



DELHI TOWNSHIP

THE FLORAL PARADISE OF OHIO

COMMUNITY DEVELOPMENT

Gregory J. DeLong, Assistant Administrator

Michael D. Davis, Trustee

Cheryl A. Sieve, Trustee

Rose K. Stertz, Trustee

James J. Luebbe, Fiscal Officer

Jack Cameron, Administrator

COMMUNITY DEVELOPMENT UPDATE

June 16, 2022

Following is a summary of projects and/or developments that are currently underway and/or approved by the Delhi Township Department of Community Development.

Property Transfers:

- May – 48 properties (average sale price of \$192,644)
 - 11 sales less than \$100,000
 - 21 sales in the \$100,000 range
 - 9 sales in \$200,000 range
 - 4 sales in the \$300,000 range
 - 1 sale in the \$400,000 range
 - 1 sale in the \$500,000 range
 - 1 sale \$600,000 and up

Property Transfers:

- June (to date) – 21 properties (average sale price of \$203,529)
 - 4 sales less than \$100,000
 - 7 sales in the \$100,000 range
 - 6 sales in \$200,000 range
 - 3 sales in the \$300,000 range
 - 1 sale in the \$400,000 range
 - 0 sales in the \$500,000 range
 - 0 sales \$600,000 and up

Businesses:

- New Businesses (approved):
 - 6115 Cleves Warsaw Pike – Subway
 - 5180 Delhi Pike – Urban Farms
 - 351 Pedretti Ave. – New Avenue Properties
- Seasonal Businesses:
 - 931 Devils Backbone Road - Burwinkel Farms
- Business Relocations:
 - None.
- Business Closures:
 - Precision Auto.
- Scheduled Ribbon Cuttings:
 - None.

Commercial Developments:

889 Anderson Ferry Road (Allisons)

- Plans were approved by the Zoning Commission for a new fueling station and retail center.
- Timeframe for work has not been disclosed to staff.

4938 Delhi Pike (Clean Sweep Car Wash)

- Construction nearly complete.
- Anticipated opening in June.

4940 Delhi Pike: (Former Central Hardware)

- Township Zoning Certificate issued to enclose the remaining 19,728-sq. ft. of space.
 - Construction is underway.
 - Completion dates has not been provided.
- Property remains on the market For Lease / For Sale.

5025 Delhi Pike: (Delhi Towne Square)

- Infrastructure work continues.
- Utility plans are still under review by applicable agencies.
- Turner Construction is working on ordering materials.
 - Supply chain continues to cause delays.
- Township Zoning Certificate issued for first apartment building.

5054 Delhi Pike (Take 5 Oil Change)

- Township Zoning Certificate issued.
- Plans now under review with Hamilton County Permitting + Inspections.
- Timeframe for demolition and new construction has not been disclosed.

5262 Delhi Pike: (Blue Roo Car Wash)

- Open.

5770-5772 Harvey Circle: (Sisters of Charity)

- New office building is under construction.
- Completion date has not been provided.

Commercial/Office Vacancy Rate:

- As of 05/18/2022, the commercial vacancy rate is approximately 11.3%
 - Total square footage: 2,092,043 sq. ft.
 - Vacant: 235,751 sq. ft.
 - Largest vacancies:
 - Former Setco: 56,000 sq. ft.
 - Former Party Hoppers: 24,000 sq. ft.
 - Former Central Hardware: 19,728 sq. ft. (remaining after demolition)

Residential Developments:

Garden Grove: (Covedale Avenue)

- 643 COV LLC is the developer and Tim Helms is the builder.
- 44-unit condominium development located on Covedale Ave.
- Total of 11 buildings in the development.
- Township Zoning Certificates have been issued for 8 of the buildings.
- Residents are moving in.

Greenside Estates: (Greenside Drive and Hickorytree Court)

- Drees Homes is the builder.
- Township Zoning Certificates have been issued for all 31-buildable lots.

Heather Ridge Subdivision: (Cleves-Warsaw Pike)

- Robert Rhein Interest is the developer.
- 19-lot single family development on Cleves Warsaw.
- Infrastructure is being installed with streets expected to be paved in July.
- Drees Homes is the builder.

Pedretti Place: (587 Pedretti Avenue)

- Zoning of the property has been changed from “E” Business Retail to “PUD” Planned Unit Development.
- Staff in waiting period to see when the potential developer wishes to proceed to the Final Development Plan review for the property.

Planning & Zoning:

2022 Zoning Complaints:

- Total: 483 – year to date
- Past History Totals:
 - 2021: (1,111)
 - 2020: (1,070)
 - 2019: (771)

2022 Zoning Certificates:

- Total: 133 – year to date
- Past History Totals:
 - 2021: (298)
 - 2020: (271)
 - 2019: (217)

2022 Project Valuations: (Information provided on submitted applications).

- Total: \$39,827,273
- Past History Totals:
 - 2021: (\$16,008,113)
 - 2020: (\$11,918,612)
 - 2019: (\$38,287,762)

Board of Zoning Appeals:

- Next meeting scheduled for 08/09/2022.
 - 5599 Rapid Run Road (fence variance) – continued from 06/14/2022.

Zoning Commission:

- Next meeting scheduled for 07/06/2022.
 - Delhi Township Zoning Resolution amendment to modify to Section 9.4, B, 5

Special Projects:

Delhi Pike Feasibility Study:

- Plan is complete and is under review by the County Engineers Office.
- Plan will soon be presented to the elected officials and the public.

Delhi Parks Rules and Fines:

- Adopted by the Board of Trustees and went into effect on 06/08/2022.

Delhi Park Pickleball Courts:

- Staff is working on quotes, pricing and timing for installation, anticipated for 2022.

Grants:

CDBG 2021 CEDAP Grant: (*competitive*)

- Funding to assist with construction/build-out of The Patio in Delhi Towne Square.
 - Township requested \$300,000.
 - Township has been awarded \$286,765.

CDBG 2021-2023 Grant:

- Township has been awarded \$160,000 in funding.
- Following are the awarded projects with the dollar amounts and the year the projects will commence:
 - **Delhi Playground - \$50,000 (2021 – project complete).**
 - Story Woods ADA Pathway Paving - \$40,000 (2022 – project to commence in autumn 2022).
 - Resurfacing of Delhi Park Lodge Flooring - \$30,000 (2022 – project to commence in early 2023).
 - Delhi Park ADA Pathway Paving - \$40,000 (2023).

Ohio Capital Budget Regional Committee 2022 Funding:

- Funding to help offset construction cost for Delhi Towne Square.
 - Township requested \$1-million.
 - Township has been awarded \$750,000.

Hamilton County Revitalization Grant 2002:

- Funding to help offset construction cost of Delhi Towne Square.
 - Township requested \$1-million.
 - Announcement of funded projects to occur in late June/early July.

Business Spotlight:

If you wish to have your business spotlighted on Delhi Township social media outlets, please contact Assistant Township Administrator; Greg DeLong at (513) 922-2705 or at gdelong@delhi.oh.us. Business Spotlights focus on the business and services offered (not sales and products). Past participants have seen between 2,000 and 6,000 views on the social media outlets. This is also a “**free**” service being offered to Delhi businesses, so what is holding you back from participating?

Contact:

If you have any questions about the information in this report, about any development occurring within the township, or about how zoning rules and regulations work within the township, please contact the Assistant Township Administrator; Greg DeLong at (513) 922-2705 or at gdelong@delhi.oh.us