

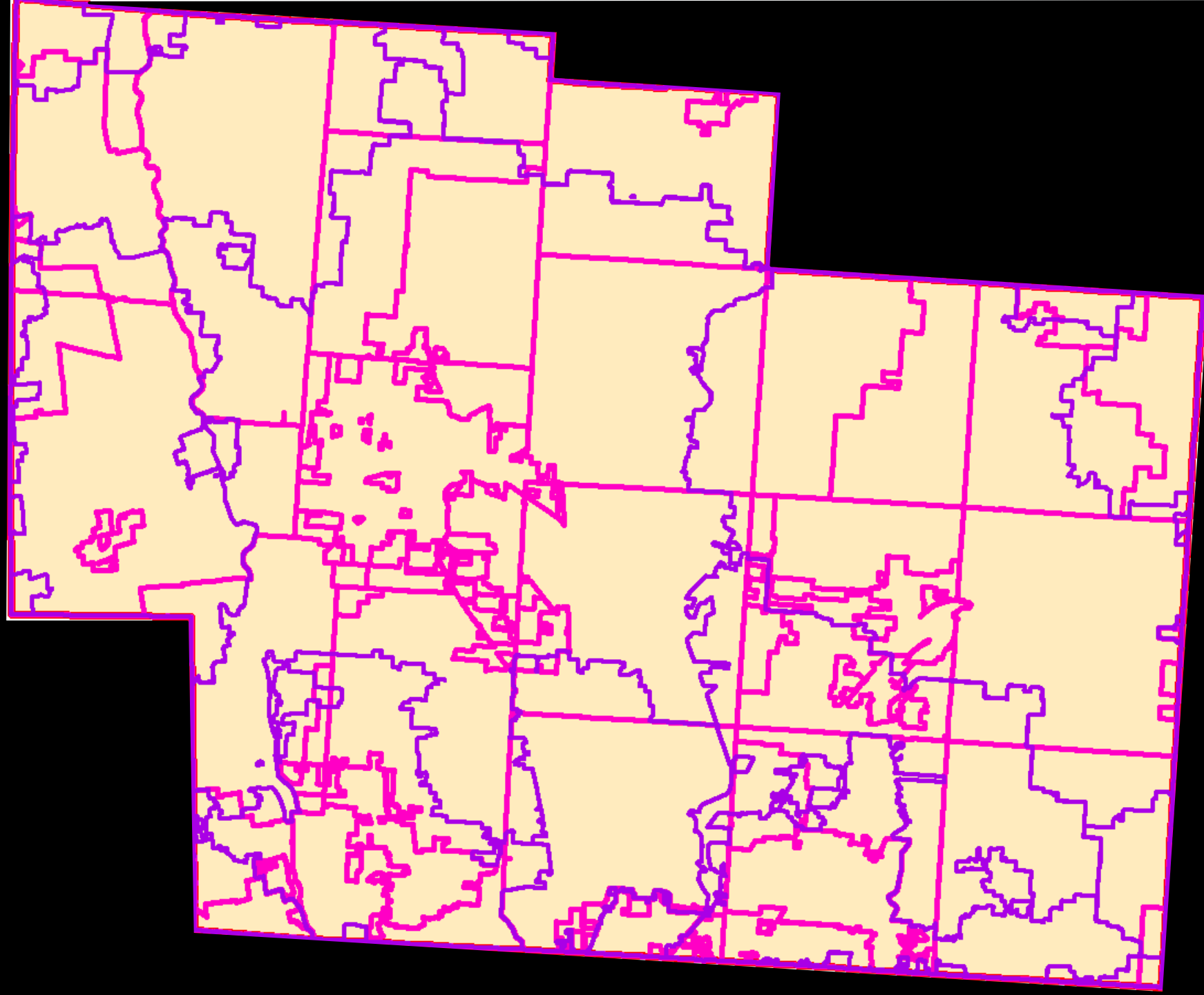
Delaware County Development Trends

January, 2024



**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

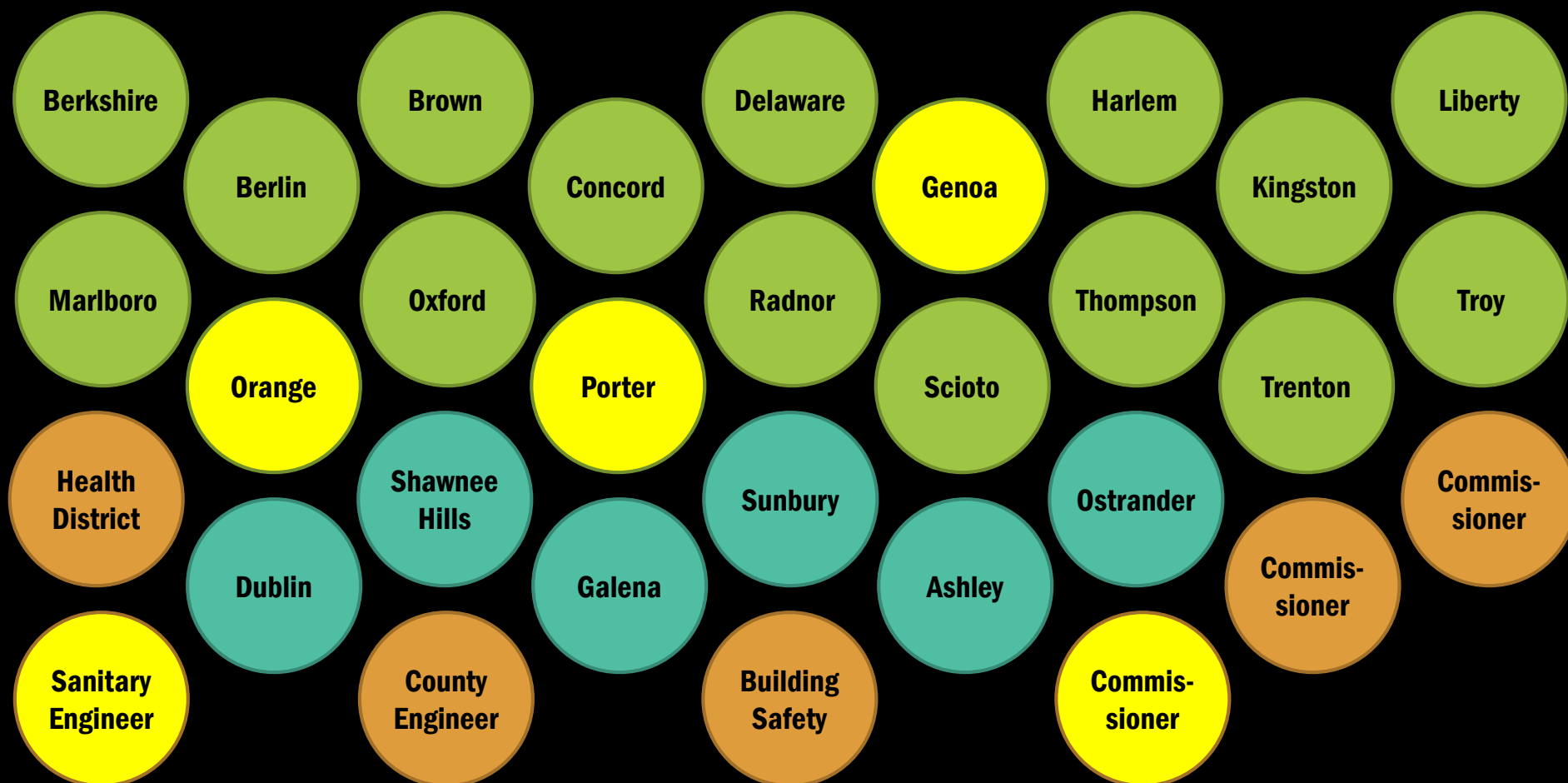
Work on Zoning Codes, Comprehensive Planning

Other tasks as may be required.



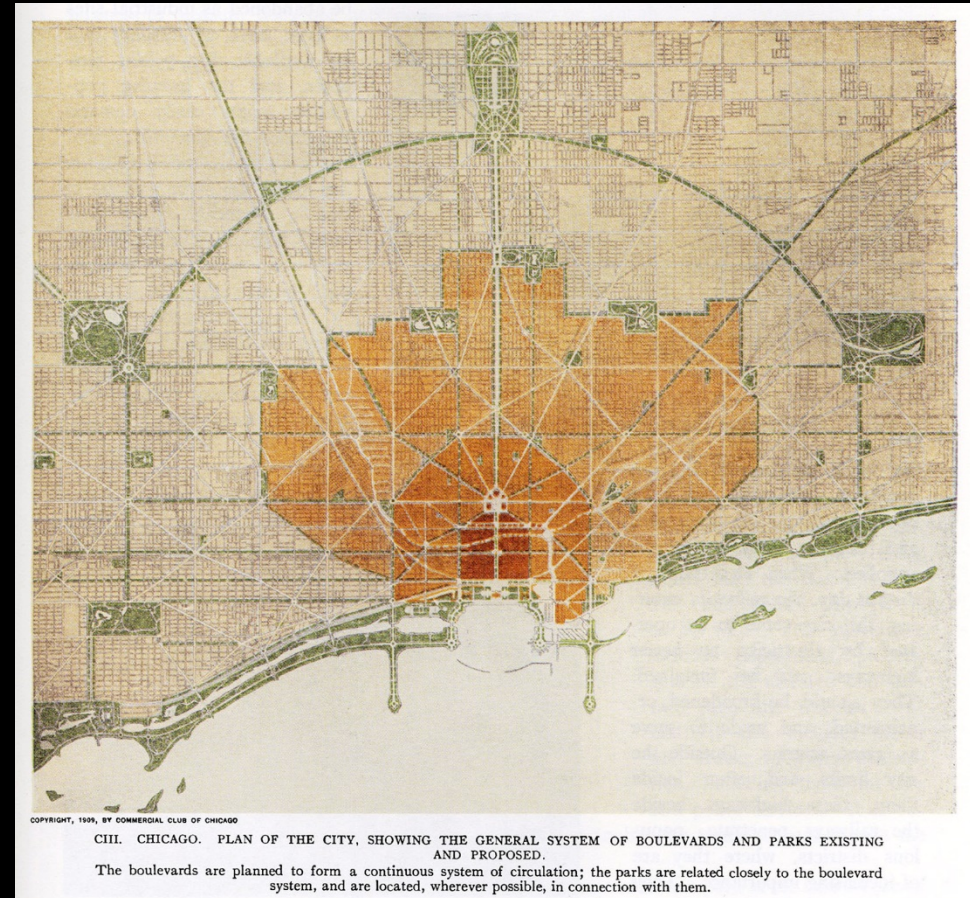
Regional Planning Commission

Executive
Committee



WHAT IS PLANNING?

Planning collects, organizes, and presents information so that local citizens, policy makers, and elected officials can make reasonable and fair decisions.



WHY PLAN?

Planning allows a community to make reasonable decisions

It identifies local issues and local needs

It promotes the efficient use of resources

It allows other agencies and organizations to anticipate growth

It attracts and directs development

It increases certainty in a complex process

It promotes public involvement

LONG-RANGE PLANNING EFFORTS

setting a vision

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	

MAJOR ZONING CODE EFFORTS

putting the vision into practice

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	Ostrander Plan 2024
Berlin Zoning 2006	Genoa Zoning 2009	Shawnee Plan 2011	Harlem Zoning 2021	Troy Plan 2024
Brown Zoning 2006	Kingston Zoning 2009	Sunbury Plan 2014	Delaware Zoning 2022	Shawnee Plan 2024
Troy Zoning 2006	Orange Plan 2010	Concord Plan 2014	Liberty Plan 2024	

Liberty Township Plan 2040

Delaware County,
Ohio

DRAFT
January, 2024



Sub Areas III U.S. Route 23 Corridor

Boundaries: All of the land in Liberty Township above 900 feet elevation on the east side of the Olentangy River. Sub Area IX is the Delaware exclusive water service area, which is generally north of Camp Lazarus on the west side of U.S. 23 and north of Peachblow Road east of U.S. 23.

Background Information

These lands represent a high plateau on the east side of the Olentangy River. The most notable feature is the four-lane, divided U.S. Route 23 that runs down its spine. The U.S. 23 corridor represents a property tax and jobs base for the Township and a sales tax base for the County. Grady Memorial Hospital has built a single office building at its future campus at Glenn Center. Glenn Road will eventually link U.S. 23 to U.S. 36/S.R. 37 as a City of Delaware road project.

Lands within Sub Area IX may annex into Delaware in order to be developed pursuant to an exclusive water agreement between Del-Co Water Company and the City of Delaware.

The area includes Columbus State Community College's first building on its 100-acre campus on the southwest corner of Winter Road and U.S. 23; Greif Brothers with its headquarters at The Park at Greif office park; and U.S. 23; Greif and west of U.S. 23. A very deep and fragile ravine that runs to the Olentangy River divides these sites. Camp Lazarus has sold conservation easements to the state of Ohio, so this plan views the land as permanently-protected open space.

The Dornoch Golf Club on U.S. 23 uses an on-site sewage treatment plant and land-application (golf course irrigation) system to service the 432 houses built around the golf course in the northeastern corner of the Township. Dornoch is surrounded on three sides by Delaware, so expansion of this system is unlikely, since city sewer is or will be available. Any further development of the golf course would likely require services from the city.

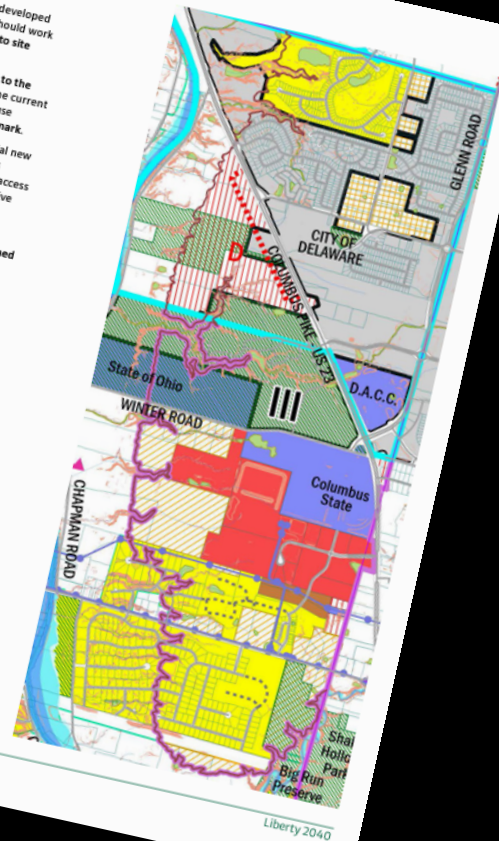
The Perkins Observatory is an active telescope used by Ohio Wesleyan University and area astronomers. New development that casts light upwards can reduce the clear view of the night sky. For that reason, exterior lights should be downward cast or "cut-off" type appliances. Additional development is discouraged by this plan.

Recommendations — Commercial and Office

1. The Park at Greif includes approximately 60 acres of undeveloped land that is zoned Planned Commercial. The Township should work with Delaware County to aggressively promote this area to site selectors.
2. The Park at Greif may be expanded into undeveloped land to the west. Such development would require amendments to the current park to allow access to those lands. Commercial and office use should be limited to the area above the 900-foot elevation mark.
3. All lands that abut or can gain access from U.S. 23 are potential new professional office or commercial sites, provided strict access management standards are used with developer-built parallel access roads, such as the suggested new road "D" on the Comprehensive Plan.
4. "Big Box" retail, meaning single stores with more than 65,000 square feet under one roof, is eligible for location within the Planned Commercial District provided it has access to U.S. 23.
5. Maintain a minimum 125-foot structural setback from the U.S. 23 right-of-way.

Recommendations — Residential

1. For lands not served by centralized sewer, maintain a maximum density of one unit per net developable acre, and maintain a minimum lot size of 1 acre in FR-1 districts.
2. The pockets of single-family homes on 1-acre lots east of U.S. 23 are directly adjacent to and becoming surrounded by Delaware. They lie outside the county sewer service area. The Plan recommends consideration for rezoning as Planned Residential Developments at a maximum density of 1.5 units per net developable acre, but it is unlikely these lands will redevelop in the Township due to the proximity of Delaware sewer, and exclusive water service agreements between Delaware and Del-Co Water.
3. For residential lands served by centralized sanitary sewer west of U.S. 23, consider rezoning for Planned Residential Developments at a maximum density of 1.25 units per net developable acre, with a minimum of 20% preserved open space.
4. Multi-family residential development is recommended as a permitted use within Planned Commercial Districts at a maximum density of five units per net developable acre. This density is suitable for empty nester-style condominiums, which typically generate few school-age children.



SUBDIVISION AUTHORITY

Regional Planning Commissions receive their subdivision authority in Ohio Revised Code 711.10

Definition: The division of one parcel into two or more parcels, any one of which is less than five acres (with some exceptions).

OR the improvement of a parcel that involves the following:

- The opening, widening, or extension of any public or private streets, except private streets service industrial locations

- The allocation of land for common open space

- The establishment of an easement(s) for public or private water, sewer, storm drainage, or other similar facilities.

SUBDIVISION TYPES

Platted subdivisions *(sometimes called Major subdivisions)*

Sketch Plan *(administrative)*

Preliminary Plan *(RPC Meeting)*

Distributed to County Engineer, Sanitary Engineer
Township Zoning, Health District, School District
Soil and Water Conservation District, Utilities, others

Final Plat *(RPC Meeting)*

May be for entire area or broken up into Sections

Public improvements must be complete or bonded before DCEO signature

Signed by Township, Health, Sanitary, Engineer, RPC, Commissioners

Taken through Auditor and Recorder



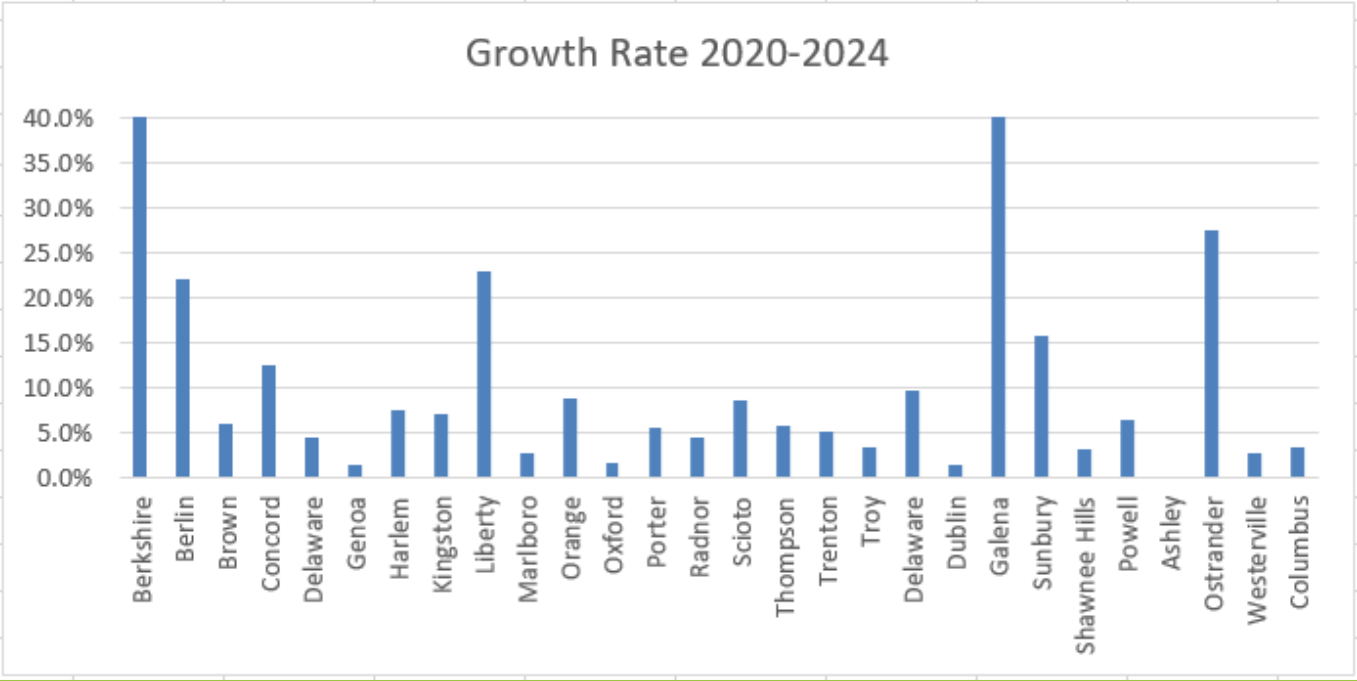
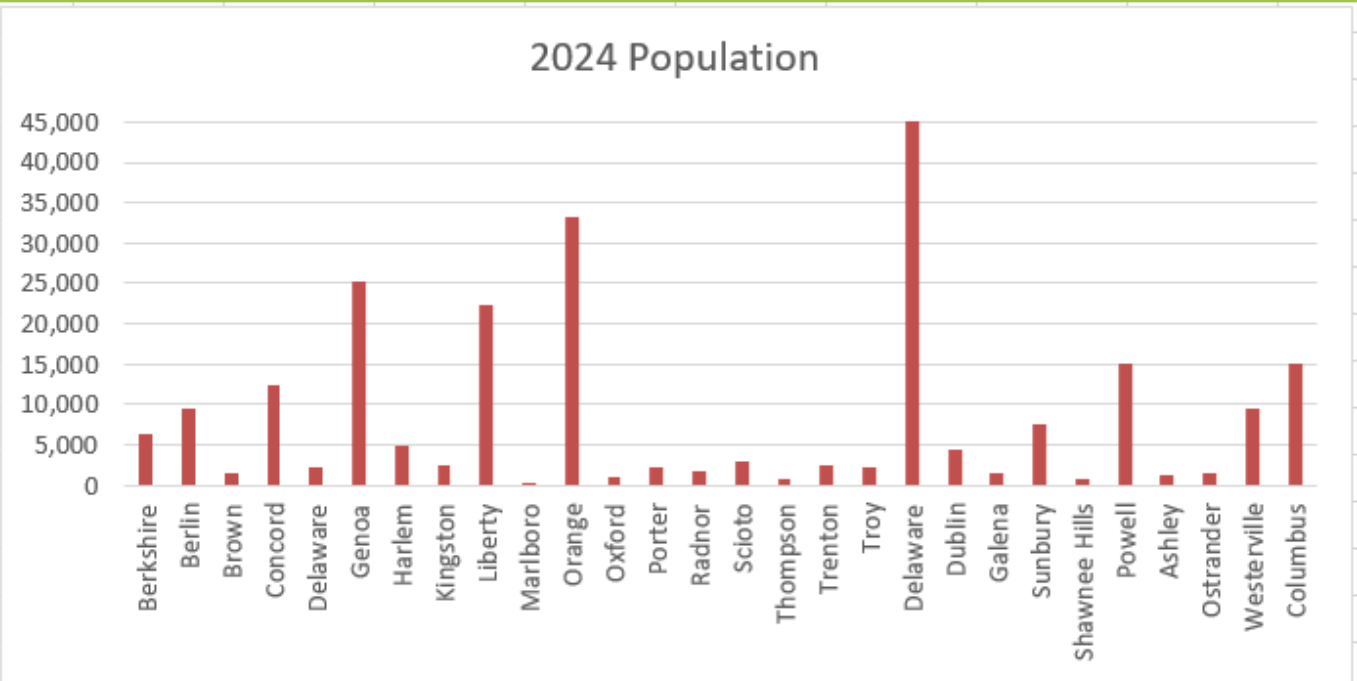
POPULATION CENSUS 2020+2024

Townships	2010	2020	10-20 Growth	Proj 2024	20-24 Growth
Berkshire	2,428	4,476	84.3%	6,296	40.7%
Berlin	6,496	7,774	19.7%	9,489	22.1%
Brown	1,416	1,402	-1.0%	1,485	5.9%
Concord	9,294	10,951	17.8%	12,316	12.5%
Delaware	1,964	2,138	8.9%	2,235	4.5%
Genoa	23,090	24,924	7.9%	25,298	1.5%
Harlem	3,953	4,554	15.2%	4,896	7.5%
Kingston	2,156	2,359	9.4%	2,527	7.1%
Liberty	14,581	18,271	25.3%	22,433	22.8%
Marlboro	281	295	5.0%	303	2.7%
Orange	23,762	30,516	28.4%	33,220	8.9%
Oxford	987	950	-3.7%	965	1.6%
Porter	1,923	2,194	14.1%	2,316	5.6%
Radnor	1,540	1,570	1.9%	1,639	4.4%
Scioto	2,350	2,648	12.7%	2,877	8.6%
Thompson	684	659	-3.7%	697	5.8%
Trenton	2,190	2,276	3.9%	2,394	5.2%
Troy	2,115	2,105	-0.5%	2,174	3.3%
Total Townships	101,210	120,062	18.6%	133,560	11.2%

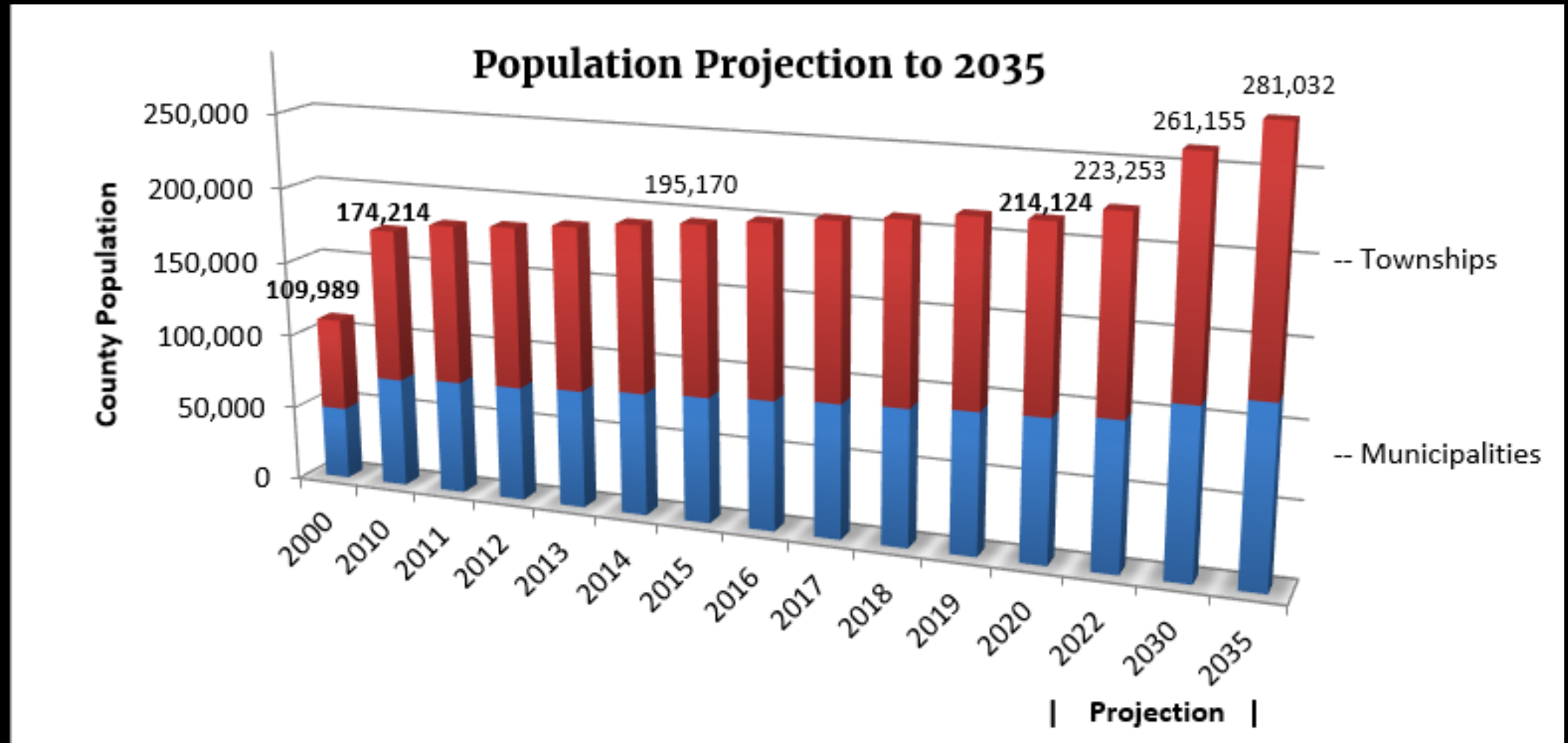
POPULATION CENSUS 2020+2024

Incorporated Areas	2010	2020	10-20 Growth	Proj 2024	20-24 Growth
Delaware	34,753	41,302	18.8%	45,274	9.6%
Dublin	4,018	4,250	5.8%	4,311	1.4%
Galena	653	924	41.5%	1,567	69.6%
Sunbury	4,389	6,614	50.7%	7,649	15.6%
Shawnee Hills	681	835	22.6%	861	3.1%
Powell	11,500	14,163	23.2%	15,055	6.3%
Ashley	1,330	1,198	-9.9%	1,190	-0.7%
Ostrander	643	1,094	70.1%	1,394	27.4%
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%	101,721	8.1%
Inc. & Uninc.	174,214	214,124	22.9%	235,281	9.9%

POPULATION CENSUS 2020+2022

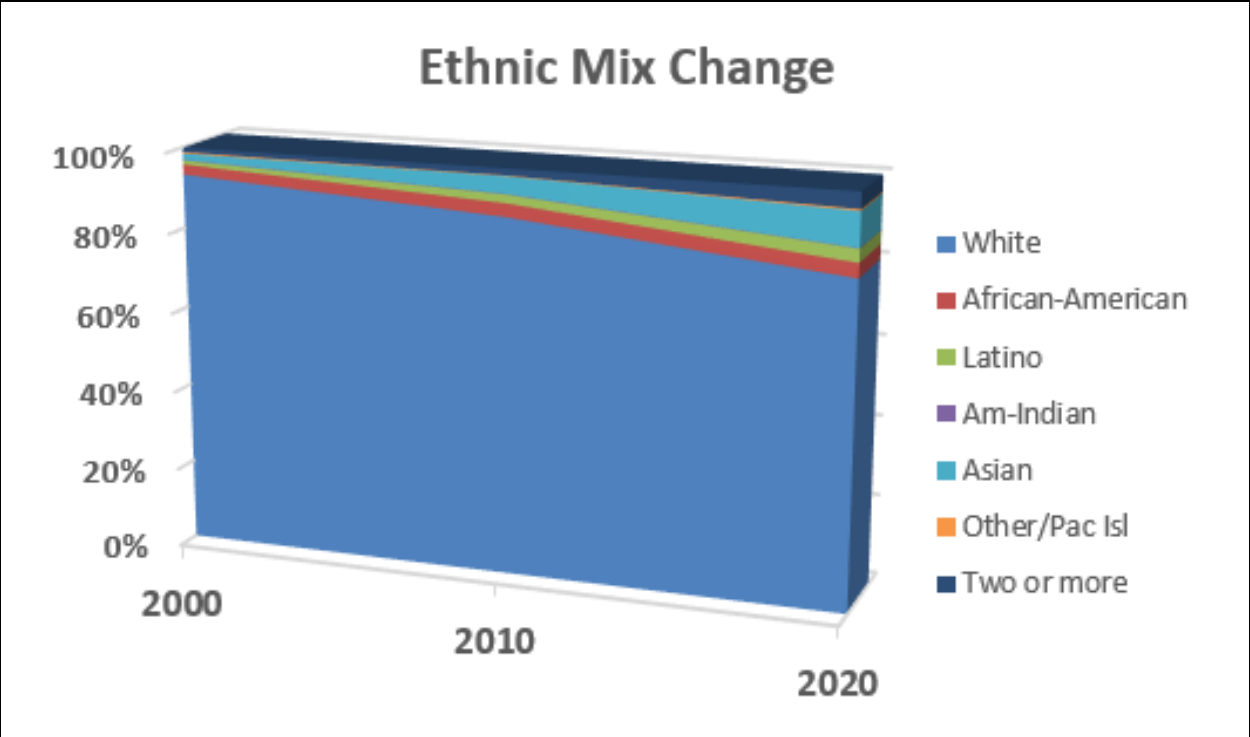


POPULATION PROJECTIONS



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 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%

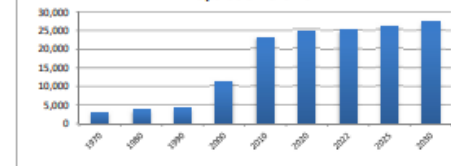
Building Permits	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single-Family	69	94	63	38	64	62	66	74	50	48	40
Multi-Family	14	22	47	1	2	47	11	0	1	0	5

Building Permits for New Residential Units



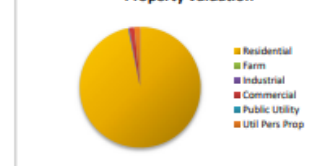
Population	1970	1980	1990	2000	2010	2020	2022	2025	2030
Census Bureau and DCRPC July Estimates	3,046	3,678	4,053	11,293	23,090	24,806	25,058	26,085	27,266

Population Growth

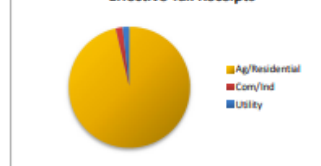


Property Valuation	Residential	Farm	Industrial	Commercial	Public Utility	Util Pers Prop	Prc Grand Total
2020	11,701,265,90	731,440	410,231,0	158,643,70	0	18,881,350	120,970,606,0
	96.7%	0.1%	0.3%	1.3%	0.0%	1.6%	

Property Valuation



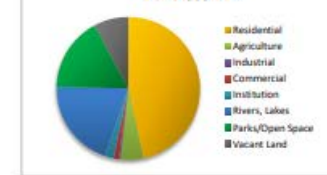
Effective Tax Receipts



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%	

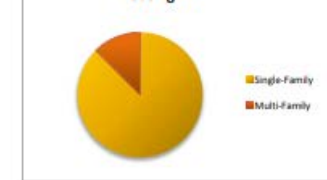
Land Use Mix	Residential	Agriculture	Industrial	Commercial	Institution	Rivers, Lake	Parks/Open	Vacant Land	Calc Total	(no ROW)
(Incorp. Areas deleted)	5881.66	651.98	48.95	143.84	244.7	2536.09	2115.03	991.72	12613.97	
2018	47%	5%	0%	1%	2%	20%	17%	8%	5.75	13718.15
									1304.38	
									965.95	
	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

Land Use Mix



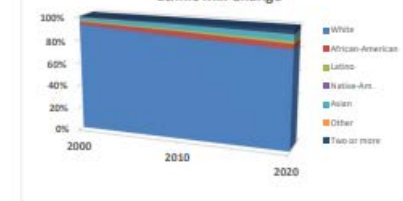
Housing Mix	Single-Family	Multi-Family	Total
2021	7,759	1,102	8,861
	87.6%	12.4%	

Housing Mix



Ethnic Mix	2000	2010	2020	Rate	% of tot
White	10586	20905	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%	

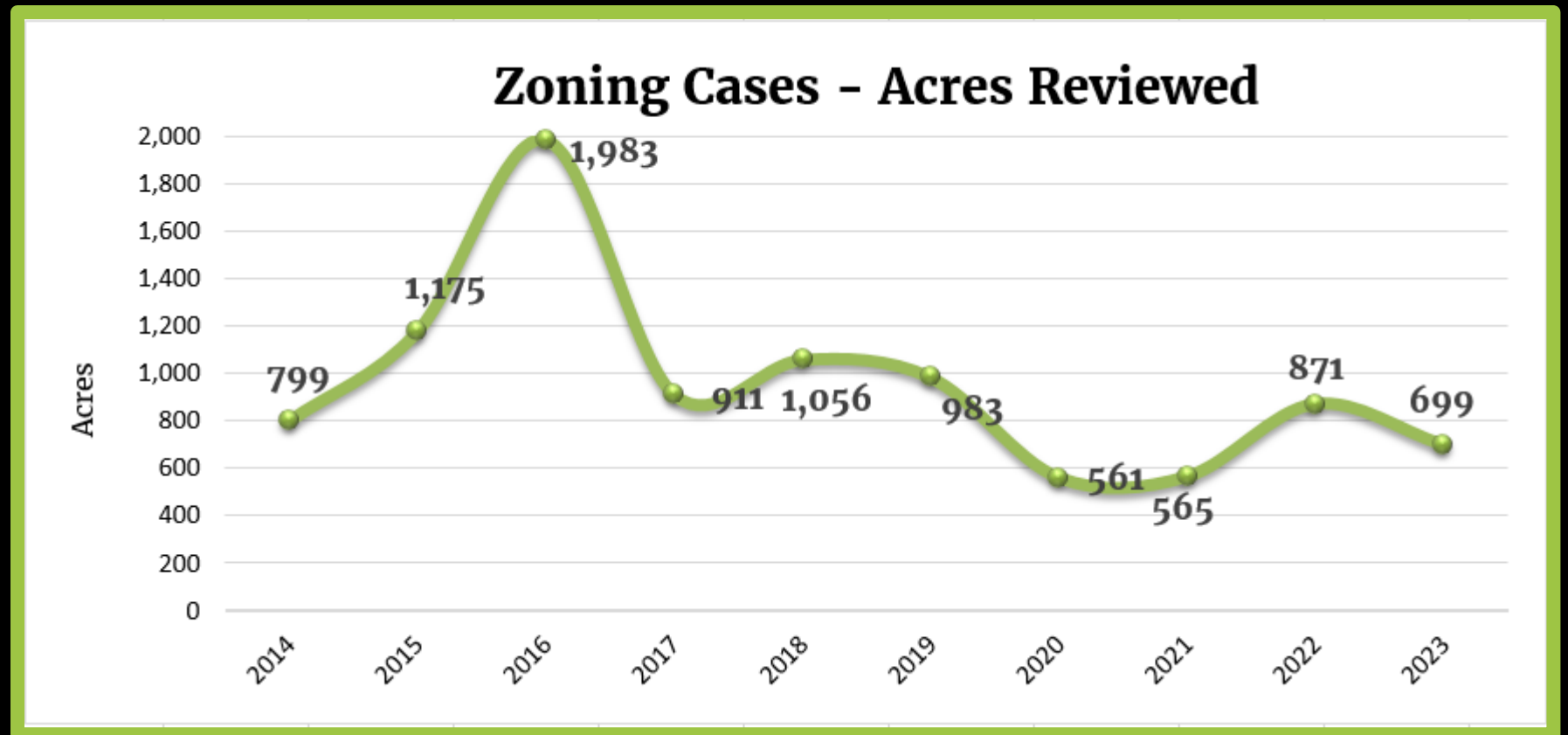
Ethnic Mix Change



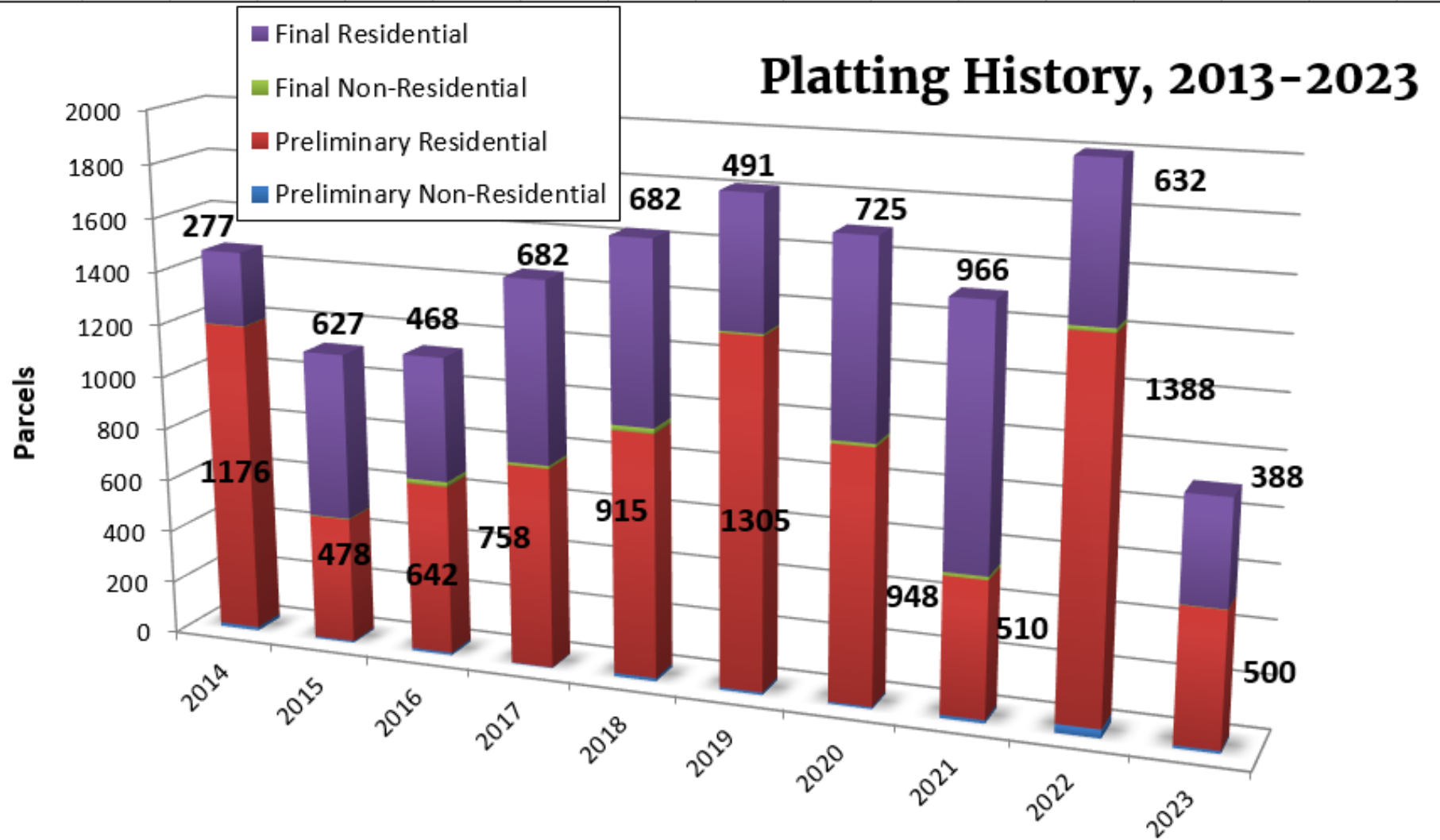
Delaware County Regional Planning Commission

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

COUNTY REZONING TRENDS

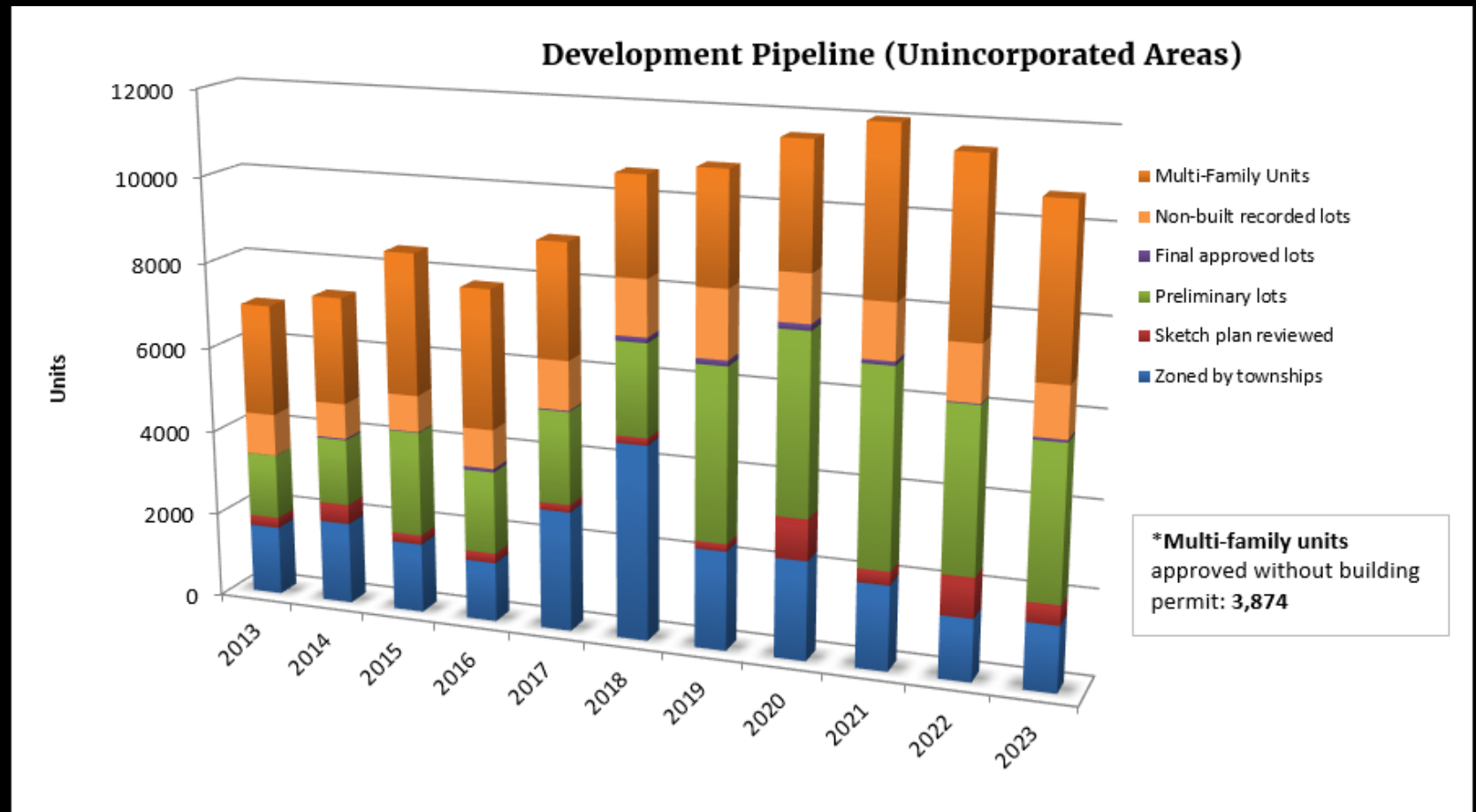


COUNTY PLATTING ACTIVITY



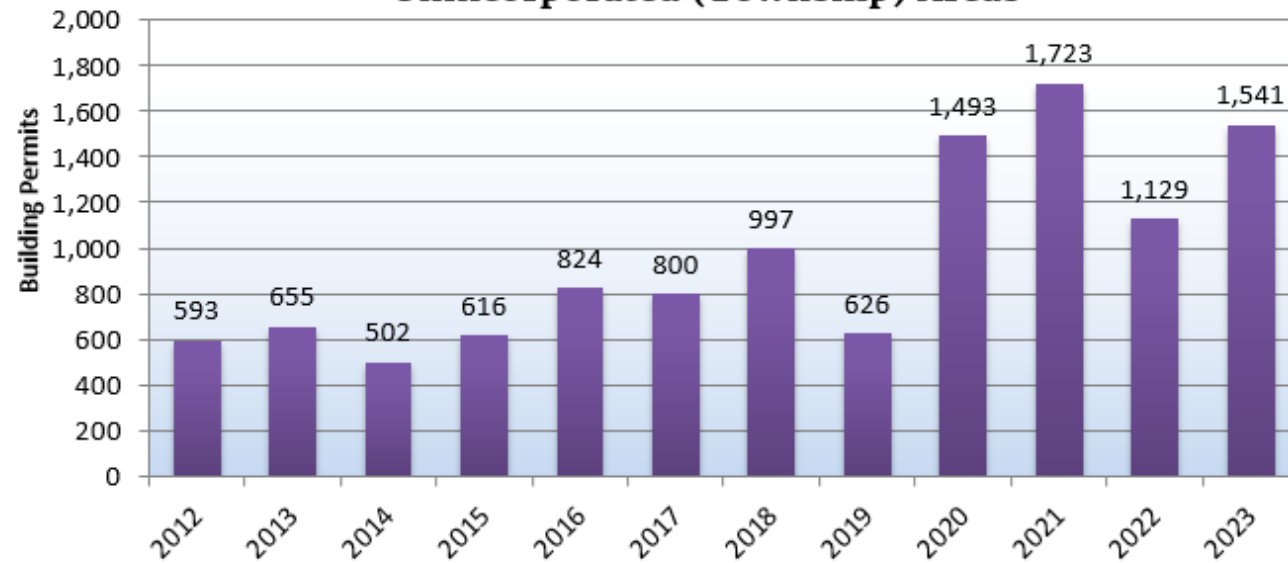
LOT PIPELINE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Zoned by townships	1925	1636	1401	2816	4558	2317	2312	1978	1453	1531	1474	-4%
Sketch plan reviewed	464	220	228	176	171	176	958	315	929	458	358	-22%
Preliminary lots	1563	2454	1934	2161	2153	4030	4190	4568	3800	3559	3914	10%
Final approved lots	36	19	83	29	124	131	146	95	25	61	43	-30%
Non-built recorded lots	825	849	907	1138	1299	1576	1101	1273	1289	1165	1004	-14%
Multi-Family Units	2591	2492	3299	3244	2671	2284	2595	2852	3930	3982	3874	-3%
Total available lots	4813	5178	4553	6320	8305	8230	8707	8229	7496	6774	6793	0%

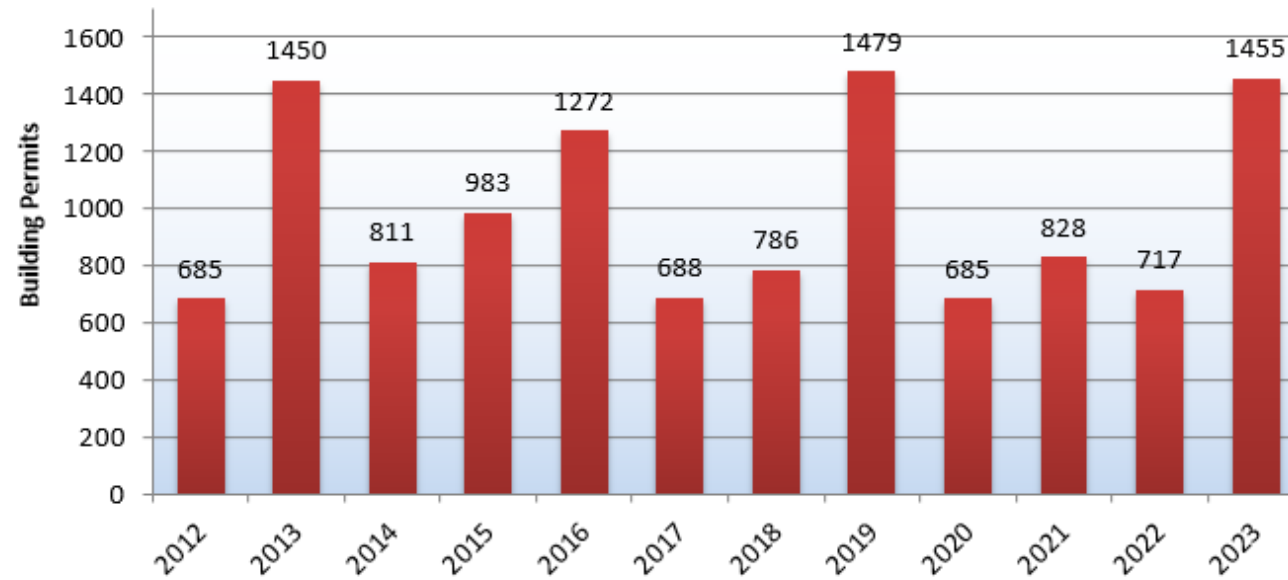


BUILDING PERMITS

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

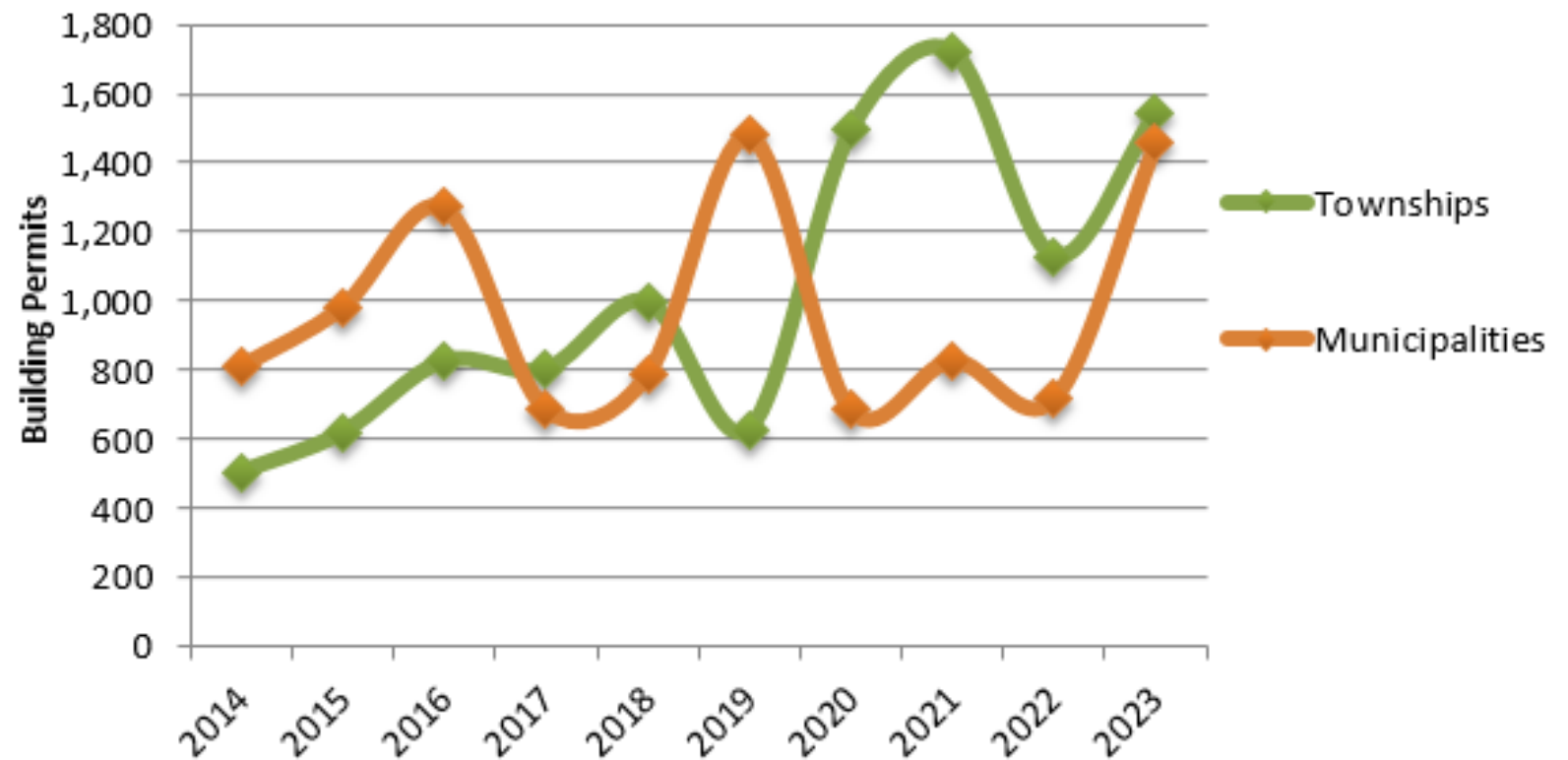


Building Permit Trends for Municipalities

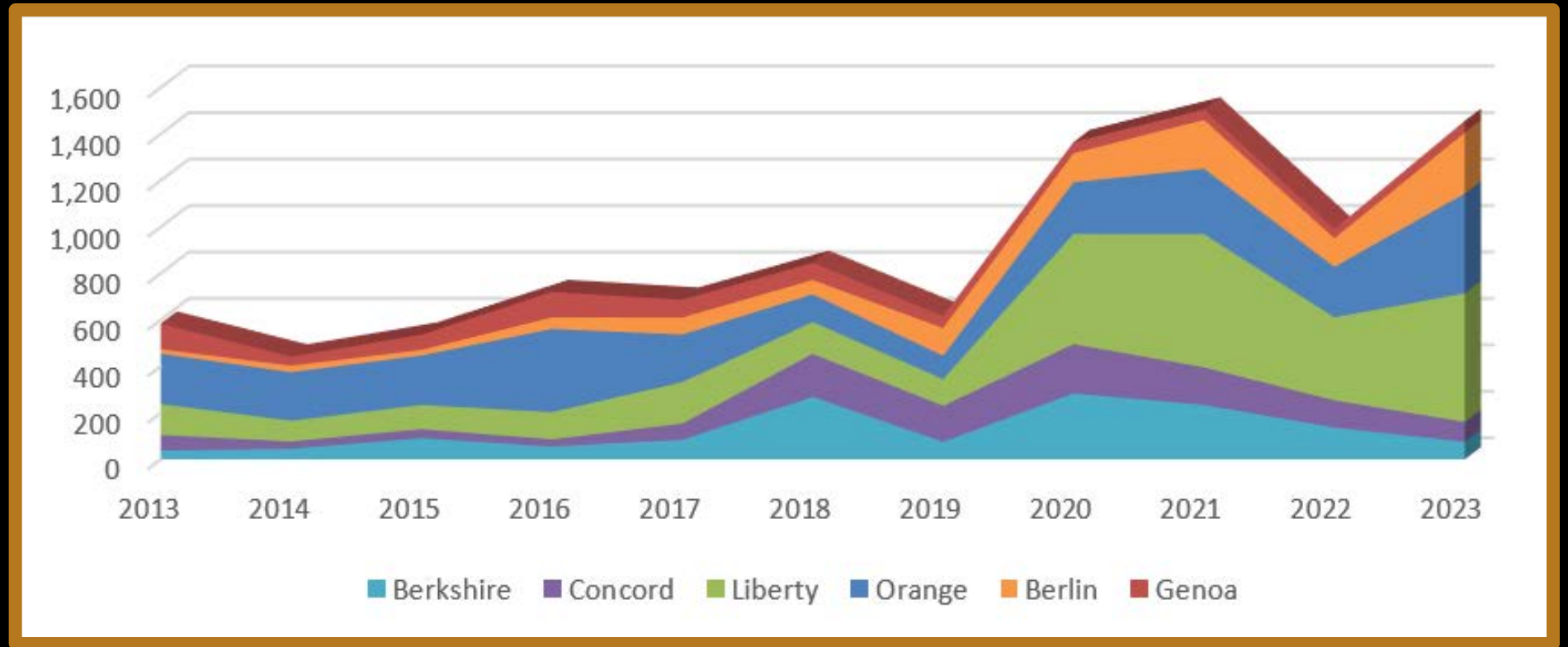


BUILDING PERMITS

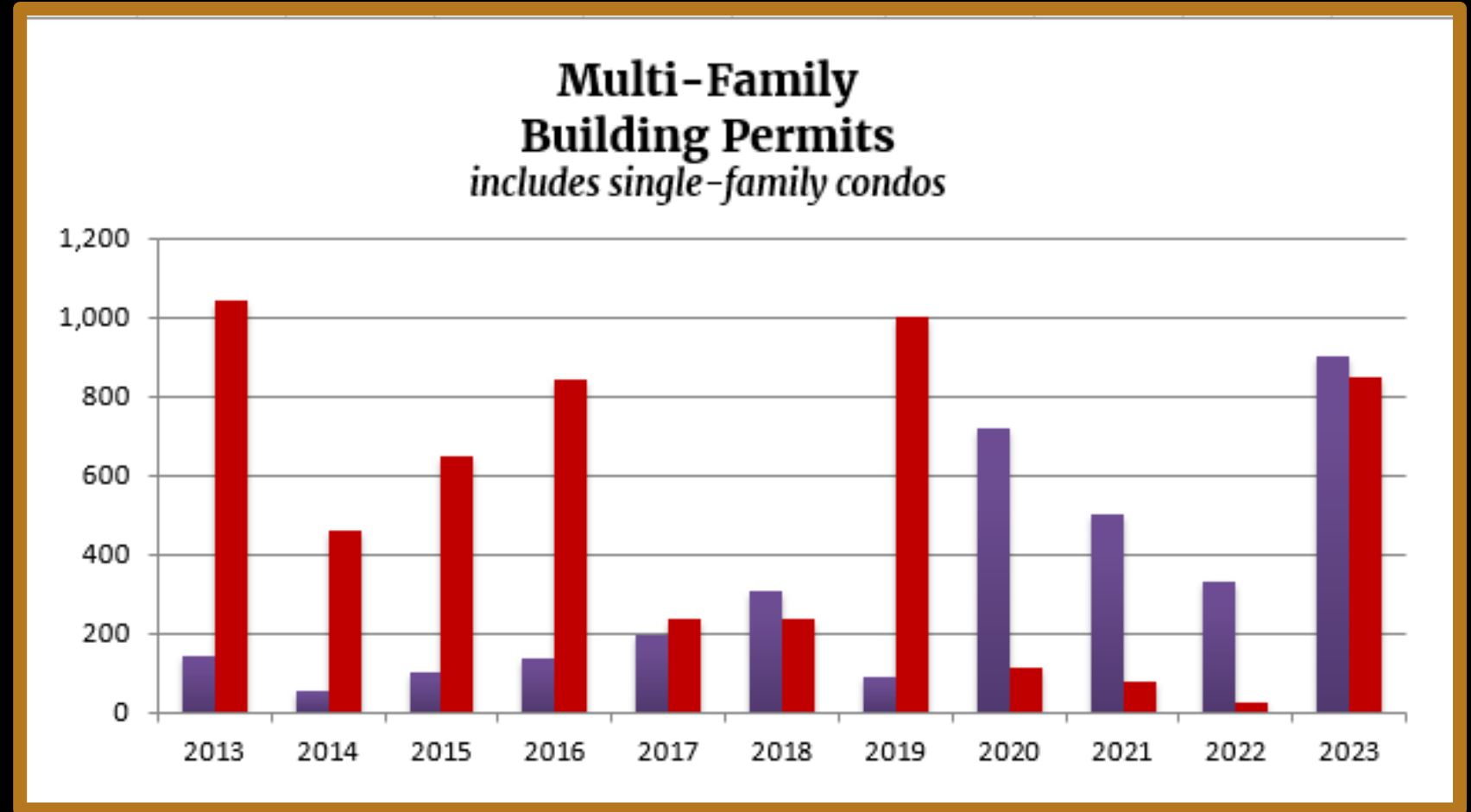
Permit Trends for Municipal and Township Areas



BUILDING PERMITS



BUILDING PERMITS

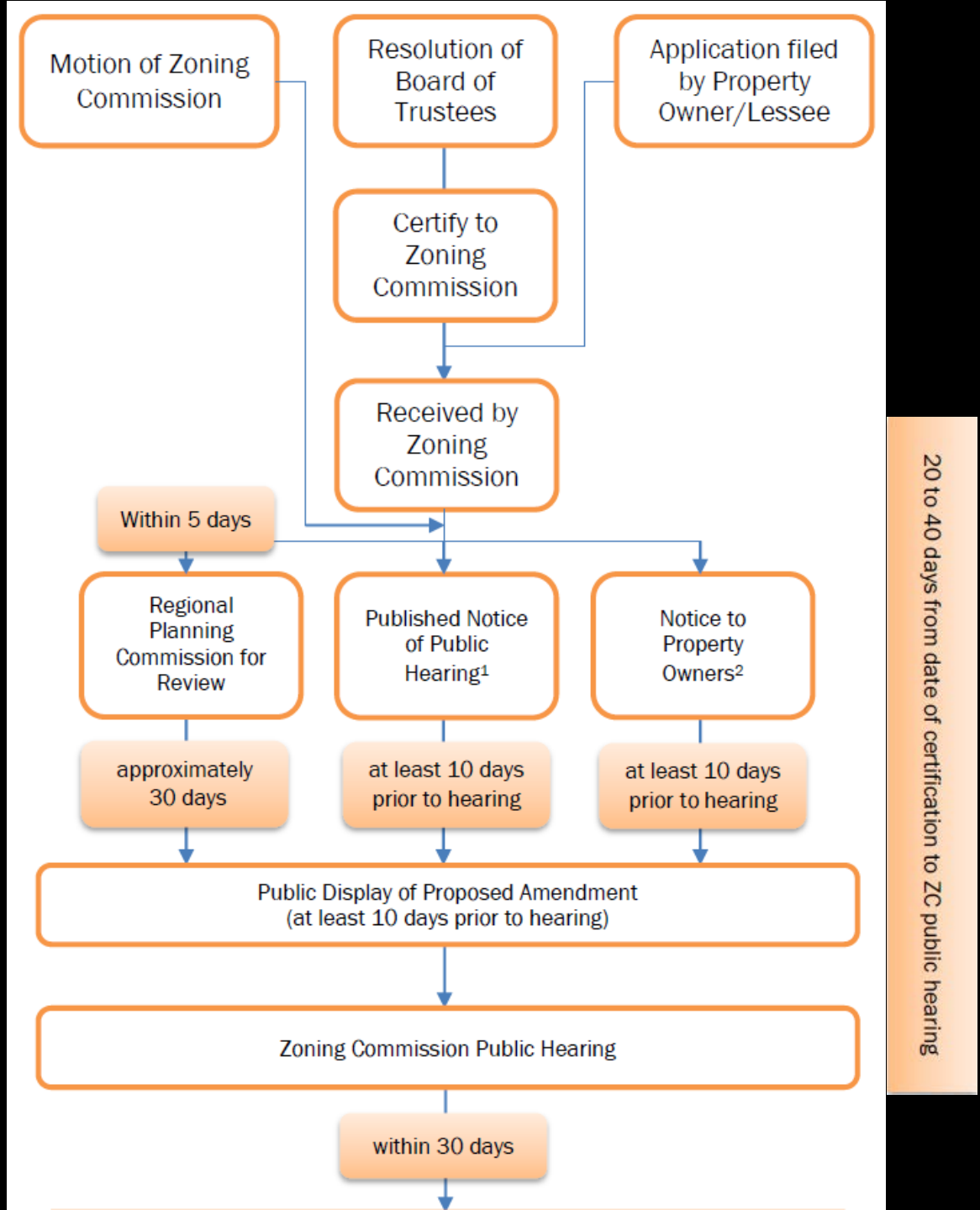


APARTMENT GROWTH

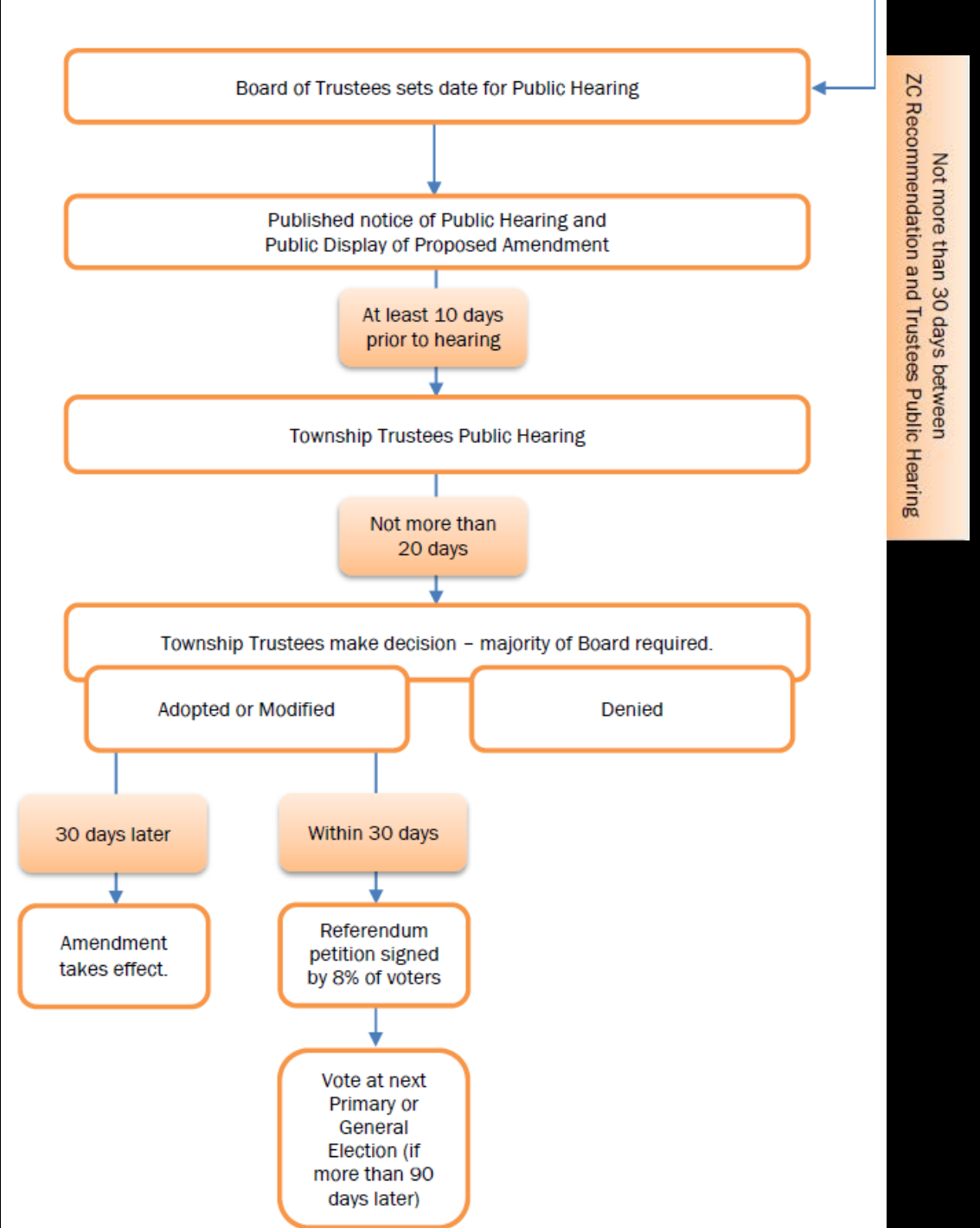
Date	Township	Units	Name	Type
2016	Orange	521	Evans Farm	Townhouses, also MF over commercial
2017	Berkshire	252	Northlake Summit	Apartments
2019	Orange	288	Orange Grand	Apartments
2019	Liberty	308	Liberty Grand	Apartments
2019	Liberty	162	Liberty Grand (G)	Apartments
2019	Berkshire	144	Four Winds Place	Residential Hotel (Apartments)
2019	Liberty	234	Liberty Summit	Apartments
2020	Liberty	78	Hyatts Meadows	Townhouses
2020	Orange	120	Orange Grand Estates	Apartments
2020	Orange	114	Cove at Evans Farm	Ranch Townhouses
2021	Orange	56	Cheswick Crossing	Apartments
2021	Orange	250	Orange Summit	Apartments
2021	Orange	150	Residences at Ryan Creek	Ranch Townhouses
2021	Berkshire	250	North Star Apartments	Apartments
2022	Liberty	231	Residences at Sara Crossing	Ranch Townhouses
2022	Orange	160	JLP Orange (with BJs Store)	Apartments
2022	Berkshire	300	District at Berkshire	Apartments
2022	Liberty	135	Clarkshaw Crossing	Townhouses
2023	Liberty	208	Rosewood Village	Apartments
Pending	Berlin	368	Berlin Business Park	Townhouses and Apartments
2023	Berlin	250	Elysian at Alum Creek	Apartments

ZONING PROCESS

The rezoning process within unincorporated areas is defined in the ORC (303.12 and 519.12).



ZONING PROCESS

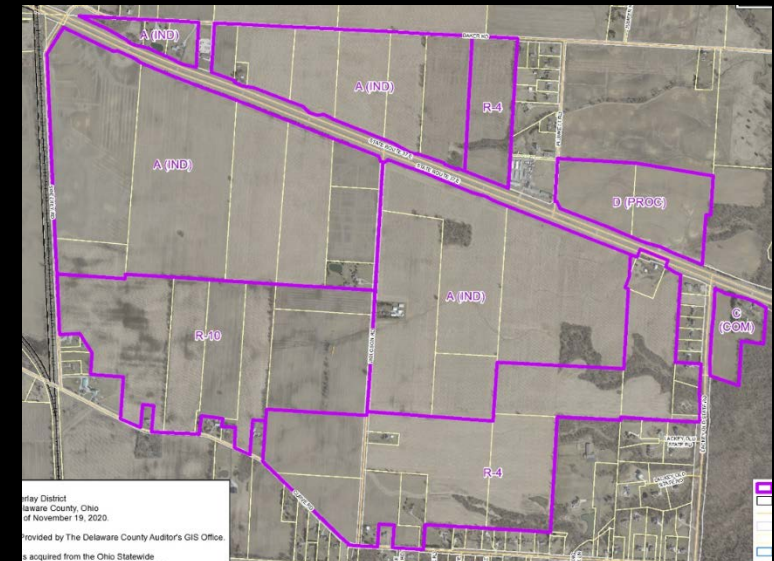


ZONING PROCESS TRENDS

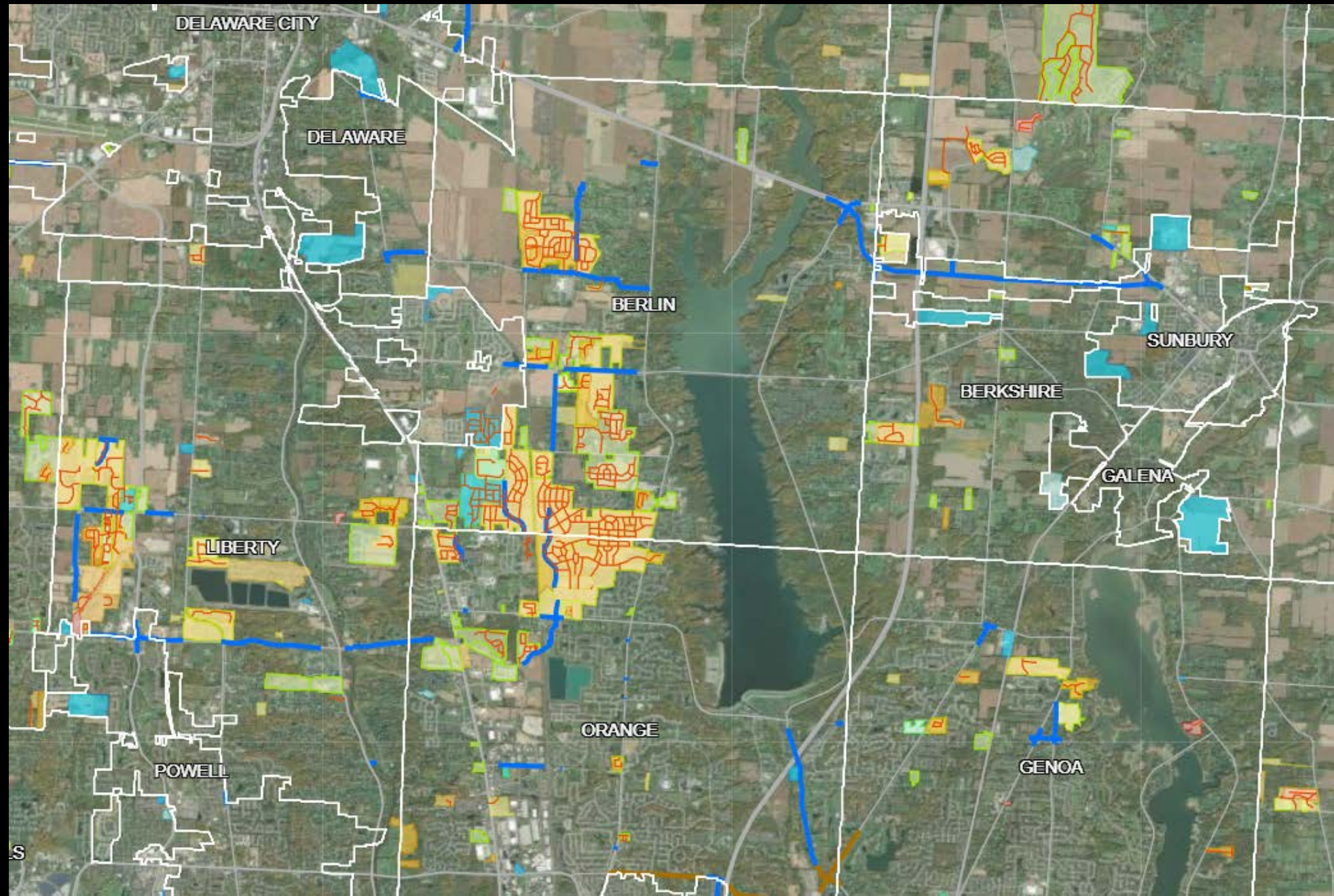
- Standard rezoning
 - Developer brings in a rezoning application (based on existing language in the Zoning Resolution) and development plan. Township ZC and Trustees review and approve, or deny.
- Overlay zoning
 - Township (or developer) submits language for approval as a new “district.” Developers 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 (Berkshire/Kingston)
 - Slate Ridge (Orange)
- Overlay zoning
 - 36/37 Planned Mixed Use District
 - Berlin Business Park
 - Route 23 Overlay District
 - POD 18B&C POD 18D

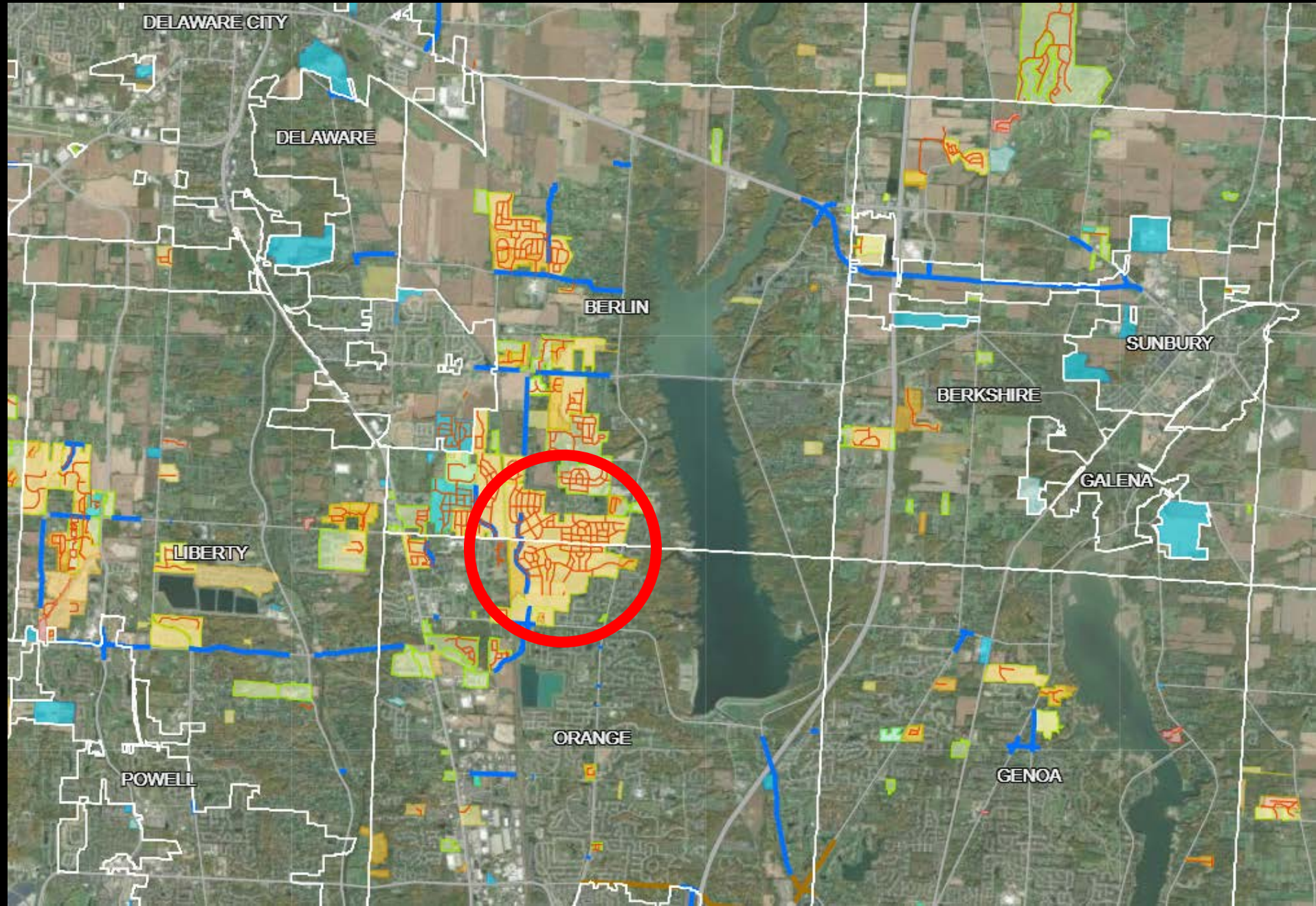


CURRENT ACTIVITY



EVANS FARM

Standard
Rezoning

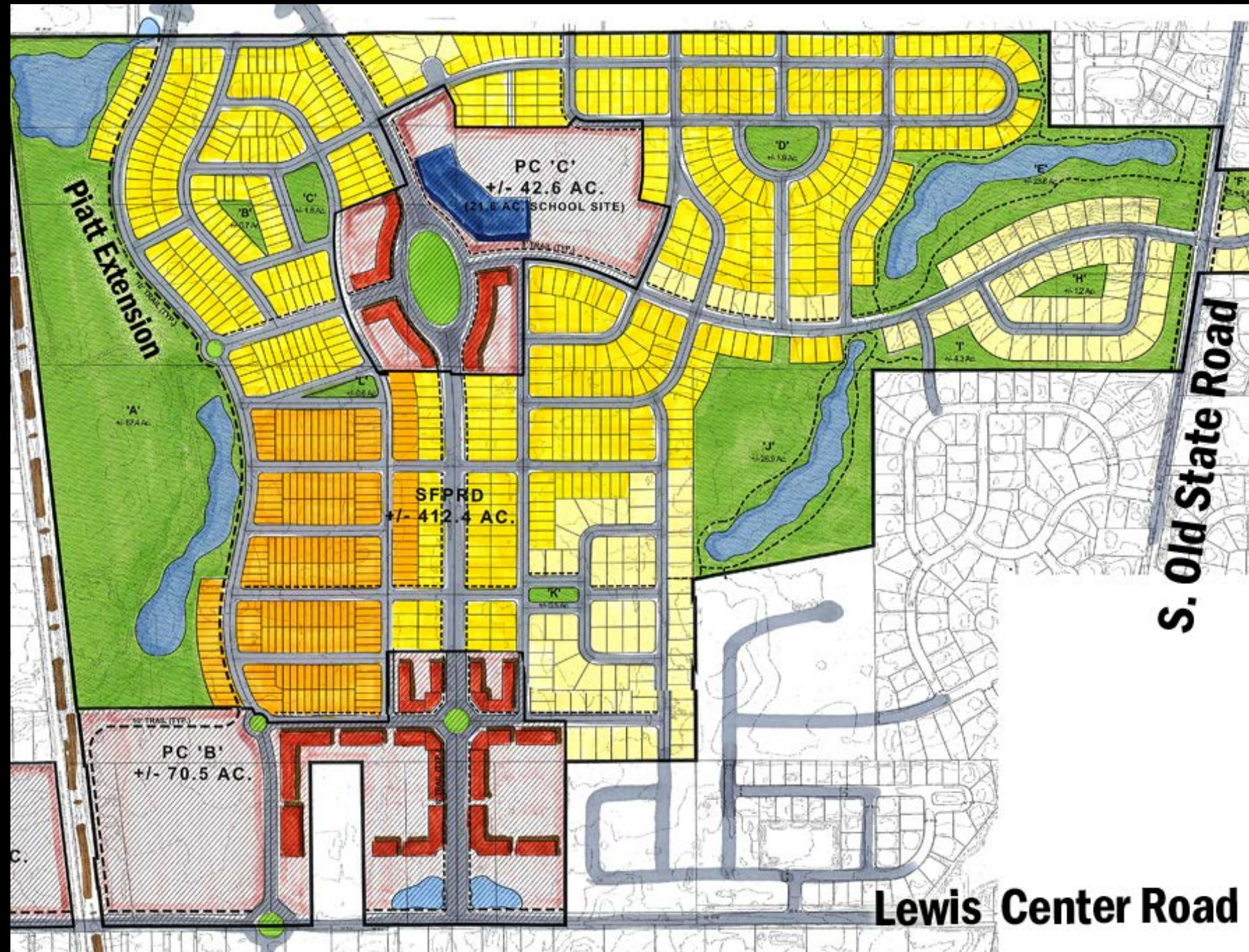


Evans Farm (Orange)

946 Single-family lots/
418 acres

521 Multi-family units/
135 acres

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



Evans Farm (Orange)

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(March, 2023)



Evans Farm (Orange)

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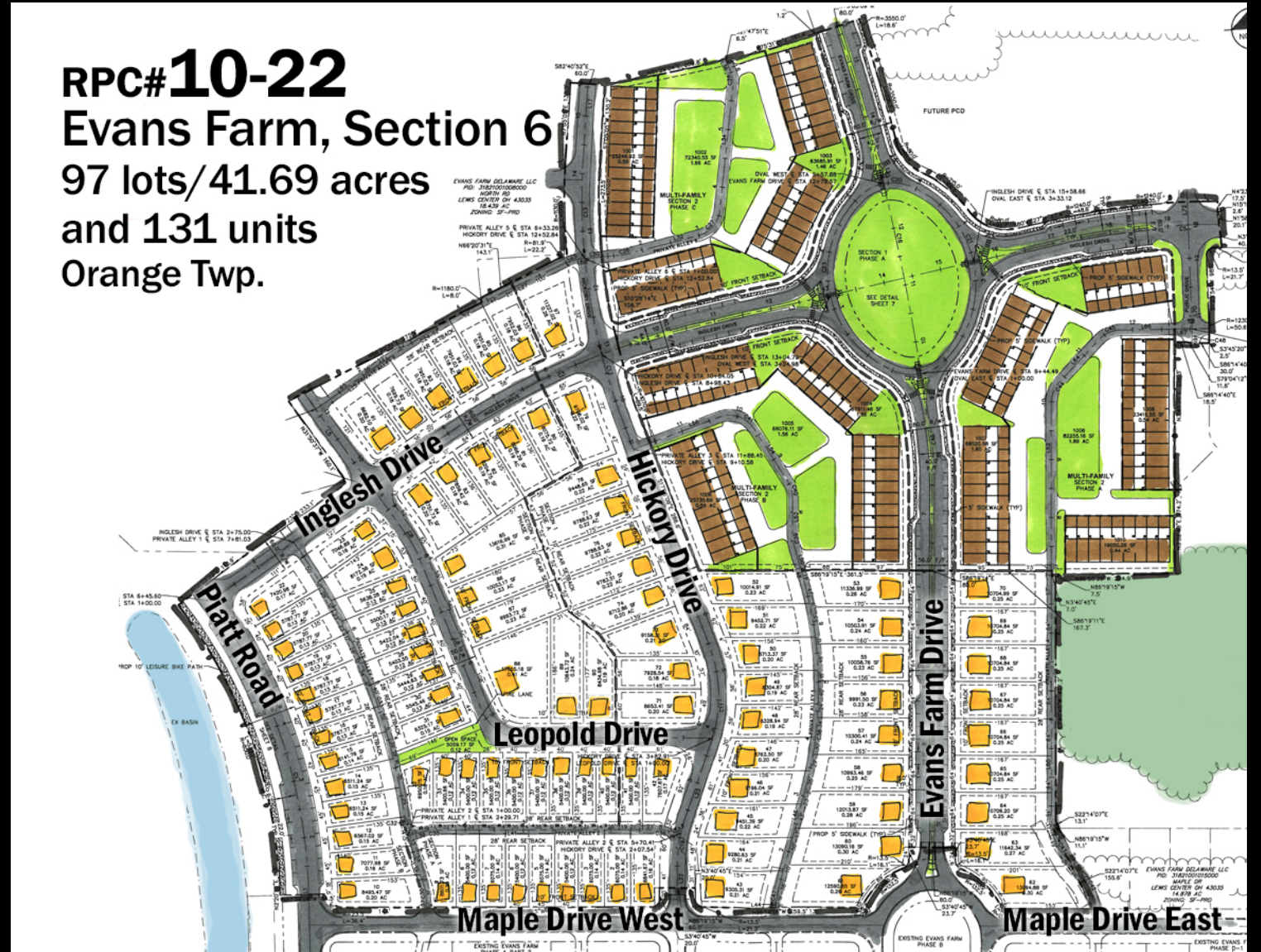


(November, 2023)



Evans Farm (Orange)

RPC#10-22
Evans Farm, Section 6
97 lots/41.69 acres
and 131 units
Orange Twp.



(Next section)

Evans Farm (Berlin)

1,234 Single-family lots on
607 acres

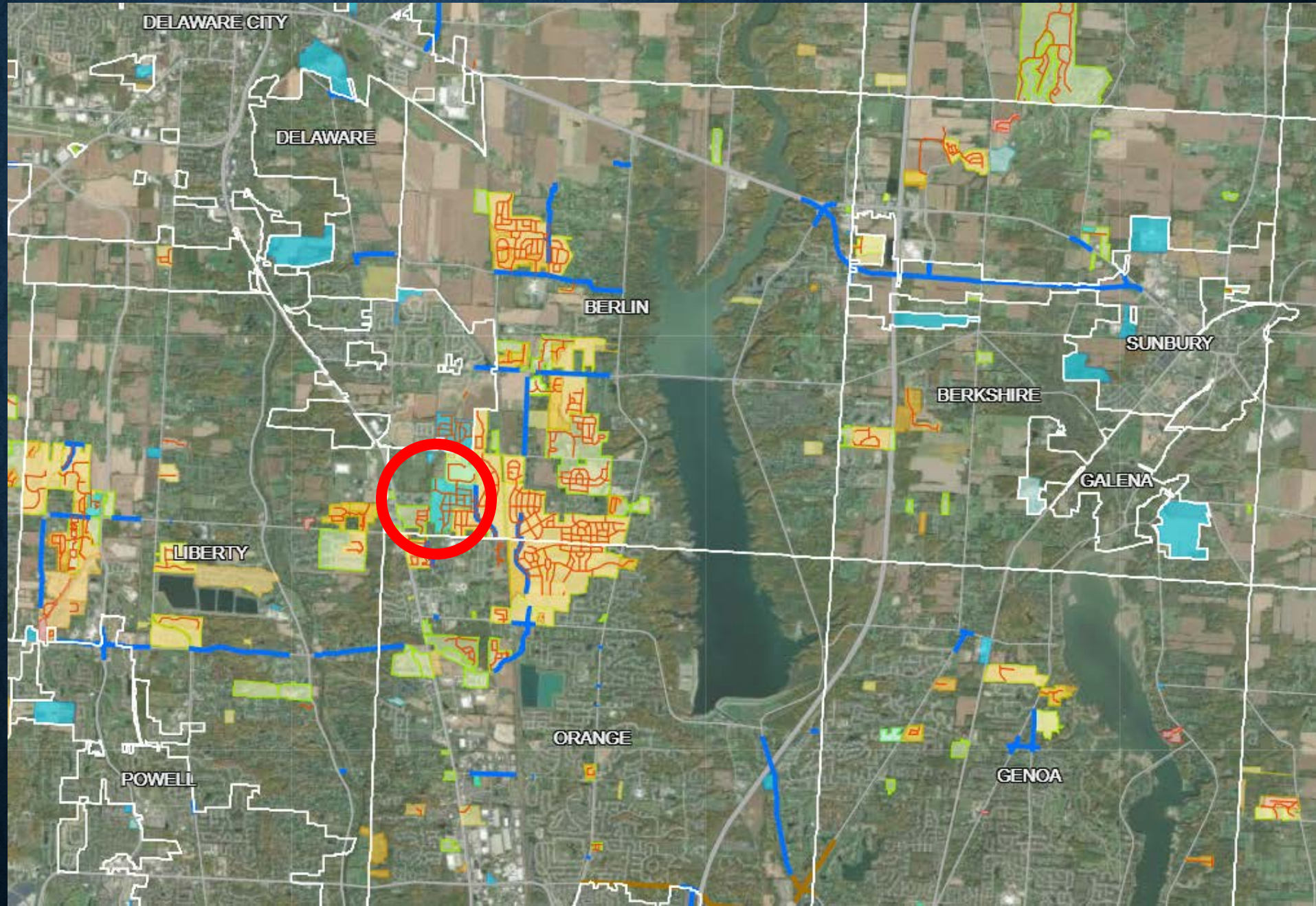
43 acres Commercial area

200 acres (35%) open space



BERLIN MEADOWS

Standard
Rezoning



Berlin Meadows (Berlin)

336 Single-family lots on
181.6 acres

Commercial outlots

Elementary School site
(complete, in use)

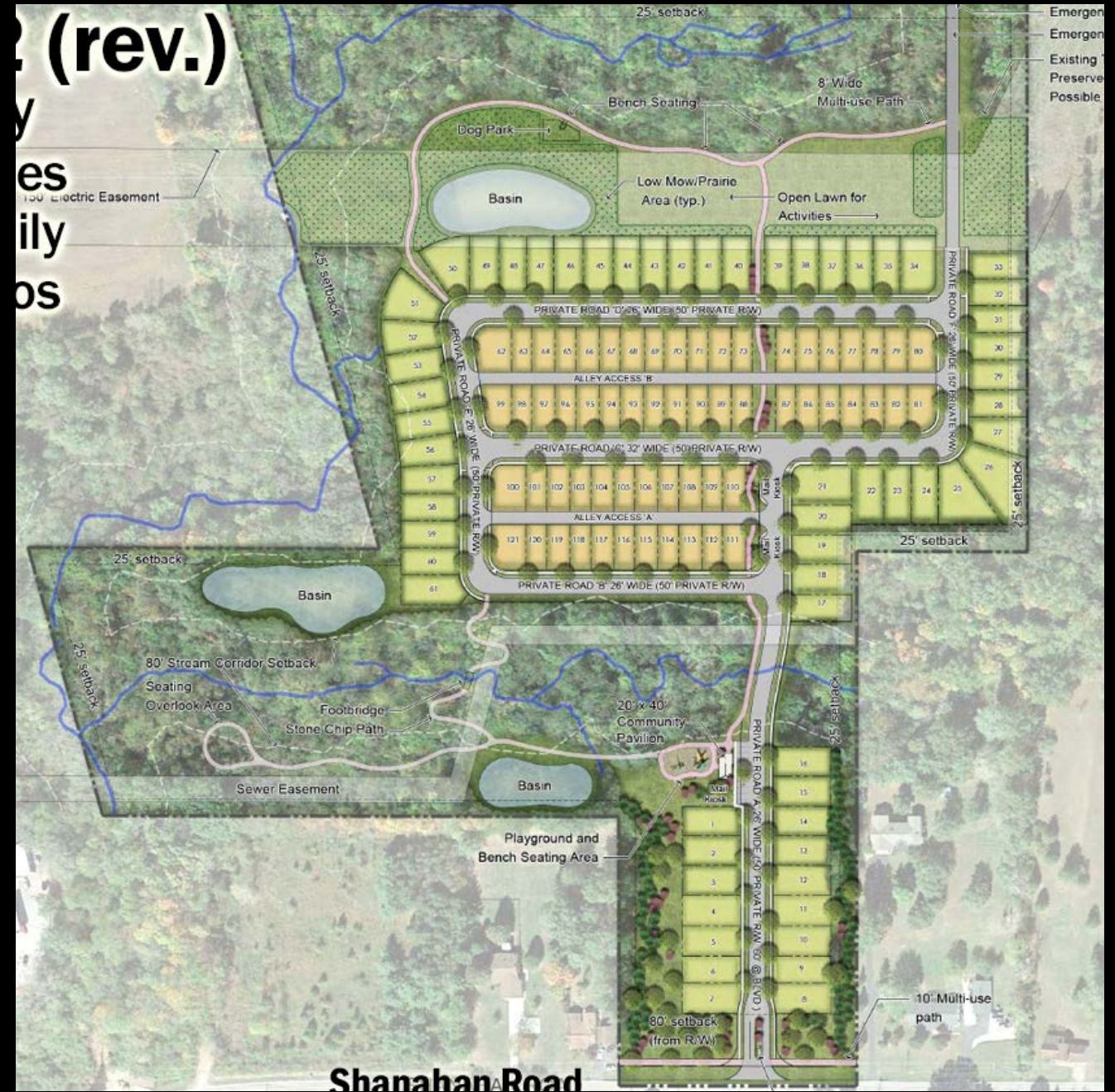
Extension of North Road
(built to school)

72 acres (38%) open space



The Greenery (Berlin)

121 Detached condos
36.9 acres



Peachblow Proposal "Oak Park" *pending*

Berlin Township

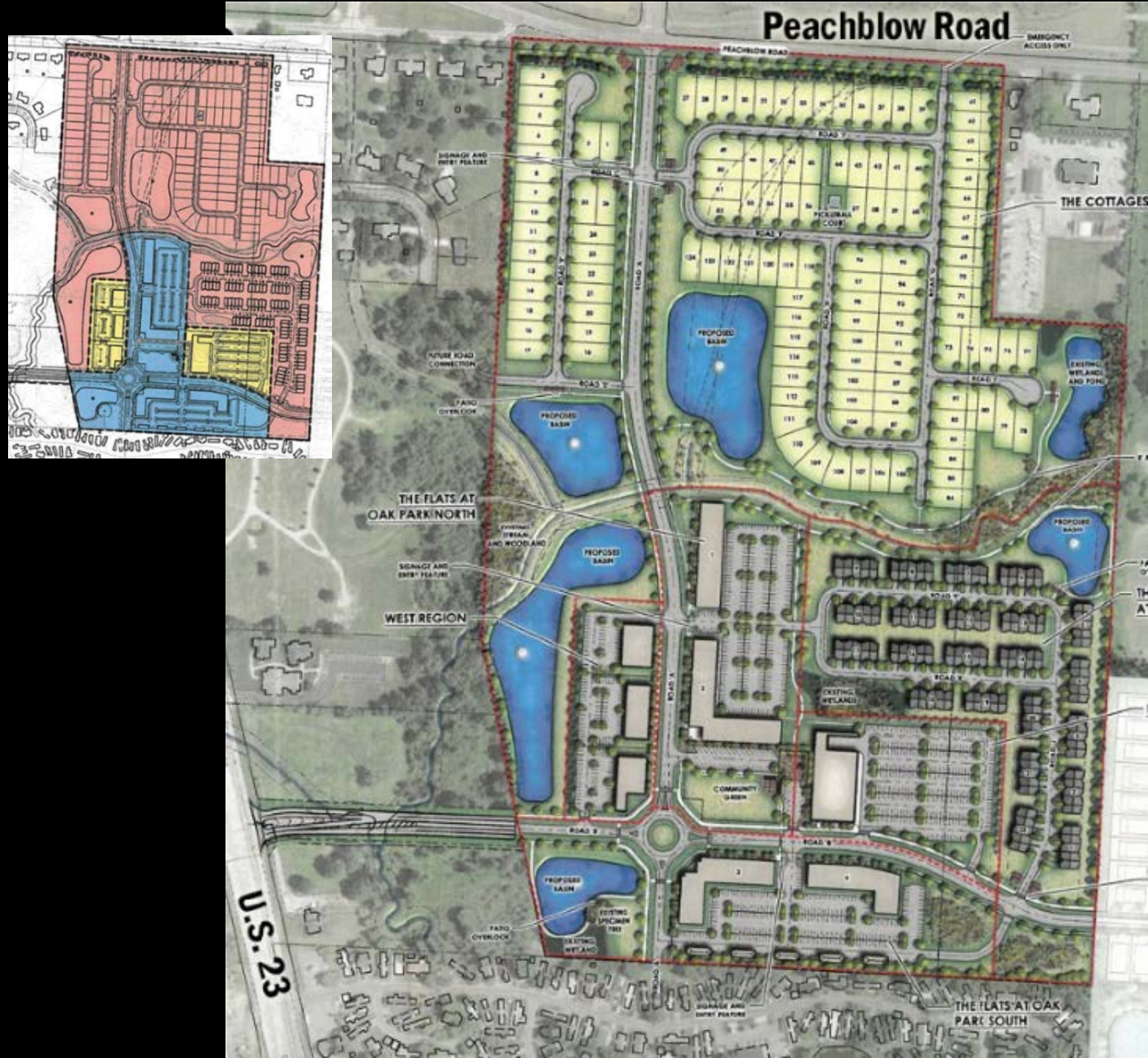
190 acres

Uses

8 acres/Commercial

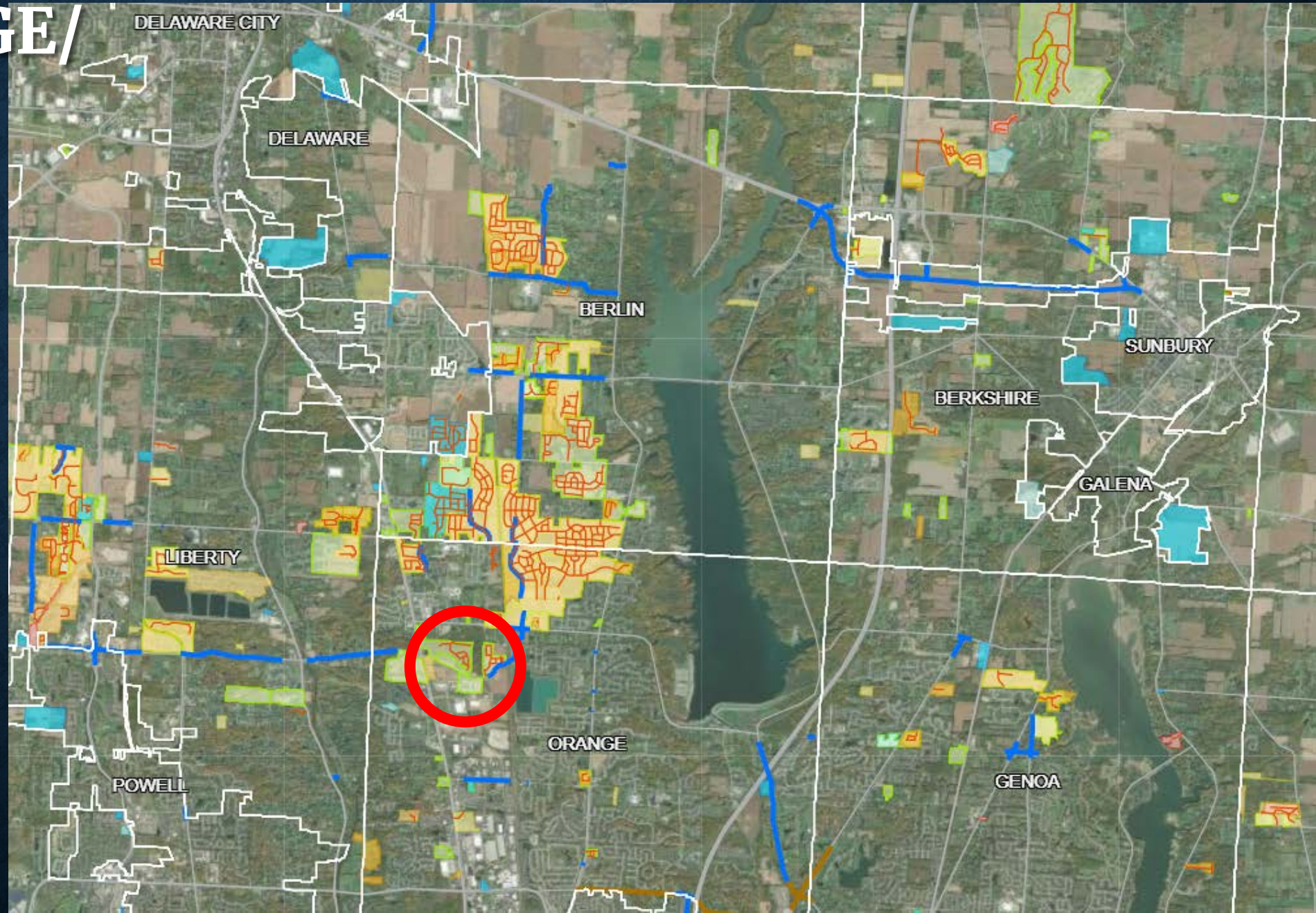
19 acres/Commercial
194 Apartments

64 acres/SF Detached Condos
124 units



SLATE RIDGE/ KERBLER PROPERTY

Standard
Rezoning



Kerbler/Slate Ridge (Orange)

Slate Ridge Residential

219 single-family condos

Extension of Green Meadows in Spring, 2024.



Mt. Carmel

Capri Gardens Assisted Living

Orange Grand: 288 apartments

Aldeia (Orange)

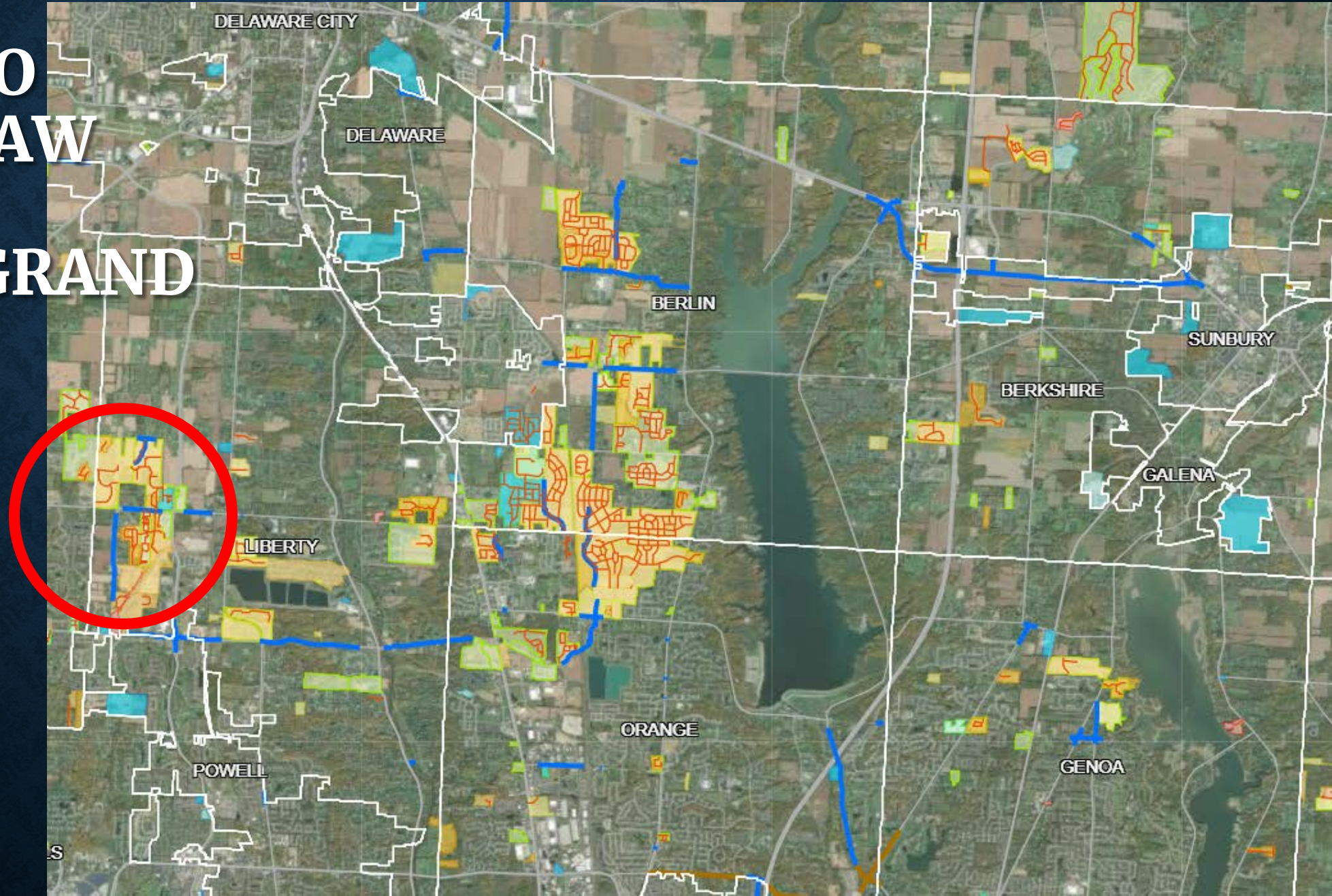
117 single-family condos
30 acres



HYATTS TO CLARK SHAW LIBERTY GRAND

Standard
Rezoning

And Overlays



Clark Shaw area (Concord/Liberty)

Total: 891 Single-family lots, 228 Detached Condos



POD 18D overlay

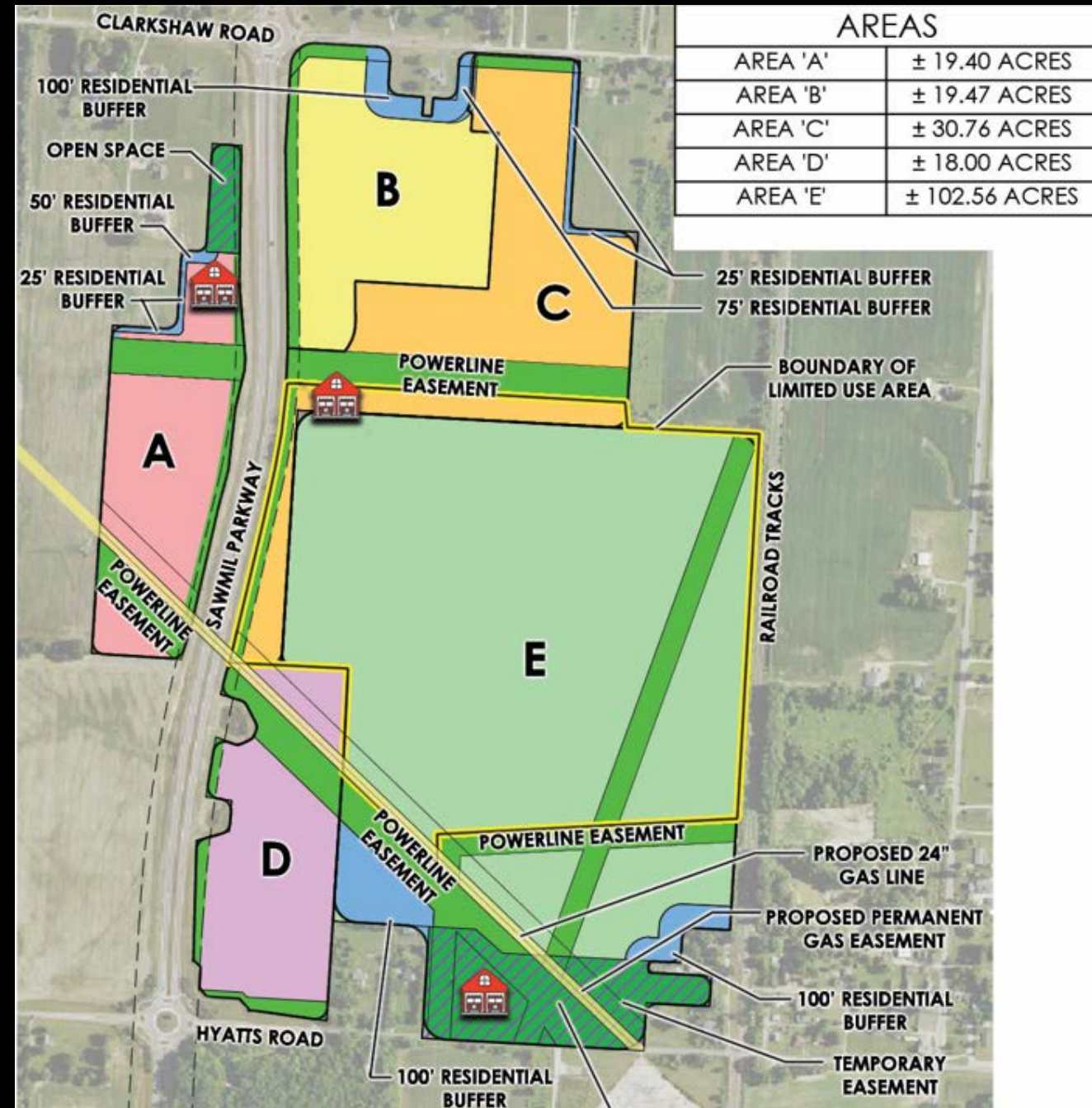
Liberty Township

190 acres

Uses

- 19 acres/208 Multi-Family (A)
- 19 acres/Limited Commercial (B)
- 30 acres/75 Single-Family and attached (C)
- 102 acres/315 Single-Family (E)
- 18 acres/Healthcare uses (D)

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



POD 18D overlay

Liberty Township

Clark Shaw Crossing

Uses

19 acres/Limited Commercial

19 acres/208 Multi-Family

30 acres/136 "Attached"

102 acres/254 Single-Family

18 acres/Healthcare uses



POD 18B and 18C overlays

**Liberty Township/
Schottenstein – Liberty Grand**

Single/Multi-Family Uses

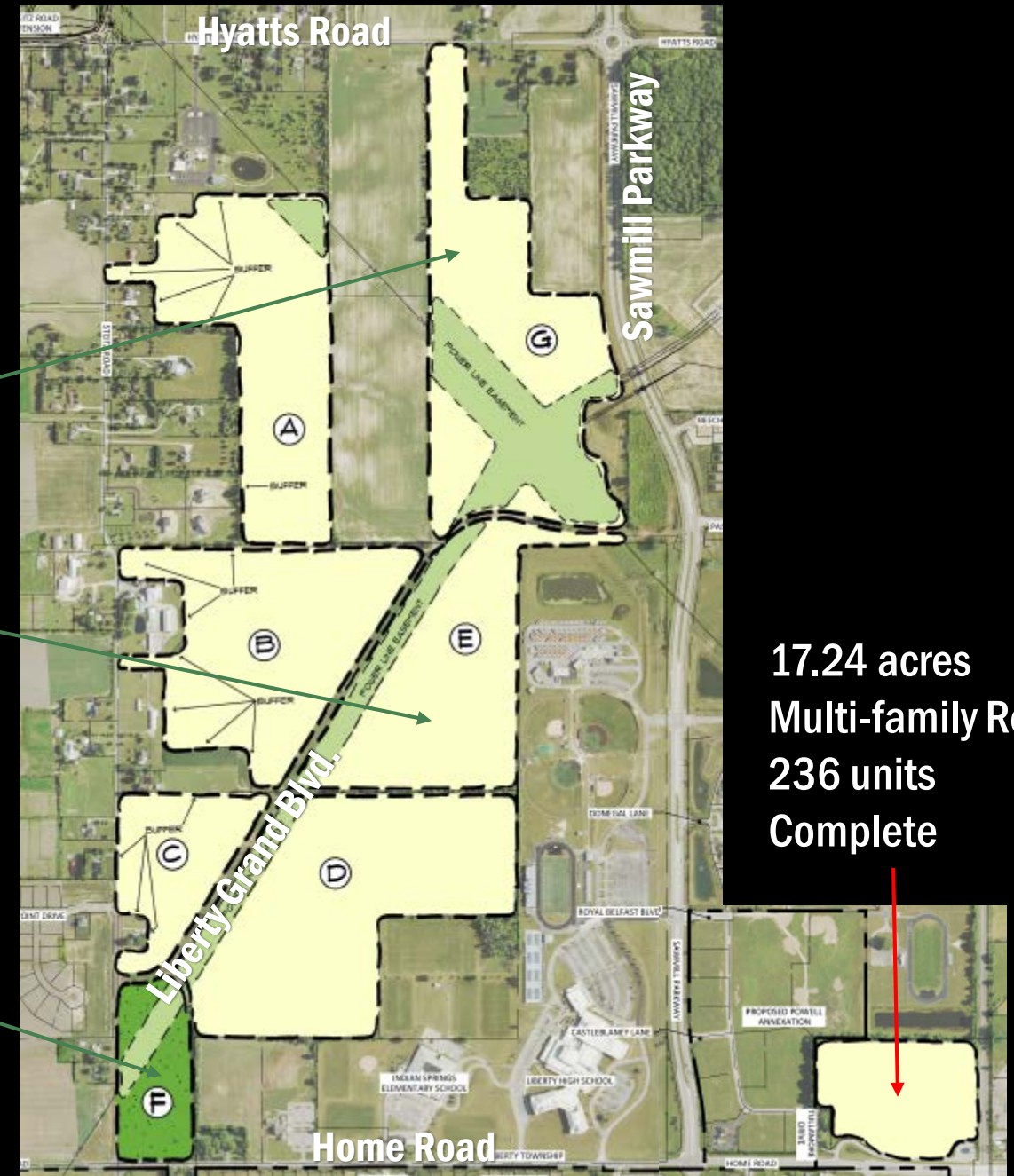
412 Single-Family

498 Multi-Family

Mostly under construction

Some healthcare-related uses allowed
but none proposed

269 acres (14.1 ac. Open Space F)



POD 18B overlay

Liberty Township/Schottenstein

Single/Multi-Family Uses

412 Single-Family

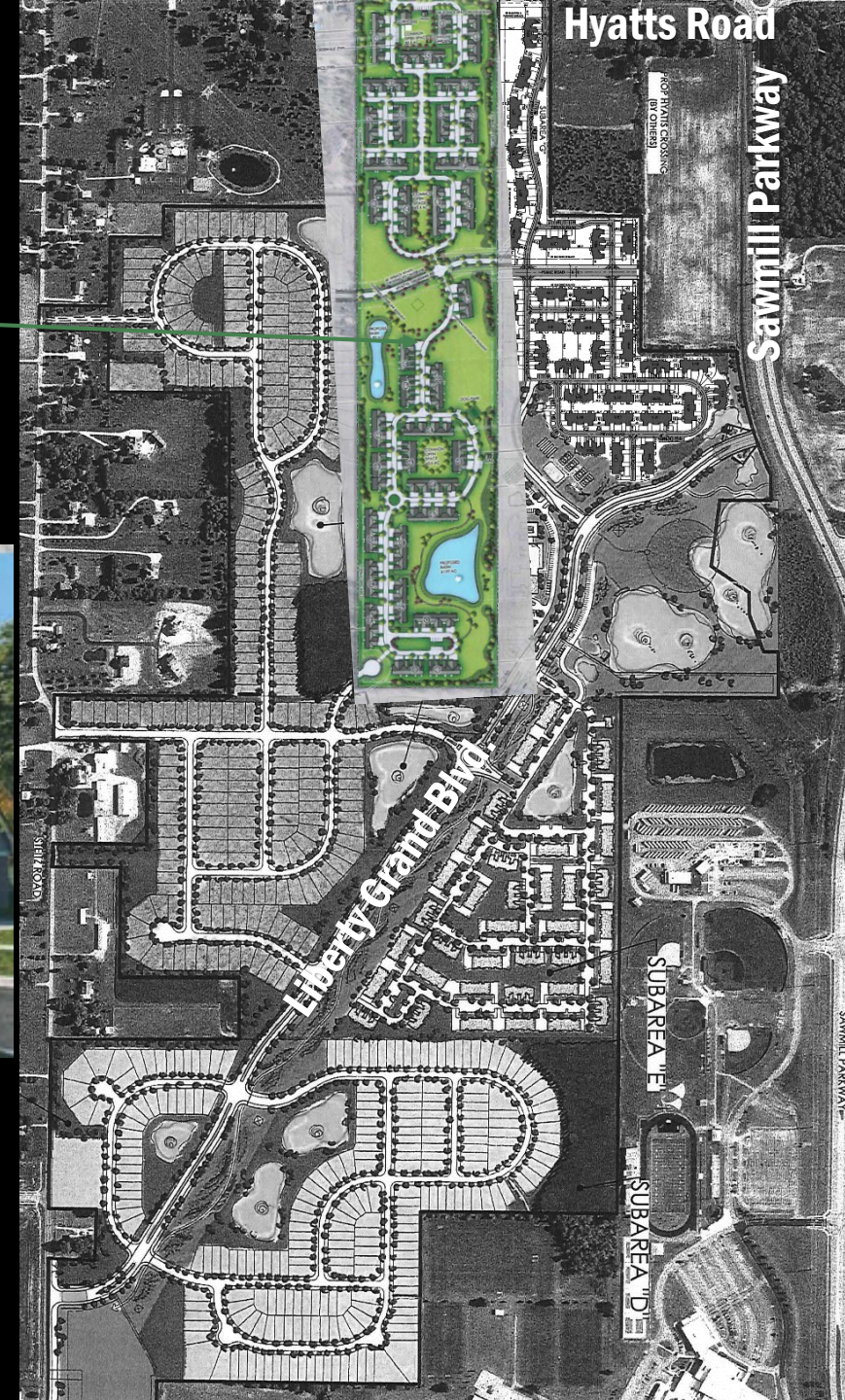
498 Multi-Family



REZONING adjacent to POD 18B

Sara Crossing

231 Garden-style attached



POD 18B and 18C overlays

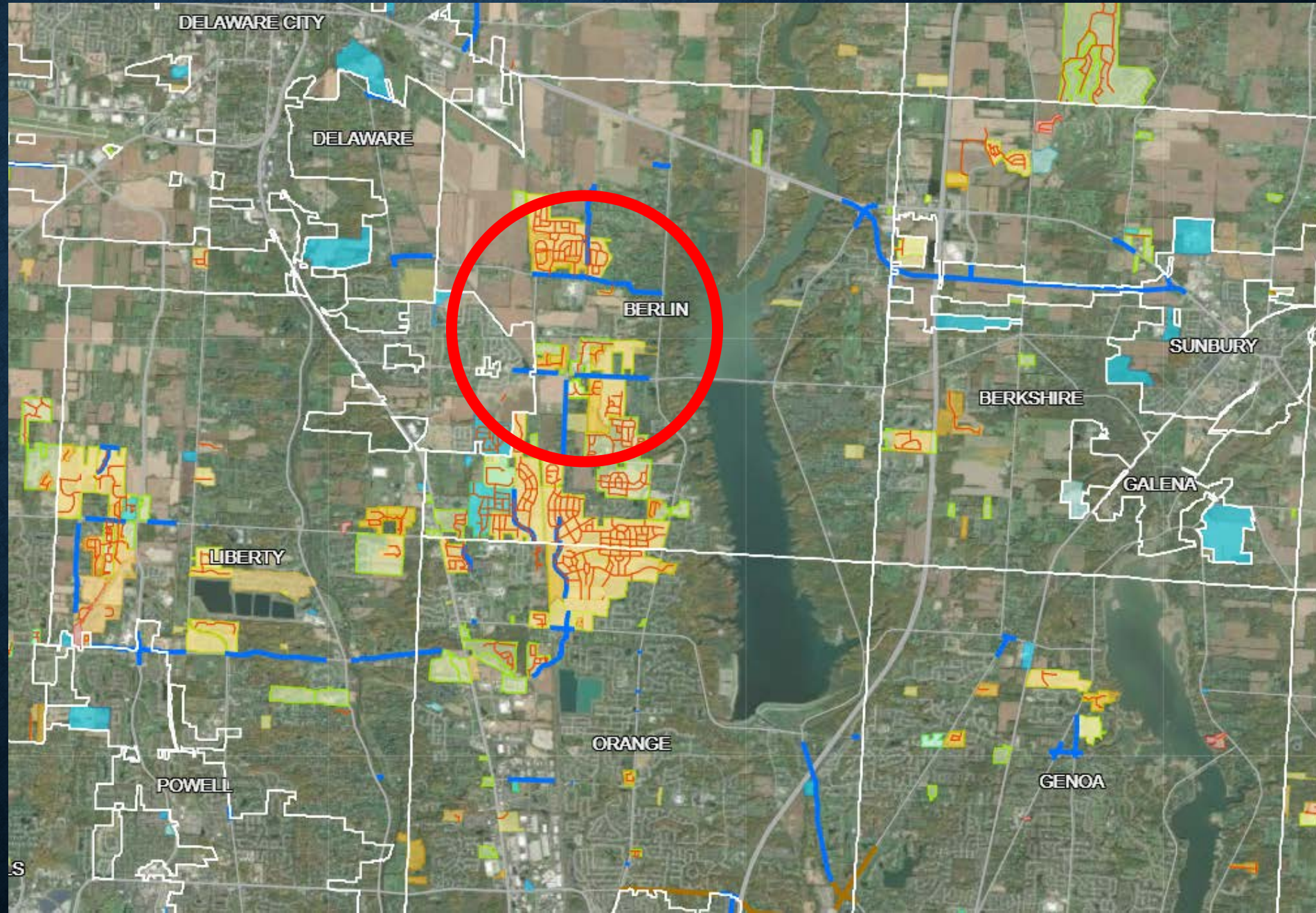


(March 2023)



PIATT AND CHESHIRE

Standard
Rezoning



Cheshire/Piatt (Berlin)

776 Single-family lots

The Pines: 191 lots

Glenmead: 65 lots

Piatt Preserve W: 112 lots

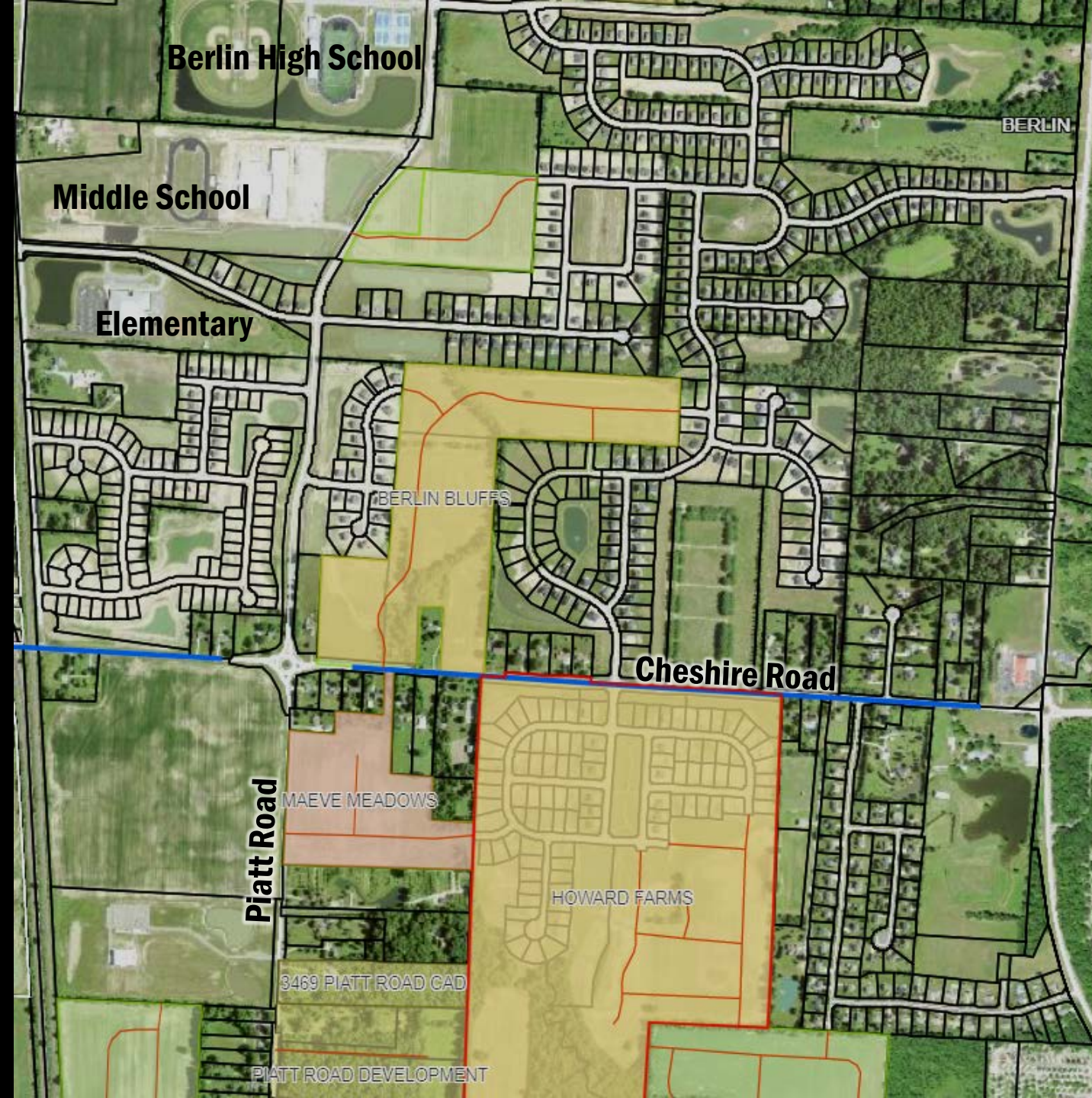
Piatt Preserve E: 22 lots

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 →

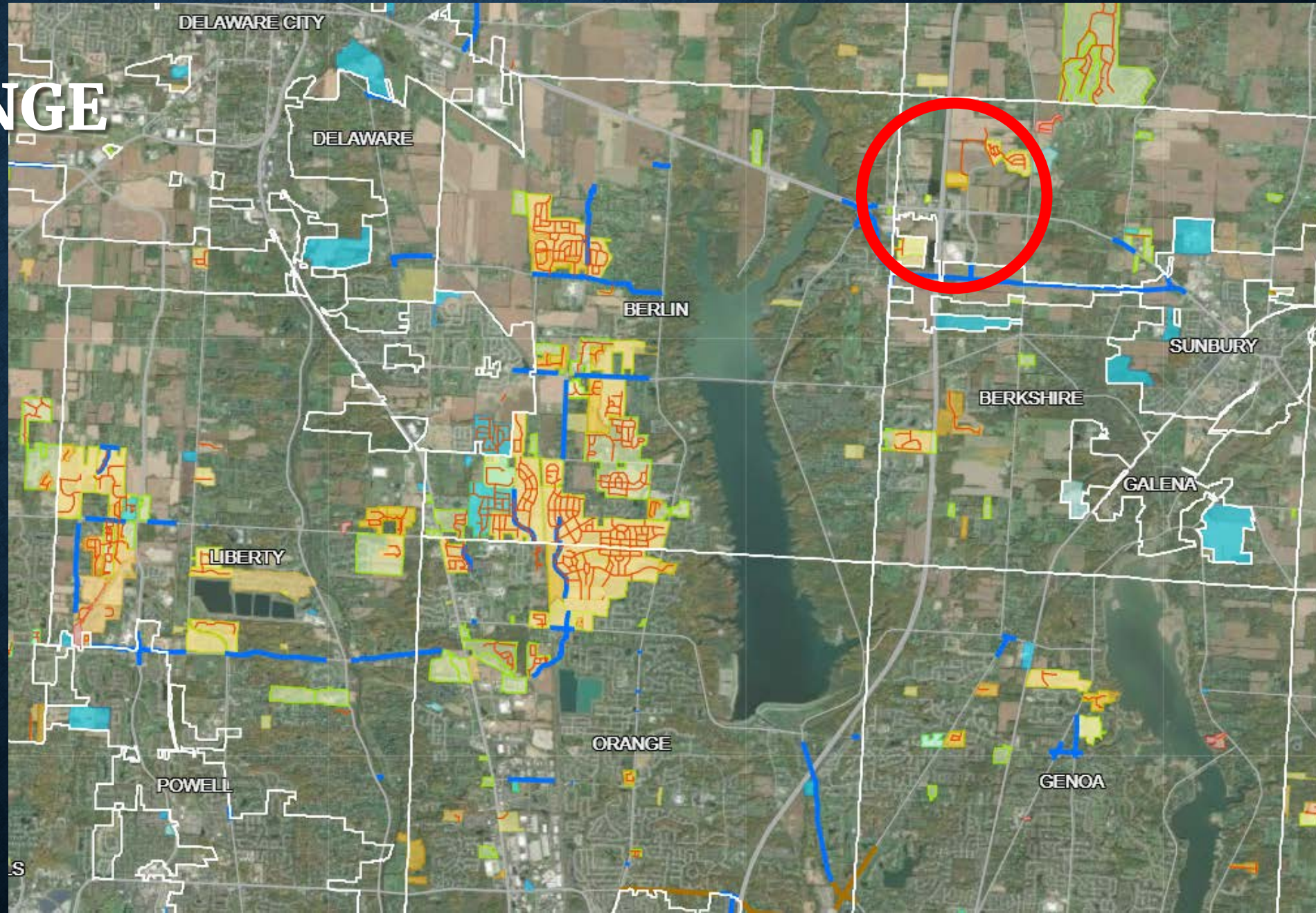
91 lots
62 acres



Berlin High School

I-71 INTERCHANGE

Two Overlays



Planned Mixed Use District Overlay

Berkshire Township

700 Acres

Commercial and Residential

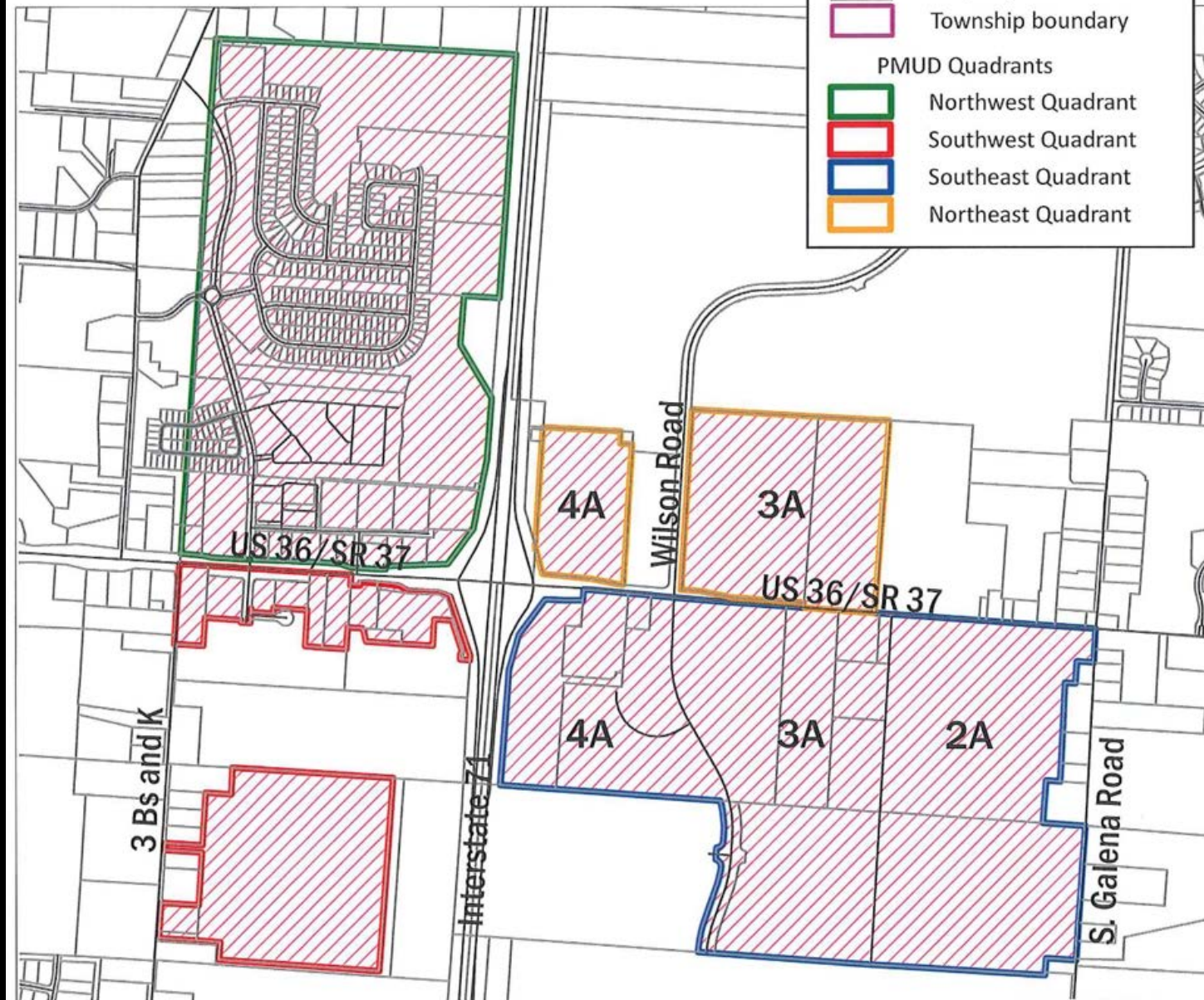
NW – 300

SW – 300

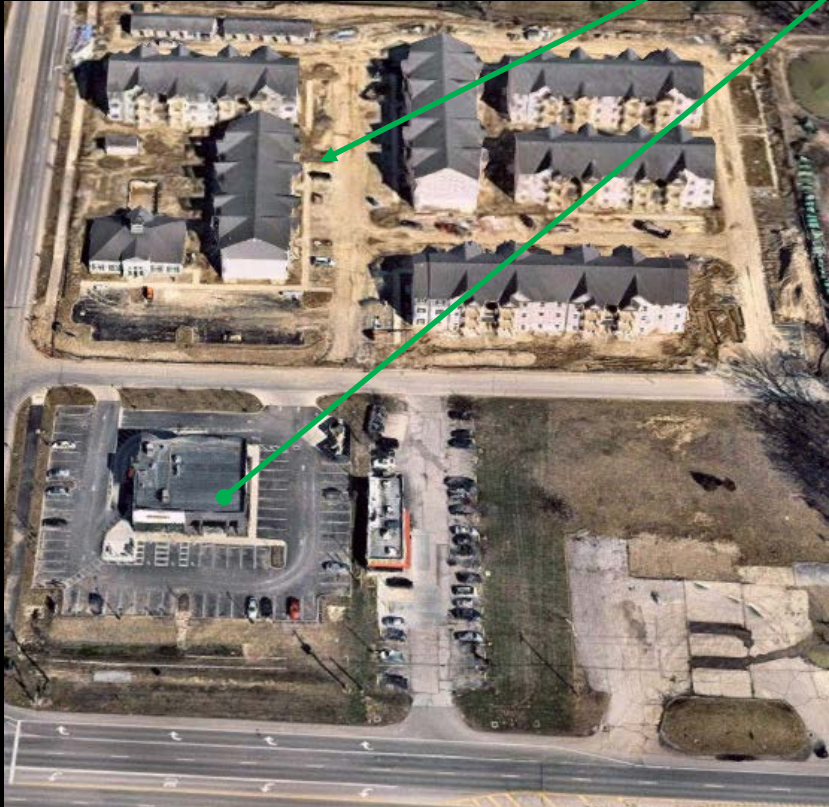
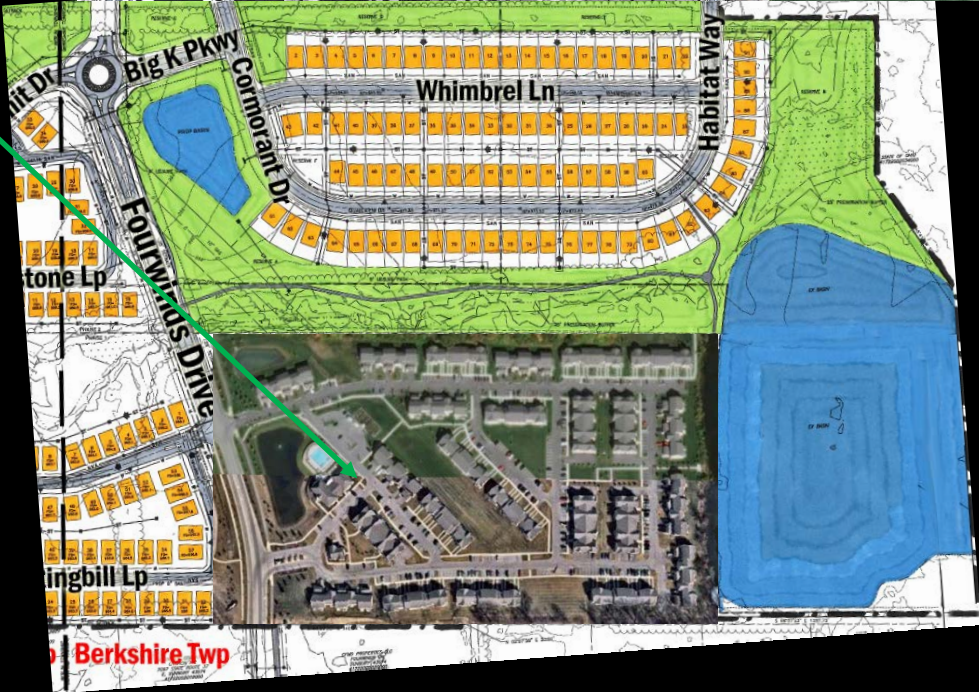
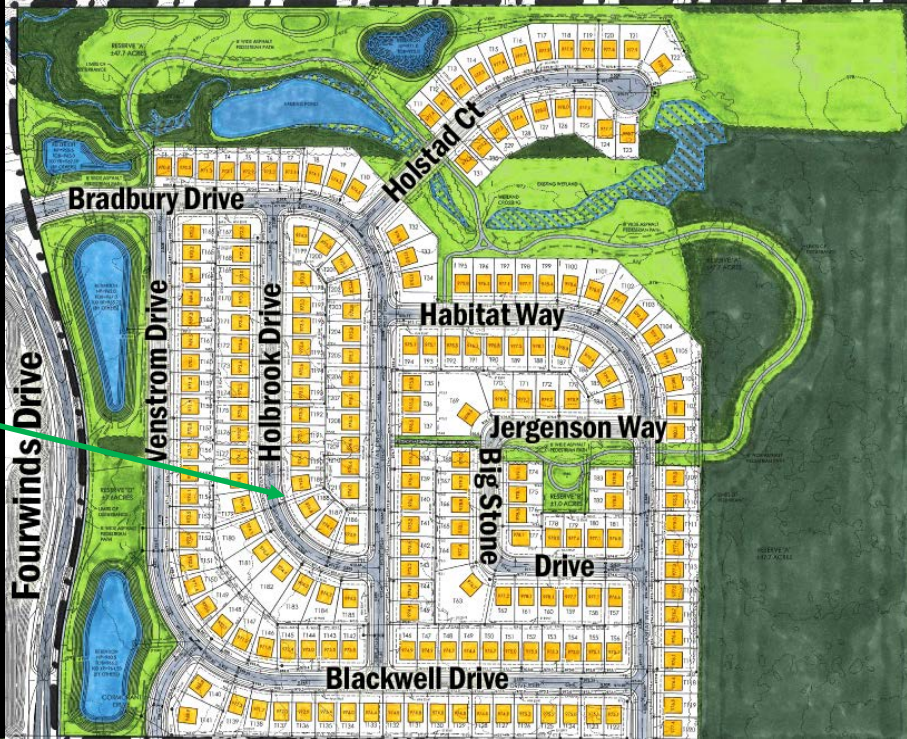
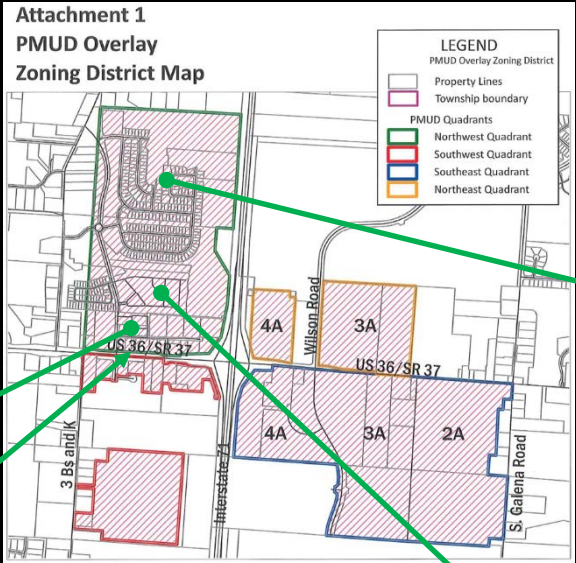
SE&NE – 1400

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

Attachment 1 PMUD Overlay Zoning District Map



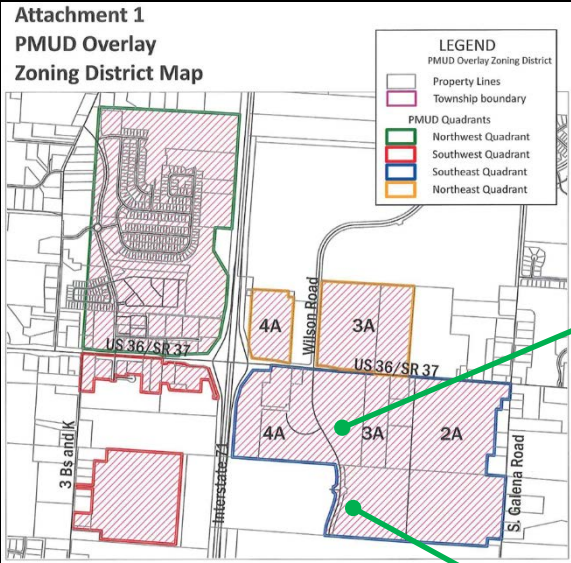
Planned Mixed Use District Overlay (PMUD)



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

Chipotle, In-line Retail

Planned Mixed Use District Overlay (PMUD)



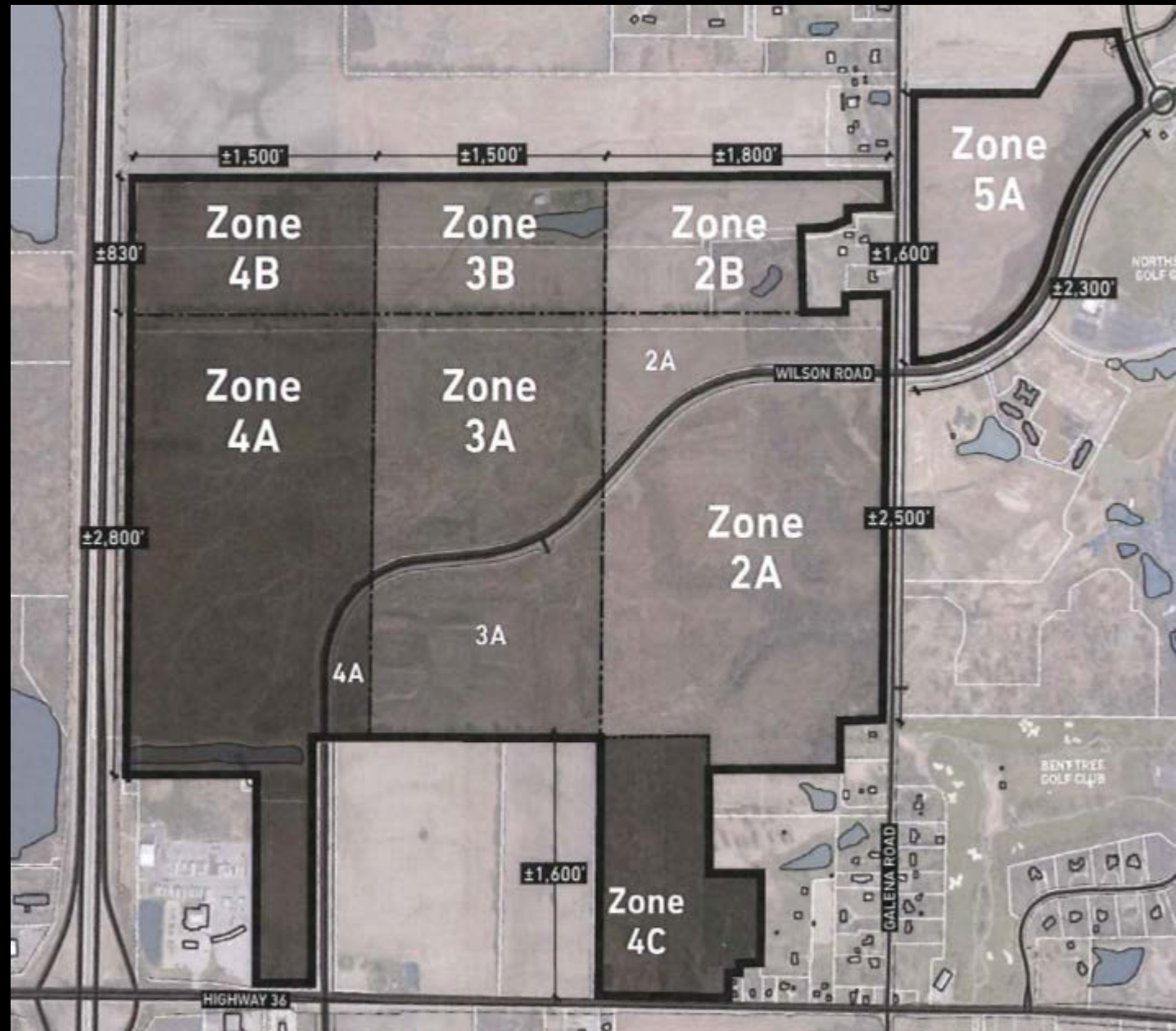
36/37 Planned Mixed Use District Overlay

Berkshire Township

435 acres

Commercial, Office, Multi-family

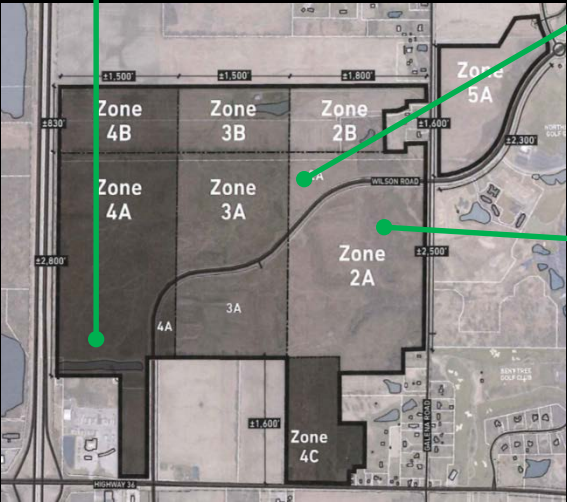
Total units: 1,067 - factor of density and height per subarea



36/37 Planned Mixed Use District Overlay



Camping World
Fire Station



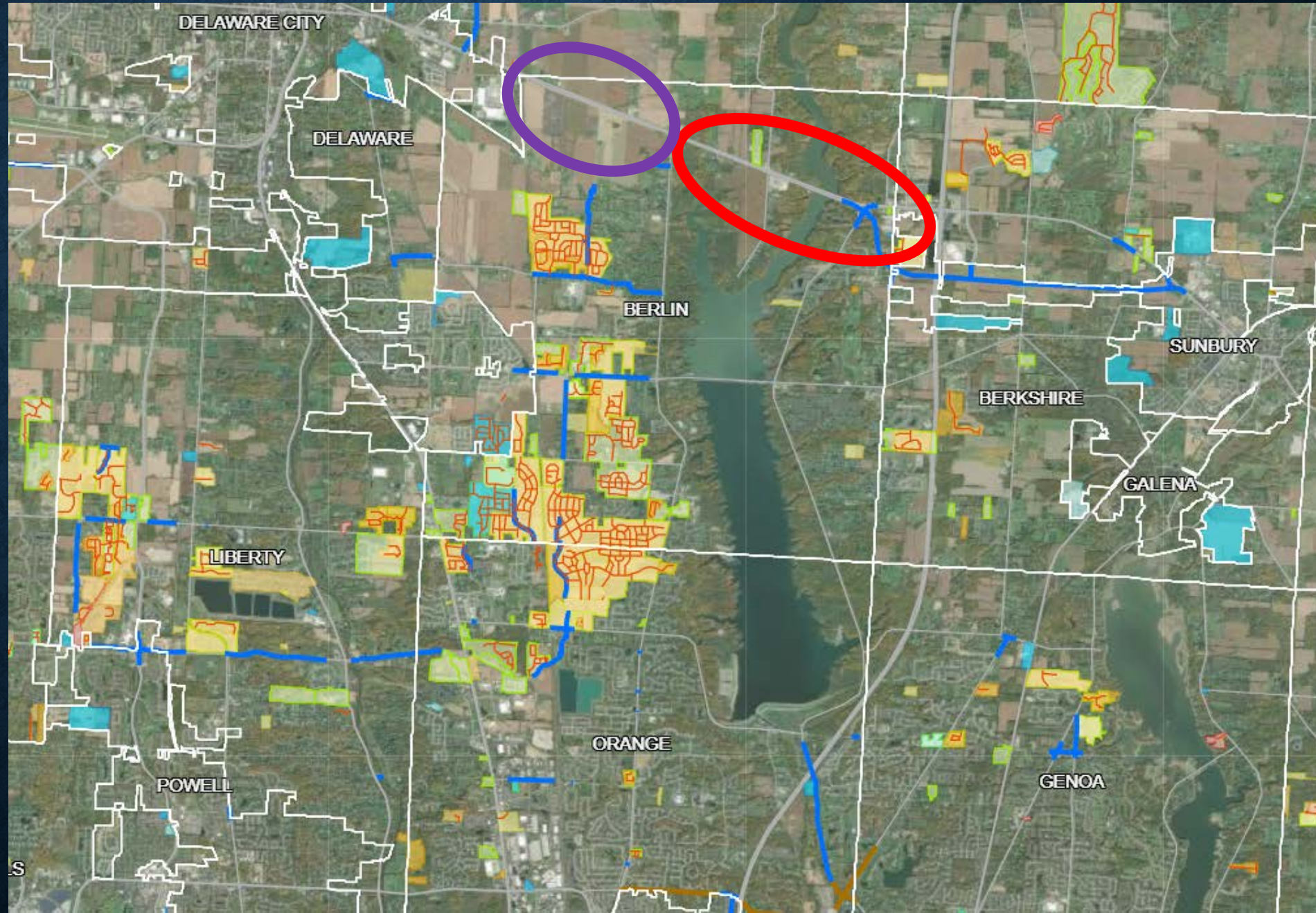
Northstar Apartments: 240 units



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

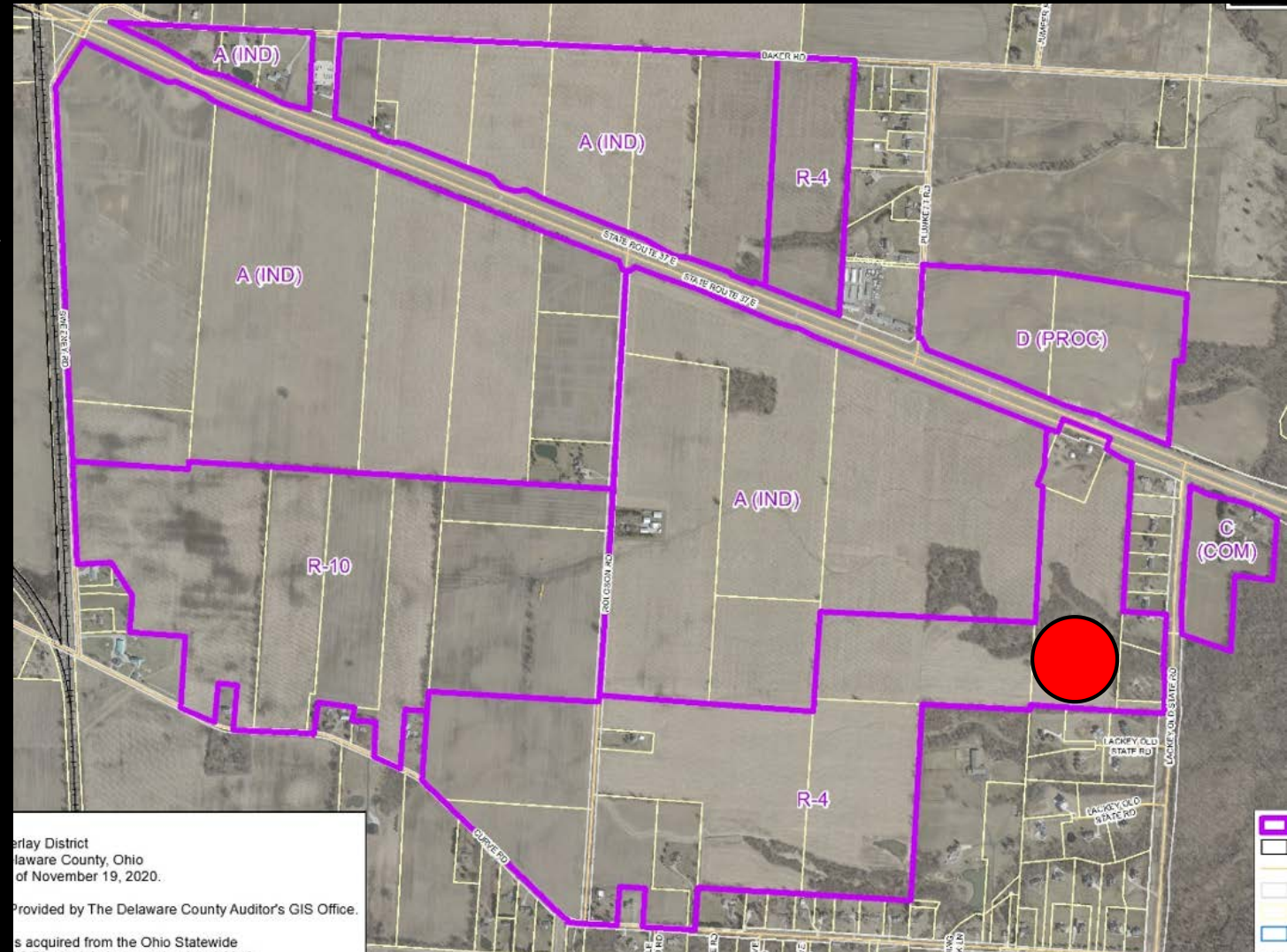
1,085 acres

Professional/Research/Office/Commercial/
Multi-Family

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

No development activity

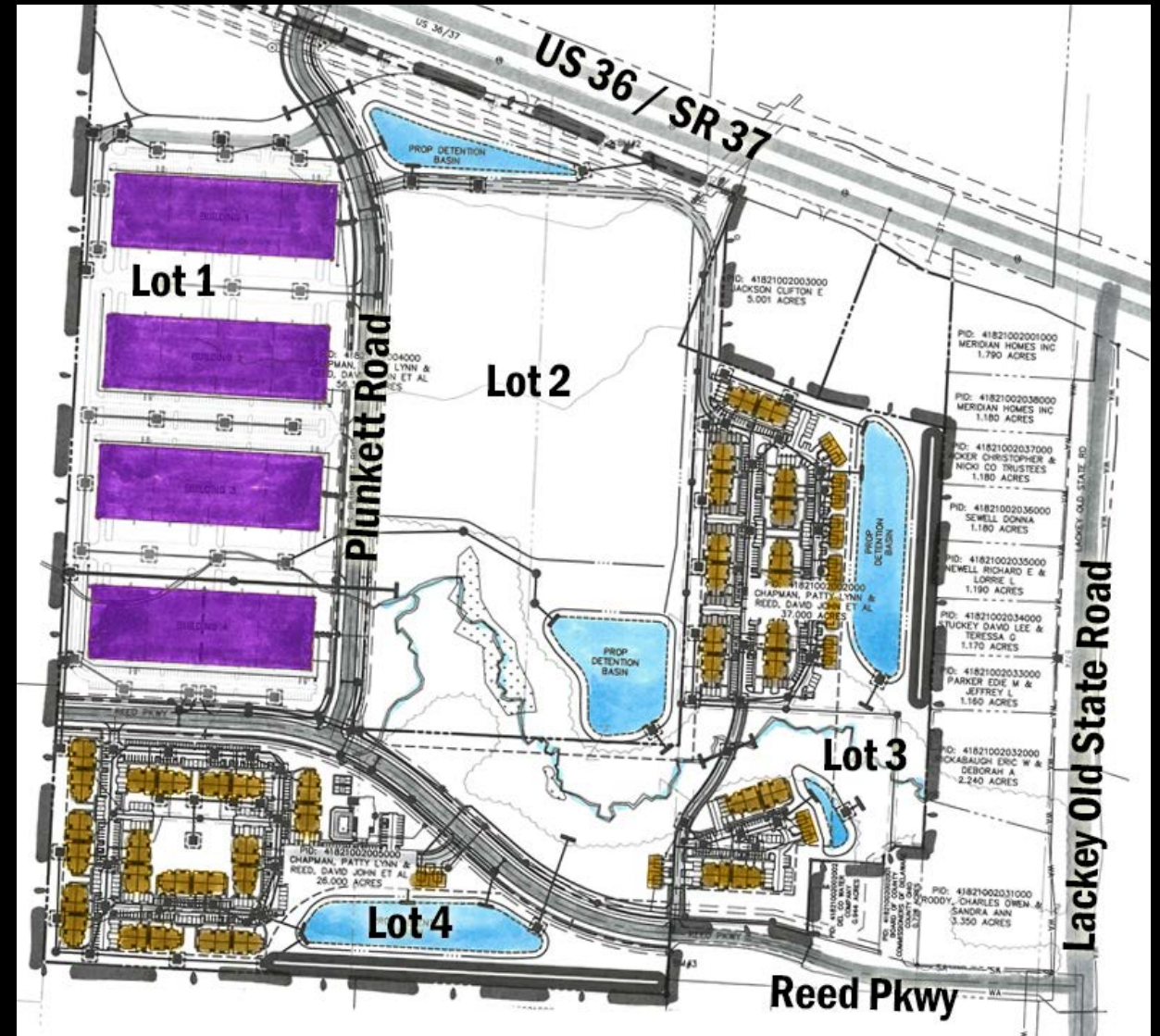
County beginning pump station design



Berlin Industrial Overlay – Berlin Business Park (west)

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

44-acre Multi-Family at 368 units
Pending



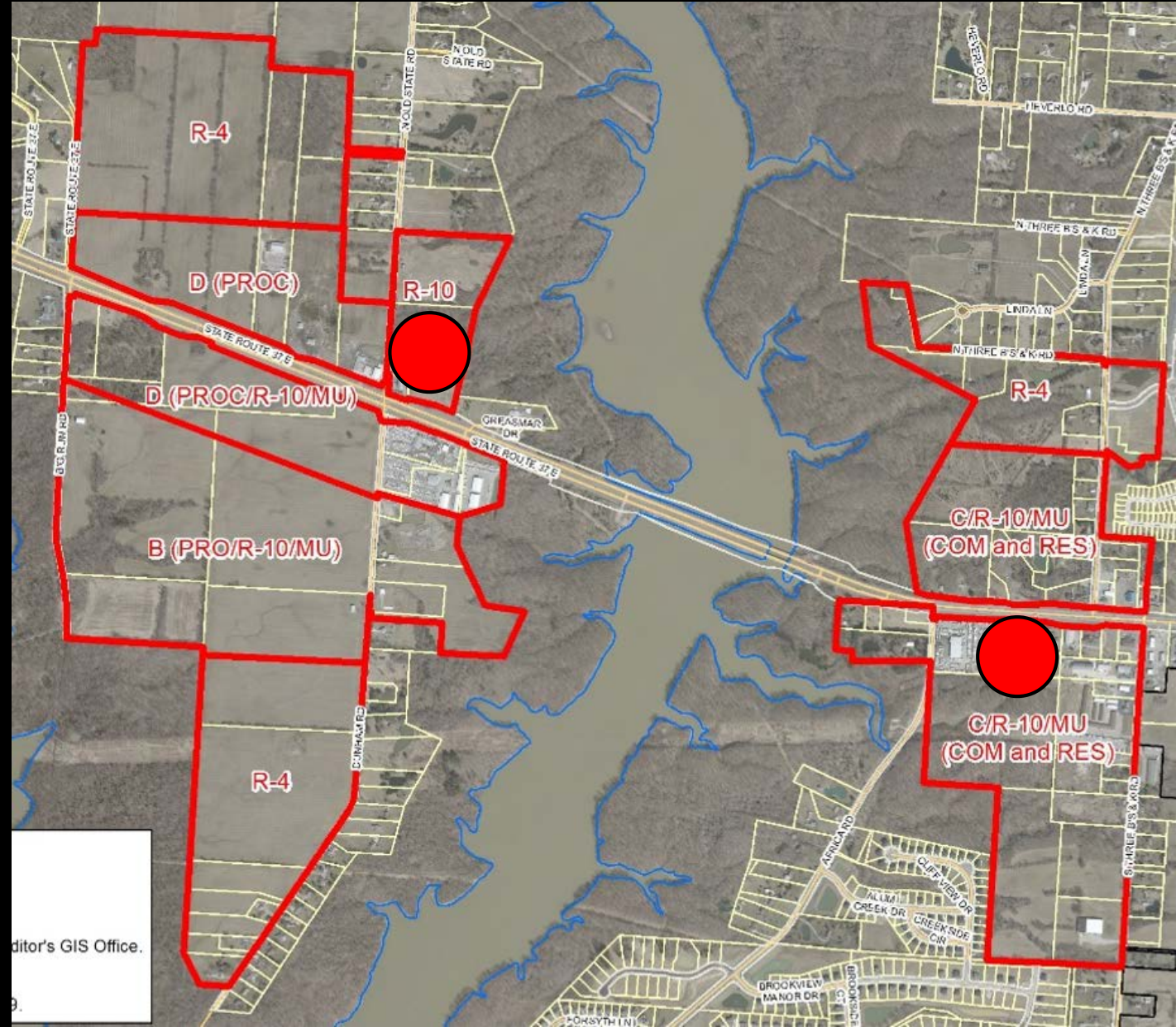
Berlin Commercial Overlay – Berlin Business Park (east) (Berlin Twp)

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)**



Berlin Commercial Overlay – Berlin Business Park (Berlin Twp)

Northport Residential Hotel - 120 units

Elysian at Alum Creek – 250 units



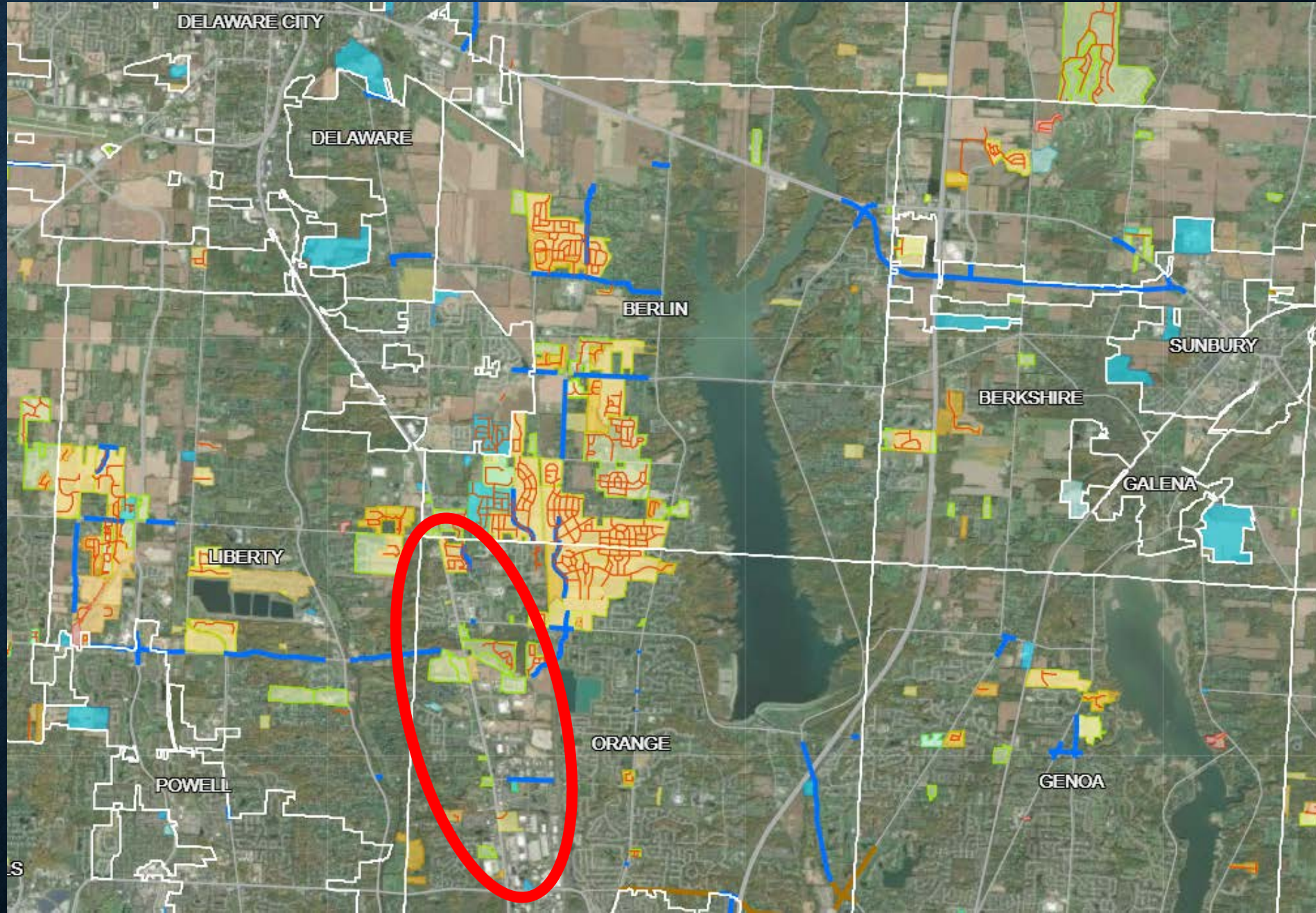
Neighboring Project

Ravines at Meadow Ridge
725 units / 67.164 acres
City of Sunbury



ROUTE 23 (ORANGE)

Overlay

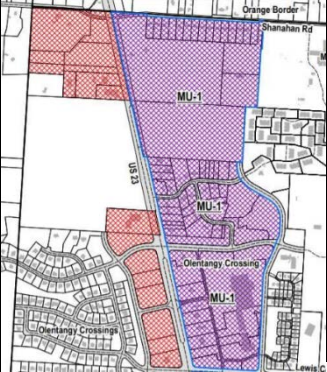
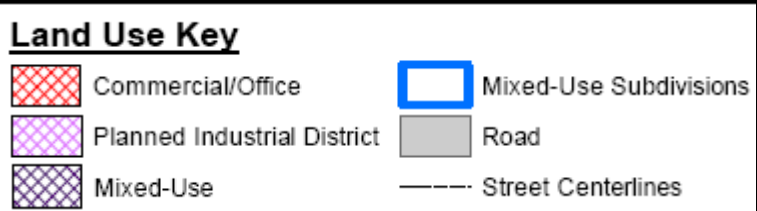


Route 23 Overlay District

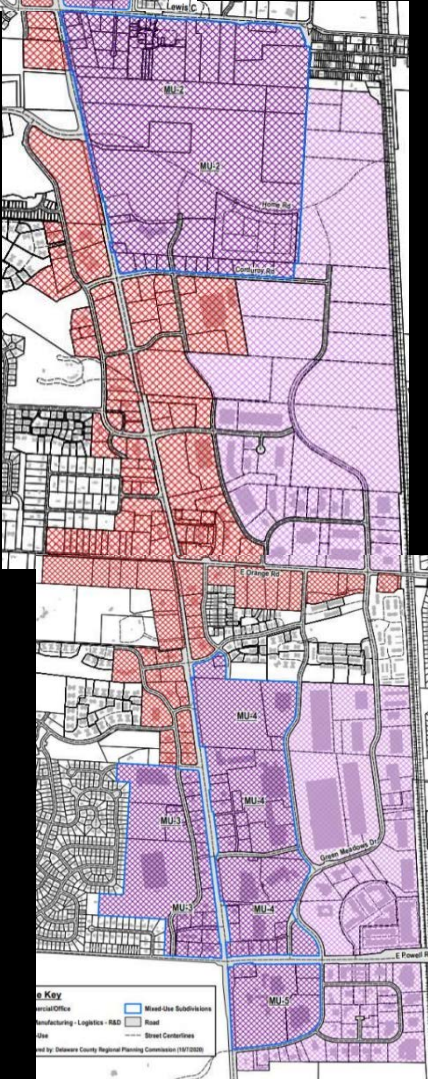
Orange Township/Economic Development

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

Total units: 1,175



Segment Area 1
Max 400 units



Segment Area 2
Max 425 units

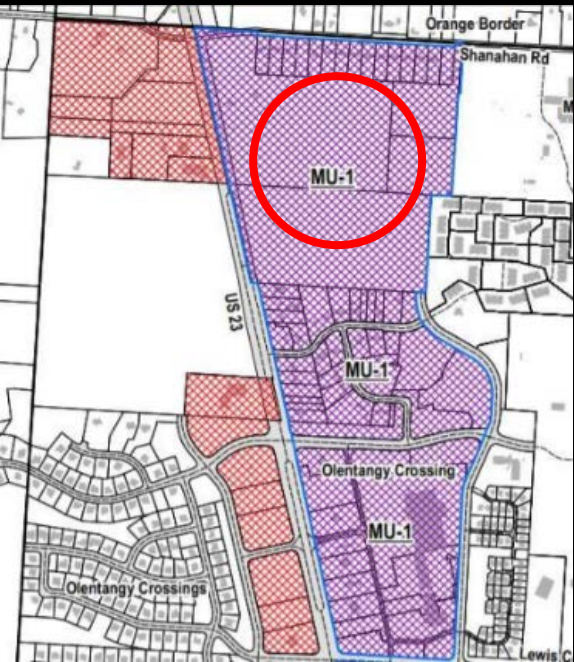
Segment Area 3
Max 350 units

Route 23 Overlay District

Orange Summit

400 units in two product types

Exhausts allowable residential units for Segment 1

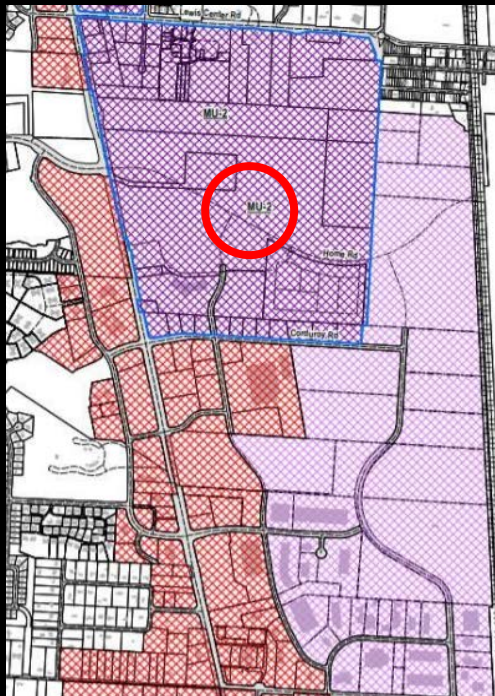


Route 23 Overlay District

Orange Grand Estates

120 Multi-Family Units

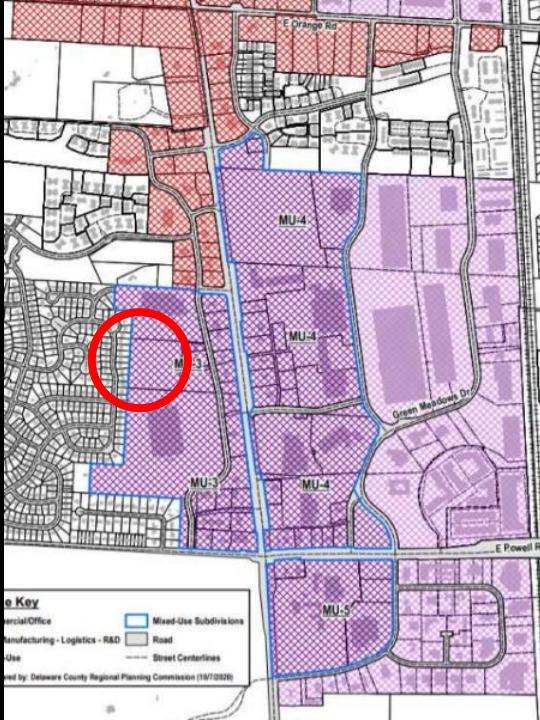
17 units remaining in Segment 2



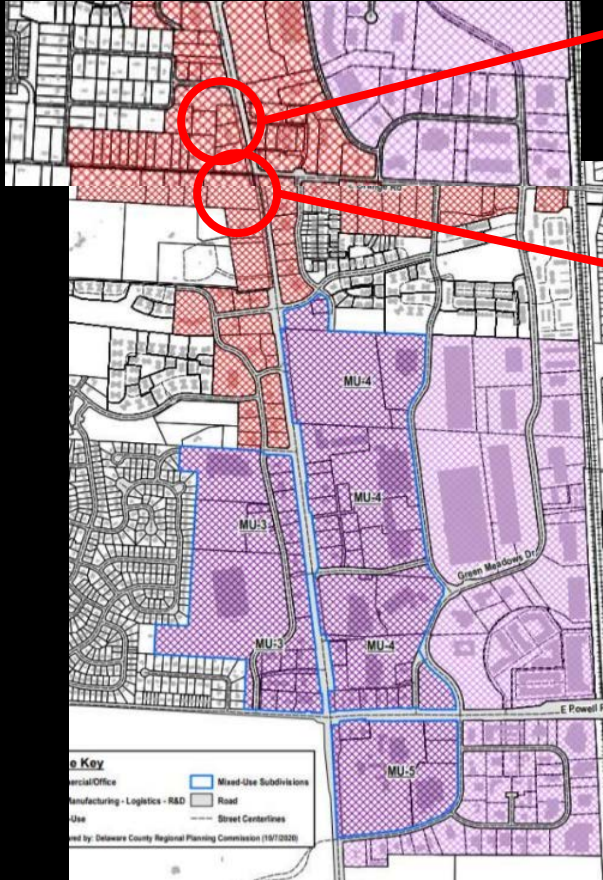
Route 23 Overlay District

Cheswick Village

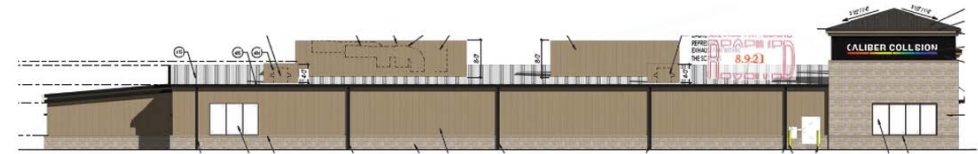
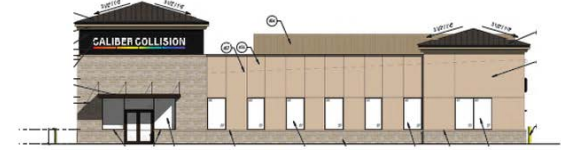
56 multi-family units



Route 23 Overlay District



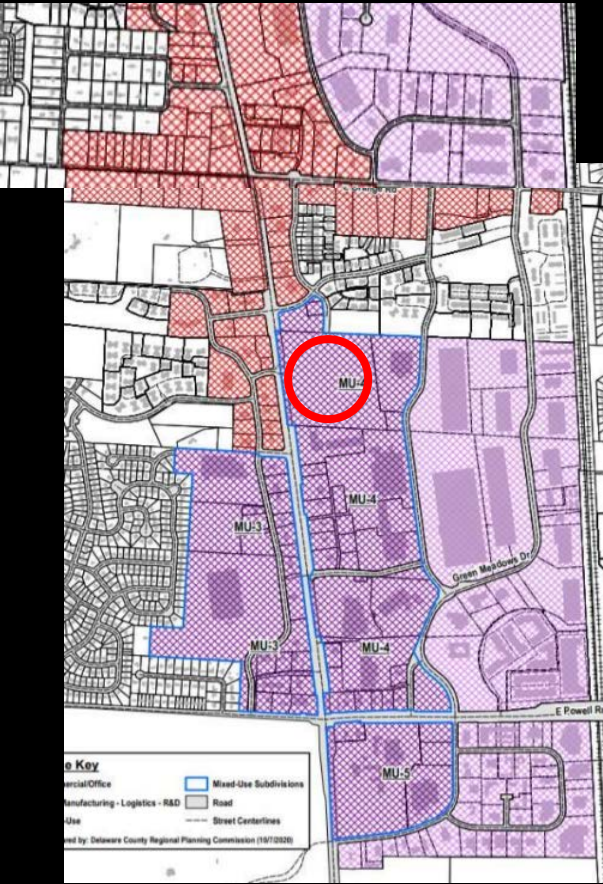
Matt Poindexter (Caliber Collision)
2.109 acres/FR-1 to RCOD
Orange Twp.



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



Active Multi-Family Projects

Berkshire

Northlake/Fourwinds: 496 complete
Northstar Apartments: 240 under const.
District at Berkshire: 300 under const.
The Carlton: 312 under review

Orange

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

Liberty

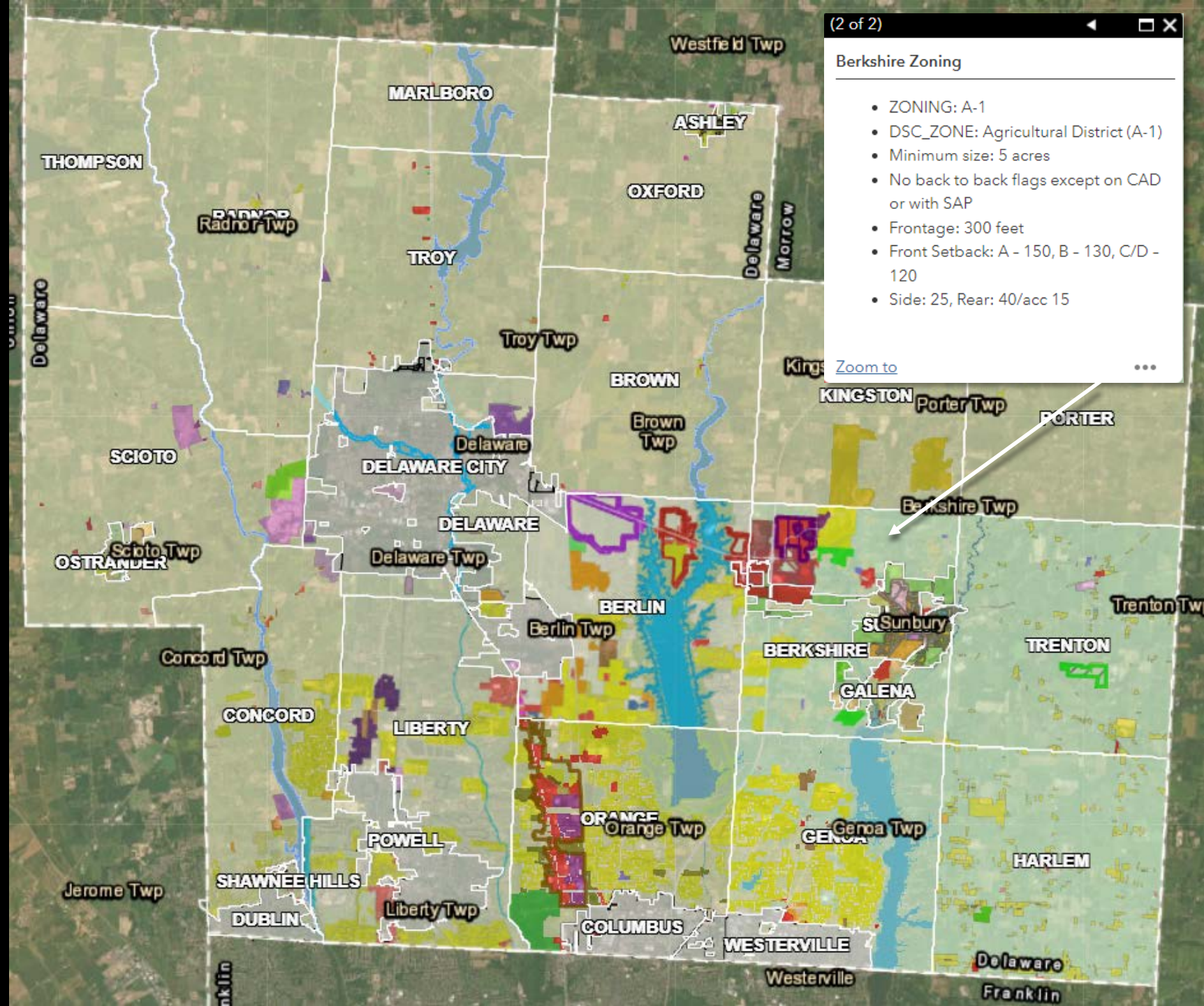
Liberty Summit: 234 units complete
Liberty Grand: 308 complete
Liberty Grand: Area G: 101 units
Hyatts Meadows: 78 units
Sara Crossing: 231 units
Clarkshaw Crossing: 208 units

Berlin

(BBP) Northport Residential Hotel: 120 construction
(BBP) Elysian at Alum Creek: 250 approved
The Greenery: 125 SF condos construction
Oak Park (pending): 318 apts and detached

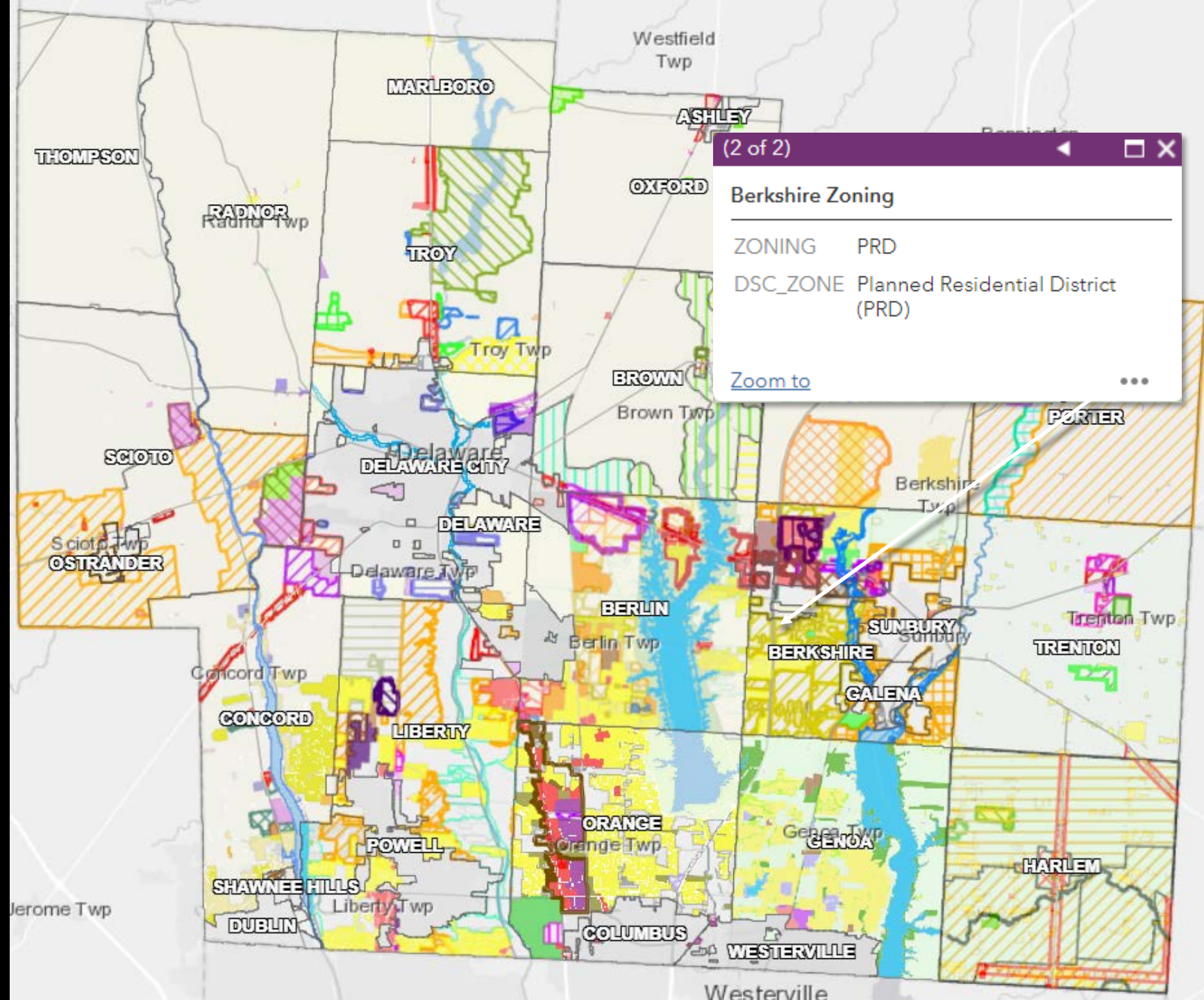
Current active total: 3,583

Zoning Map



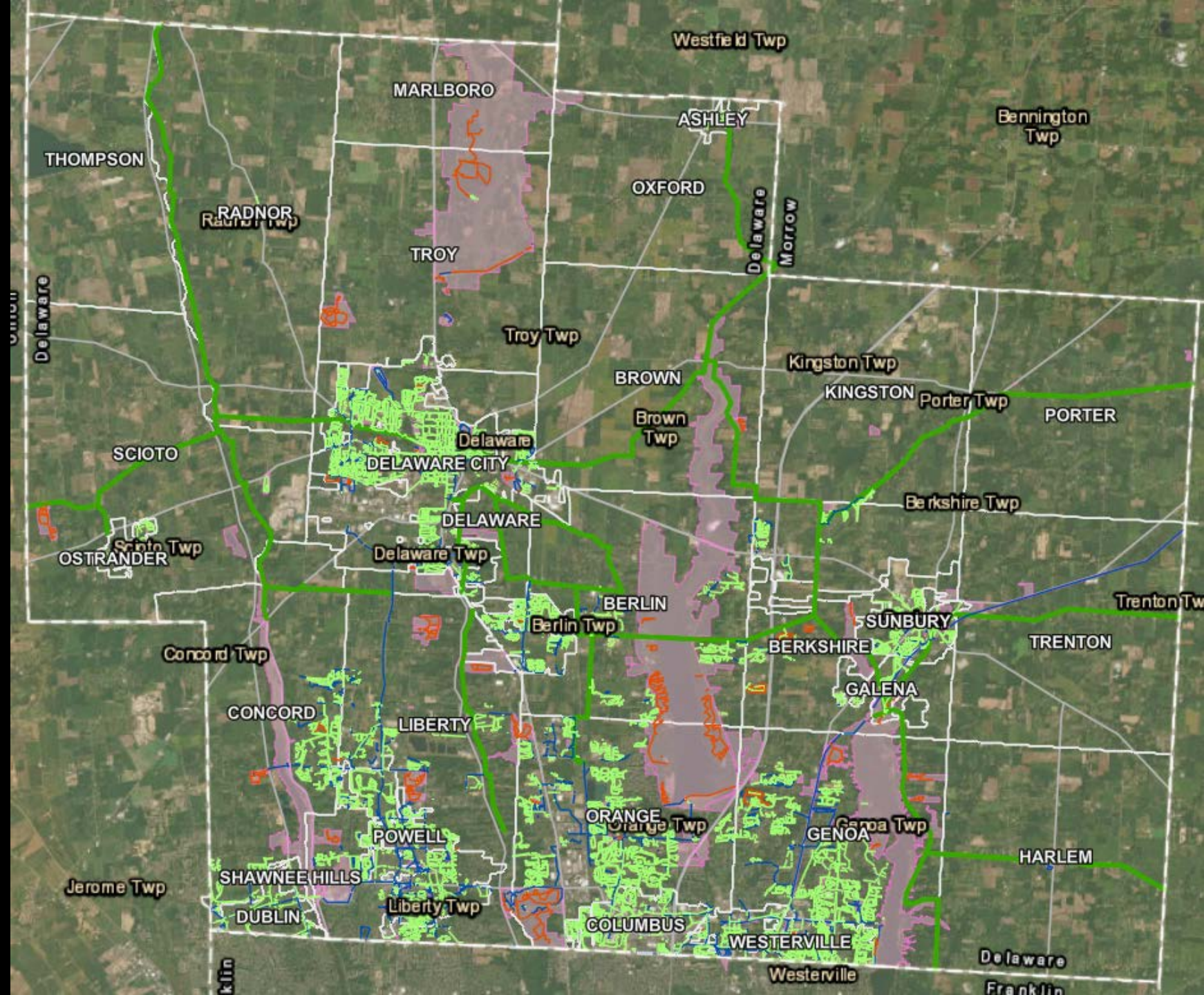
GIS MAPPING

Comprehensive Plans



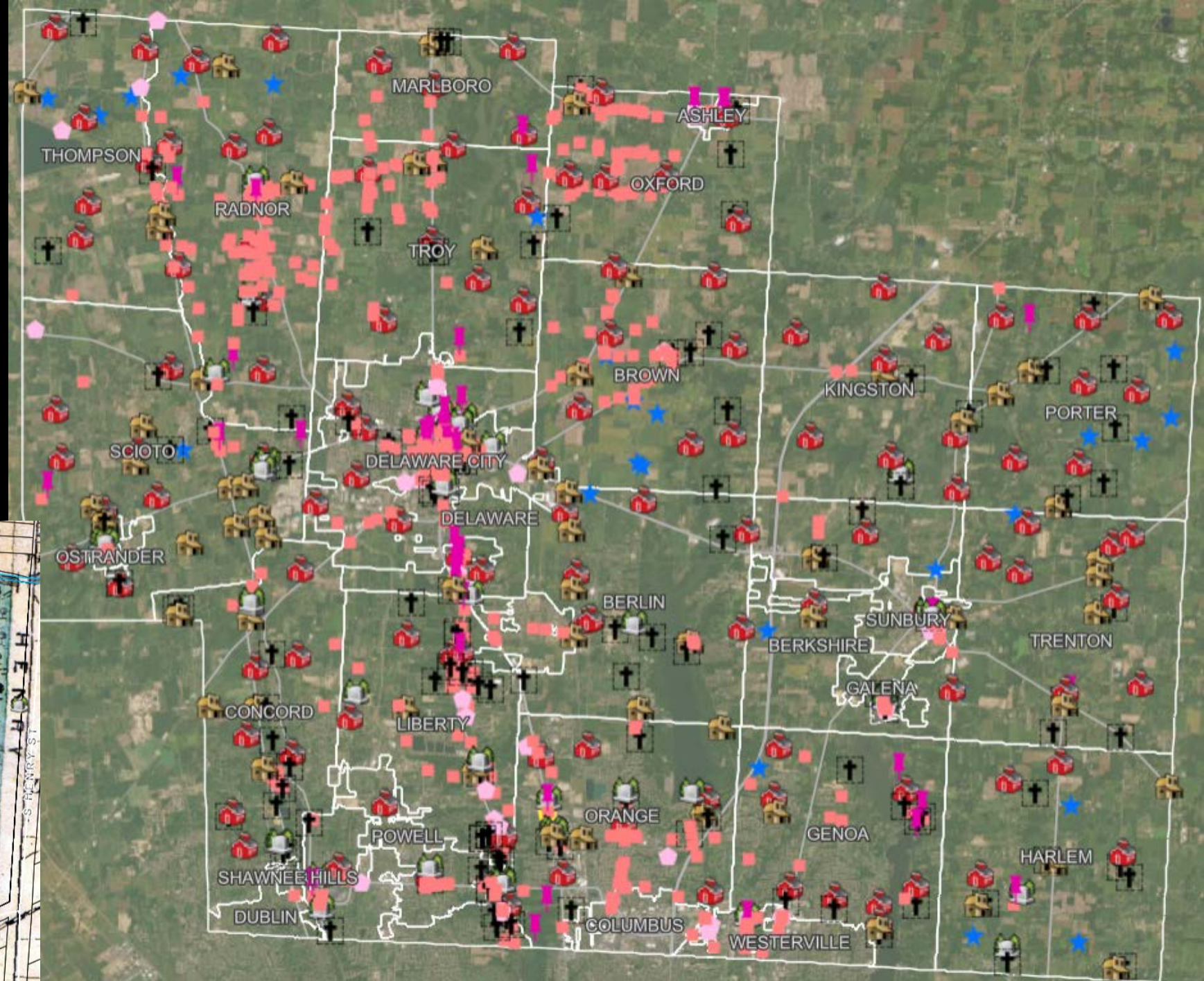
GIS MAPPING

Parks and Trails



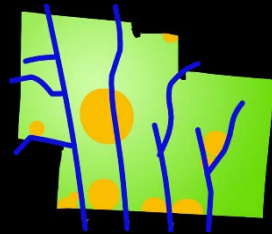
GIS MAPPING

Historical Features





www.dcrpc.org



**Delaware County
Regional Planning Commission**