

# PLANNING & COMMUNITY DEVELOPMENT



DELAWARE, OH

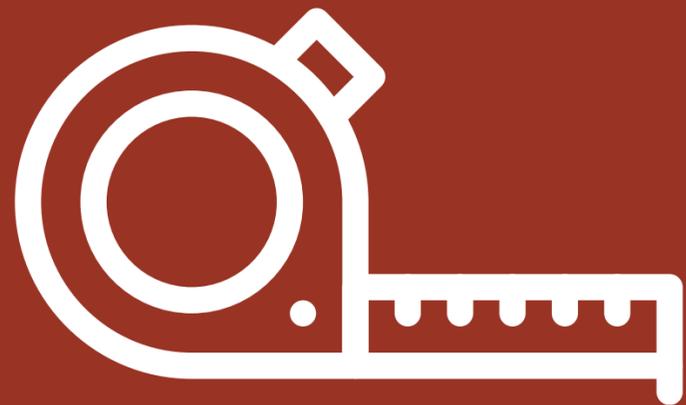


**SANDRA PEREIRA, AICP**  
PLANNING & COMMUNITY  
DEVELOPMENT DIRECTOR



**ANNA KELSEY, AICP CANDIDATE**  
PLANNING & ZONING  
ADMINISTRATOR

# OUR DEPARTMENT



**BUILDING**



**CODE  
ENFORCEMENT**



**ZONING**

# PLANNING DIRECTOR

**BUILDING  
OFFICIAL**

**DEPUTY BUILDING  
OFFICIAL (FUTURE)**

**BUILDING INSPECTOR**

**BUILDING INSPECTOR**

**BUILDING INSPECTOR**

**ADMINISTRATIVE  
ASSISTANT**

**CODE ENFORCEMENT  
OFFICER II**

**CODE ENFORCEMENT  
OFFICER I**

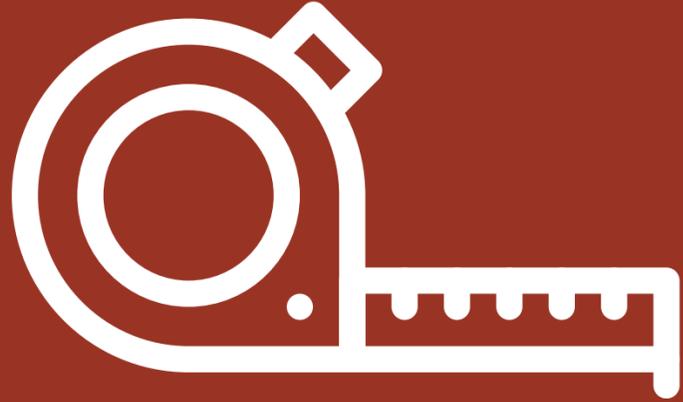
**ZONING  
ADMINISTRATOR**

**DEVELOPMENT  
PLANNER**

**MORPC INTERN**

**DEVELOPMENT  
PLANNER**

**DEVELOPMENT  
PLANNER**



PLANNING DIRECTOR

BUILDING OFFICIAL

DEPUTY BUILDING  
OFFICIAL (FUTURE)

BUILDING INSPECTOR

BUILDING INSPECTOR

BUILDING INSPECTOR

- State-certified building department
  - State building codes
- Responsible for all inspections and plan review
  - electrical, mechanical, structural, etc.
  - plumbing inspected by Delaware County Health District
- In 2023:
  - 16,827 inspections
- Fun fact: the Building Division has a combined 200+ years of experience in the construction industry.

**BUILDING**



# CODE ENFORCEMENT

PLANNING DIRECTOR

CODE ENFORCEMENT  
OFFICER II

CODE ENFORCEMENT  
OFFICER I

- Smallest department division
- Responsible for enforcing the Zoning Code and ICMA (adopted by Council)
  - property maintenance, building without a permit, etc.
- In 2023:
  - 917 Code Enforcement cases opened
  - 907 closed; 10 outstanding
- Fun fact: the Code Enforcement Officers go on regular patrol. They also act on complaints received through the Del-AWARE app, etc.



- Responsible for Comprehensive Planning, Zoning, and Land Use
- Works with residents and developers to bring their projects to life
  - Everything from a fence or shed permit to a 200+ acre mixed-use development
- Staffs the Planning Commission, Board of Zoning Appeals, and Historic Preservation Commission

# ZONING



# WHAT IS PLANNING?

# A (VERY) BRIEF HISTORY

Modern planning is generally recognized as having developed during the industrial age, as cities worked to mitigate nuisances. This led to what we now know as zoning.

Before it was a field of its own, most of the people planning cities were architects, landscape architects, and engineers. Now, planners work with a range of other professionals to design and plan the “built environment” around the human experience.

Ohio is a home rule state, meaning that municipalities can pass their own legislation regulating zoning and land use.

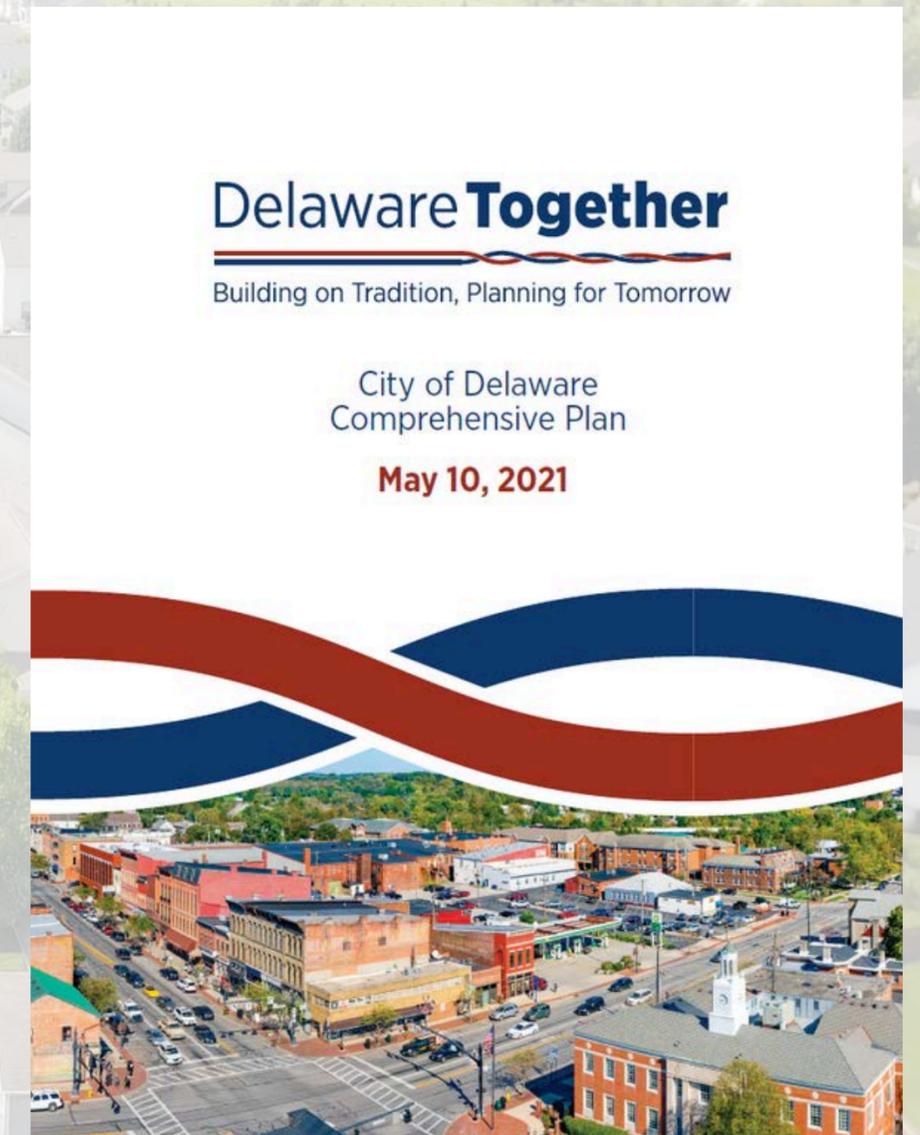
In Delaware, our City Charter established the Planning and Community Development Department to oversee the long-range planning, land use, and zoning operations of the City.

# LONG-RANGE PLANNING

Cities use Comprehensive Plans to guide development in their community.

In Delaware, we have **Delaware Together**. This is a blueprint for future development and land use. All Development Plans, Zoning Amendments, etc. are to generally align with this Plan.

Comprehensive Plans generally have goals and actions to guide City policies and procedures relating to Planning efforts (and related departments like engineering, parks, and utilities).



# ZONING AND LAND USE

Zoning has changed a lot from the days of nuisance abatement. As planners, it is our primary tool for encouraging development in line with the Comprehensive Plan.

City Council recently approved some procedural changes to the Zoning Code to make development procedures more straightforward and consistent. This includes Planned Unit Developments.

In addition, Staff is currently working to update the whole Zoning Code in-house - a **MUCH-NEEDED** refresh (and an action item in Delaware Together).

# ZONING AND LAND USE: DISCUSSION

- Residential Zoning Updates
  - Zoning Districts
  - Lot sizes
  - Mix of uses and unit types
  - Accessory Dwelling Units
- Short Term Rentals
- Parking Maximums
- Outdoor Events
- Recreational Marijuana
- Other thoughts?



# FOCUS AREA PLANNING: SOUTHEAST

- The Delaware Together Plan called for Focus Area Plans to be created to further define future development in specific areas of the City.
- In June, Staff will kick off the Southeast Focus Area Planning process - and we want your help to get us started!



# PLANNING ACTIVITY

1. Divide into 3 groups.
2. Work together to determine where you think each sticky dot should go on the map - based on how you want to see the area develop!
  - a. **Yellow** is residential.
  - b. **Red** is commercial/mixed-use.
  - c. **Green** is open space/parks.
  - d. **White** is for development types that aren't on your list. Please label any white dots and leave a comment on your page to tell us what you want to see.
3. Present your ideas to the rest of the group.

