

Density and Design

Delaware County, Ohio

The following pages present a number of examples of various densities, layouts, and design considerations for development. These have been created from a variety of plans and documents prepared by the Delaware County Regional Planning Commission. It is intended as a resource as communities make decisions on design and density.

Section 1

Design Elements of Residential Development

Single-Family Homes

- Architectural Detail
- Garages along front edge of house or set back
- Front Porches
- Minimized Pavement
- Sidewalks



Single-Detached Condominium

- Variety of details/colors
- Smaller "lot" usually handled as a condominium
- Common open space maintained by an association
- Sidewalks



Design Elements of Residential Development (Continued)

Two-Story Attached Condos

- Natural materials
- Street trees and sidewalks
- On-street parking
- Alternating facades



Two-Story Townhouse Condos

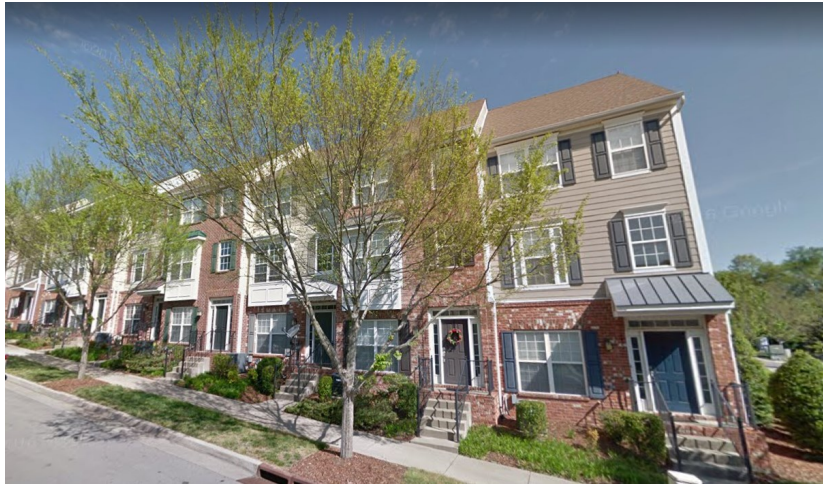
- Natural materials
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- Alternating facades



Design Elements of Residential Development (Continued)

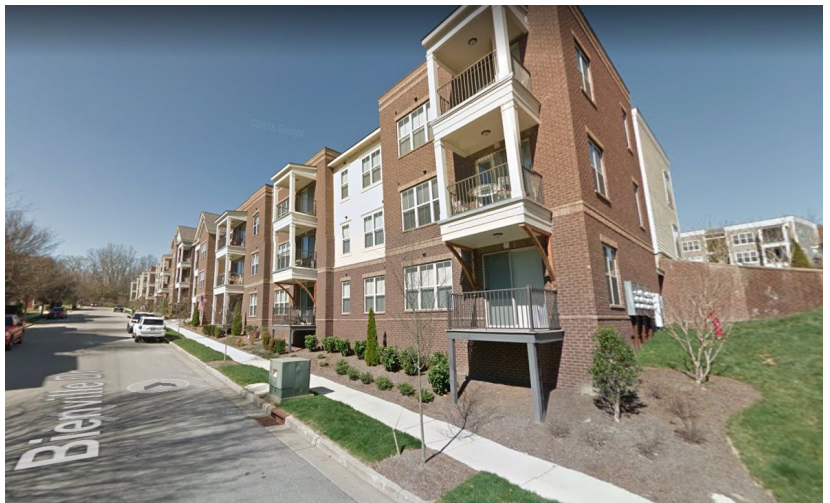
Three-Story Townhouse Condos

- Natural materials
- Street trees and sidewalks
- On-street parking
- Alternating façade styles
- Condominium management



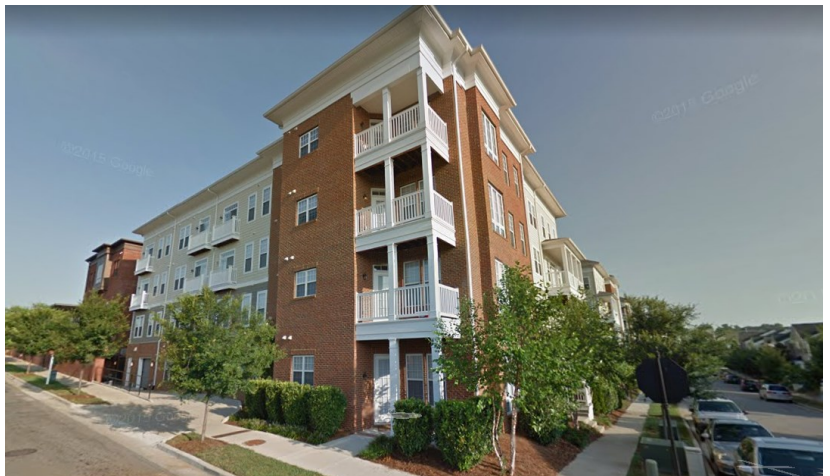
Three-Story Apartments

- Parking to the rear, on-street
- Natural materials
- Street trees and sidewalks
- On-street parking
- Main entrances at breezeway between street and parking



Four-Story Apartments

- Parking to the rear, on-street
- Natural materials
- Articulated corners
- Street trees and sidewalks
- On-street parking
- Main entrances at breezeway between street and parking



Design Elements of Residential Development (Continued)

Free-standing Commercial and In-line Stores

Parking to the rear with on-street parking, possibly angled

Traditional architectural detail

Natural materials

Sidewalks with street trees and landscaping

Main entrances at breezeway between street and parking

Second floor offices or storage use, possible residential units



Mixed-Use Site Design

Commercial and mix of uses at the center

Radiating residential uses

Open space pocket parks

Parking internal to block and to rear of units

All uses connected with walking paths and sidewalks



Section 2

Multi-Family Densities and Designs

“Summerview” – Lazelle Road east of Sancus (180 units on 18 acres, or 11 units/acre)

This development includes quite a bit of open space and stormwater management, leading to a lower density for an apartment use.



“Polaris Park” – Lazelle Road at Worthington Road (294 units on 25 acres, or 13 units/acre)

These are detached single-family condos with very little common open space, likely pushing the upper boundary of density for a single-family condo design.



Multi-Family Densities and Designs

“The Gardens at Polaris” - Lazelle Road near Grace Polaris (300 units on 25 acres, or 13.5 units/acre)

Units are larger than the previous two-story design, buildings have more character, significant open space.



“The Avenue at Polaris” - Lazelle Road near Sancus (310 units on 18 acres, or 19.5 units/acre)

Reaches this higher density because of the third floor. Some ground-level units have garages.



Multi-Family Densities and Designs

“Mirada” – US 23 near Lazelle Road (129 units on 5 acres, or 28 units/acre)

Four story design, amenities in the interior, parking to the outside.



Section 3

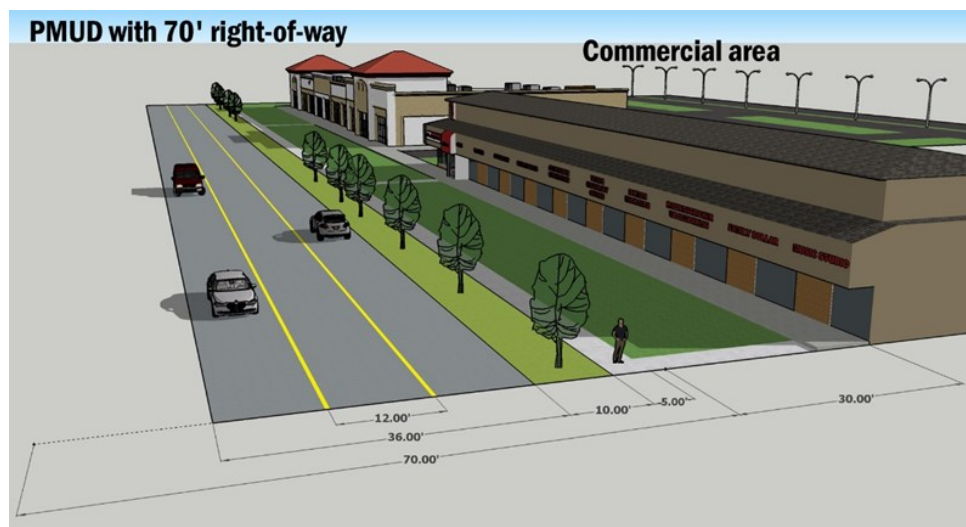
Comparison of existing Berkshire Township PMUD standards

The following images utilize standards in the current Berkshire Township PMUD with varying rights-of-way based on County standards to help in visualization of how those standards would apply. The general problem with the language is the large setback from the sidewalk, preventing the design of a walkable district. One solution would be to utilize private streets that would not require platted right-of-way and allowing for a more creative design.

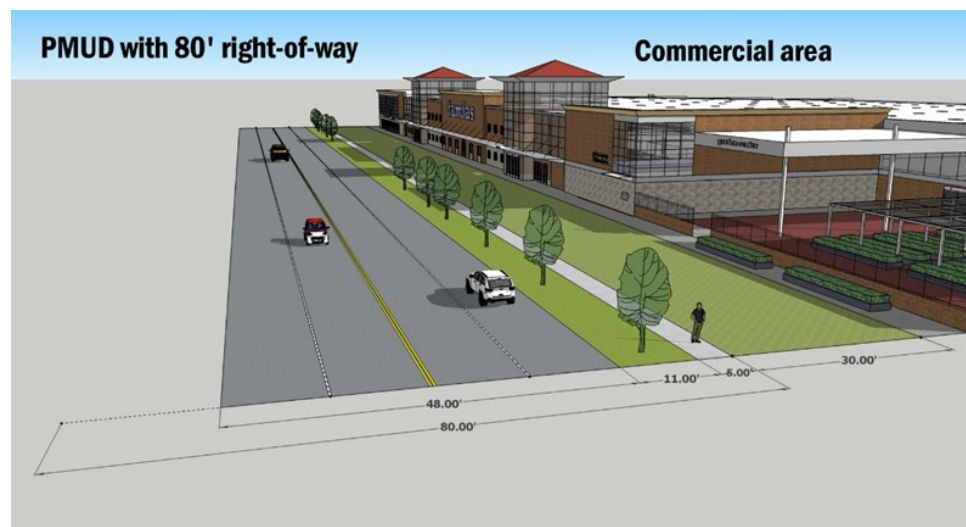
Lanes	2
Right of way	60 feet
Pavement width	27 feet
Parking	None
Treelawn	6 feet
Sidewalk	4 feet
Building setback	30 feet
Side/rear	25/25 feet



Lanes	2 plus turn
Right of way	70 feet
Parking	None
Treelawn	10 feet
Sidewalk	5 feet
Building setback	30 feet
Side/rear	25/25 feet



Lanes	4
Right of way	80 feet
Parking	None
Treelawn	11 feet
Sidewalk	5 feet
Building setback	30 feet
Side/rear	25/25 feet

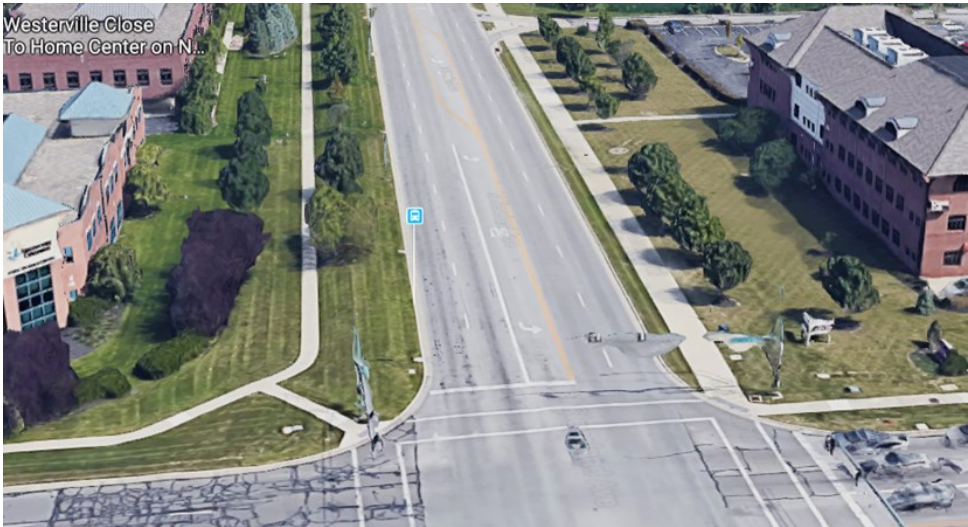


Comparison of other local examples

The following images include visual measurements of various streetscapes in southern Delaware and northern Franklin Counties.

Cleveland Avenue at Westar, Westerville

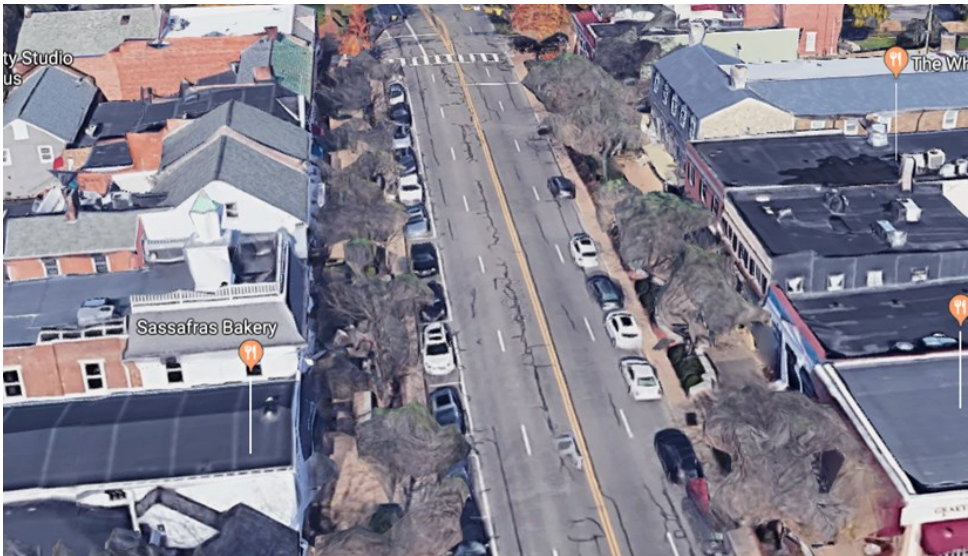
Lanes	4 plus turn
Right of way	144 feet
Pavement width	65 feet
Parking	none
Treelawn	8, 27
Sidewalk	4 feet
Building setback	75 from walk 45 from ROW



Downtown Worthington, south of 161

Lanes	4*
Right of way	100
Pavement width	50 feet
Parking	YES*
Treelawn	N/A
Sidewalk	22 feet
Building setback	0

**North-bound is used for parking during most hours, south-bound has permanent parking lane.*



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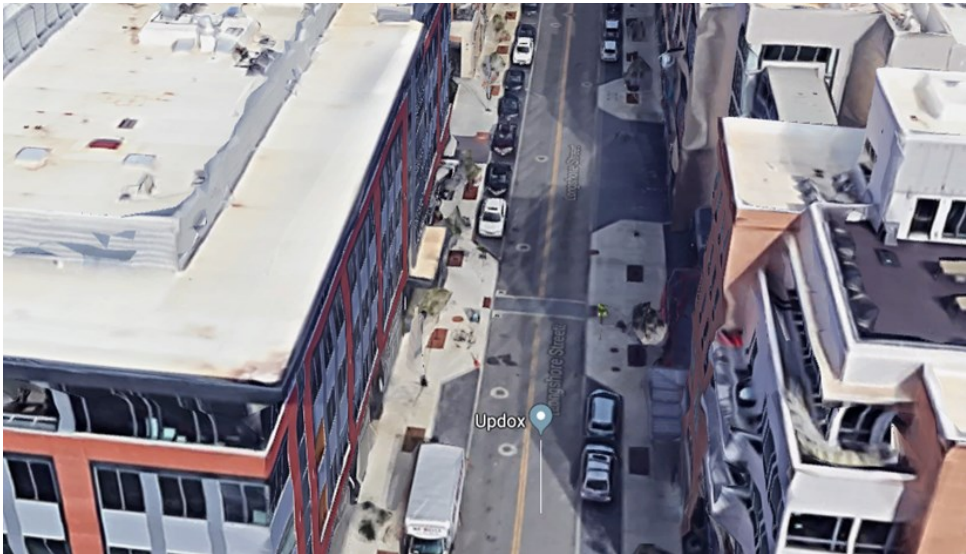
Easton Gateway, Columbus

Lanes	2
Right of way	private
Pavement width	40 feet
Parking	both sides
Treelawn	N/A
Sidewalk	16 feet
Building setback	0



Bridge Street District, Dublin

Lanes	2
Right of way	private
Pavement width	40 feet
Parking	both sides
Treelawn	N/A
Sidewalk	22 feet
Building setback	0

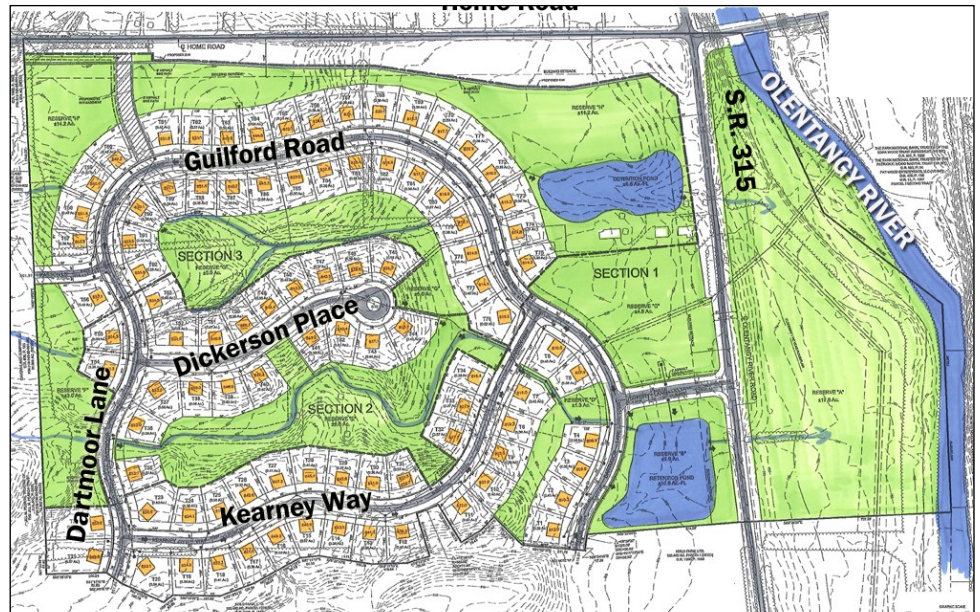


Section 4

Lower-density development comparisons

The following images provide a comparison of some of the recent developments in the county that are single-family in nature. These include both fee simple (lot or parcel) development, as well as single-detached condo projects.

Trail's End	Liberty
Lots	92
Acres	113.4
Density	.81 units/acre
Open Space	37.3 ac./32%
Lot size	1/3 acre, 100-feet



Harvest Curve	Liberty
Lots	38
Acres	36.52
Density	1.04 units/acre
Open Space	18 ac./49%
Lot size	1/3 acre, 90-feet

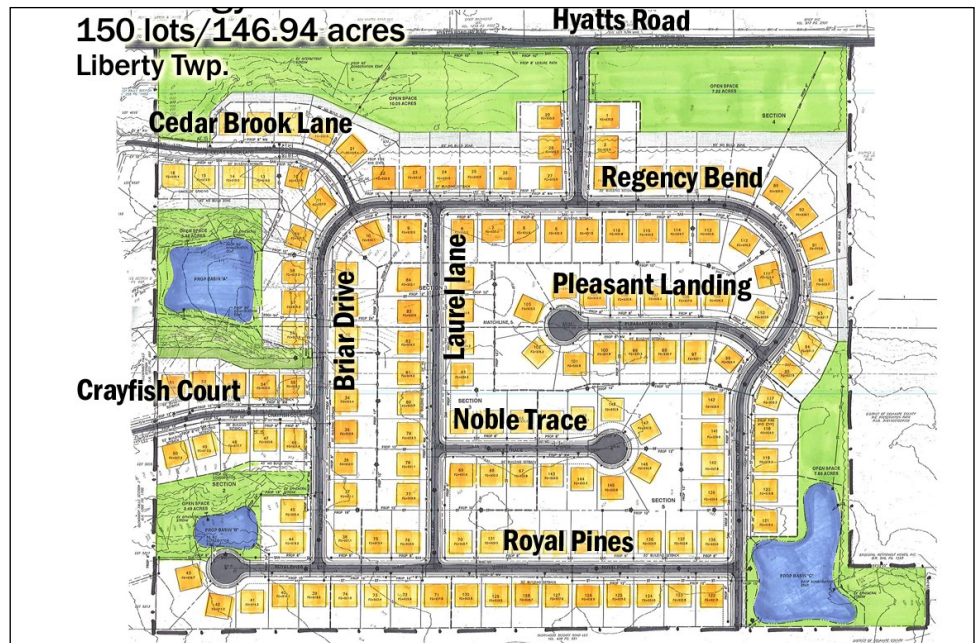


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Olentangy Falls East	Liberty
Lots	150
Acres	146.94
Density	1.02 units/acre
Open Space	32.9 ac./22.4%
Lot size	1/2 acre, 120-feet



Liberty Bluff	Liberty
Lots	68
Acres	81.4
Density	1.19 units/acre
Open Space	22.7 ac./34%
Lot size	1/2 acre, 120-feet

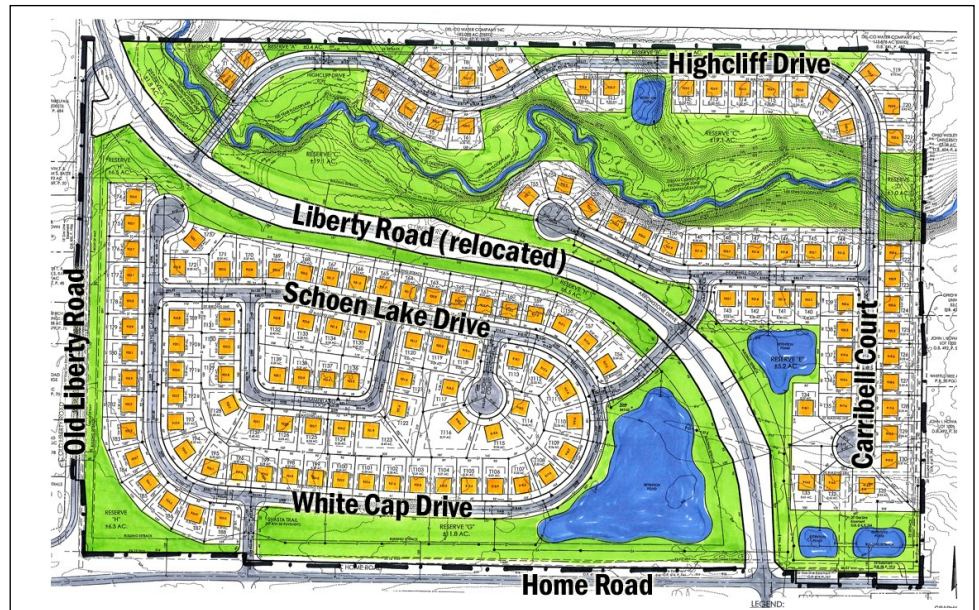


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Liberty Trace	Liberty
Lots	148
Acres	114.5
Density	1.29 units/acre
Open Space	38 ac./33% (28 north, 10 south)
Lot size	1/3 acre, 90-100



Harvest Curve	Concord
Lots	99
Acres	65
Density	1.52 units/acre
Open Space	7.5 ac./11% also 1.5 ac. offsite
Lot size	1/3 acre, 100-feet

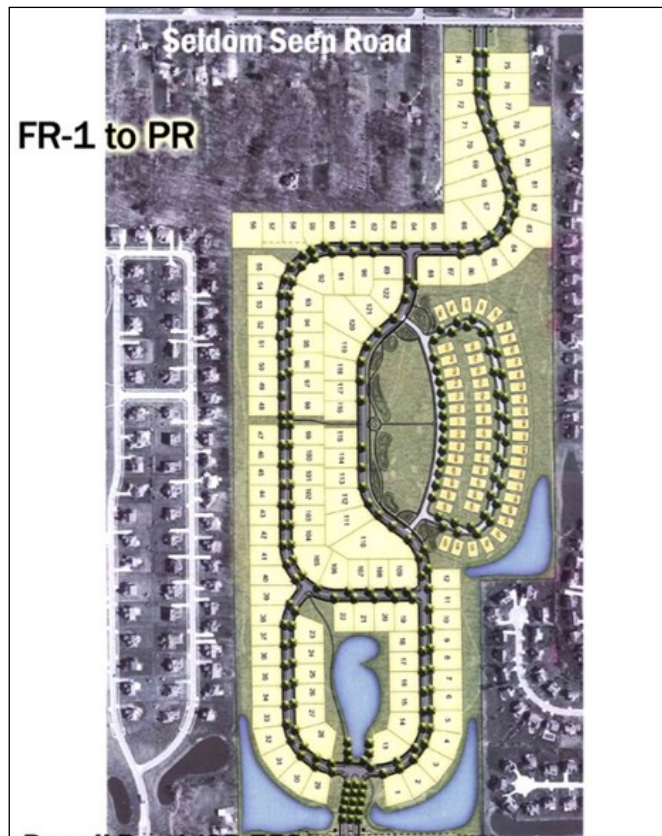


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Verona	Powell
Lots	177 total 122 single-family 55 SF condos
Acres	113.44
Density	1.56 units/acre
Open Space	29 ac./32.9%
Lot size	1/3 acre, 95-feet .18 acre, 60-feet



Woods at Weeping Rock	Orange
Lots	24
Acres	13.76
Density	1.84 units/acre
Open Space	5 ac./36%
Lot size	1/4 acre, 75-feet



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North Farms	Orange
Lots	248
Acres	124
Density	2 units/acre
Open Space	35 ac./28.5%
Lot size	1/4 acre 75, 85, 95 frontages



Clark Shaw Moors	Concord
Lots	223
Acres	111.7
Density	2 units/acre
Open Space	25.69 ac./23%
Lot size	1/4 acre, 75-feet



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Heathers at Golf Village	Liberty
Lots	129
Acres	47.4
Density	2.72 units/acre
Open Space	12.4 ac./26%
Lot size	.19 acre, 65-feet



Courtyards at River Bluff	Concord
Lots	143
Acres	49.61
Density	2.88 units/acre
Open Space	
Lot size	.15 acre, 50-feet

