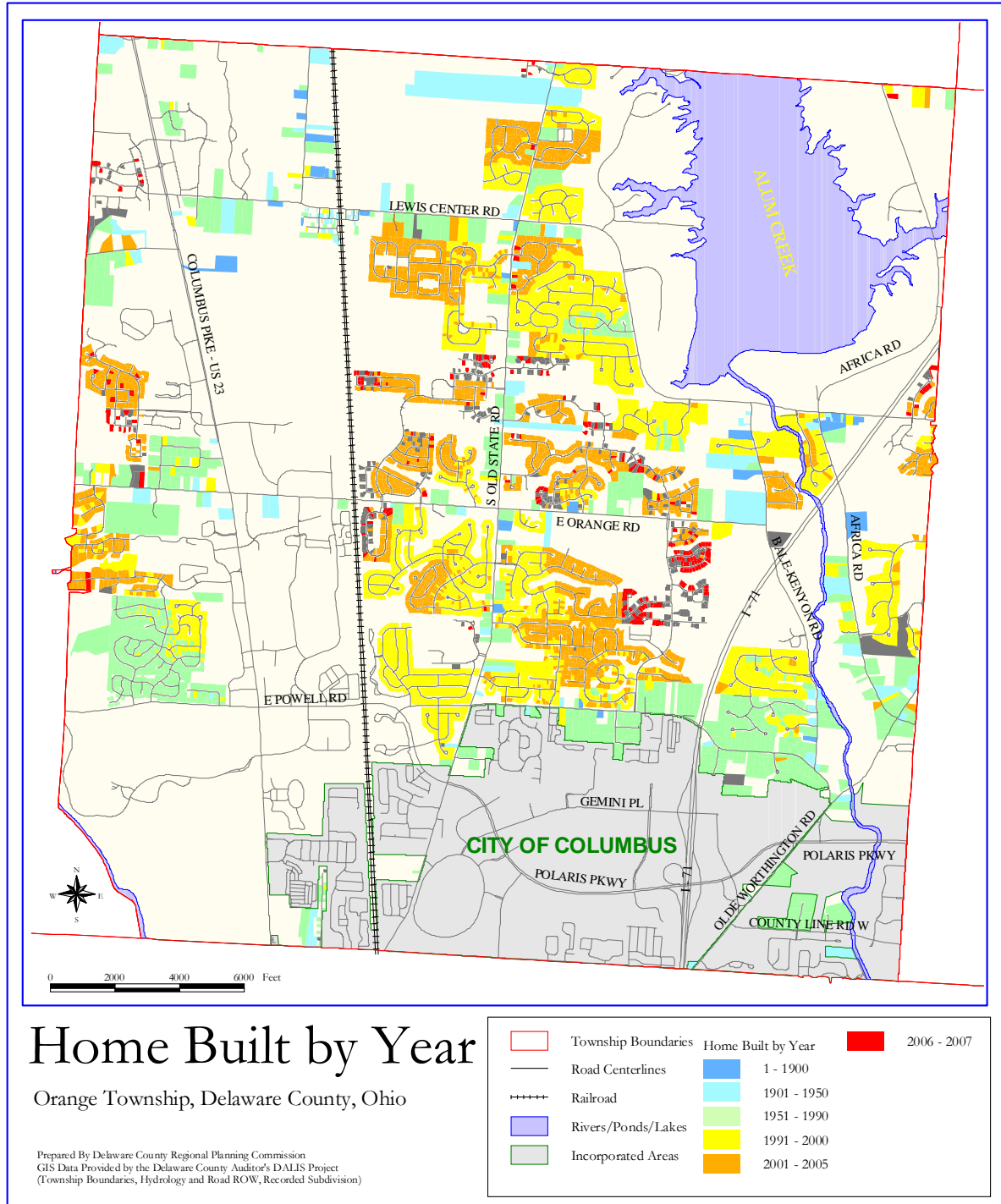
CHAPTER 3

Development and Change

Before exploring the statistics surrounding development and change, it is interesting to see when that growth occurred.

Figure 3.1 displays residential housing by “built date”.

Figure 3.1 Map Showing Year Built for Existing Homes



Township Zoning Activity

The first step in the development process is usually rezoning. Therefore rezoning is a strong indicator of development and change in the township. Figure 3.2 indicates the change in acreage as a result of rezoning requests approved by the Orange Township Zoning Commission since 2000.

Figure 3.2 Approved Rezoning, 2000 to 2008, in Orange Township

Applicant Name	ACRES	FROM	TO	RPCDATE	TWPDATE	SF LOTS	MF UNITS
AIRTIGHT, LTD C/O CON'L	13.25	FR1	PID	1/27/2000	4/17/2000	-	-
PCI (North Orange)	180.62	FR1	SFPRD	2/24/2000	10/25/2000	382	
PCI (North Orange Commercial)	56.91	FR1	PCD	2/24/2000	10/25/2000	-	-
PCI (North Orange Commercial)	82.00	FR1	PCD	2/24/2000	12/18/2000	-	-
MARK GUTENTAG	8.19	FR1	PCD	3/30/2000	6/19/2000	-	-
PCI (Regency at Highland Lakes)	58.97	FR1	SFPRD	9/28/2000	12/18/2000		118
JOHN QUINN	2.23	C-2, PC	PCD	10/26/2000	3/3/2001	-	-
RANDY WILCOX	22.15	C-2	PID	12/28/2000	4/3/2001	-	-
MICHAEL CARRAN	8.26	C-2	PID	12/28/2000	4/3/2001	-	-
GROVER & MARY JOHNSON (Walnut Woods)	28.00	FR1	SFPRD	1/25/2001	4/3/2001	37	
MERIDIAN LAND GROUP (Alum Crossing)	50.40	FR1	SFPRD	4/26/2001	9/25/2001	100	
ROBERT TAEK RO (Glen Oak)	289.87	FR1	SFPRD	5/31/2001	12/6/2001	335	
D & S INVESTMENTS	2.04	FR1	PCD	8/30/2001	10/2/2001	1	
FRANK BARNES (North Pointe Meadows)	41.82	FR1	SFPRD	8/30/2001	10/11/2001	83	
ORANGE HILL DEVELOPMENT (annexed)	13.96	FR1	SFPRD	8/30/2001	10/18/2001		58
ALUM CREEK INC. (McCammon Chase)	64.01	FR1	SFPRD	8/30/2001	12/6/2001	87	
DEL-CO WATER (Land trade)	10.37	FR1	SFPRD	11/29/2001	1/10/2002	1	
PLANNED COMMUNITIES	3.08	FR1	PCD	2/28/2002	5/21/2002	-	-
PLANNED COMMUNITIES (Park Pl. at No. Orange)	21.74	SFPRD	MFPRD	2/28/2002	5/21/2002		84
EPCON GROUP (Villas at Maple Creek)	14.39	FR1	MFPRD	8/29/2002	10/15/2002		56
P.D. PAYKOFF	5.30	FR1	PID	8/29/2002	10/15/2002	-	-
FIFTH THIRD BANK	1.03	PCD	PCD	9/26/2002	10/18/2002	-	-
M.H.D COMPANIES	6.04	FR1	SFPRD	3/27/2003	5/29/2003	11	
PCI (North Orange Condos)	77.93	SFPRD	MFPRD	3/27/2003	7/21/2003	1	219
PCI (Olentangy Crossings)	76.70	FR1	PCD	4/24/2003	10/17/2003	-	-
PCI (Olentangy Crossings)	65.07	FR1	SFPRD	4/24/2003	10/17/2003	104	
PCI (Olentangy Crossings)	16.19	FR1	MFPRD	4/24/2003	10/17/2003		45
CUTLER PROPERTIES	6.30	FR1	SFPRD	8/28/2003	9/30/2003	10	
JACKIT & ANNA MONGKOLLUGSANA	3.47	FR1	PCD	11/20/2003	12/30/2003	-	-
PLANNED COMMUNITIES (Avonlea)	21.00	FR1	SFPRD	12/18/2003	12/30/2003	22	
M/I HOMES (McCammon Estates)	94.99	FR1	SFPRD	12/18/2003	2/22/2005	171	
MTB CORP. (Clear Creek Condos)	14.33	FR1	MFPRD	1/29/2004	9/7/2004		45
CENTEX HOMES (Wilshire 7)	34.61	FR1	SFPRD	5/27/2004	9/7/2004	47	
401 EAST POWELL ROAD LTD.	17.73	PI	PCD	7/29/2004	12/20/2004	-	-
CV REAL PROPERTY (McCammon Condos)	20.00	FR1	MFPRD	8/26/2004	11/29/2004		45
TRIANGLE (Village at Bale Kenyon)	50.00	FR1	MFPRD	10/28/2004	1/11/2005		100
PCI (Olentangy Crossings South)	22.07	FR1	SFPRD	10/28/2004	1/31/2005	37	
PLANNED COMMUNITIES	8.19	FR1	PCD	10/28/2004	1/31/2005	-	-

SILVESTRI HOMES (Lake Shore)	30.00	FR1	SFPRD	10/28/2004	1/31/2005	40	
LITTLE BEAR DEVELOPMENT	42.7	FR1	SFPRD	11/18/2004	7/14/2005	94	
LITTLE BEAR DEVELOPMENT	11.1	FR1	MFPRD	11/18/2004	7/14/2005		58
LITTLE BEAR DEVELOPMENT	30.42	FR1	PCD	11/18/2004	7/14/2005	-	-
SOLID GROUND DEVELOPMENT	1.56	PCD	PCD	11/18/2004	2/7/2005	-	-
3S / HIDDEN RAVINES LLC	1.77	PCD	PCD	1/27/2005	2/10/2005	-	-
THE GLIMCHER CO.	24.42	PCD	PCD	3/31/2005	3/7/2006	-	-
PCI/LEWIS CENTER (Olen Crossings 7)	23.60	MFPRD	MFPRD	6/30/2005	8/11/2005	111	170
PCI/LEWIS CENTER INVEST.	1.50	MFPRD	PCD	6/30/2005	8/11/2005	-	-
SILVESTRI CUSTOM HOMES	74.93	FR1	SFPRD	8/25/2005	10/25/2005	135	0
DAVID PERRY CO.	2.92	FR1	PCD	1/26/2006	4/25/2006	-	-
MORGAN LLC.	2.70	C-2	PCD	2/23/2006	5/11/2006	-	-
KD ORANGE 486 INC. TIRE DISCOUNTS	1.99	PCD	PCD	6/29/2006	8/7/2006	-	-
NOCAR, PEREZ	0.28	FR1	SFRPD	8/31/2006	10/23/2006	1	
ANIMAL HOSPITAL OF POLARIS	1.96	FR1	PCD	8/31/2006	10/23/2006	-	-
PREP POLARIS LLC	1.64	PCD	PCD	10/25/2007	12/6/2007	1	
CARL GIOFFRE CONCRETE CONST.	6.11	FR1	PCD	11/29/2007	5/20/2008	-	-
KD ORANGE 486 INC	12.17	PCD	PCD	7/31/2008	1/5/2009	-	-
JAIN CENTER OF CENTRAL OHIO	5.00	SFPRD	SFPRD	8/28/2008	2/2/2009		
7991 COLUMBUS PIKE LLC	14.32	FR1	PCD	11/20/2008	3/16/2009	-	-
TOTALS						1,830 SF	1,014 MF

Source: DCRPC, February 2009. FR1=Farm Residential, SFPRD=Single-Family Planned Residential, MFPRD=Multi-Family Planned Residential, PC=Planned Commercial and Office, PID=Planned Industrial, C-2=Commercial.

Figure 3.3 Conversion of land through Rezoning by District

	FR-1	SFPRD	MFPRD	C-2	PCD	PID	From Totals
FR-1		1,136.01	126.01	0	369.93	18.55	1,650.50
SFPRD	0		94.12	0	0	0	99.12
MFPRD	0	0		0	1.50	0	25.10
C-2	0	0	0		34.23	30.41	64.64
PCD	0	0	0	0		45.58	45.58
PID	0	0	0	0	17.73		17.73
To Totals	0.00	1,141.01	243.73	0.00	468.97	48.96	1,902.67

Source: DCRPC, February 2009

Figure 3.4 Number of individual zoning cases by year (some may include a mix of uses in a single rezoning)

2000	2001	2002	2003	2004	2005	2006	2007	2008
6	10	6	7	12	5	5	2	3

Out of a total of 52 rezoning cases since 2000, Orange Township saw 1,798.08 acres convert from one use to a different one. The township also reviewed 74.18 acres of changes within the same zoning classification.

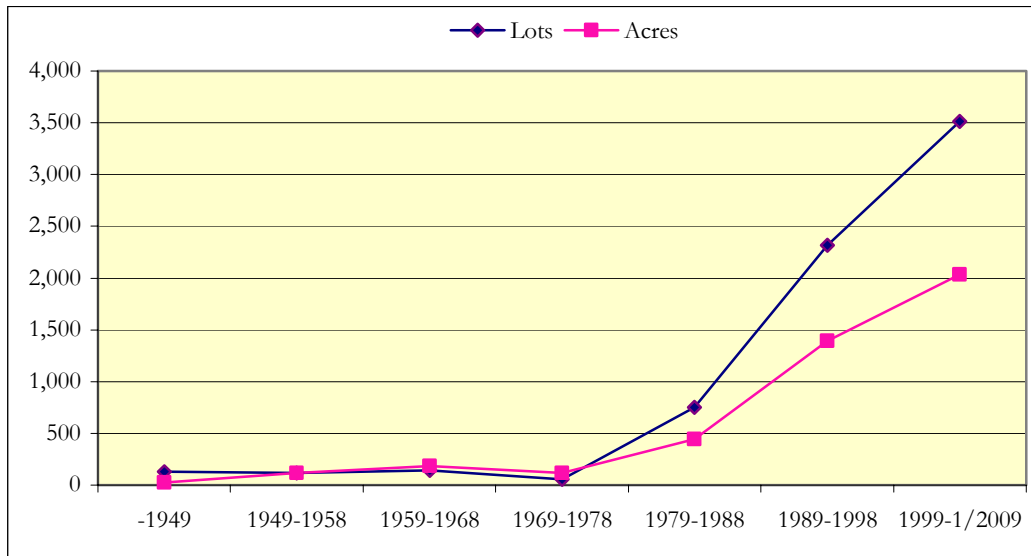
In terms of land, 89% or 1,650.5 acres of the conversion of land use came from the FR-1 zoning district, which is the “base” district. More than a thousand acres (1,141.01) was rezoned to Single Family Planned Residential and 243.73 acres to Multi-Family Planned Residential, both of which allow for more flexible design standards and an approved

development plan. Also, 568.97 acres were rezoned to PCD (Planned Commercial). Only 48.96 acres were rezoned to Planned Industrial, some of which came from the FR-1 district but with the majority coming from the C-2 district. These figures indicate a movement toward more flexible uses with higher densities.

Township Development Activity

Platting activity for new subdivisions is a great indicator of future growth, as it precedes building permits.

Figure 3.5 Platting History, by acreage, in Orange Township



(Data Source: DALIS May, 2007)

New subdivisions

The Delaware County Regional Planning Commission (DCRPC) approves platting for the county (exclusive of incorporated villages and cities). Growth has been highest along the “southern tier” of the county based on the availability of sewer. This section describes the various ways residential and commercial lots can be created.

The simplest form of subdivision in the “NPA” or No Plat lot split. The Ohio Revised Code (ORC) permits a division of a parcel of land along a public street not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. An application for a lot split is approved by the RPC without a plat. The “No-plat” subdivision procedure is required for lots 5 acres or less.

Figure 3.6 indicates no-plat activity in the entire county in 2008 while Figure 3.7 indicates a relatively modest amount of no-plat activity in Orange Township from 2001 to 2008.

Figure 3.6 Delaware County No-Plat Lot Split Statistics, 2008

Township	No.	Acres	Vacant Lots Reviewed
Berkshire	1	2.661	0
Berlin	5	9.772	3
Brown	1	3.823	1
Concord	2	8.875	1
Harlem	2	4.652	1
Kingston	0	0.000	0
Liberty	4	5.015	1
Marlboro	0	0.000	0
Orange	3	7.900	3
Oxford	1	3.03	1
Porter	0	0.000	0
Radnor	0	0.000	0
Scioto	9	17.984	7
Thompson	0	0.000	0
Trenton	1	2.653	0
Troy	2	4.959	1
Total	31	71.324	19

Source: DCRPC, April 2009

Figure 3.7 Orange Township Lot Split Statistics, 2001-2008

Year	Total		Vacant	
	Lots	Acres	Lots	Acres
2001	6	13.193	4	5.026
2002	7	27.577	3	22.491
2003	4	5.93	4	5.93
2004	4	9.238	1	1.465
2005	5	13.938	4	8.952
2006	2	6.04	1	4
2007	0	0	0	0
2008	3	7.9	3	7.9

Source: DCRPC, April 2009

Figure 3.8 Chart Showing Platted Single-Family Subdivisions, by year, in Orange Township, 2000-2008

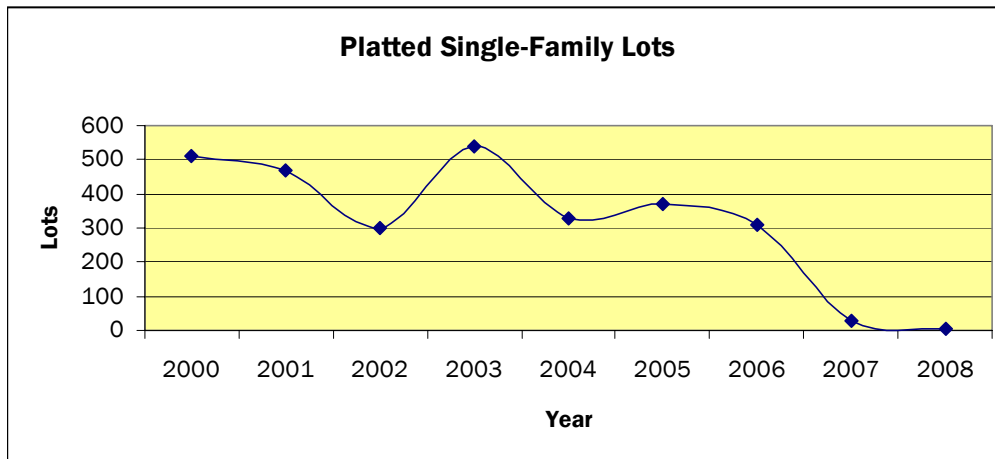


Figure 3.9 Recorded Single-Family Subdivision Detail

Name	Type	Acres	SF Lots	Recorded
WALKER WOOD S. 10 PT 1	SR	16.13	33	1/7/2000
RIVER BEND S 1 P 1	SR	72.88	69	2/6/2000
RIVER BEND SUB SEC 3	SR	24.59	39	2/11/2000
VILLAGES OF OAK CREEK P10, PT B	SR	6.39	20	5/4/2000
BRYN MAWR AT DELAWARE SEC 2 P1	SR	22.73	33	5/25/2000
WILSHIRE S3	SR	12.13	31	7/11/2000
SUMMERFIELD VILLAGE S2 P1	SR	14.85	30	8/4/2000
WILSHIRE ESTATES S 4	SR	14.77	28	9/13/2000
THE SHORES, SEC. 12	SR	35.00	60	9/15/2000
WALKER WOOD S. 7 P 2	SR	13.64	21	10/3/2000
WALKER WOOD S10 P2	SR	3.16	7	10/3/2000
RIVER BEND S1 P. 2	SR	12.92	27	10/25/2000
WALKER WOOD, S. 9	SR	11.86	11	10/25/2000
WALKER WOOD S. 12	SR	10.16	24	10/26/2000
ABBAY KNOLL SEC 2	SR	7.20	12	12/6/2000
ABBAY KNOLL SEC 1	SR	21.78	51	12/6/2000
RIVER BEND S4 P 1	SR	24.42	17	12/29/2000
OLDE STATE FARMS SEC 1	SR	35.34	55	4/11/2001
BRYN MAWR AT DELAWARE. SEC.2 P2	SR	24.66	37	5/24/2001
SUMMERFIELD VILLAGE S2 P3	SR	13.33	39	5/24/2001
SUMMERFIELD VILLAGE S2 P2	SR	6.28	26	5/24/2001
WALKER WOOD S 13	SR	21.23	55	6/19/2001
VILLAGE AT ALUM CREEK SEC 5	SR	26.19	63	8/2/2001
RUSK SUBDIVISION # 2	SR	8.68	3	8/15/2001
WILSHIRE ESTATES S5 PA	SR	16.09	31	8/17/2001
WILSHIRE ESTATES S5 PB	SR	21.90	25	8/17/2001
ABBAY KNOLL SEC 3	SR	31.62	37	9/19/2001
CROSS CREEK SEC 2 PART A	SR	28.19	27	9/21/2001
WALKER WOOD S 14	SR	12.72	34	10/12/2001
VILLAGES OF OAK CREEK SEC 11A	SR	7.83	25	11/16/2001
WALKER WOOD SEC. 5	SR	12.17	14	11/30/2001
RIVERS EDGE @ ALUM CREEK SEC 1	SR	14.04	26	1/25/2002
RIVER BEND S4 PH2	SR	18.36	13	2/7/2002
NORTH ORANGE SEC 2 PH 1	SR	1.08	0	6/13/2002
NORTH ORANGE SEC 3 PH 1	SR	21.77	45	6/13/2002
CROSS CREEK SEC 2 PART B	SR	7.95	29	9/9/2002
VILLAGE AT ALUM CREEK SEC 6	SR	30.01	69	9/23/2002
VILLAGES OF OAK CREEK SEC 11B	SR	8.09	27	10/15/2002
WALNUT WOODS SEC 1	SR	5.38	9	10/21/2002
GLEN OAK SECTION 1	SR	32.14	49	11/20/2002
ESTATES OF GLEN OAK SEC 1 A	SR	13.06	13	12/3/2002
ESTATES OF GLEN OAK SEC 1 PH B	SR	8.11	19	12/3/2002
WILSHIRE ESTATES SEC 6 PH A	SR	36.31	40	1/8/2003

NORTH ORANGE SEC2 PH A&B	SR	24.56	53	2/19/2003
RIVERS EDGE @ ALUM CREEK SEC 2	SR	20.41	41	4/11/2003
NORTH POINTE MEADOWS SEC 1	SR	22.59	42	5/2/2003
McCAMMON CHASE SEC 1	SR	22.04	36	6/25/2003
GLEN OAK SEC2 PH A	SR	9.85	23	8/14/2003
WILSHIRE SEC 6 PH B	SR	19.13	35	8/22/2003
GLEN OAK SEC 2	SR	10.54	36	10/2/2003
WILLOW SPRINGS, N S 2	SR	40.90	60	10/3/2003
ESTATES OF GLEN OAK SEC 2	SR	26.00	28	10/3/2003
VILLAGE AT ALUM CREEK SEC 7	SR	45.81	93	11/14/2003
ABBAY KNOLL SEC 4 PH A	SR	8.96	21	12/11/2003
VILLAGES OF OAK CREEK PH 12	SR	8.32	29	12/12/2003
NORTH ORANGE SEC 3 PH 2 PT A	SR	2.68	1	12/15/2003
McCAMMON CHASE SEC 2	SR	16.07	33	1/2/2004
McCAMMON CHASE SEC 3	SR	26.15	22	1/2/2004
GLEN OAK SEC. 3 PH A	SR	35.98	32	1/29/2004
NORTH ORANGE SEC 2 PH 3 PT A	SR	16.12	36	2/4/2004
NORTH ORANGE SEC 2 PH 3 PT B	SR	17.44	30	2/4/2004
ABBAY KNOLL SEC 4 PH B	SR	14.17	31	2/12/2004
WALNUT WOODS SEC 2	SR	23.33	28	2/20/2004
ESTATES OF GLEN OAK SEC 3 PH A	SR	8.44	27	4/13/2004
ESTATES OF GLEN OAK SEC 3 PH B	SR	8.52	26	5/6/2004
THE SHORES SEC 13	SR	10.74	20	7/15/2004
NORTH POINT MEADOWS SEC 2	SR	19.28	41	10/25/2004
CROSS CREEK SEC 3 PH B	SR	11.42	25	5/16/2005
GLEN OAK SEC 3 PH B	SR	11.97	41	5/25/2005
ESTATES OF GLEN OAK SEC 4 PH A	SR	11.64	32	5/25/2005
OLDE STATE FARMS SEC 2	SR	27.34	30	5/26/2005
McCAMMON ESTATES SEC 1 PH A	SR	19.08	35	6/8/2005
MCCAMMON ESTATES, SECTION 1, PHASE B	SR	1.23	3	8/18/2005
MCCAMMON ESTATES, SECTION 2	SR	36.16	56	8/18/2005
AVONLEA	SR	11.19	20	9/16/2005
NORTH ORANGE SEC 3 PH 2 PT C	SR	0.00	31	11/17/2005
ABBAY KNOLL SEC 5 PH A	SR	18.78	26	11/30/2005
ABBAY KNOLL SEC 5 PH B	SR	13.34	18	11/30/2005
ALUM CROSSING SEC 1	SR	30.20	52	12/29/2005
OLENTANGY CROSSING SOUTH SEC 1	SR	34.82	41	1/2/2006
AFRICA ROAD ESTATES SUB	SR	10.33	3	3/14/2006
GLEN OAK SEC 4	SR	20.14	30	4/11/2006
MCCAMMON ESTATES SEC 3 PH A	SR	0.00	54	6/21/2006
MCCAMMON ESTATES SEC 4	SR	0.00	19	6/21/2006
WILSHIRE SEC 7	SR	35.35	49	6/29/2006
MCCAMMON ESTATES, SECTION 3, PHASE B	SR	2.22	4	9/7/2006
OLENTANGY CROSSINGS SEC 5	SR	41.07	69	10/10/2006
LAKE SHORE	SR	31.15	41	11/14/2006

GLEN OAK, SEC 6	SR	21.10	27	6/28/2007
GLEN OAK SEC 9	SR	3.18	7	2/13/2008
CROSS CREEK SEC 3 PH A	SR			1/20/2009
TOTAL Single Family Units, 2000-2008			2,909	

Source: D.A.L.I.S., 2009. Figures represented gross platted acreage and residential lots. Acreage may also include open space areas. SR=Single-Family

Figure 3.10 Chart Showing Recorded Multi-Family Plats in Orange Township, 2000-2008

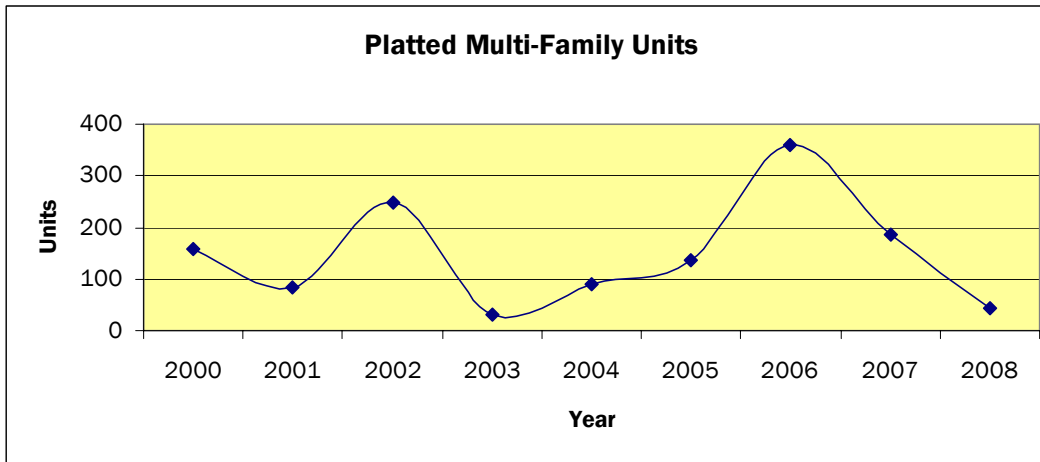


Figure 3.11 Recorded Multi-Family Plat Detail

Name	Type	Acres	MF Units	Recorded
THE VILLAGE AT WALKER WOODS CONDOS	MR	3.23	13	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 1	MR	1.71	8	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 2	MR	1.35	8	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 3	MR	1.10	8	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 4	MR	1.13	8	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 5	MR	0.60	4	1/25/2000
THE VILLAGE AT WALKER WOODS CONDOS PH 6	MR	1.14	8	1/25/2000
THE VILLAS AT RIVERBEND CONDOS	MR	4.70	25	2/29/2000
THE VILLAS AT RIVERBEND CONDOS 1ST AMENDMENT	MR	1.83	16	6/15/2000
THE VILLAS AT RIVERBEND CONDOS 2ND AMENDMENT	MR	3.10	16	9/22/2000
THE VILLAGE AT WALKER WOODS CONDOS 7TH AMENDMENT	MR	5.18	24	11/14/2000
THE VILLAS AT RIVERBEND 3RD AMENDMENT	MR	2.80	20	12/11/2000
THE VILLAS AT RIVERBEND 4TH AMENDMENT	MR	3.27	16	2/16/2001
THE VILLAGE AT WALKER WOODS CONDOS 8TH AMENDMENT	MR	4.30	28	6/12/2001
THE VILLAS AT RIVERBEND 5TH AMENDMENT	MR	2.81	16	6/21/2001
THE VILLAS AT RIVERBEND 6TH AMENDMENT	MR	1.97	12	9/18/2001
THE VILLAS AT RIVERBEND 7TH AMENDMENT	MR	2.10	12	11/20/2001
THE VILLAS AT RIVERBEND 8TH AMENDMENT	MR	11.00	8	3/12/2002
NORTH ORANGE SEC 1 PH 1	MR	71.38	161	6/13/2002
HIDDEN SPRINGS CONDOS CORRECTON AMENDMENT	MR	0.00	24	10/21/2002
HIDDEN SPRINGS CONDOS 1ST AMENDMENT	MR	0.00	40	10/30/2002
HIDDEN SPRINGS CONDOS 3RD AMENDMENT	MR	1.38	16	12/2/2002

HIDDEN SPRINGS CONDOS 2ND AMENDMENT	MR	3.00	24	7/26/2003
REGENCY AT HIGHLAND LAKES CONDO	MR	0.00	3	10/31/2003
REGENCY AT HIGHLAND LAKES CONDO 1ST AMENDMENT	MR	0.79	3	12/16/2003
REGENCY AT HIGHLAND LAKES CONDO 2ND AMENDMENT	MR	0.43	2	3/30/2004
REGENCY AT HIGHLAND LAKES CONDO 3RD AMENDMENT	MR	0.66	3	4/29/2004
REGENCY AT HIGHLAND LAKES CONDO 4TH AMENDMENT	MR	1.79	4	5/28/2004
HIDDEN SPRINGS CONDOS 4RTH AMENDMENT	MR	2.87	24	6/17/2004
PARK PLACE VILL. AT NORTH ORANGE CONDO	MR	1.18	4	7/19/2004
REGENCY AT HIGHLAND LAKES CONDO 5TH AMENDMENT	MR	1.31	2	8/26/2004
REGENCY AT HIGHLAND LAKES CONDO 6TH AM AMENDMENT END	MR	2.70	5	9/21/2004
THE VILLAGE AT NORTH FALLS CONDOS	MR	4.75	16	12/3/2004
VILLAS AT MAPLE CREEK CONDOS 4TH AMENDMENT	MR	6.16	24	12/3/2004
REGENCY AT HIGHLAND LAKES CONDO 7TH AMENDMENT	MR	11.03	5	12/8/2004
PARK PLACE VILL. AT NORTH ORANGE CONDO 1ST AMENDMENT	MR	3.05	6	1/21/2005
VILLAS AT MAPLE CREEK CONDOS 5TH AMENDMENT	MR	5.84	20	2/2/2005
PARK PLACE VILL. AT NORTH ORANGE CONDO 3RD AMENDMENT	MR	0.50	1	2/17/2005
REGENCY AT HIGHLAND LAKES CONDO 8TH AMENDMENT	MR	0.00	2	2/17/2005
THE VILLAGE AT NORTH FALLS CONDO 1ST AMENDMENT	MR	5.06	12	2/23/2005
HIDDEN SPRINGS CONDOS 5TH AMENDMENT	MR	0.97	16	4/1/2005
THE VILLAGE AT NORTH FALLS CONDO 2ND AMENDMENT	MR	0.00	12	5/6/2005
REGENCY AT HIGHLAND LAKES CONDO 9TH AMENDMENT	MR	0.00	1	7/8/2005
THE VILLAGE AT NORTH FALLS CONDO 3RD AMENDMENT	MR	0.00	12	7/21/2005
HIDDEN SPRINGS II CONDO	MR	0.00	37	8/1/2005
PARK PLACE VILLAGE NORTH ORANGE CONDO 2ND AMENDMENT	MR	0.00	4	10/3/2005
THE VILLAGE AT NORTH FALLS CONDO 4TH AMENDMENT	MR	0.00	12	12/6/2005
HIDDEN SPRINGS CONDO 6TH AMENDMENT	MR	0.00	16	1/4/2006
THE VILLAGE AT NORTH FALLS CONDO 5TH AMENDMENT	MR	0.00	12	2/22/2006
REGENCY AT HIGHLAND LAKES CONDO 10TH AMENDMENT	MR	0.00	5	3/15/2006
REGENCY AT HIGHLAND LAKES CONDO 11TH AMENDMENT	MR	0.00	1	5/31/2006
THE VILLAGE AT NORTH FALLS CONDO 6TH AMENDMENT	MR	0.00	8	6/14/2006
PARK PLACE VILLAGE NORTH ORANGE CONDO 4TH AMENDMENT	MR	0.00	4	9/1/2006
REGENCY AT HIGHLAND LAKES CONDO 12TH AMENDMENT	MR	5.18	1	9/6/2006
OLENTANGY CROSSINGS SEC 2	C/MR	59.26	96	10/10/2006
THE VILLAGE AT NORTH FALLS CONDO 7TH AMENDMENT	MR	0.00	4	11/8/2006
REGENCY AT HIGHLAND LAKES CONDO 13TH AMENDMENT	MR	0.00	4	11/20/2006
OLENTANGY CROSSINGS SEC 7	C/MR	41.05	170	12/1/2006
LITTLE BEAR VILLAGE SEC 1 PH B	SR/MR	52.14	40	12/19/2006
THE VILLAGE AT BALE KENYON CONDOS PH 1	MR	0.00	5	1/17/2007
THE VILLAGE AT NORTH FALLS CONDO 8TH AMENDMENT	MR		4	4/17/2007
SLATE CREEK AT NORTH ORANGE CONDO	MR		16	4/19/2007
THE VILLAGE AT BALE KENYON CONDOS 1ST AMENDMENT	MR		4	4/20/2007
REGENCY AT HIGHLAND LAKES CONDO 14TH AMENDMENT	MR	0.00	3	5/18/2007
PARK PLACE VILLAGE NORTH ORANGE CONDO 5TH AMENDMENT	MR		6	7/12/2007
THE VILLAGE AT NORTH FALLS CONDO 9TH AMENDMENT	MR		8	8/1/2007
THE VILLAGE AT BALE KENYON CONDOS 2ND AMENDMENT	MR		4	8/20/2007

REGENCY AT HIGHLAND LAKES CONDO 15TH AMENDMENT	MR		1	8/23/2007
REGENCY AT HIGHLAND LAKES CONDO 16TH AMENDMENT	MR		1	9/17/2007
PARK PLACE VILLAGE NORTH ORANGE CONDO 6TH AMENDMENT	MR		2	10/17/2007
THE VILLAGE AT NORTH FALLS CONDO 10TH AMENDMENT	MR		4	11/1/2007
REGENCY AT HIGHLAND LAKES CONDO 17TH AMENDMENT	MR		1	11/14/2007
ORANGE CENTRE	MR/C/INST	59.96	128	12/18/2007
LITTLE BEAR CONDO	MR	0.00	4	1/3/2008
PARK PLACE VILLAGE NORTH ORANGE CONDO 7TH AMENDMENT	MR		4	3/26/2008
LITTLE BEAR CONDO 1ST AMENDMENT	MR		4	4/15/2008
REGENCY AT HIGHLAND LAKES CONDO 18TH AMENDMENT	MR		1	5/22/2008
SLATE CREEK AT NORTH ORANGE CONDO 1ST AMENDMENT	MR		5	6/3/2008
HIDDEN SPRINGS II CONDO 1ST AMENDMENT	MR		16	6/17/2008
PARK PLACE VILLAGE NORTH ORANGE CONDO 8TH AMENDMENT	MR		2	6/19/2008
THE VILLAGE AT BALE KENYON CONDOS 3RD AMENDMENT	MR		4	8/7/2008
PARK PLACE VILLAGE AT NORTH ORANGE CONDO 9TH AMENDMENT	MR		2	8/20/2008
PARK PLACE VILLAGE NORTH ORANGE CONDO 10TH AMENDMENT	MR		2	10/31/2008
REGENCY AT HIGHLAND LAKES CONDO 19TH AMENDMENT	MR			1/21/2009
REGENCY AT HIGHLAND LAKES CONDO 19TH AMENDMENT	MR			1/21/2009
TOTAL Multi-family Units, 2000-2008			1,337	

Source: DALIS, 2009. Data includes unit count based on recorded plats. Amended plats may cause units to be counted more than once. MR=Multi-Family Residential, SR=Single-Family Residential, C=Commercial, INST=Institutional.

Figure 3.12 Chart Showing Recorded Non-Residential Plats in Orange Township, 2000-2008

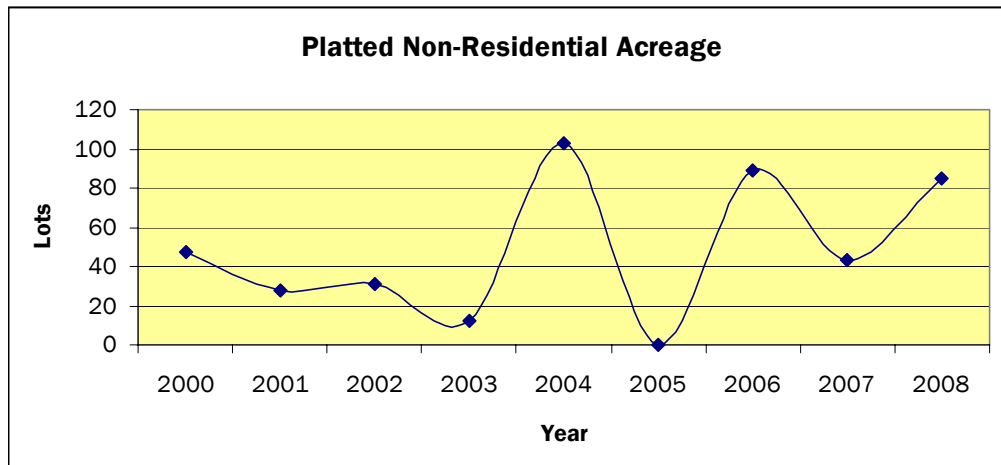


Figure 3.13 Recorded Non-Residential Plat Detail

Name	Type	Acres	Lots	Recorded
HIGH PARK CENTER	C	19.20	0	9/25/2000
US ROUTE 23 / POWELL RETAIL	C	19.36	0	10/11/2000
ORANGE POINT COMMERCE PARK P 2	C	8.80	0	12/22/2000
NORTHBROOKE CORPORATE CENTER PH 2	C	28.10	0	6/1/2001
GREEN MEADOWS COMMERCE CENTER	C	0.00	0	9/6/2001
ORANGE POINT COMMERCE PARK PH 4 PT 1	C	17.66	0	5/21/2002
GREEN MEADOWS COMMERCE CENTER CONDOS	C	13.50	0	7/11/2002

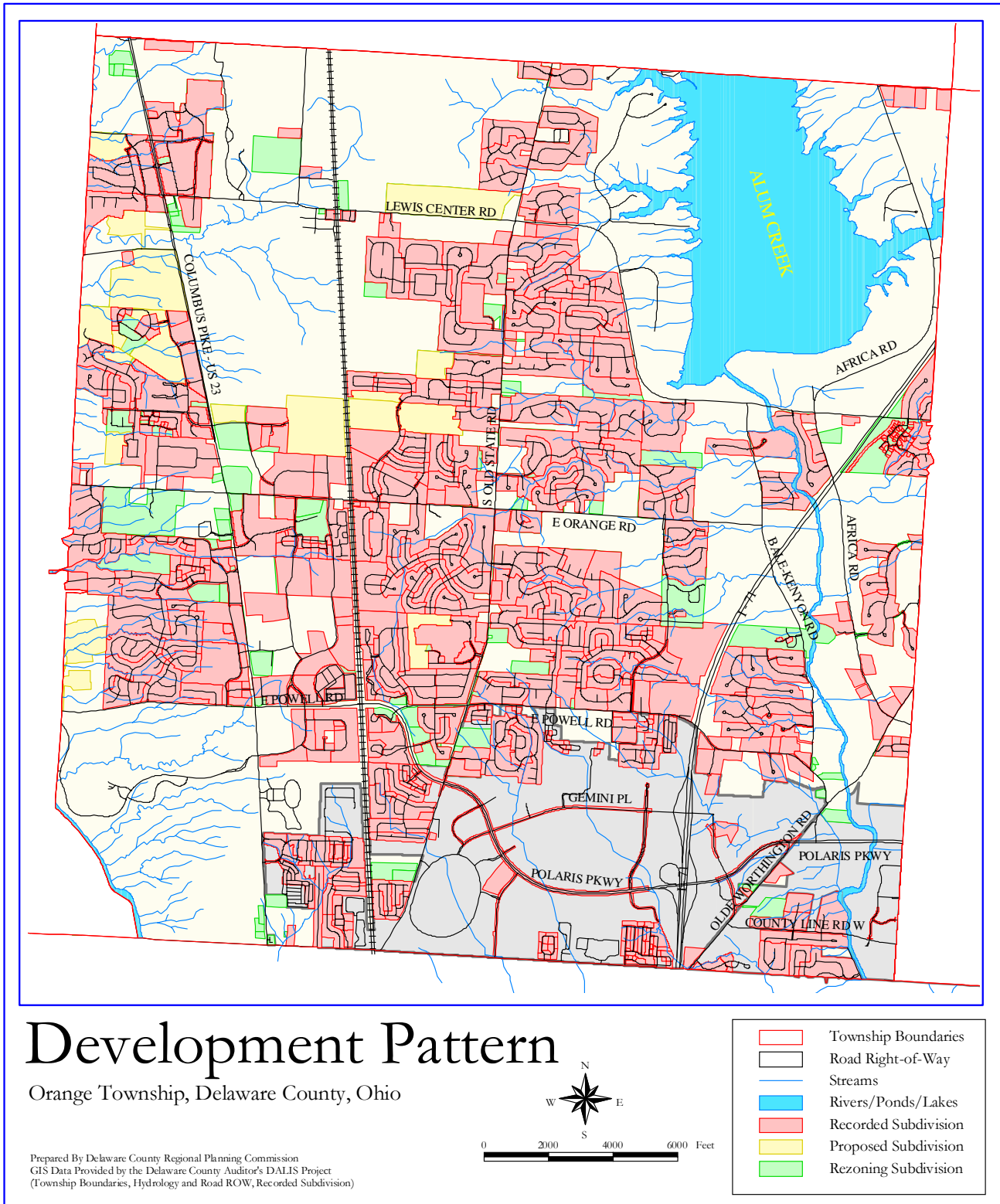
RESUB OF LOT 1759 THE CAMPUS AT HIDDEN RAVINES	C	3.82	0	5/22/2003
ORANGE POINT COMMERCE CENTER PHASE 4 SEC2	C	8.79	0	8/11/2003
GREEN MEADOWS COMMERCE CENTER CONDOS 2ND AMEND	C	30.52	0	2/9/2004
NORTH ORANGE SEC 1 PH 3	C	15.86	0	2/17/2004
NORTH ORANGE SEC 1 PH 2 PART A	C	18.13	0	2/17/2004
NORTH ORANGE SEC 1 PH 2 PT B	C	16.85	0	2/17/2004
GILTZ	C	8.19	0	5/10/2004
SUB OF LOT NO 4268	C	0.00	0	5/19/2004
HIGH PARK CENTER RE-PLAT	C	13.40	0	6/23/2004
86 HIDDEN RAVINES DRIVE CONDO	C	0.00	0	3/2/2005
RESUB OF LOT 1147 ORANGEPOINT SUB NO 2	I	0.00	0	5/13/2005
DIVISION 1 RIVER BEND SUB SEC 2 LOT 4266	C	0.00	0	9/16/2005
OLENTANGY CROSSINGS SEC 1	ROW	16.00	0	3/13/2006
OLENTANGY CROSSINGS SEC 2(acreage is commercial only)	C/MR	40.571	96	10/10/2006
OLENTANGY CROSSINGS SEC 4	C	23.38	0	10/10/2006
LITTLE BEAR VILLAGE SEC 1 PHASE A	C	7.95	0	10/11/2006
OLENTANGY CROSSINGS SEC 7 (acreage is commercial only)	C/MR	1.039	170	12/1/2006
OLENTANGY CROSSING SOUTH SEC 2	C	5.57	0	1/9/2007
OLENTANGY CROSSING SEC 2 LOT 7352 DIVISION 1	C	3.925	0	2/7/2007
DIVISION 2 RIVER BEND SUB SEC 2 LOT 4266	C	2.86	0	4/27/2007
LITTLE BEAR VILLAGE SEC 1 DIV 1	C	5.15	1	5/3/2007
ORANGE CENTRE (acreage is commercial only)	MR/C/INST	25.912	128	12/18/2007
OLENTANGY CROSSINGS SEC 2 LOT#7352 DIV#2	C	3.93	0	3/12/2008
VENTURE DRIVE OFFICE CONDOS	C	2.335	0	5/23/2008
HIGH PARK CENTER REPLAT OF LOT 4924 (LOT 6609 & 6612, DIV# 1)	C	11.49	0	7/11/2008
GREEN MEADOWS INDUSTRIAL PARK, PH 1, LOY 709, DIV 1	C	15.68	0	8/1/2008
ORANGE CENTRE, LOT 7491, DIV. 1	C	7.09	0	8/15/2008
ORANGE CENTRE, LOT 7496, DIV. 1	C	9.08	0	8/15/2008
OLENTANGY CROSSINGS SEC 2, LOT 7353, DIV 1	C	34.89	0	11/12/2008
NORTH ORANGE SEC 1 PH 2 PT B LOT 6606 DIVISION #1	C		0	1/29/2009
TOTAL Non-Residential Acreage, 2000-2008		439		

Source: DALIS, 2009. Data includes gross acreage for all platted developments and may include dedicated right-of-way. Further divisions ("Division #1 etc.") may cause acreage to be counted more than once. C=Commercial, ROW=Right of Way, MR=Multi-family Residential, I=Industrial, INST=Institutional.

From this data, it is clear that the intensity of larger residential developments spiked in 2003 and multi-family peaked in 2006. Meanwhile, commercial platting, which often follows residential growth, saw jumps in 2004, 2006 and 2008.

The Development Pattern Map on the following page (Figure 3.14) indicates zoning activity (green), active subdivision cases (yellow) and platted subdivisions (red). The color indicates the most recent activity as of the date of its printing. In other words, a rezoning case for which a preliminary subdivision or sketch plan has been filed will appear as yellow. When that subdivision is platted, it will appear as red.

Figure 3.14 Development Pattern Map



Source: RPC, February 2009

Regional Development Activity

To understand future growth pressures for Orange Township, the recent development pressures of the region (all non-municipal areas in the county) must also be considered.

Subdivision lots follow a process that includes an informal sketch plan review, preliminary plan review, final plat review and approval and finally, recording the subdivision plat which creates the lots to be sold. Developers often pause in the platting process, based on market demand or development and engineering issues. The DCRPC continually tracks the progress of subdivisions. Figure 3.15 demonstrates the status of each lot reviewed by Commission.

Figure 3.15 Total Number of Available Lots and Multi-Family Units in Delaware County Townships at the end of:

	2003	2004	2005	2006	2007	2008	Orange 08
Single-family zoning approved (not platted)	480	1,474	1,496	1,371	1,486	1,386	168
Single-family zoning pending (not platted)	361	1,422	780	214	12	0	0
Sketch plan reviewed	262	836	550	131	479	71	10
Overall preliminary subdivisions approved	88	41	47	47	47	0	0
Expired subdivision lots (can be restored)	763	765	727	717	576	1,156	71
Preliminary approved subdivisions	2,615	2,388	2,443	2,096	1,951	1,889	395
Final subdivision approved (not recorded)	471	360	182	265	74	63	33
Unbuilt recorded lots	3,349	2,592	1,925	2,248	2,066	1,835	420
Multi-family without building permit	1,282	2,140	3,638	3,972	3,767	3,019	949
Totals*	9,671	11,573	11,788	11,061	10,458	9,419	2,046

* Totals are not necessarily the sum of all categories, since there can be zonings that are also expired subdivisions. (Source: DCRPC, April 2009)

This table indicates that 9,419 lots were in the platting “pipeline” at the end of 2008. This means that these lots are somewhere in the development process and have a strong likelihood of being completed in the next few years. Based on the average number of building permits that have been issued in Delaware County over the past five years (1,382/year) these lots in the “pipeline” represent 9.1 years of supply for development. This time period has been increasing over the last few years as development has slowed.

Looking at these same figures for Orange Township exclusively, there are 2,046 units in the pipeline. Of these, 1,097 were in single-family development. Looking back at the building permit data, Orange Township has seen an average of 351 permits per year over the past five years. It would take a little over three years to complete all the lots in the pipeline. This is considered a normal supply. If the pace of building remains where it was in 2008 (129 per year), it would take much longer.

Township Boundaries & Annexations

Orange Township was established in 1808 as a 26.4 square mile township. Beginning in 1988, annexations have removed 2,604 acres, or 4.07 square miles from the township. More than 2,079 acres were annexed in the 1990s with Polaris (1,206.8 ac.) as the largest. The cities of Westerville and Columbus have converged on Worthington Road, which has become the de facto east/west Columbus and Westerville boundary.

Figure 3.16 Orange Township Annexations by Year

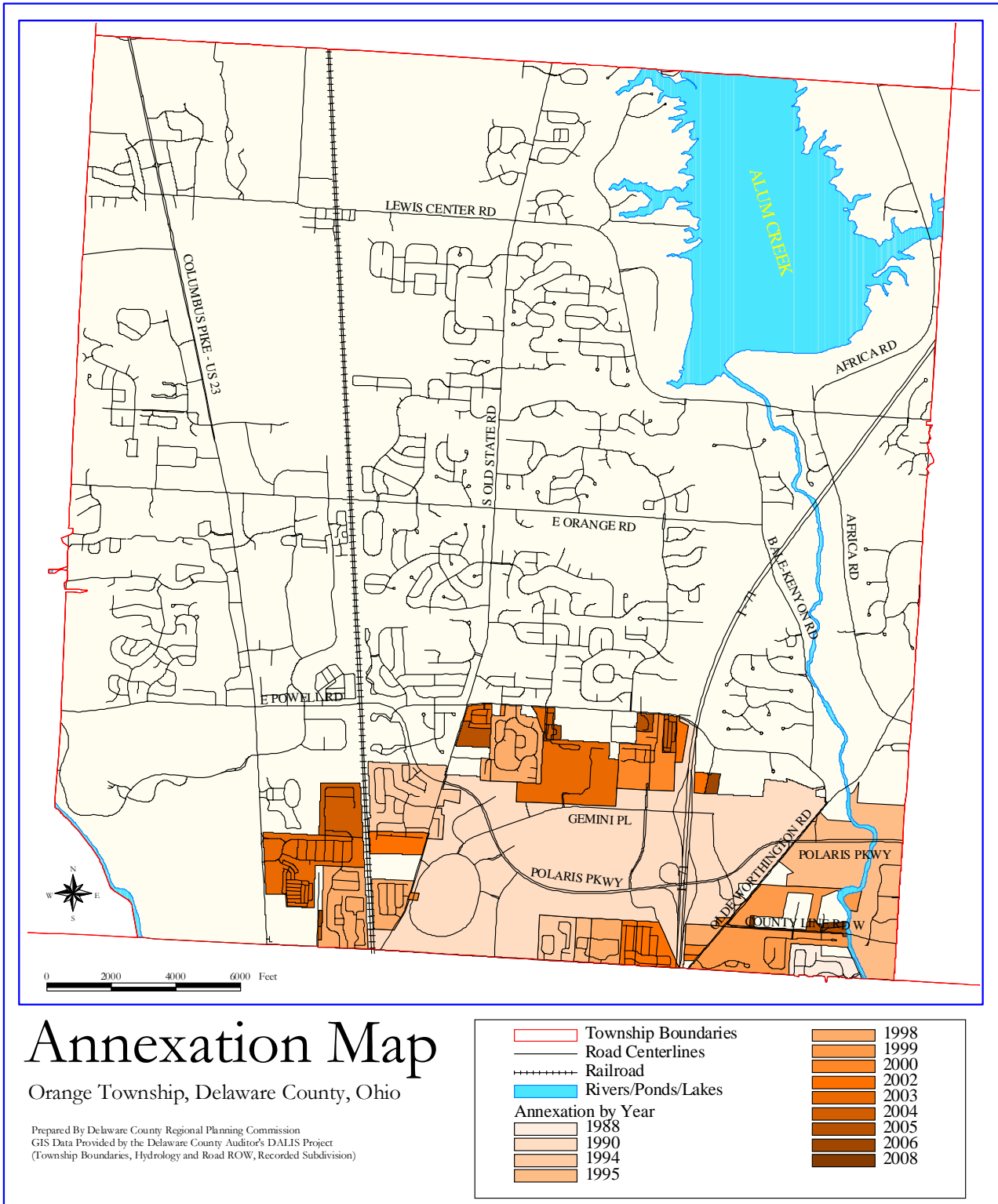


Figure 3.17 Listing of Annexations in Orange Township

Year	Acreage	Location	City
1988	38.50	Hanawalt Road	Westerville
1990	1,206.80	Polaris	Columbus
1994	35.40	Lazelle Road	Columbus
1994	118.62	S. Old State Rd.	Columbus
1995	268.00	Worthington Road	Westerville
1995	15.03	Lazelle Road (east)	Columbus
1998	5.01	Barley Loft Drive	Columbus
1998	13.67	Worthington Road	Columbus
1998	30.00	Lazelle (east)	Columbus
1998	36.77	S. Old State Road	Columbus
1998	79.80	Lazelle Road	Columbus
1998	80.10	E. Powell Road	Columbus
1999	.27	Smothers Road (ROW)	Westerville
1999	50.80	Worthington Road	Westerville
1999	97.95	Worthington Road	Westerville
1999	3.00	Worthington Road (ROW)	Westerville
2000	1.15	E. Powell Road	Columbus
2000	1.50	S. Old State Road	Columbus
2000	3.95	Worthington Road	Columbus
2000	35.08	Lyra Drive/Gemini Parkway	Columbus
2000	31.12	Lyra Drive/Gemini Parkway	Columbus
2000	2.03	Worthington Road	Columbus
2002	15.00	Lazelle (east)	Columbus
2002	8.295	E. Powell Road	Columbus
2002	5.68	Colonial Meadows/Orion Place	Columbus
2002	1.83	Worthington Road	Columbus
2002	32.40	Lazelle Road (east)	Columbus
2002	27.72	S. Old State Road	Columbus
2003	107.71	US 23/Olentangy Meadows	Columbus
2003	12.55	E. Powell Road/S. Old State	Columbus
2003	119.66	E. Powell Road/Christ the King	Columbus
2004	1.06	Arnold Place	Columbus
2004	48.44	US 23/Olentangy Meadows	Columbus
2004	4.86	E. Powell Road/Abbey Orchard	Columbus
2004	10.91	E. Powell Road	Columbus
2004	6.99	Maxtown/State St. (ROW)	Westerville
2005	2.25	E. Powell Road/Abbey Orchard	Columbus
2005	8.88	County Line Road (ROW)	Westerville
2005	6.45	E. Powell Road	Columbus
2005	14.5	S. Old State	Columbus
2006	5.36	Colonial Meadows/Orion Place	Columbus
2006	1.32	Arnold Place	Columbus
2008	2.843	County Line Road	Westerville
2008	.93	County Line Road	Westerville
2008	4.40	County Line Road	Westerville
Totals	2604.588 ac.		