

Delaware County Development Trends

April, 2023



**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

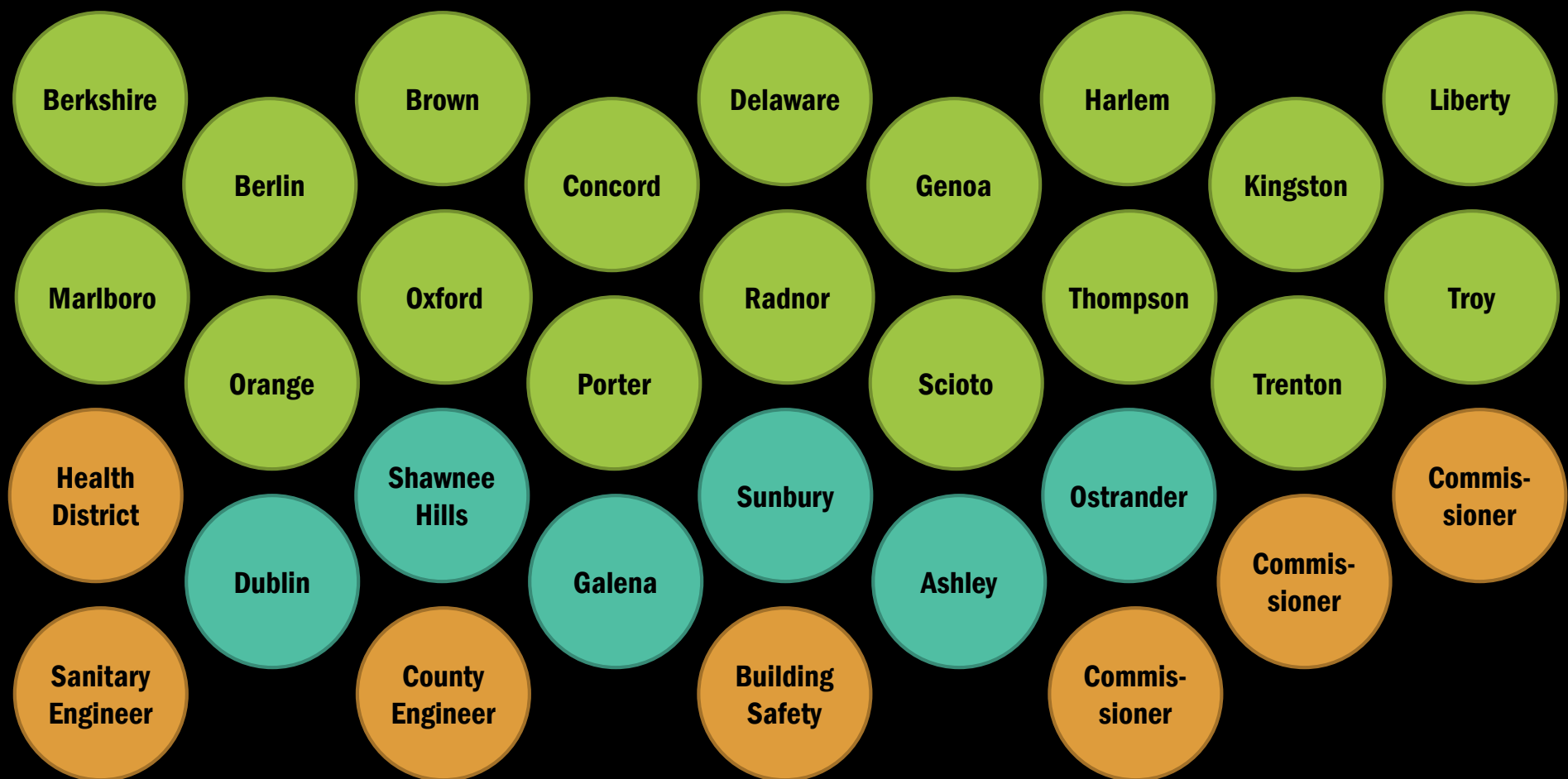
Other tasks as may be required.

(not actually the Regional Planning Commission©)



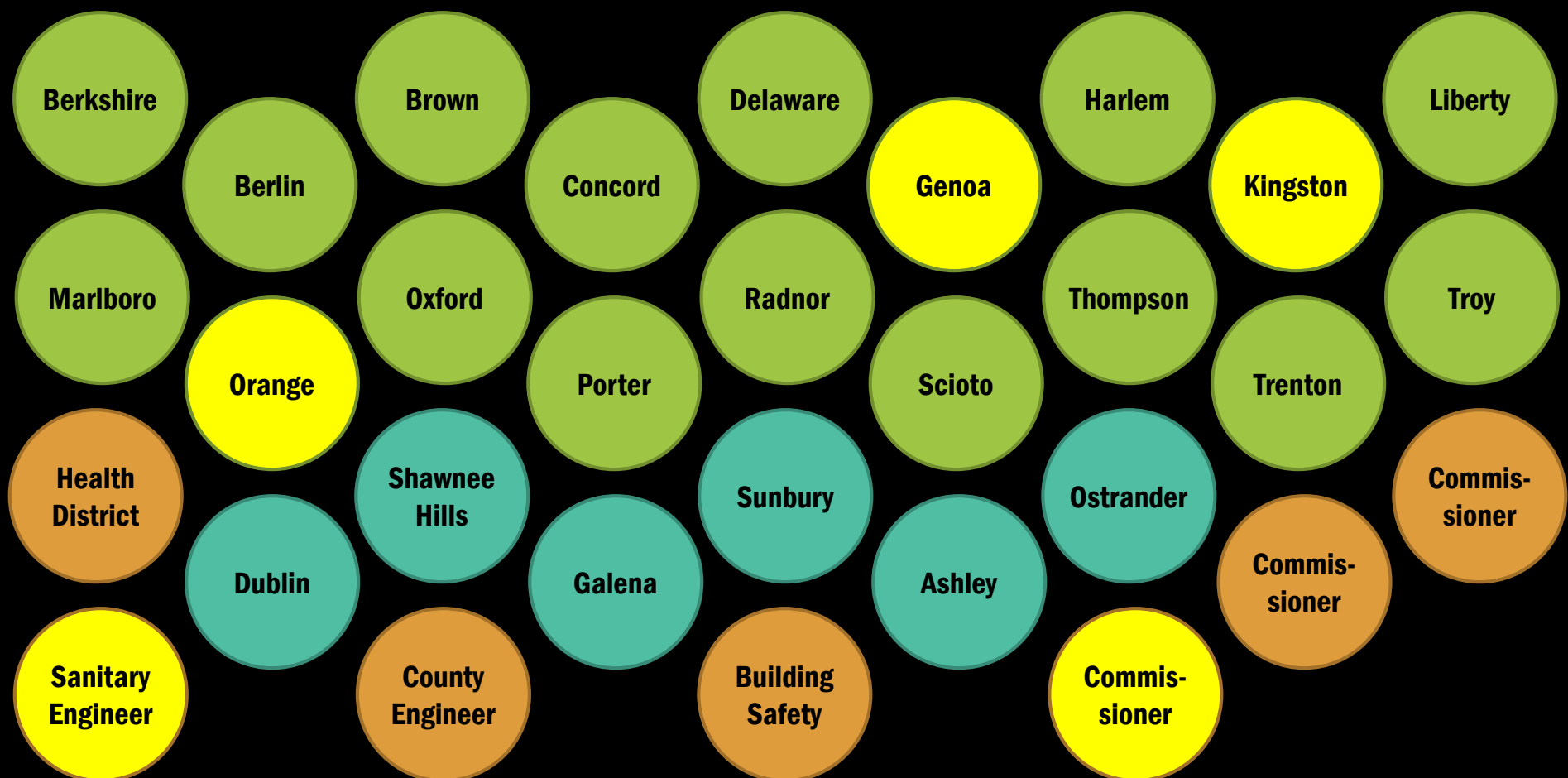
Regional Planning Commission

Structure



Regional Planning Commission

Executive
Committee



POPULATION CENSUS 2020+2023

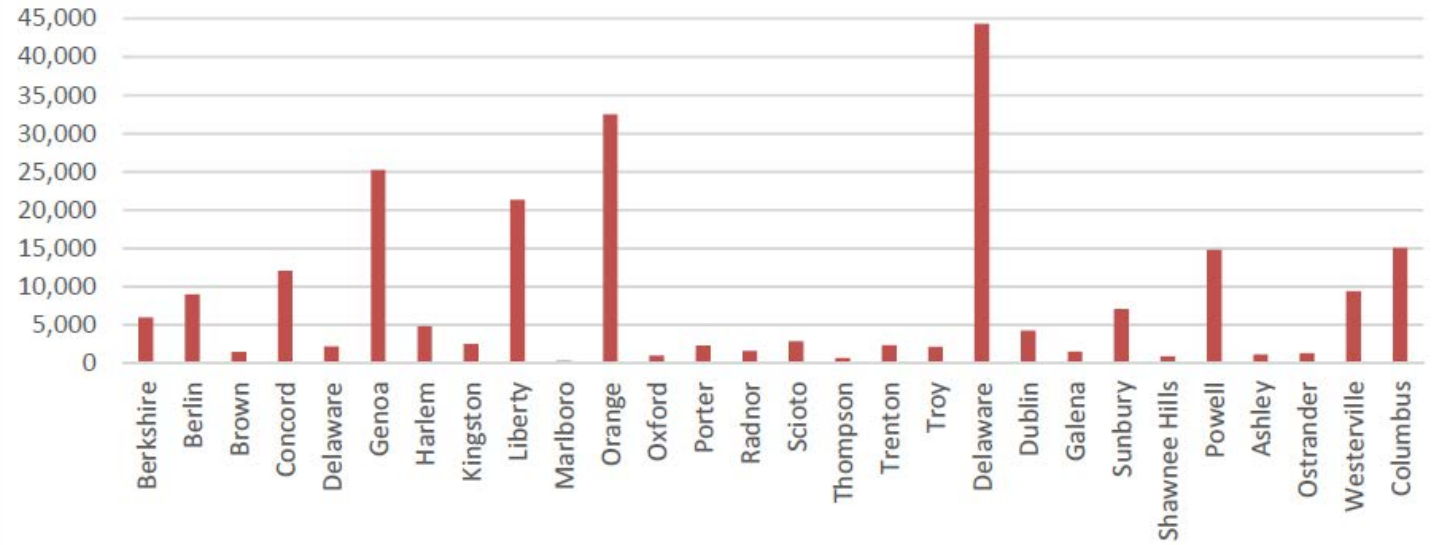
Townships	2010	2020	10-20 Growth	Proj 2023	20-23 Growth
Berkshire	2,428	4,476	84.3%	5,987	33.8%
Berlin	6,496	7,774	19.7%	8,963	15.3%
Brown	1,416	1,402	-1.0%	1,456	3.9%
Concord	9,294	10,951	17.8%	12,032	9.9%
Delaware	1,964	2,138	8.9%	2,210	3.4%
Genoa	23,090	24,924	7.9%	25,183	1.0%
Harlem	3,953	4,554	15.2%	4,823	5.9%
Kingston	2,156	2,359	9.4%	2,489	5.5%
Liberty	14,581	18,271	25.3%	21,361	16.9%
Marlboro	281	295	5.0%	302	2.4%
Orange	23,762	30,516	28.4%	32,458	6.4%
Oxford	987	950	-3.7%	960	1.1%
Porter	1,923	2,194	14.1%	2,282	4.0%
Radnor	1,540	1,570	1.9%	1,618	3.1%
Scioto	2,350	2,648	12.7%	2,841	7.3%
Thompson	684	659	-3.7%	687	4.2%
Trenton	2,190	2,276	3.9%	2,371	4.2%
Troy	2,115	2,105	-0.5%	2,150	2.1%
Total Townships	101,210	120,062	18.6%	130,173	8.4%

POPULATION CENSUS 2020+2022

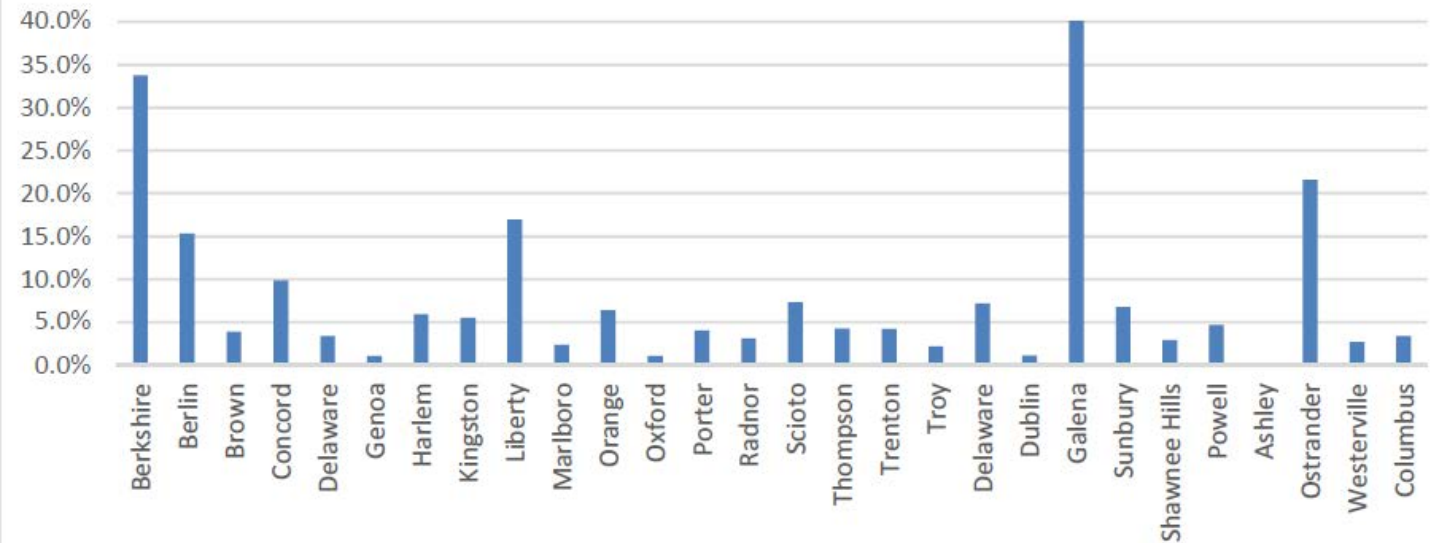
Incorporated Areas	2010	2020	10-20 Growth	Proj 2023	20-23 Growth
Delaware	34,753	41,302	18.8%	44,272	7.2%
Dublin	4,018	4,250	5.8%	4,296	1.1%
Galena	653	924	41.5%	1,517	64.2%
Sunbury	4,389	6,614	50.7%	7,058	6.7%
Shawnee Hills	681	835	22.6%	859	2.9%
Powell	11,500	14,163	23.2%	14,823	4.7%
Ashley	1,330	1,198	-9.9%	1,190	-0.7%
Ostrander	643	1,094	70.1%	1,330	21.6%
Westerville	7,792	9,112	16.9%	9,355	2.7%
Columbus	7,245	14,570	101.1%	15,065	3.4%
Total Incorporated	73,004	94,062	28.8%	99,765	6.1%

POPULATION CENSUS 2020+2022

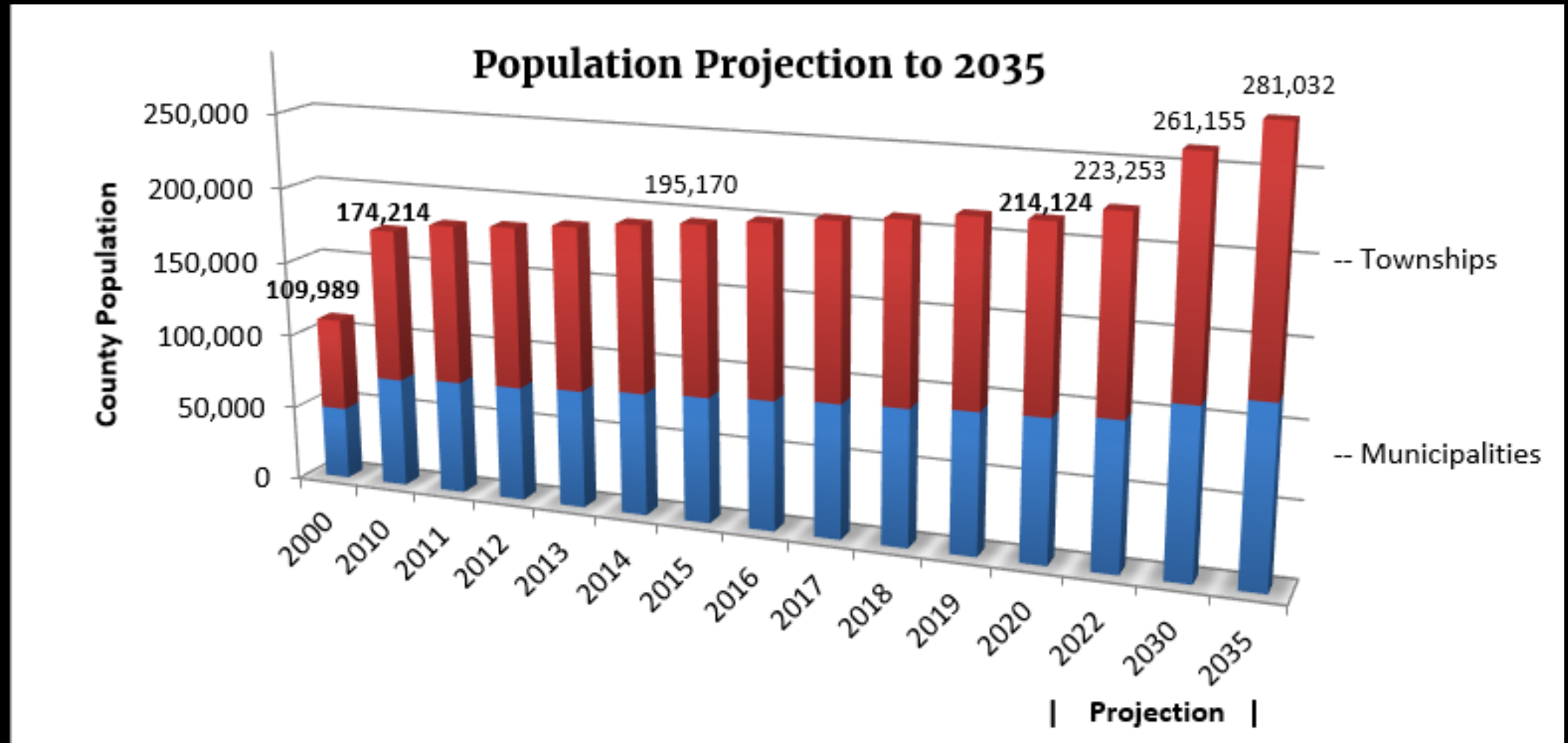
2023 Population



Growth Rate 2020-2023

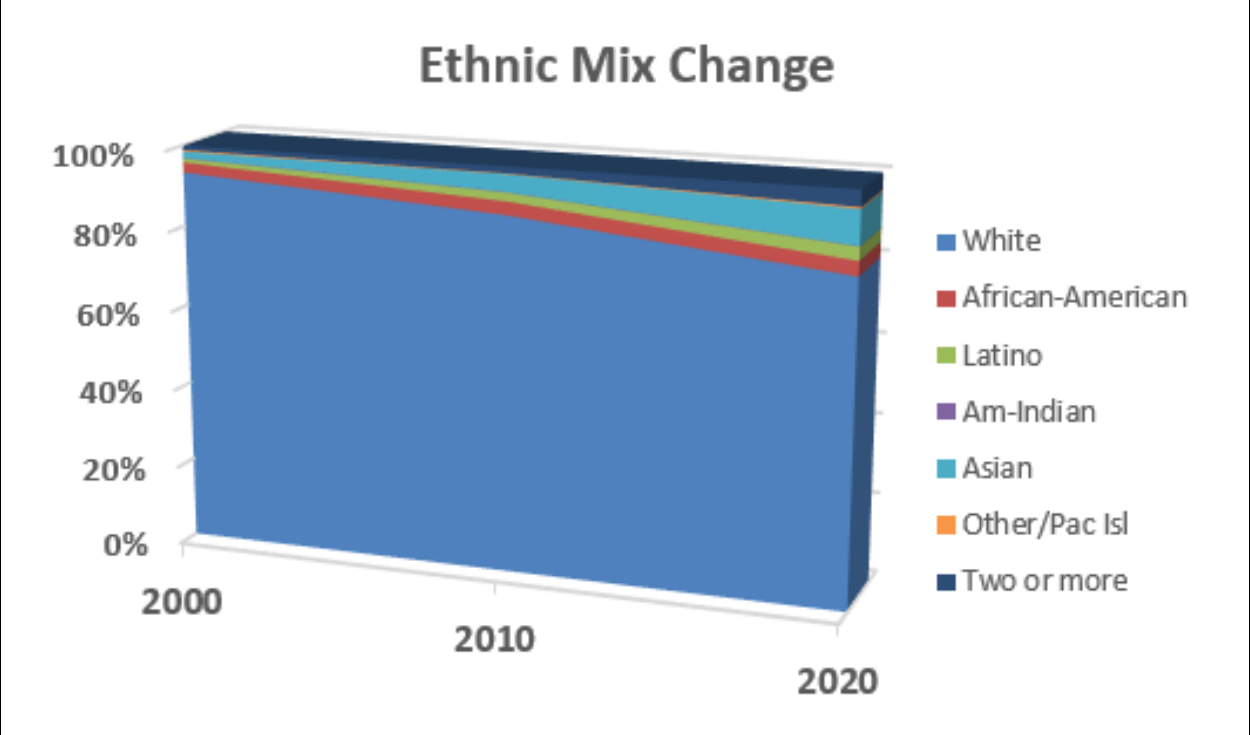


POPULATION PROJECTIONS



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 COMMUNITY PROFILE

updated 7/2022

Genoa Township

2018 ACS
5-year estimates

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

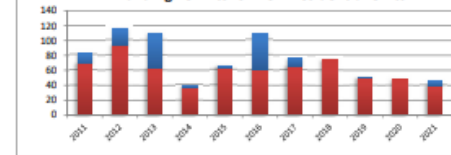
Median Home Value: \$347,100

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

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

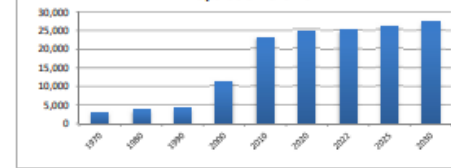
Building Permits	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single-Family	69	94	63	38	64	62	66	74	50	48	40
Multi-Family	14	22	47	1	2	47	11	0	1	0	5

Building Permits for New Residential Units



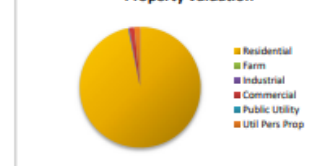
Population	1970	1980	1990	2000	2010	2020	2022	2025	2030
Census Bureau and DCRPC July Estimates	3,046	3,678	4,053	11,293	23,090	24,806	25,058	26,085	27,266

Population Growth

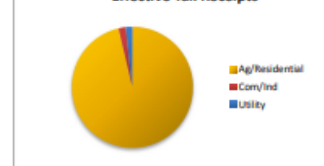


Property Valuation	Residential	Farm	Industrial	Commercial	Public Utility	Util Pers Prop	Prc Grand Total
2020	11,701,265,90	731,440	410,231,0	158,643,70	0	18,881,350	120,970,606,0
	96.7%	0.1%	0.3%	1.3%	0.0%	1.6%	

Property Valuation



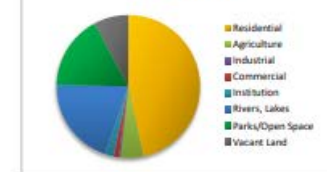
Effective Tax Receipts



Effective Tax Receipt	Ag/Residential	Com/Ind	Utility	Grand Total
2020	15,211,000	295,415	282,778	15,789,193
	96.3%	1.9%	1.8%	

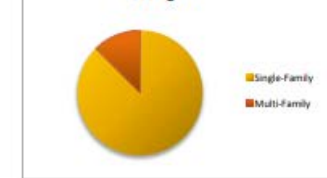
Land Use Mix	Residential	Agriculture	Industrial	Commercial	Institution	Rivers, Lake	Parks/Open	Vacant Land	Calc Total	(no ROW)
(Incorp. Areas deleted)	5881.66	651.98	48.95	143.84	244.7	2536.09	2115.03	991.72	12613.97	
2018	47%	5%	0%	1%	2%	20%	17%	8%	5.75	13718.15
									1304.38	
									965.95	
									0	
									20.02	

Land Use Mix



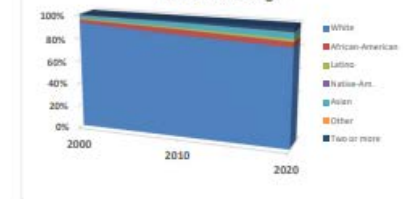
Housing Mix	Single-Family	Multi-Family	Total
2021	7,759	1,102	8,861
	87.6%	12.4%	

Housing Mix



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%	

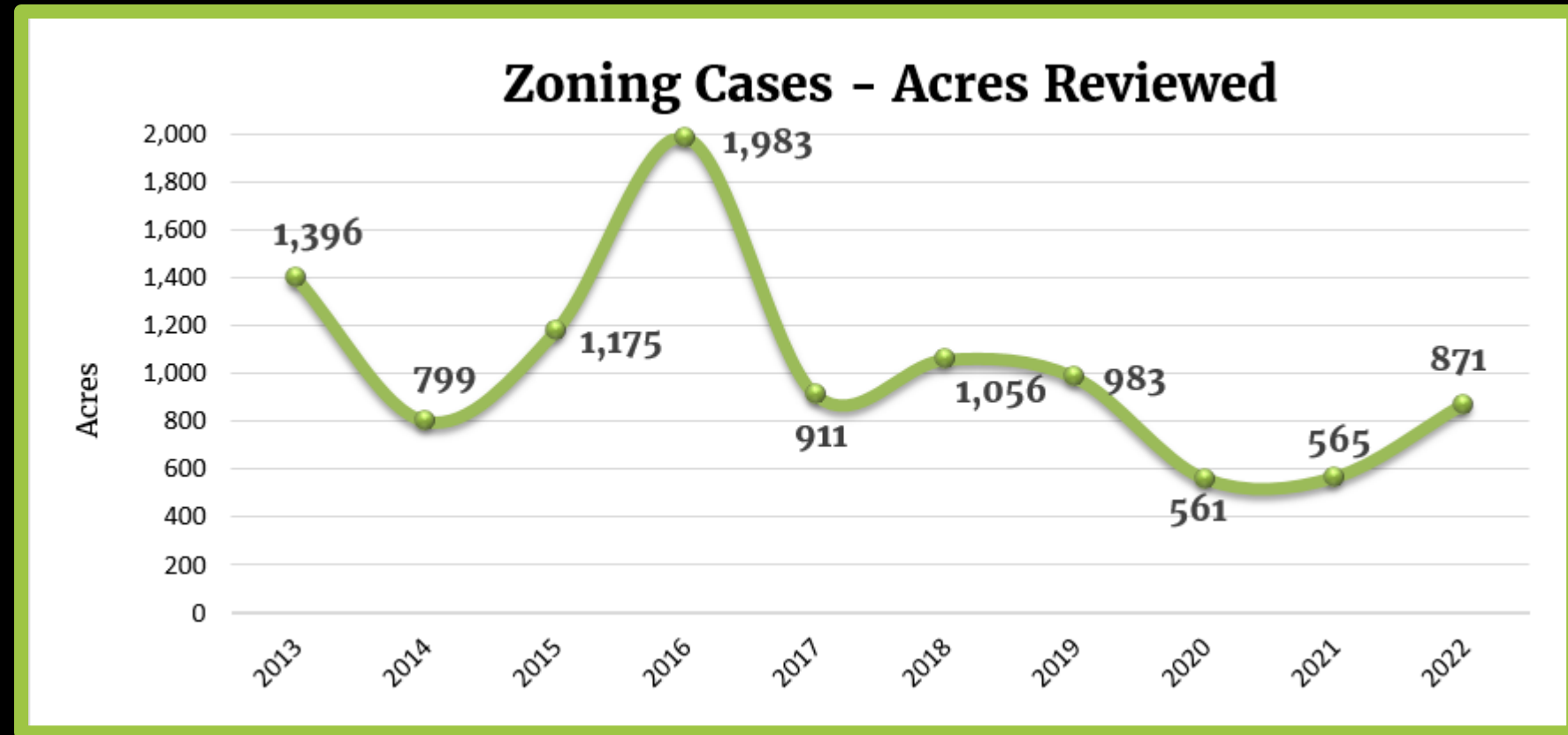
Ethnic Mix Change



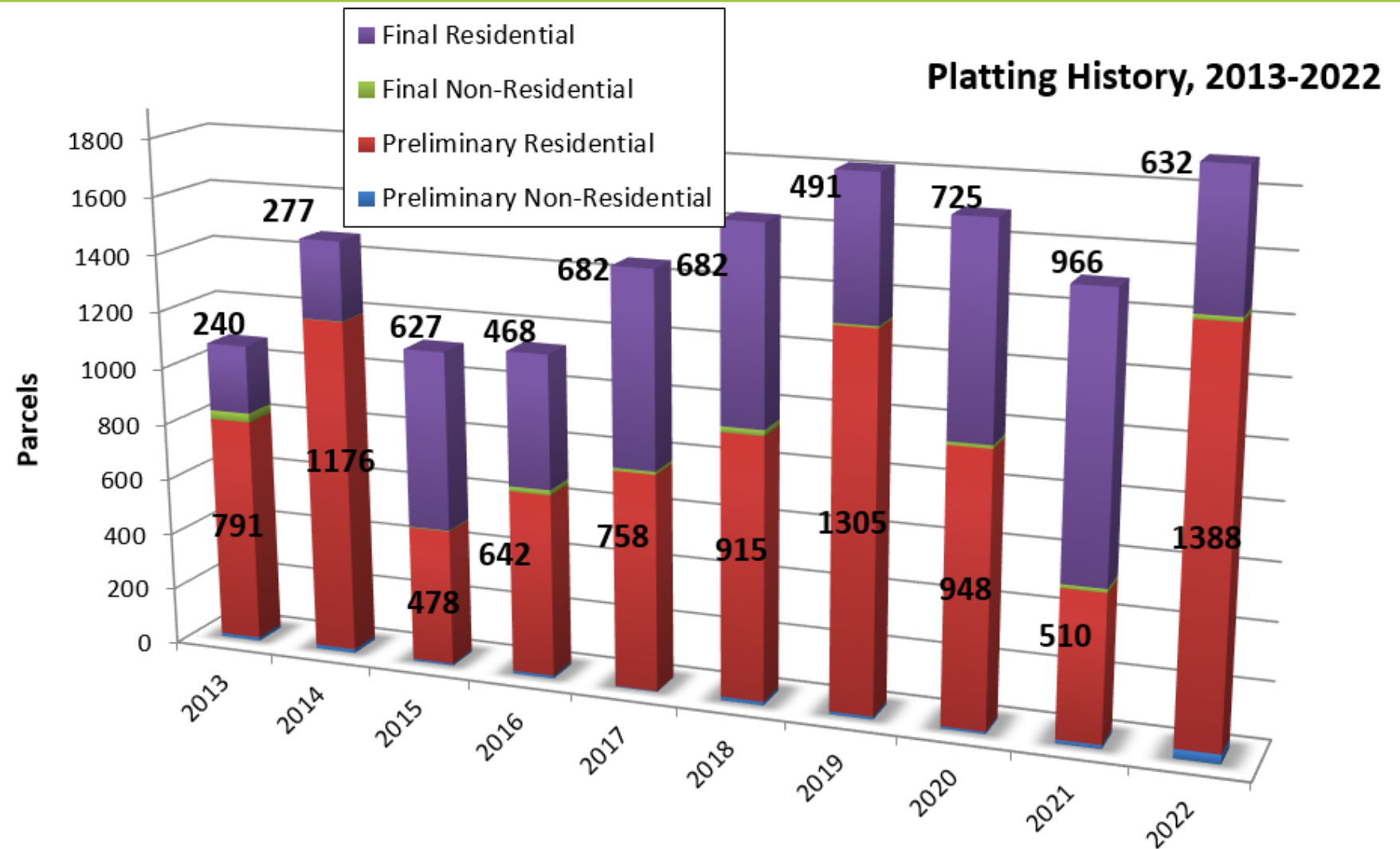
Delaware County Regional Planning Commission

www.dcrpc.org
[Community Profile Page](#)

COUNTY REZONING TRENDS

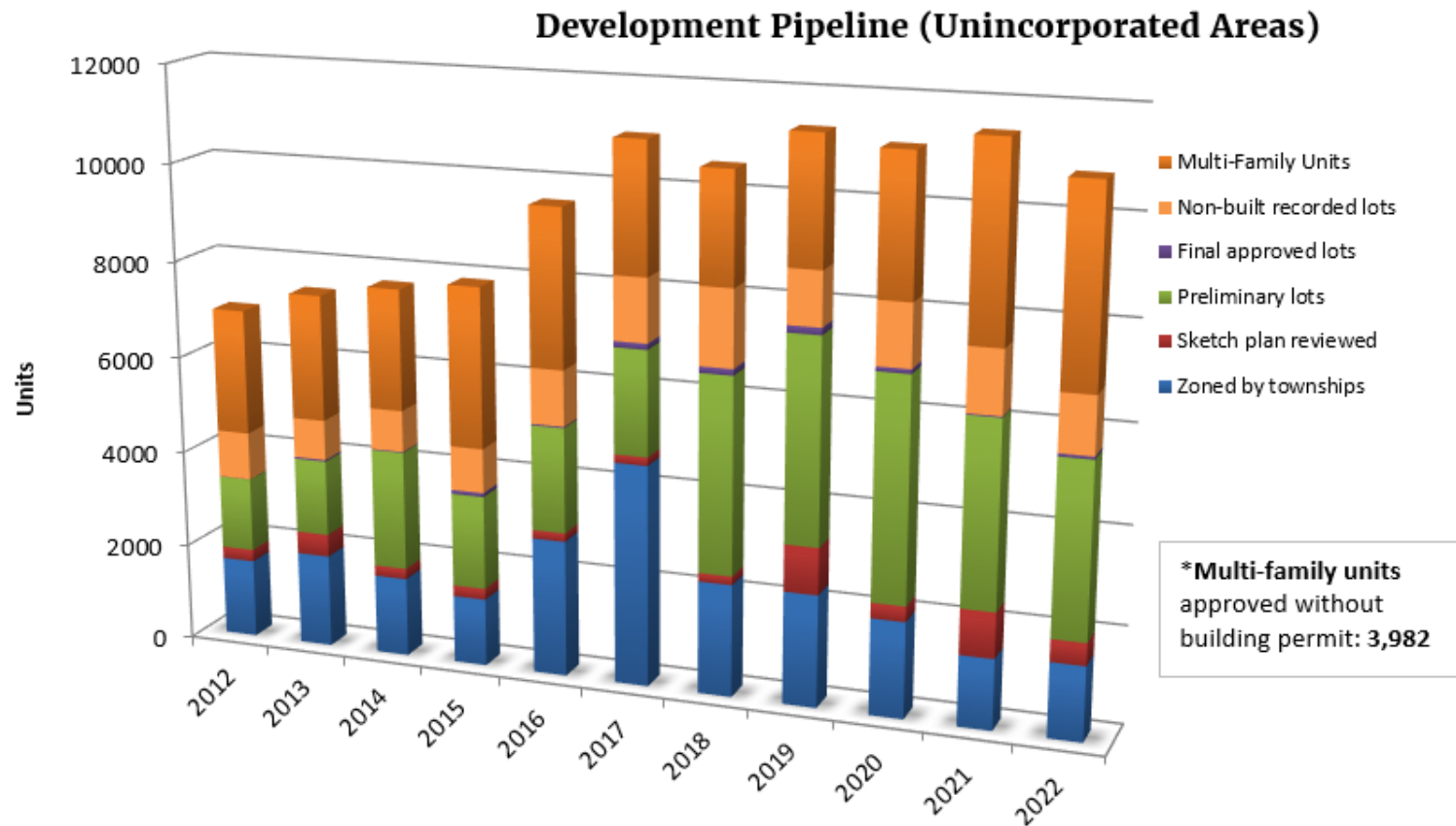


COUNTY PLATTING ACTIVITY



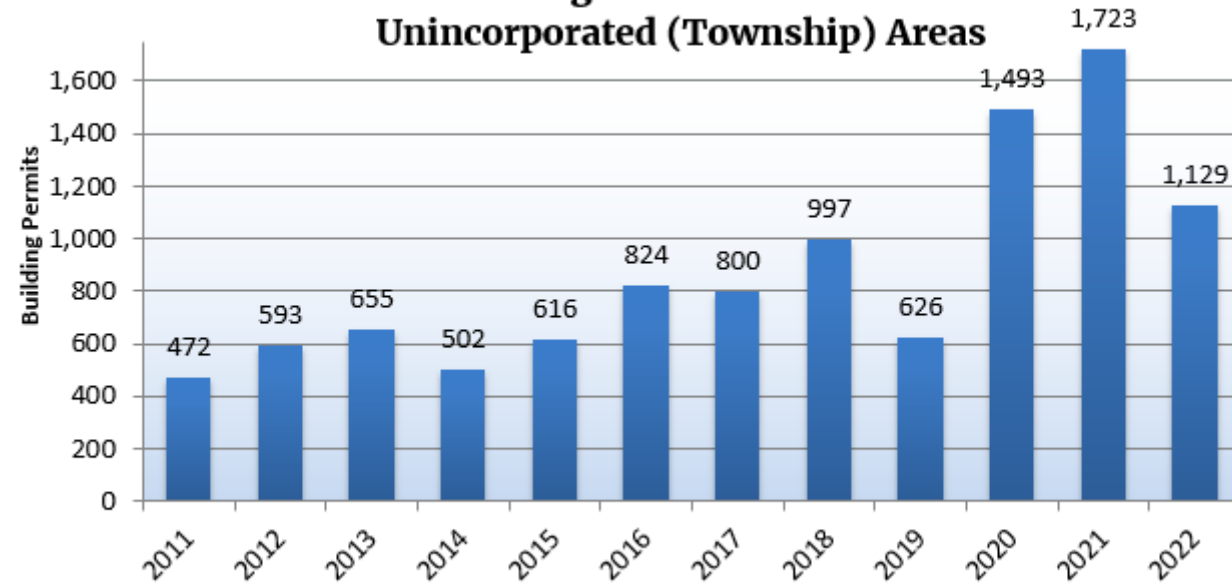
LOT PIPELINE

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Zoned by townships	1626	1925	1636	1401	2816	4558	2317	2312	1978	1453	1531	5%
Sketch plan reviewed	247	464	220	228	176	171	176	958	315	929	458	-51%
Preliminary lots	1523	1563	2454	1934	2161	2153	4030	4190	4568	3800	3559	-6%
Final approved lots	7	36	19	83	29	124	131	146	95	25	61	144%
Non-built recorded lots	979	825	849	907	1138	1299	1576	1101	1273	1289	1165	-10%
Multi-Family Units	2569	2591	2492	3299	3244	2671	2284	2595	2852	3930	3982	1%
Total available lots	4382	4813	5178	4553	6320	8305	8230	8707	8229	7496	6774	-10%

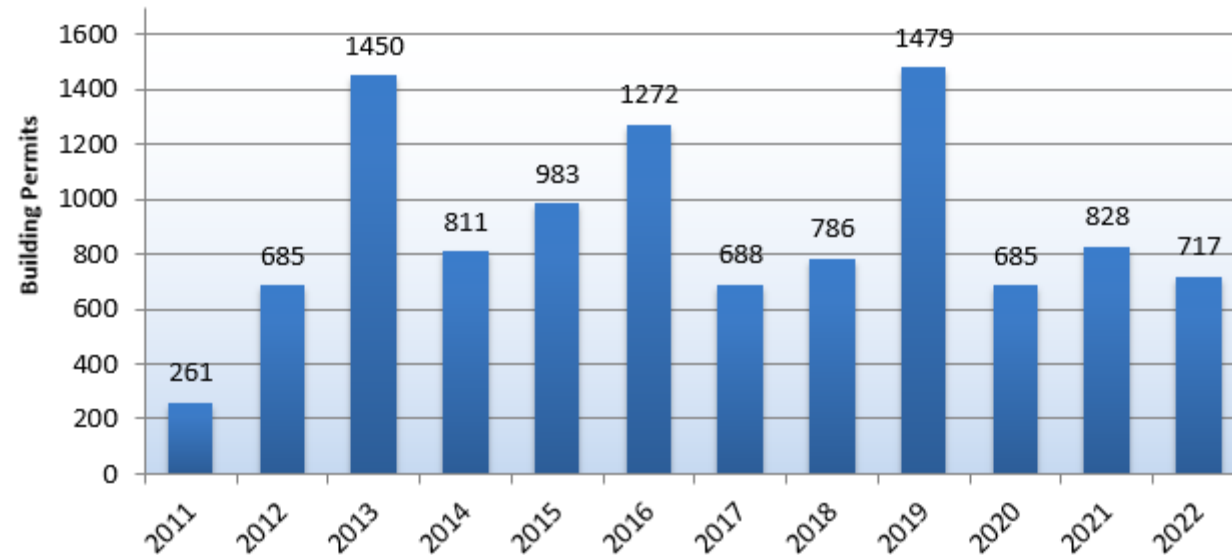


BUILDING PERMITS

Building Permit Trends for Unincorporated (Township) Areas

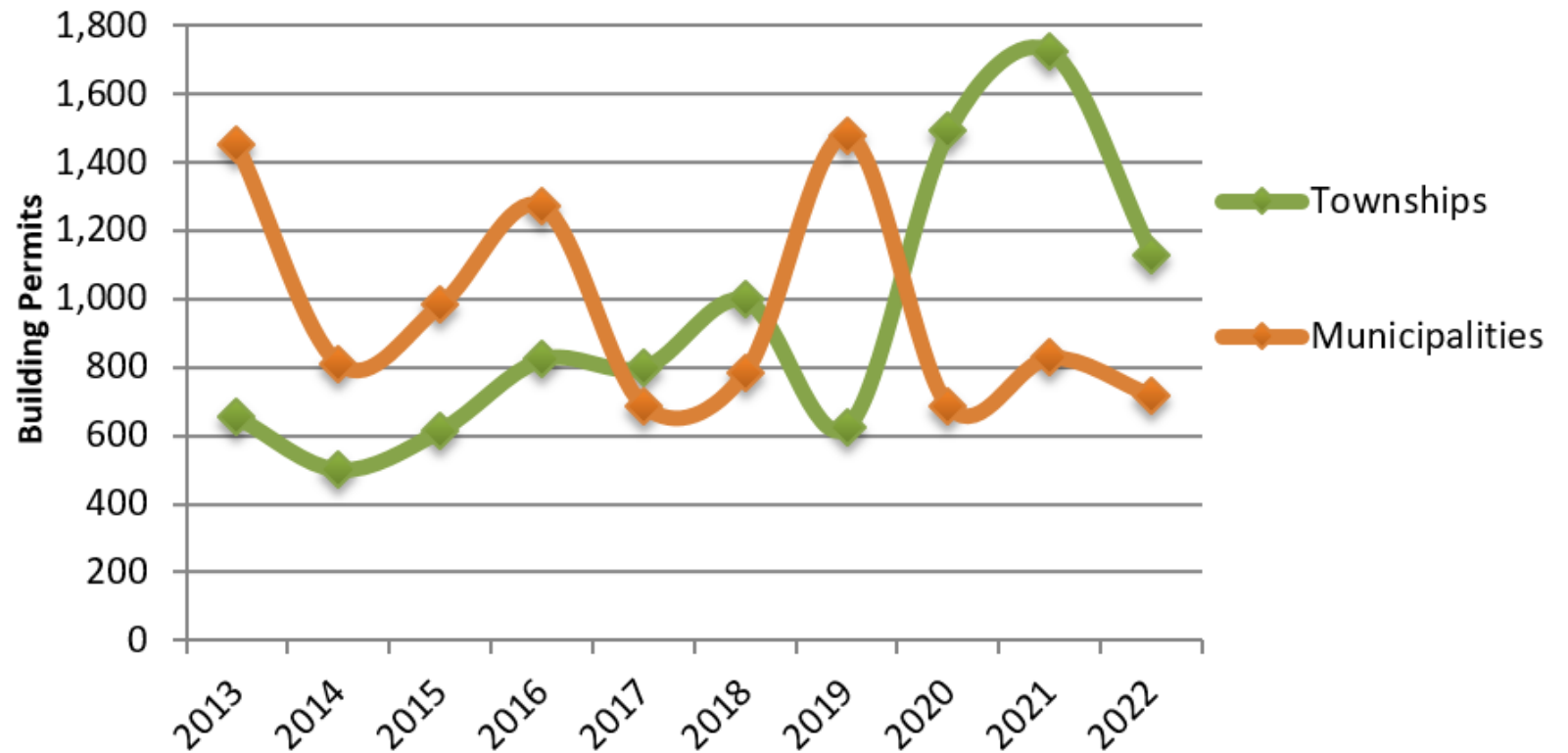


Building Permit Trends for Municipalities

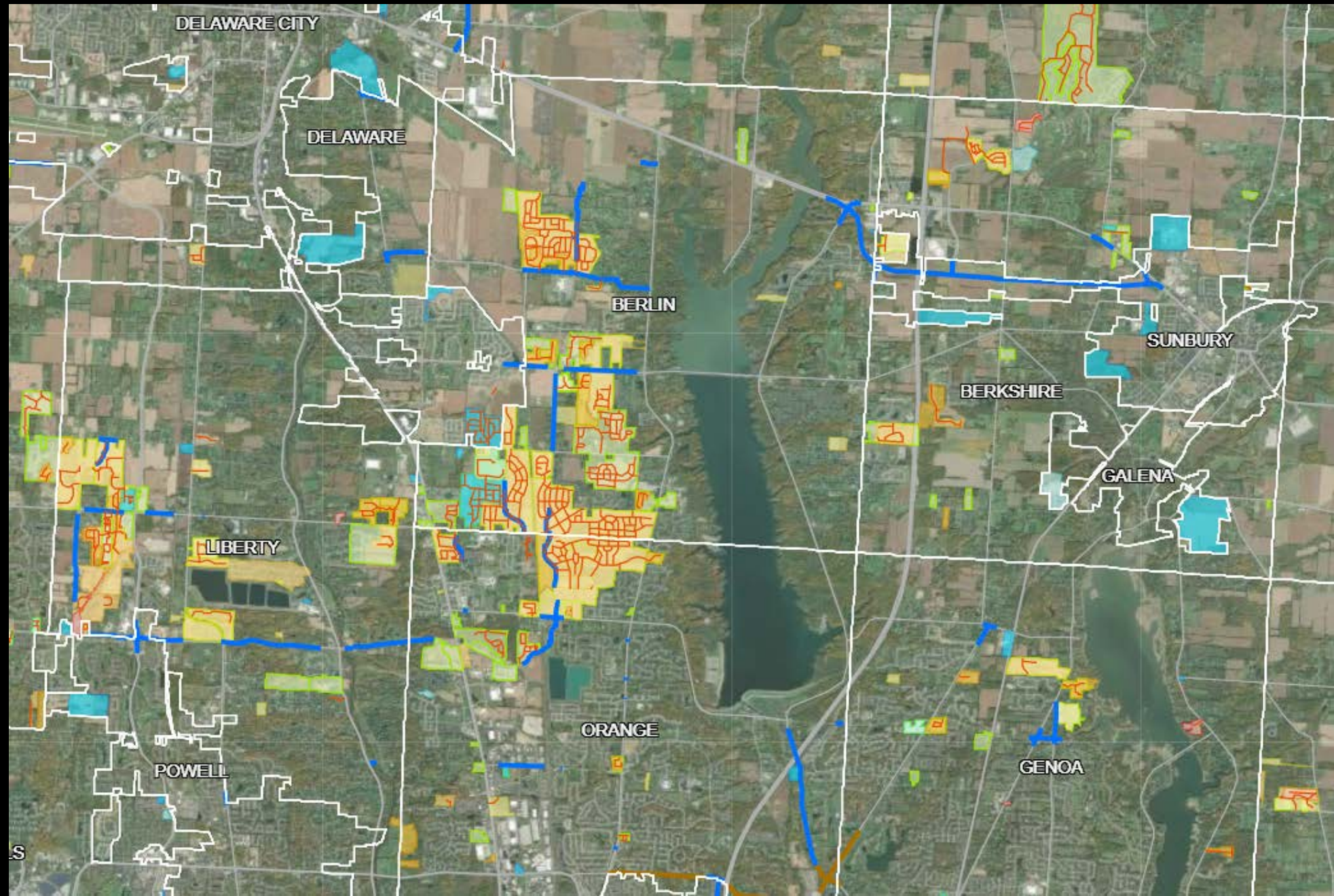


BUILDING PERMITS

Permit Trends for Municipal and Township Areas



CURRENT ACTIVITY

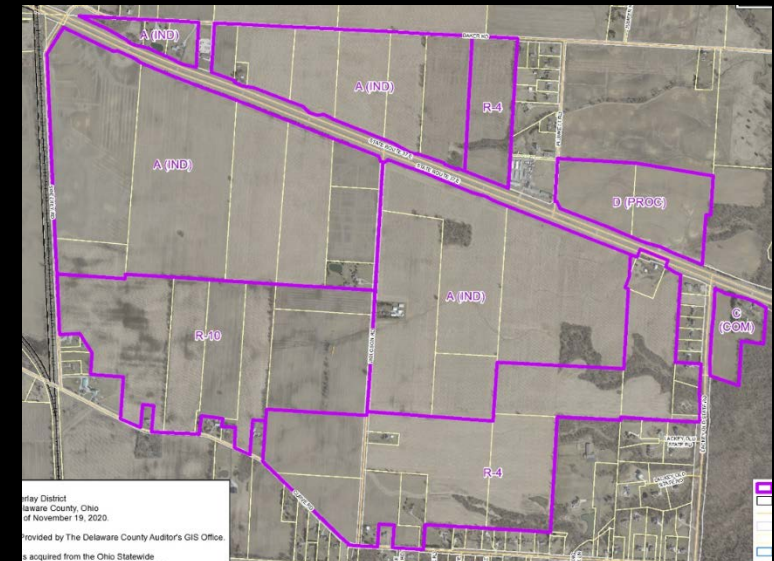


ZONING PROCESS TRENDS

- 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.

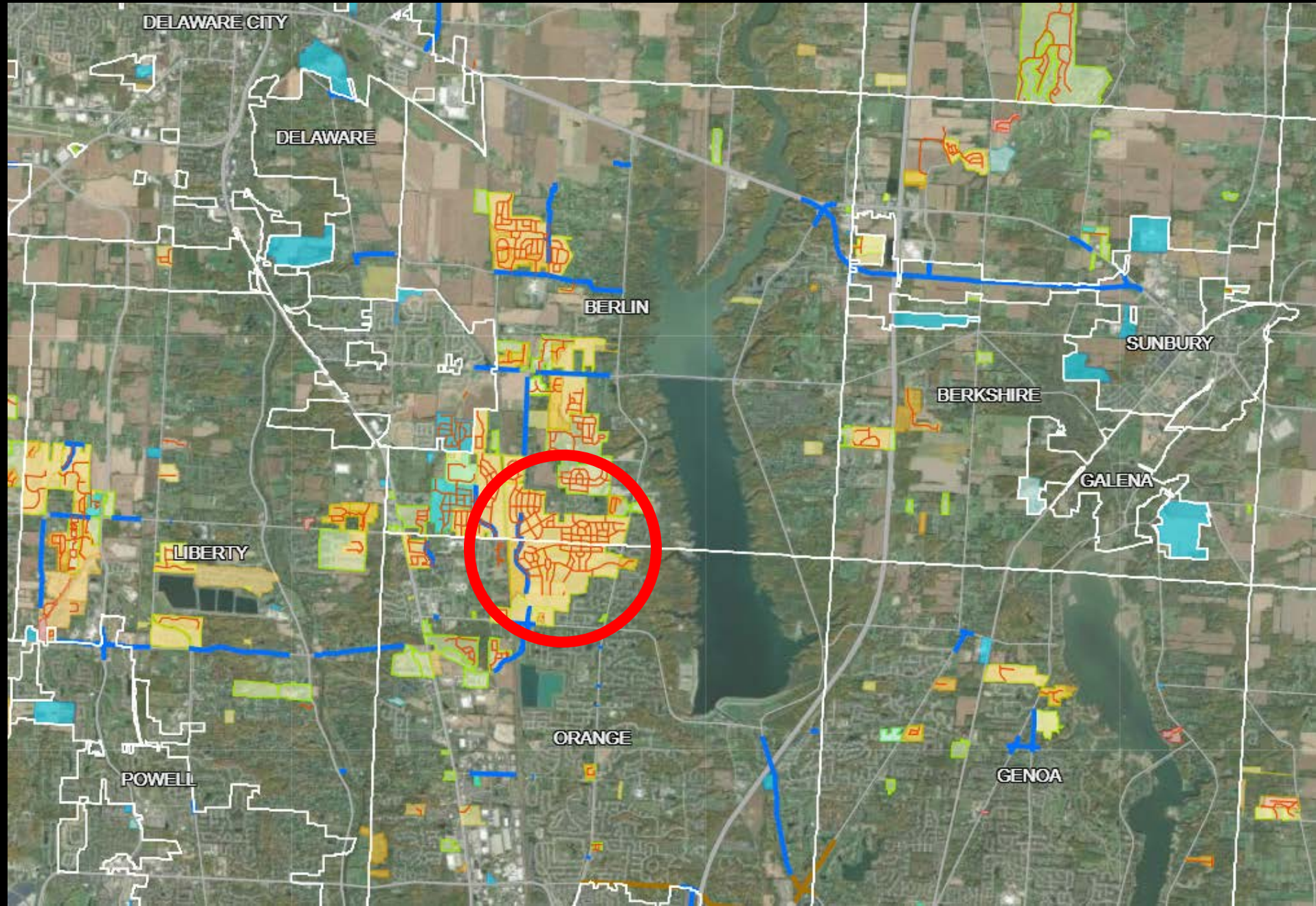
ZONING PROCESS TRENDS

- 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

Standard
Rezoning

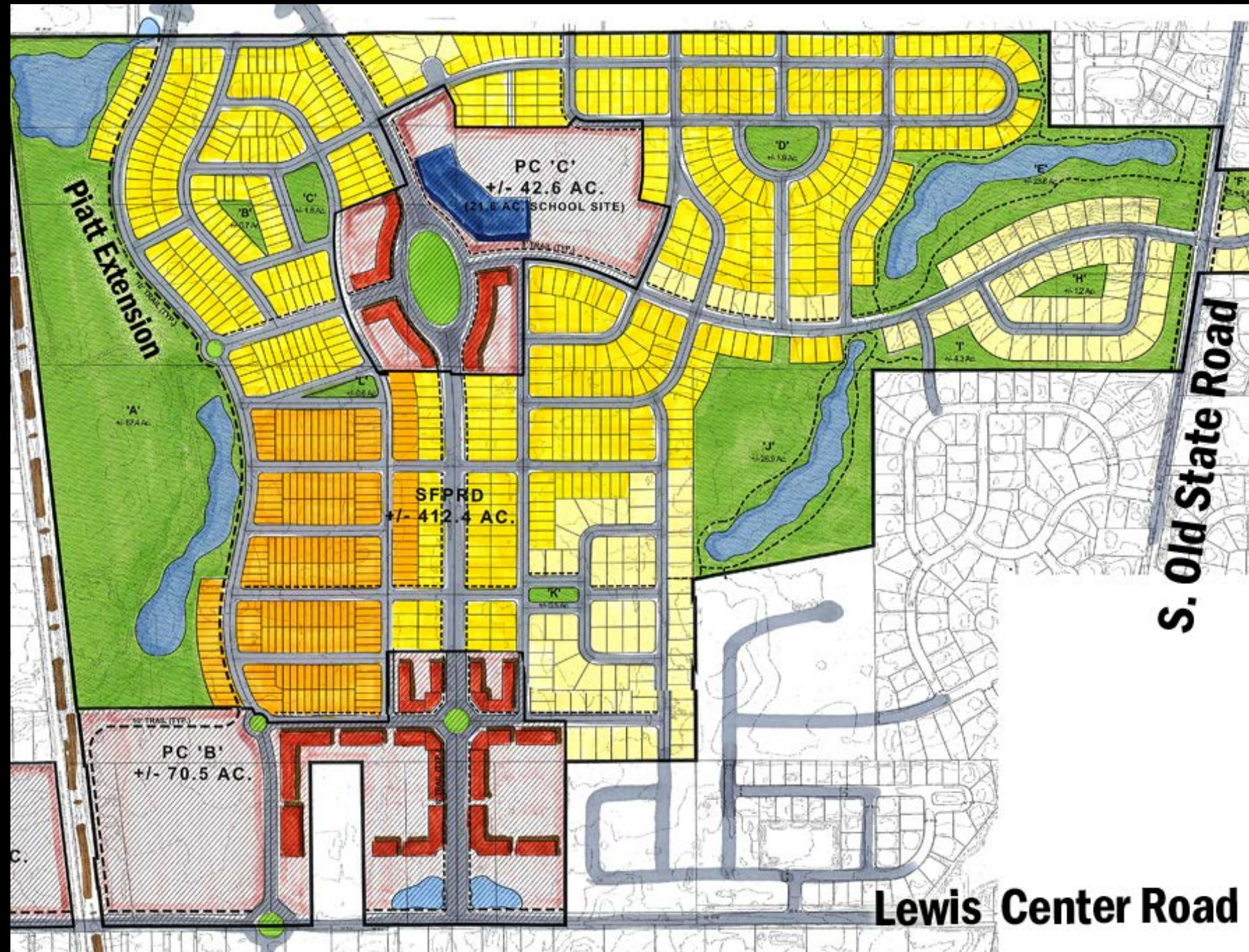


Evans Farm (Orange)

946 Single-family lots/
418 acres

521 Multi-family units/
135 acres

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



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(August, 2022)



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)



(August, 2022)

Evans Farm (Berlin)

1,234 Single-family lots on
607 acres

43 acres Commercial area

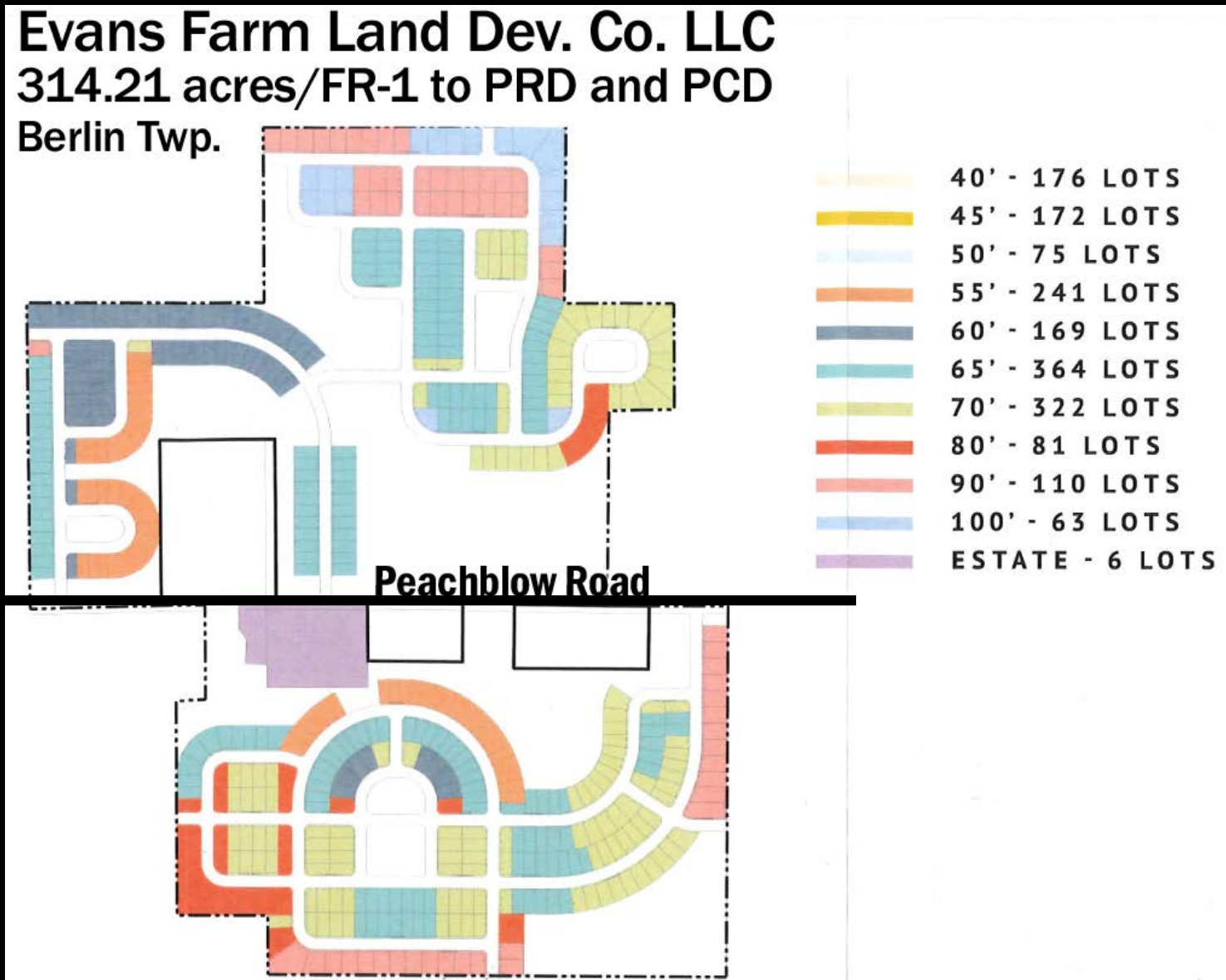
200 acres (35%) open space



Evans Farm Plus (Berlin)

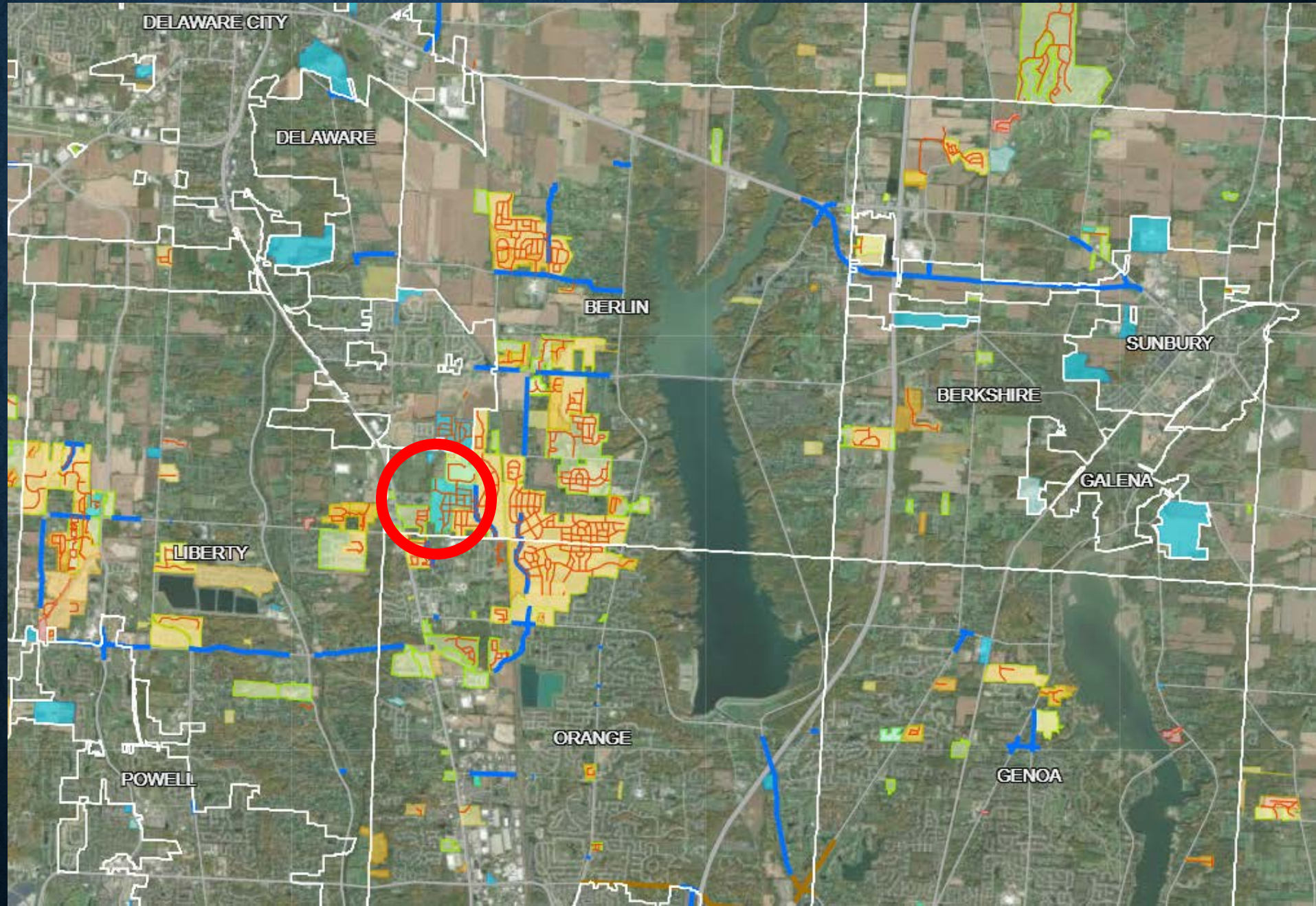
539 Single-family lots on
314 acres

98 acres (35%) open space



BERLIN MEADOWS

Standard
Rezoning



Berlin Meadows (Berlin)

336 Single-family lots on
181.6 acres

Commercial outlots

Elementary School site
(in use)

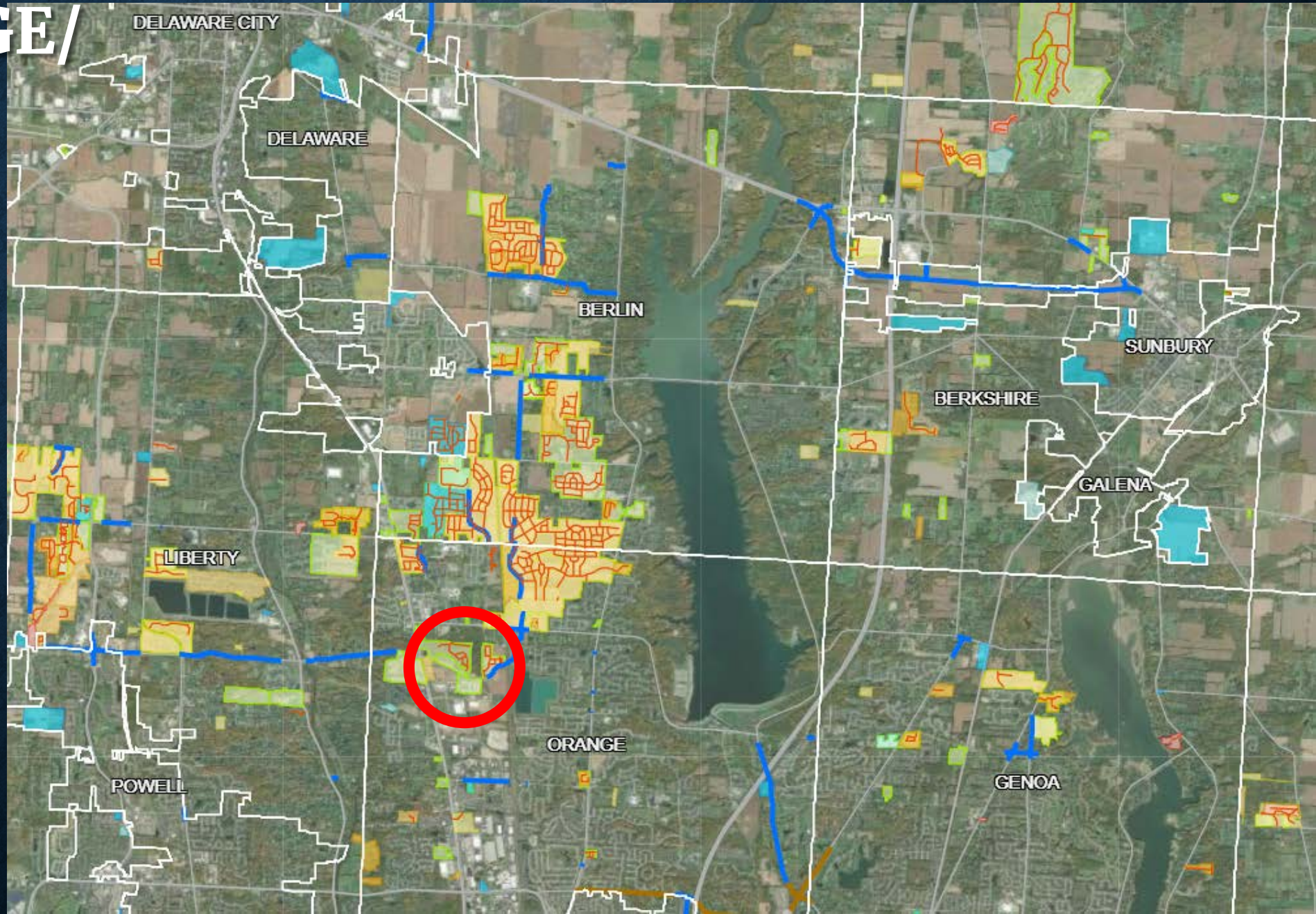
Extension of North Road
(built to school)

72 acres (38%) open space



SLATE RIDGE/ KERBLER PROPERTY

Standard
Rezoning



Kerbler/Slate Ridge (Orange)

Mt. Carmel

Capri Gardens Assisted Living

Orange Grand: 288 apartments



Kerbler/Slate Ridge (Orange)

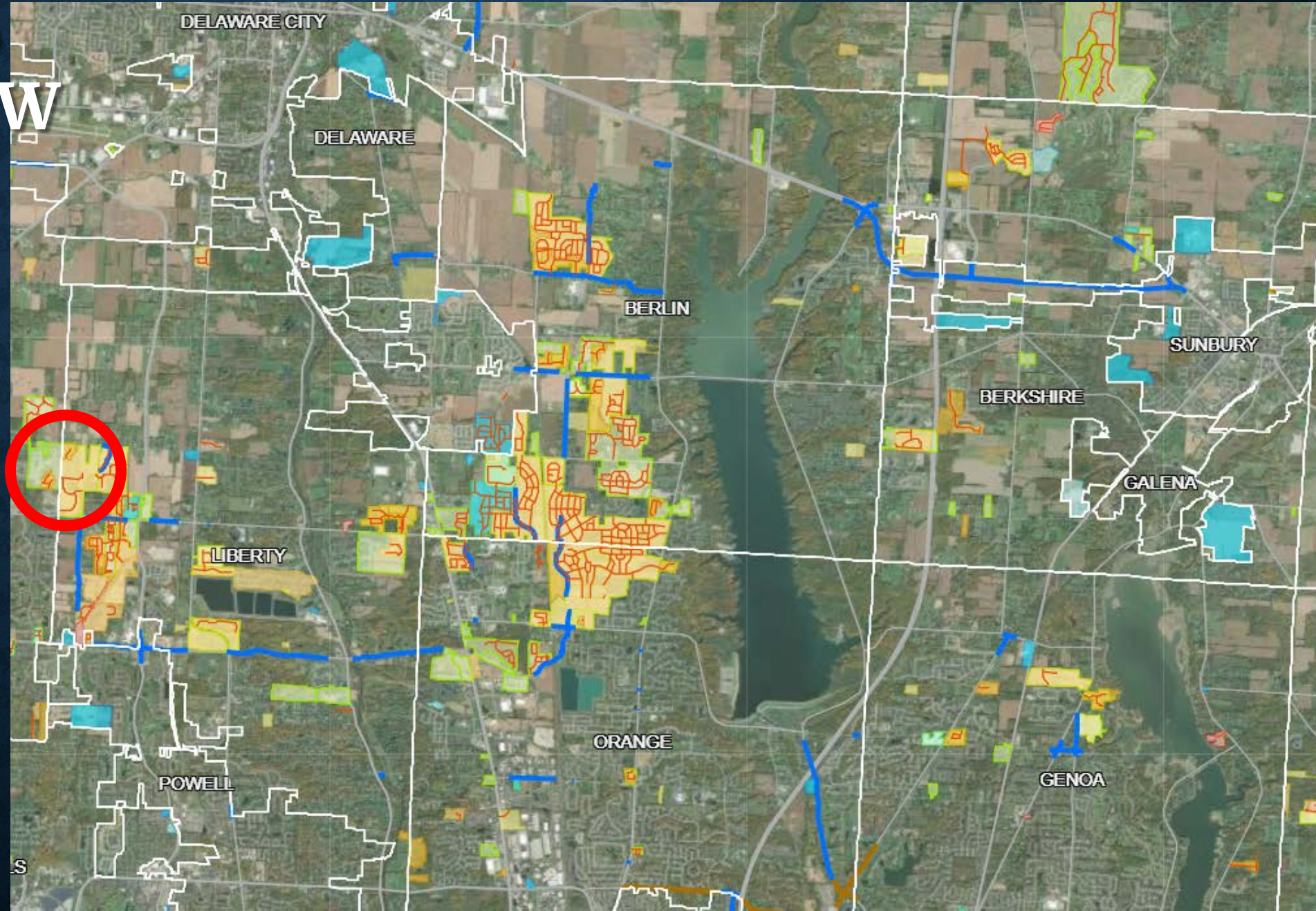
Slate Ridge Residential

Amended rezoning to allow 219 single-family condos



HYATTS TO CLARK SHAW

Standard
Rezoning



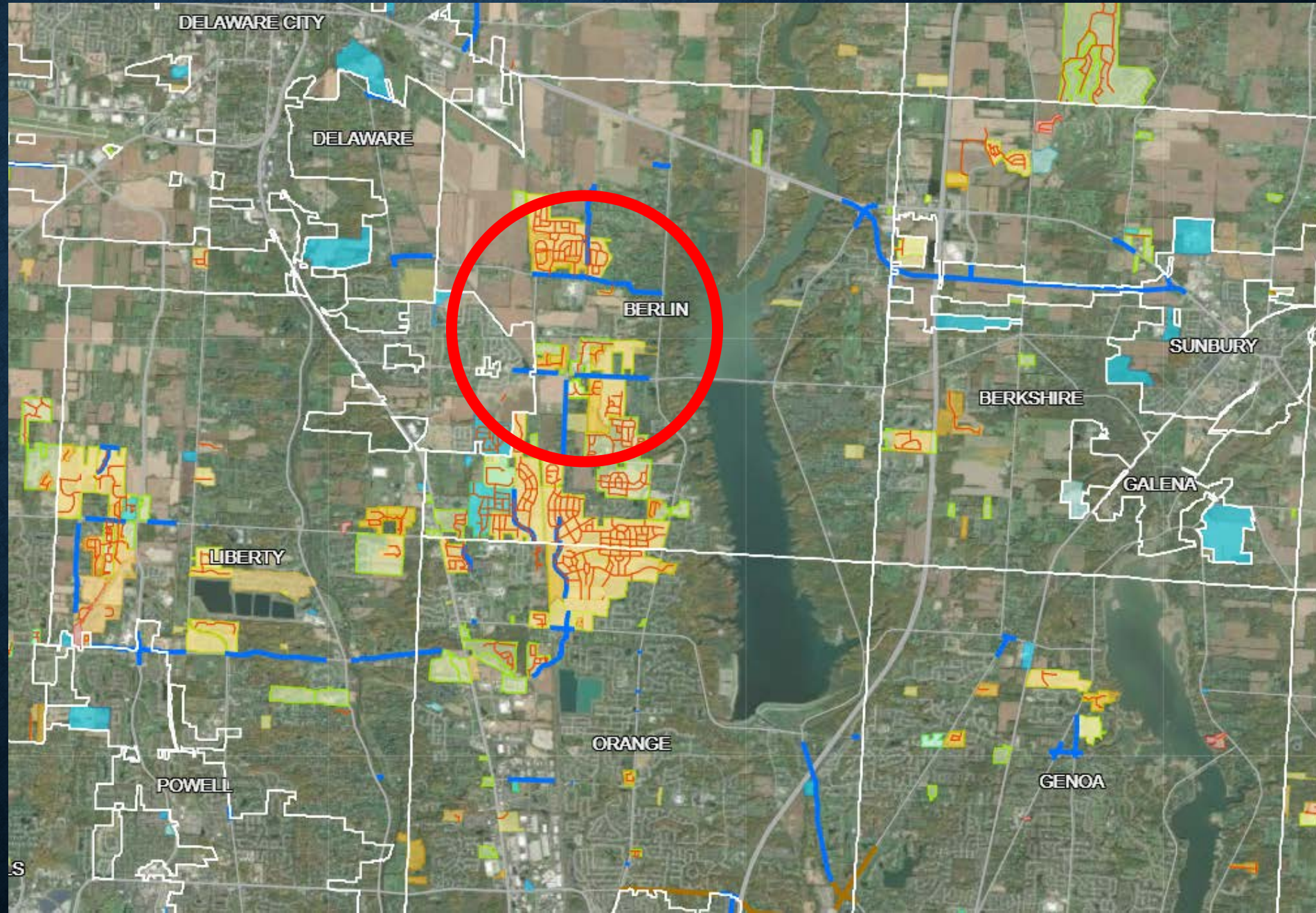
Clark Shaw area (Concord/Liberty)

Total: 891 Single-family lots, 228 Detached Condos



PIATT AND CHESHIRE

Standard
Rezoning



Cheshire/Piatt (Berlin)

776 Single-family lots

The Pines: 191 lots

Glenmead: 65 lots

Piatt Preserve W: 112 lots

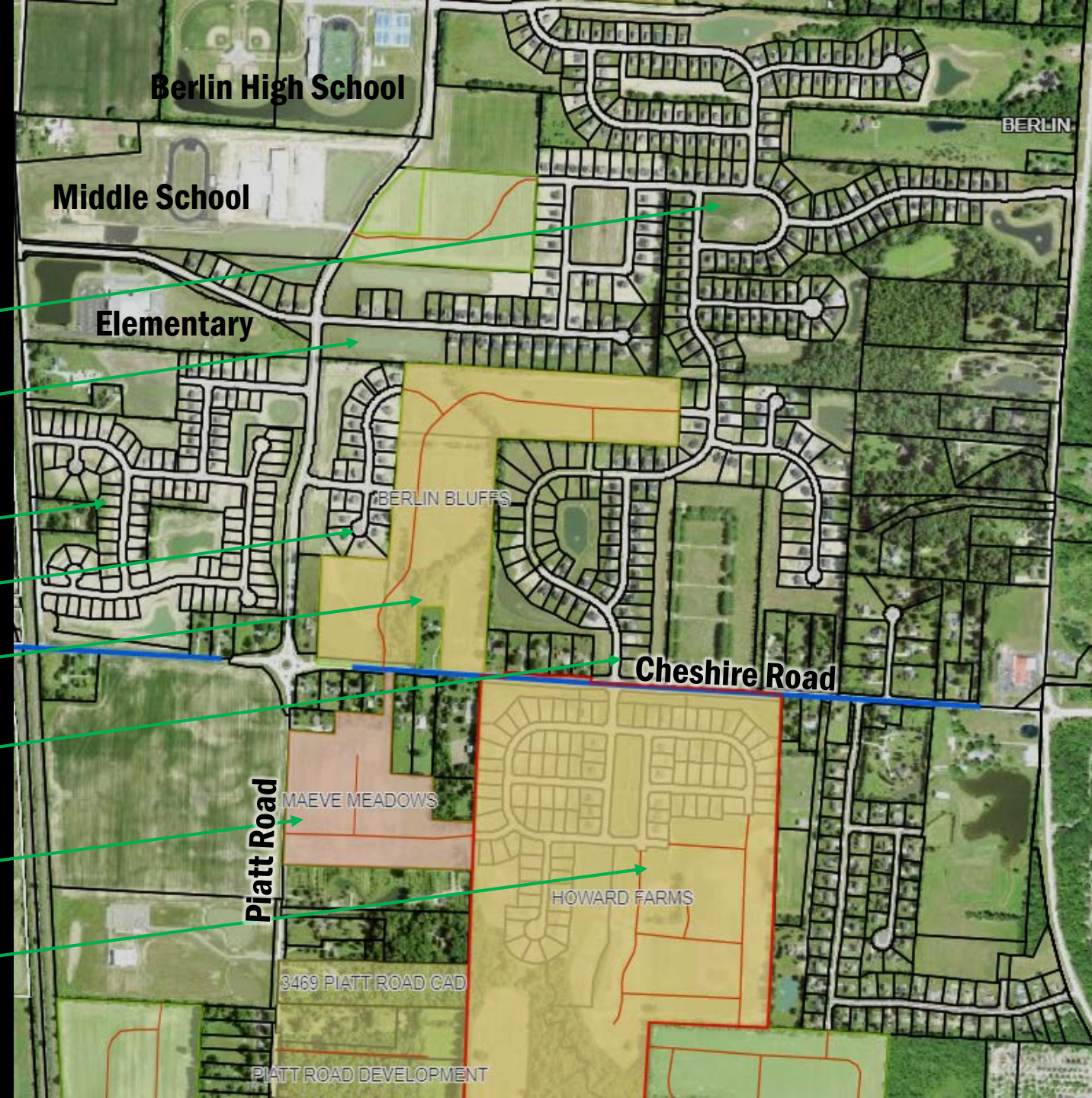
Piatt Preserve E: 22 lots

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



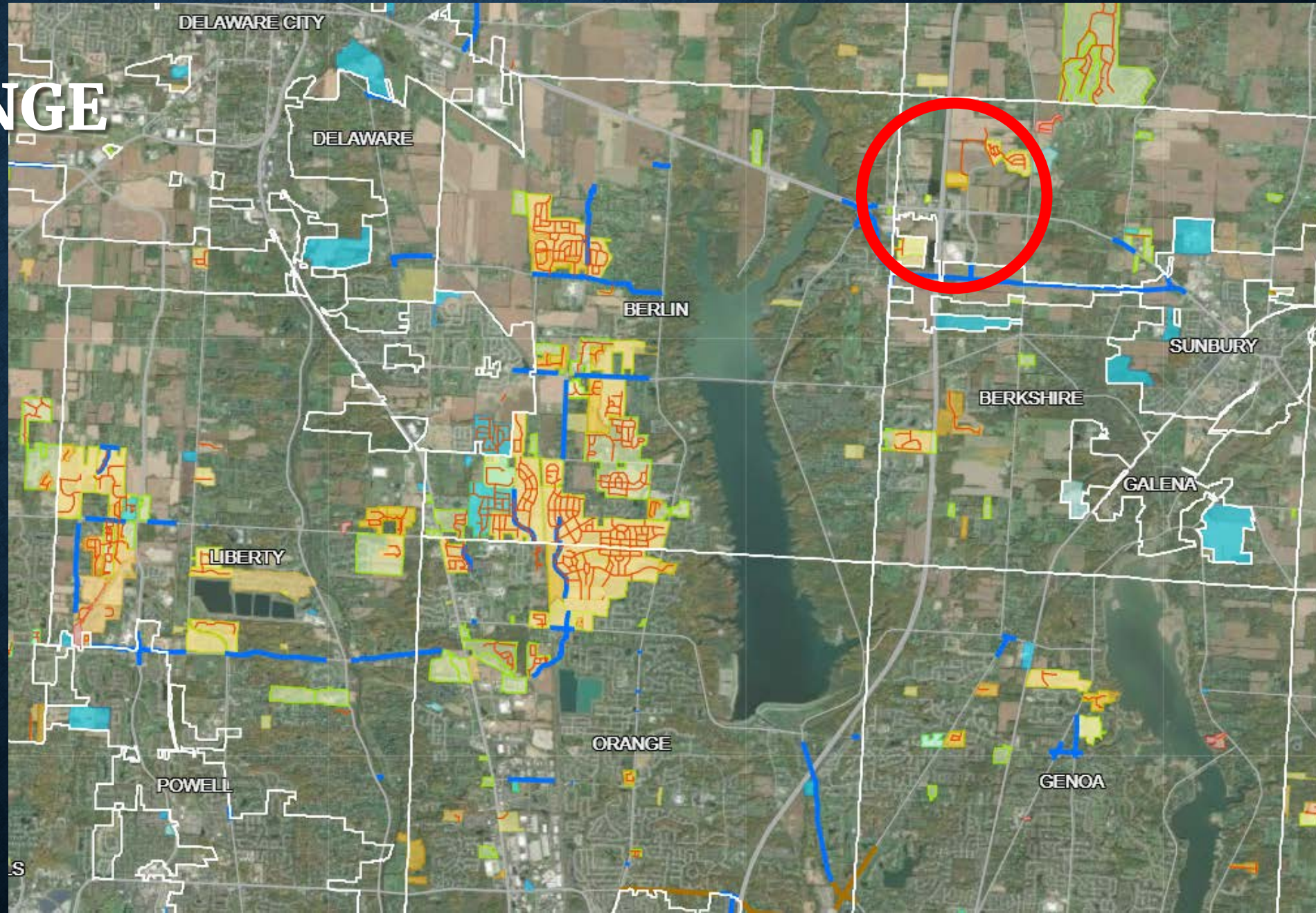
91 lots
62 acres



Berlin High School

I-71 INTERCHANGE

Two Overlays



Planned Mixed Use District Overlay

Berkshire Township

700 Acres

Commercial and Residential

NW – 300

SW – 300

SE&NE – 1400

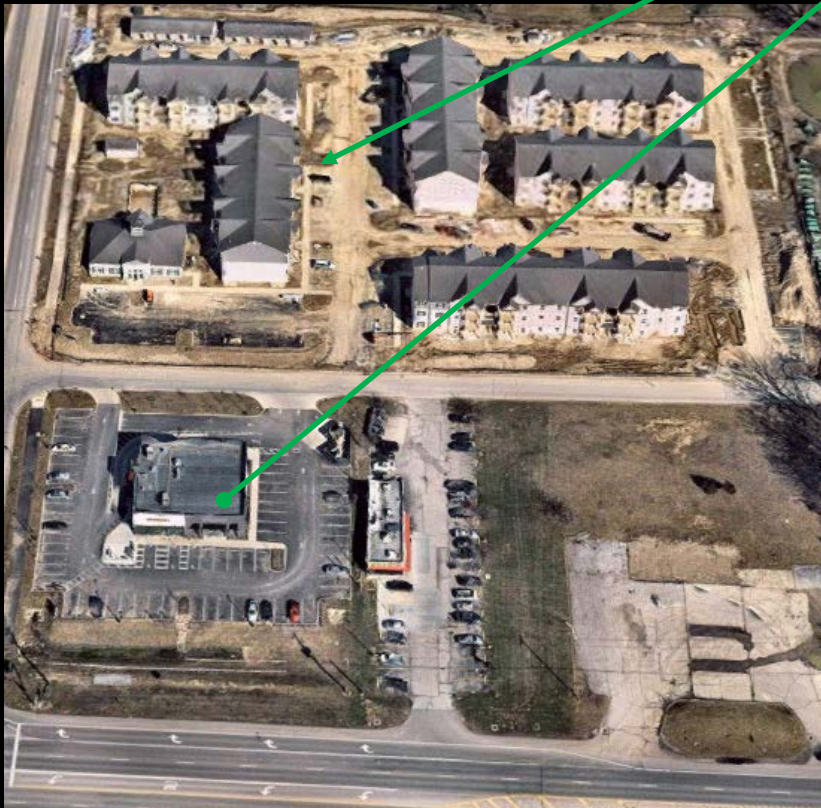
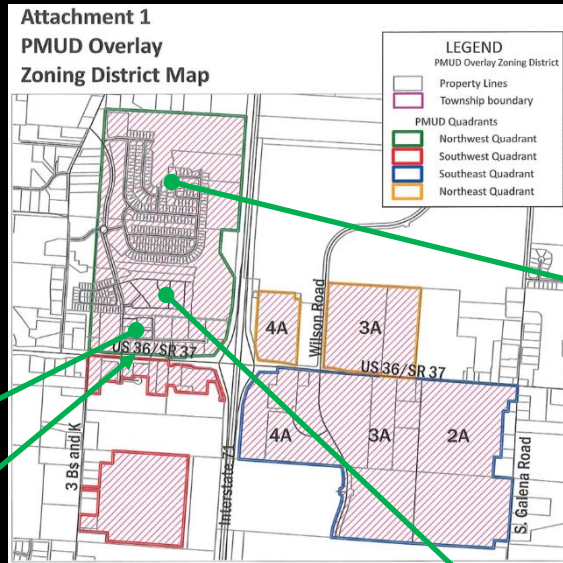
In addition to MF above, single-family
is also allowed at max
of 4 units per acre

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

Attachment 1 PMUD Overlay Zoning District Map



Planned Mixed Use District Overlay (PMUD)

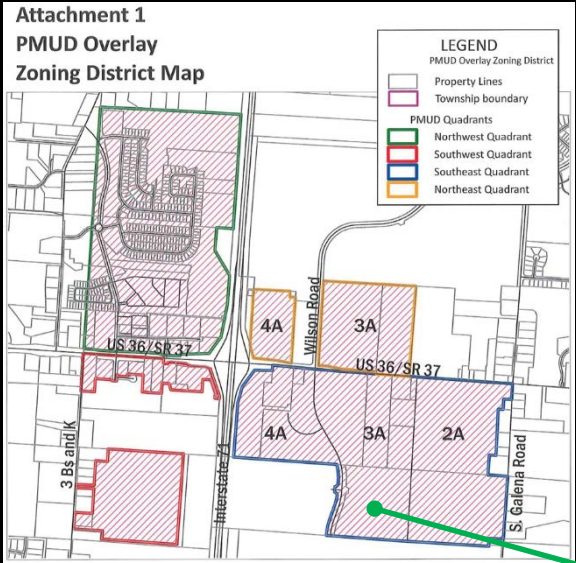


Northlake Preserve: 228 lots
Northlake Woods: 50 lots
Northlake Summit: 252 MF units
Fourwinds Res. Hotel: 244 MF units

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

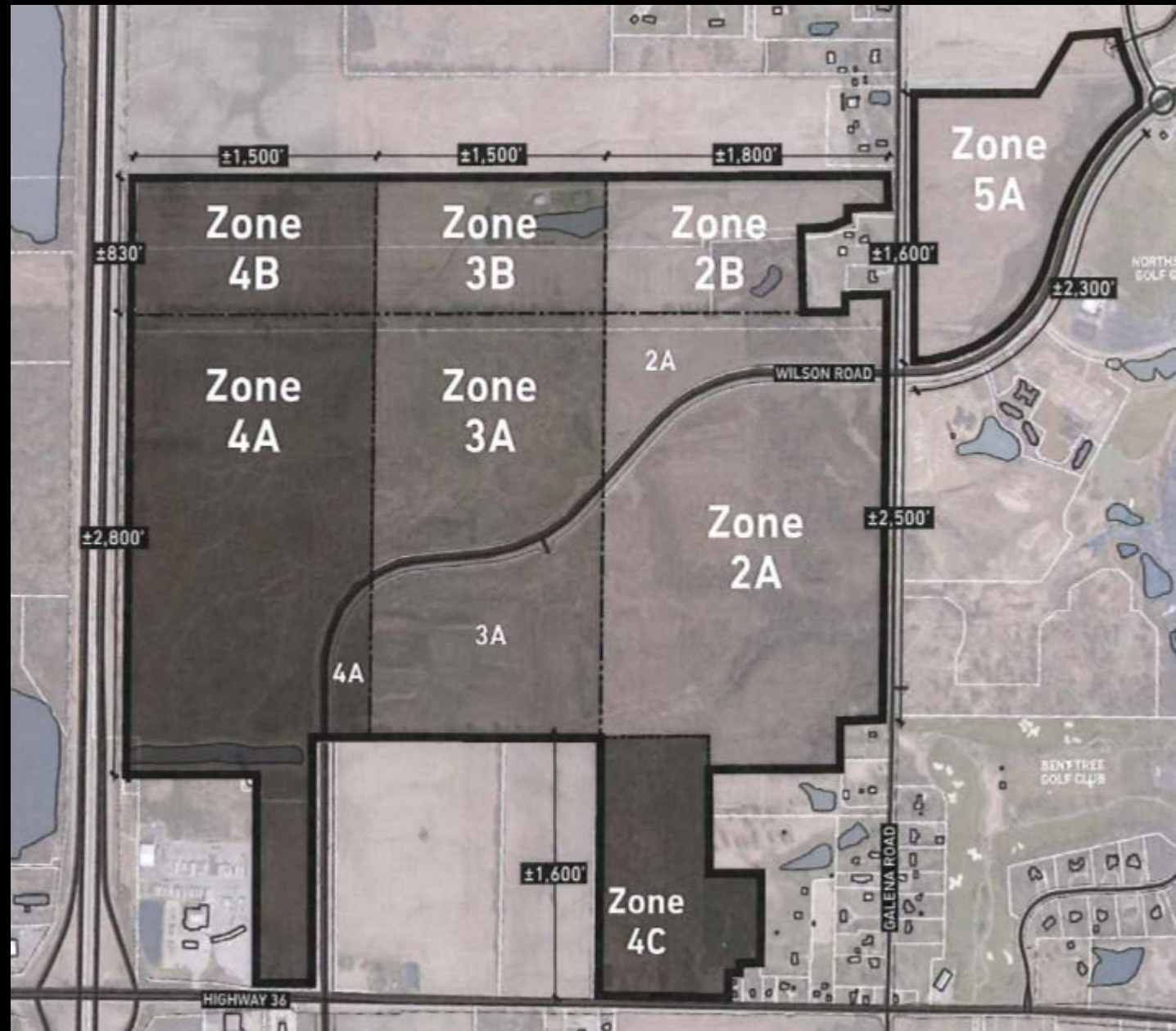
Berkshire Township

435 acres

Commercial, Office, Multi-family

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

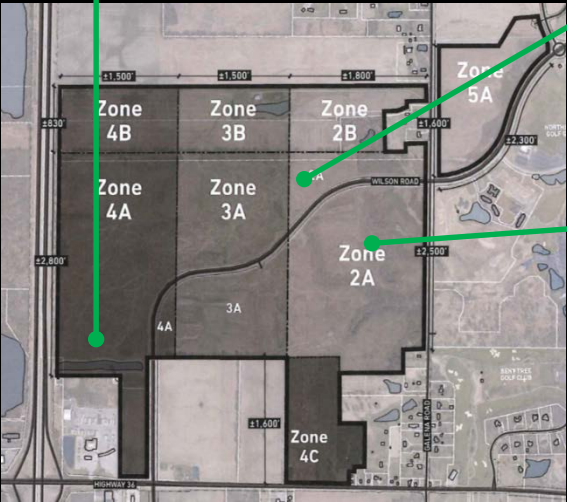
TIF: 36/37 Commercial TIF – (Big Walnut Commerfial TIF?)
75%, 10 years



36/37 Planned Mixed Use District Overlay



Camping World



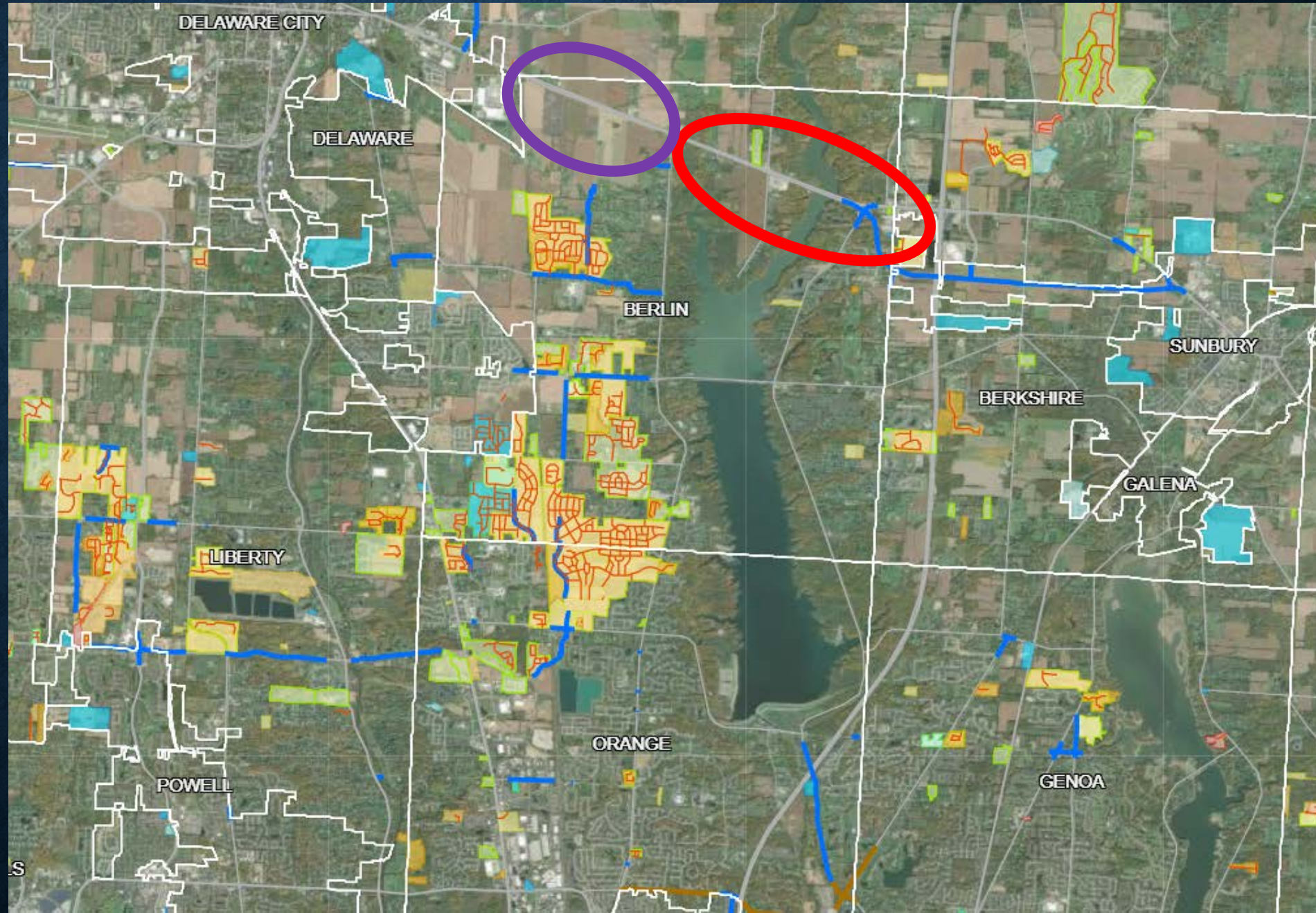
Northstar Apartments: 240 units



Berkshire Crossing: 100 rentable single-family homes

BERLIN BUSINESS PARK

Two Overlays



Berlin Industrial Overlay – Berlin Business Park (west) (Berlin Twp)

Berlin Township/Economic Development

1,085 acres

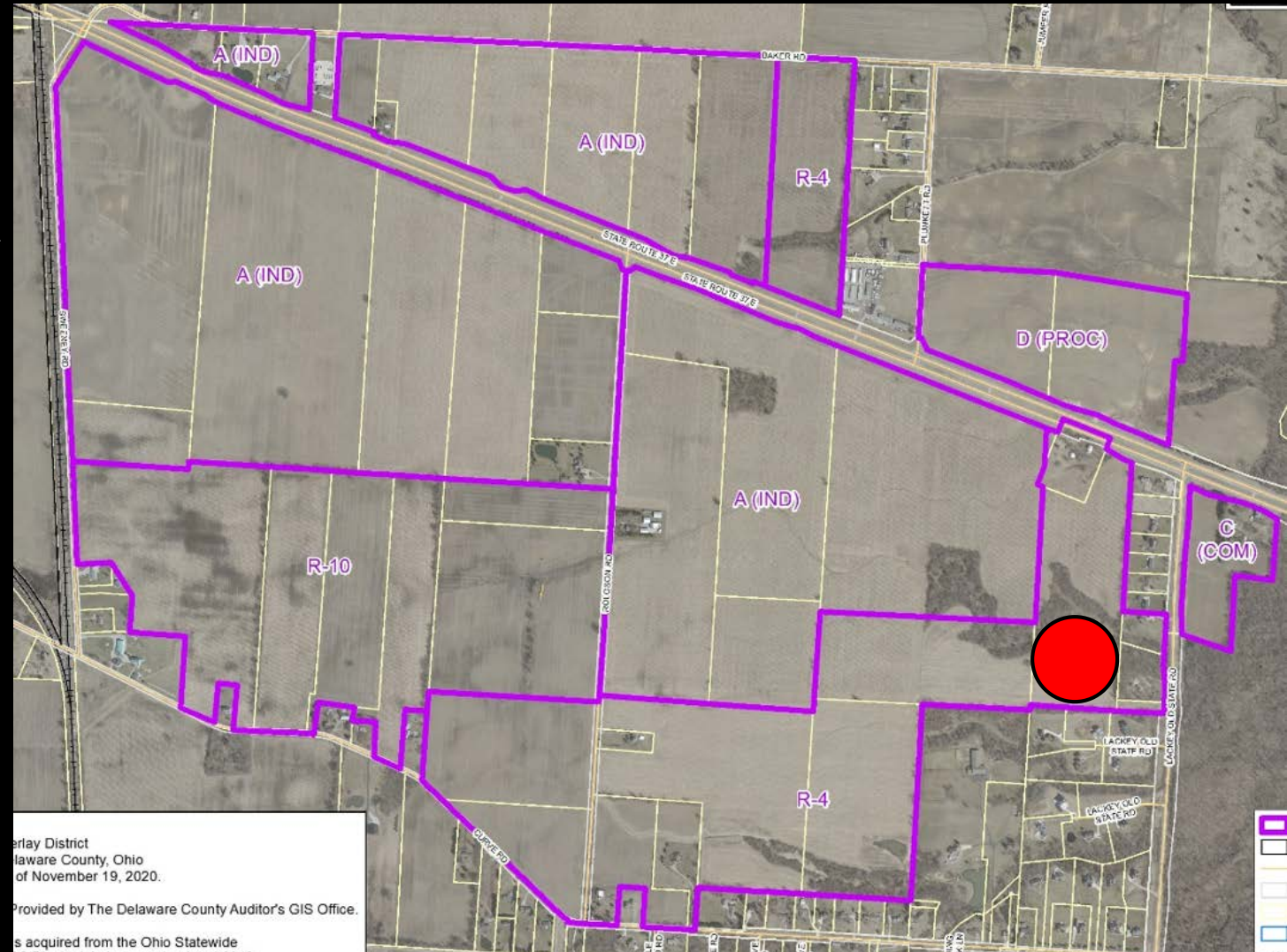
Professional/Research/Office/Commercial/
Multi-Family

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

No development activity

County beginning pump station design

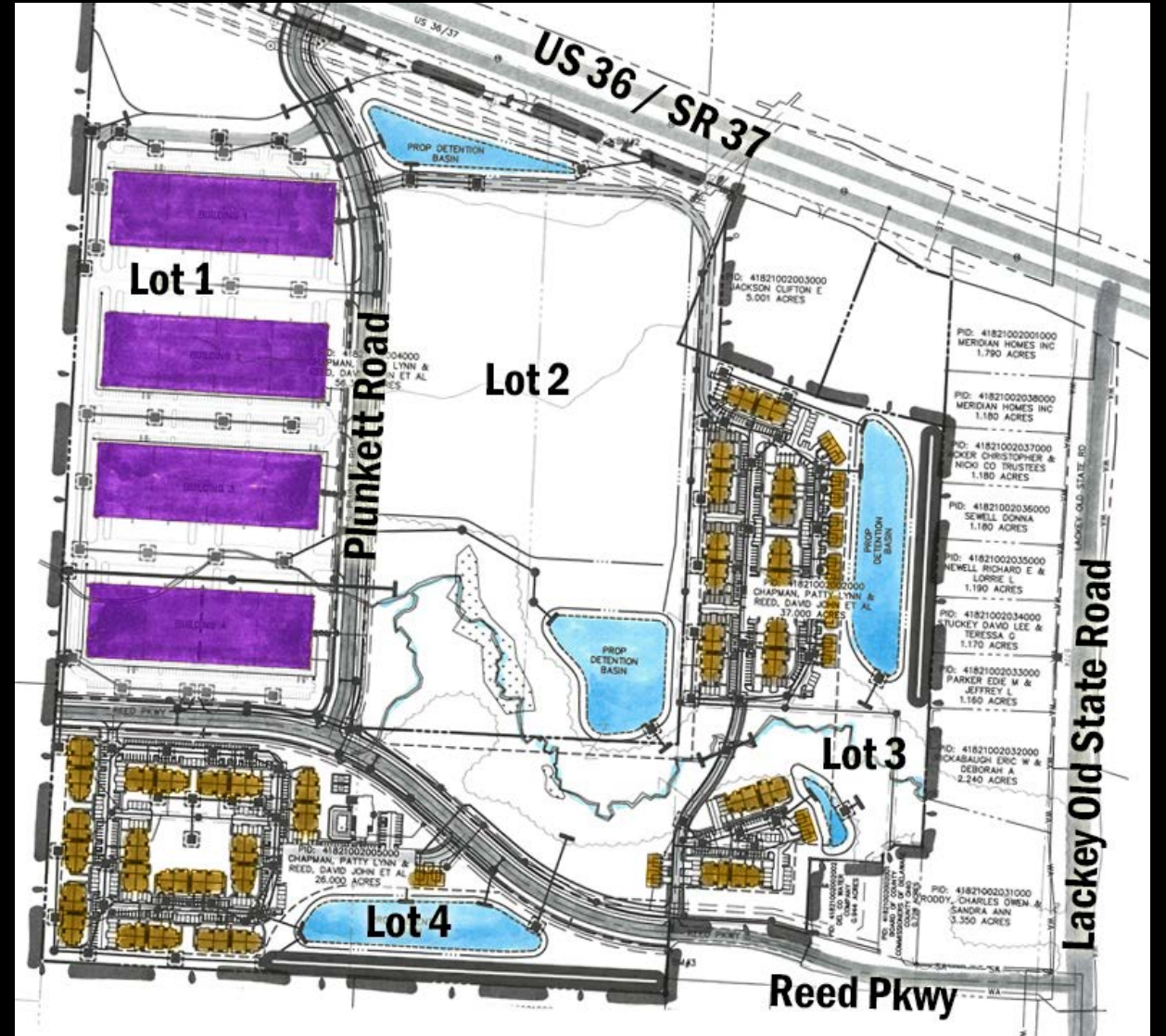
TIFs: 75%, 20 years, area infrastructure



Berlin Industrial Overlay – Berlin Business Park (west)

60 acres for Industrial (4 buildings) and “Future” Parcel

44-acre Multi-Family at 368 units



Berlin Commercial Overlay – Berlin Business Park (east) (Berlin Twp)

Berlin Township/Economic Development

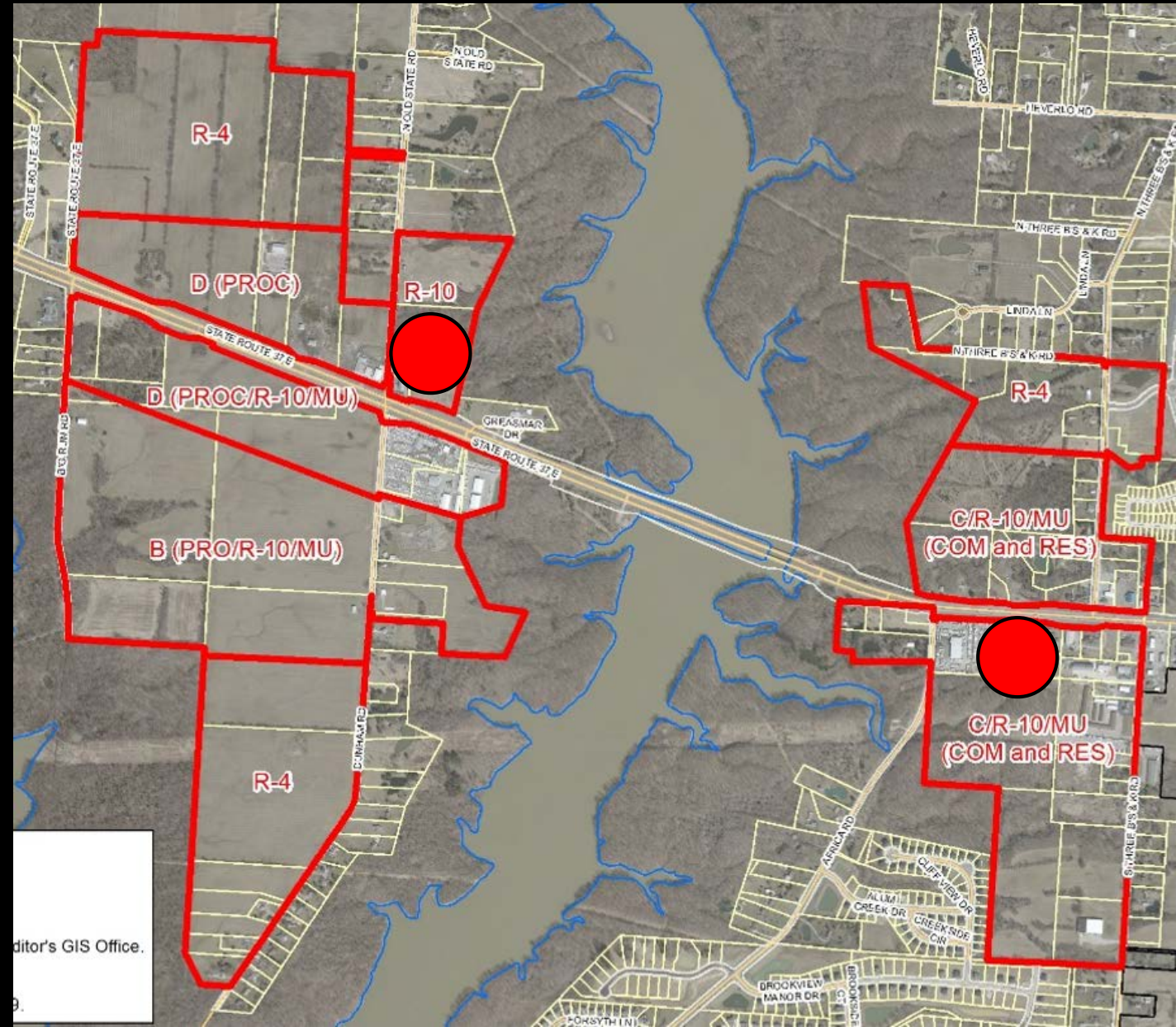
970 acres

**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 Commercial Overlay – Berlin Business Park (Berlin Twp)

Northport Residential Hotel - 120 units

Pending

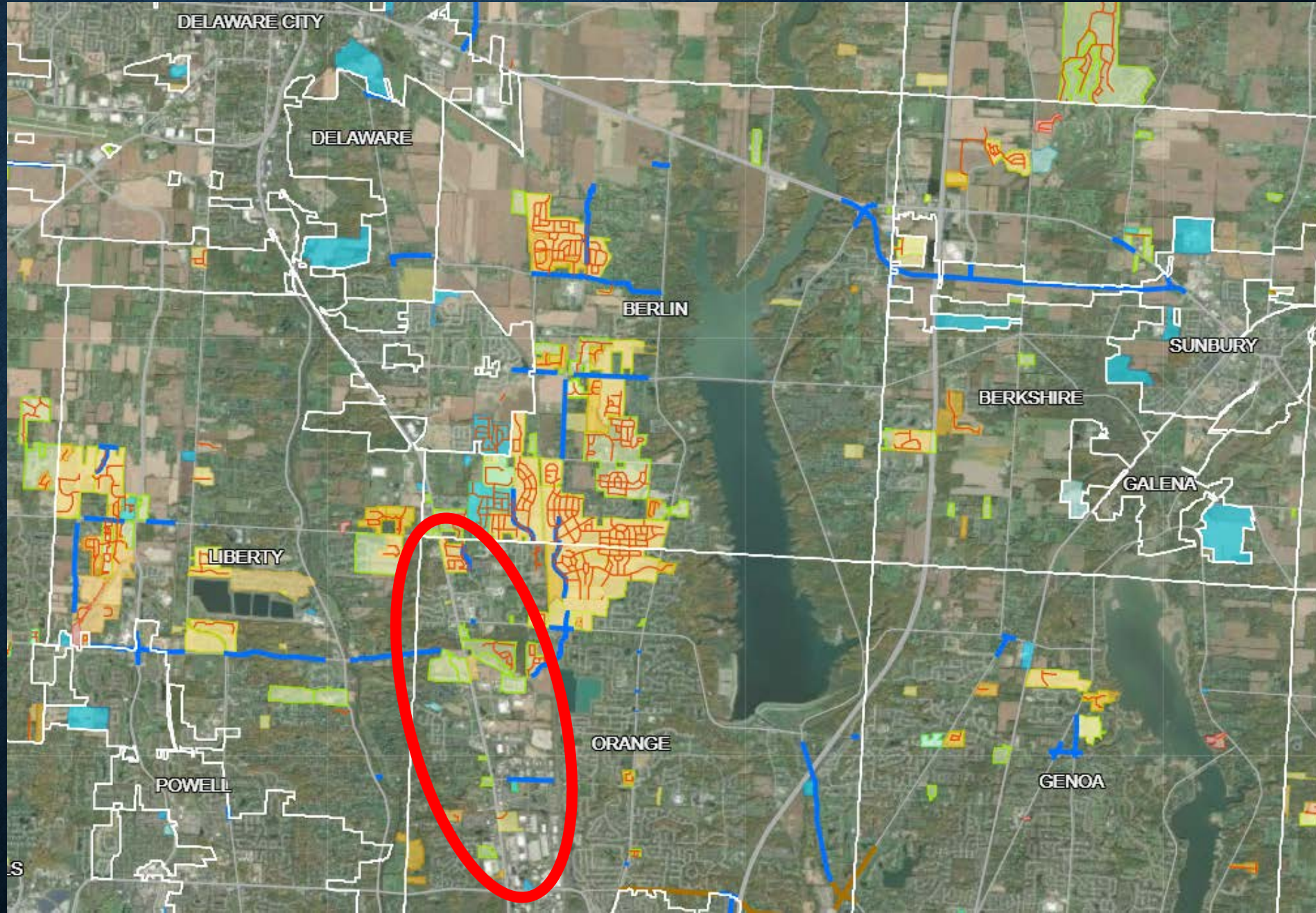
Elysian at Alum Creek – 250 units

Pending



ROUTE 23 (ORANGE)

Overlay



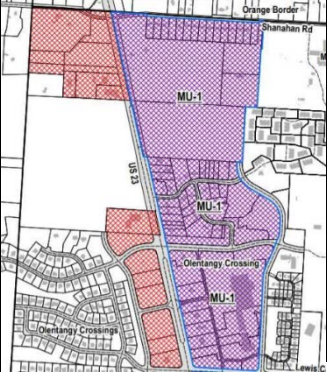
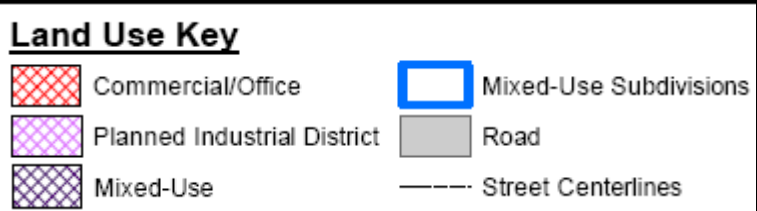
Route 23 Overlay District

Orange Township/Economic Development

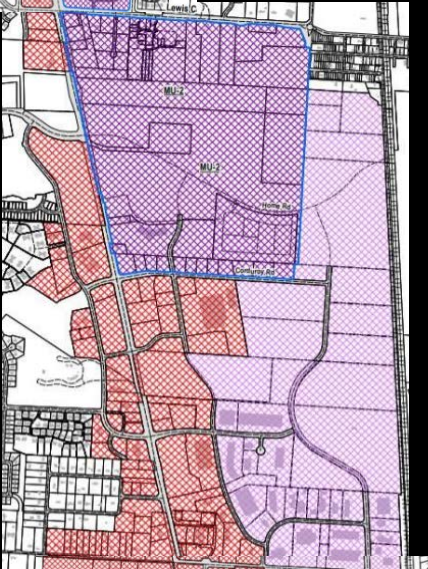
Acreage 2,020 – approx. 550 undeveloped
Commercial/Office
Advanced Manufacturing
Multi-Family Residential

Total units: 1,175

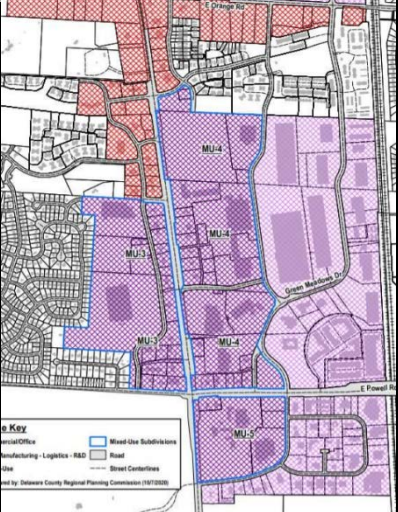
TIFs: various, project-specific



Segment Area 1
Max 400 units



Segment Area 2
Max 425 units



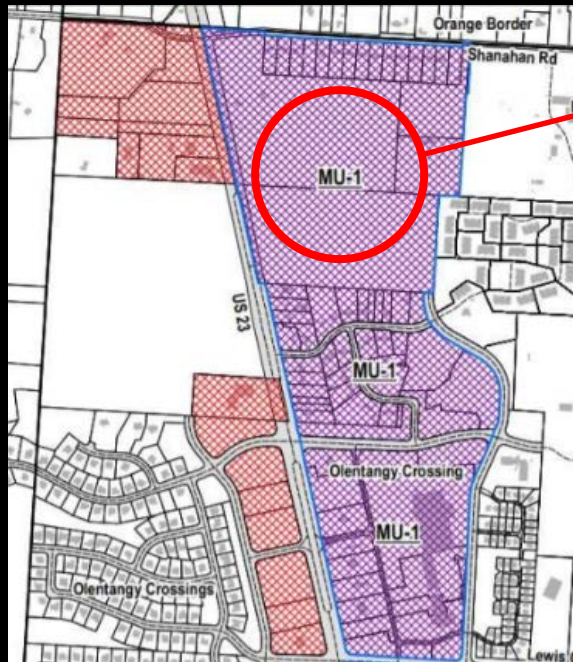
Segment Area 3
Max 350 units

Route 23 Overlay District

Orange Summit

400 units in two product types

Exhausts allowable units for Segment 1



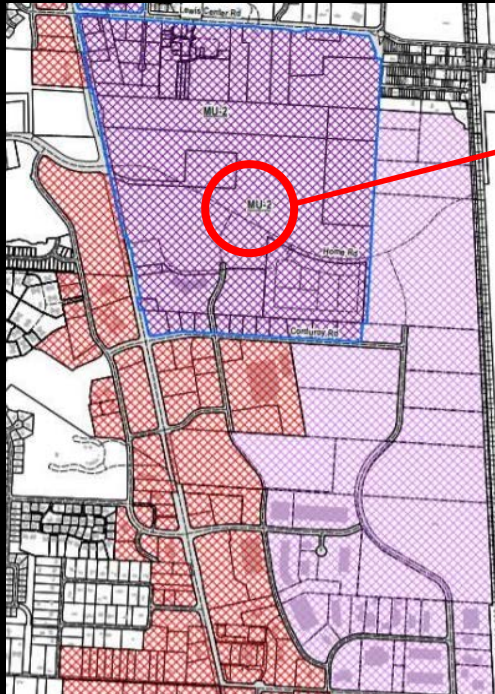
Route 23 Overlay District

Orange Grand Estates

Area was previously zoned for MF

120 Multi-Family Units

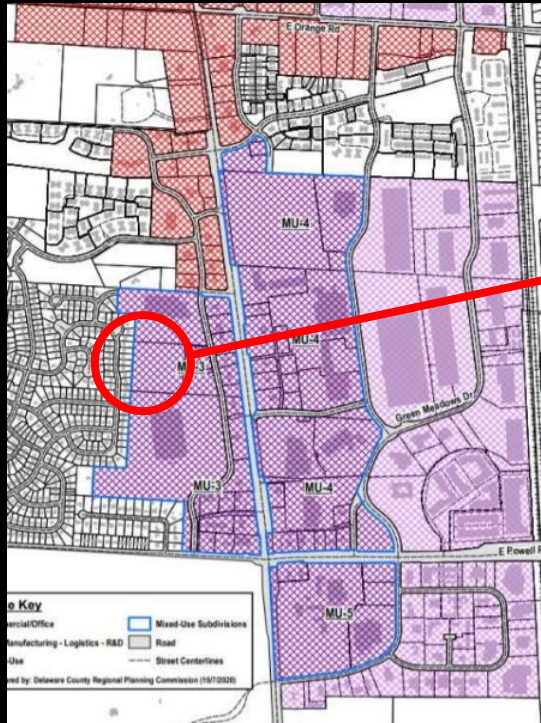
17 units remaining in Segment 2



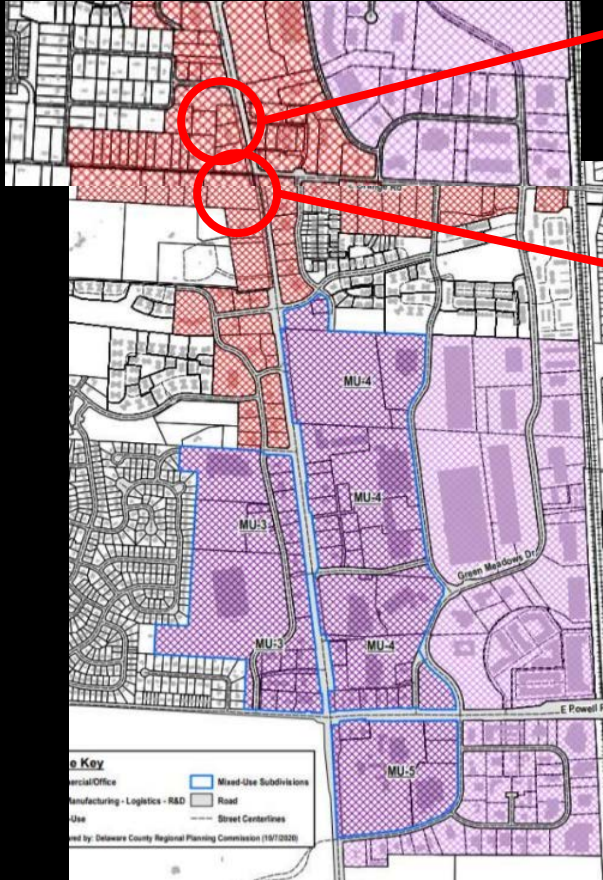
Route 23 Overlay District

Cheswick Village

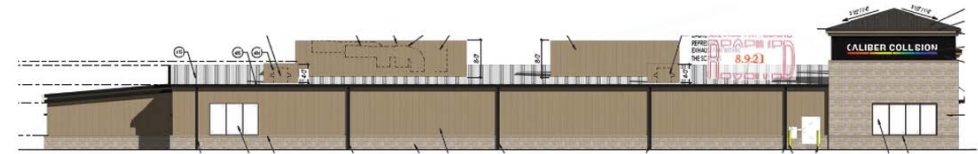
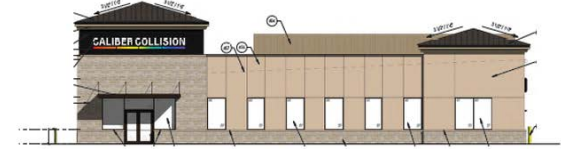
56 multi-family units



Route 23 Overlay District



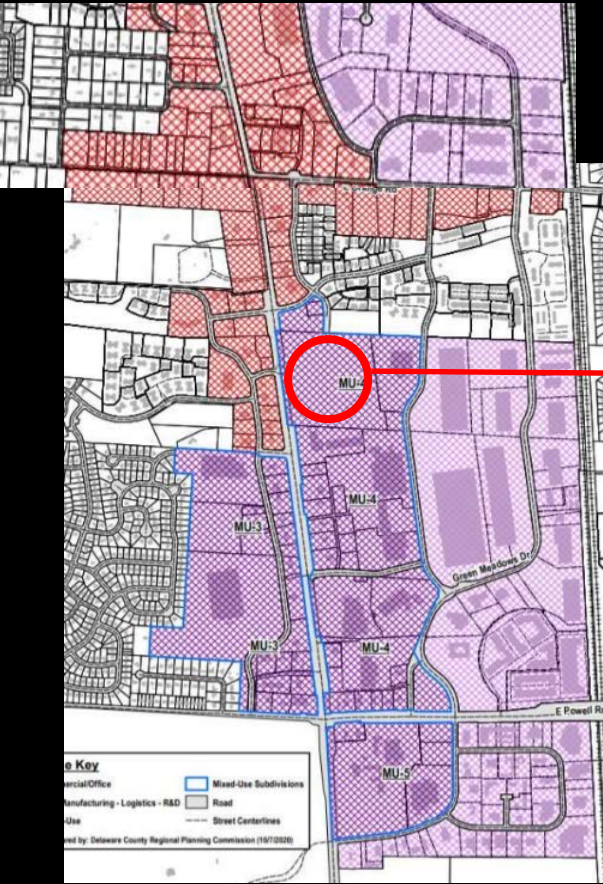
Matt Poindexter (Caliber Collision)
2.109 acres/FR-1 to RCOD
Orange Twp.



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



Route 23 Overlay District (but actually, a rezoning)



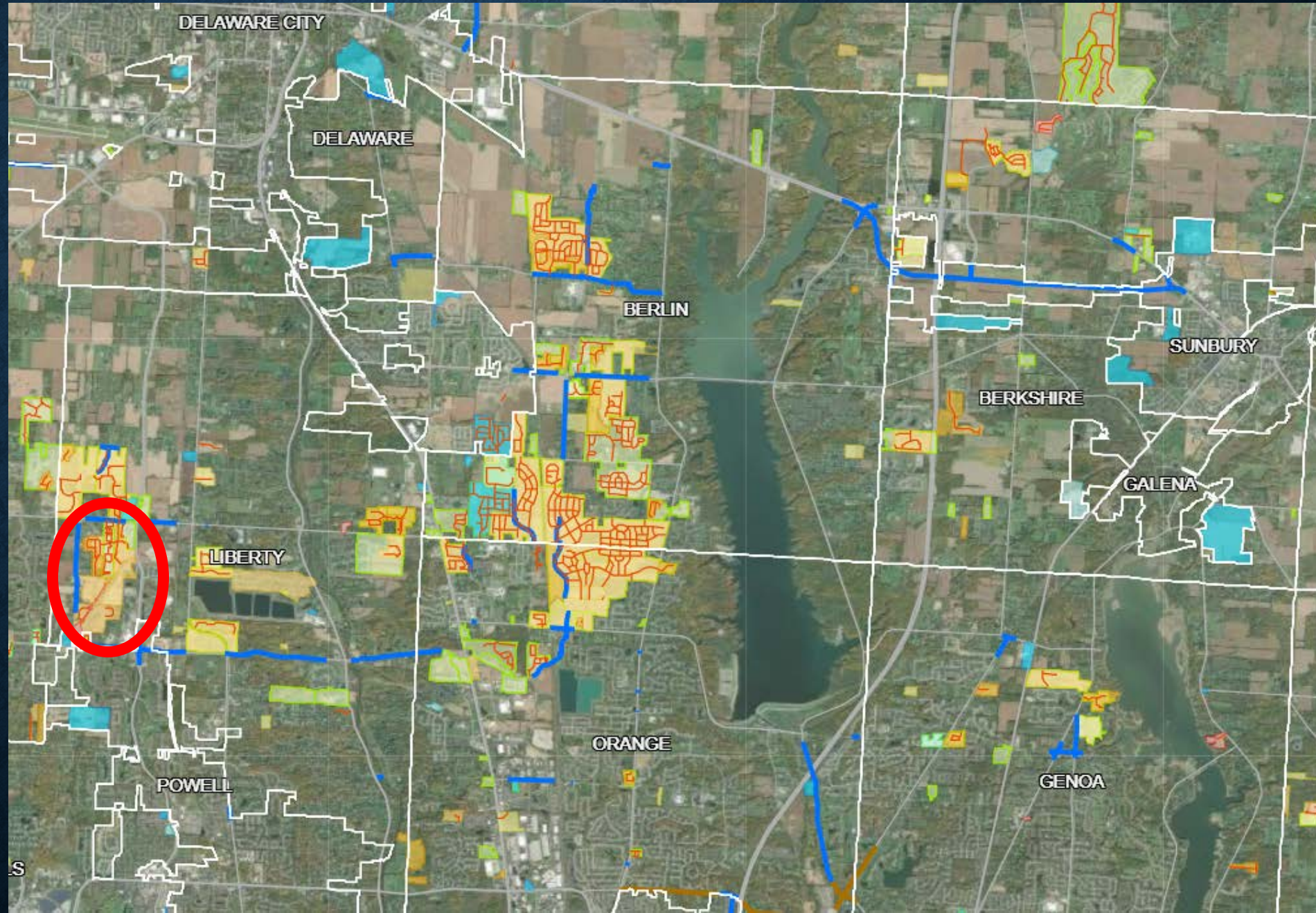
Hidden Ravines Crossing

160 multi-family units
Big box, outlots, gas
134 remaining in Segment 3



LIBERTY GRAND

Overlay



POD 18B and 18C overlays

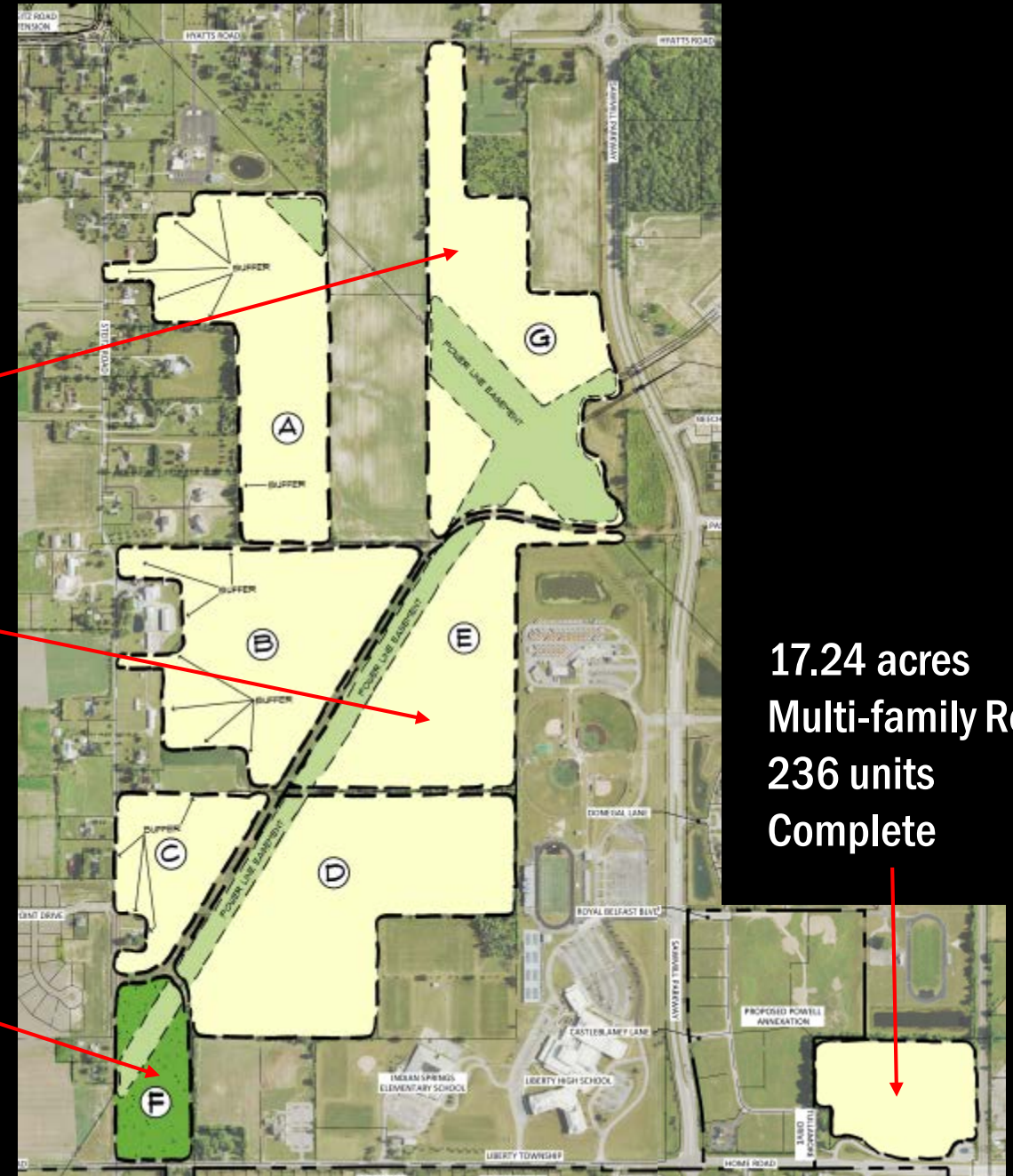
**Liberty Township/
Schottenstein – Liberty Grand**

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)



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

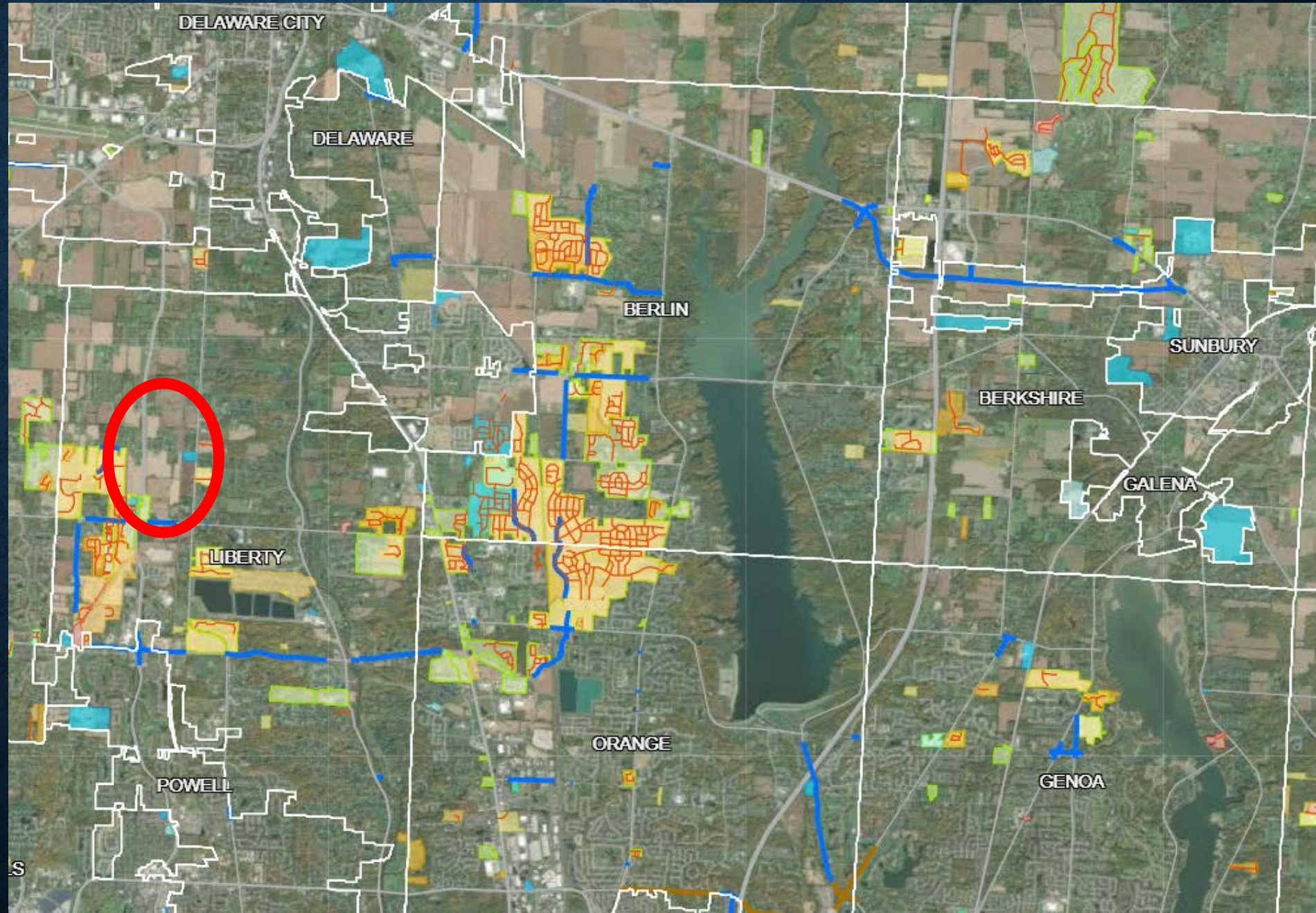


(March 2023)



POD 18D

Overlay



POD 18D overlay

Liberty Township/Landowners

190 acres

Uses

19.4 acres/208 Multi-Family

19.47 acres/Limited Commercial

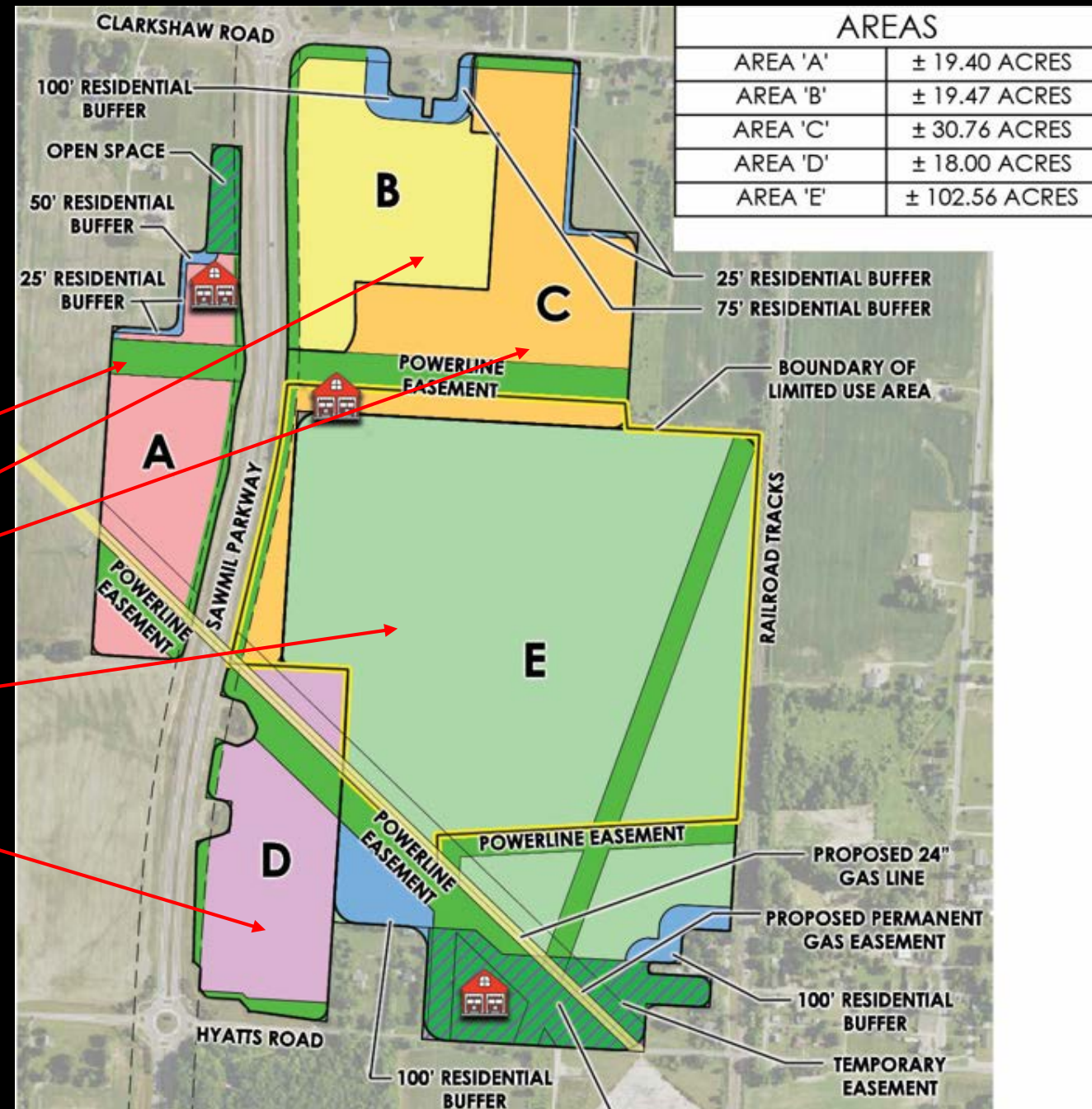
30.76 acres/75 Single-Family

and attached

102.56 acres/315 Single-Family

18 acres/Healthcare uses

Total units: 390 Single-Family and attached
208 Multi-Family



POD 18D overlay

Liberty Township

190 acres

Uses

19.47 acres/Limited Commercial

19.4 acres/208 Multi-Family

30.76 acres/136 "Attached"

102.56 acres/254 Single-Family

18 acres/Healthcare uses



Active Multi-Family Projects

Berkshire

Northlake/Fourwinds: 496 complete
Northstar Apartments: 240 under const.
District at Berkshire: 300 under const.

Orange

Orange Grand: 288 complete
Orange Grand North: 120 complete
Evans Farm: 521 units
Slate Ridge Residential: 219 SF condos
Hidden Ravines Crossing: 160 units
Cheswick Village: 56 units
Orange Summit: 400 units

Liberty

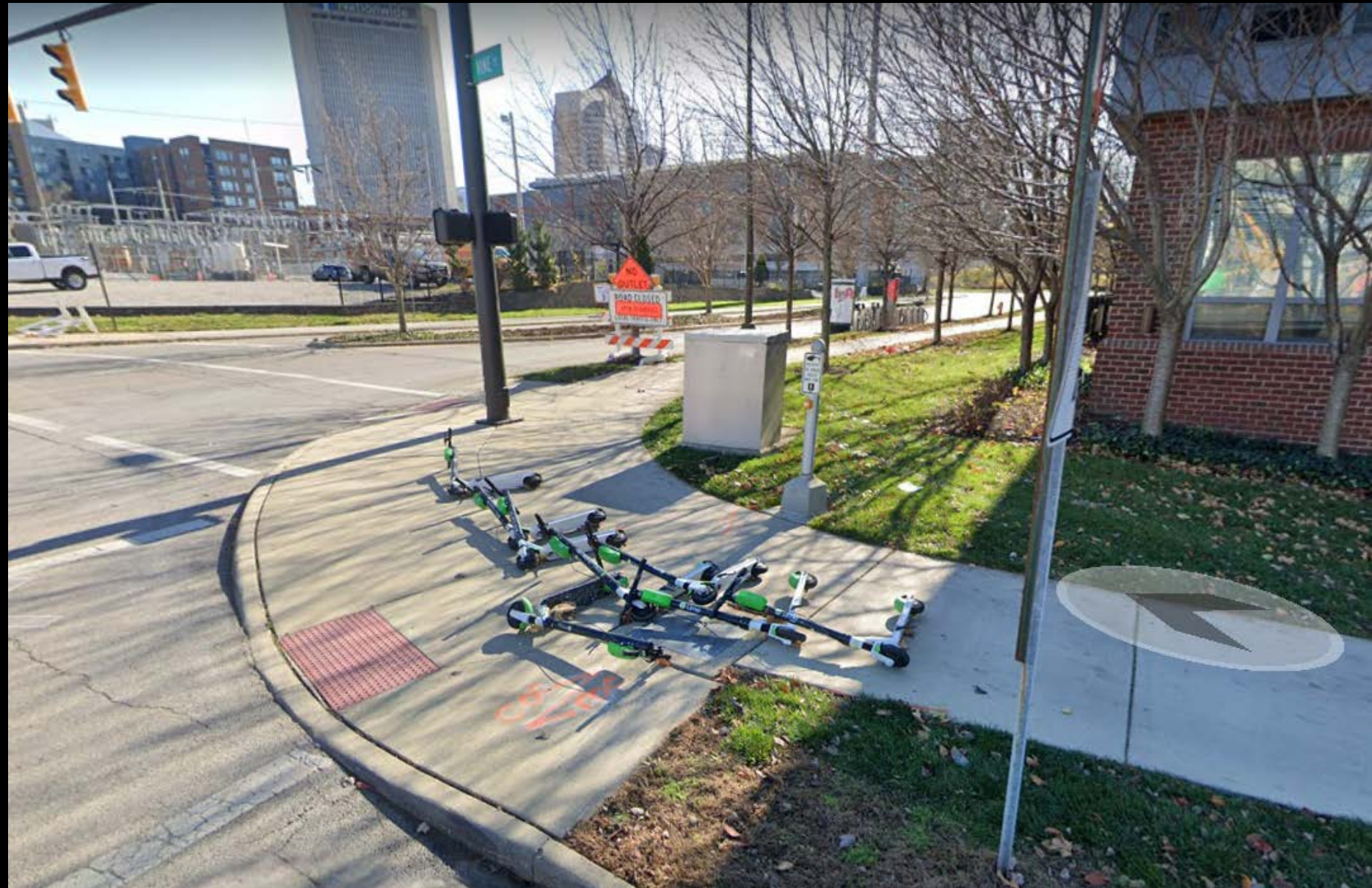
Liberty Summit: 234 units complete
Liberty Grand: 308 complete
Liberty Grand: Area G: 101 units
Hyatts Meadows: 78 units
Sara Crossing: 231 units
Clarkshaw Crossing: 208 units

Berlin

(BBP) Residences at Berlin: 296 pending
(BBP) Northport Residential Hotel: 120 pending
(BBP) Elysian at Alum Creek: 250 pending
The Greenery: 125 SF condos

Current active total: 4,751

TRANSPORTATION



TRANSPORTATION

2022-2023 Projects

Berlin Station and Braumiller

Berlin Station and Piatt

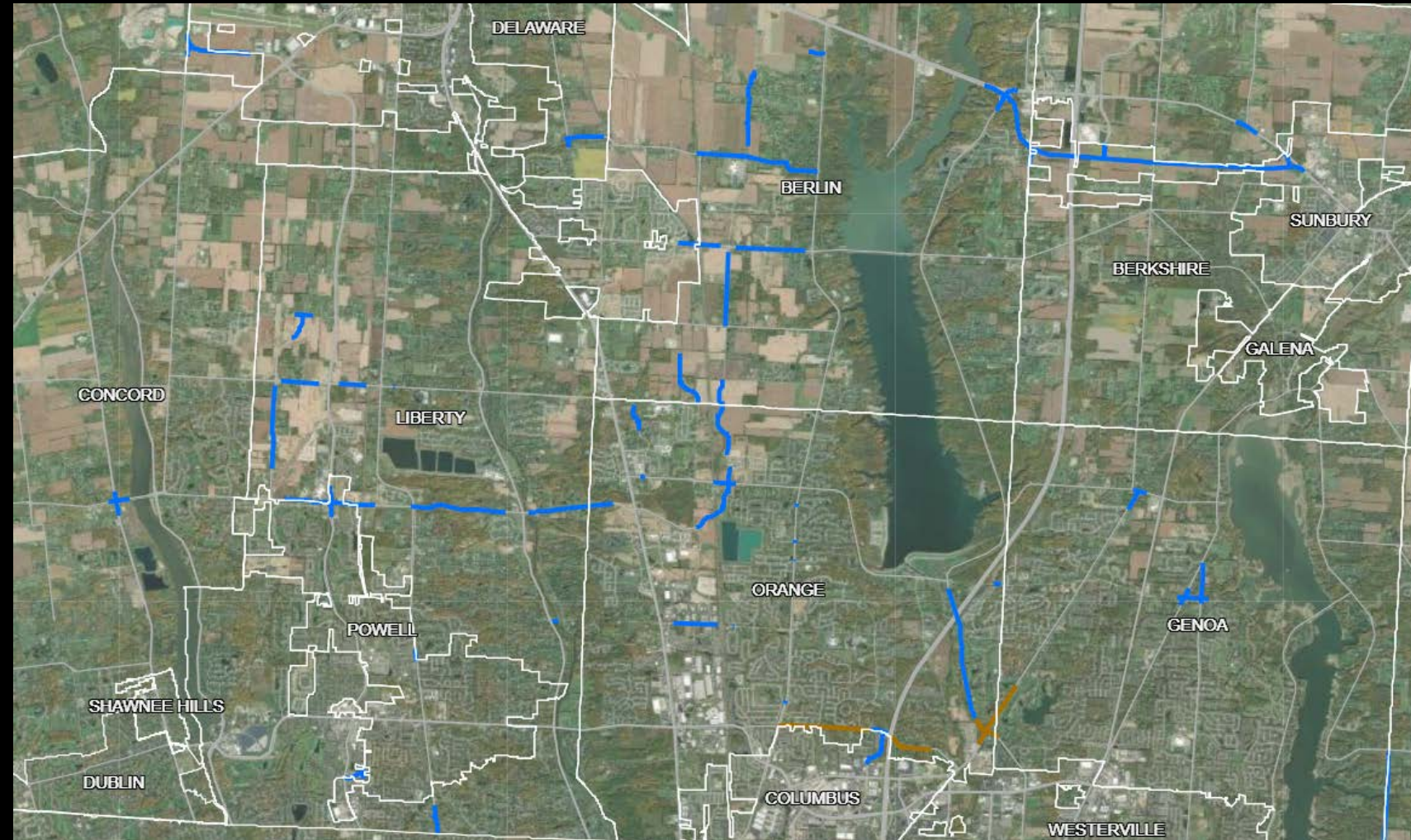
US 36 and Carter's Corner

Worthington and Lewis Center

Sawmill Rd. and Presidential

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

Steitz Road (Home to Hyatts)



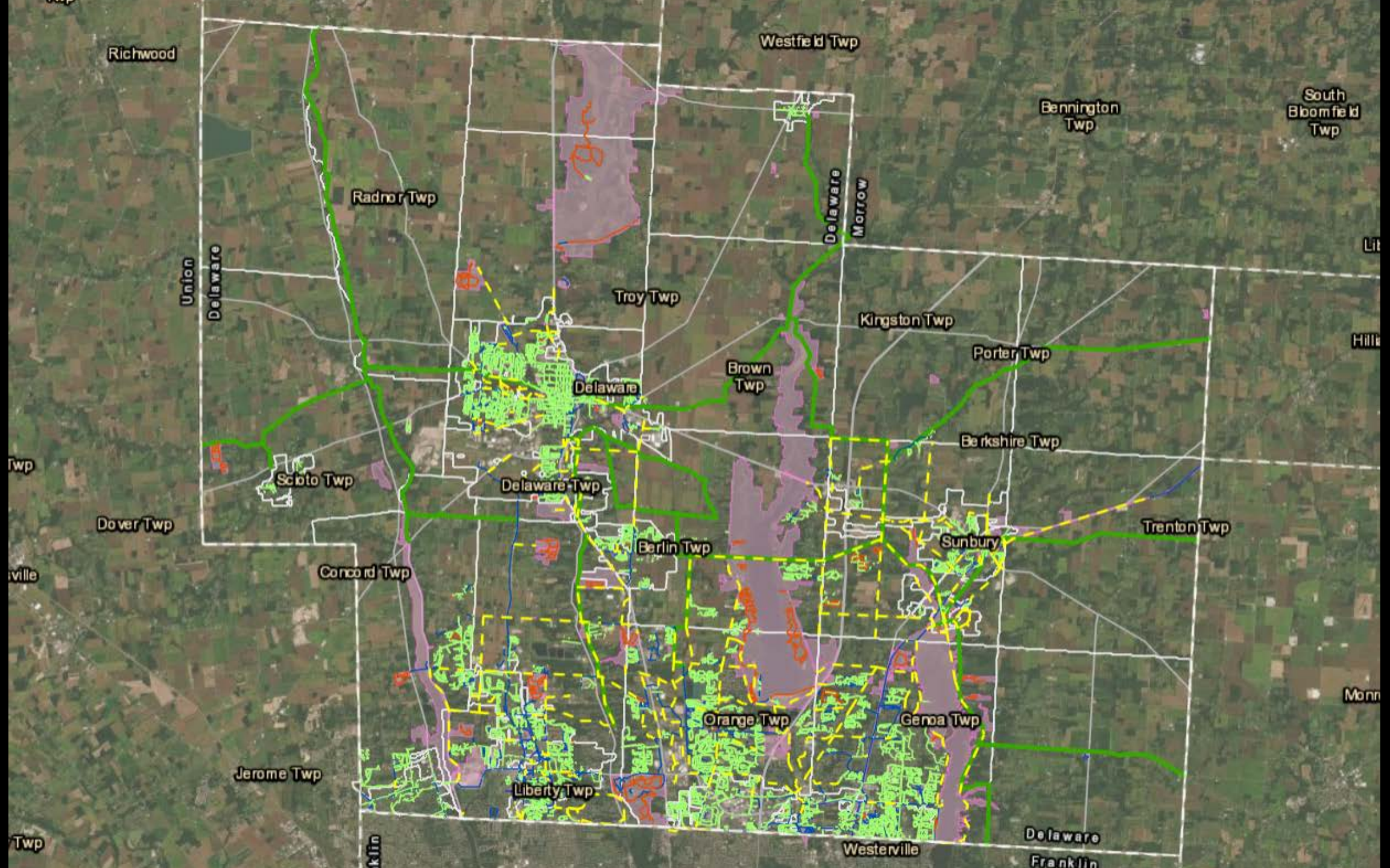
DCRPC LONG-RANGE PLANNING

Initial Comprehensive Plan Projects

Porter Twp 1999	Orange Twp 2001	Concord Twp 2004	Trenton 2004	Oxford Twp 2006
Berlin Twp 1999	Shawnee Hills 2002	Sewer Master Pl. 2004	Ashley 2005	Harlem Twp 2006
Berkshire Twp 2001	Troy Twp 2002	Genoa Twp 2004	Scioto Twp 2005	Delaware Twp 2020
Brown Twp 2001	Kingston Twp 2003	Sunbury 2004	Liberty Twp 2006	

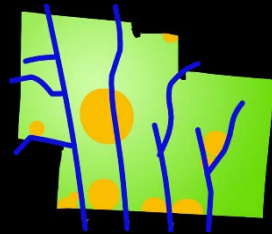
Significant Comp Plan Revisions and Major Zoning Resolution Revisions

Delaware Zoning 2004	Berkshire Plan 2008	Berlin Plan 2010	Liberty Plan 2016	Berlin Plan 2023
Concord Zoning 2005	Berlin Plan 2009	Liberty Zoning 2011	Harlem Plan 2021	
Berlin Zoning 2006	Genoa Zoning 2009	Shawnee Plan 2011	Harlem Zoning 2021	
Brown Zoning 2006	Kingston Zoning 2009	Sunbury Plan 2014	Delaware Zoning 2022	
Troy Zoning 2006	Orange Plan 2010	Concord Plan 2014	Liberty Plan 2023	





www.dcrpc.org



**Delaware County
Regional Planning Commission**