

Delaware County Development Trends

October, 2022



**Delaware County
Regional Planning Commission**

Regional Planning Commission

Founded 1961

Subdivision authority in unincorporated areas

Platting subdivisions, lot splits

Reviews rezoning cases for unincorporated areas

Work on Zoning Codes, Comprehensive Planning

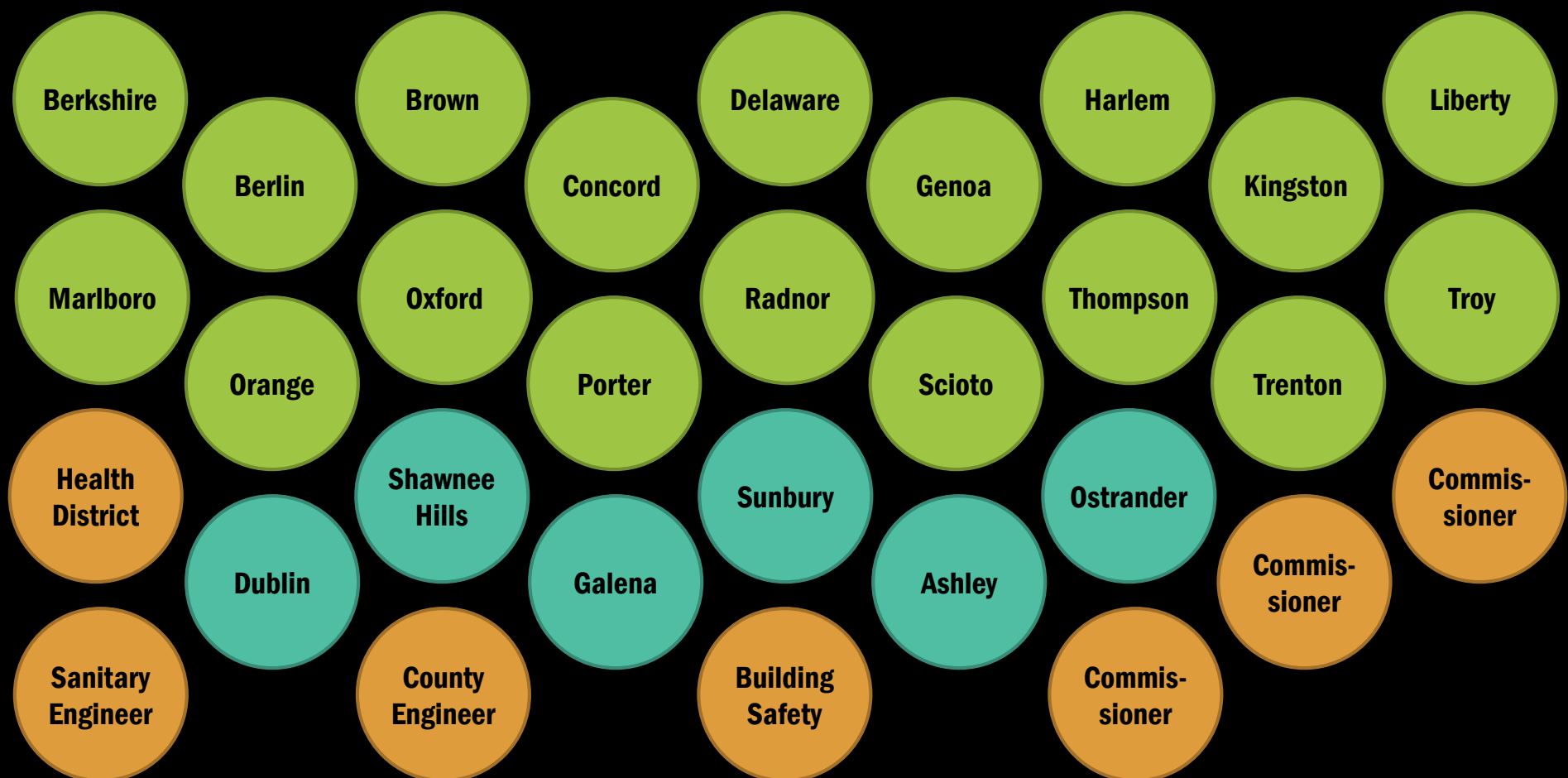
Other tasks as may be required.

(not actually the Regional Planning Commission©)



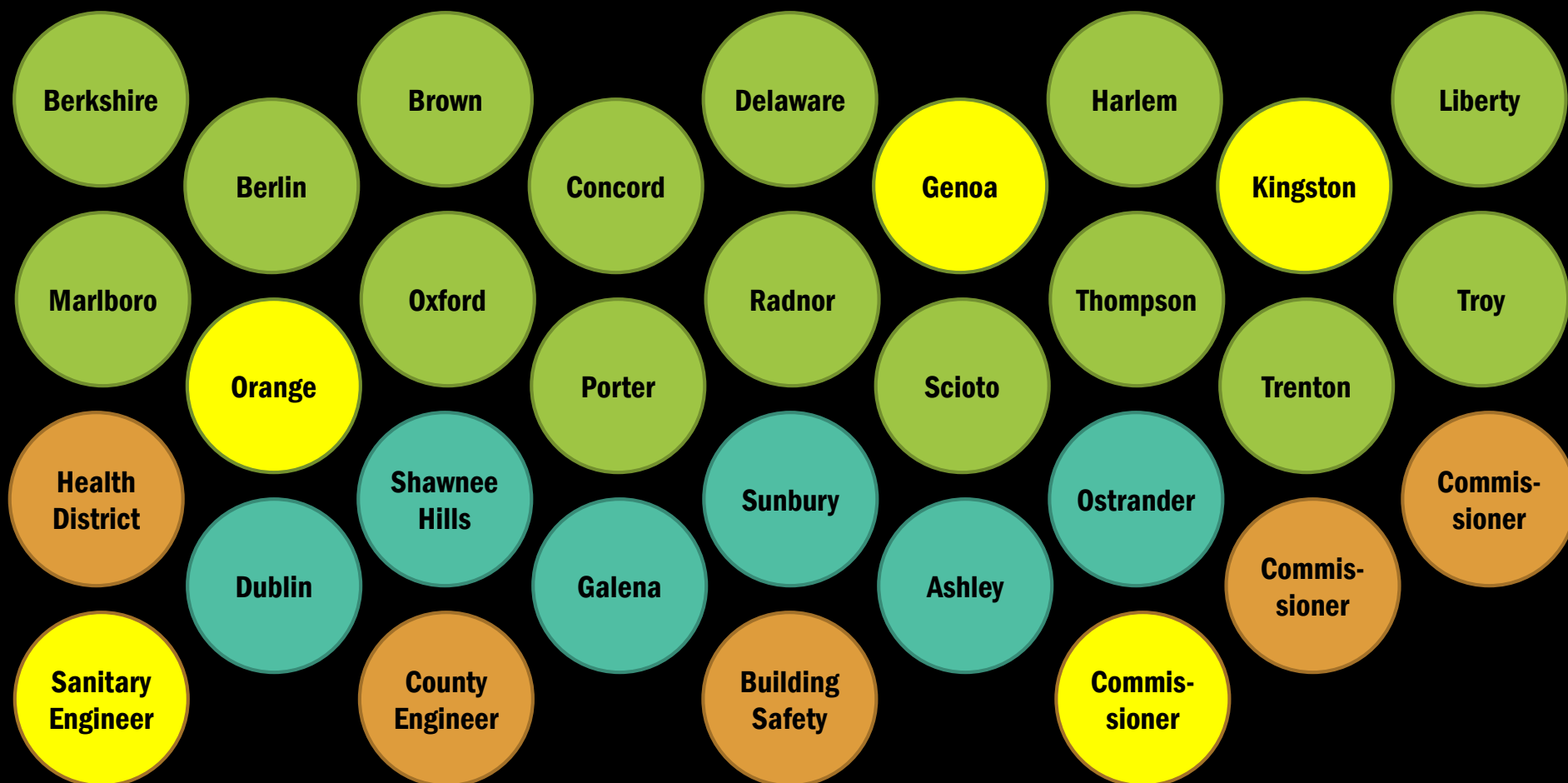
Regional Planning Commission

Structure



Regional Planning Commission

Executive
Committee



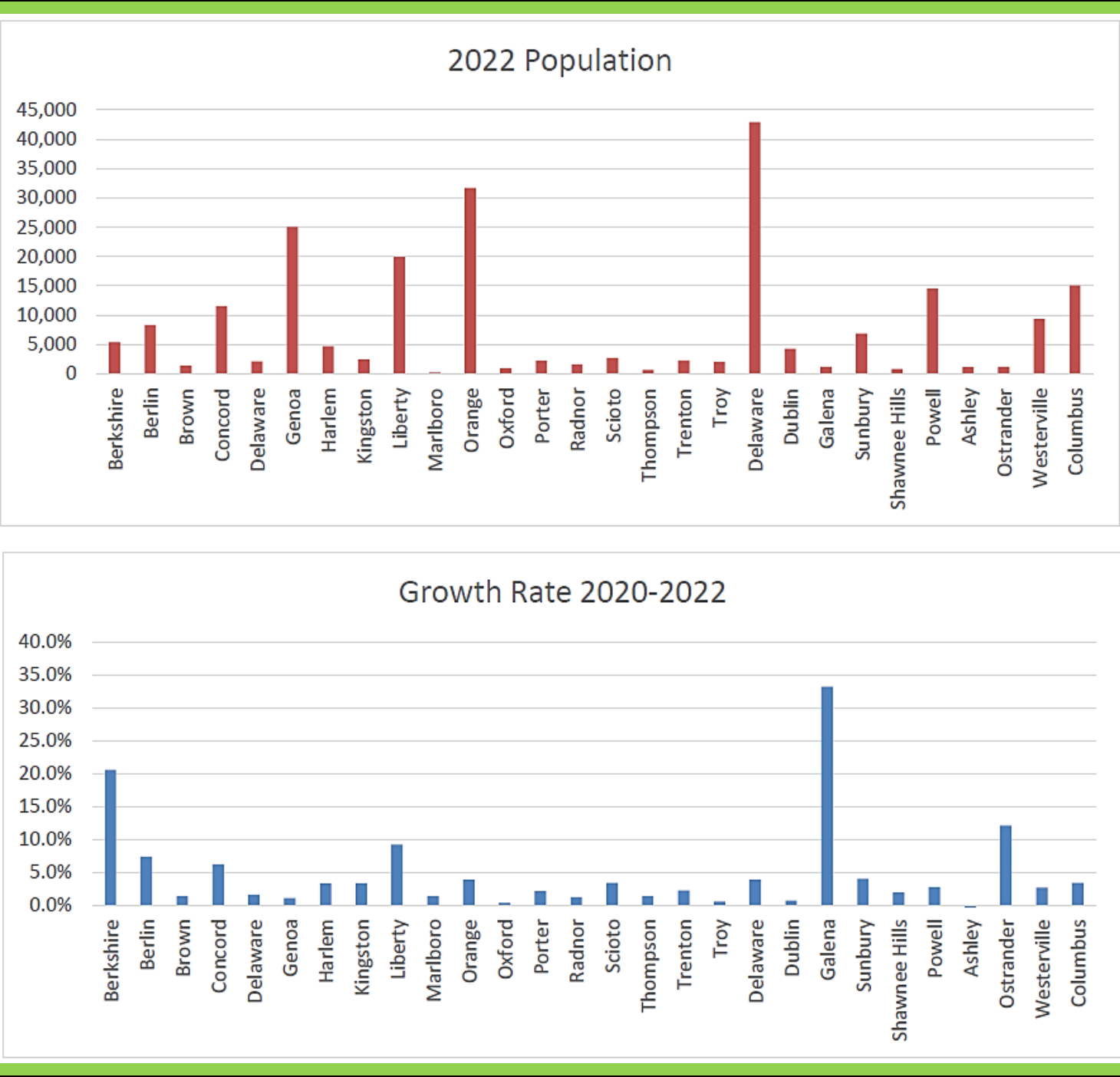
POPULATION CENSUS 2020+2022

Townships	2010	2020	10-20 Growth	Proj 2022	20-22 Growth
Berkshire	2,428	4,476	84.3%	5,396	20.6%
Berlin	6,496	7,774	19.7%	8,345	7.3%
Brown	1,416	1,402	-1.0%	1,421	1.4%
Concord	9,294	10,951	17.8%	11,623	6.1%
Delaware	1,964	2,138	8.9%	2,172	1.6%
Genoa	23,090	24,924	7.9%	25,058	0.5%
Harlem	3,953	4,554	15.2%	4,704	3.3%
Kingston	2,156	2,359	9.4%	2,438	3.3%
Liberty	14,581	18,271	25.3%	19,952	9.2%
Marlboro	281	295	5.0%	299	1.4%
Orange	23,762	30,516	28.4%	31,691	3.9%
Oxford	987	950	-3.7%	953	0.3%
Porter	1,923	2,194	14.1%	2,241	2.1%
Radnor	1,540	1,570	1.9%	1,589	1.2%
Scioto	2,350	2,648	12.7%	2,737	3.4%
Thompson	684	659	-3.7%	668	1.4%
Trenton	2,190	2,276	3.9%	2,327	2.2%
Troy	2,115	2,105	-0.5%	2,116	0.5%
Total Townships	101,210	120,062	18.6%	125,730	4.7%

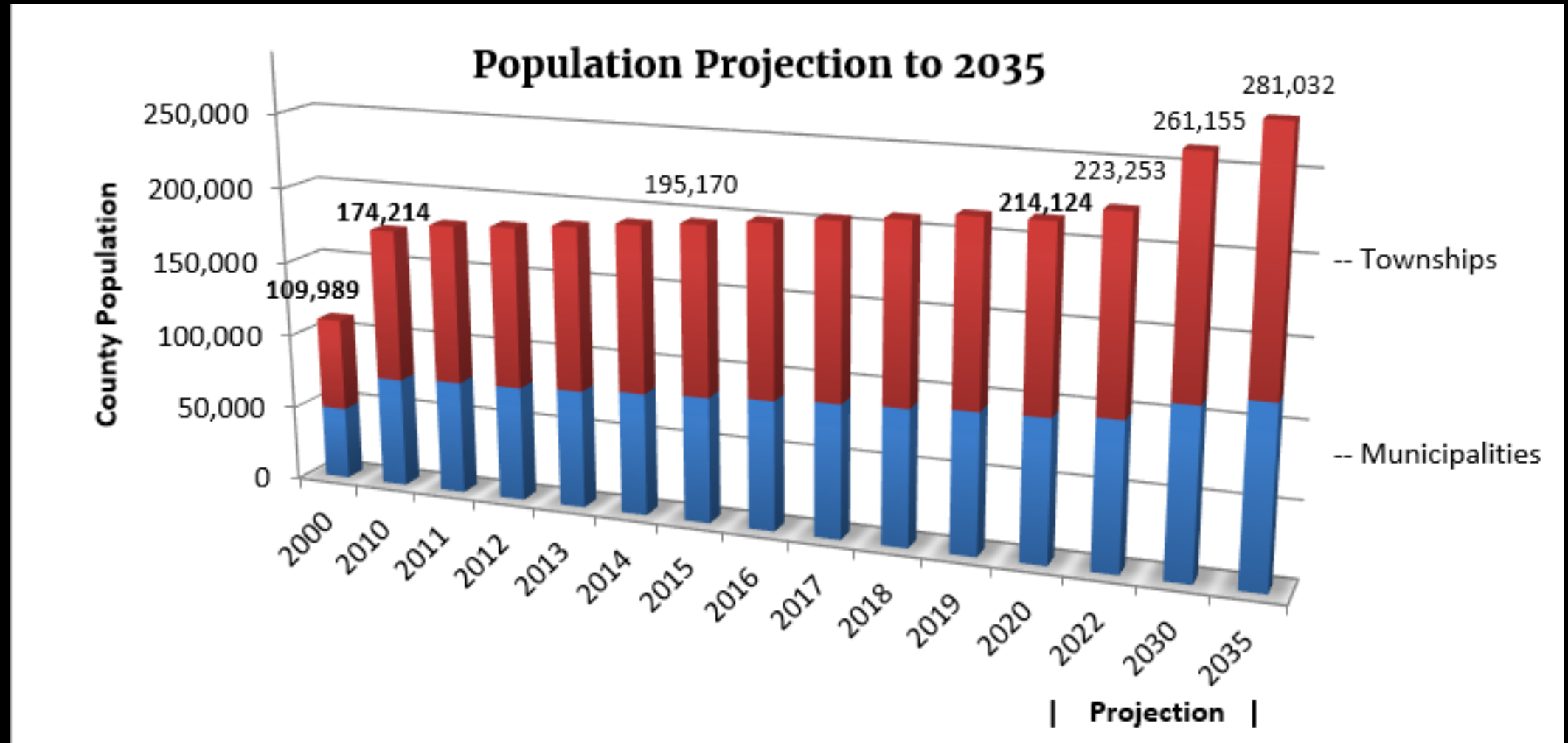
POPULATION CENSUS 2020+2022

Incorporated Areas	2010	2020	10-20 Growth	Proj 2022	20-22 Growth
Delaware	34,753	41,302	18.8%	42,898	3.9%
Dublin	4,018	4,250	5.8%	4,279	0.7%
Galena	653	924	41.5%	1,231	33.2%
Sunbury	4,389	6,614	50.7%	6,879	4.0%
Shawnee Hills	681	835	22.6%	851	1.9%
Powell	11,500	14,163	23.2%	14,554	2.8%
Ashley	1,330	1,198	-9.9%	1,190	-0.7%
Ostrander	643	1,094	70.1%	1,226	12.1%
Westerville	7,792	9,112	16.9%	9,353	2.6%
Columbus	7,245	14,570	101.1%	15,062	3.4%
Total Incorporated	73,004	94,062	28.8%	97,523	3.7%
Inc. & Uninc.	174,214	214,124	22.9%	223,253	4.3%

POPULATION CENSUS 2020+2022

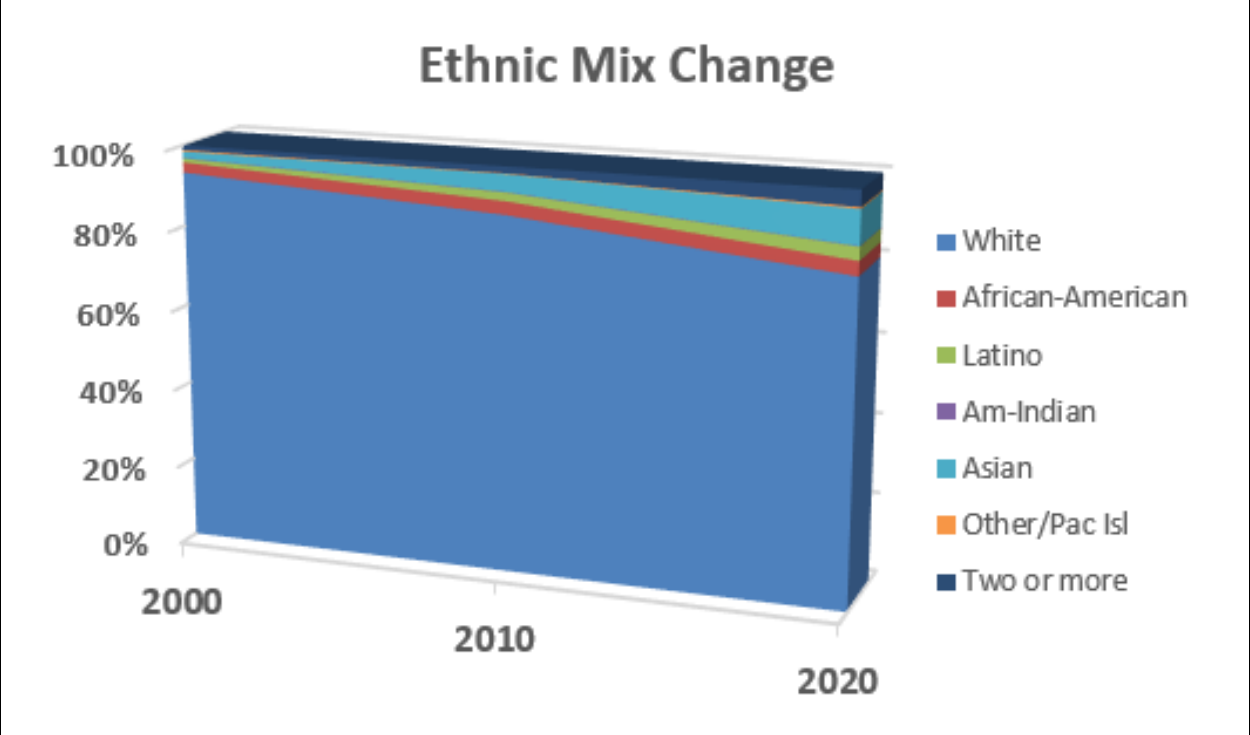


POPULATION PROJECTIONS



COUNTY DEMOGRAPHICS

	2000	2010	2020
White	103,663	153,969	171,420
Af.-Am.	2,774	5,756	7,702
Latino	1,109	3,669	7,012
Am-Indian	157	216	242
Asian	1,728	7,393	18,158
Other	416	305	883
Two or more	1,251	2,906	8,707
TOTAL	109,989	174,214	214,124



COMMUNITY PROFILES

Delaware County

updated 7/2022

COMMUNITY PROFILE

Genoa Township

2018 ACS
5-year estimates

Median Household Income: \$134,330
Unemployment: 2.1%

Median Home Value: \$347,100

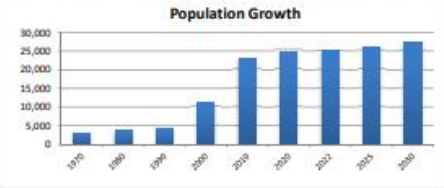
Male: 50.3%
Female: 49.7%
Median Age: 41.1

Bachelor's degree: 45.9%
Graduate or Professional Degree: 20.8%

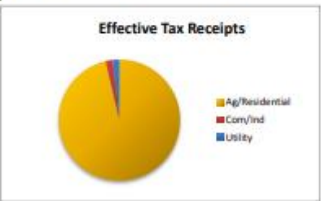
Building Permits	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single-Family	60	94	63	38	64	62	66	74	50	48	40
Multi-Family	14	22	47	1	2	47	11	0	1	0	5



Population	1970	1980	1990	2000	2010	2020	2022	2025	2030
Census Bureau and DCRPC July Estimates	3,046	3,678	4,053	11,293	23,090	24,806	25,058	26,085	27,266



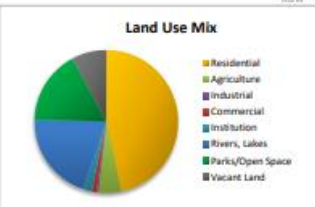
Property Valuation	Residential	Farm	Industrial	Commercial	Public Utility	Unl Pers Prop	Grand Total
2020	11,701,263.90	731,440	410,232.0	158,643.70	0	188,813.90	12,099,706.60



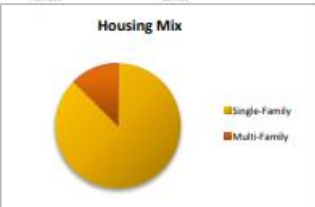
Effective Tax Receipt	Ag/Residential	Com/Ind	Utility	Grand Total
2020	15,211,000	295,415	282,778	15,789,193



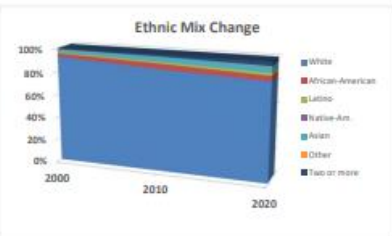
Land Use Mix	Residential	Agriculture	Industrial	Commercial	Institution	Rivers, Lake	Parks/Open	Vacant Land	Total	(no ROW)
(Incorp. Areas deleted)	5881.66	651.08	48.95	143.84	244.7	2536.09	2115.03	991.72	12613.97	
2018	47%	5%	0%	1%	2%	20%	17%	8%	13718.15	



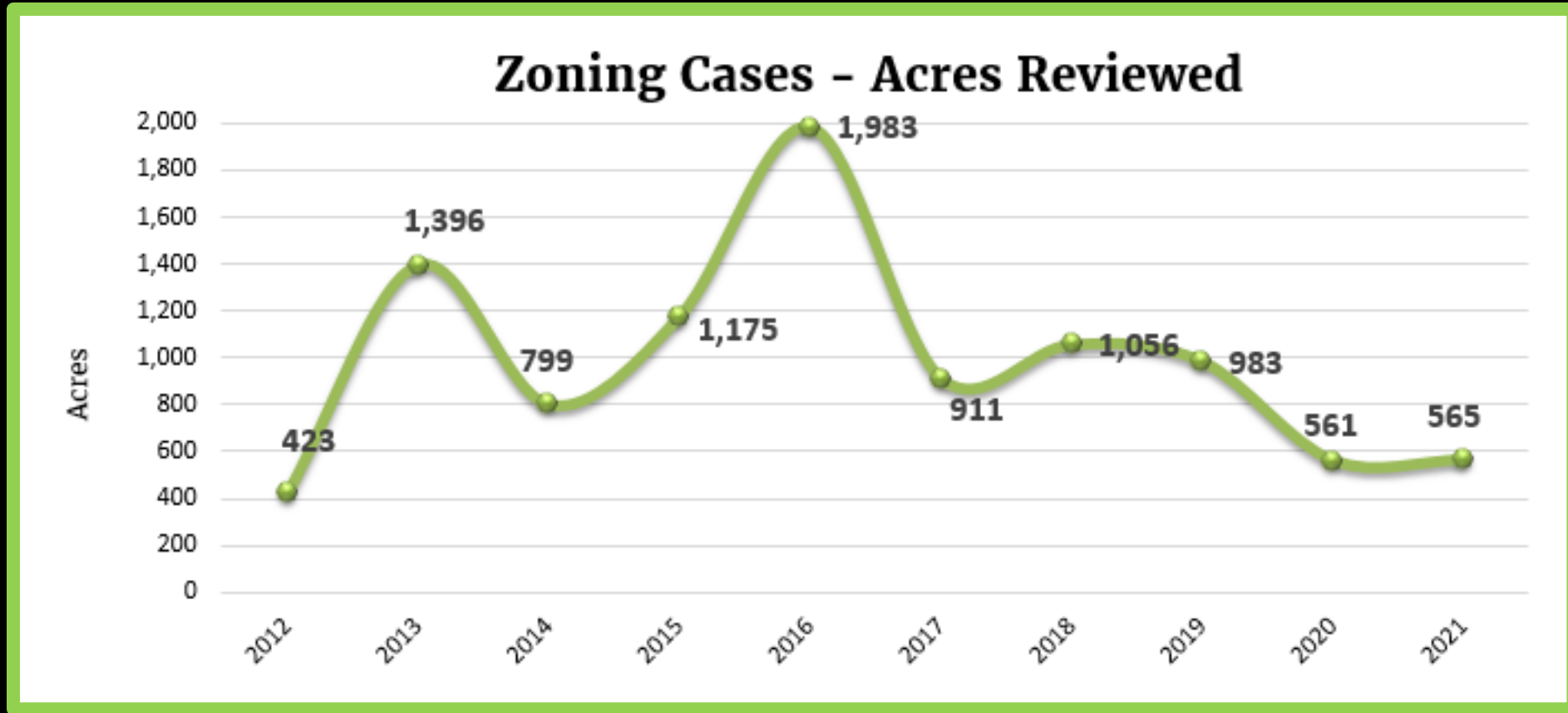
Housing Mix	Single-Family	Multi-Family	Total
2021	7,750	1,102	8,852



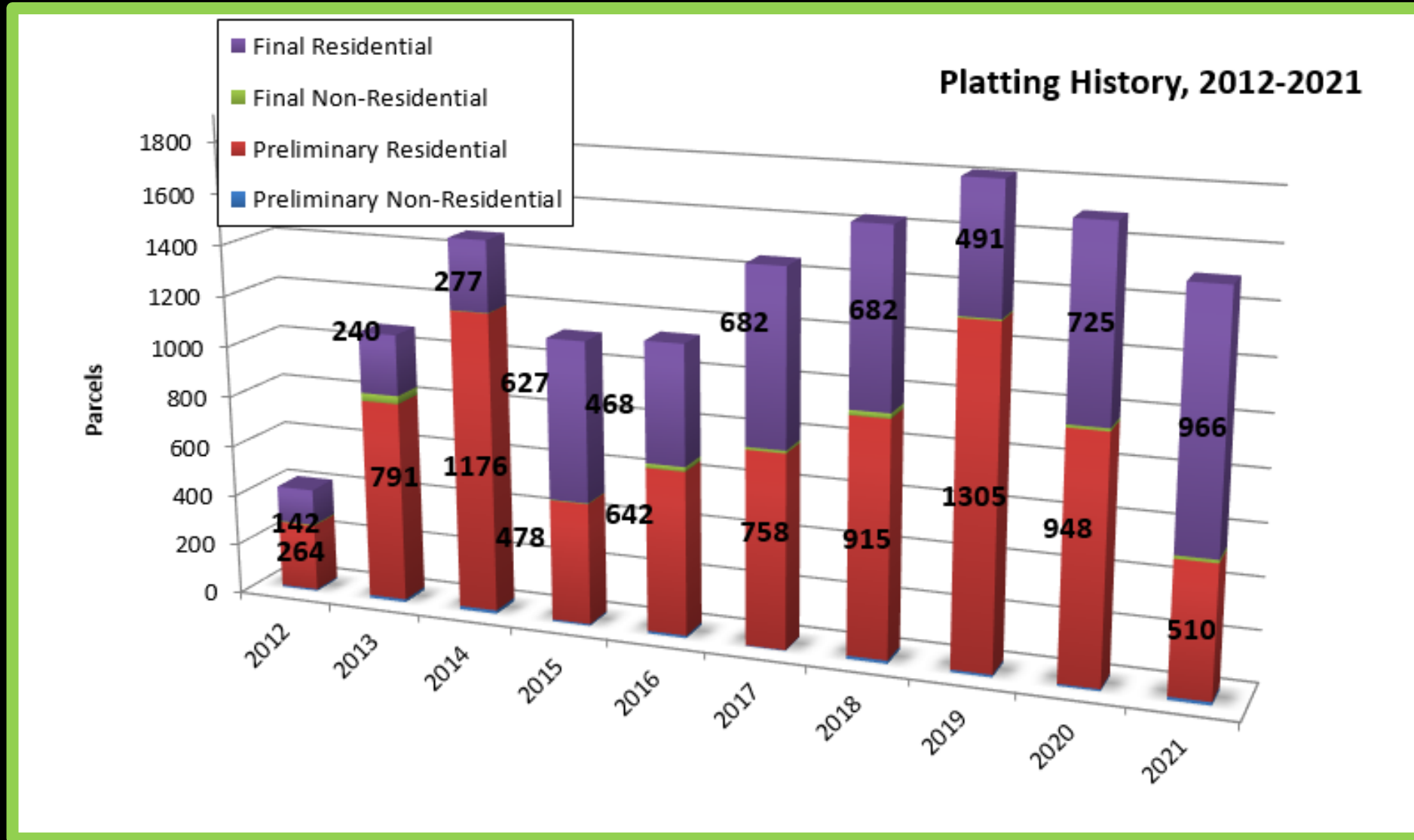
Ethnic Mix	2000	2010	2020	Rate	% of tot
White	10586	20305	20974	3%	85%
African-Ameri	312	1086	1097	1%	4%
Latino	113	407	629	55%	3%
Native-Am.	17	33	23	-30%	0%
Asian	231	852	1110	30%	4%
Other	45	40	106	165%	0%
Two or more	102	367	867	136%	3%
Total	11293	23090	24806	7%	



COUNTY REZONING TRENDS

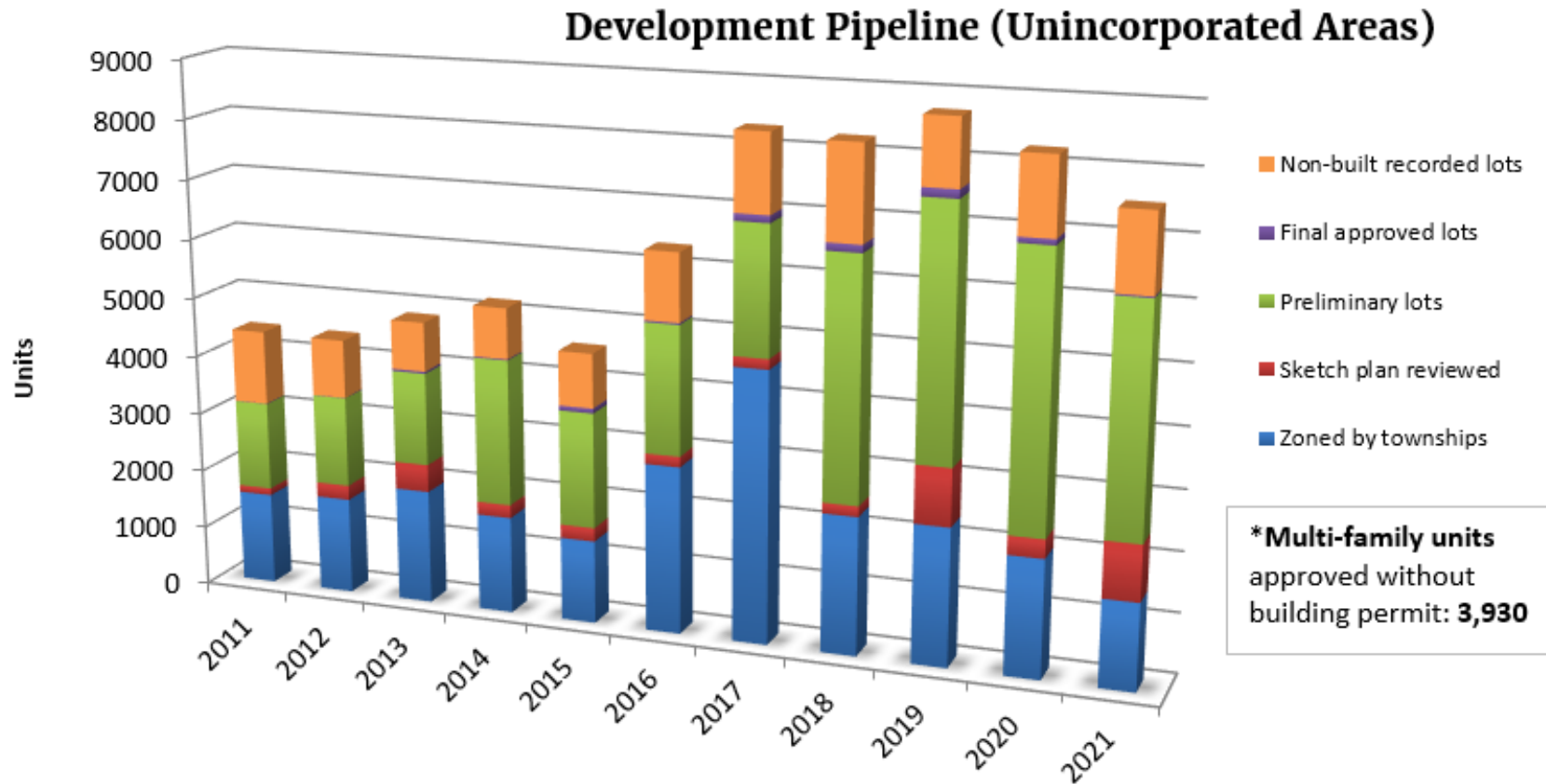


COUNTY PLATTING ACTIVITY



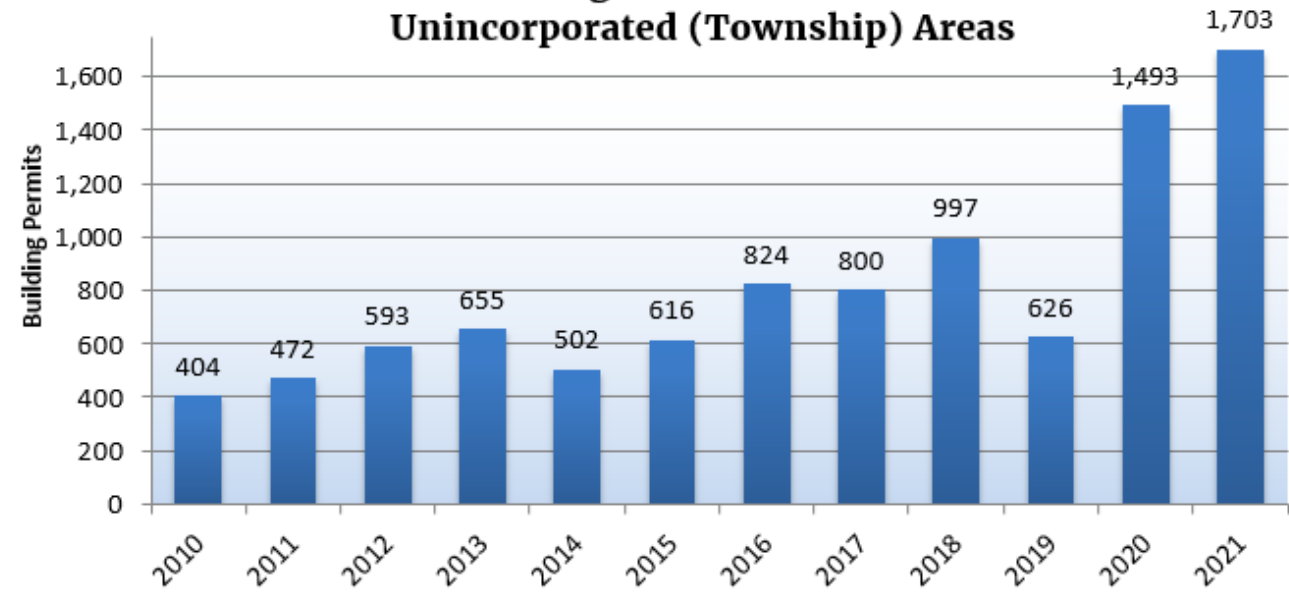
LOT PIPELINE

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Zoned by townships	1549	1626	1925	1636	1401	2816	4558	2317	2312	1978	1453	-27%
Sketch plan reviewed	119	247	464	220	228	176	171	176	958	315	929	195%
Preliminary lots	1488	1523	1563	2454	1934	2161	2153	4030	4190	4568	3800	-17%
Final approved lots	6	7	36	19	83	29	124	131	146	95	25	-74%
Non-built recorded lots	1238	979	825	849	907	1138	1299	1576	1101	1273	1289	1%
Total available lots	4400	4382	4813	5178	4553	6320	8305	8230	8707	8229	7496	-9%
MULTI-FAMILY NOT INCLUDED												

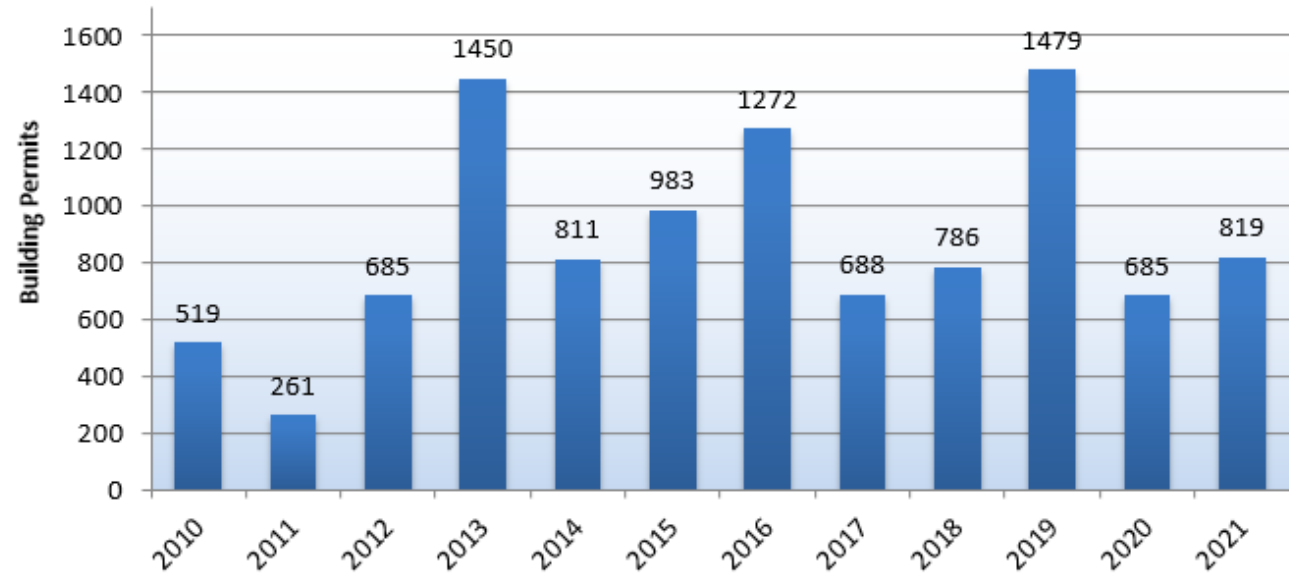


BUILDING PERMITS

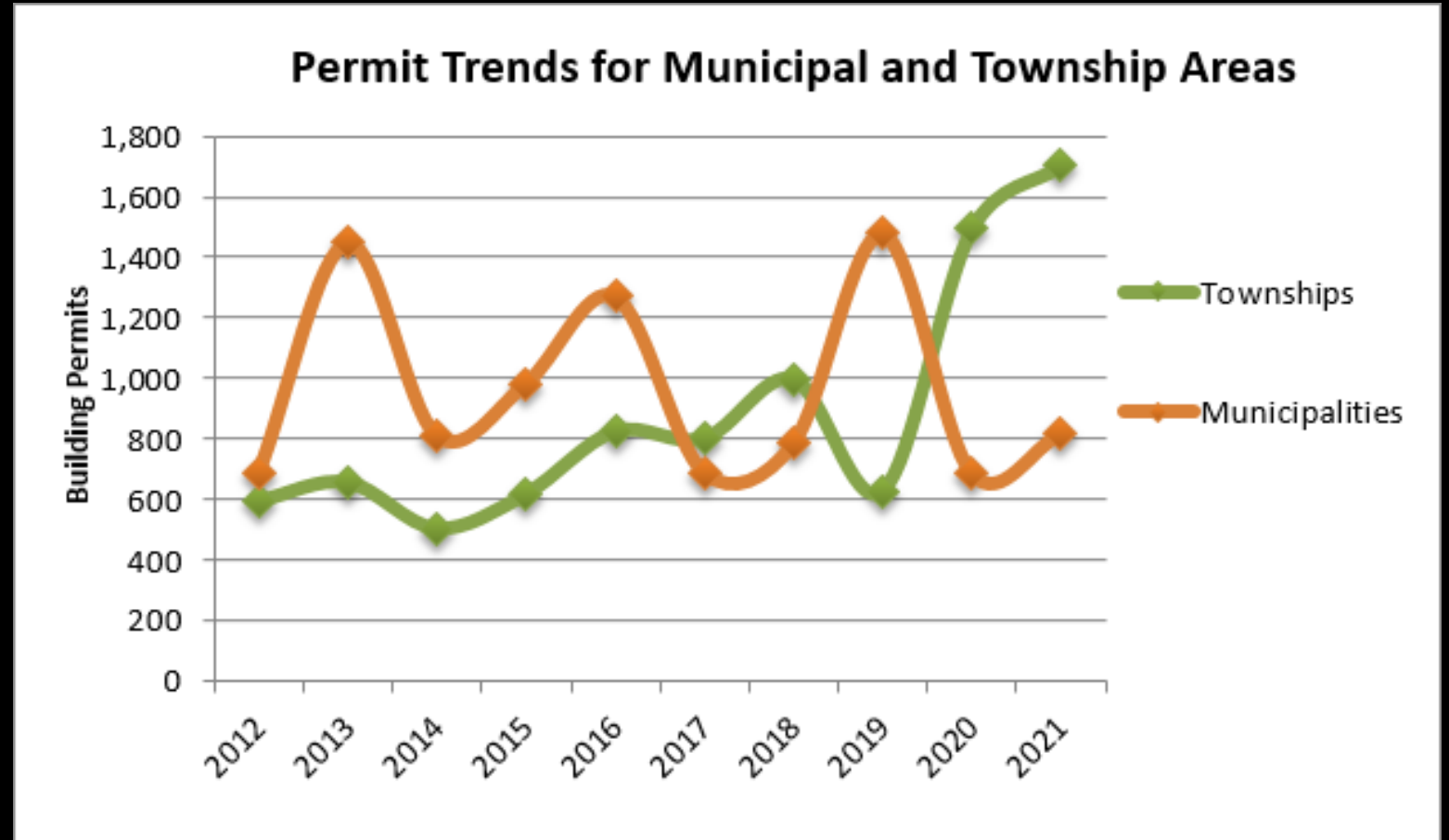
**Building Permit Trends for
Unincorporated (Township) Areas**



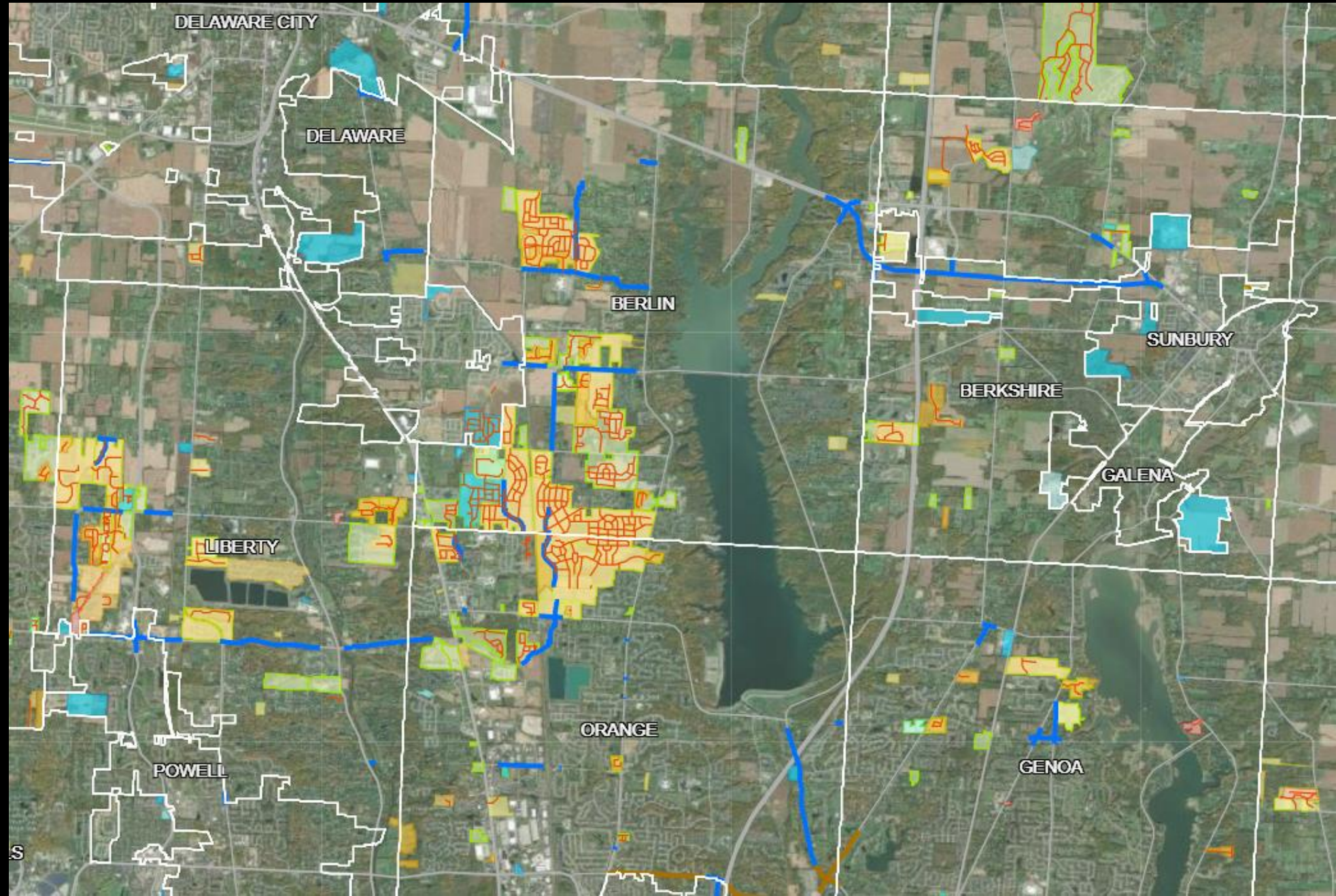
Building Permit Trends for Municipalities



BUILDING PERMITS



ACTIVITY

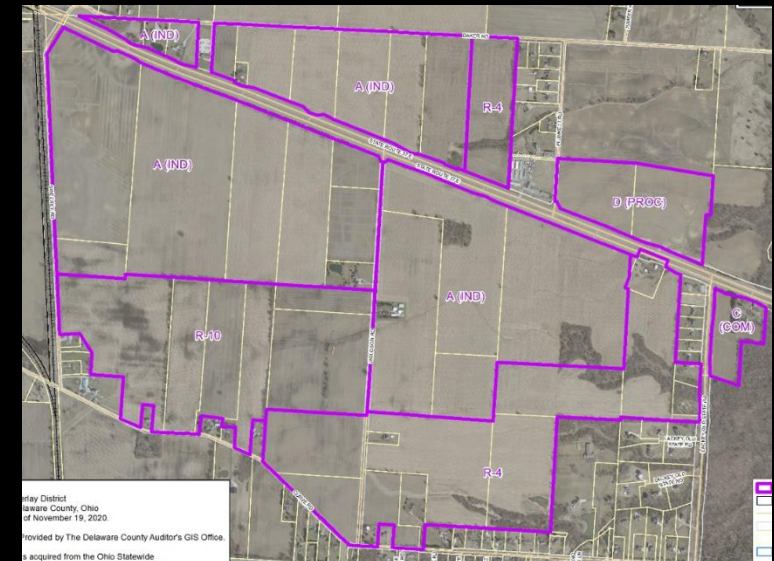


ZONING PROCESS TRENDS

- Standard rezoning
 - Developer brings in a rezoning application (based on existing language in the Zoning Resolution) and development plan. Township ZC and Trustees review and approve, or deny.
- Overlay zoning
 - Township (or developer) submits language for approval as a new “district.” Developers then file a development plan that meets the standards for use and design written into the code. Usually higher design standards.

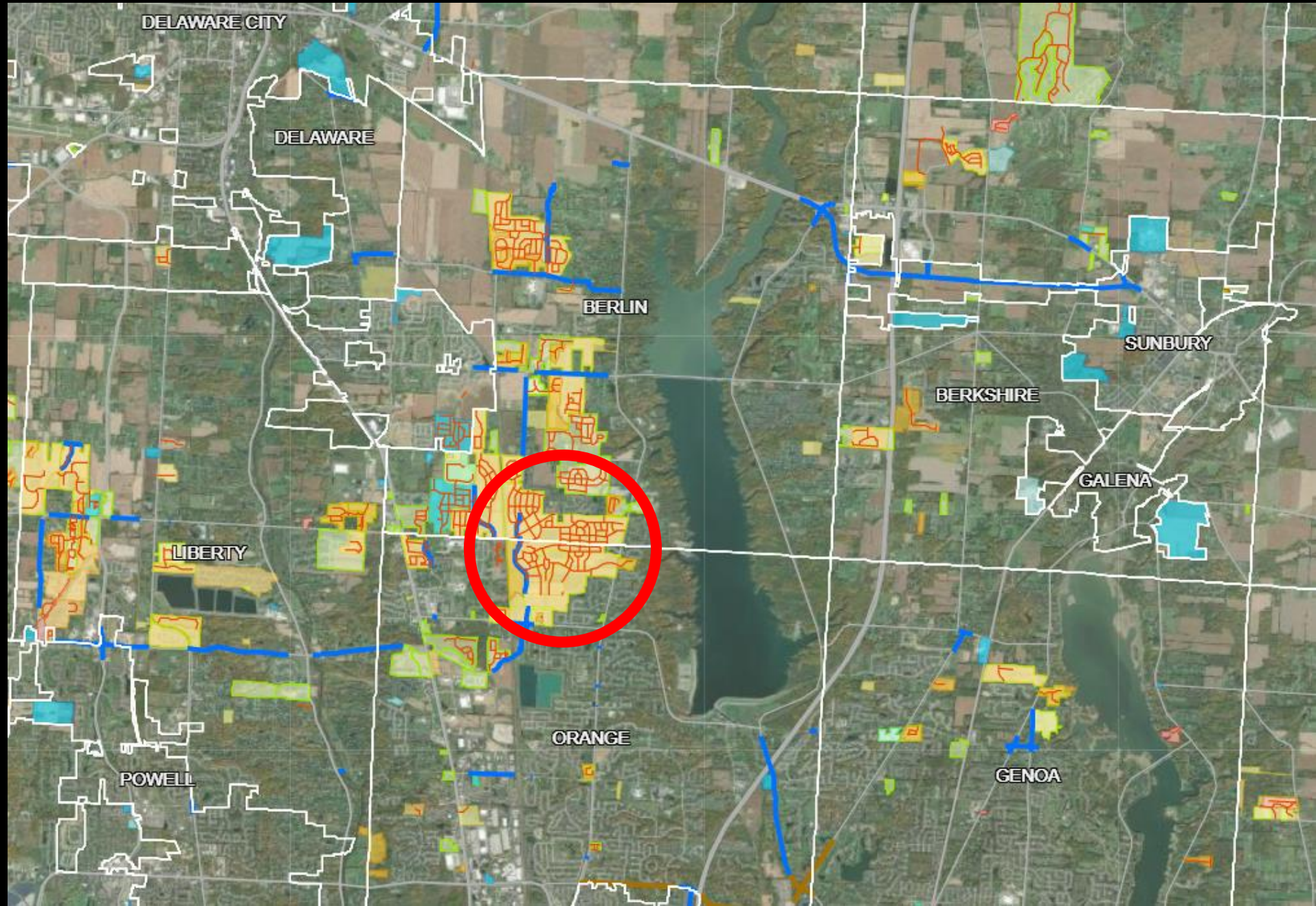
ZONING PROCESS TRENDS

- Standard rezoning
 - Evans Farm (Orange/Berlin)
 - Clark-Shaw Area (Liberty/Concord)
 - Cheshire/Piatt (Berlin)
 - Northstar
 - Slate Ridge
- Overlay zoning
 - Northstar
 - Berlin Business Park
 - Route 23 Overlay District
 - POD 18B&C POD 18D



EVANS FARM

Rezoning

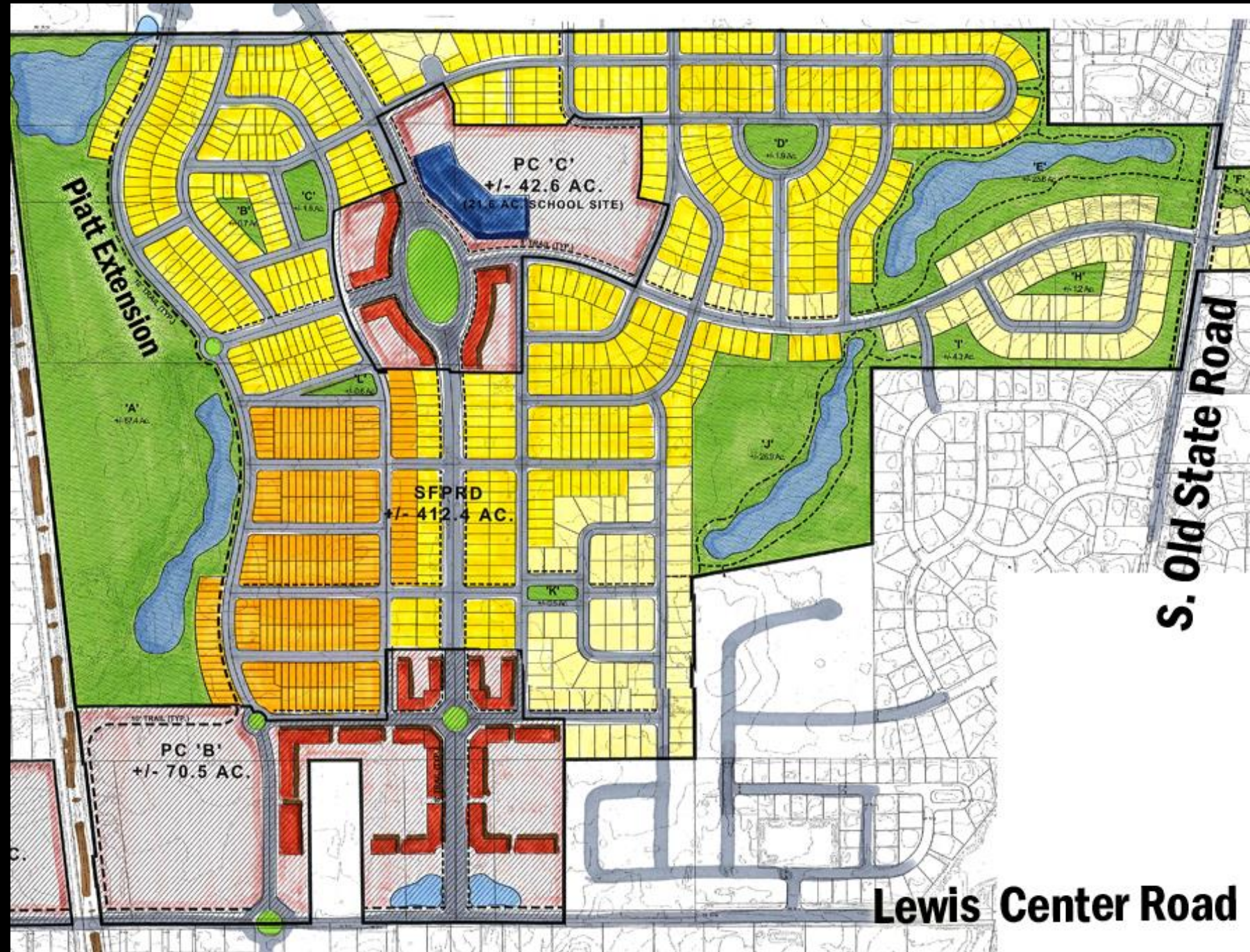


Evans Farm (Orange)

946 Single-family lots/
418 acres

521 Multi-family units/
135 acres

132.5 acres open space
(67-acre sports park
along the railroad)



Evans Farm (Orange)

946 Single-family lots/
418 acres

521 Multi-family units/
135 acres

132.5 acres open space
(67-acre sports park
along the railroad)

(September, 2021)

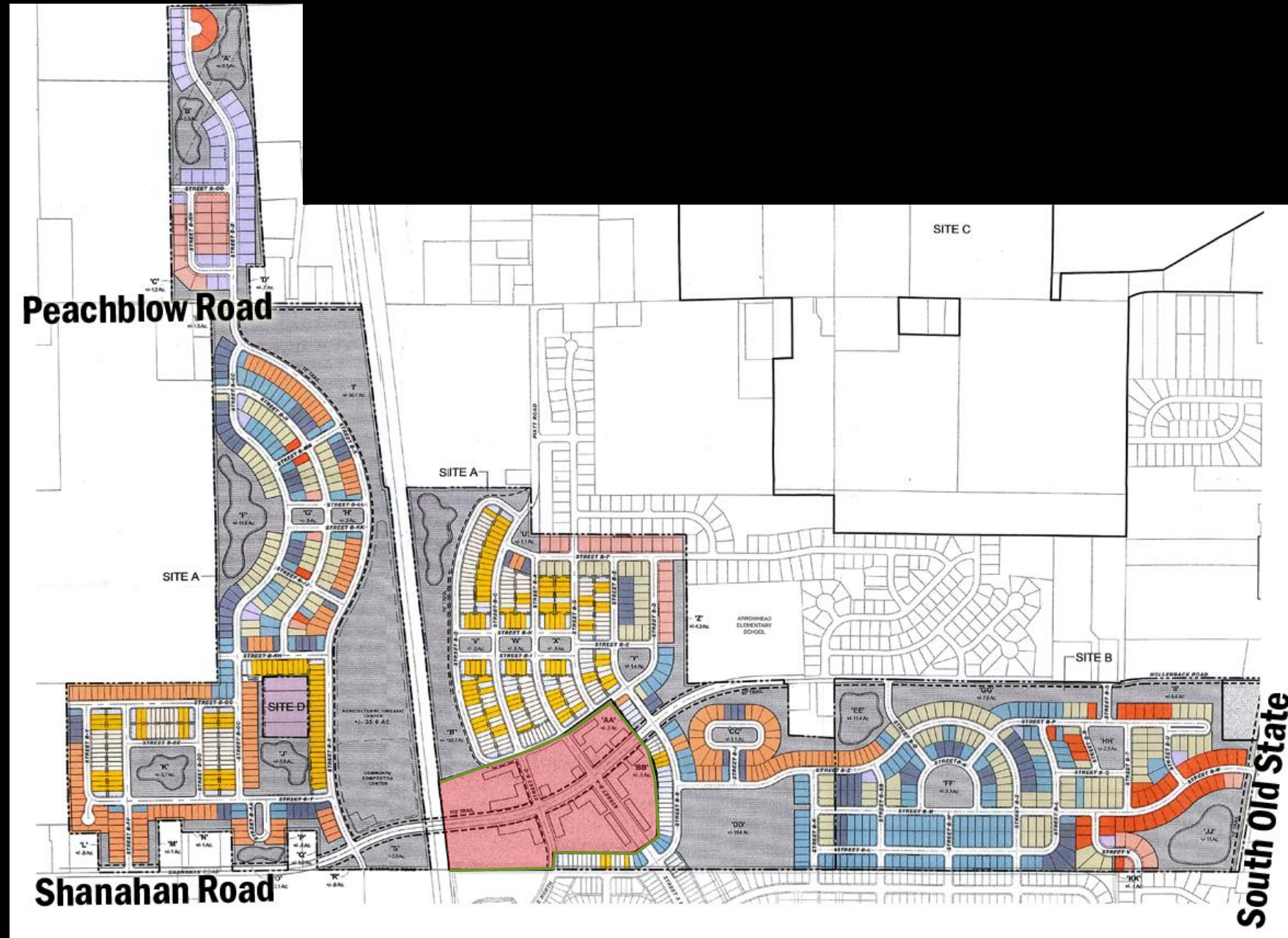


Evans Farm (Berlin)

1,234 Single-family lots on
607 acres

43 acres Commercial area

200 acres (35%) open space

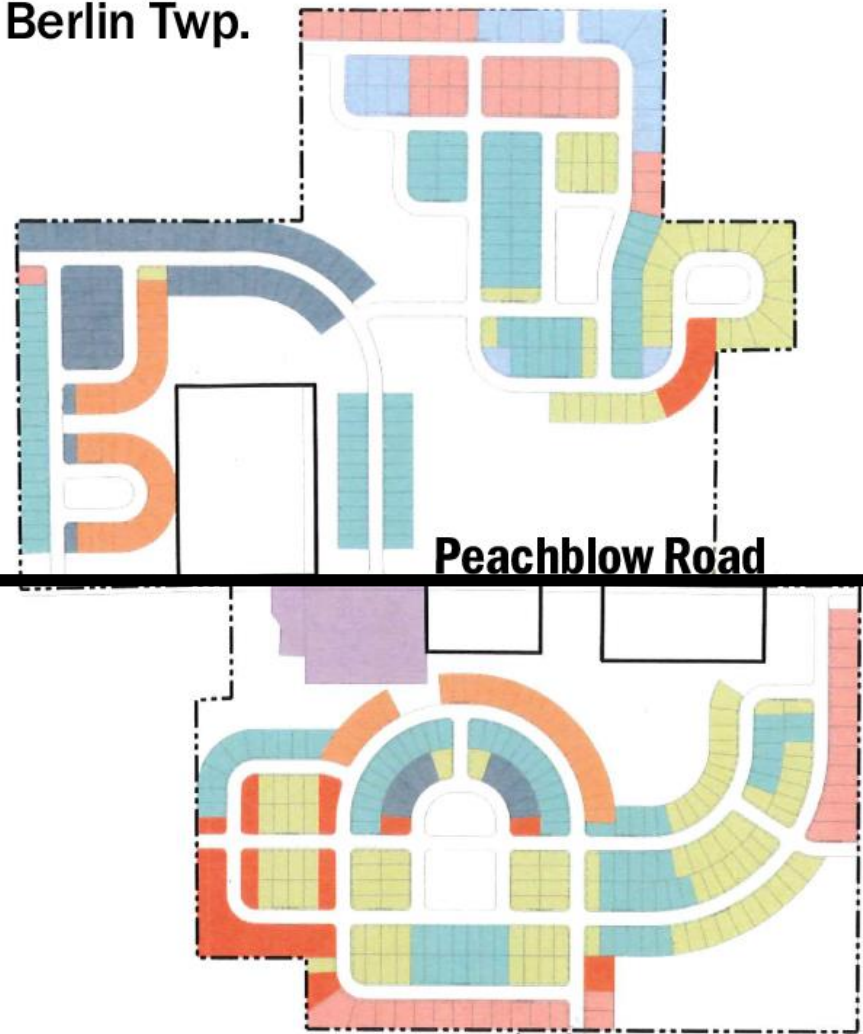


Evans Farm Plus (Berlin)

539 Single-family lots on
314 acres

98 acres (35%) open space

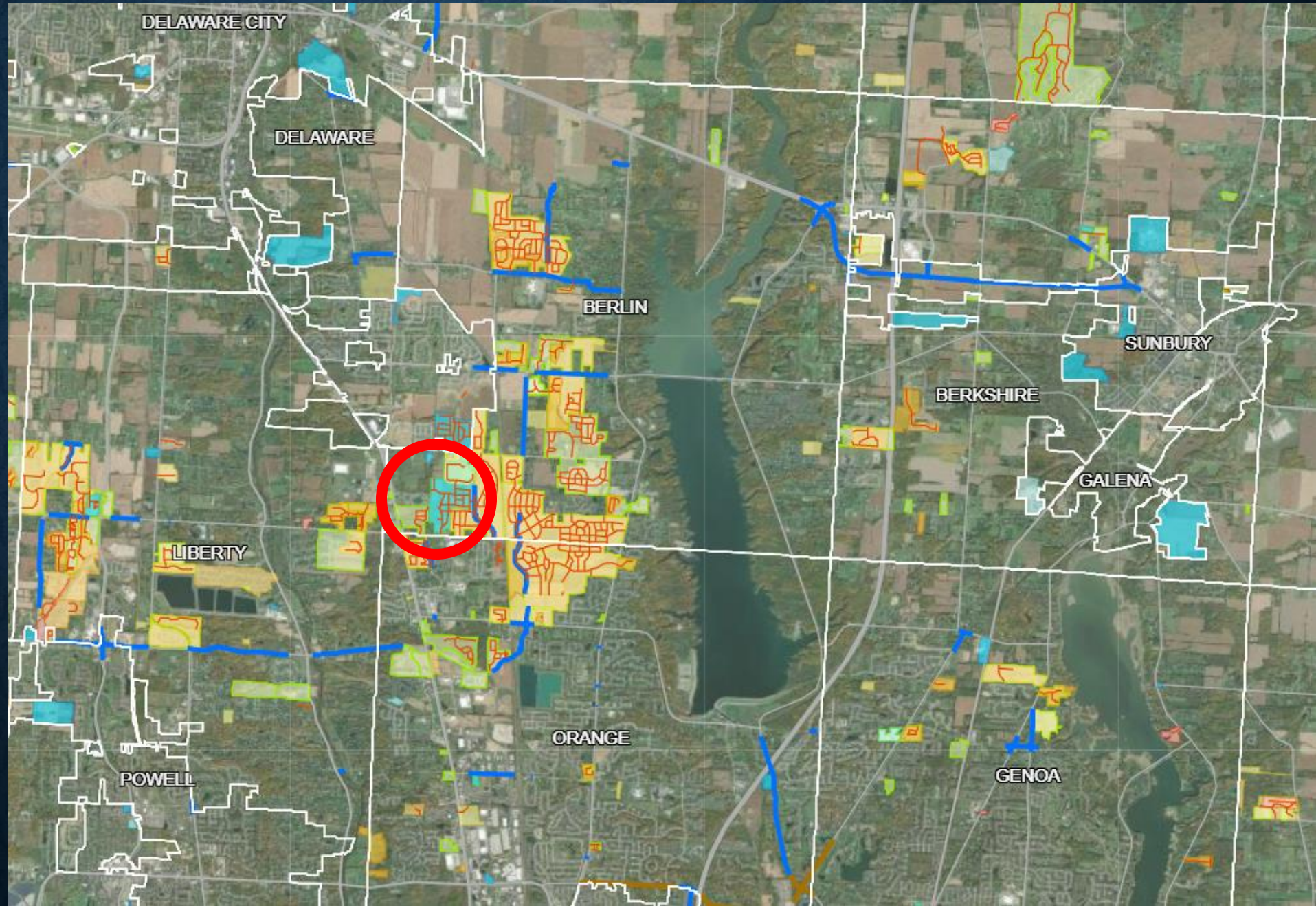
Evans Farm Land Dev. Co. LLC
314.21 acres/FR-1 to PRD and PCD
Berlin Twp.



	40' - 176 LOTS
	45' - 172 LOTS
	50' - 75 LOTS
	55' - 241 LOTS
	60' - 169 LOTS
	65' - 364 LOTS
	70' - 322 LOTS
	80' - 81 LOTS
	90' - 110 LOTS
	100' - 63 LOTS
	ESTATE - 6 LOTS

BERLIN MEADOWS

Rezoning



Berlin Meadows (Berlin)

336 Single-family lots on
181.6 acres

Commercial outlots

Elementary School site
(in use)

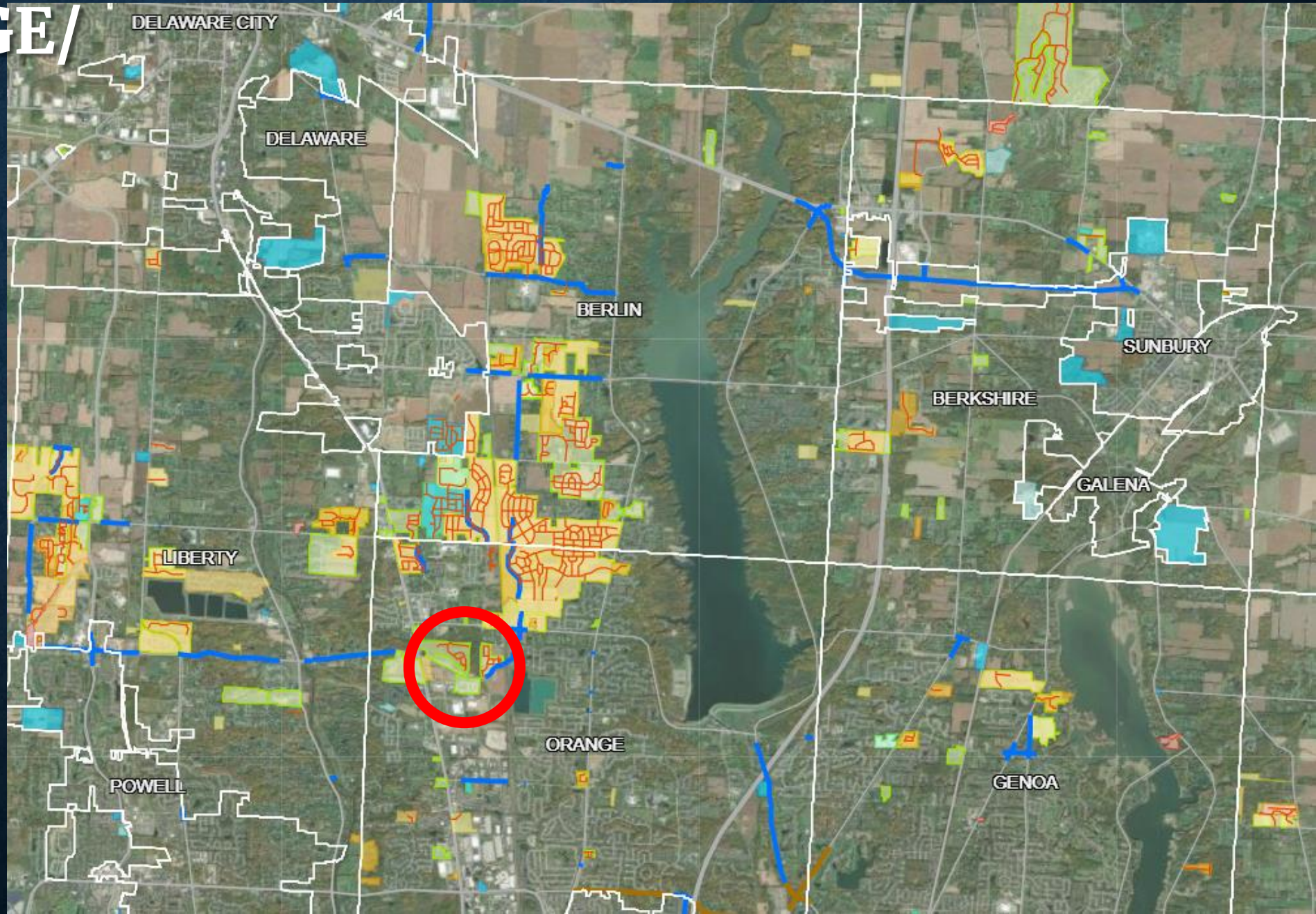
Extension of North Road
(built to school)

72 acres (38%) open space



SLATE RIDGE/ KERBLER PROPERTY

Rezoning



Kerbler/Slate Ridge (Orange)

Mt. Carmel

Capri Gardens Assisted Living

Orange Grand: 288 apartments



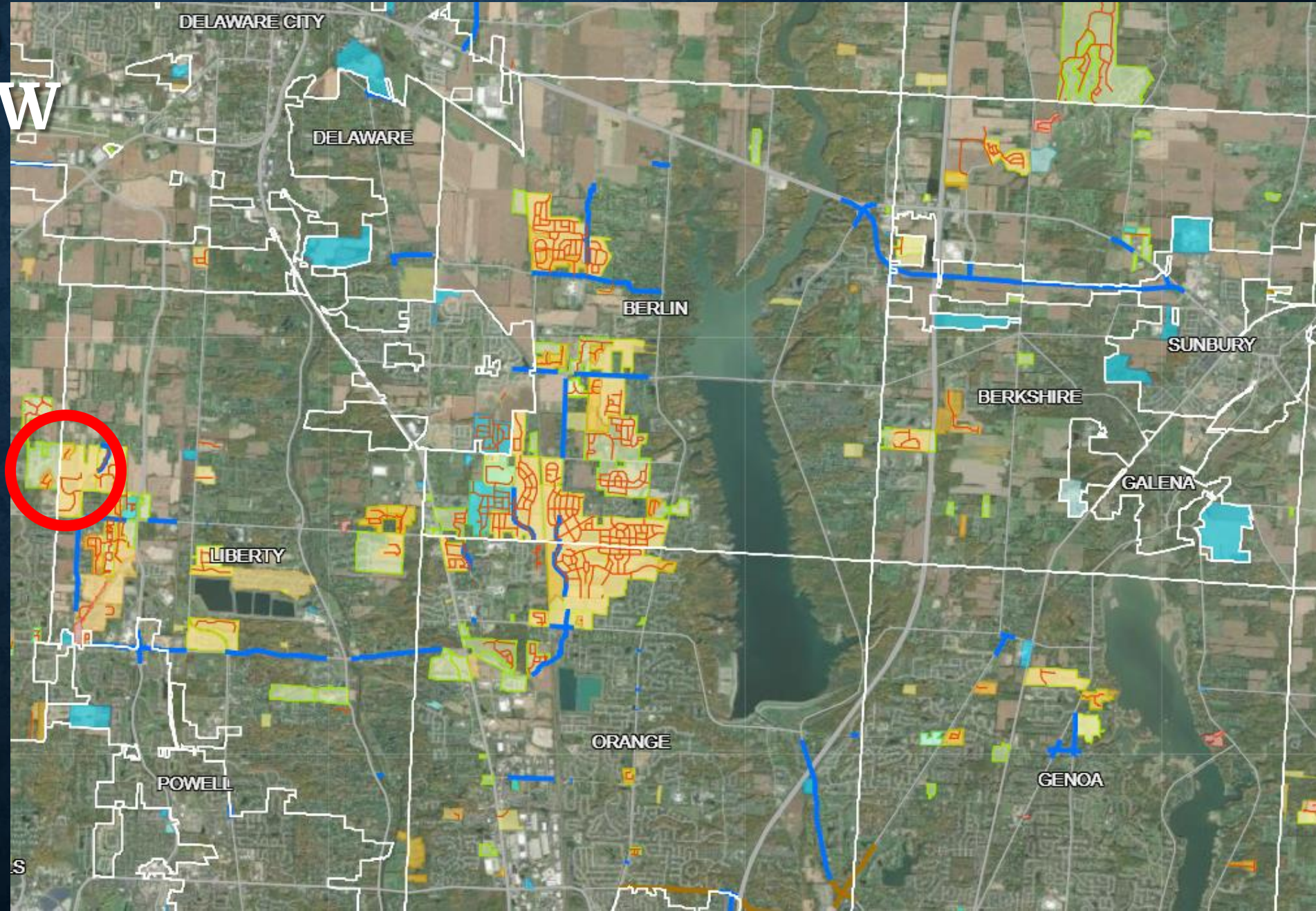
Kerbler/Slate Ridge (Orange)

Slate Ridge Residential
Amended rezoning to allow 219 single-family condos



HYATTS TO CLARK SHAW

Rezonings



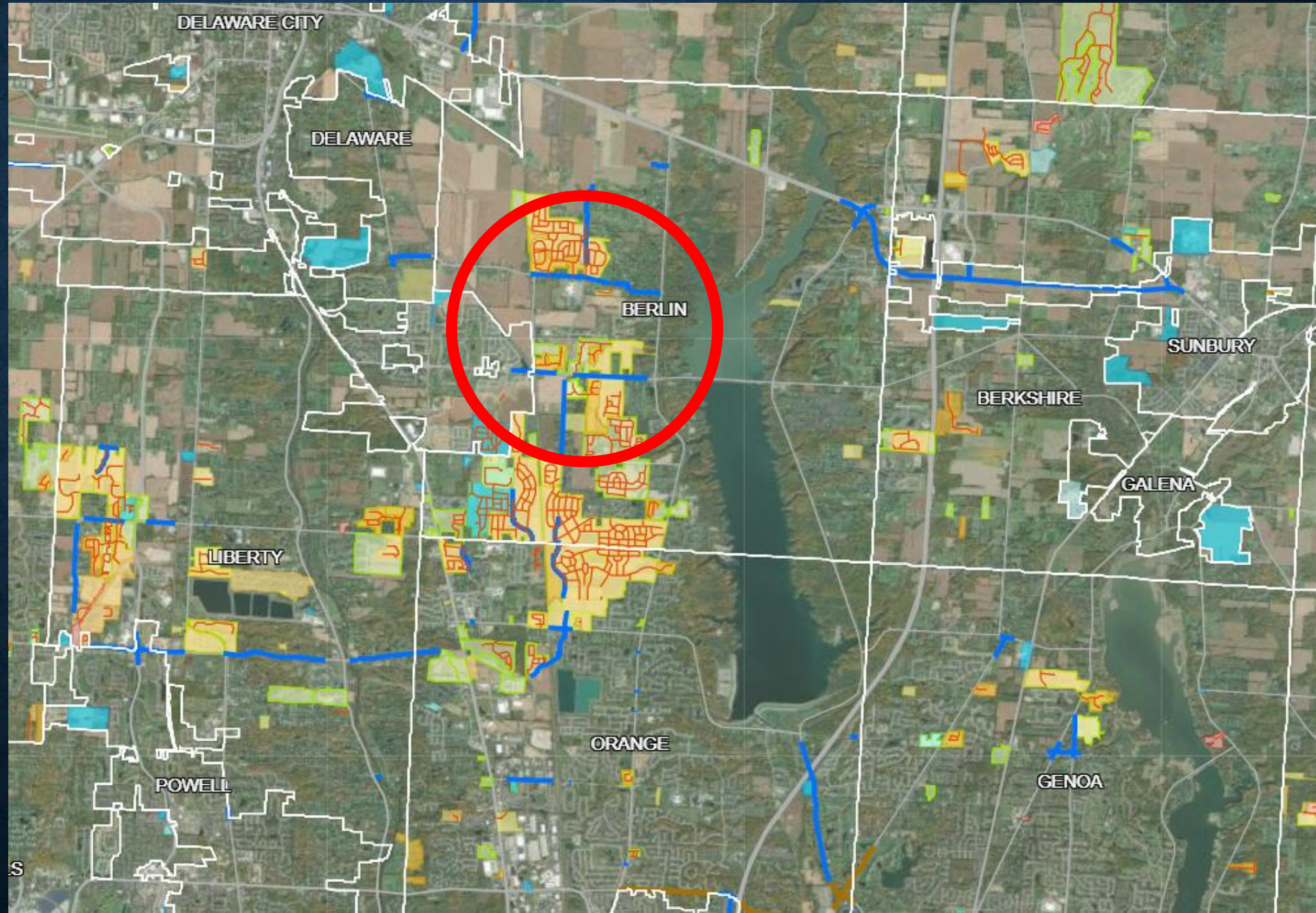
Clark Shaw area (Concord/Liberty)

Total: 891 Single-family lots, 228 Deatched Condos



PIATT AND CHESHIRE

Rezonings



Cheshire/Piatt (Berlin)

776 Single-family lots

The Pines: 191 lots

Glenmead: 65 lots

Piatt Preserve W: 112 lots

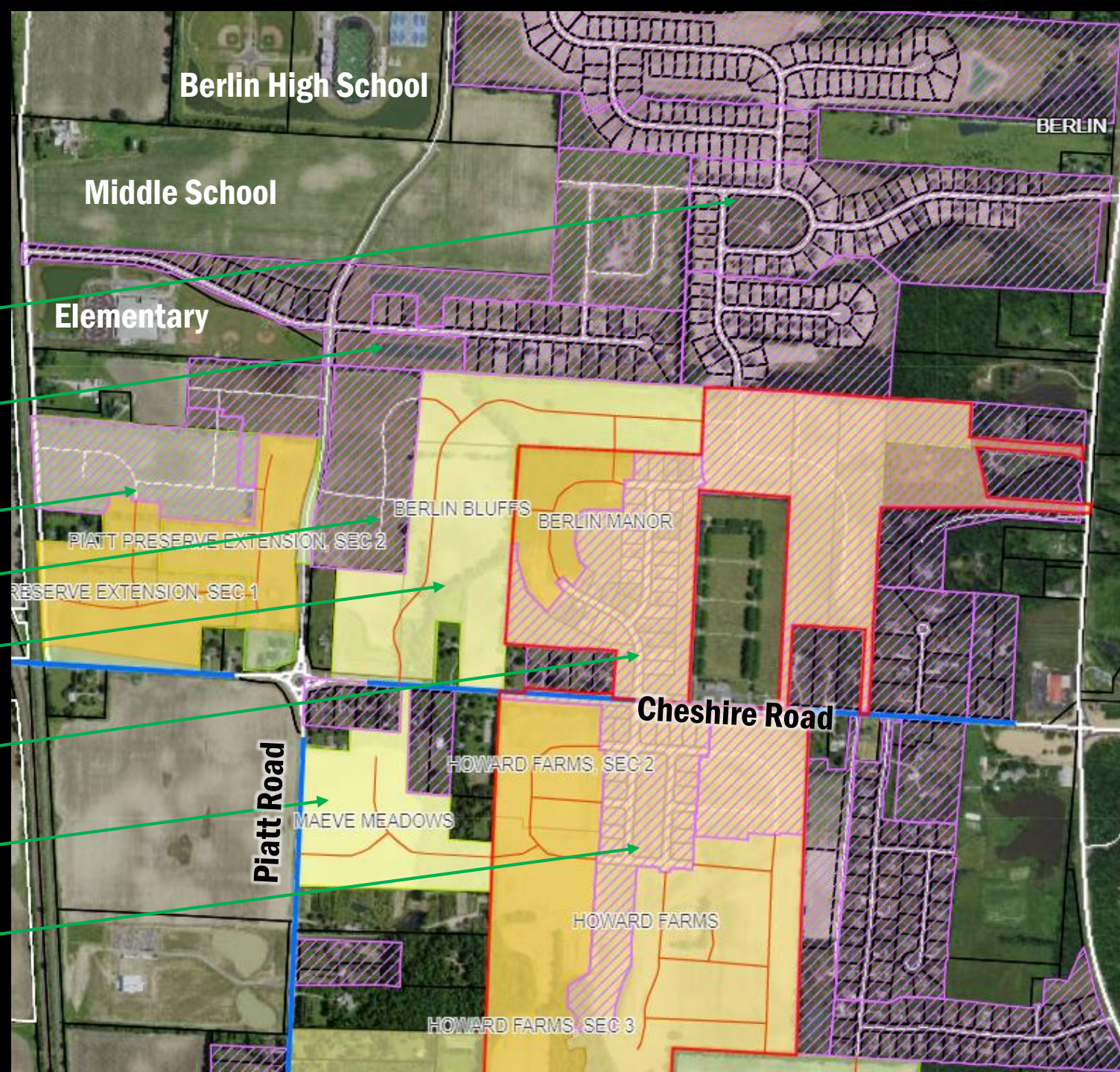
Piatt Preserve E: 22 lots

Berlin Bluffs: 85 lots

Berlin Manor: 89 lots

Maeve Meadows: 37 lots

Howard Farms: 175 lots



Cheshire/Piatt (Berlin)

Berlin Farm West →

434 lots
278 acres

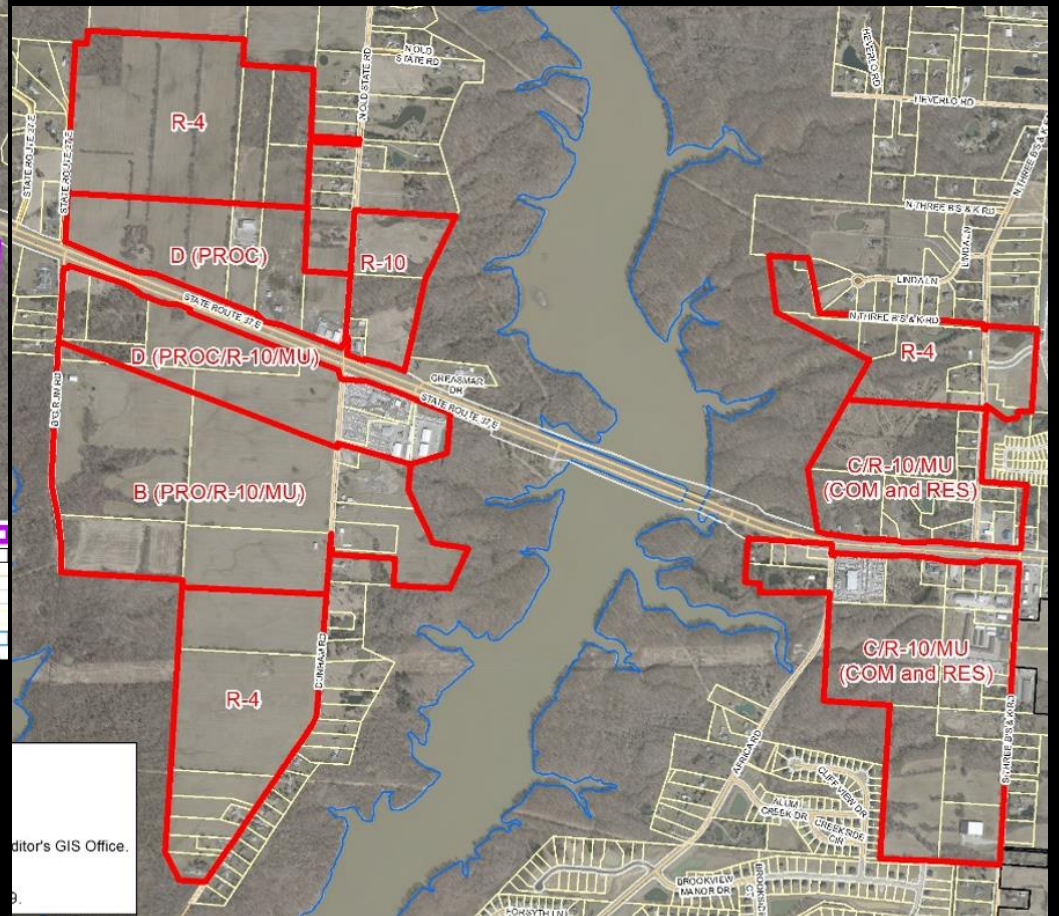
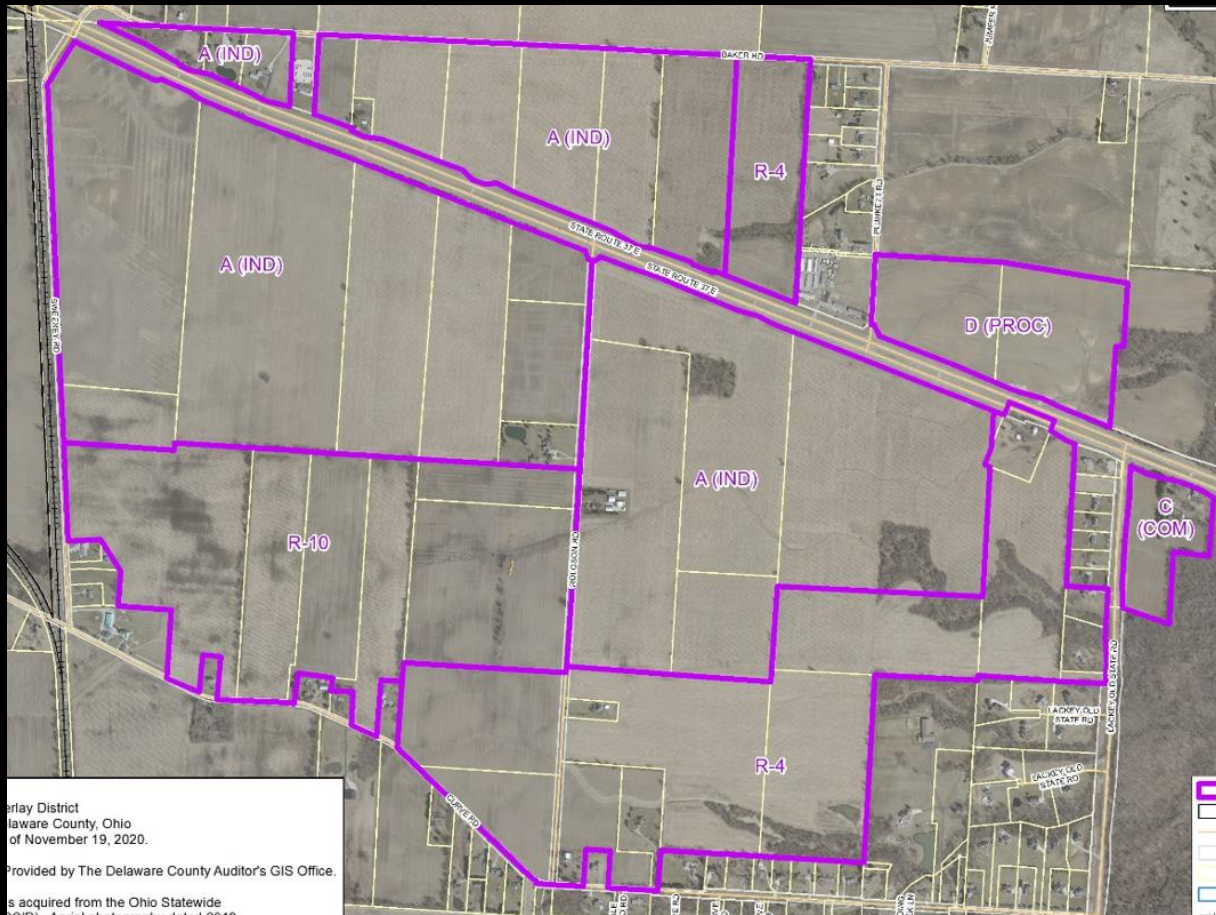
Berlin Farms →

91 lots
62 acres



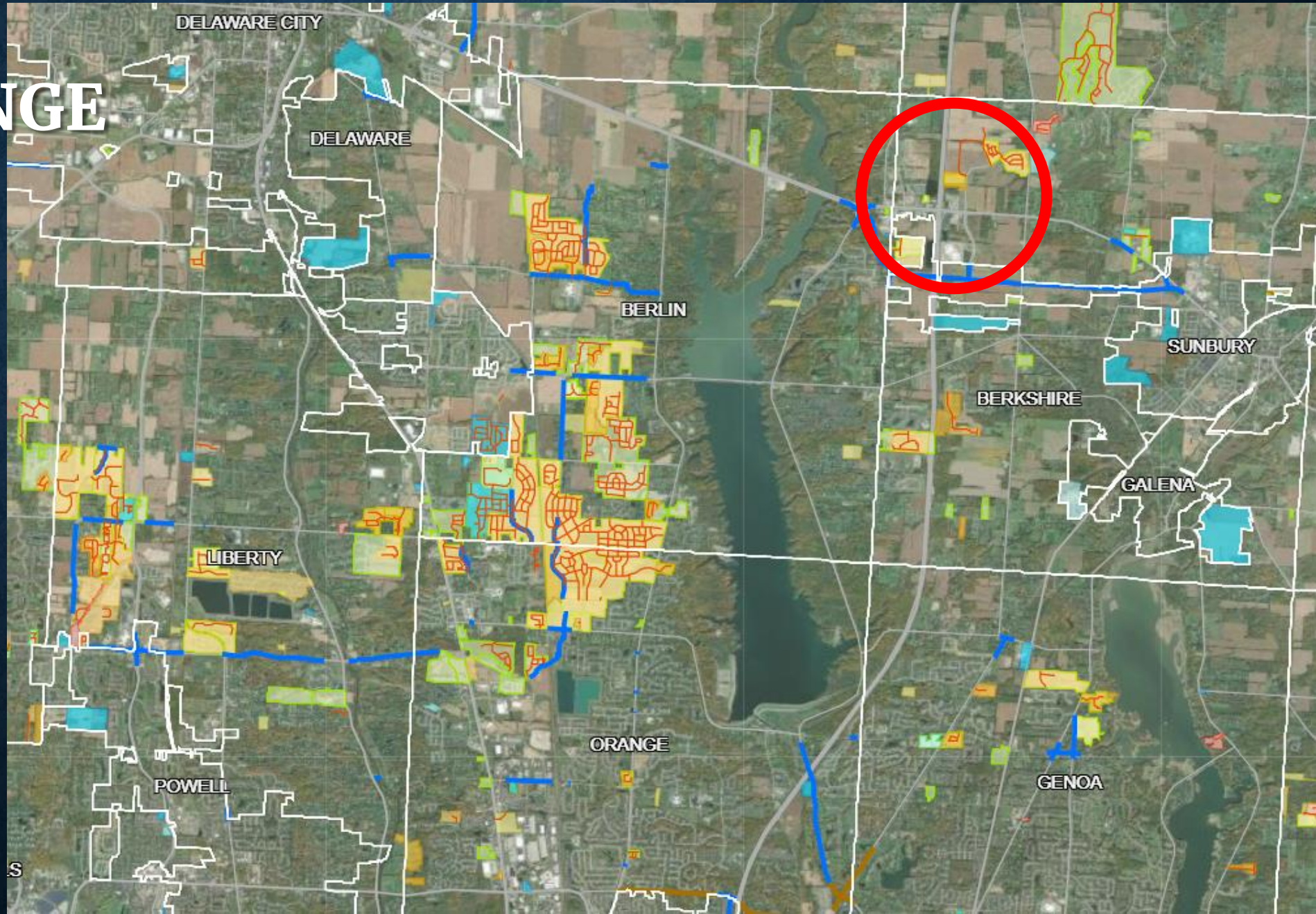
Berlin High School

OVERLAYS



I-71 INTERCHANGE

Two Overlays



Planned Mixed Use District Overlay

Berkshire Township

700 Acres

Commercial and Residential

NW – 300

SW – 300

SE&NE – 1400

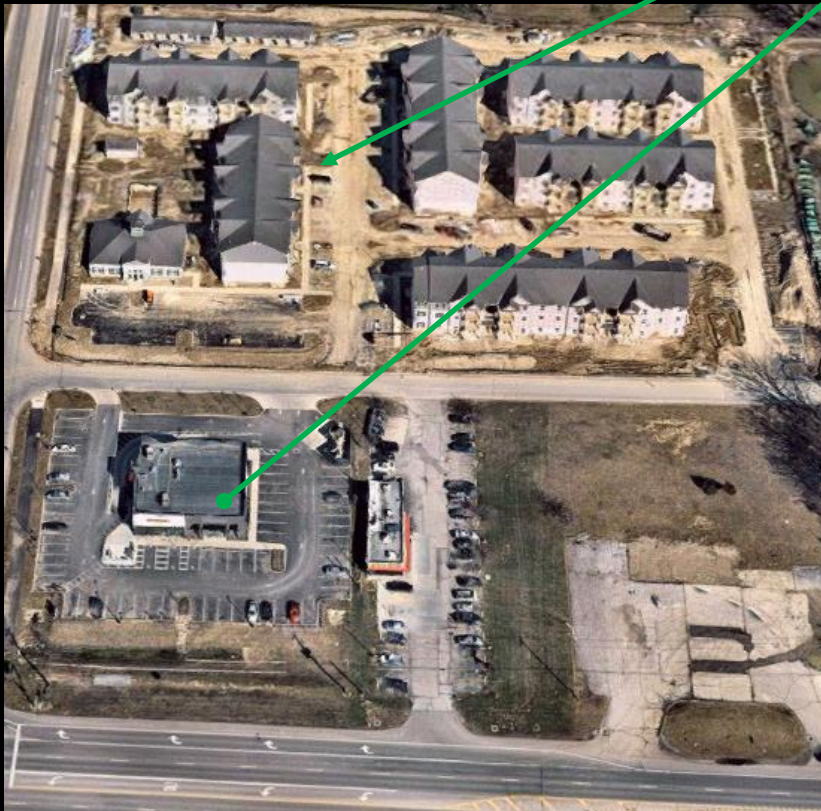
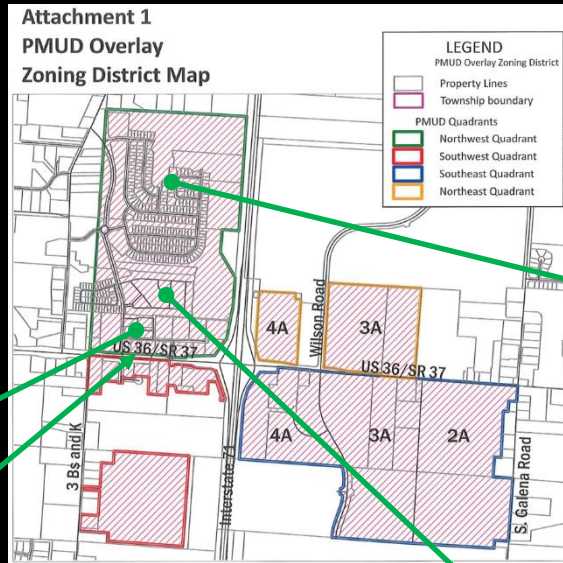
In addition to MF above, single-family
is also allowed at max
of 4 units per acre

TIF: Apartment community – 75%,
10 years, helps pay for Fourwinds Dr.

Attachment 1 PMUD Overlay Zoning District Map



Planned Mixed Use District Overlay (PMUD)



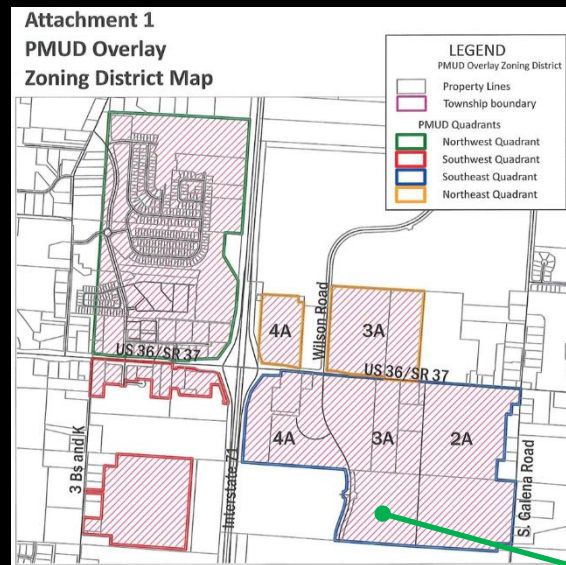
Northlake Preserve: 228 lots
Northlake Woods: 50 lots
Northlake Summit: 252 MF units
Fourwinds Res. Hotel: 244 MF units

Chipotle, In-line Retail

TIFs: various, typically 75% for 10 years



Planned Mixed Use District Overlay (PMUD)



The District at Berkshire: 300 units (apartments)



36/37 Planned Mixed Use District Overlay

Berkshire Township

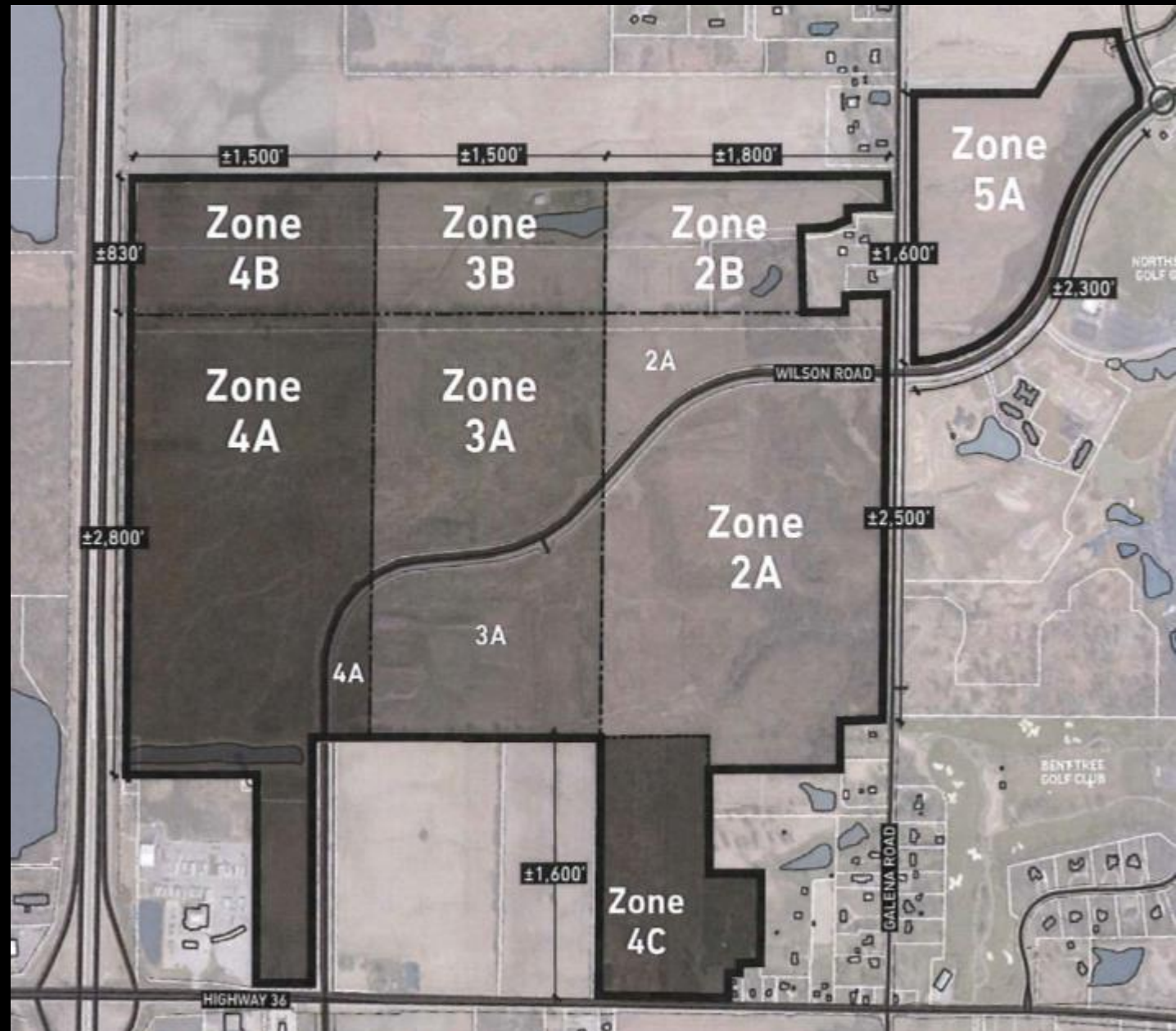
435 acres

Commercial, Office, Multi-family

Total units: 1,067 - factor of density and height per subarea

TIF: 36/37 Commercial TIF – (Big Walnut Commercial TIF?)

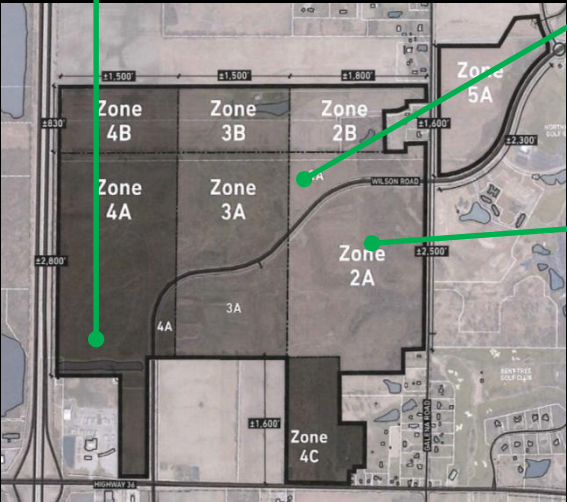
75%, 10 years



36/37 Planned Mixed Use District Overlay



Camping World



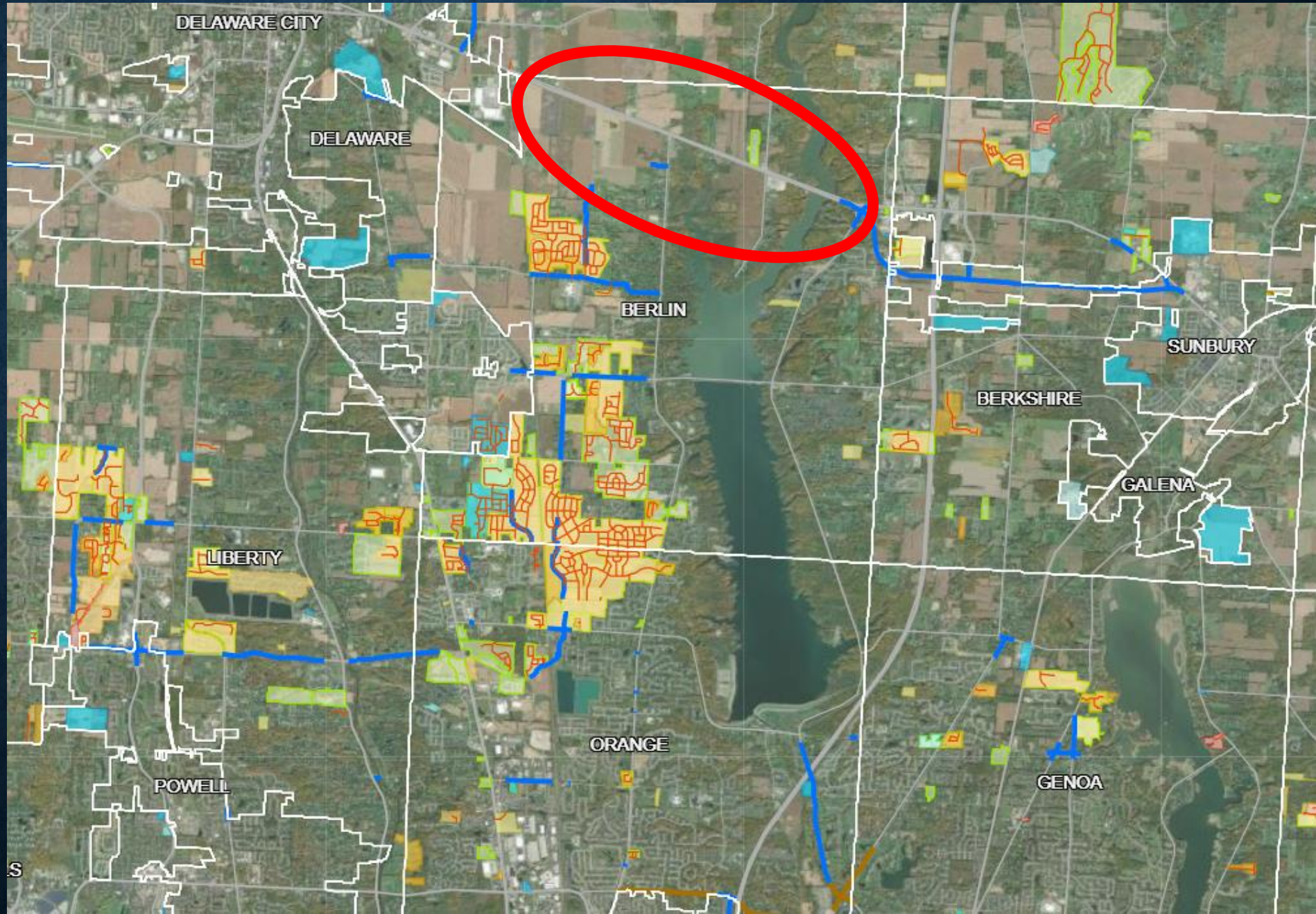
Northstar Apartments: 240 units



Berkshire Crossing: 100 rentable single-family homes

BERLIN BUSINESS PARK

Overlay



Berlin Commercial Overlay (east) – Berlin Business Park

Berlin Township/Economic Development

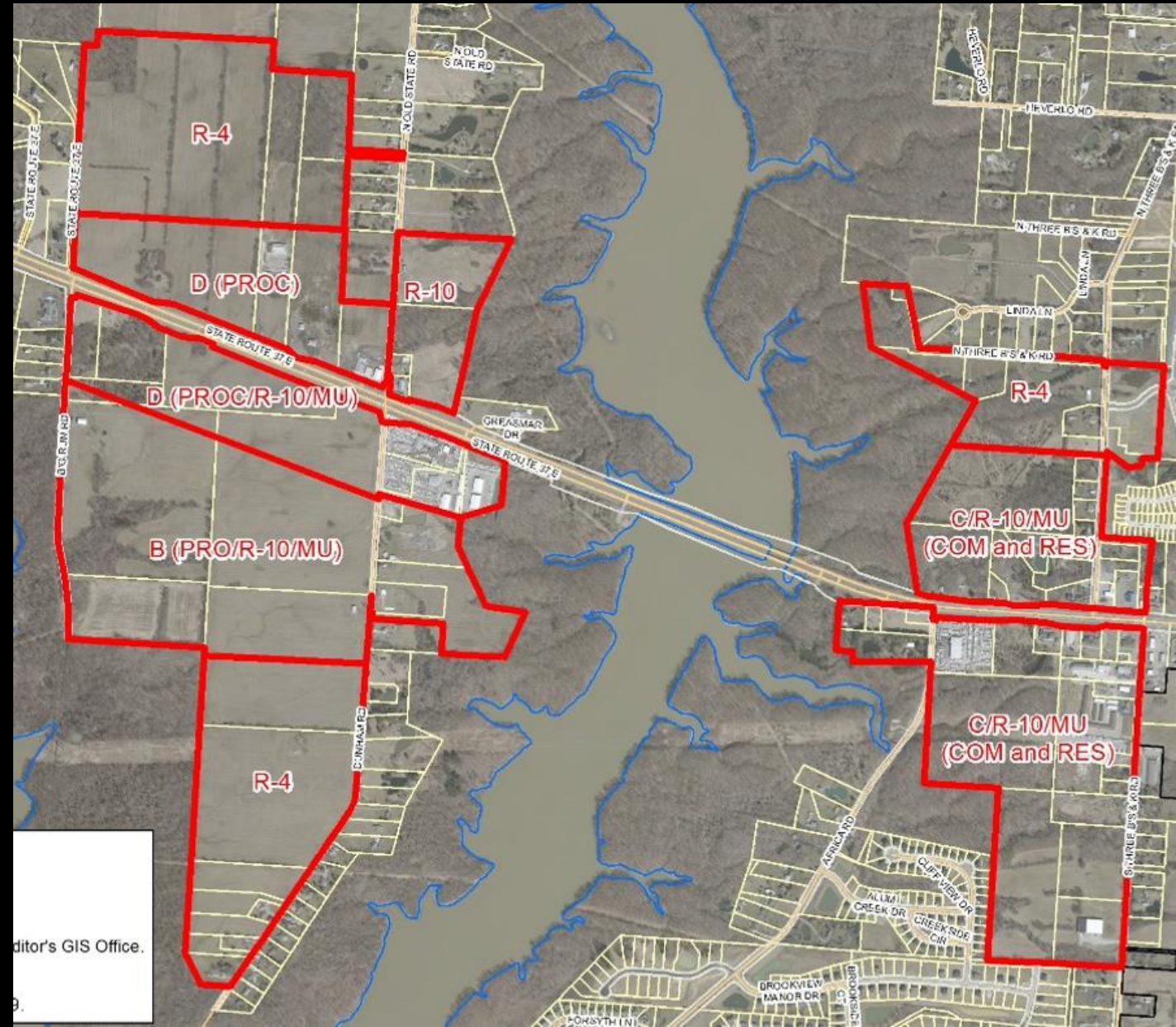
970 acres

Professional/Research/Office/Commercial/
Multi-Family

Total units: 2,141 MF using net dev. acreage
(plus 1,860 calculated but unlikely
due to potential annexation and
ravines on east side of reservoir)

No development activity

TIFs: 75%, 20 years, area infrastructure



Berlin Industrial Overlay – Berlin Business Park (Berlin Twp)

Berlin Township/Economic Development

1,085 acres

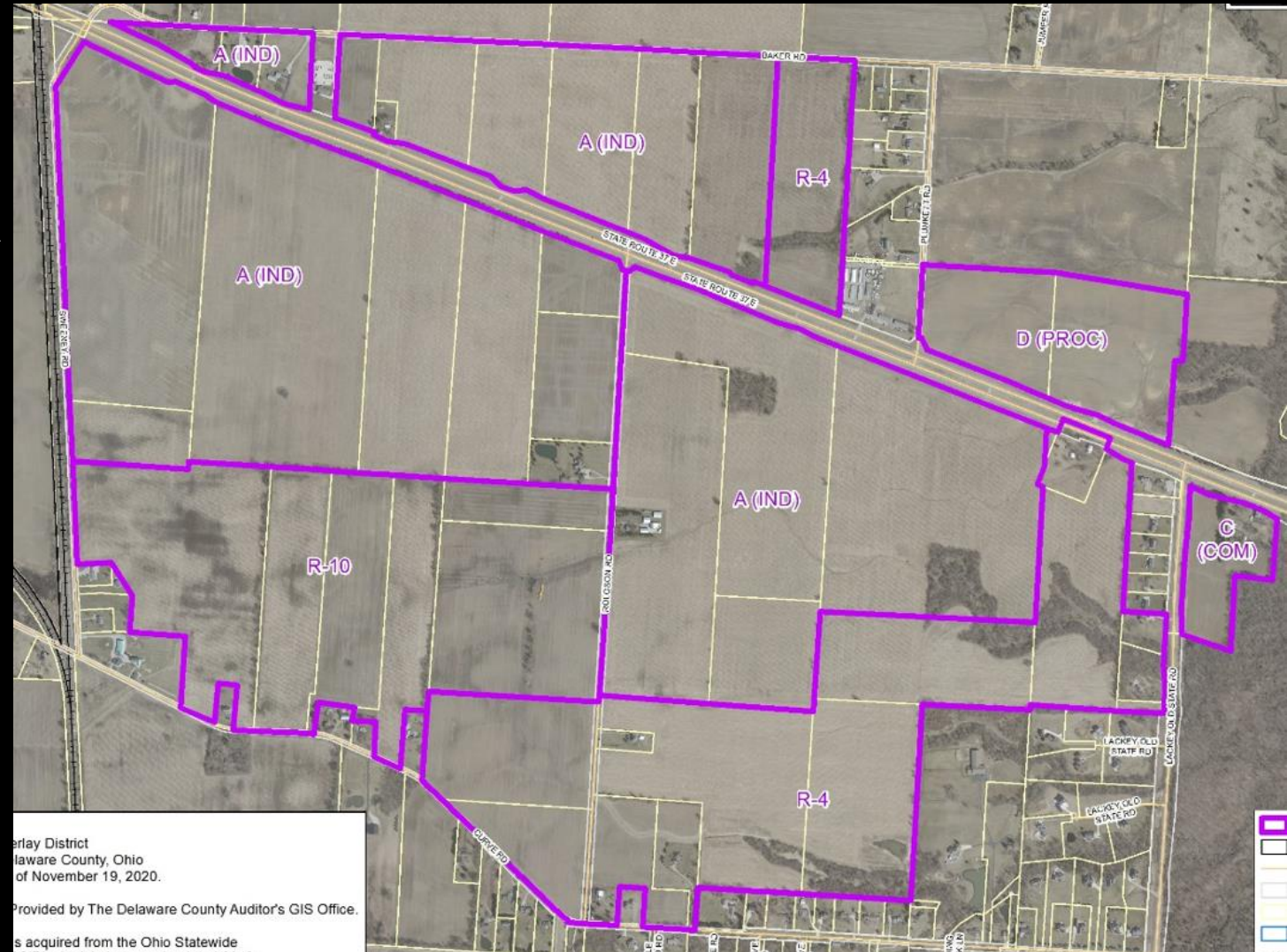
Professional/Research/Office/Commercial/
Multi-Family

Total units: 2,093 MF using net dev. acreage

No development activity

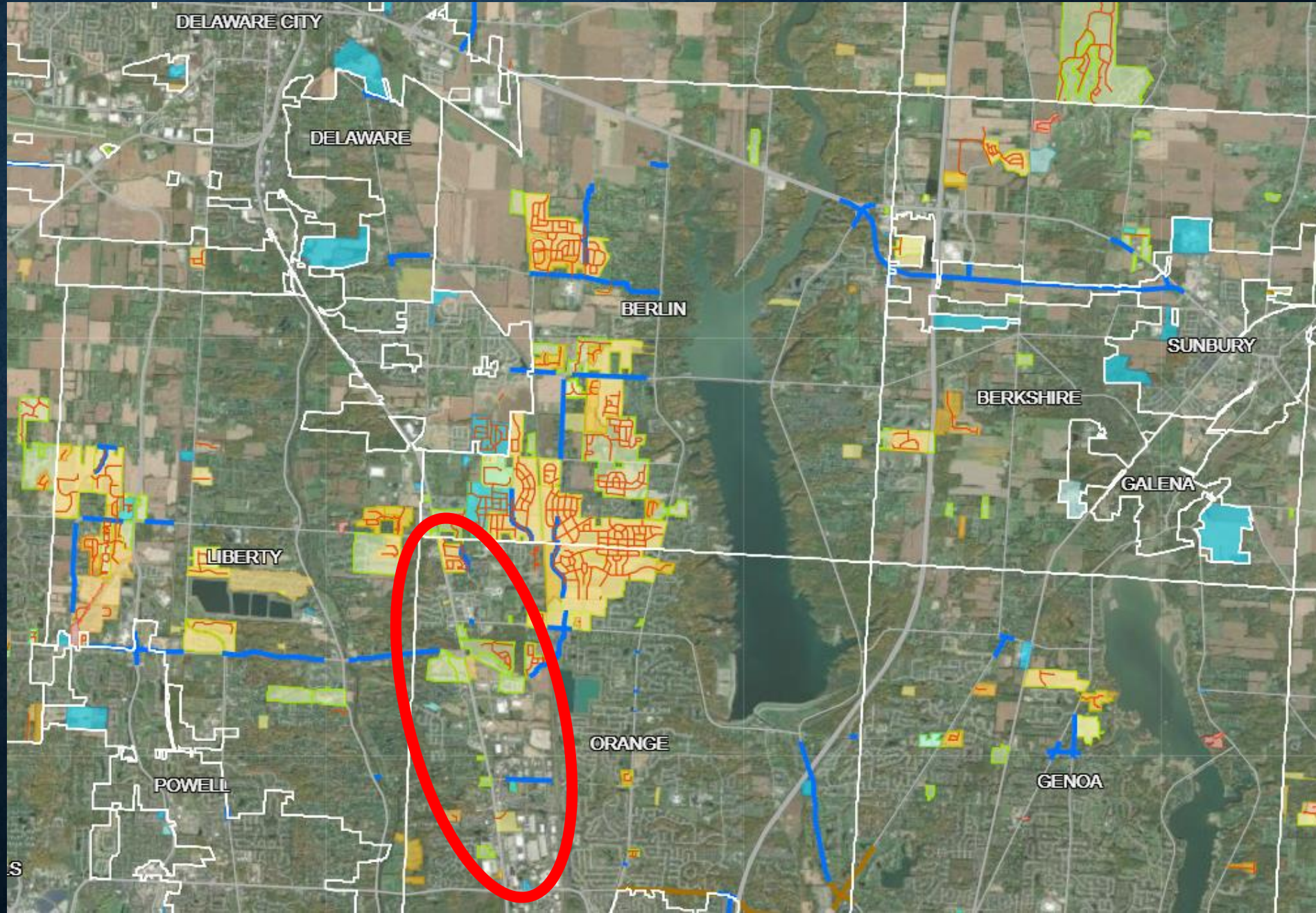
County beginning pump station design

TIFs: 75%, 20 years, area infrastructure



ROUTE 23 (ORANGE)

Overlay



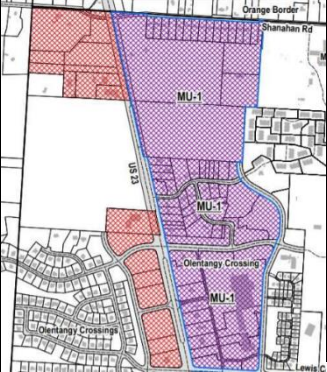
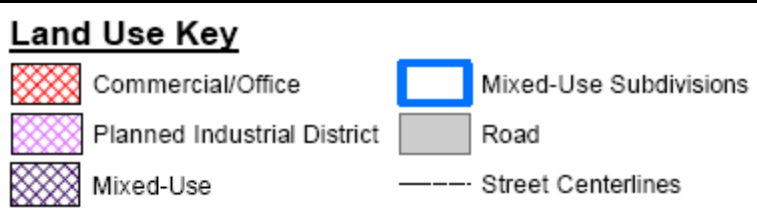
Route 23 Overlay District

Orange Township/Economic Development

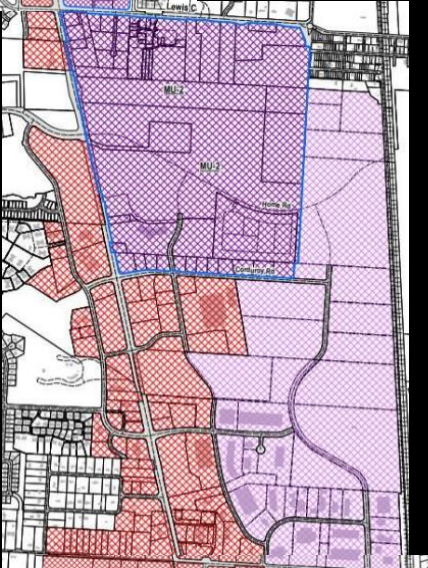
Acreage 2,020 – approx. 550 undeveloped
Commercial/Office
Advanced Manufacturing
Multi-Family Residential

Total units: 1,175

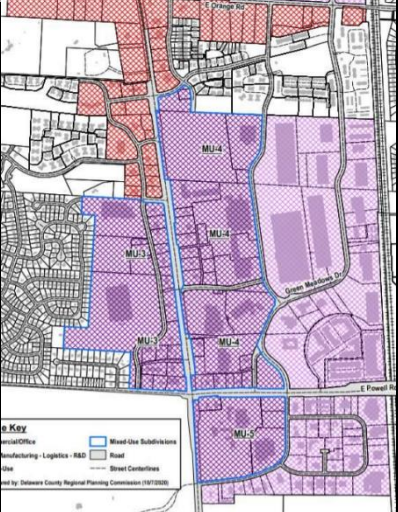
TIFs: various, project-specific



Segment Area 1
Max 400 units



Segment Area 2
Max 425 units



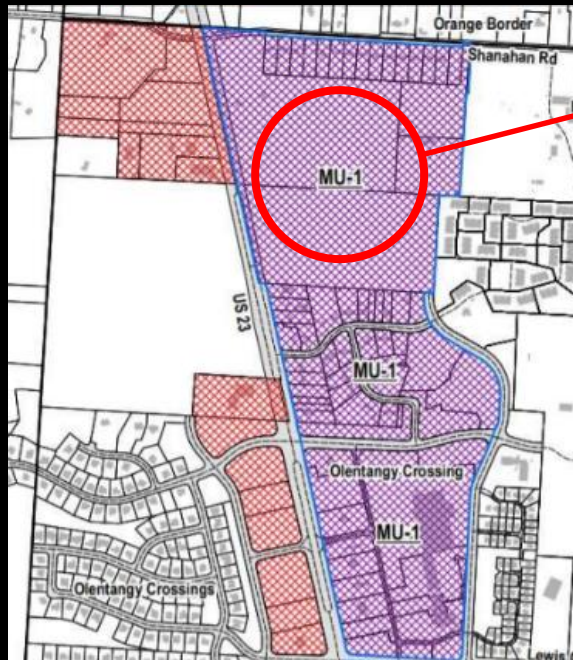
Segment Area 3
Max 350 units

Route 23 Overlay District

Orange Summit

400 units in two product types

Exhausts allowable units for Segment 1



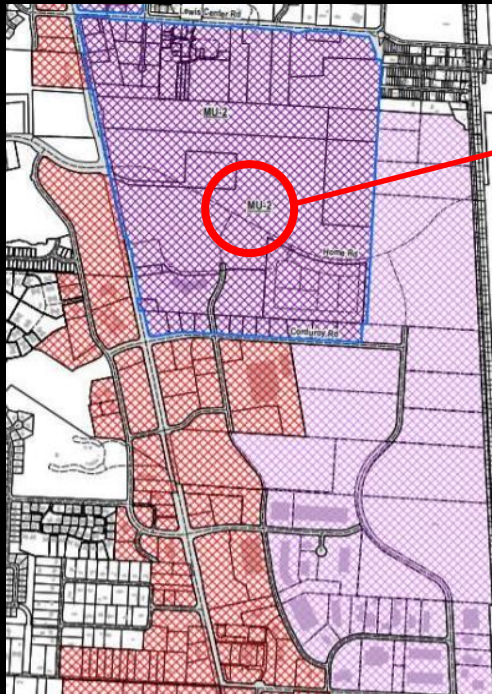
Route 23 Overlay District

Orange Grand Estates

Area was previously zoned for MF

120 Multi-Family Units

17 units remaining in Segment 2

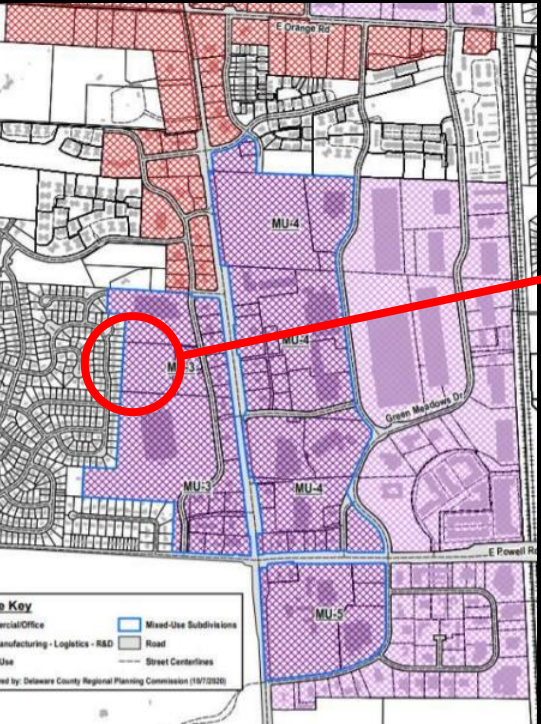


Route 23 Overlay District

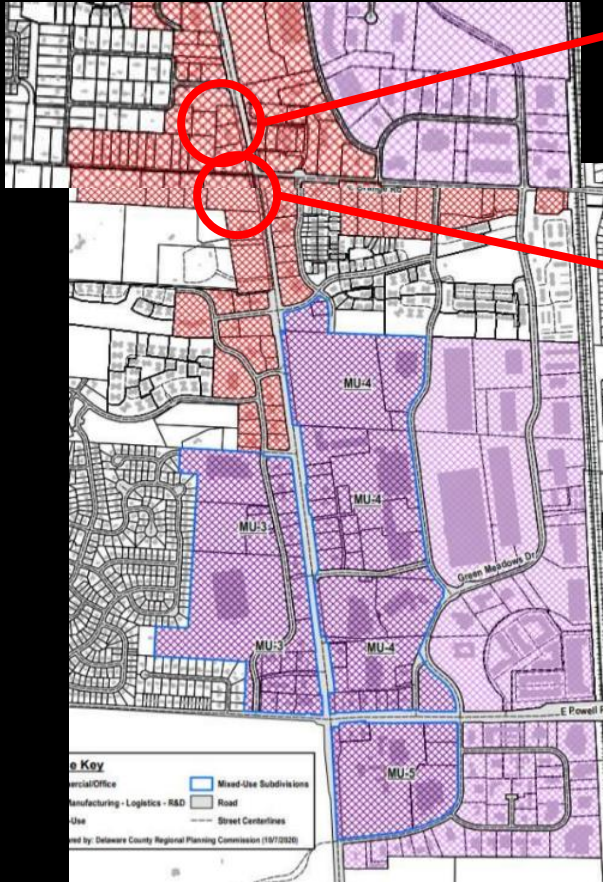
Cheswick Village

56 multi-family units

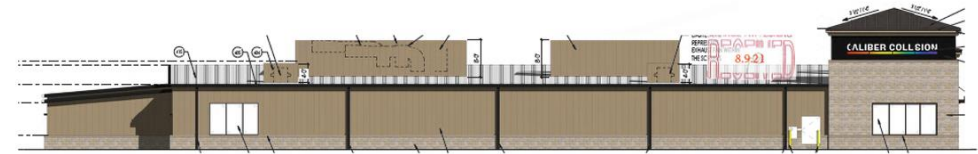
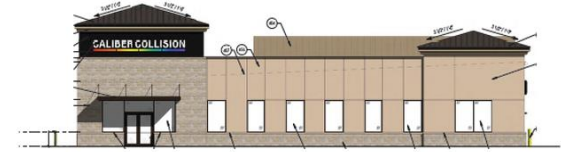
294 remaining in Segment 3



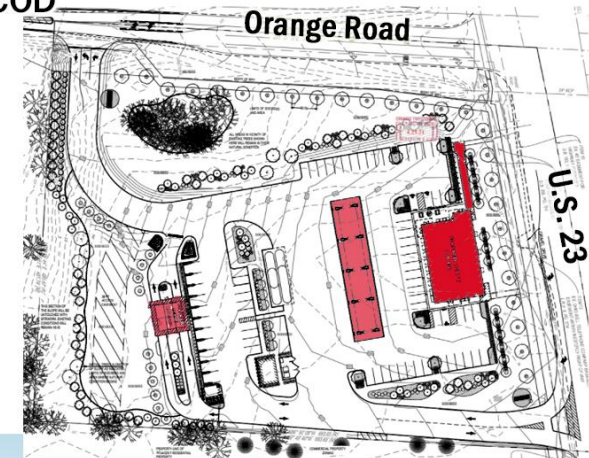
Route 23 Overlay District



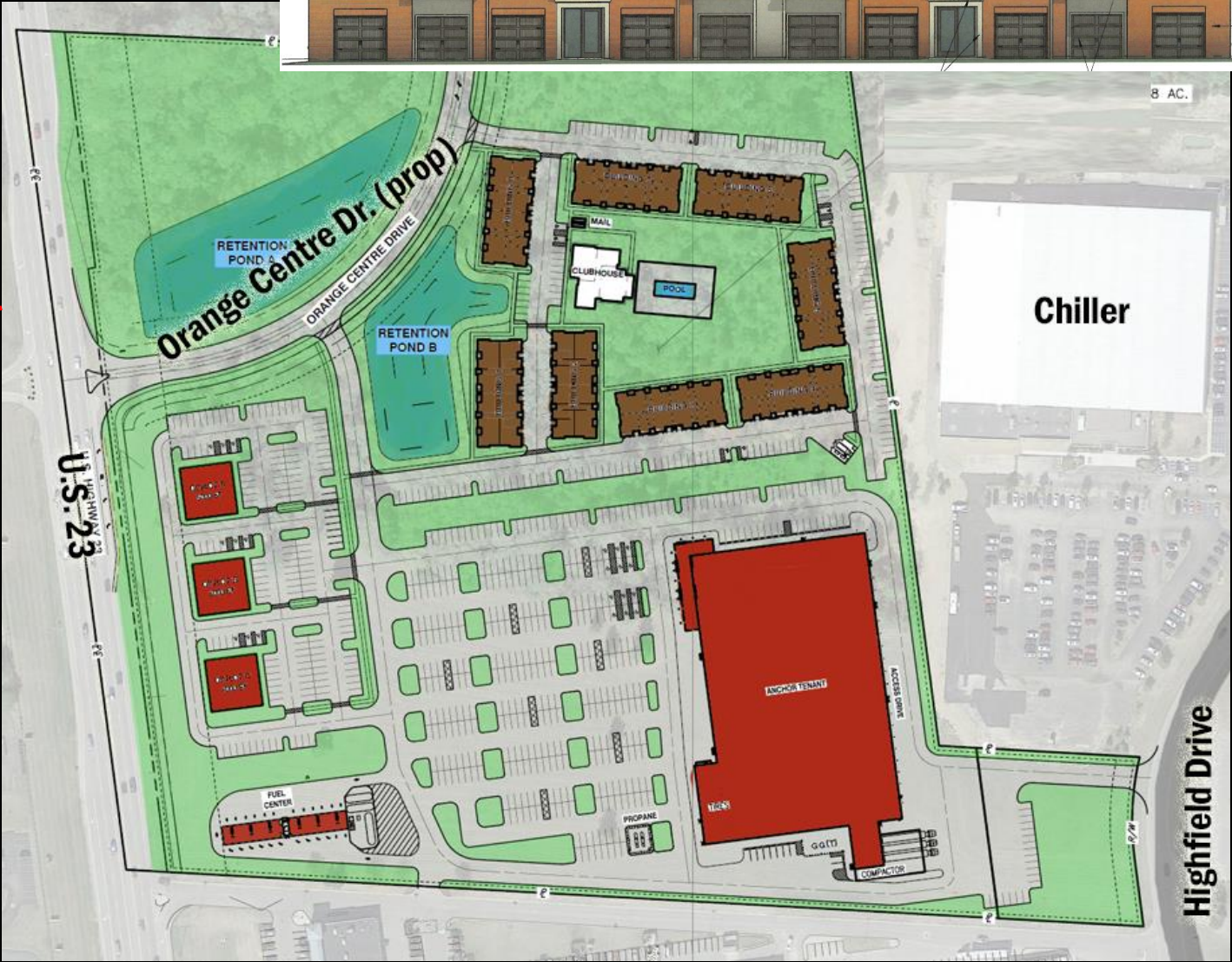
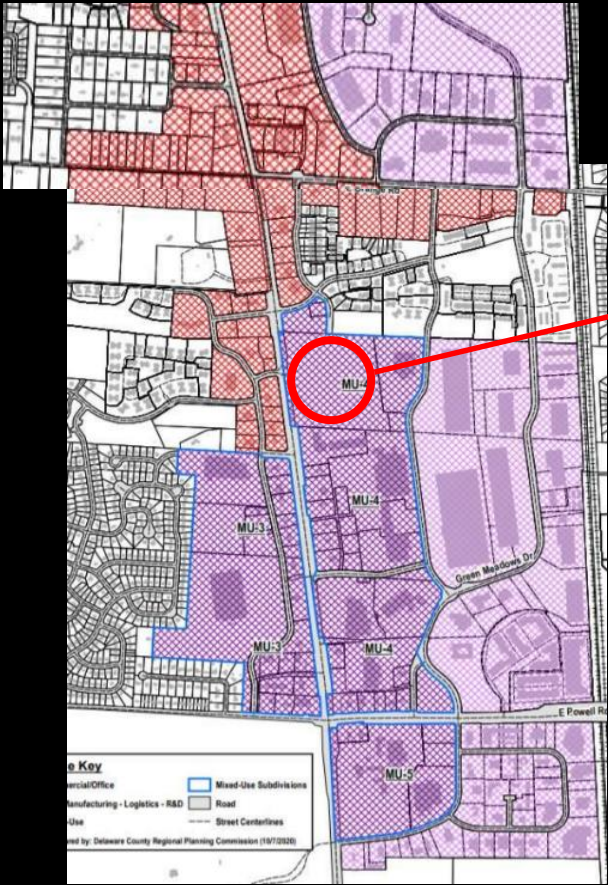
Matt Poindexter (Caliber Collision)
2.109 acres/FR-1 to RCOD
Orange Twp.



Skilken Gold Real Estate
7.069 acres/PCD to RCOD
Orange Twp.

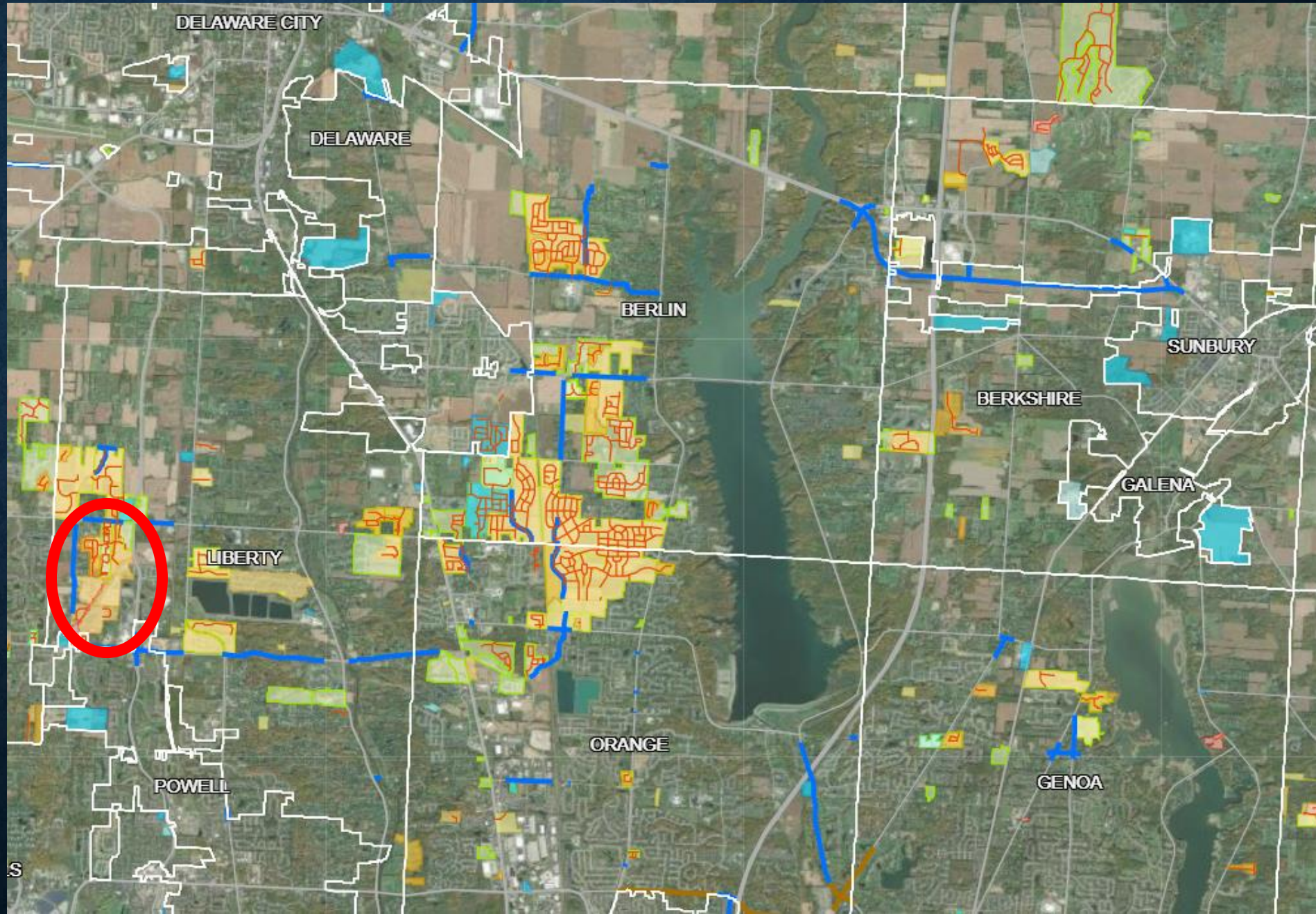


Route 23 Overlay District (actually, a rezoning)



LIBERTY GRAND

Overlay



POD 18B and 18C overlays

**Liberty Township/
Schottenstein – Liberty Grand**

Single/Multi-Family Uses

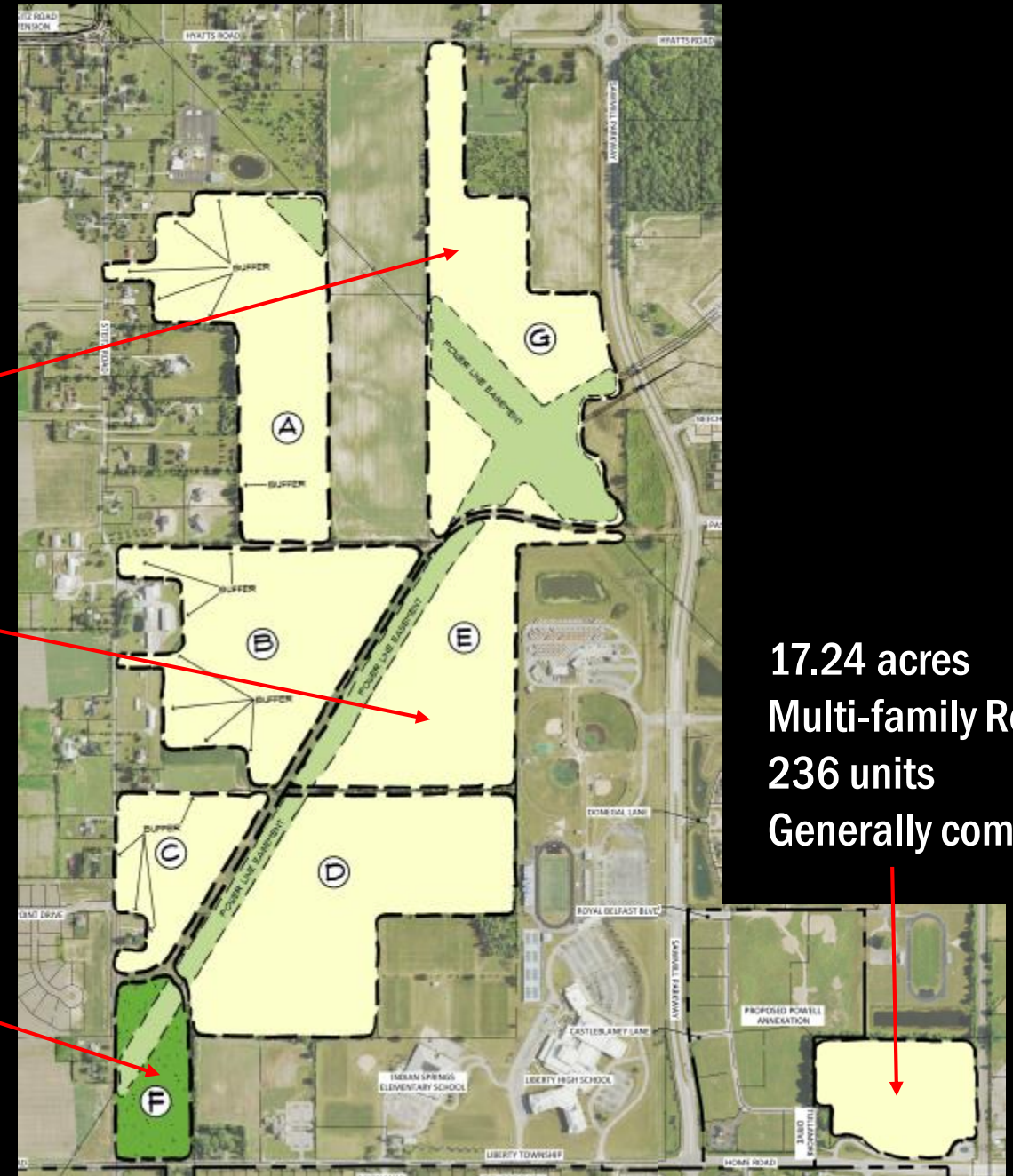
412 Single-Family

498 Multi-Family

Mostly under construction

Some healthcare-related uses allowed
but none proposed

269 acres (14.1 ac. Open Space F)



17.24 acres
Multi-family Res.
236 units
Generally complete

POD 18B

Liberty Township/Schottenstein

Single/Multi-Family Uses

412 Single-Family

498 Multi-Family



REZONING adjacent to POD 18B

Sara Crossing 231 Multi-Family



POD 18B and 18C overlays

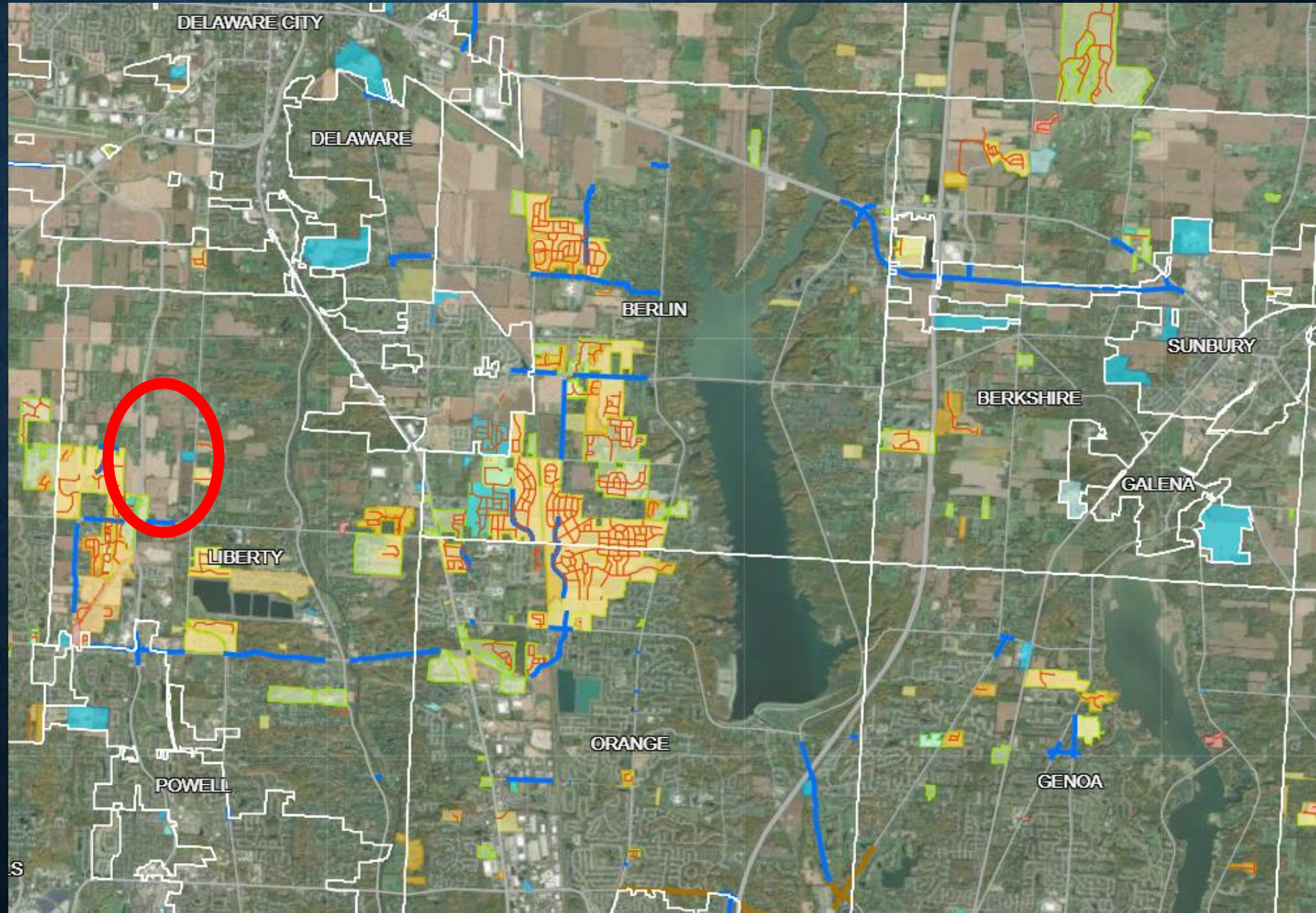


(March 2021)



POD 18D

Overlay



POD 18D overlay

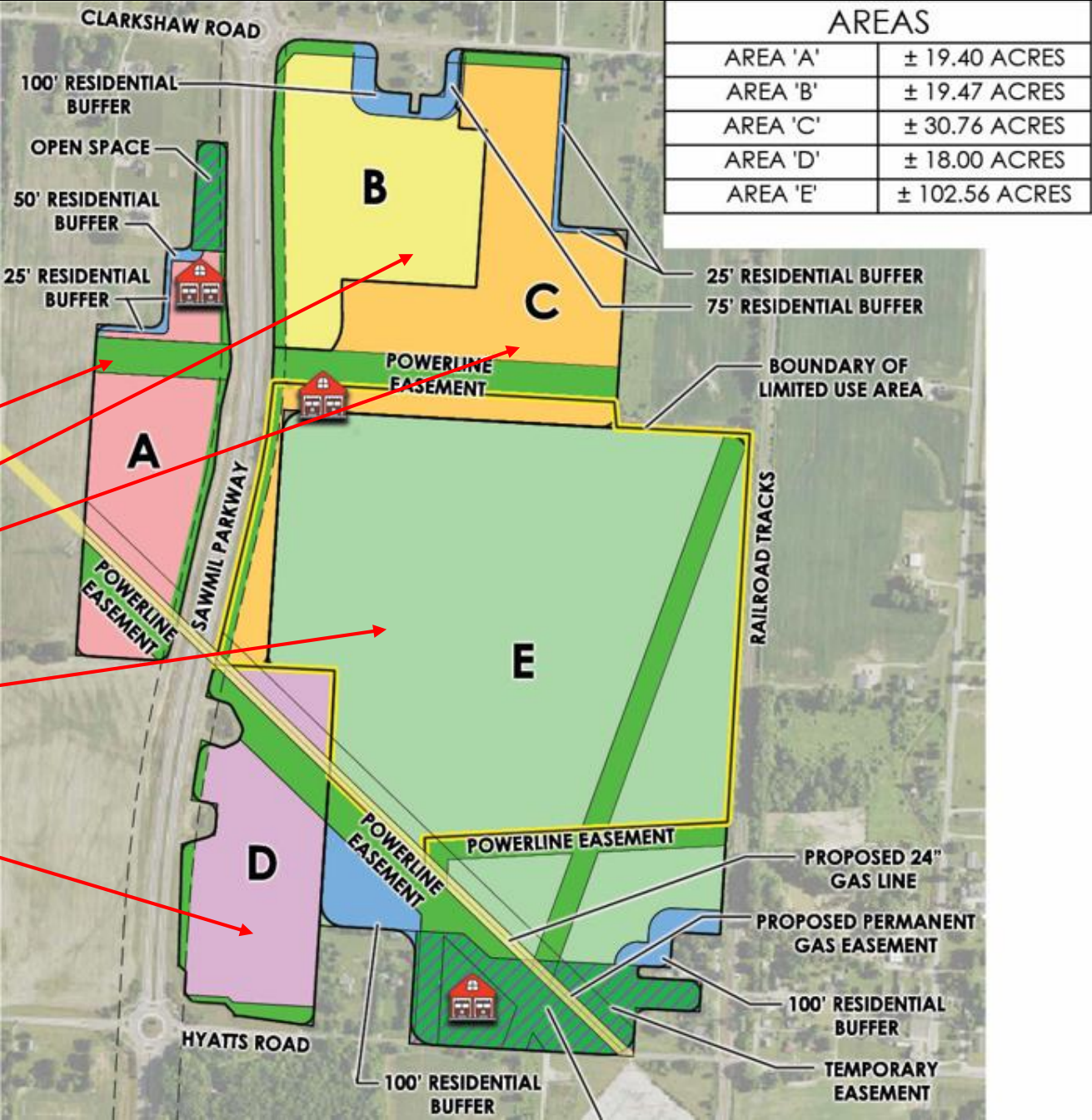
Liberty Township/Landowners

190 acres

Uses

- 19.4 acres/208 Multi-Family
- 19.47 acres/Limited Commercial
- 30.76 acres/75 Single-Family
- and attached
- 102.56 acres/315 Single-Family
- 18 acres/Healthcare uses

Total units: 390 Single-Family
208 Multi-Family



POD 18D overlay

**Sketch Plan,
also being reviewed by Liberty Twp**

190 acres

Uses

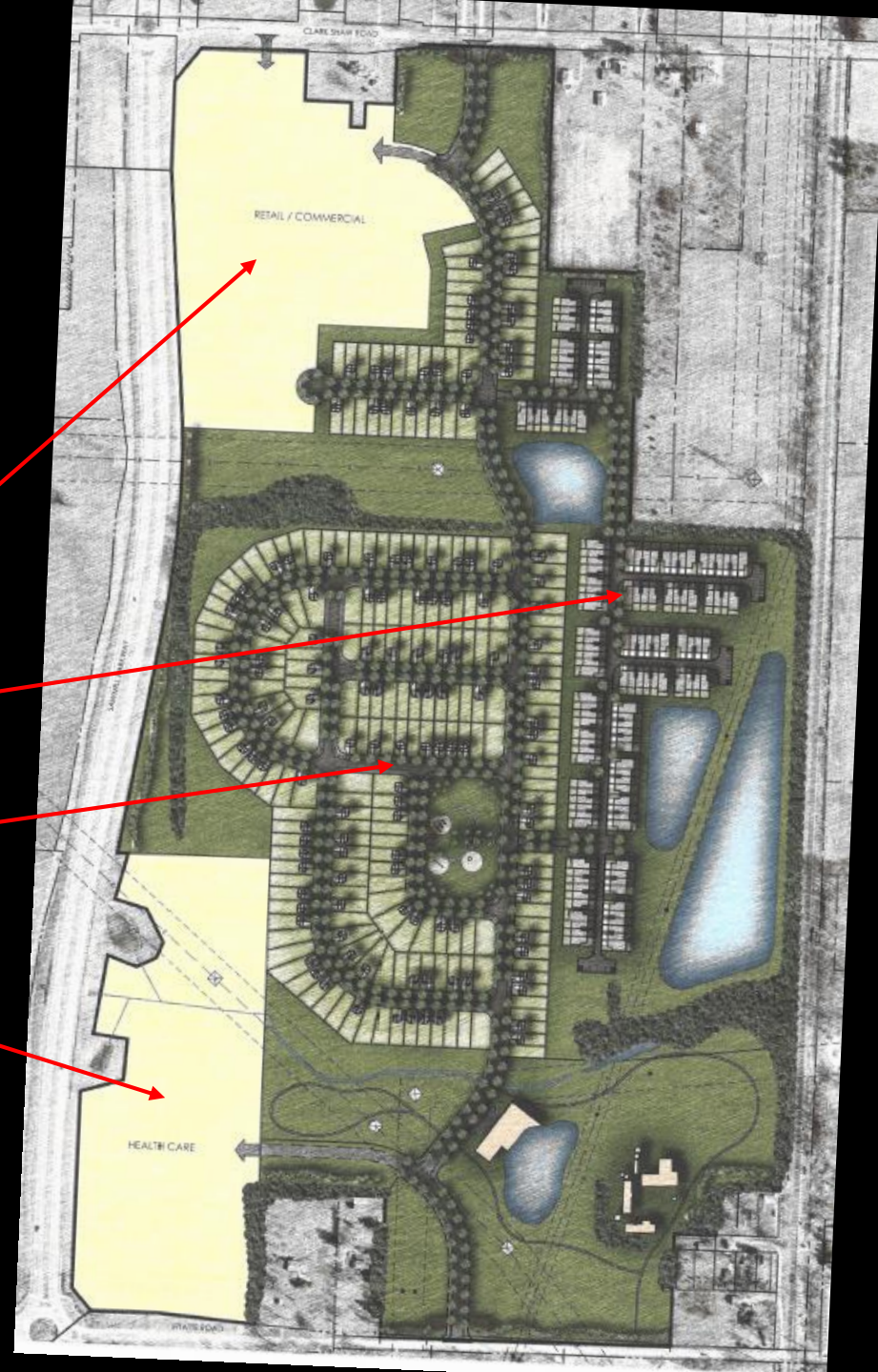
19.4 acres/208 Multi-Family

19.47 acres/Limited Commercial

30.76 acres/75 Single-Family
and attached

102.56 acres/315 Single-Family

18 acres/Healthcare uses



Active Multi-Family Projects

Berkshire

Northlake/Fourwinds: 496 complete

Northstar Apartments: 240 approved

Berkshire Crossing: 100 SF rentals approved

District at Berkshire: 300 units

Orange

Orange Grand: 288 complete

Evans Farm: 273 in process

Three overlay projects: 576 potential

Hidden Ravines Crossing: 160 units

Liberty

Liberty Summit: 234 units complete

Liberty Grand: 308 construction

Liberty Grand: Area G: 101 approved

Hyatts Meadows: 78 approved/const.

Sara Crossing: 231 approved

Clarkshaw Crossing: 135 sketch review

Berlin Business Park

3,471 MF projected

Berkshire PMUD

1,100 MF remaining

Berkshire 36/37 PMUD

688 MF remaining

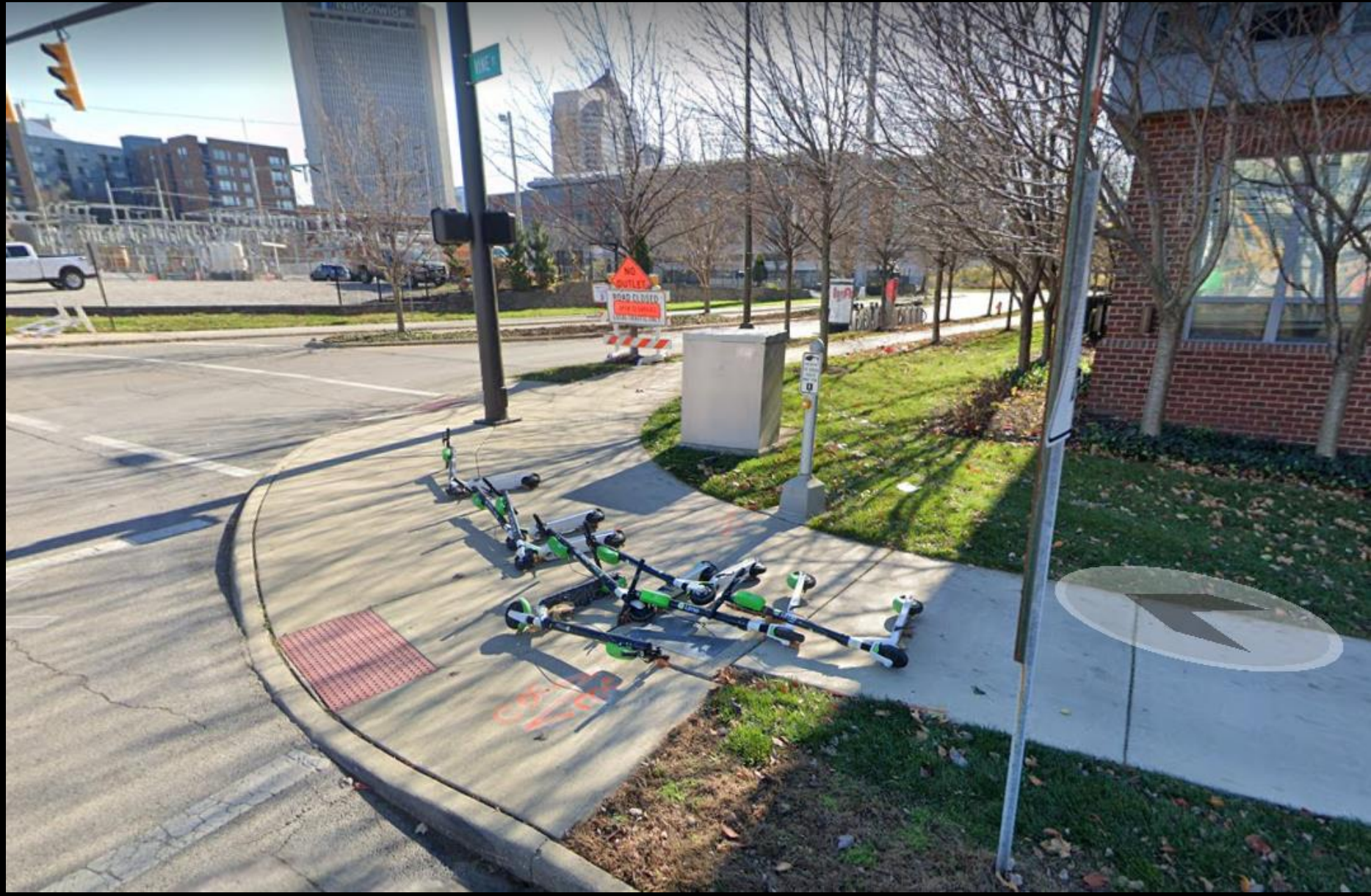
Evans Farm

223 MF remaining

Potential Total: 5,482

Current active total: 3,520

TRANSPORTATION



TRANSPORTATION

2022-2023 Projects

Berlin Station and Braumiller

Berlin Station and Piatt

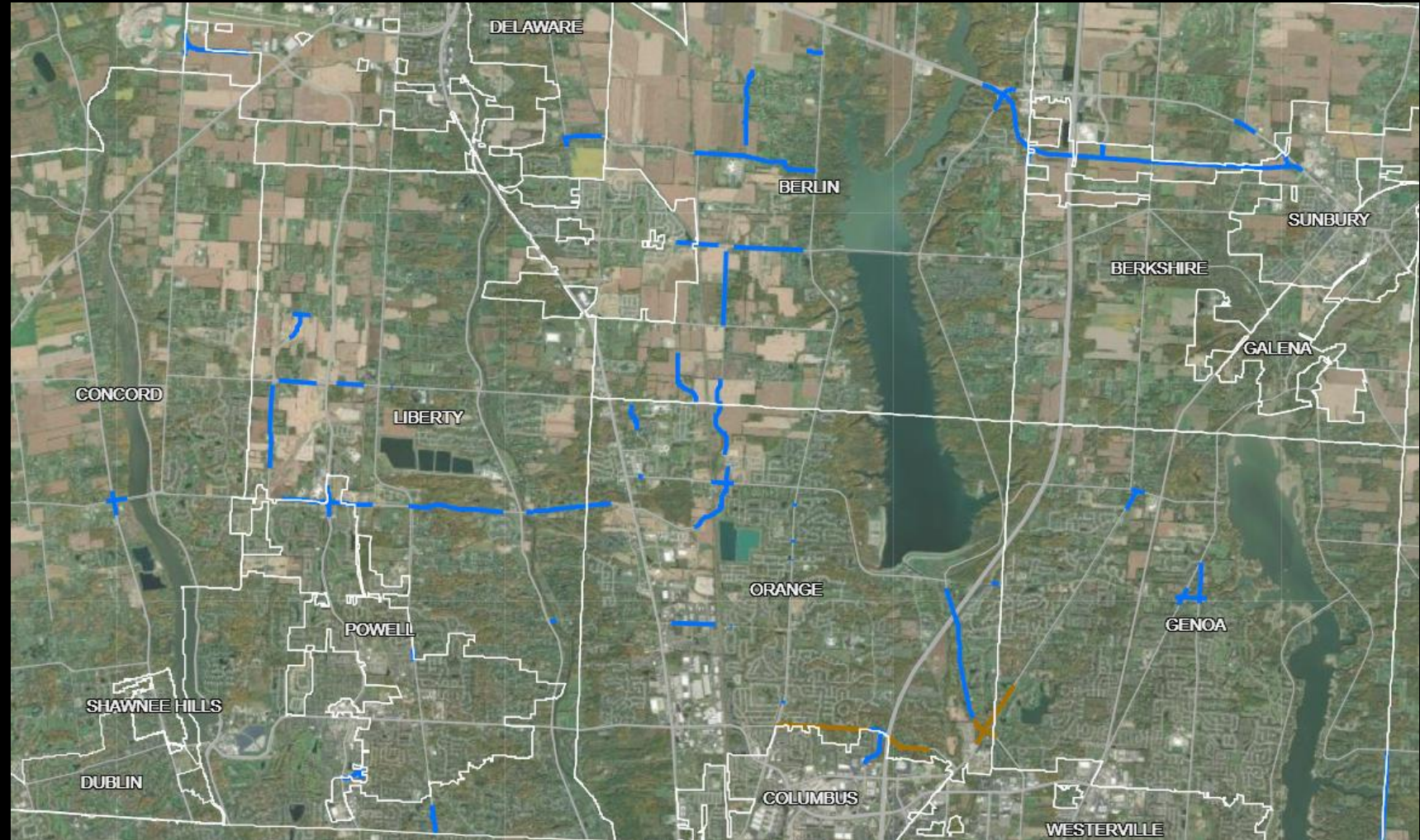
US 36 and Carter's Corner

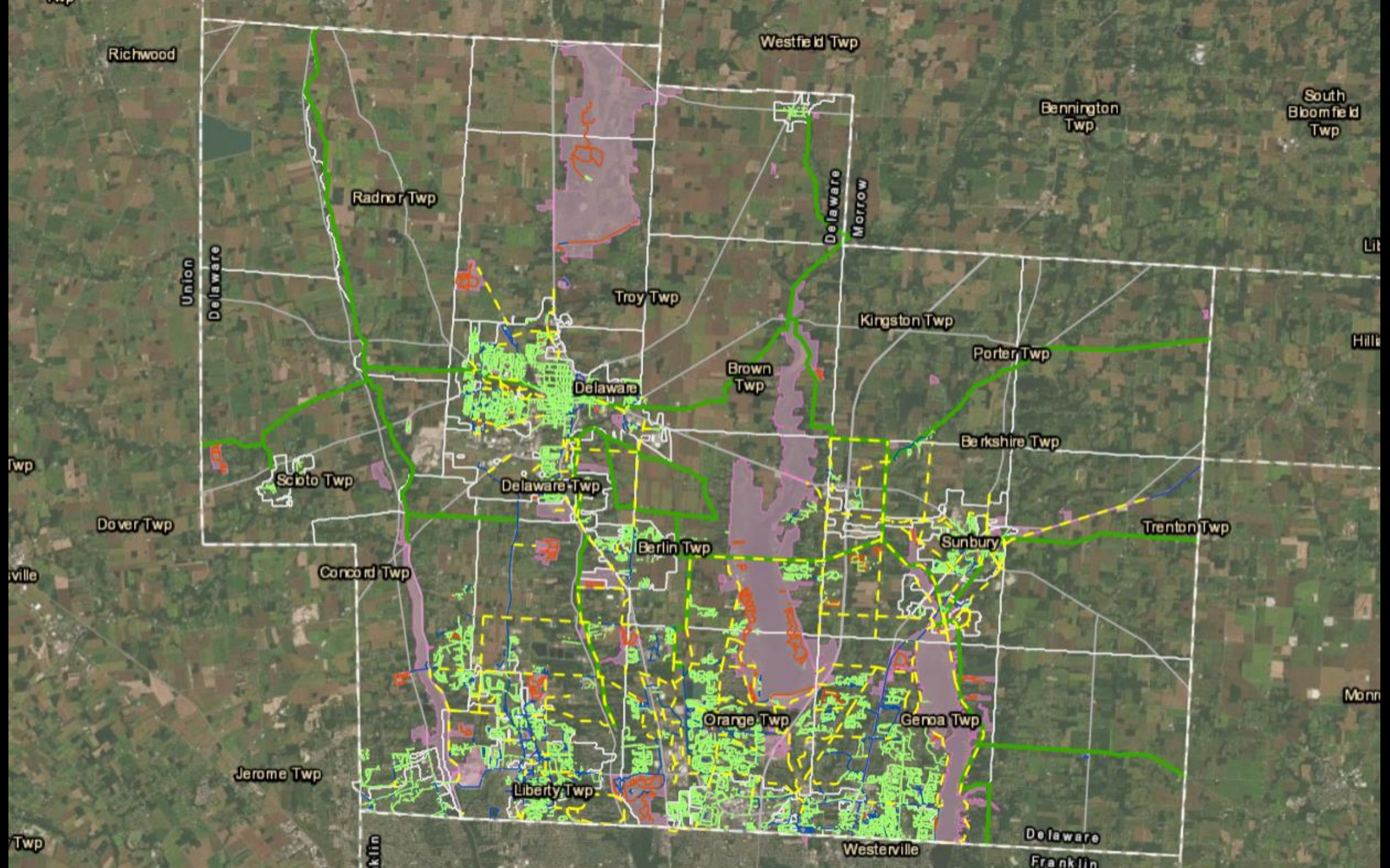
Worthington and Lewis Center

Sawmill Rd. and Presidential

**Home/Piatt ext and Lewis Center
(not the bridge over tracks)**

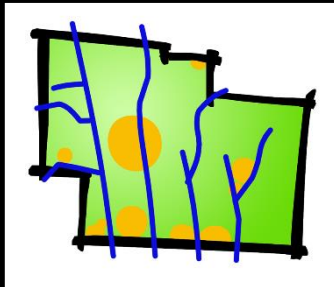
Steitz Road (Home to Hyatts)







www.dcrpc.org



**Delaware County
Regional Planning Commission**