

*Welcome to
Delaware Citizens Academy 2016*

EST 1808



Planning & Community Development

Who Do We Work With?

State of Ohio	Architects	Contractors
MORPC	EST 1808 Engineers	Developers
DCRPC	Landscape Architects	Lenders
County	Planners	Surveyors
Township	Attorneys	Appraisers
Elected Officials	Consultants	Title Companies
Citizens	Real Estate Pro's	Builders
	Businesses	

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**VITTE
PARKER**



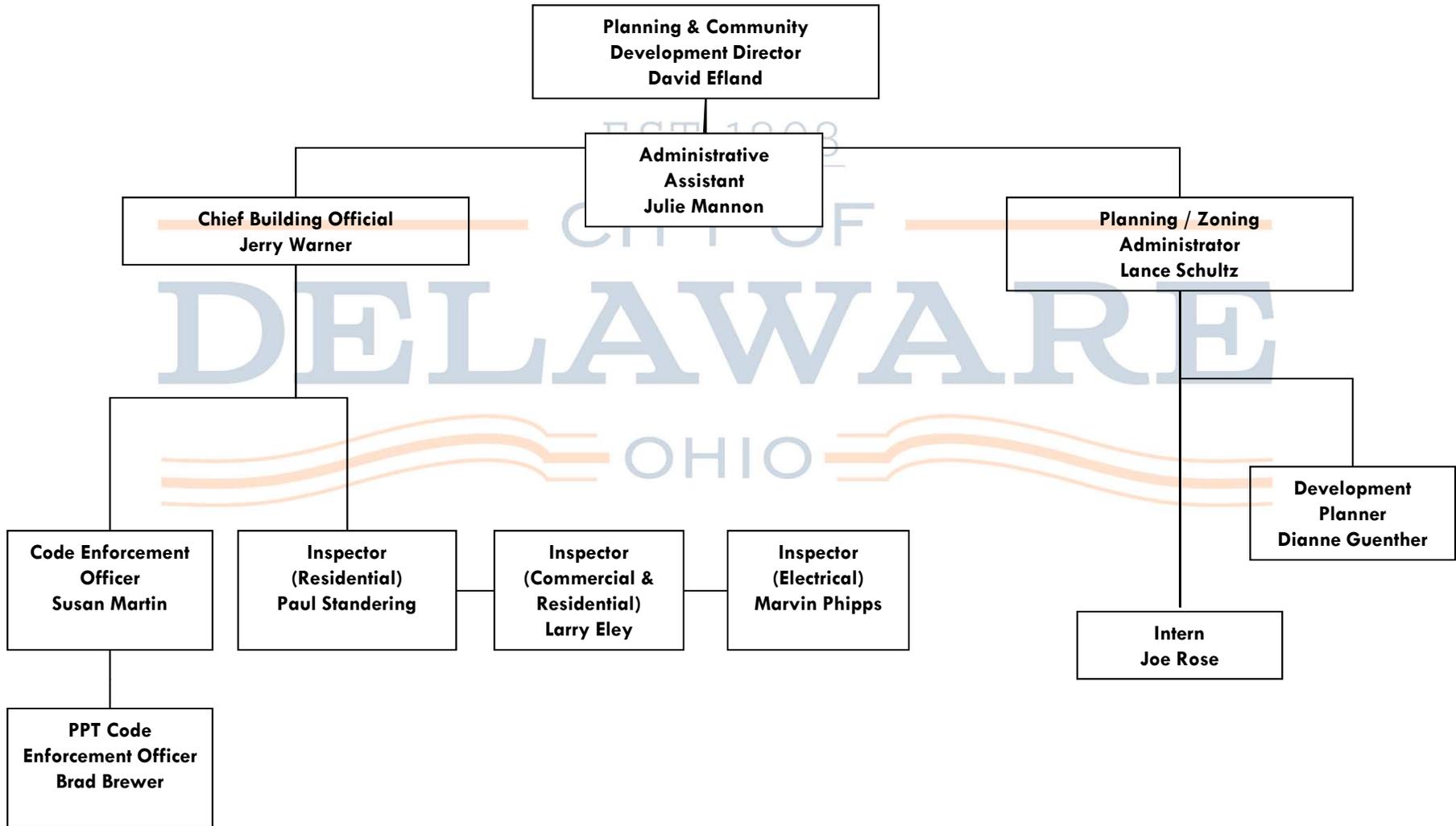
Why?

- State enabling legislation
- Police Power
- Efficient use of resources
- Maintain property values / investment values
- Vision of the community / Implement Comp Plan
- We are in the City Charter: Article XXII – City Planning, Zoning, and Platting!

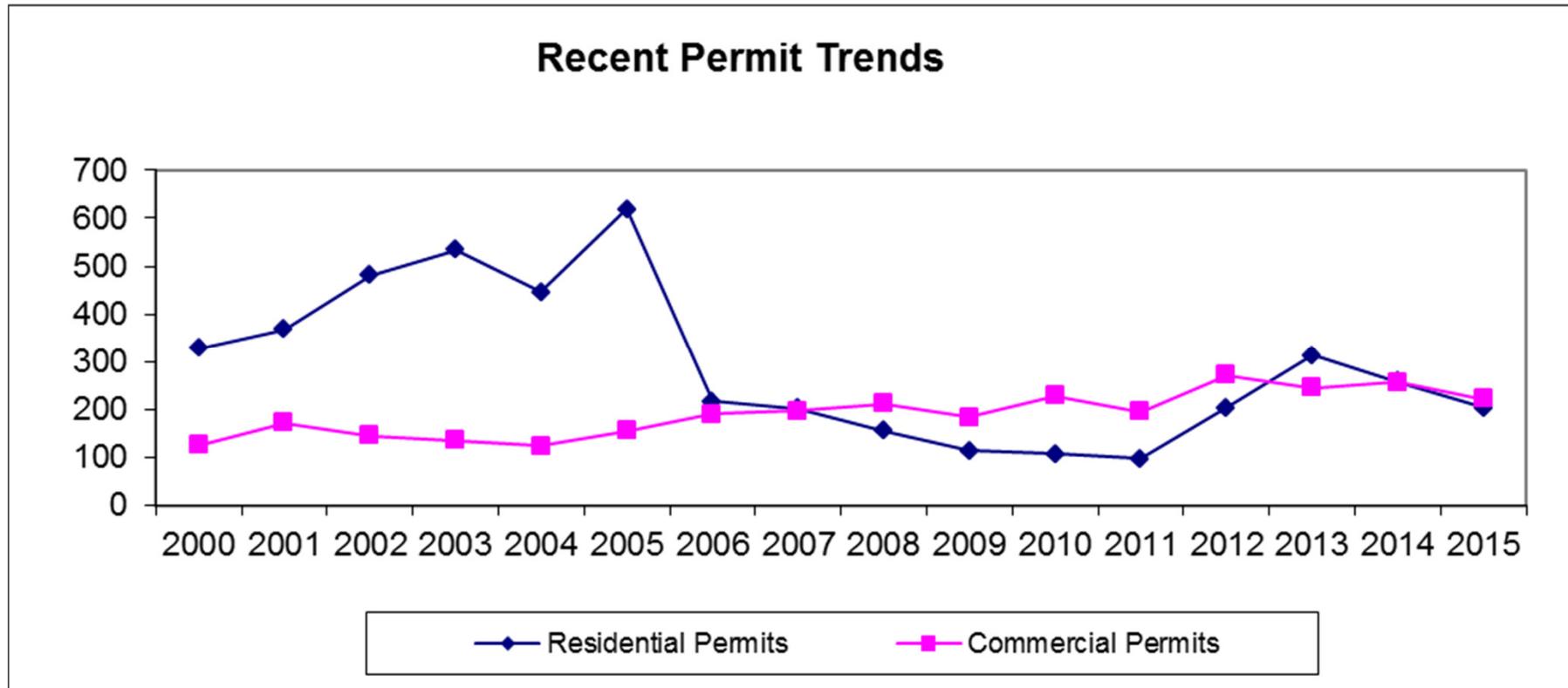
City of Delaware

Planning & Community Development

Functional Organization Chart

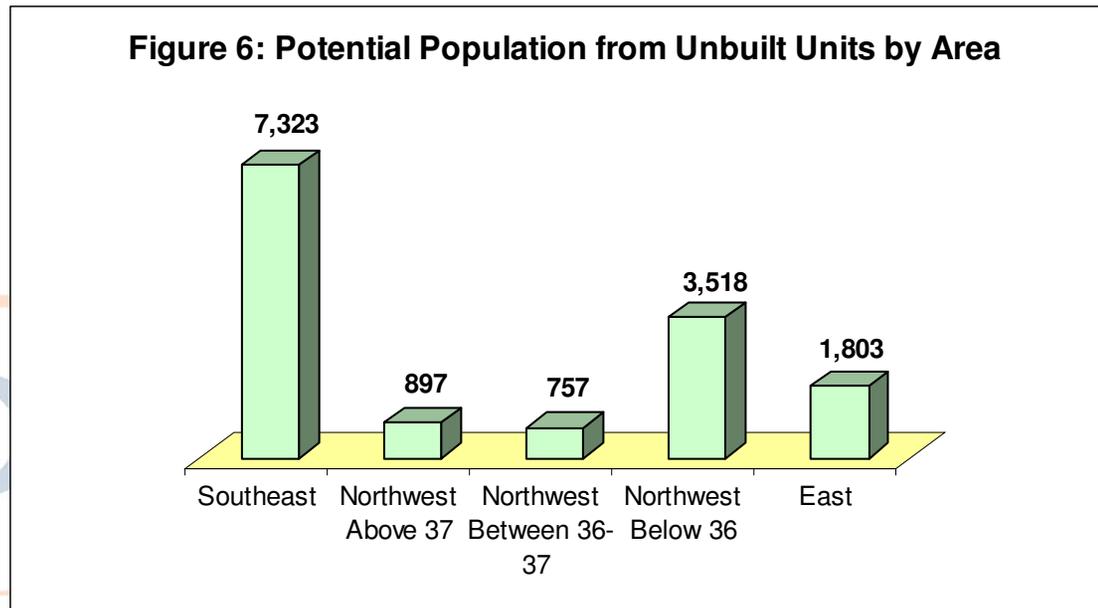


Delaware Permits



- **180 New Single-family detached – 2nd highest since 2006**
- **222 Commercial permits – 4th year in a row over 200**

Where Will They Live?



Southeast	51.2%
Northwest Above 37	6.3%
Northwest B/W 36 & 37	5.3%
Northwest Below 36	24.6%
East	12.6%

East – 64%

West – 36%

Delaware Permits



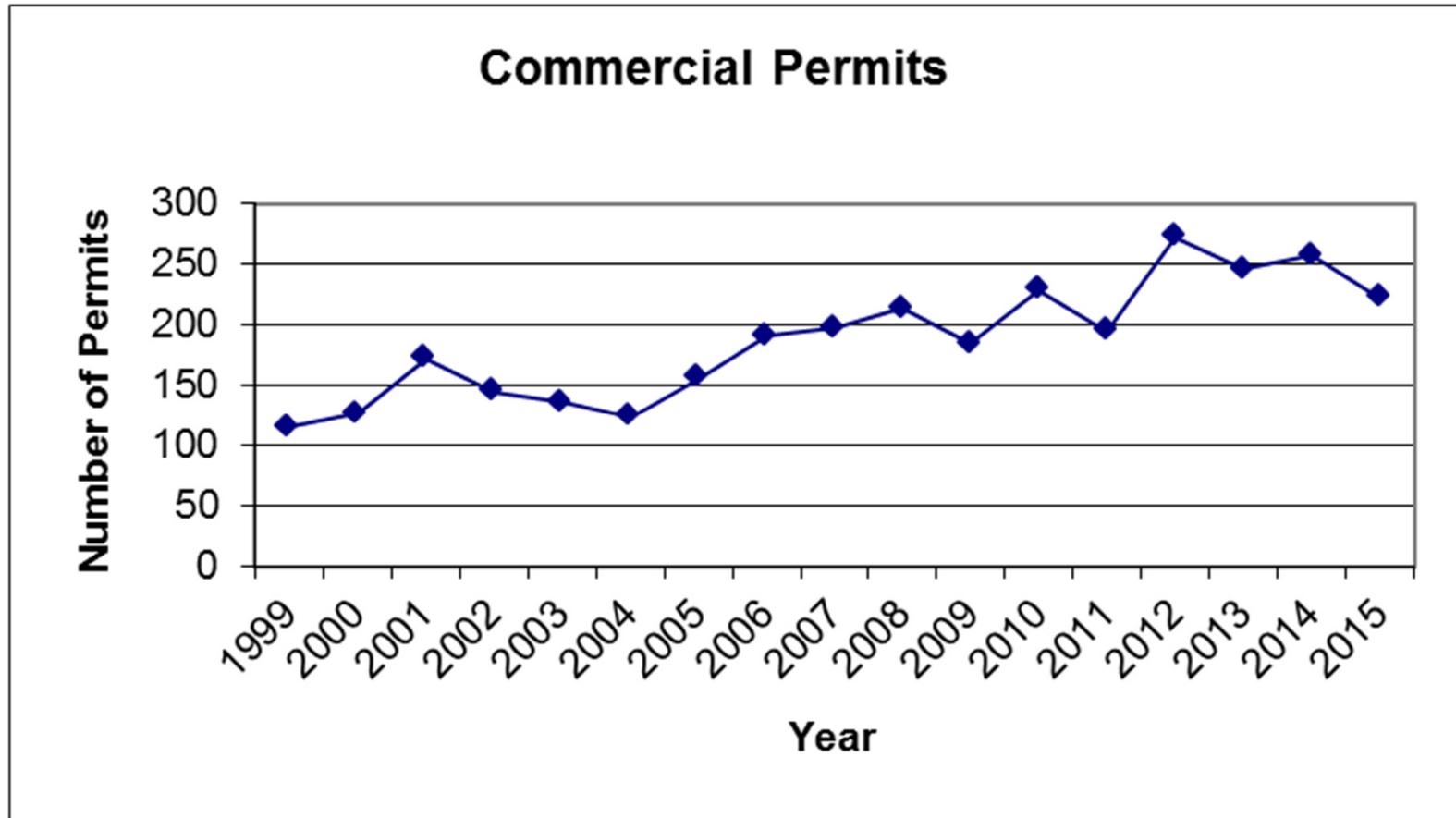
- **204 new residential permits in 2015**
- **180 SF, 24 Two-Family +**
- **Peak year in 2005 (619)**

Delaware Permits



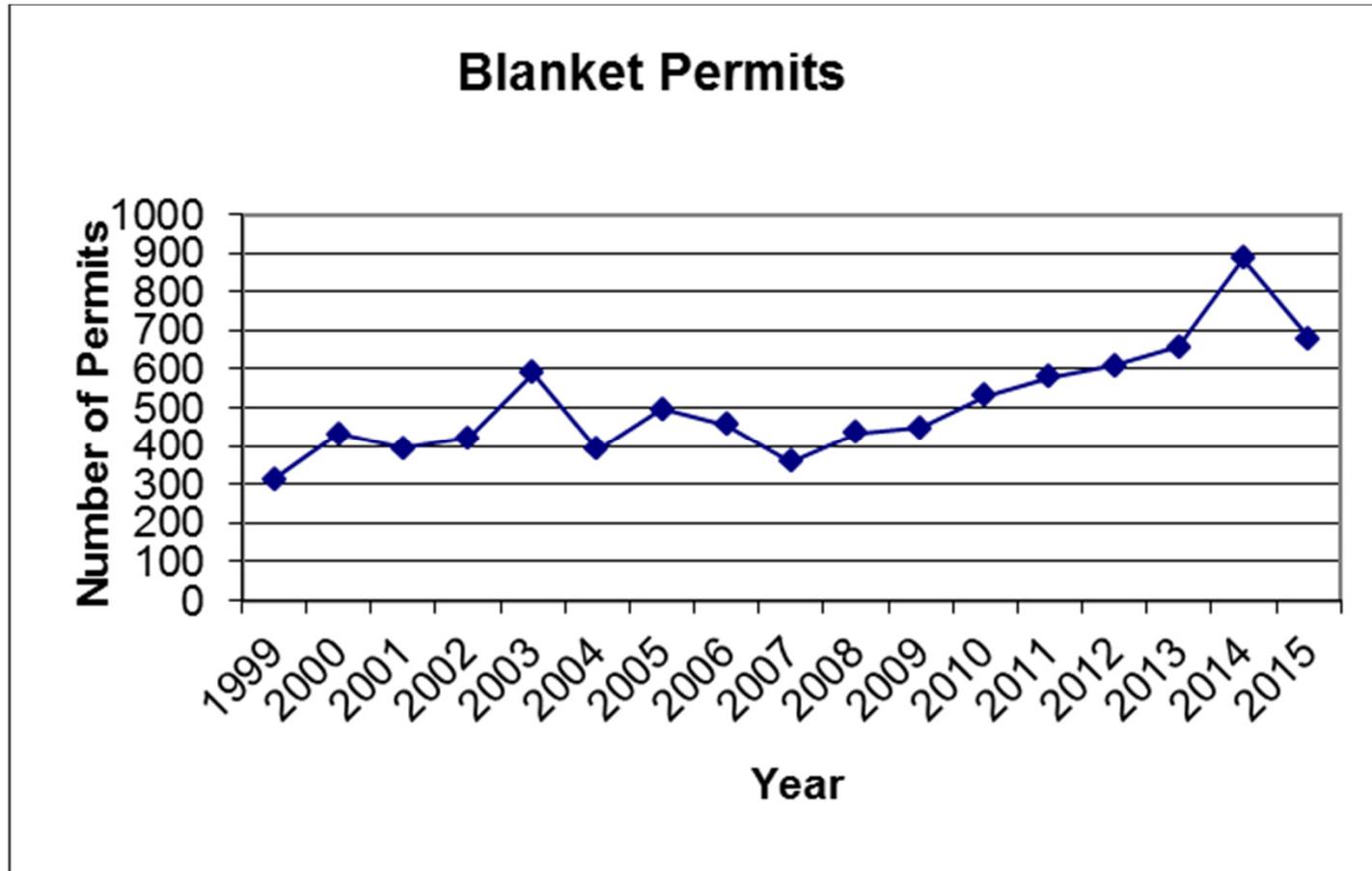
- **Single-Family - low in last 10 years was 2008 (88)**
- **Peak Single-Family Year Ever - 2003 (487)**
- **25 yr. avg. is ~204 SF's per year**
- **1990's avg. ~182 SF's per year**
- **2000's avg. ~247 SF's per year**

Delaware Permits



- **222 Commercial permits in 2016**
- **Since 2004 – increasing trend line**
- **2012 record permit year of 272**
- **16 year avg. ~185 permits per year**

Delaware Permits

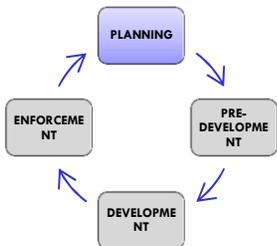
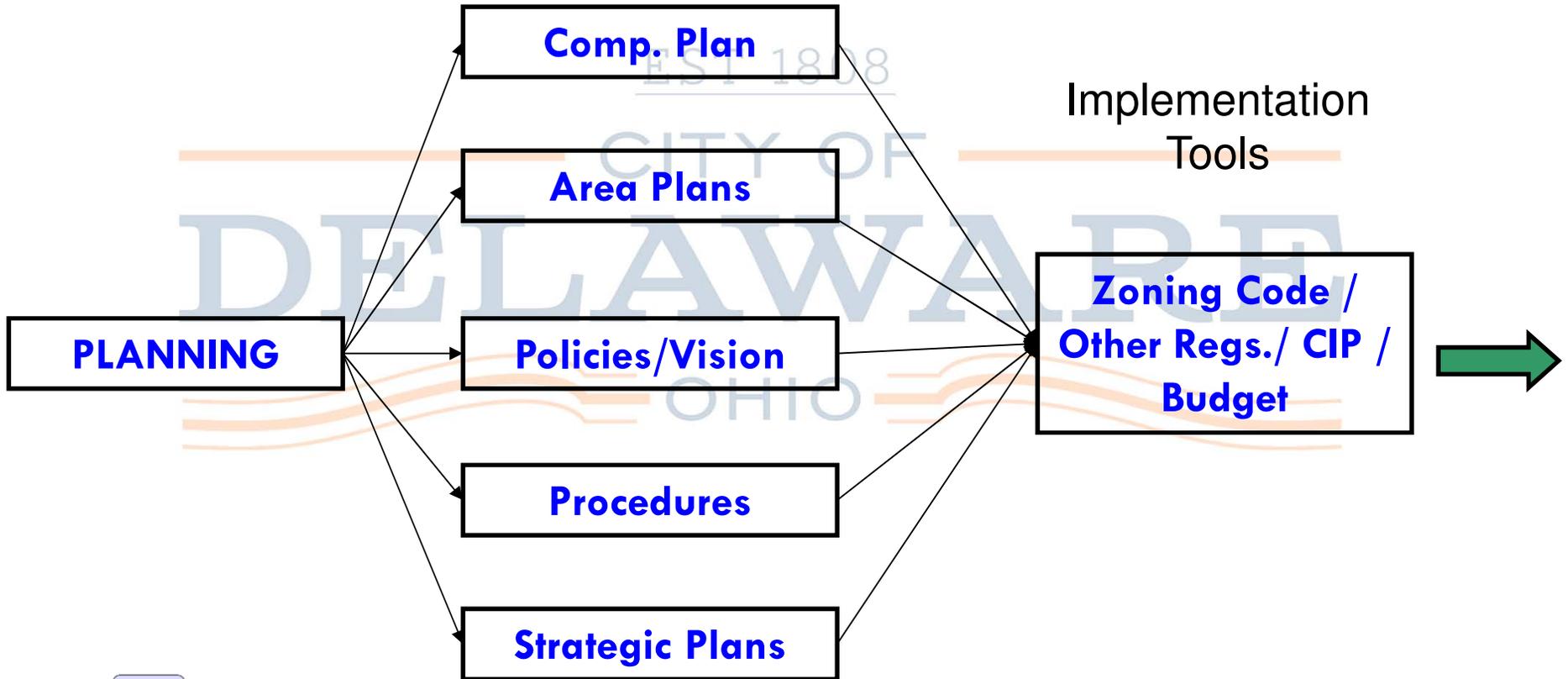


- Blanket Permits are residential in nature and include: remodels, basement finishes, decks, sheds, additions, etc.
- 472 per year 16 year average – 678 in 2016 – 2nd highest

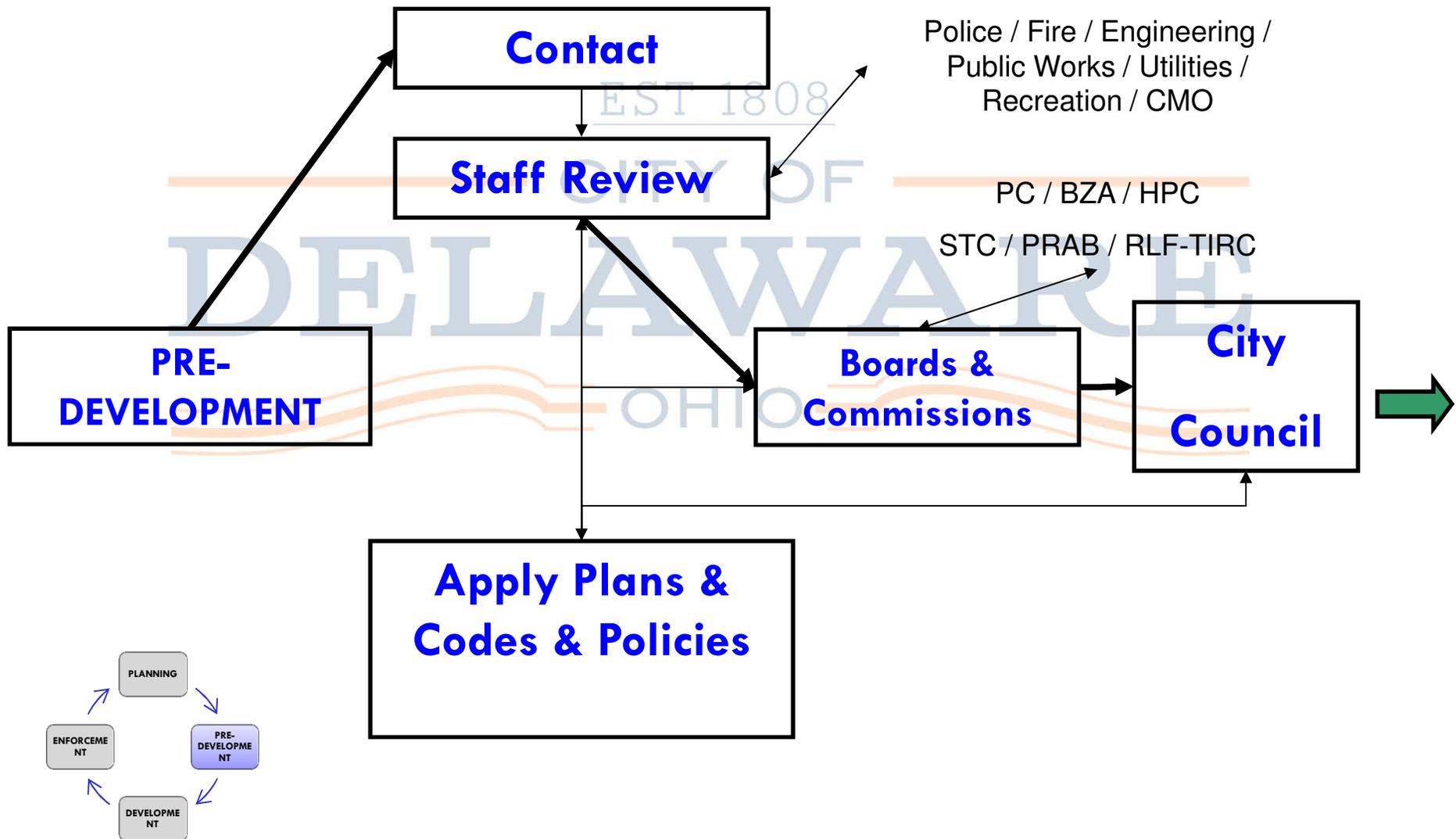
PCD Lifecycle



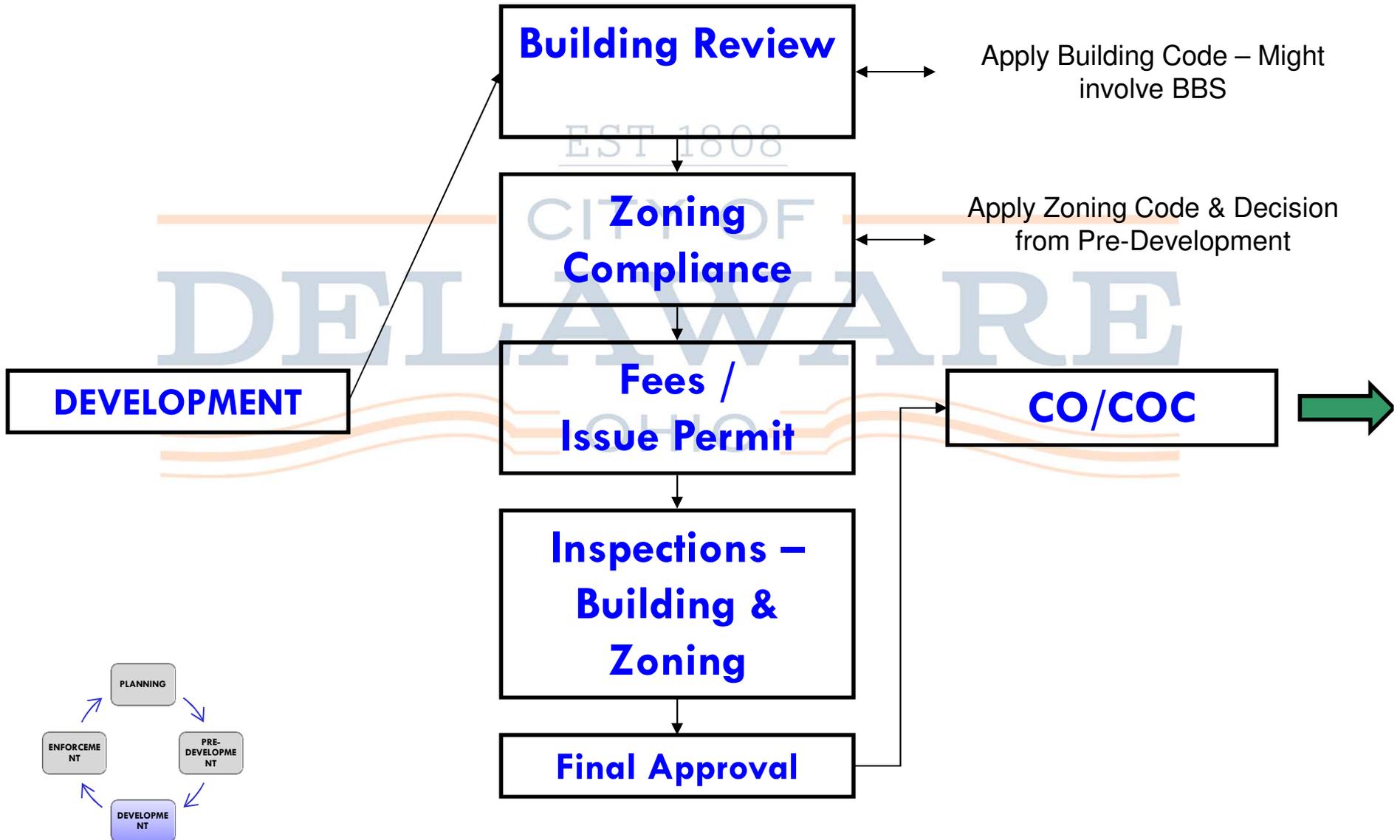
PLANNING



PRE-DEVELOPMENT



DEVELOPMENT



We have an App for That!



Development /
Complaints

ENFORCEMENT

Zoning Code

Property Maint.

Building Code

Other Codes

Investigate

Apply Code

Notice(s)

City

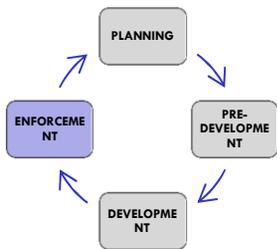
Court

Compliance

Lien ← **Bill**



Due Process



ENFORCEMENT

Projects and Programs

- **Downtown Façade Program** – Since 2012 18 projects completed, 4 in process, almost \$700,000 investment total with a little less than \$300,000 grant dollars
- **Wayfinding** – Phase 1 Downtown – 50 Signs, \$220,000, first integrated wayfinding system – presented at 2014 APA Central Ohio Conference
- **CHIP Grant** - \$332,000 – tenant based rental assistance, emergency repairs, 2 new Habitat for Humanity houses – city and county are partners

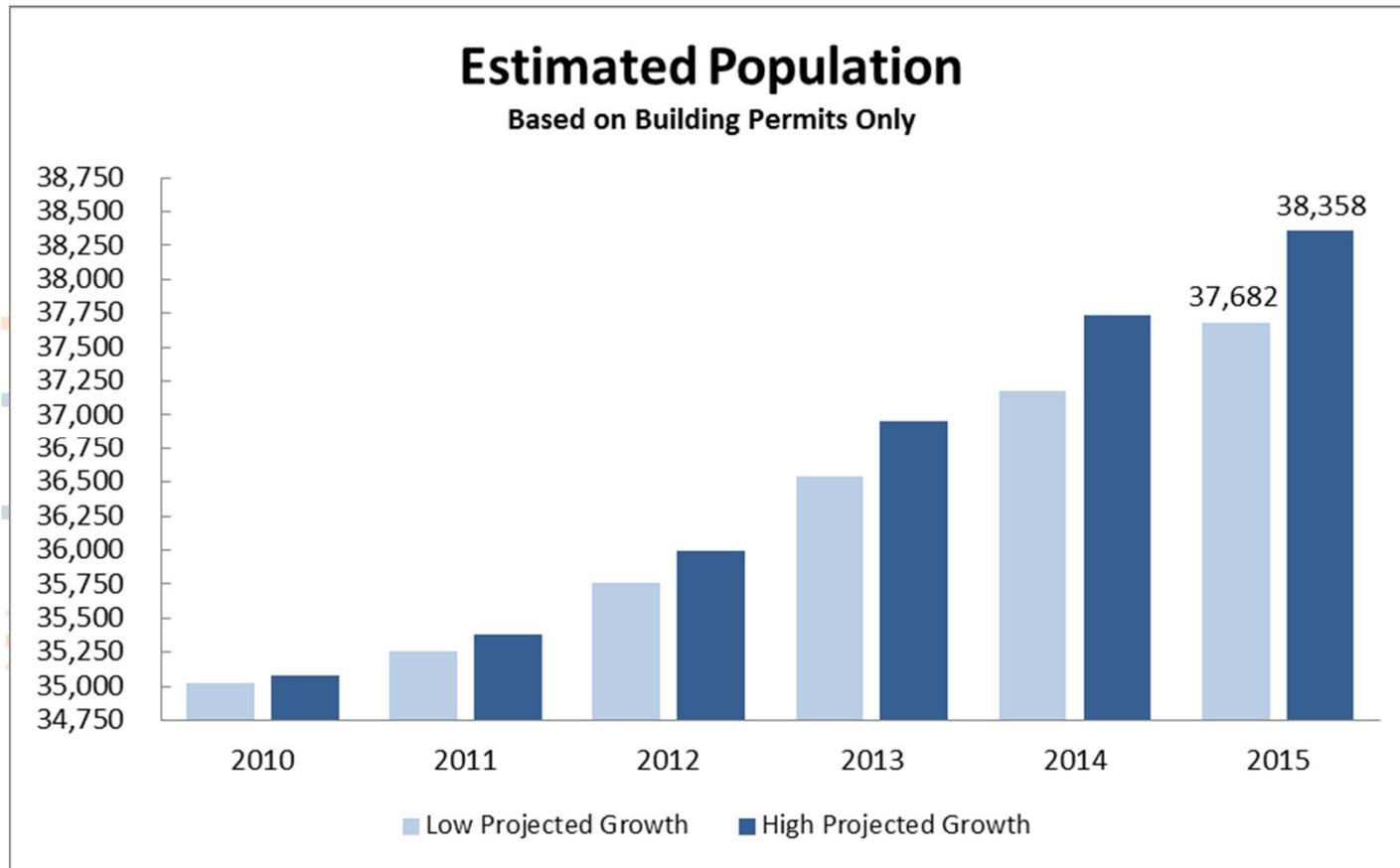
Before



After



Delaware Permits



- Population grew about 1 ½ % in 2015
- Population has grown about 9% since 2010
- Hit 40,000 people sometime in 2018
- 2010-2020 might see 15-20% population growth

EST 1808

CITY OF
DELAWARE
OHIO

Thank You!