

# Chapter 14

## Recommendations

### *Berlin Township*

#### **Intent of the Berlin Township Comprehensive Plan**

The Comprehensive Plan is the sum of all the chapters and maps. This chapter is intended to be read and viewed in conjunction with the Comprehensive Land Use Plan (map) in this document. The recommendations are arranged into Sub-Areas as shown.

Acreage figures are approximate. Undeveloped area is calculated by using parcels larger than 5 acres in size which are not impacted with critical areas that could hinder development. Current population is an estimate based on the number of units as defined by the County Auditor and the average persons per household, which is a different methodology from the projections elsewhere in this document.

#### **General Commercial and Multi-Family Recommendations**

Commercial and Multi-Family Residential uses must follow these guidelines. Overlay requirements shall prevail where they conflict with these guidelines.

**Recommendation GC.1** - Improvements, including potential signals along U.S. 36 should be installed when the warrants are met. These would regulate the traffic from new backage roads.

**Recommendation GC.2** - Parcels should have limited access to arterial roads and highways and are linked with parallel rear access roads built in increments by developers.

**Recommendation GC.3** - Buildings should be designed with four-sided architectural features, minimizing blank walls and non-buffered service areas.

**Recommendation GC.4** - Only low level, downward-cast lighting should be allowed to reduce light pollution.

**Recommendation GC.5** - To avoid sign clutter, ground signs should be the only sign type permitted along 36/37. Tall pole signs and billboard signs should be prohibited. A Berlin Township “look” or architectural sign syntax should be developed.

**Recommendation GC.6** - Extensive landscaping should be required in parking lots to avoid seas of asphalt. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along highway frontage.

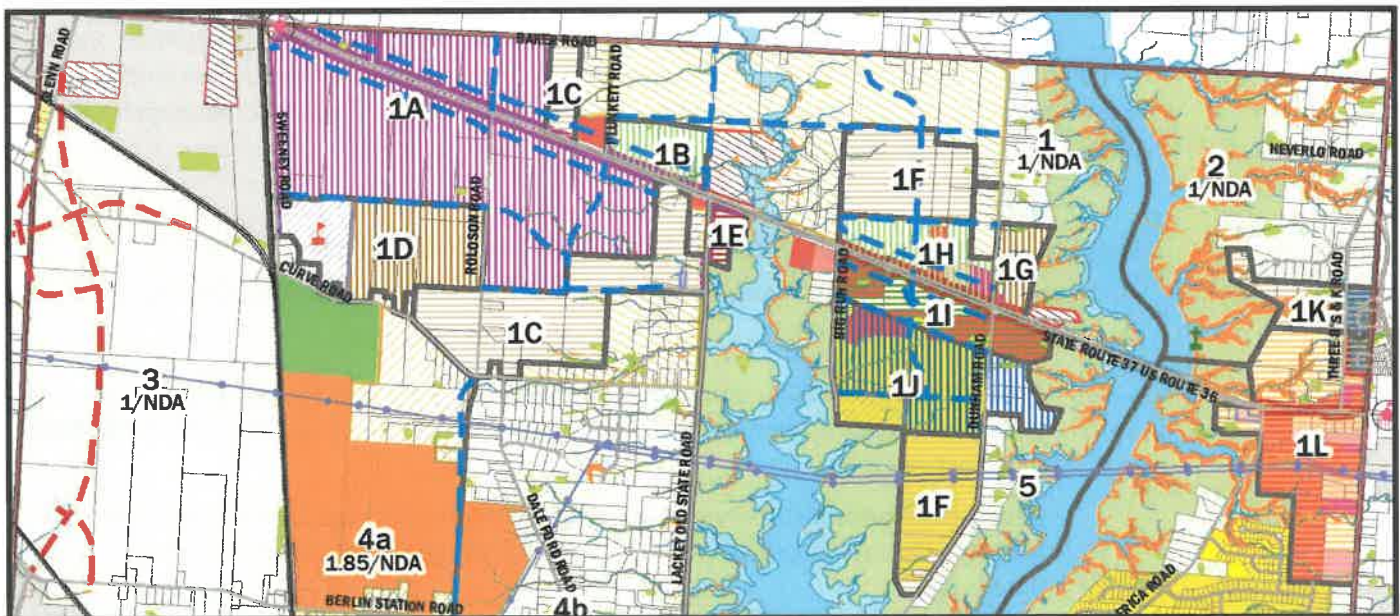
**Recommendation GC.7** - Areas should be developed with pedestrian connectivity and access as a goal. Retail and office design elements should include rear parking, grid streets, sidewalks, street trees and building orientation. Angled and parallel on-street parking, may be used to improve walkability. Office, civic, and multi-type residential use may use campus-style building orientation, courtyard and on-street parking and pedestrian connections.

## Planning Area One - 36/37 Corridor, areas outside the BCO and BIO overlays

Area One consists of lands bordering the city of Delaware on the west, Brown Township on the north, Alum Creek on the east, U.S. 36 on the south between Alum Creek and Lackey Old State Road, then Curve Road from Lackey Old State Road to the railroad tracks, where the southern border of area shifts to the south side of Curve Road. There is potential future sewer service by the county, as this area is within the Central Alum Creek Service Area. A future Olentangy school is proposed for the corner of Sweeney and Curve Roads.

**Land area:** ±767 gross acres **Current estimated population:** 175 (55 housing units) **Net Developable Acreage:** 253 acres

**Recommendation 1.1:** Agriculture and single family residences on 2-acre lots, or PRD development at a density of 1 unit per net developable acre (NDA) with sewer.



Subarea	Acreage	Current Population	Overlay Use	New Units	New Population
1A	594	10	Professional / Research / Office / Commercial / Light Ind.	0	0
1B	49	0	Professional / Research / Office / Commercial	0	0
1C	222	19	Multi-Family at 4 units per Net Developable Acre	638	957
1D	162	0	Multi-Family at 10 units per Net Developable Acre	1,253	1,880
1E	18	3	Commercial	0	0
1F	196	13	Multi-Family at 4 units per Net Developable Acre	254	381
1G	34	3	Multi-Family at 10 units per Net Developable Acre	231	347
1H	76	0	Professional / Research / Office / Commercial	0	0
1I	92	3	Multi-Family at 10 units per Net Developable Acre	Max 500	Max 750
1J	177	13	Multi-Family at 10 units per Net Developable Acre		
1K	52	89	Multi-Family at 4 units per Net Developable Acre	51	77
1L	225	128	Commercial, Mixed-Use, and Multi-Family at 10 units per Net Developable Acre	357	536

## 36/37 Corridor Planning area within BCO and BIO overlays

### Planning Area Two - North East

Area two is bounded on the north by Brown Township, on the east by Berkshire Township, on the south by a line parallel to and approximately 700 feet north of U.S. 36 and on the west by Alum Creek. This is a low-density residential and agricultural area that backs up to Alum Creek and lands of the United States. The parcels of land have been so fragmented that it is unlikely any large enough tracts could be assembled to do on-site sewage treatment. Sanitary sewer is located along Four Winds Drive, making the area potentially served by sewer.



**Land area:** 555 gross acres **Current estimated population:** 124 (39 housing units)

**Development pipeline population:** 26 (8 units) **Net Developable Acreage:** 27 acres

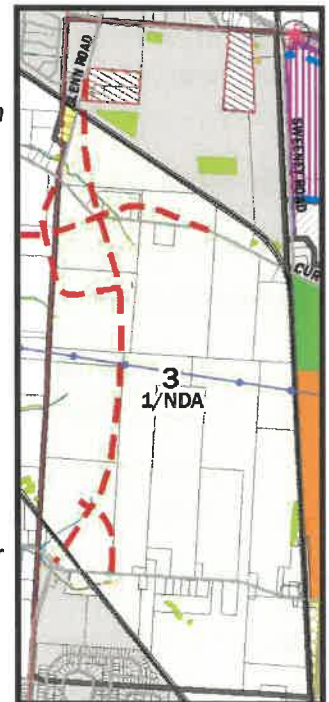
### Planning Area Three - Heartland

Area Three is bound on the west by Delaware Township, on the north by the AEP electric transmission lines south of and parallel to Curve Road, on the east by the Conrail tracks, and on the south by property lines parallel to and approximately 2200 feet south of Berlin Station Road.

The area is characterized by prime agricultural soils in large undivided tracts of land. There is no central sewer proposed by the county, and soils are generally unsuitable for on-site treatment plants with land application systems. There is no access to major arterial roads, although Glenn Parkway is proposed to be built as development occurs. This area lies within the exclusive city water agreement area, and the Glenn Road Extension is likely to bring additional development pressure.

**Land area:** 1,262 gross acres **Current estimated population:** 112 (35 housing units)

**Development pipeline population:** 0 (0 units) **Net Developable Acreage:** 919 acres



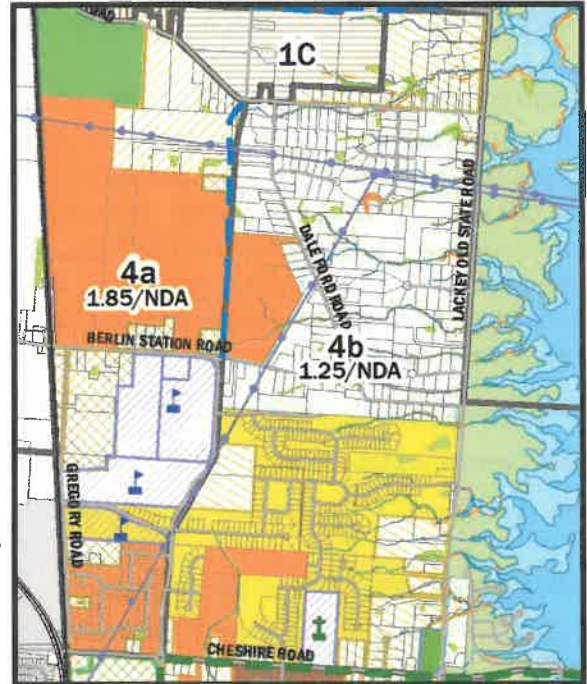
**Recommendation 3.1** - Agriculture and single family residences on 2-acre lots, or PRD development at a density of one unit per net developable acre with sewer, one unit per two acres without sewer are recommended.



## Planning Area Four – Suburban Transition

*The area is bound on the north by Curve Road; on the east by Lackey Old State Road, on the south by Cheshire Road, and on the west by the railroad tracks. The area is sewered within the Central Alum Creek Service Area and developing. Because of the diversity of conditions and uses within this planning area, the recommendations are divided into Sub-Areas.*

*This area is characterized by the eastward reach of the prime agricultural soils with conditions similar to Sub-Area 3. Soils are generally unsuitable for on-site treatment. The land is flat with poor drainage. Large lots dot Berlin Station Road and Curve Road. There is no access to major arterial roads. Annexation threat is limited by the railroad tracks and agreements between the city and county. Olentangy Berlin High School, a middle school, and Cheshire Elementary have all recently been built between Piatt and Gregory Road. A landowner has placed 62 acres of land at the southeast corner of the Conrail tracks and Curve Road in an Agricultural Conservation district.*



### Sub-Area 4A (West side of Piatt Road.)

**Land area:** 839 gross acres    **Current estimated population:** 153 (48 housing units)

**Development pipeline population:** 1,707 (535 units)    **Net Developable Acreage:** 146 acres

**Recommendation 4.1** - The plan recommends agriculture and single family residences on 2-acre lots, or PRD development at a density of 1.85 units per net developable acre (NDA) with sewer.

**Recommendation 4.2** - The new Road (Piatt Road extension) continues north from south from Berlin Station Road to Curve Road.

### Sub-Area 4B (East side of Piatt Road.)

**Land area:** 1,683 gross acres    **Current estimated population:** 1,764 (553 housing units)

**Development pipeline population:** 58 (194 units)    **Net Developable Acreage:** 97 acres

**Recommendation 4.3** - The plan recommends a small park at the northwest corner of Cheshire and Old State Roads.

**Recommendation 4.4** - The plan recommends agriculture and single family residences on 2-acre lots, or PRD development at a density of 1.25 units per net developable acre (NDA) with sewer.

**Recommendation 4.5** - Bikeway paths along any widened roads should include the edge of Cheshire Road, particularly across the Alum Creek causeway to Cheshire.

## Planning Area Five - Dunham Peninsula

Area Five is the area between Alum Creek on the east and west that is not included in the overlay. It has dead end access via Dunham and Big Run Roads. Sewer service is not immediately available but the area is in a future sewer service planning area.

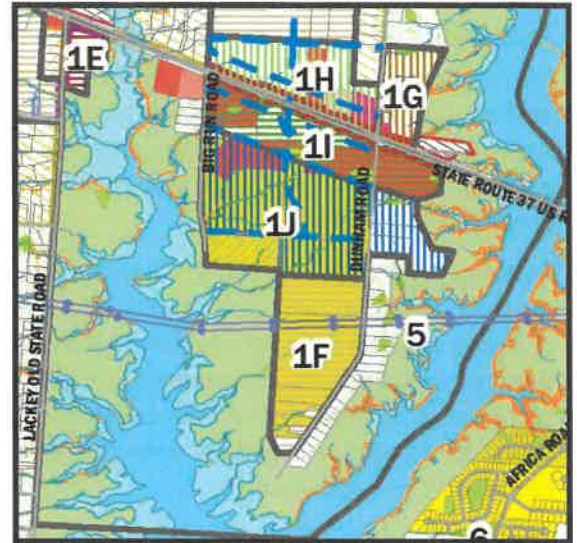
**Land area:** 983 gross acres

**Current estimated population:** 70 (22 units)

**Development pipeline population:** 0    **Net Developable Acreage:** 0

**Recommendation 5.1** - Parcels with sufficient acreage may develop at 1 unit per acre with sewer.

**Recommendation 5.2** - Dense landscaping/mounding should be located between different uses as buffering.



## Planning Area Six - East Alum Creek Corridor

Area Six is bounded on the west by Alum Creek and lands of the USA, on the north by the overlay boundary, on the east by Berkshire Township, and on the south by a line approximately 1300 feet north of and parallel to Cheshire Road.

There is sanitary sewer service to this area serving residential development and commercial uses at the U.S. 36 and I-71 interchange and the U.S. 36 commercial corridor.

**Land area:** 1,640 gross acres

**Current estimated population:** 1,215 (381 housing units)

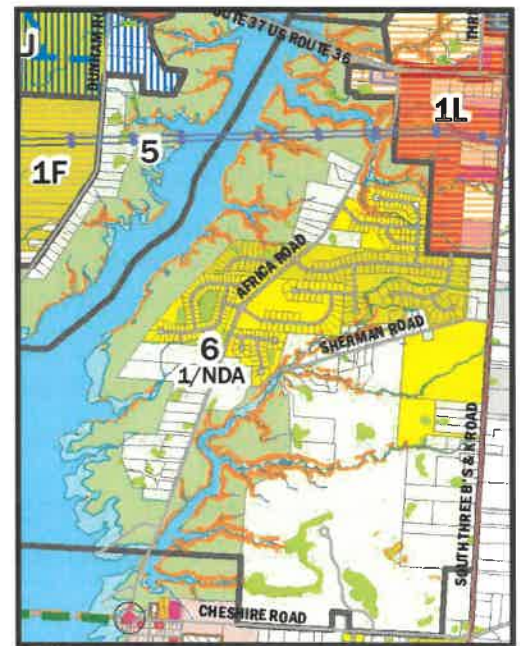
**Development pipeline population:** 20 (7 units)

**Net Developable Acreage:** 36 acres

**Recommendation 6.1** - Lands west of Africa Road adjacent to Alum Creek State Park are recommended for single family residential use at very low density of one unit per two acres.

**Recommendation 6.2** - Lands east of Africa Road are recommended for residential use at one unit per net developable acre.

**Recommendation 6.3** - Double Eagle Golf Course is assumed to continue as a golf course without residential development within the timeframe of this plan.





## Planning Area Seven – Southern Gateway

Planning Area Seven is bounded on the west by Liberty Township, on the east by the Conrail tracks and Gregory Road, on the south by Orange Township, and on the north by property lines approximately 3700 feet north of and parallel to Cheshire Road. Area 7 is further divided into sub-areas 7a, 7b and 7c.

Planning Area 7 includes the U.S. Route 23 corridor, the main north-south federal highway in Delaware County. There are opportunities for commercial and industrial development along this corridor. Such development could cause congestion on U.S. 23 if not correctly planned and built. The area north of Peachblow Road is within the exclusive city water agreement area and has already seen a large amount of annexation and development.

The land is excessively flat and drainage is problematic. There are no floodplains, since this is near the top of the watershed. There are few wetlands, other than agriculturally tiled wetlands. Many of these soils are prime agricultural soils, with low suitability for on-site septic systems.

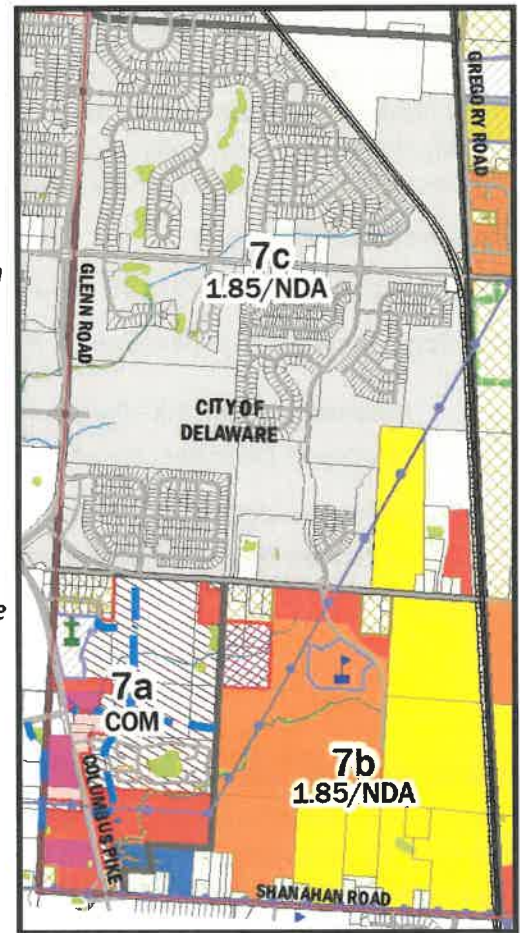
### Sub-Area 7A

**East Side of U.S. 23:** A large manufactured home park lies behind a small commercial (restaurant) use. Some of the other existing commercial uses are temporary and will be replaced with more valuable commercial uses in time. A Speedway gas station is located at the intersection of Shanahan and U.S. 23. Fairview Memorial Park cemetery lies south of Connor Lane, a 12-lot single family subdivision.

**West side of U.S. 23:** A number of commercial uses, with mini-storage warehouses just north of the Hyatts Road/U.S. 23 intersection. Other commercial, office, and institutional uses exist, including Adventure Church (in Berlin and Liberty Townships), Celebration KIA, and the P&D Builders offices in the Park at Greif, served by Delaware County sewer service.

**Land area:** 386 gross acres    **Current estimated population:** 807 (253 housing units)

**Development pipeline population:** 230 (72 units)    **Net Developable Acreage:** 86 acres



**Recommendation 7.1 - (US 23 Corridor)** Planned Commercial districts are recommended for parcels with frontage on U.S. 23. Access management principles and interconnection of properties north to south must be included.

**Recommendation 7.2 - (US 23 Corridor)** No left turns should be permitted across U.S. 23 except at ODOT approved locations

**Recommendation 7.3 - (West side of US 23)** A parallel access road is recommended to be constructed in increments along the Liberty Township and Berlin Township line north to south. The first easement segments of this road are dedicated in the Park at Greif, west of P&D Builders. The road should eventually run from the northwest corner of the 5542 Columbus Pike, north to Grief Parkway.

**Recommendation 7.4 - (East side of US 23)** Recommend Planned Commercial as shown on the map.

**Recommendation 7.5 - (East side of US 23)** There should be dedication and incremental construction of a parallel access road to U.S. 23 by individual landowners as their parcels develop. This parallel access road should connect Peachblow Road on the north, run parallel to and approximately 1200 feet east of U.S. 23, running south until heading slightly west to provide access to a new entrance to the manufactured home park. Connor Lane should be extended to the east to connect with the new road. The Connor Lane entrance to U.S. 23 should be closed in a cul-de-sac after the entrance to the completed parallel access road (with improved access to U.S. 23) is achieved.

**Recommendation 7.6 - (East side of US 23)** A parallel access road should be incrementally constructed from the south side of the home park parallel and approximately 400 feet east of U.S. 23 south to the large ravine, as depicted on the land use map.

### **Sub-Area 7B**

*This area is bounded by commercial zoning on the west, a mix of industrial and low density Farm Residential on the north, the railroad tracks on the east and Shanahan Road on the south. Berlin Meadows and Evans Farm are large approved subdivisions that are currently under development. This development will include the full extension and connection of North Road from Shanahan to Peachblow.*

**Land area:** 518 gross acres    **Current estimated population:** 86 (27 housing units)

**Development pipeline population:** 3,056 (958 units)    **Net Developable Acreage:** 12 acres

**Recommendation 7.7** - Residential development along the south Side of Peachblow Road is recommended for a density of 1.85 units per net developable acre.

**Recommendation 7.8** - Improve Peachblow Road pursuant to recommendations from the County Engineer.

### **Sub-Area 7c**

*Peachblow Road on the south to Cheshire Road on the north, from the township line on the west to the Conrail tracks. The township area north of Peachblow is all zoned FR-1, single-family one acre minimum lot size.*

**Land area:** 197 gross acres    **Current estimated population:** 61 (19 housing units)

**Development pipeline population:** 175 (55 units)    **Net Developable Acreage:** 73 acres

**Recommendation 7.9** - Develop areas that remain in the township as single-family residential. If centralized water and sewer are available, then densities may be allowed up to 1.85 units per net developable acre. If centralized water and sewer are not available, then lot sizes should be one unit per acre or larger in accordance with Health District for on-lot septic systems.

## Planning Area Eight – Suburban Heart

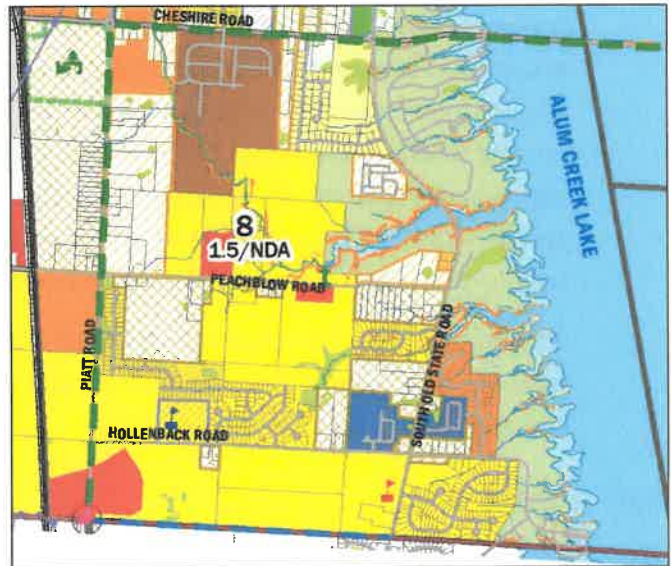
*The area is bounded on the west by the Conrail tracks, on the east by Alum Creek Reservoir, on the south by Orange Township, and on the north by Cheshire Road. This area is the suburban heart of the township. There is county sewer available to this area, although the ultimate sewer capacity may be affected by other development. There is a sewer line on S. Old State Road that serves Oldefield Estates as well as sewer services that will eventually connect to Evans Farm at the Sports Park area. There are numerous drainage ravines, which empty to Alum Creek.*

**Land area:** 2,767 gross acres

**Current estimated population:** 2,316 (726 housing units)

**Development pipeline population:** 5,059 (1,586 units)

**Net Developable Acreage:** 151 acres



**Recommendation 8.1** - West of Piatt Road and south of Cheshire Road, the plan recommends development at one unit per net developable acre without sanitary sewer, or up to 1.85 units per net developable acre with centralized sewer.

**Recommendation 8.2** - East of Piatt Road and north of Peachblow Road, the plan recommends development at one unit per net developable acre without sanitary sewer, or up to 1.5 units per net developable acre with centralized sanitary sewer.

**Recommendation 8.3** - A large, approximately 40- to 60-acre township park would be desirable for athletic fields and organized sports when the township is fully built out (discuss). This park would be centrally located if land could be acquired at the northwest corner of this area, on the east of the railroad tracks, south of Cheshire Road.

**Recommendation 8.4** - The 2001 Thoroughfare Plan and other local plans recommend the extension of Piatt Road at the Berlin Township line south to Lewis Center and the extension of Shanahan east to South Old State Road. The plan for Sub-Area 8 supports such a Piatt Road extension by a proposed new road south to Lewis Center.

**Recommendation 8.5** - Bike paths should be provided along all major routes (North, Cheshire, Piatt, Africa, Peachblow, etc.) as development occurs. Neighborhoods should be connected with paths through open spaces and along connecting roads.

**Recommendation 8.6** - A neighborhood commercial area is recommended for the improved full intersection of Piatt Road and Shanahan Road. (This is satisfied by Evans Farm) Small retail and office uses should be limited to an area approximately 300 feet in depth on the north side of Shanahan. The area would extend approximately 500 feet east of Piatt Road. Buildings should be oriented to the street, with parking to the side and rear. Sidewalk connections should be included to the any adjacent residential development with ample buffering where non-residential uses are located next to residential.



**Recommendation 8.7** - An entrance feature at the intersection of Piatt Road and Shanahan Road should be incorporated into this development and would give interest and recognition upon entering Berlin Township.

## Planning Area Nine - Historic Village of Cheshire and Surrounding Area

*Planning area Nine is bounded on the west by Alum Creek, on the north by Cheshire Road, on the east by Berkshire Township, and on the south by the lands of the United States extending east to 3 Bs and K Road.*

**Land area:** 721 gross acres

**Current estimated population:** 1,595 (500 housing units)

**Development pipeline population:** 102 (32 units) **Net Developable Acreage:** 4 acres



**Recommendation 9.1** - The area is served by Delaware County sanitary sewer mostly within the village of Cheshire and PRD subdivisions. The lands fronting on 3 B's and K Road are recommended for single family use at one unit per net developable acre, continuing north to Cheshire Road.

**Recommendation 9.2** - The unincorporated village of Cheshire and some of its adjacent properties as depicted on the Comprehensive Plan are recommended for redevelopment in a mixed use planned district that would permit residential use at up to five units per net developable acre, and local commercial uses, preferably in a downtown with historic architectural syntax, on-street angle parking, sidewalks, street trees, and shallow or zero setbacks.

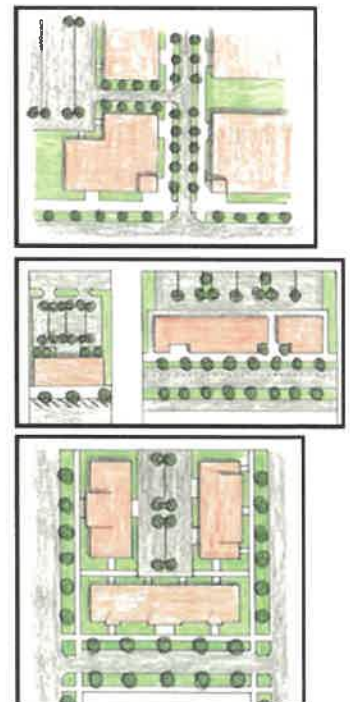
**Village Center General Guidelines**—Due to the intensity of uses and higher densities in town centers, good design is critical to the success of such centers. The following are general design guidelines that should be considered in developments in the Cheshire Village area and at the Piatt Road/Shanahan Road Neighborhood Commercial area.

### **Village Center Design Concepts**

*(Top) Design concept demonstrating basic retail and office design elements including rear parking, grid streets, sidewalks, street trees and building orientation.*

*(Middle) Design concept demonstrating basic retail design elements including rear parking, angled and parallel on-street parking, sidewalks, street trees, building orientation and pedestrian access.*

*(Bottom) Design concept demonstrating office, civic, or residential use with campus-style building orientation, courtyard and on-street parking and pedestrian connections.*



<p><b>Building locations</b></p> <p>For retail uses, buildings should be located along a “build-to” line, providing for a 30-foot setback with curb, street trees and sidewalk.</p> <p>Office and residential uses may use a build-to line of 50 feet from curb.</p> <p>Multi-tenant buildings are encouraged. Excessive gaps and non-useable spaces between buildings are discouraged.</p> <p>Buildings should include architectural details on all exposed sides. Retail uses should have a minimum 80% “open” glazing (windows and doors) at street level.</p> <p>Pedestrian connections to rear parking areas may be established between buildings. Such areas should be wide and buildings should include four-sided architectural details.</p> <p>Buildings may have front and rear entrances whenever possible.</p> <p>Multi-family uses in single-use structures should be townhouses with rear garages near parks.</p> <p>Single-family lots with at least 80’ of frontage may use front-load garages if the garages are at least 10’ behind the front of the building. Lots with less frontage should utilize rear service roads.</p> <p><b>Public Spaces</b></p> <p>Common open spaces that are fronted by buildings are encouraged.</p> <p>In residential areas, open space should be a combination of formal town squares, pocket parks and natural preservation areas.</p>	<p><b>Parking</b></p> <p>Parking lots should be located behind or to the side of buildings rather than in front.</p> <p>Diagonal or parallel on-street parking should be located in front of retail areas and on local streets and commercial lanes where appropriate.</p> <p>Parking ratios should be calculated for the overall development rather than for individual businesses.</p> <p>Retail – 1 space per 250 gross square feet</p> <p>Office – 1 space per 250 gross square feet</p> <p>Residential – 2 spaces per unit</p> <p>Parking areas should contain landscaped curbs and islands with deciduous trees.</p> <p>Parking lots should be screened from public right-of-way by a four-foot ever-green hedge or masonry wall.</p> <p>Landscaped buffers should be provided between dissimilar uses.</p> <p>Bicycle parking should be provided at convenient intervals in safe locations near major entrances.</p> <p><b>Streets</b></p> <p>All streets should be two-way.</p> <p>Sidewalks at least 4 feet wide should be provided throughout with a minimum 5’ tree lawn between sidewalk and street (unless otherwise restricted). Retail uses may utilize tree wells instead of a tree lawn.</p> <p>Street trees should be provided on both sides of the street at a minimum 40 feet on center.</p> <p>Street furnishings (benches or other seating areas) should be provided in retail areas and public spaces.</p> <p>Streets should interconnect – cul-de-sacs should be discouraged.</p>
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## Planning Area Ten – South East Alum Creek Corridor

*Planning area Ten is bounded by Orange Township on the south, the Alum Creek State Park on the west and north, and Berkshire Township on the east. The area includes scattered, large-lot single-family homes and two large subdivisions served by sanitary sewer. Lots are a 1-acre minimum lot size. Alum Creek State Park dominates area 10.*

**Land area:** 1,268 gross acres

**Current estimated population:** 705 (221 housing units)

**Development pipeline population:** 57 (18 units)

**Net Developable Acreage:** 76 acres



**Recommendation 10.1** - The plan recommends very low-density development at one unit per two acres to blend with the park. Where sanitary sewer is available, one unit per net developable acre is recommended.

## General Recommendations

The following implementation items are general in nature and are not specific to any sub-area.

**Recommendation G.1** — Work with township residents interested in recreation planning and encourage development of parks and leisure trails as part of new developments. Insert recommendations as they become available.

**Recommendation G.2** — Continue to require sidewalks within and pedestrian connections between residential developments.

**Recommendation G.3** — Encourage pedestrian-oriented commercial development and seek pedestrian connections between commercial and residential developments.

**Recommendation G.4** — Seek usable open space in developments.

**Recommendation G.5** — Consider an overall housing mix when reviewing rezoning requests as the township continues to develop.

**Recommendation G.6** — Encourage the conservation of natural resources (steep slopes, woodlands, wooded ravines, floodplains, etc.) as part of a subdivision's open space while utilizing the current PRD and TPUD zoning language.

**Recommendation G.7** — Seek multiple entrances to developments and the interconnection of subdivisions to improve safety, reduce travel times and lower maintenance costs.

**Recommendation G.8** — Seek street connections or cross-easements between commercial uses.

**Recommendation G.9** — Support access management along state routes as well as along existing and proposed arterial roads, referencing the ODOT goals for U.S. 23 and U.S. 36/S.R. 37.

**Recommendation G.10** — Support the County Engineer by encouraging best practices for stormwater management and by encouraging development that preserves surface and ground water quality.

**Recommendation G.11** — Keep local agencies informed throughout the development process so they can plan for future service.

**Recommendation G.12** — Work with agencies to identify new sites for township facilities.

**Recommendation G.13** — Provide for updates to the Comprehensive Land Use Plan within 5-10 years.

**Recommendation G.14** — While the township does not encourage large-scale solar projects, the township supports alternative energy generation, including panels on industrial and commercial buildings as well as new applications such as agri-photovoltaic development.



Subarea	1	1A	1B	1C	1D	1E	1F	1G	1H	1I	1J	1K	1L	Total
Acreage	767	594	49	222	162	18	196	34	76	92	177	52	225	2,664
Current Units	55	3		6		1	4	1		1	4	28	40	143
Current Est. Population	175	10		19		3	13	3		3	13	89	128	456
Recorded but vacant														
Preliminary lots														
Rezoned lots (no prelim)														
Multi-family approved													188	188
Total Unit Increase													188	188
Population Increase													600	600
Proposed use/density	SF1	IND	PROC	MF4	MF10	COM	MF4	MF10	PROC	MF10	MF10	MF4	MF10	
Net Dev. Acreage**	253	426	37	159	125	12	64	23	29	47	131	13	36	
Potential Units	253	-	-	638	1,250	-	256	230	-	470*	1,310	52	357	4,816
New Population***	807	-	-	957	1,880	-	384	345	-	705	1,967	78	536	7,659
Total Build Out	982	0	0	977	1,880	3	397	348	0	708	1,979	****	****	7,274

**Existing Land Use layer** was created based on County Auditor's parcel layer dated 1/29/2022, from the following categories: Agricultural, Agricultural Vacant, Residential Vacant, Other Uses Vacant Land. Acreage larger than 10 acres classified as "Vacant Land".

\* **Maximum 500 units** in combination of 1I and 1J.

\*\***Net Developable Acreage** was calculated by excluding NWI Wetlands, 100-Year Floodplains, powerline easements from AEP.

\*\*\***Single-Family densities** figured at 3.19 people per unit (Census); **Multi-Family densities** figured at 1.5 people per unit.

\*\*\*\***Subareas east of the reservoir** are difficult to project, based on proposed annexation, environmental, and access-related issues.

Subarea	2	3 ^	4a	4b	5	6	7a	7b	7c ^	8	9	10	Totals
Acreage	555	1,262	839	1,683	983	1,640	286	518	197	2,767	721	1,268	12,719
Current Units	39	35	48	553	22	381	253	27	19	726	500	221	2,824
Estimate Pop.	124	112	153	1,764	70	1,215	807	86	61	2,316	1,595	705	9,008
Recorded but vacant	8	42	53	58		20				36		4	221
Preliminary lots			482	194		7		914	55	952		14	2,618
Rezoned lots (no prelim)										539			539
Multi-family approved							72	44		59	32		207
Total Unit Increase	8	42	535	252		27	72	958	55	1,586	32	18	3,585
Population Increase	26	134	1,707	804		86	230	3,056	175	5,059	102	57	11,436
Proposed Use/Density	SF 0.5	SF 1	SF1.85	SF1.25	SF1.5	SF0.5	COM	SF1.85		SF1.5	MF4	SF 0.5	
Net Dev. Acreage*	27	919	146	97		36	86	12	73	151	4	76	
Potential Units	14	900	270	121		36		22	65	226	16	38	1,708
Potential Population	45	2,782	862	386		114		72	207	720	46	122	5,356
Total Build Out	195	3,117	2,245	2,914	70	1,415	1,037	3,214	443	8,095	1,744	884	25,373

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\* **Maximum 500 units** in combination of 1I and 1J.

\*\***Net Developable Acreage** was calculated by excluding NWI Wetlands, 100-Year Floodplains, powerline easements from AEP.

\*\*\***Single-Family densities** figured at 3.19 people per unit (Census); **Multi-Family densities** figured at 1.5 people per unit.

^**City utility agreement area**; area 7c includes a section of Evans Farm.