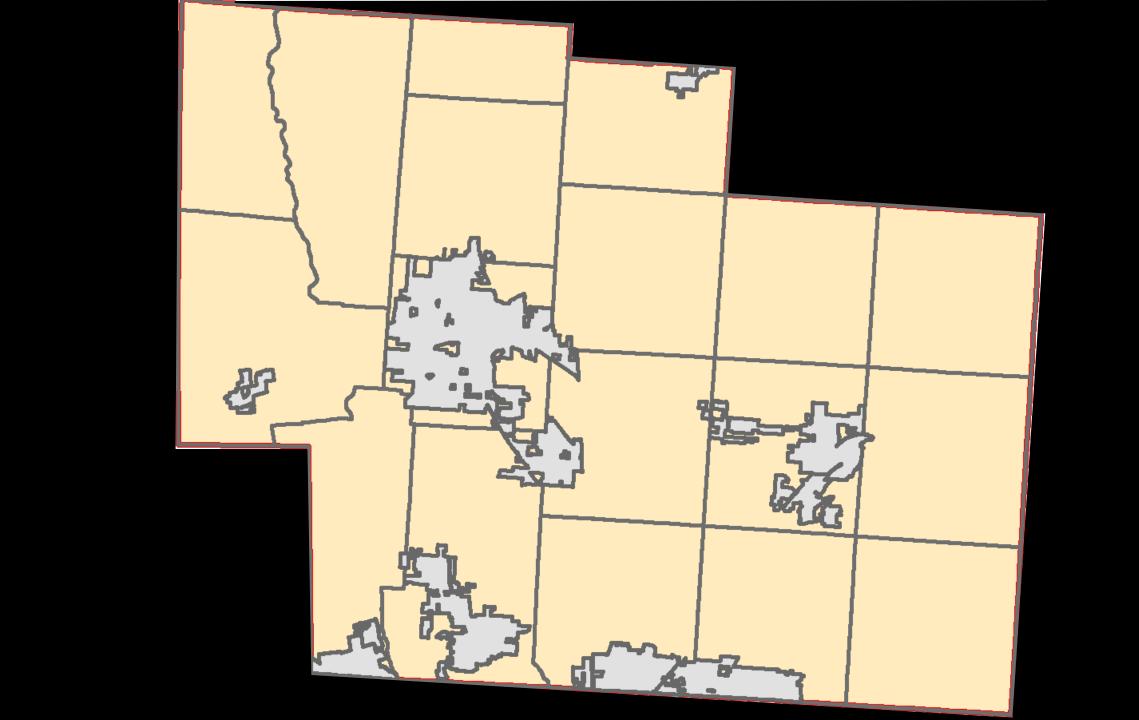
# Delaware County Development Trends

March, 2025



**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

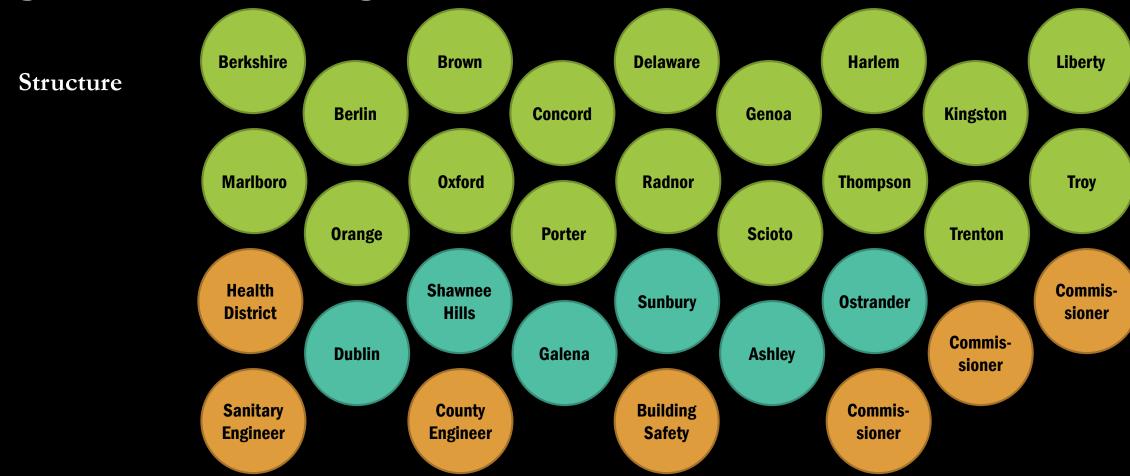
Other tasks as may be required.







# **Regional Planning Commission**



# **Regional Planning Commission**

**Executive Committee** 

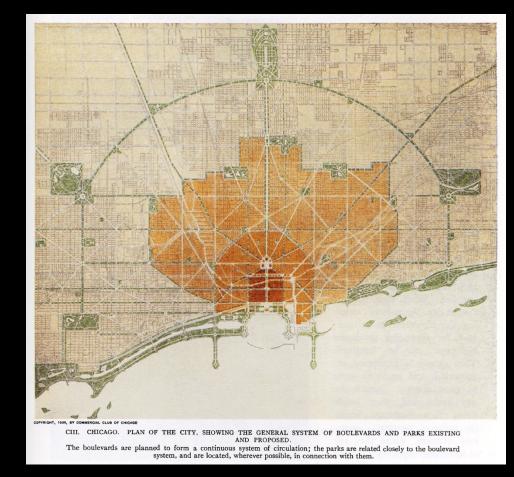


### WHAT IS PLANNING?

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

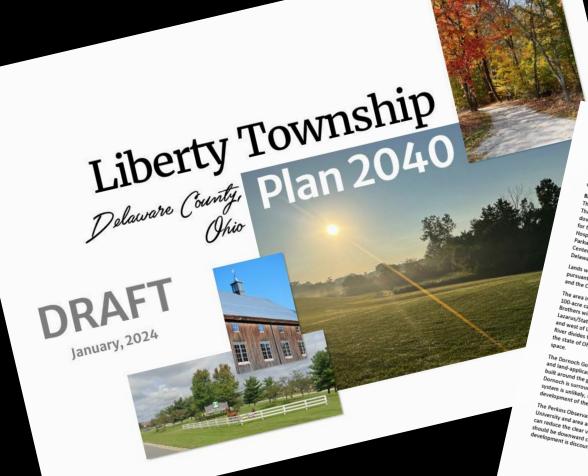
setting a vision

#### **Initial Comprehensive Plan Projects**

Porter Twp 1999	Orange Twp 2001	Concord Twp 2004	Trenton Twp 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	Ostrander 2023

# MAJOR ZONING CODE AND PLAN REVISIONS putting the vision into practice

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	Harlem Zoning 2024



#### Sub Areas III U.S. Route 23 Corridor

Boundaries: All of the land in Liberty Township above 900 feet elevation on acceptate of the Managament Biomes Cité de act to the Politecture our biomes. Boundaries: All of the land in Liberty Township above 900 feet elevation or the east side of the Clentargy River. Sub Area IV is the Delaware exclusion which is annually outsty of famous language exclusive in the wears to the the east side of the Olentangy River. Sub Area IX is the Delaware exclusive water service area, which is generally north of Camp Jazarus on the west side

Background Information

These lands represent a high plateau on the east side of the Olentangy River.

The manuscript in the Salve Land Adminds II C Pause 32 shape true. 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 is a company of the company of t 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 of the Tournethin and a color tay has four the County tax and jobs base down its spine. The U.S. 23 corridor represents a property tax and jobs b
for the Township and a tables tax base for the County. Grady Memoria

Hosping Lines build a chine of the County. Grady Memoria

of the County of the Cou 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 Gen Parkwal. This is north and east of the evananded Palawaya Area Care or Hospital has built a single office building at its future campus at Gienn Parkway. This is north and east of the expanded Delaware Area Caren Care Parkway. This is north and east of the expanded Delaware Area Career Center. Glenn Road will eventually link U.S. 23 to U.S. 36/S. R. 37 as a City of

Lands within Sub Area IX may annex into Delaware in order to be developed 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

The area includes Columbus State Community College's first building on its 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: Greit Ready acres at The Park at Greit office park 24: Greit Camp and State of Ohio land at several hundred acres north of Winter Road Brothers with its headquarters at The Park at Greif office park; and Camp Lazarus/State of Ohio land at several hundred acres north of Winter Robard Jazarus/Sate of Unio land at several numbered acres north of Winter Road
and west of U.S. 23. A very deep and fragile ravine that runs to the Olentansy
Road Houston Base (James Jazarus Road Promeanystion Basements In and west of U.S. 23. A very deep and frague rawne that runs to the Ulentange River divides these sites. Camp Lazatus has sold conservation easements to 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

The Dornoch Golf Club on U.S. 23 uses an on-site sewage treatment plant souls and sands and service tripathos) cuctern to service the 432 hour The Dornoch Golf Club on U.S. 23 uses an on-site sewage treatment plant and fand-application (golf course irrigation) system to service the 432 houses around the analysis and the analysis of the 432 houses around the analysis of the 432 houses. and land-application (golf course irrigation) system to service the 432 hour built around the golf course in the northeastern corner of the Township.

Anamoush is communicated on those wides but flushessors on amountain at this. built around the goir course in the northeastern corner or the fownship.

Domoch is surrounded on three sides by Delaware, so expansion of this

Louispan, it coulspan, closes rise, saucer is no well has available. Another there Domoch is surrounded on three sides by Delaware, so expansion of the system is unlikely, since city sewer is or will be available. Any further devolutionants of the antiferoused would like be required. 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 upward can reduce the clear view of the night sky. For that reason, exterior lights can reduce the clear view of the night sky. For that reason, exterior is should be downward cast or "Cut-op-type appliances. Additional decomposition of the continuous of the colon state."

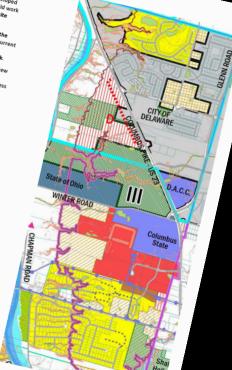
- Recommendations commercial and Office The Park at Greif includes approximately 60 acres of undeveloped some is some of planned frammerrial. The Trownship should worst. The Park at Greit includes approximately 60 acres of undeveloped and that it zoned Planned Commercial. The Fownship should work to acresciously necessary to the specific process of the specific proc land that is zoned Planned Commercial. The Lownship should workth Delaware County to aggressively promote this area to site
- 2. The Park at Grief may be expanded into undeveloped and to the The Park at Grief may be expanded into undeveloped land to the west. Such development would require amendments to the current west. Such development would require amendments to the current to allow access to those lands. Commercial and office use 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 All lands that abut or can gain access from U.S. 22 are potential in professional office or commercial sites, provided strict access a second users described as a control of the second users described as a control of the second users are control of the second users as a control of the second users are control of the second u Professional office or commercial sites, provided strict access management standards are used with developer-built parallel access and the commercial sites are set of the commercial sites.
- management standards are used with developer-built parallel access roads, such as the suggested new road "D" on the Comprehensive 4. "Big Box" retail, meaning single stores with more than 65.000 course frost stories can speed to allowed from broaden and the box and th
- Square feet under one roof, is eligible for location within 65,000 commencial Disable Accounts to the control of the control o 5. Maintain a minimum 125-foot structural setback from the U.S. 23

### Recommendations - Residential

- 1. For lands not served by centralized sewer, maintain a maximum For lands not served by centralized sewer, maintain a maximum amount of one unit per net developable acre, and maintain a maximum too characters for the off acre, in Eq. 3 acresses.
- 2. The pockets of single-family homes on 1-acre lots east of U.S. 23 are

  Alternative and for and hours are recognized by Phalamana Thomas for The pockets of single-family homes on 1-acre lots east or U.5. 23 are directly adjacent to and becoming surrounded by Delaware. They lie outside the county sewer service area. The Plan recommends directly adjacent to and becoming surrounded by Delaware. The outside the county sewer service area. The Plan recommends outside the county sewer service area. The plan recommends consideration for rezoning as Planned Residential Developments at a management described of a constant of a con Consideration for resoning as Frances residential Developments a maximum density of 1.5 units per net developable acre, but it is not a feet to be a maximum density of 1.3 units per net reversipate acre, but n a maximum of balance and will redevelop in the Township due to the
- uninely these lands will receive on in the Township one to the service of the ser agreements between Delaware and Del-Co Water. 3. For residential lands served by centralized sanitary sewer west of 10 c 72 monetons enomine for Diagnost encidential Davidontes 2 J. For residential lands served by centralized sanitary sewer west of U.S. 23, Consider rezoning for Planned Residential Developments at a U.S. 23, Consider rezoning for Planned Residential Developments a maximum density of 1.25 units per net developable acre, with a maximum of 30st concerned ones coace.
- 4. Multi-family residential development is recommended as a

Multi-family residential development is recommended as a permitted use within Planned Commercial Districts at a maximum and a ma permitted use within Planned Commercial Districts at a maximum density of five units per net developable acre. This density is suitable commercial developable acre. This density is suitable acres which become the commercial description of the com density of the units per net developable acre. This density is suitable for empty nester-style condominiums, which typically generate few



#### **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.

Exempt splits: Parcels over 5 acres, with frontage, not involving any new streets or easements of access, are recorded without review.

No Plat Lot Split (ORC 711.13): Division of a parcel of land along a public street not involving the opening, widening, or extension of any street or road, involving no more than five lots after the original tracts has been completely subdivided, and all of which are 5 acres or smaller.

Administratively approved.

Platted subdivisions ("Major" subdivisions)
Sketch Plan (administrative)



Platted subdivisions ("Major" subdivisions)

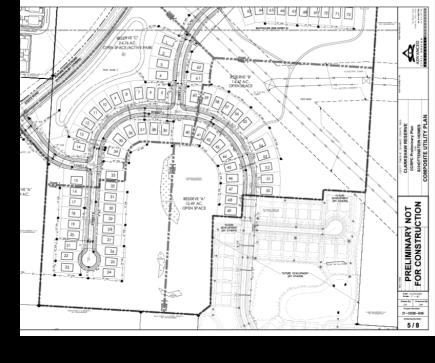
Sketch Plan (administrative)

Preliminary Plan (RPC Meeting)

Distributed to County Engineer, Sanitary Engineer

Township Zoning, Health District, School District

Soil and Water Conservation District, Utilities, Schools, others



Platted subdivisions ("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, Schools, others

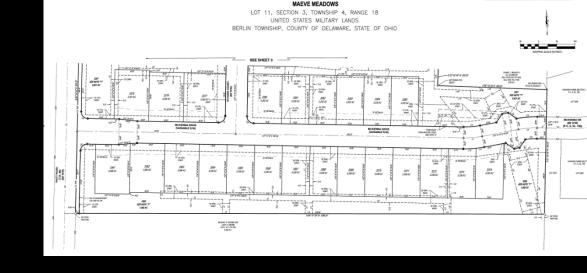
Final Plat (RPC Meeting)

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;

Applicant proceeds through Auditor and Recorder.



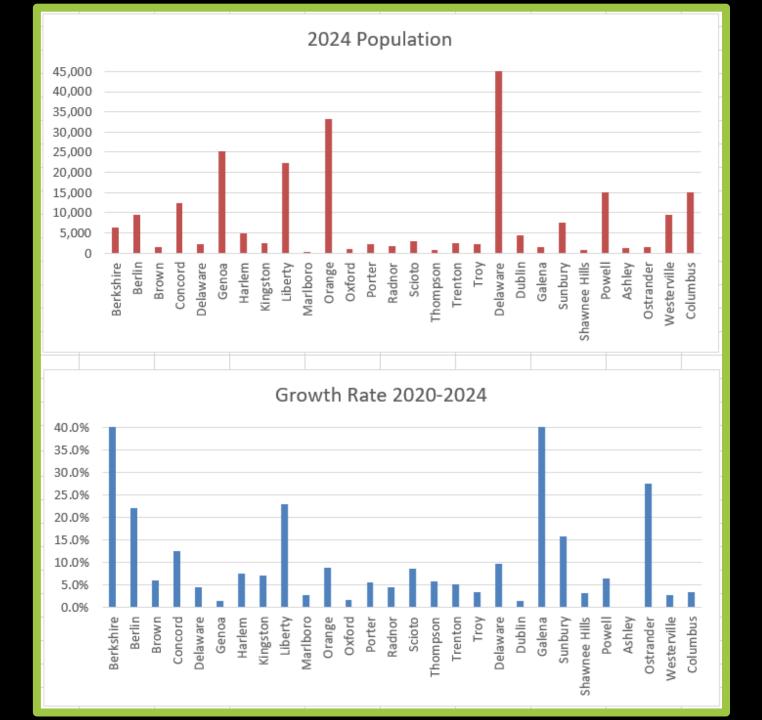
## POPULATION CENSUS 2020+2025

Townships	2010	2020	10-20 Growth	Proi 2025	20-25 Growth
Berkshire	2,428	4,476	84.3%	7,069	57.9%
Berlin	6,496	7,774	19.7%	10,243	31.8%
Brown	1,416	1,402	•	1,497	6.8%
Concord	9,294	10,951	_	12,532	14.4%
Delaware	1,964	2,138	8.9%	2,241	4.8%
Genoa	23,090	24,924	7.9%	25,451	2.1%
Harlem	3,953	4,554	15.2%	4,942	8.5%
Kingston	2,156	2,359	9.4%	2,555	8.3%
Liberty	14,581	18,271	25.3%	23,822	30.4%
Marlboro	281	295	5.0%	304	3.1%
Orange	23,762	30,516	28.4%	34,193	12.0%
Oxford	987	950	-3.7%	968	1.9%
Porter	1,923	2,194	14.1%	2,340	6.7%
Radnor	1,540	1,570	1.9%	1,659	5.7%
Scioto	2,350	2,648	12.7%	2,904	9.7%
Thompson	684	659	-3.7%	701	6.4%
Trenton	2,190	2,276	3.9%	2,419	6.3%
Troy	2,115	2,105	-0.5%	2,201	4.6%
Total Townships	101,210	120,062	18.6%	138,041	15.0%

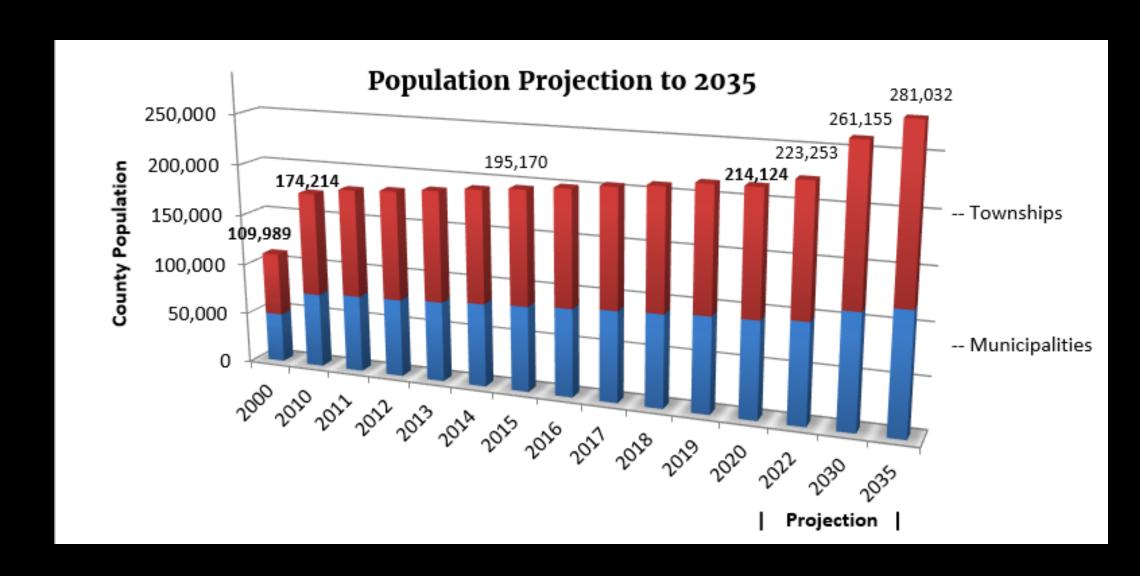
## POPULATION CENSUS 2020+2025

Incorporated Areas	2010	2020	10-20 Growth	Proj 2025	20-25 Growth
Delaware	34,753	41,302	18.8%	47,202	14.3%
Dublin	4,018	4,250	5.8%	4,314	1.5%
Galena	653	924	41.5%	1,555	68.3%
Sunbury	4,389	6,614	50.7%	8,612	30.2%
Shawnee Hills	681	835	22.6%	864	3.5%
Powell	11,500	14,163	23.2%	15,235	7.6%
Ashley	1,330	1,198	-9.9%	1,191	-0.6%
Ostrander	643	1,094	70.1%	1,454	32.9%
Westerville	7,792	9,112	16.9%	9,355	2.7%
Columbus	7,245	14,570	101.1%	15,365	5.5%
Total Incorporated	73,004	94,062	28.8%	105,147	11.8%
Inc. & Uninc.	174,214	214,124	22.9%	243,188	13.6%

### POPULATION CENSUS 2020+2024

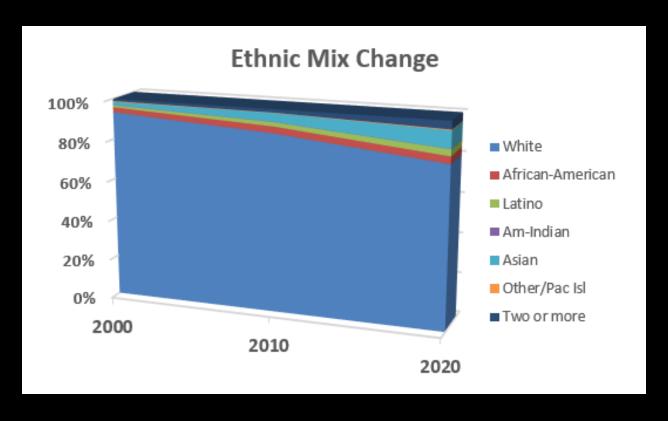


# POPULATION PROJECTIONS



### COUNTY DEMOGRAPHICS

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



# COMMUNITY PROFILES





2022 ACS 5-year estimates Male: 5,933 Female: 5,397 Median Age: 43.2

Employed: 5,428 Employed: 62.6% Unemployed: 224 Unemployed: 2.6% Med. Household Income: \$161,075 Median Family Income: \$158,447 Per Capita Income: \$67,513 Families below Poverty Level: 2.2% People below Poverty Level: 2.7% Graduate or Professional Degree: 27.1% High School Grad or Higher: 99.1% Bachelor's or Higher: 66.5%

Median Home Value: \$473,900

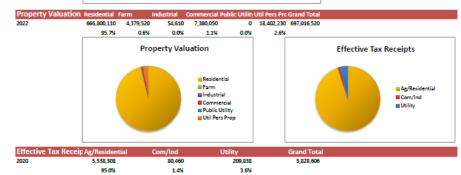
 Building Permits
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 202

 Singe-Family
 46
 29
 31
 31
 44
 119
 114
 145
 114
 63
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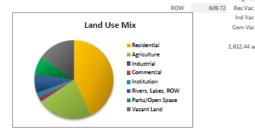
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Population	1970	1980	1990	2000	2010	2020	2024	2025	2030	
Census Bureau and	2,304	2,776	3,363	4,088	9,294	10,951	12,316	13,391	15,392	
DCRPC July Estimates			Popu	Projected						
	15,000 -				Н	H				
	5,000	Page 1988	'sky 'sk	2010	rain rain	18ES	right.			



Land Use Mix	Residential Agr	riculture Ind	ustrial Co	mmercia Inst	titution Riv	ers, Lakı Paı	rks/OperVa	cant Lan	Calc Total (no ROV	V)
(incorp. Areas deleted)	5818	3099	93	161	284	1030	1005	2098	13587.7131	
2023	43%	23%	1%	1%	2%	8%	7%	15%	Two Total	

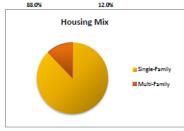


1,612.44 acres have been annexed from Concord Township

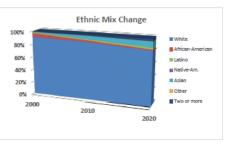
Ag Vac

42.57 14237.4331

Housing Mix	Single-Family	Multi-Family	Total
1023	3,119	425	3,544



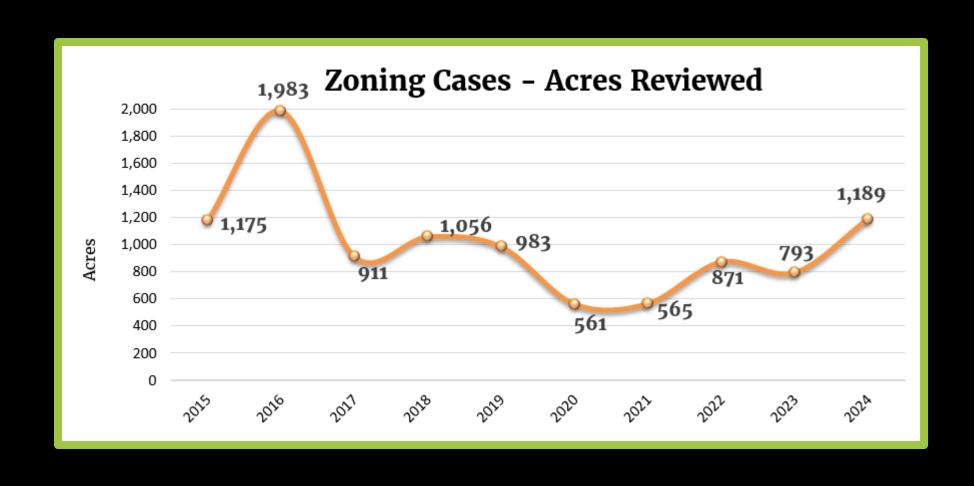
Ethnic Mix		2000	2010	2020	Rate	% of tot
	White	3787	8261	9109	10%	83%
	African-Ameri	234	236	184	-22%	2%
	Latino	49	157	303	93%	3%
	Native-Am.	4	21	7	-67%	0%
	Asian	22	463	917	98%	8%
	Other	12	10	36	260%	0%
	Two or more	29	146	395	171%	4%
	Total	4088	9294	10951	18%	



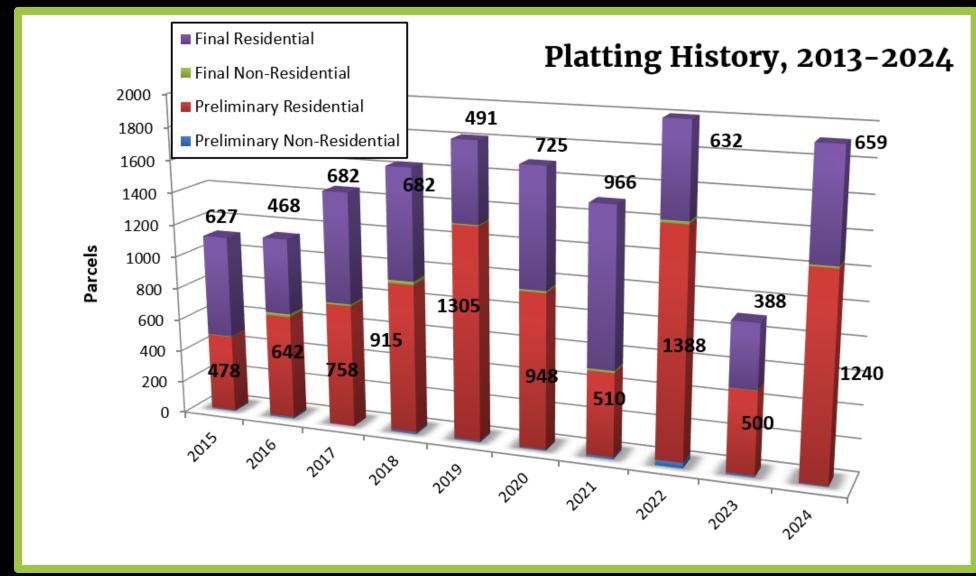
Delaware County Regional Planning Commission
www.dcrpc.org

Community Profile Page

### COUNTY REZONING TRENDS

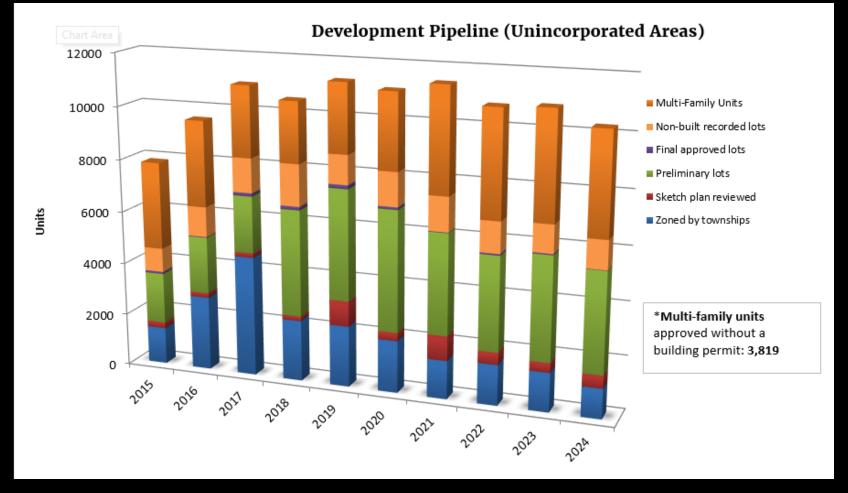


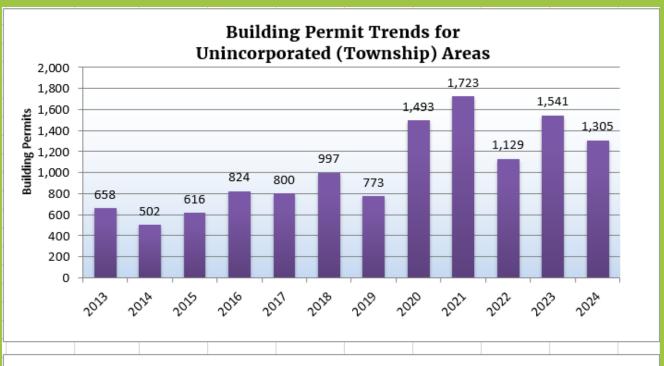
# COUNTY PLATTING ACTIVITY



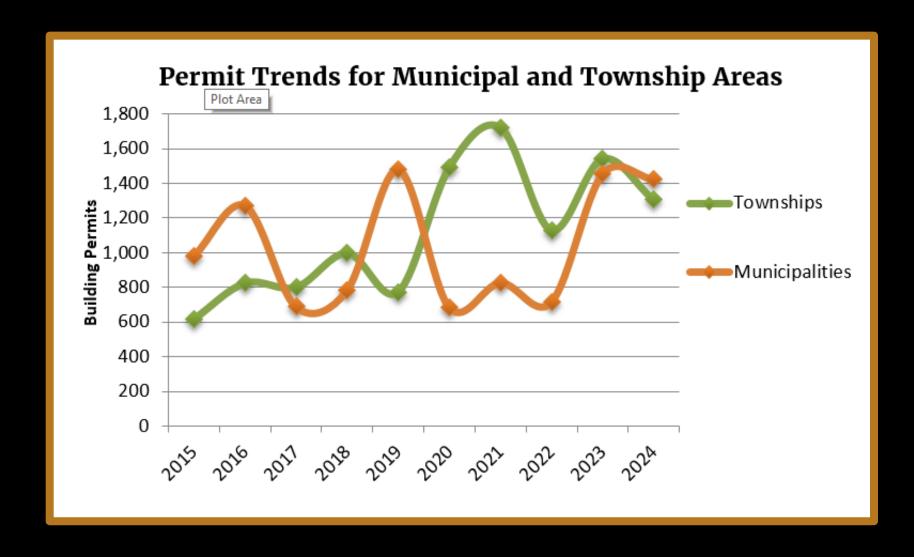
### LOT PIPELINE

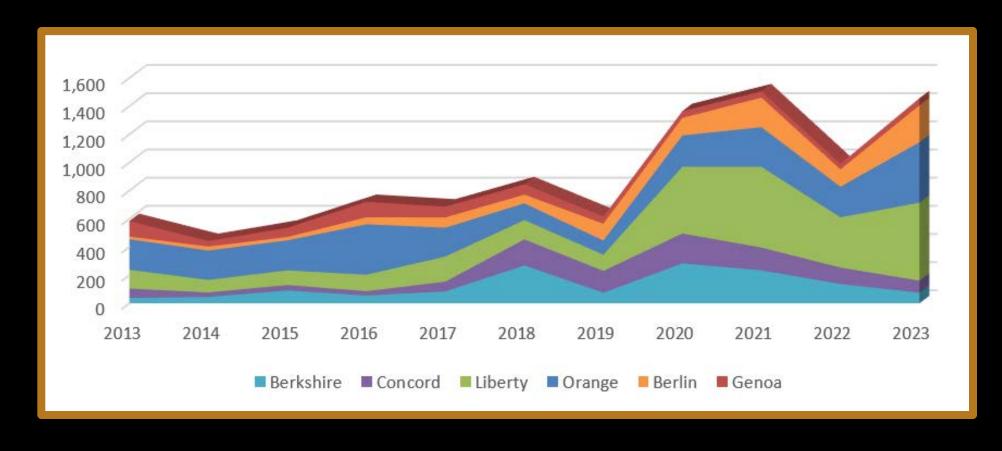
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Zoned by townships	1636	1401	2816	4558	2317	2312	1978	1453	1531	1474	1128	-23%
Sketch plan reviewed	220	228	176	171	176	958	315	929	458	364	485	33%
Preliminary lots	2454	1934	2161	2153	4030	4190	4568	3800	3559	3907	3765	-4%
Final approved lots	19	83	29	124	131	146	95	25	61	46	17	-63%
Non-built recorded lots	849	907	1138	1299	1576	1101	1273	1289	1165	1043	1067	2%
Multi-Family Units	2492	3299	3244	2671	2284	2595	2852	3930	3982	4013	3802	-5%
Total available lots	5178	4553	6320	8305	8230	8707	8229	7496	6774	6834	6462	-5%

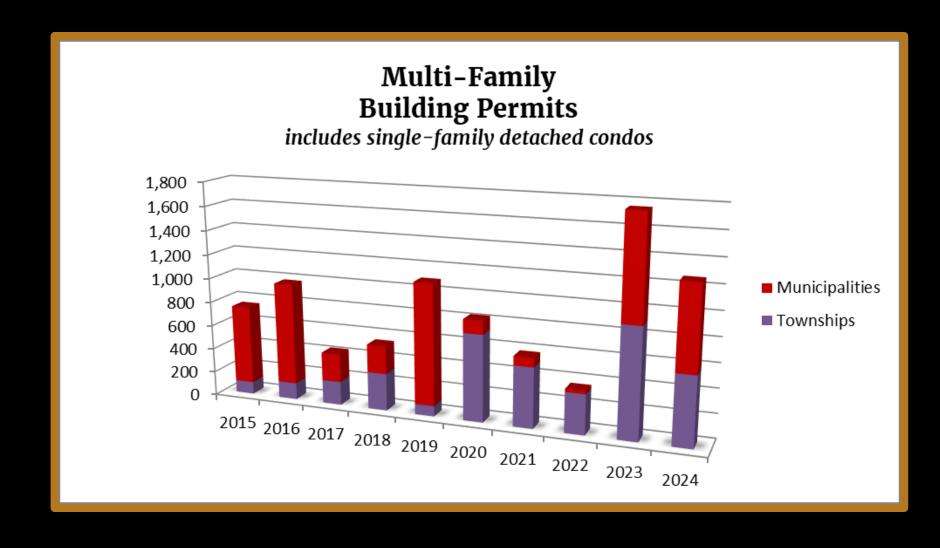






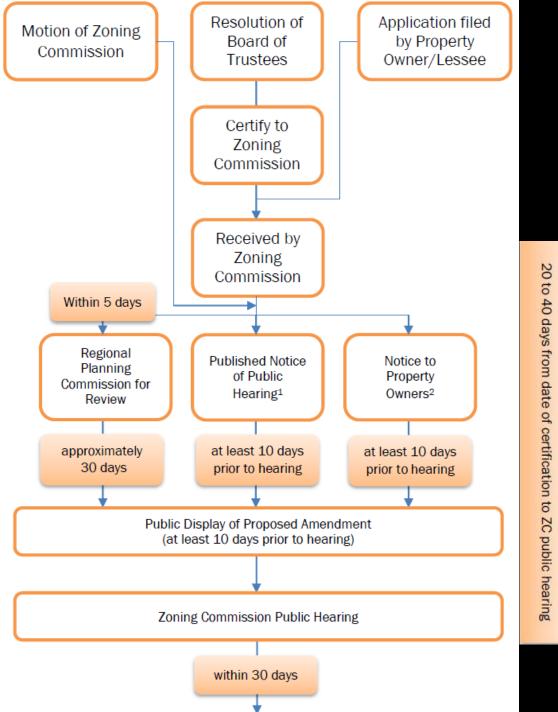


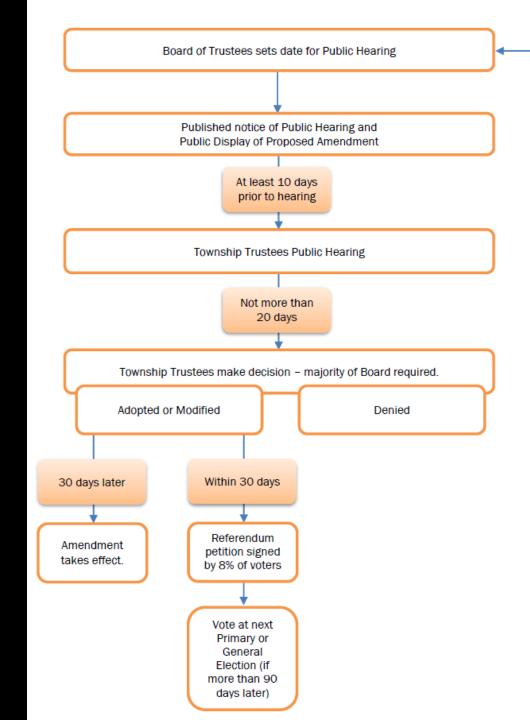




#### **ZONING PROCESS**

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





Concord	Straight Residential	Planned Residential Districts	Other districts	Straight Commercial	Planned Commercial	Straight Industrial	Planned Industrial	Adult Entertainment	Floodplains	Wind Turbines	Telecom Model
					and Office Districts						
Driveway permits:	FR-1, Farm Residential* 1.5 acres	PRD, Planned Residence		B-1, Neighborhood Comm	PCD,	M-1, Industrial	PID,		**	No	Model
Engineer	Flag by CAD, no second tier	(1-step)			Commercial		Industrial			specific	
Single-story:	Frontage: <5 – 200, 5+ – 200	SF= <b>1.5 DU/GA</b>		Min lot: None	and Office	<b>os</b> – 50%	See article			language for small	
1,000 s.f	Front Setback: A – 130; B/C – 90	MF=6 DU/GA		Min lot width: None	Setbacks: Per	Min lot: One acre	See di ticie			wind	
	Side: 25, Rear: 50, acc 15	,			plan or Article					farms or	
		<b>OS</b> – none required		Min side: See calculation,	21	Min side: See				larger	
				but no less than 25 feet from Residential		calculation, but no less than 25 feet				projects.	
				ITOTTI NESIGETICIAL		less than 25 leet					
				Min rear: See calculation,		Min rear: 50 feet					
				but no less than 50 feet							
				from Residential							
				B-2, Community Business							
				,							
				Same as above							
	R-2, Residential 29,000 s.f.			B-3, General Business		M-2, General					
	N 2, Nesidential 25,000 s.ii.			b s, ceneral business		Industrial					
	Frontage: 75, also check 8.06			Same as above							
	Front Setback: A – 130; B/C – 90					Min lot: None					
	<b>Side:</b> 10, acc 5, <b>Rear:</b> 25, acc 10			B-4, Outside Storage and Warehouse District		Min side: See					
				Waleriouse District		calculation, but no					
				Same as above		less than 25 feet					
						Min rear: 50 feet					
	R-6, Multi-Family 4 du/ac										
	Frontage: <2 - 200, 2-5 - 250, 5+ - 300										
	Front Setback: A – 130; B/C – 90 Side: 25, Rear: 50, acc 15										
	Jide: 25, Nedi: 50, acc 15										

Planned Districts are in Italics – for simplicity, the word "Planned" is assumed in all cases. \*"Base" zoning.

#### **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**

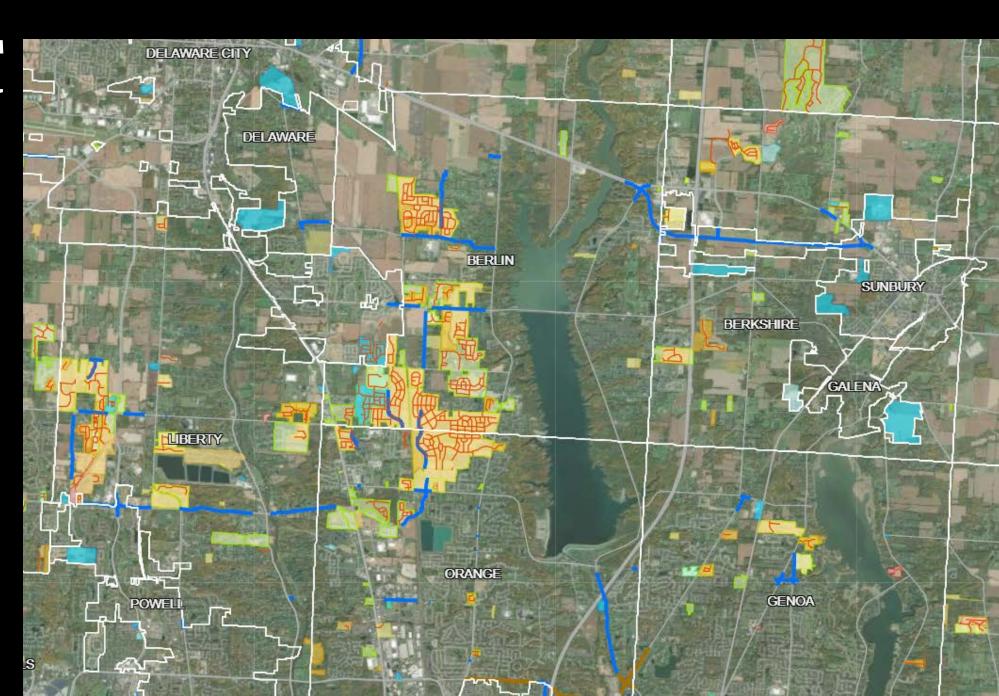
- Standard rezoning
  - Evans Farm (Orange/Berlin)
  - Clark-Shaw Area (Liberty/Concord)
  - Cheshire/Piatt (Berlin)
  - Northstar
  - Slate Ridge



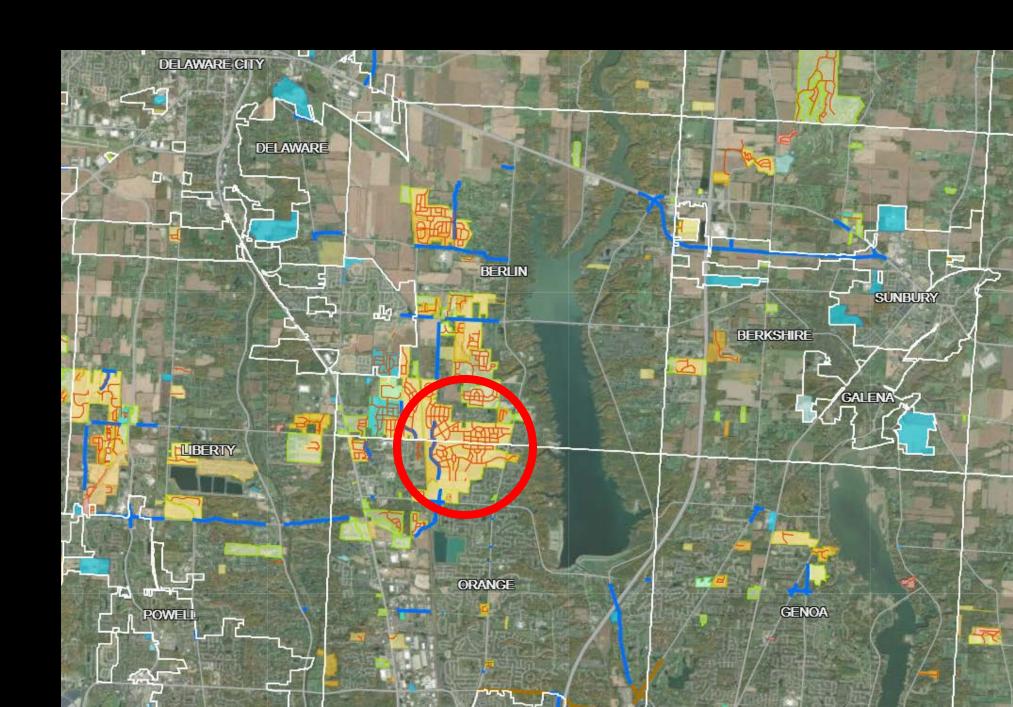
- Overlay zoning
  - Northstar
  - Berlin Business Park
  - Route 23 Overlay District
  - POD 18B&C POD 18D



# **CURRENT ACTIVITY**



# EVANS FARM



# **Evans Farm (Orange)**Standard Rezoning

946 Single-family lots/418 acres

521 Multi-family units/ 135 acres

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

As of Nov 2024: 240 Single-Family Lots 109 Single Fam Condos 261 Multi-Family Units



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(November, 2024)

#### **Evans Farm (Orange)**

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



(Next section)

## Evans Farm (Berlin)

1,234 Single-family lots on 607 acres

43 acres Commercial area

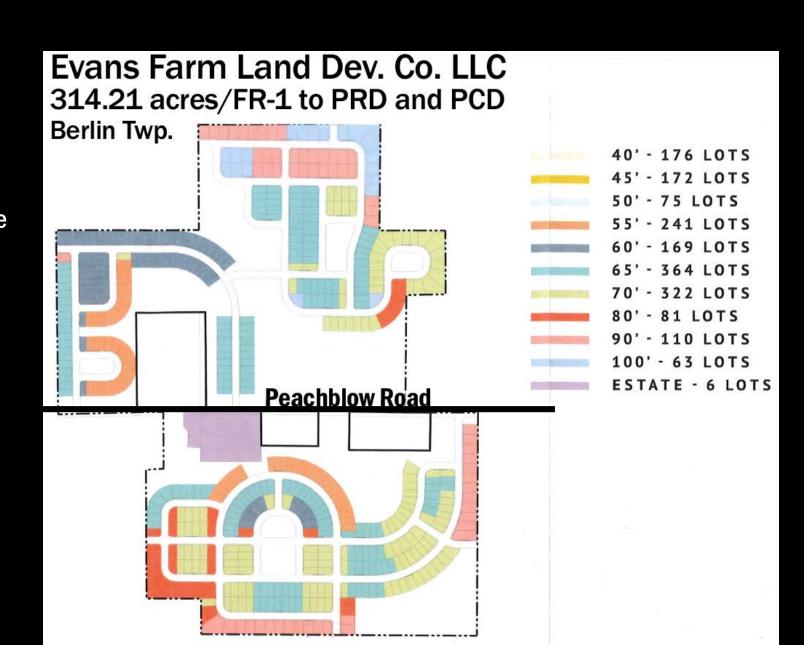
200 acres (35%) open space



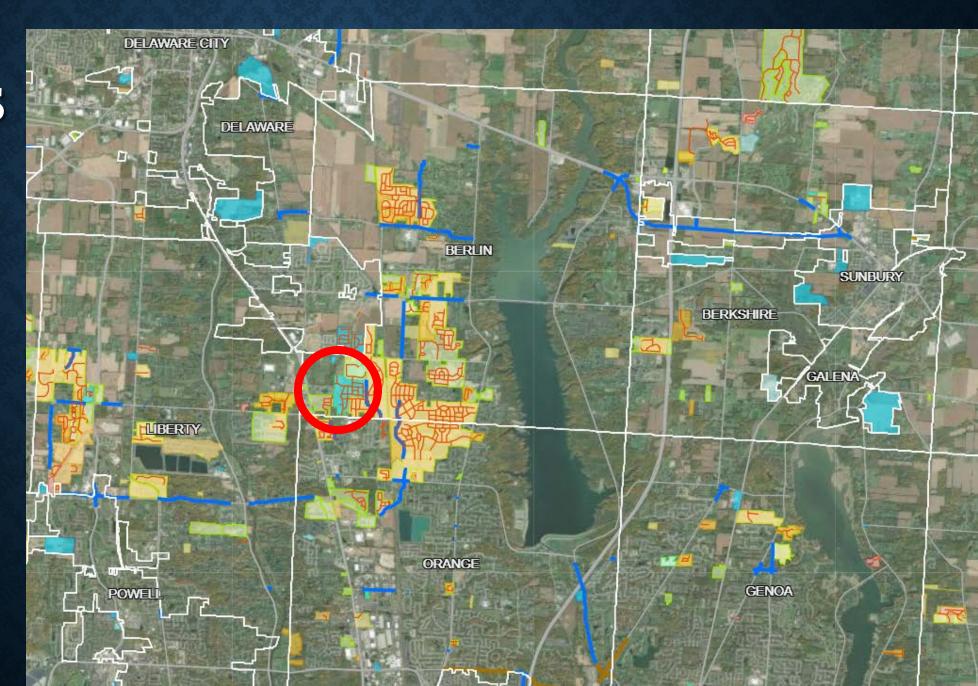
#### **Evans Farm Plus (Berlin)**

539 Single-family lots on 314 acres

98 acres (35%) open space



## BERLIN MEADOWS



## Berlin Meadows (Berlin) Standard Rezoning

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)** Standard Rezoning

121 Detached condos 36.9 acres



Peachblow Proposal
"Oak Park"
Standard Rezoning

## **Berlin Township**

190 acres

Uses

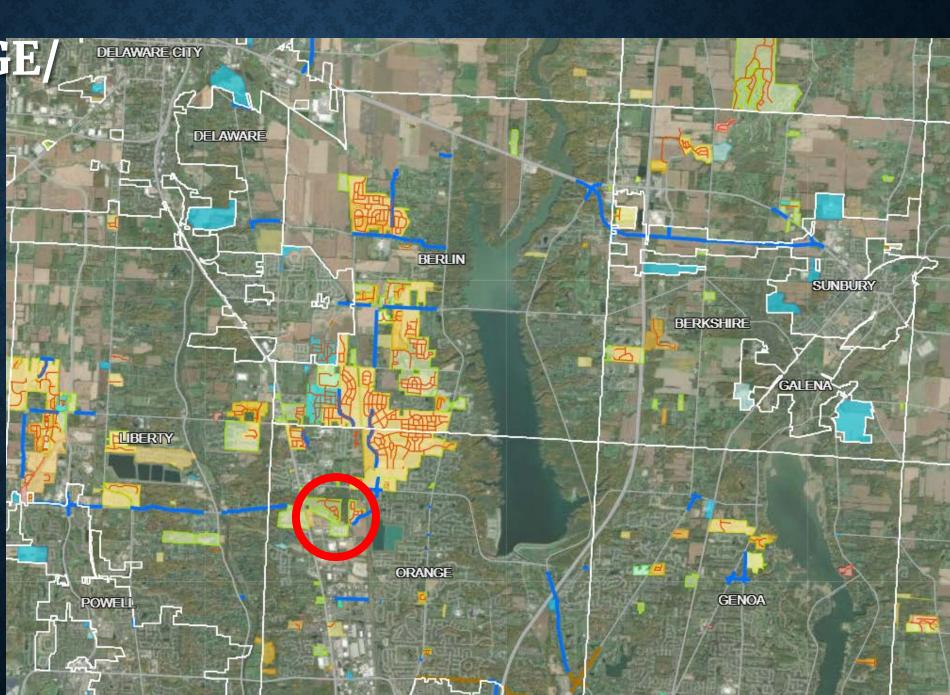
8 acres/Commercial

19 acres/Commercial 194 Apartments *(pending)* 

64 acres/SF Detached Condos 124 units



SLATE RIDGE/ KERBLER PROPERTY



## Kerbler/Slate Ridge (Orange)

Slate Ridge Residential 219 single-family condos Extension of Green Meadows in Spring, 2024.







## Clark Shaw area (Concord/Liberty)

Total: 891 Single-family lots, 228 Detached Condos CONCORD TWP: 468 Single-family lots, 84 Single-family condos



## POD 18B and 18C overlays

**Liberty Township**/

**Schottenstein – Liberty Grand** 

Single/Multi-Family Uses 412 Single-Family 498 Multi-Family

Some healthcare-related uses allowed but none developed

269 acres



## 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)





### POD 18D overlay

## **Liberty Township**

190 acres

#### Uses

19 acres/208 Multi-Family (A)

19 acres/Limited Commercial (B)

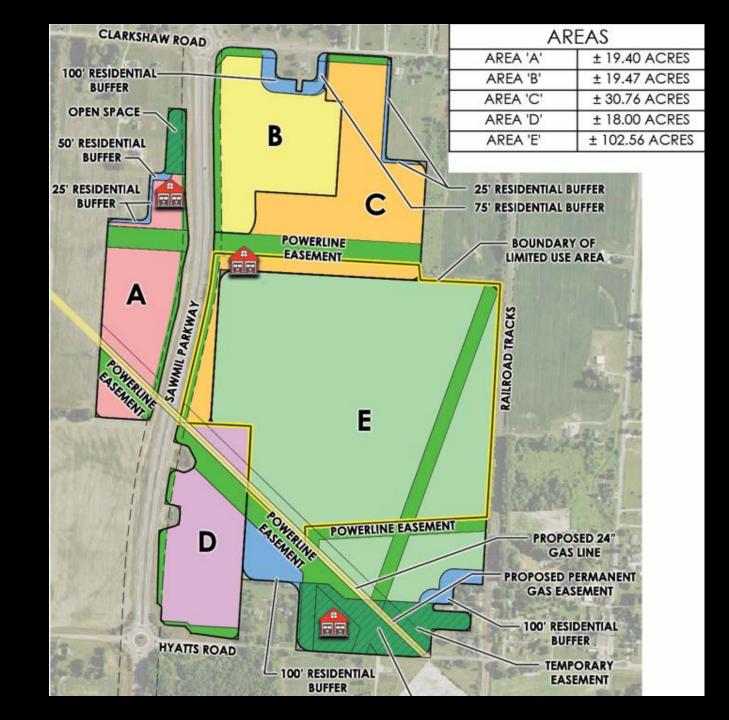
30 acres/75 Single-Family

and attached (C)

102 acres/315 Single-Family (E)

18 acres/Healthcare uses (D)

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



**Clark Shaw Road** 

## POD 18D overlay

## **Liberty Township**

**Clark Shaw Crossing** 

Uses

**Limited Commercial** 

208 Multi-Family

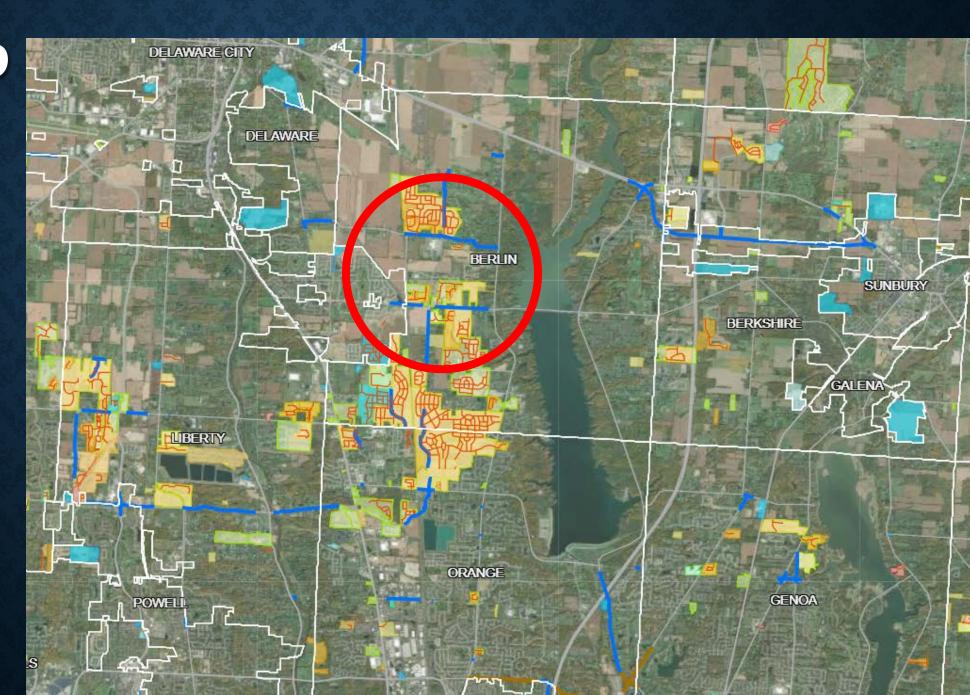
136 "Attached"

254 Single-Family

Healthcare uses



## PIATT AND CHESHIRE



## Cheshire/Piatt (Berlin)

**Berlin Farm West** 

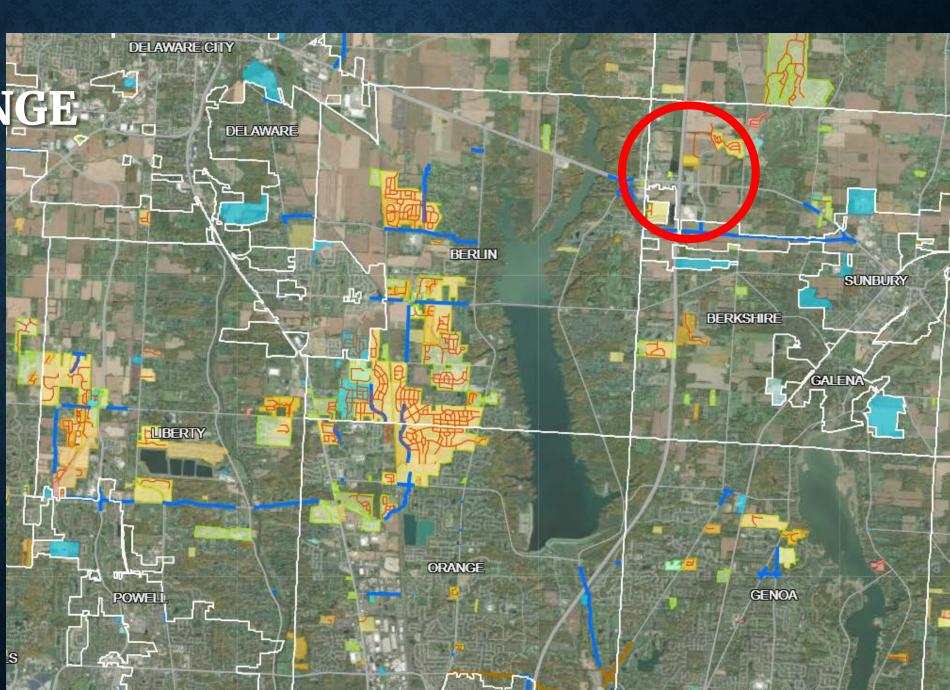
434 lots 278 acres

Berlin Farms
91 lots
62 acres



I-71 INTERCHANGE

**Two Overlays** 

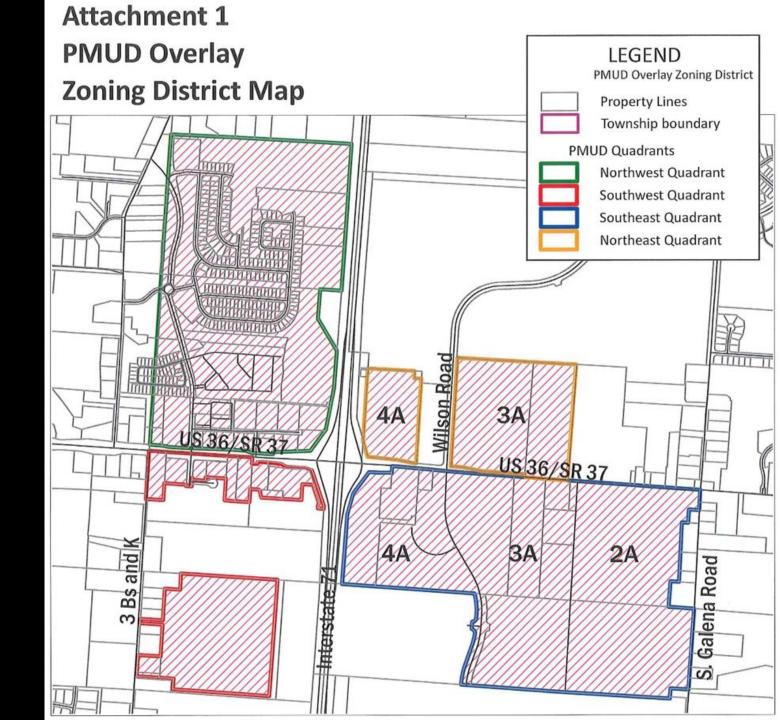


## Planned Mixed Use District Overlay

Berkshire Township
700 Acres
Commercial and Residential
NW - 300
SW - 300
SE+NE - 1400

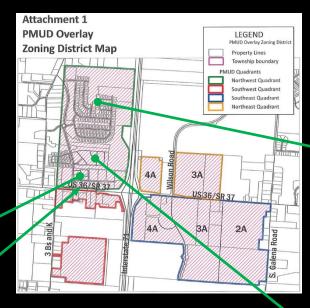
Single-family is also allowed at max of 4 units per acre

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



## Planned Mixed Use District Overlay (PMUD)





Northlake Preserve: 228 lots Northlake Woods: 50 lots

**Northlake Summit: 252 MF units** 

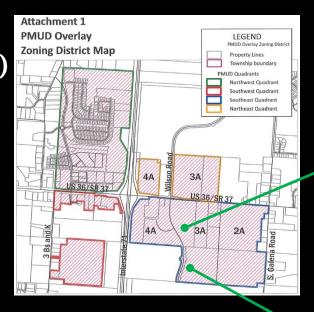
Fourwinds Res. Hotel: 244 MF units

**Chipotle, In-line Retail** 

TIFs: various, typically 75% for 10 years



## Planned Mixed Use District Overlay (PMUD)





Zoning pending:
-Assisted living facility
-Affordable units



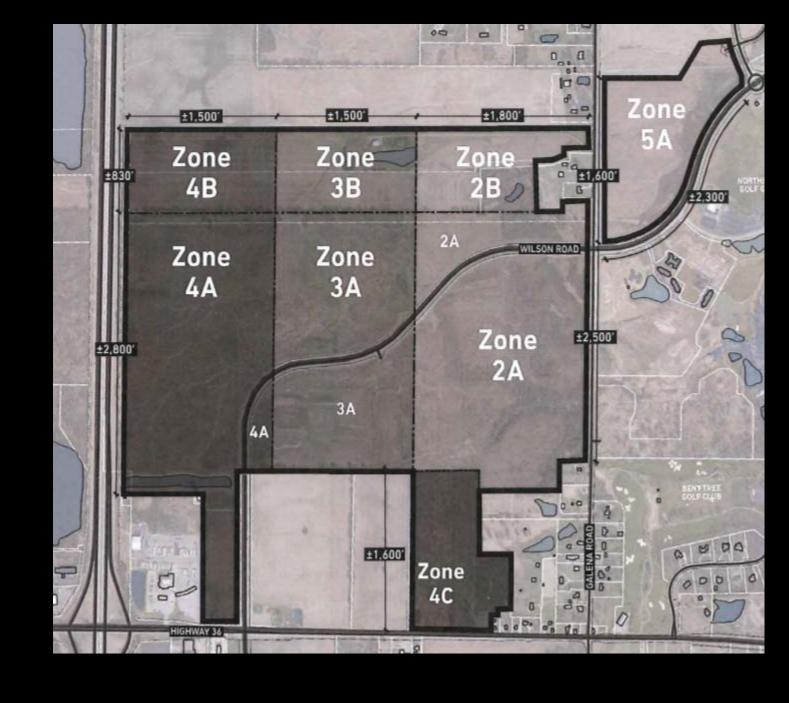
# 36/37 Planned Mixed Use District Overlay

**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** 

**Fire Station** 





## Northstar Apartments: 240 units

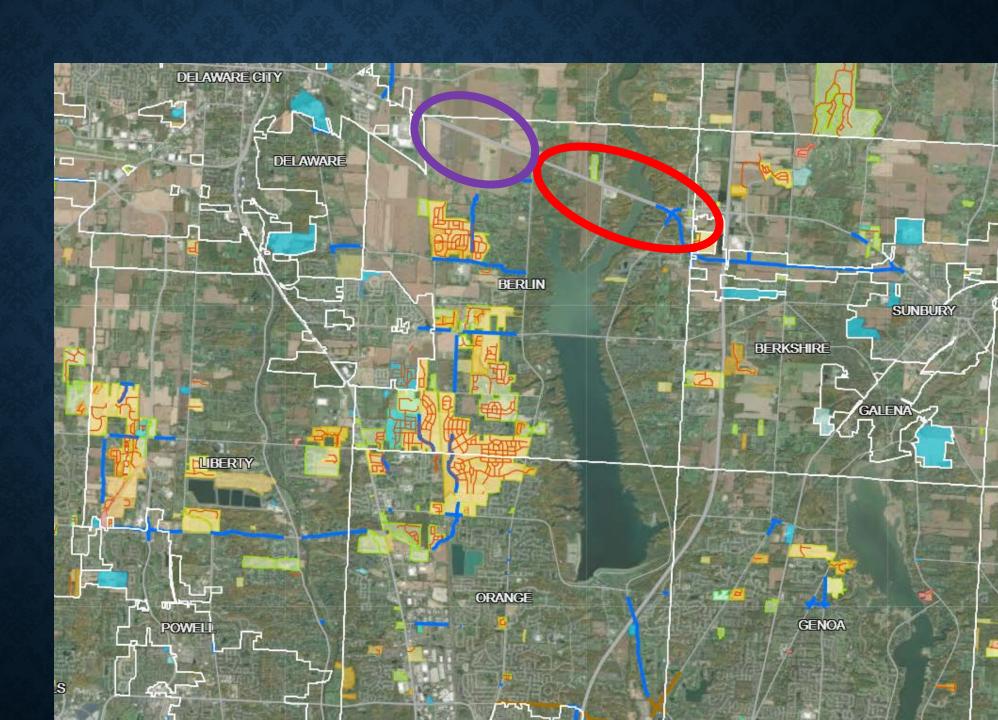




Berkshire Crossing: 100 rentable single-family homes

## BERLIN BUSINESS PARK

**Two Overlays** 



## Berlin Industrial Overlay - Berlin Business Park (west) (Berlin Twp)

**Berlin Township**/Economic Development

1,085 acres

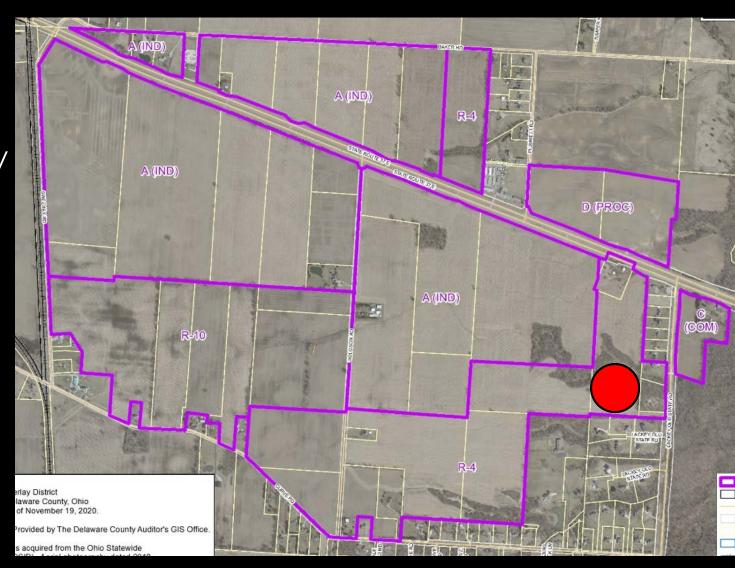
Professional/Research/Office/Commercial/Multi-Family

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

No development activity

County beginning pump station design

TIFs: 75%, 20 years, area infrastructure

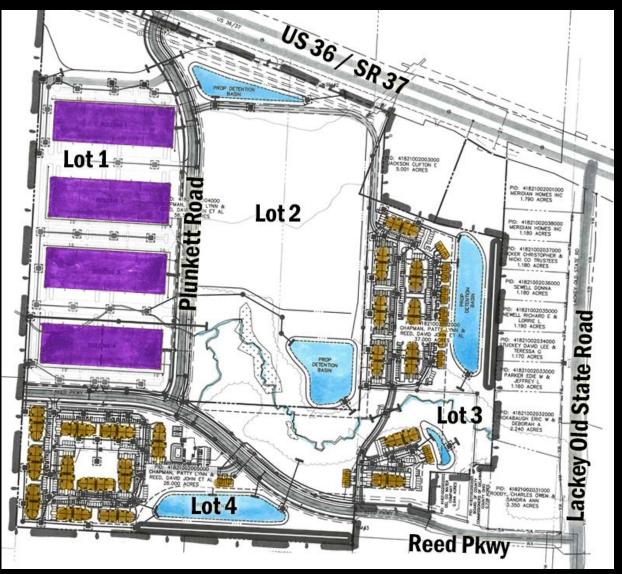


## Berlin Industrial Overlay - Berlin Business Park (west)

60 acres for Industrial (4 buildings) and "Future" Parcel

44-acre Multi-Family at 368 units *Pending* 





## Berlin Commercial Overlay - Berlin Business Park (east) (Berlin Twp)

**Berlin Township**/Economic Development

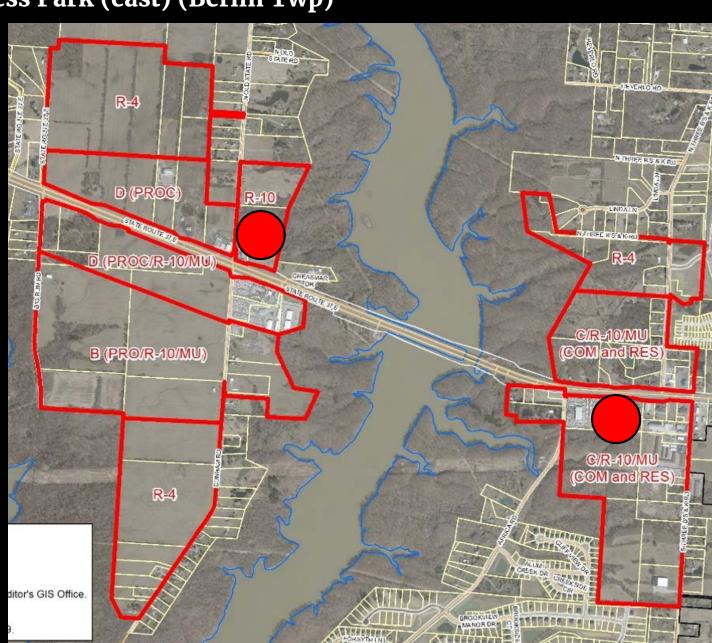
970 acres

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)

No construction

TIFs: 75%, 20 years, area infrastructure



## Berlin Commercial Overlay - Berlin Business Park (Berlin Twp)

**Northport Residential Hotel - 120 units** 

## **Elysian at Alum Creek – 250 units**

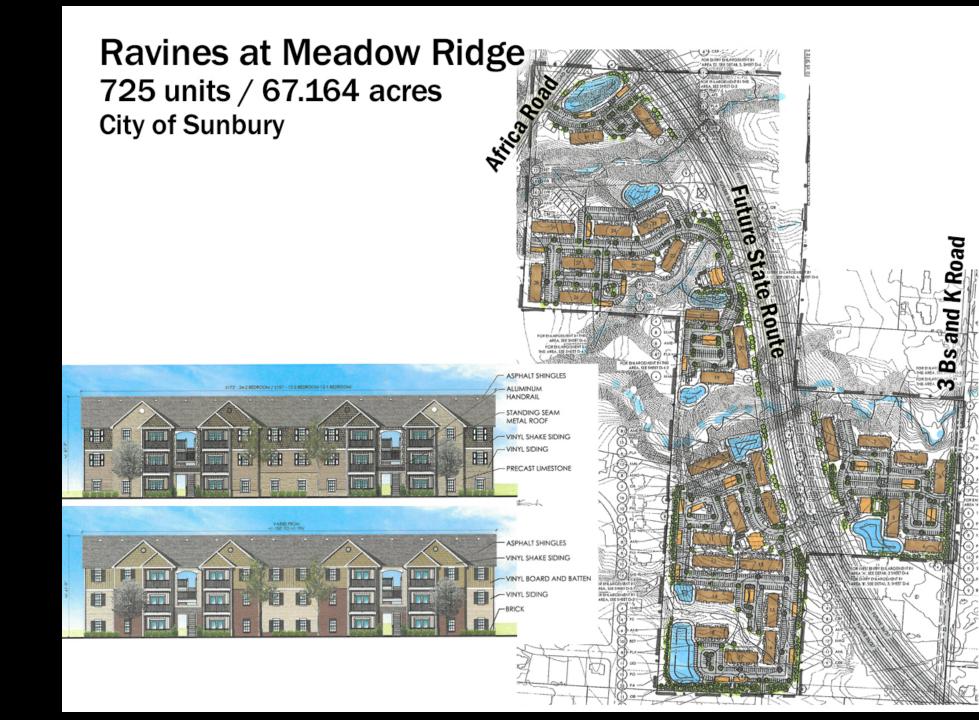




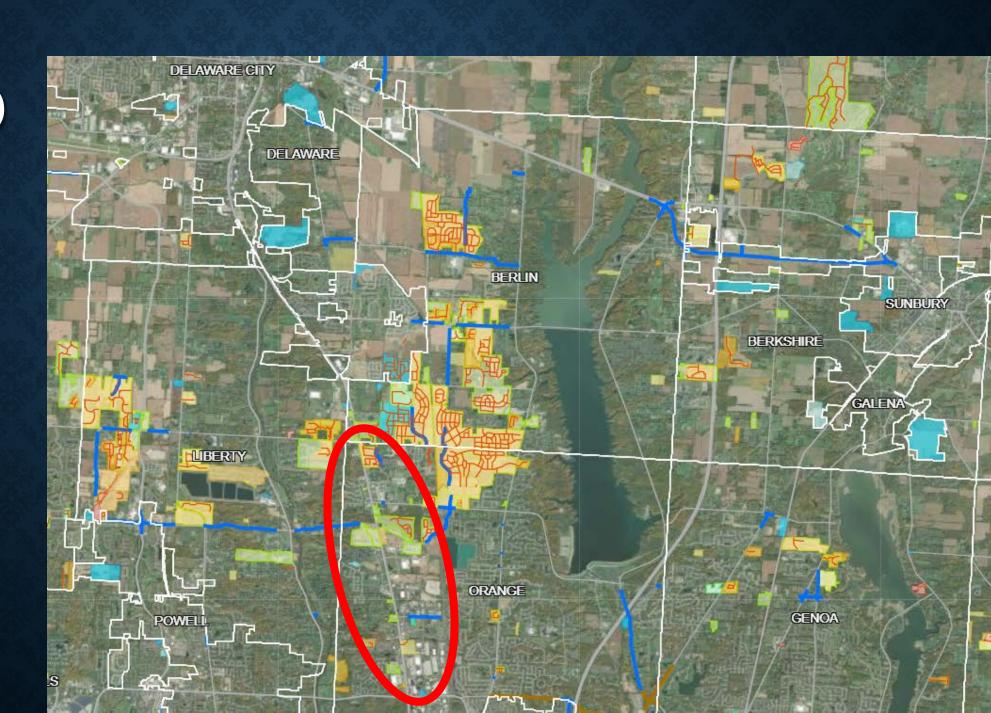




**Neighboring Project** 



# ROUTE 23 (ORANGE)



#### **Orange Township**/Economic Development

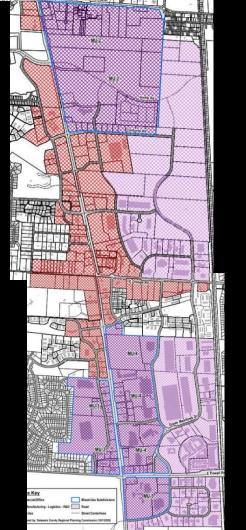
Acreage 2,020 – approx. 550 undeveloped
Commercial/Office
Advanced Manufacturing
Multi-Family Residential

Total units: 1,175

TIFs: various, project-specific







Segment Area 2 Max 425 units

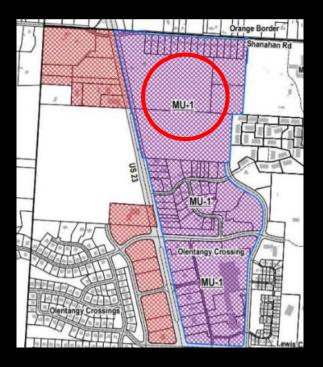
> Segment Area 3 Max 350 units

**Orange Summit** 

400 units in two product types



**Exhausts allowable residential units for Segment 1** 



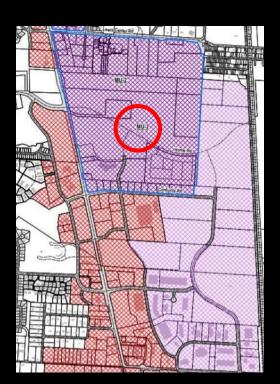




**Orange Grand Estates**Area was previously zoned for MF

**120 Multi-Family Units** 

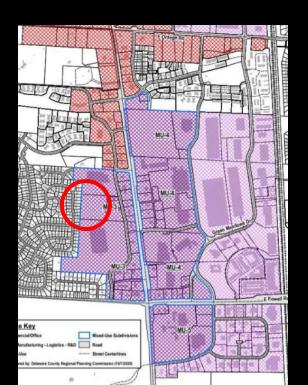
17 units remaining in Segment 2





**Cheswick Village** 

56 multi-family units



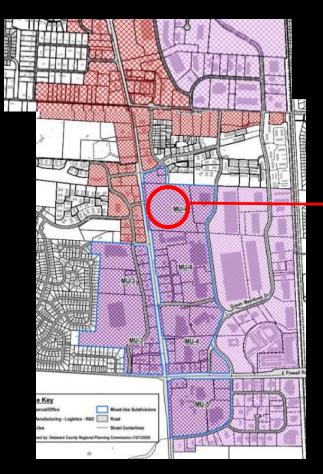






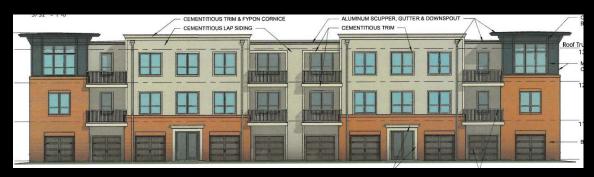


# Route 23 Overlay District (Standard Rezoning)



#### **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 complete

District at Berkshire: 300 under const.

The Carlton: 312 under const.

#### **Orange**

Orange Grand: 288 complete

Orange Grand North: 120 complete

Cheswick Village: 56 units

**Evans Farm: 521 units (continues)** 

**Slate Ridge Residential: 219 SF condos** 

Orange Summit: 400 under const.

**Hidden Ravines Crossing: 160 units** 

#### Liberty

Liberty Summit: 234 units complete

Liberty Grand: 308 complete

Liberty Grand: Area G: 101 complete

**Sara Crossing: 231 mostly complete** 

**Hyatts Meadows: 78 units** 

Clarkshaw Crossing: 208 units

#### Berlin

(BBP) Elysian at Alum Creek: 250 approved

The Greenery: 125 SF condos under const.

Oak Park: 318 apts and detached

**Current recently complete: 12,204** 

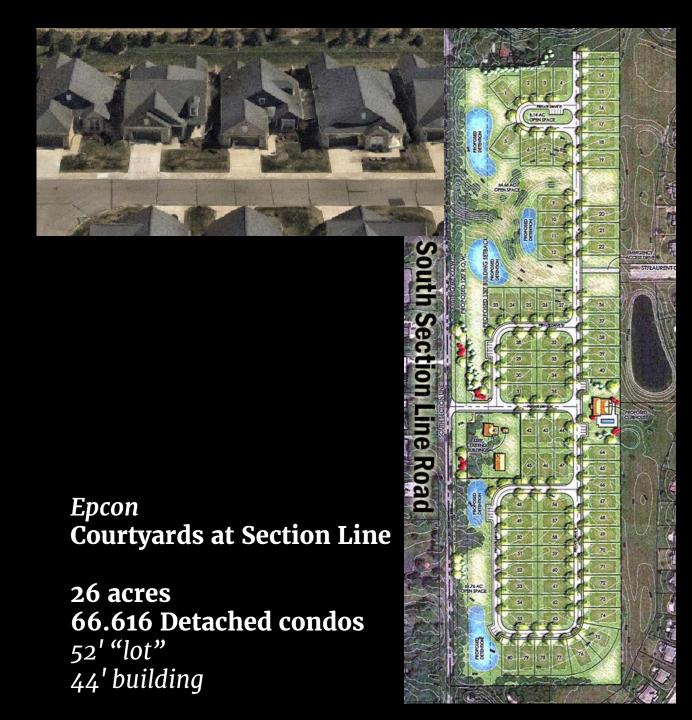
**Current active total: 2,861** 

Applicant	Project	Acres	SF Lots	Condos	Zoning Year	Start Const.
NHG Development	Tartan Fields	444.9	598		1996	1997
Scioto Res./C.A. Vince	Scioto Reserve	695	1,164	95	1998	1999
Saunders Enterprises	Tartan Fields ( <u>Harriott</u> )	65.918	98		2004	2005
Triangle Real Estate	Scioto Reserve North	238.7	174	128	2004	2004
Tree Development	The Oaks	34.765	43		2005	2006
Metro Development	Clarkshaw Moors	111.7	223		2014	2017
Epcon Communities	Courtyards at Section Line	26.616		66	2015	2018
Metro Development	Courtyards at River Bluff	49.61	5	143	2015	2020
Metro Development	Heather Ridge	38.9	75		2015	2017
Metro Development	Scioto Ridge Crossing	80.669	162		2016	2018
CV Real Property	Meadows at Home Road	10.25		25	2016	2018
Metro Development	Concord Highlands	50	98		2017	_
Metro Development	Riverside Highlands	63.72	126		2017	_
Epcon Communities	Courtyards at Manley Road	20.331		61	2017	2019
Kenney Asset Man.	Scioto Reserve Expansion	24.25		57	2017	2020
CV Real Properties	Home Road North	8		20	2018	2023
CV Real Properties	Home Road South	10.157		25	2018	2024
Principle Real Est.	Reserve at Scioto Bluff	12.02	18		2019	2022
CV Real Properties	Scioto Reserve Extension	7.919	15		2019	2020
Epcon Communities	Courtyards on Concord	36.24		54	2024	
Maronda Homes	Clarkshaw Village	63.63	95		2024	<u>—</u>
DublinbyConcord	Hollybrook	94.213	140		2024	_



Metro
Courtyards at River Bluff

49.61 acres
143 Detached condos
52' "lot"
44' building





Kenny Asset Mngment Scioto Reserve Exp. Courtyards at Hyatts

24.25 acres
57 Detached condos
52' "lot"
44' building

CV Real Properties Home Road North

8 acres
20 Detached condos
52' "lot"
44' building





CV Real Properties Home Road South

10.157 acres25 Detached condos

Home Road Private "B" Private "D"

Principle Real Estate Reserve at Scioto Bluff

12.02 acres 18 Single-family lots

85' lot width

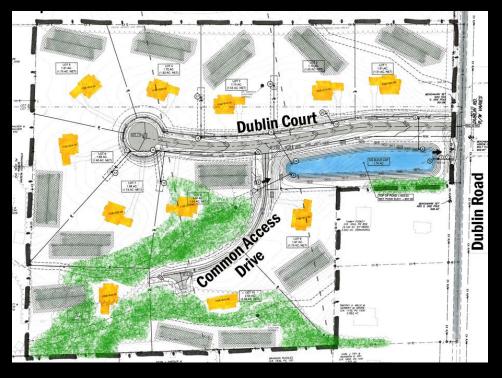
CV Real Properties Scioto Reserve Extension

7.919 acres
15 Single-family lots
84' width

Epcon Communities Courtyards on Concord

36.24 acres 54 Detached condos





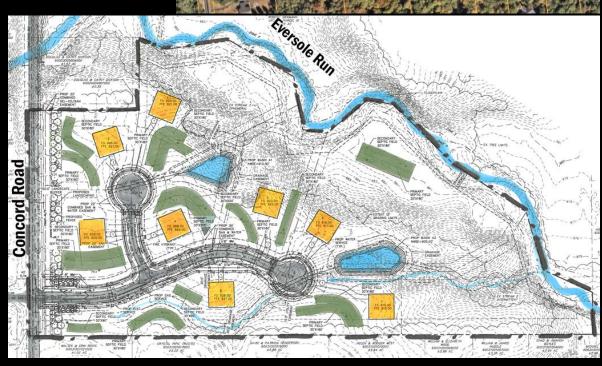
#### **Dublin Court**

25.02 acres 11 Single-family lots 1.6 – 2.5 acres



#### **Painter Farm**

26.84 acres 8 Single-family lots 1.5 – 5 acres



#### DublinbyConcord Hollybrook

94.213 acres 140 Single-family lots 73' - 95' lots 0.23 - 0.3 ac.



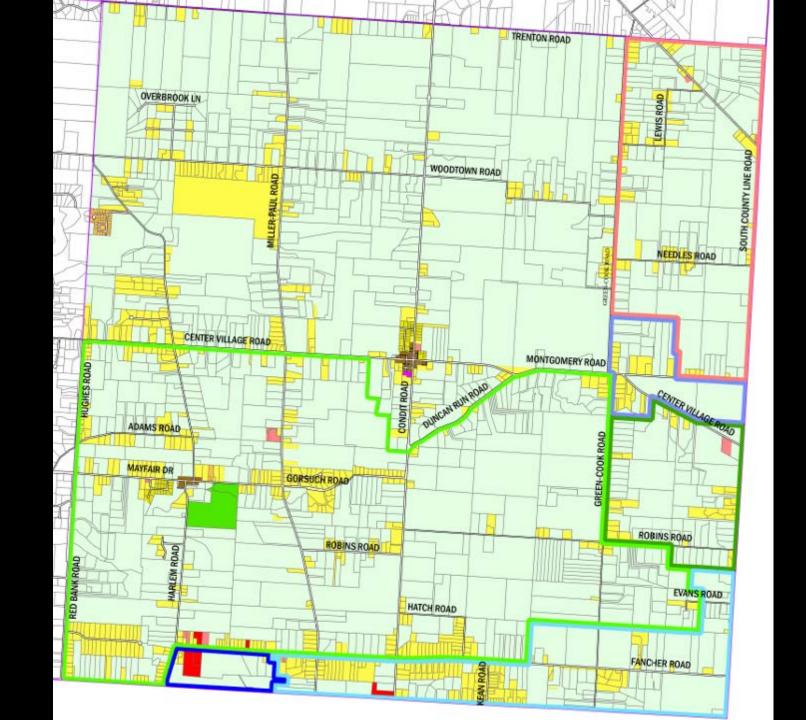


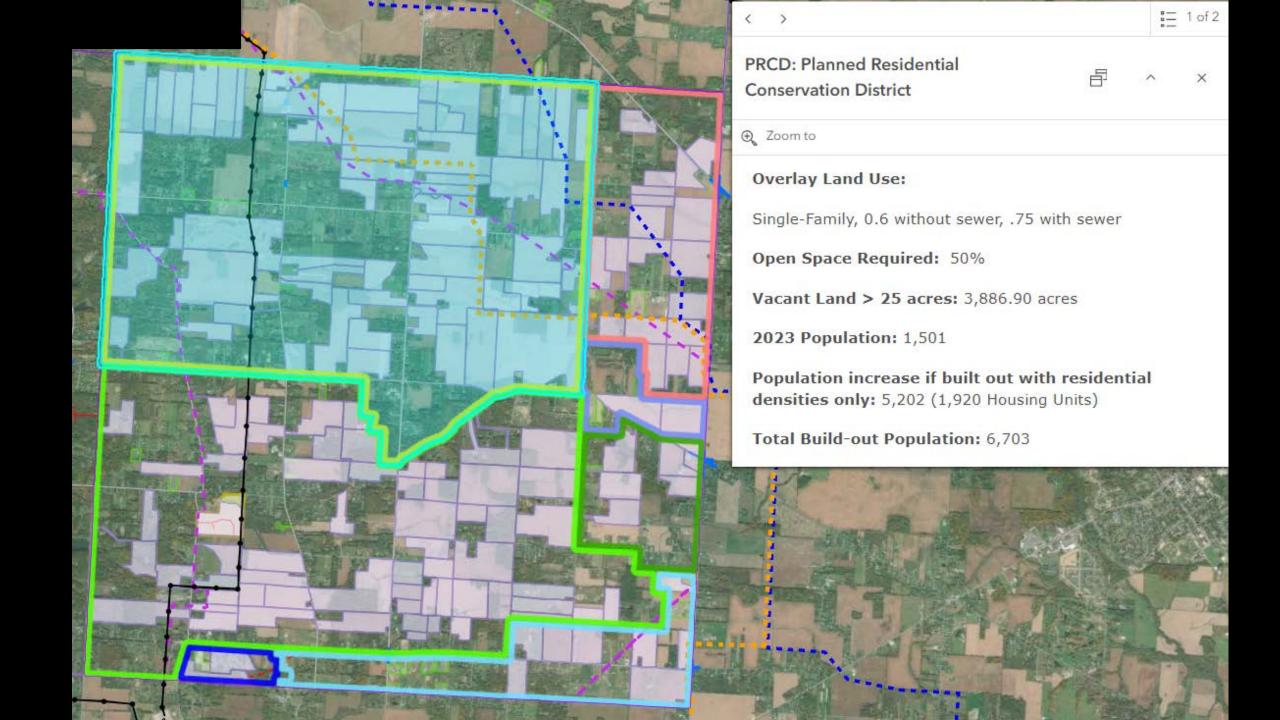
#### Maronda Homes Clarkshaw Village

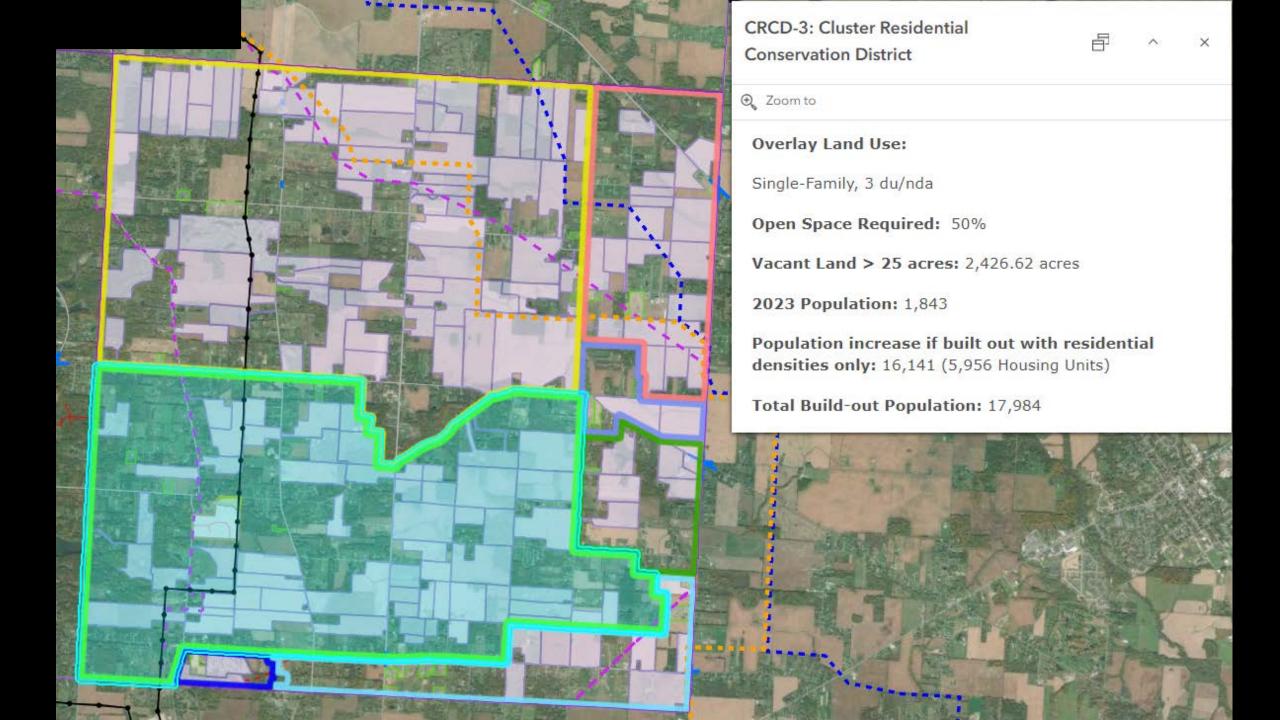
63.63 acres 95 Single-family lots 62' lots, 0.17 ac.

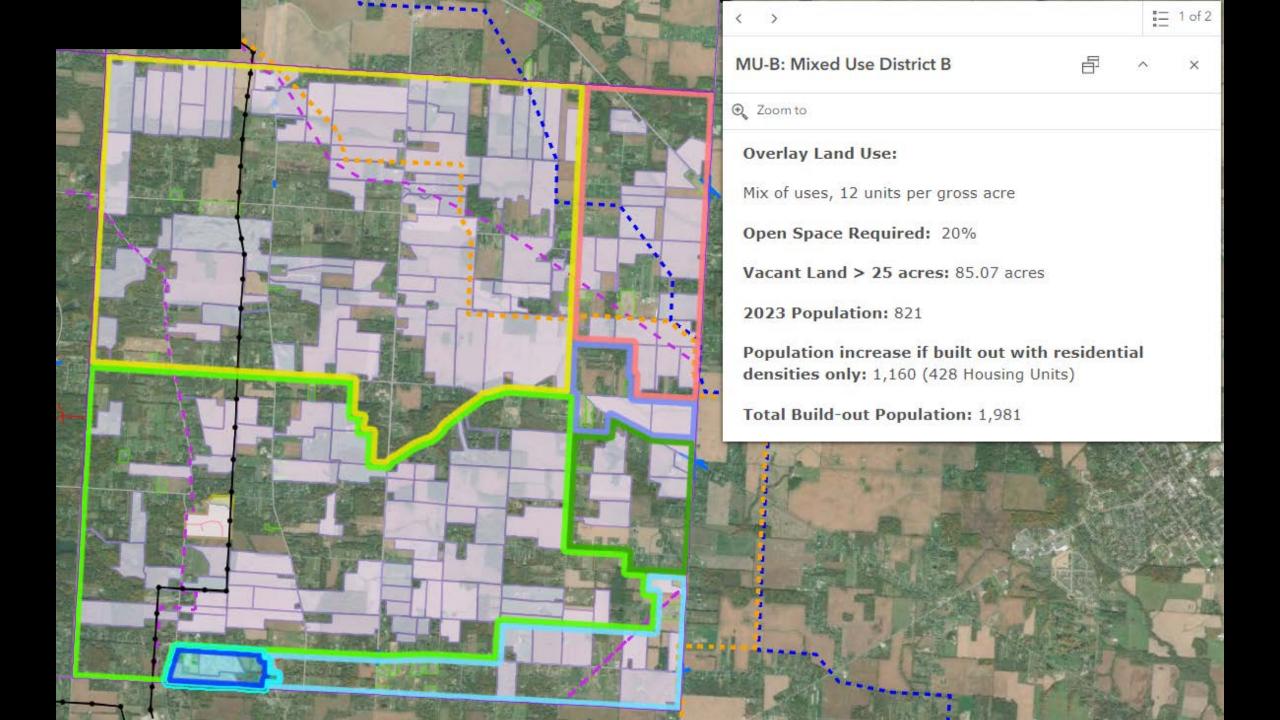
## HARLEM TOWNSHIP

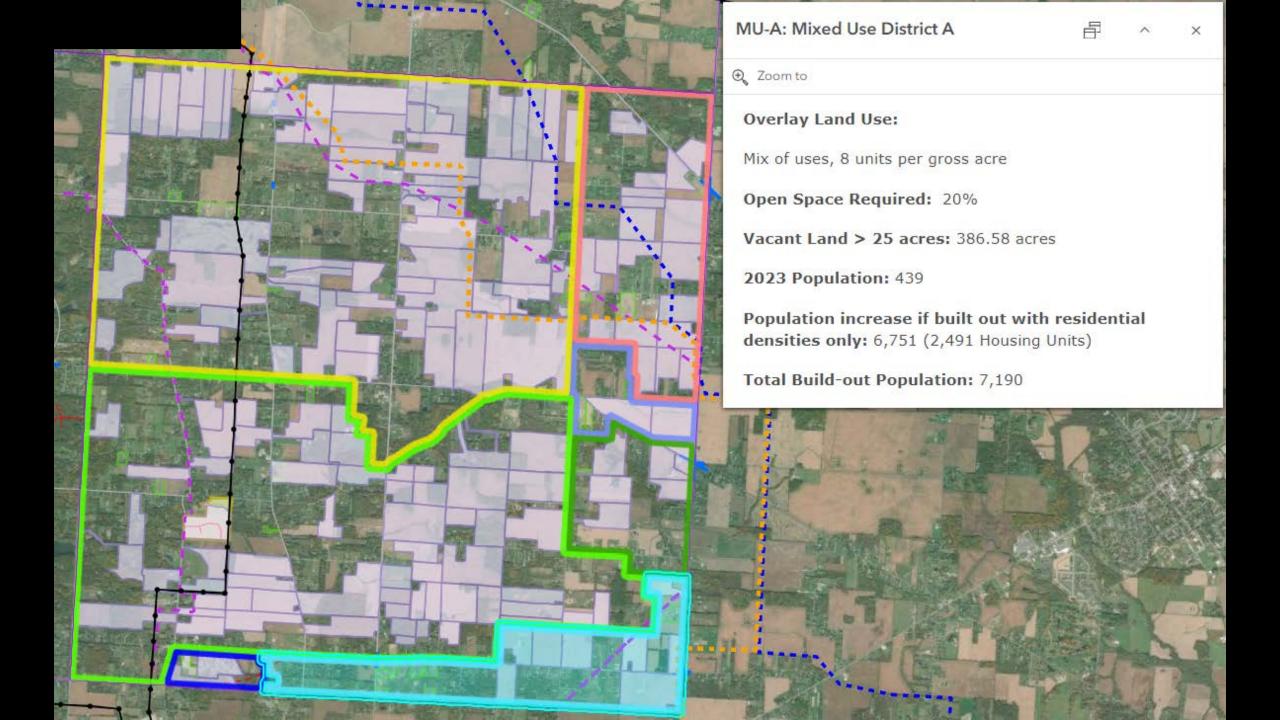
Multiple Overlays

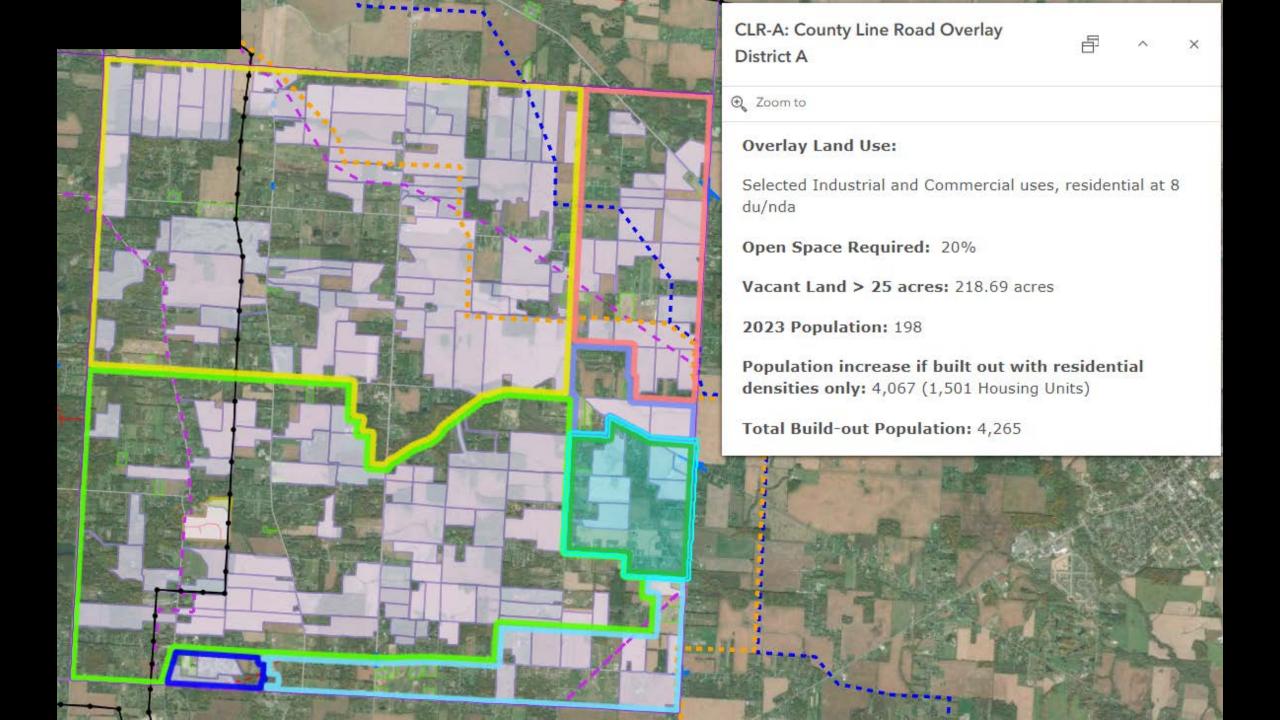


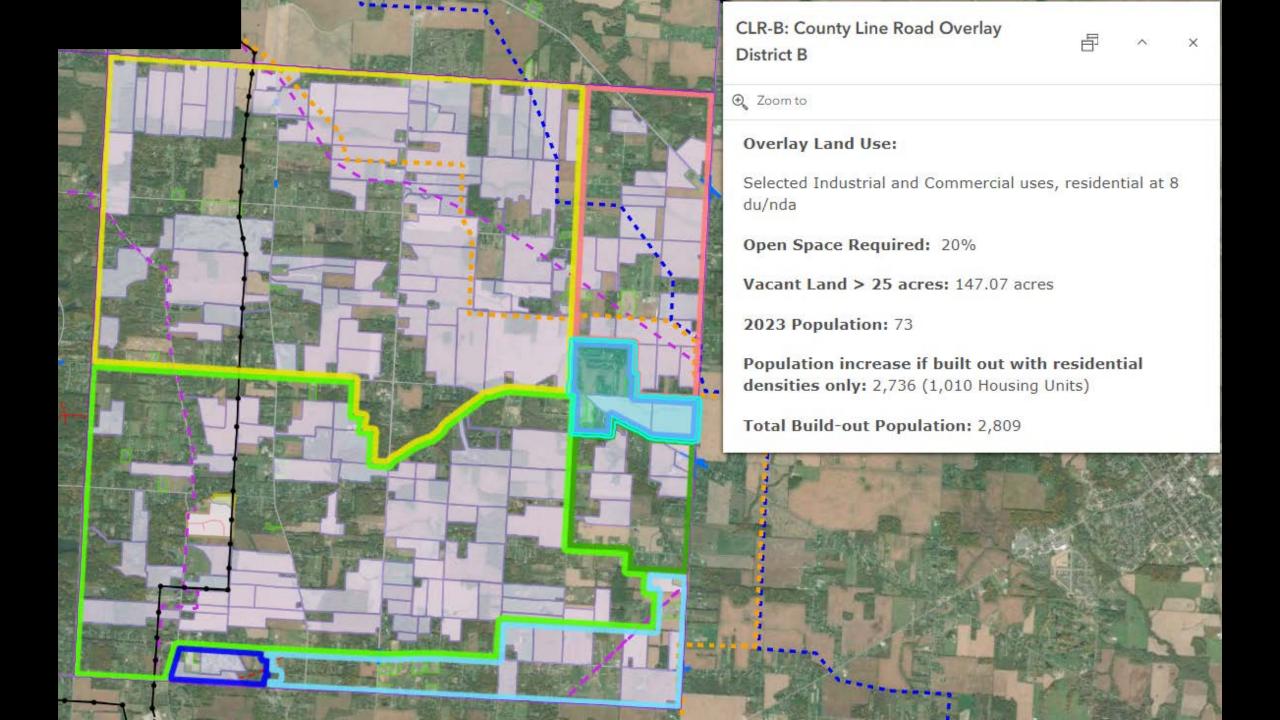


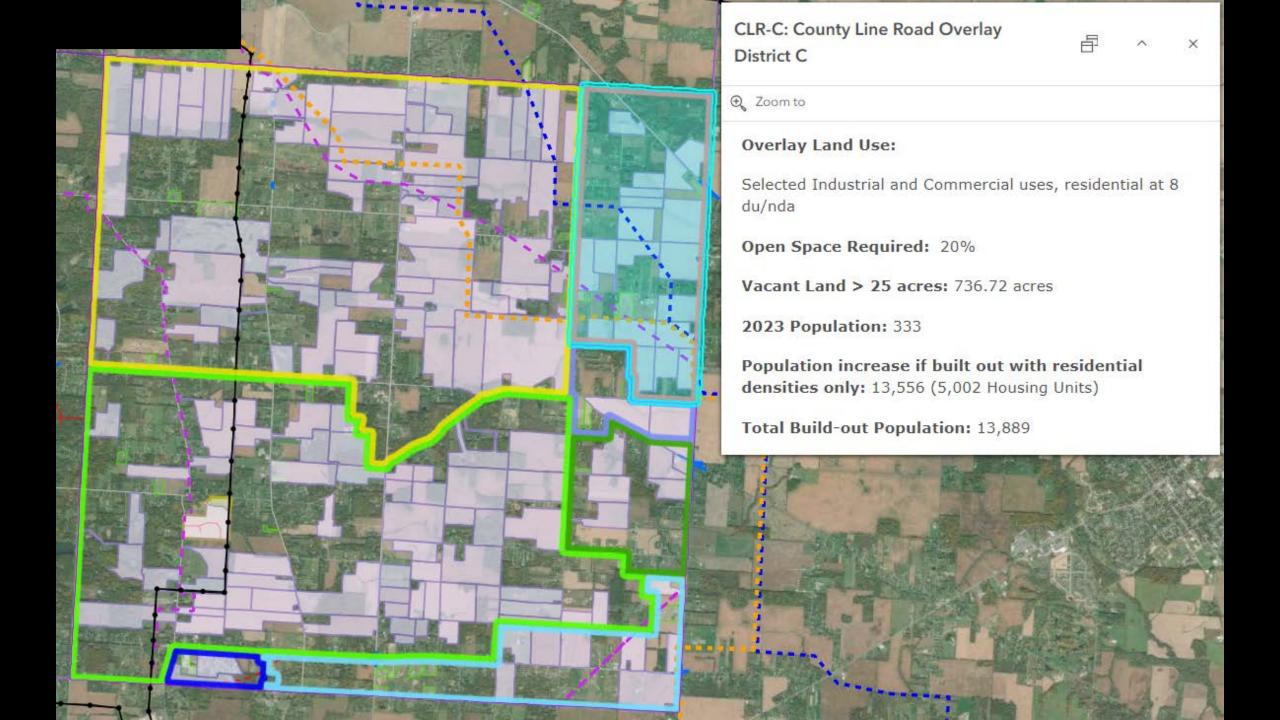




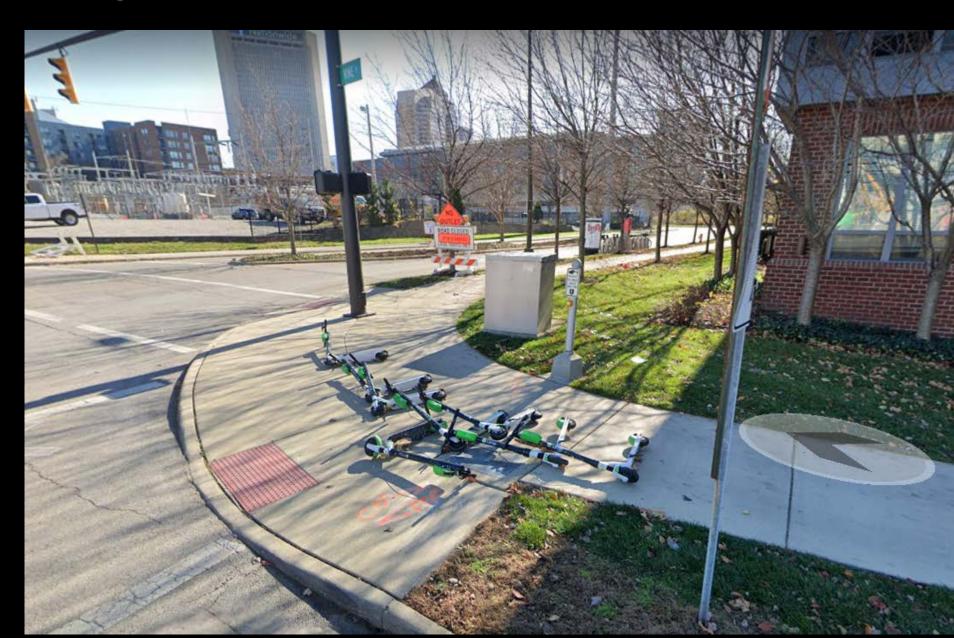








# TRANSPORTATION



### **TRANSPORTATION**

### **2024-2025 Projects**

Green Meadows Drive (Home to Lewis Center)

**Hyatts Widening (Steitz to Sawmill)** 

**Worthington and Lewis Center Road** 

**Cheshire Road (Piatt to Old State)** 

**Bale Kenyon Phase 2** 

**Steitz Road (Home to Hyatts)** 

**Cheshire Overpass** 

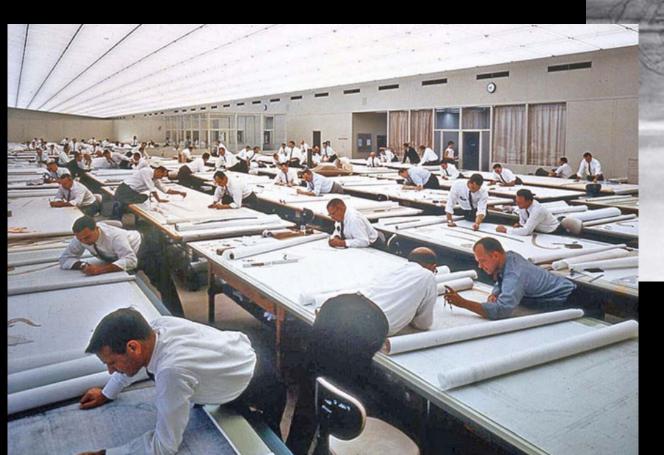
**SR 3 and Lewis Center** 

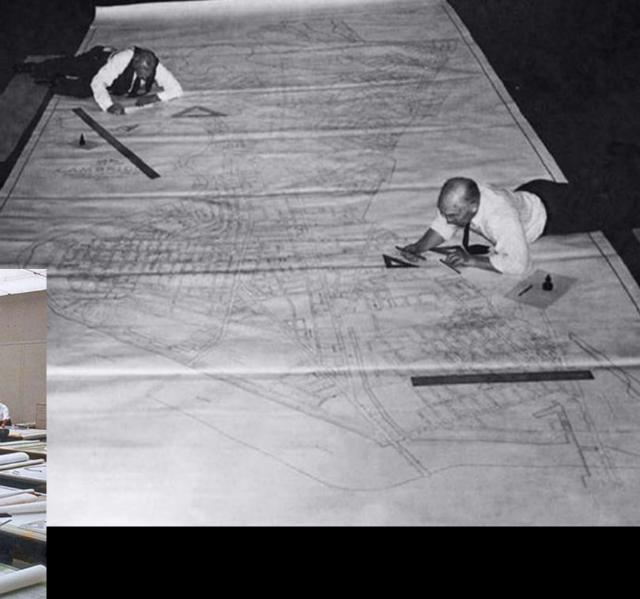
**Big Walnut at S. Old 3C and Tussic** 

**Cheshire and Golf Course Road** 

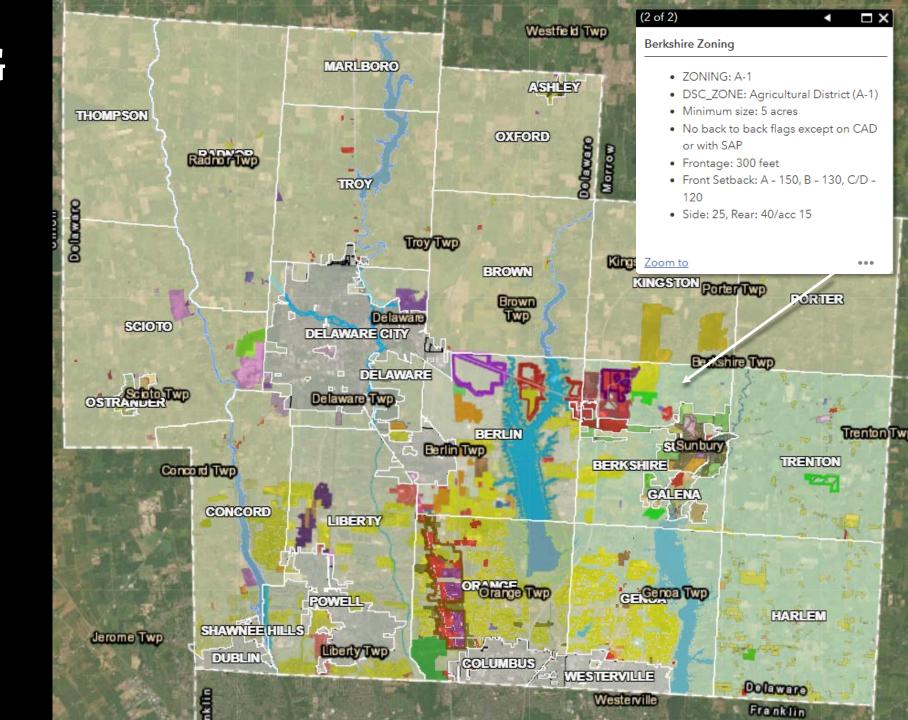
**County Line Roundabouts (Harlem)** 



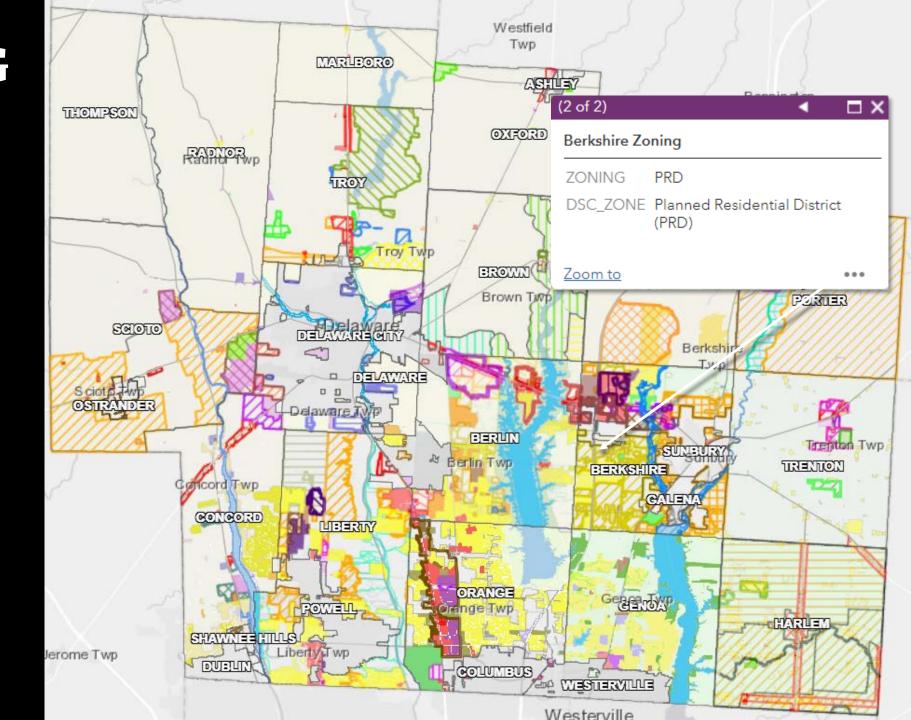




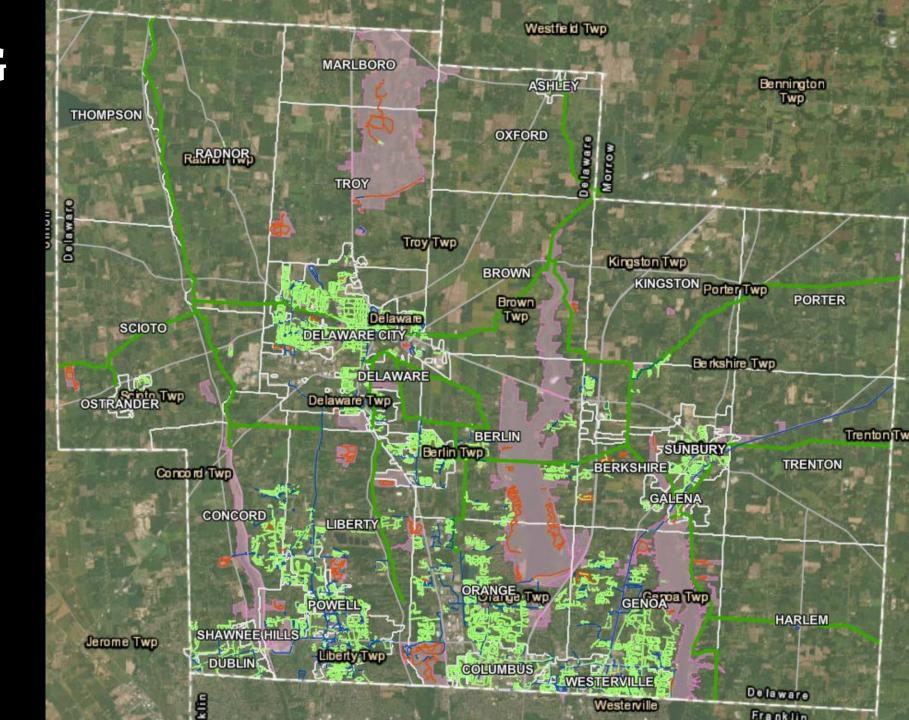
**Zoning Map** 



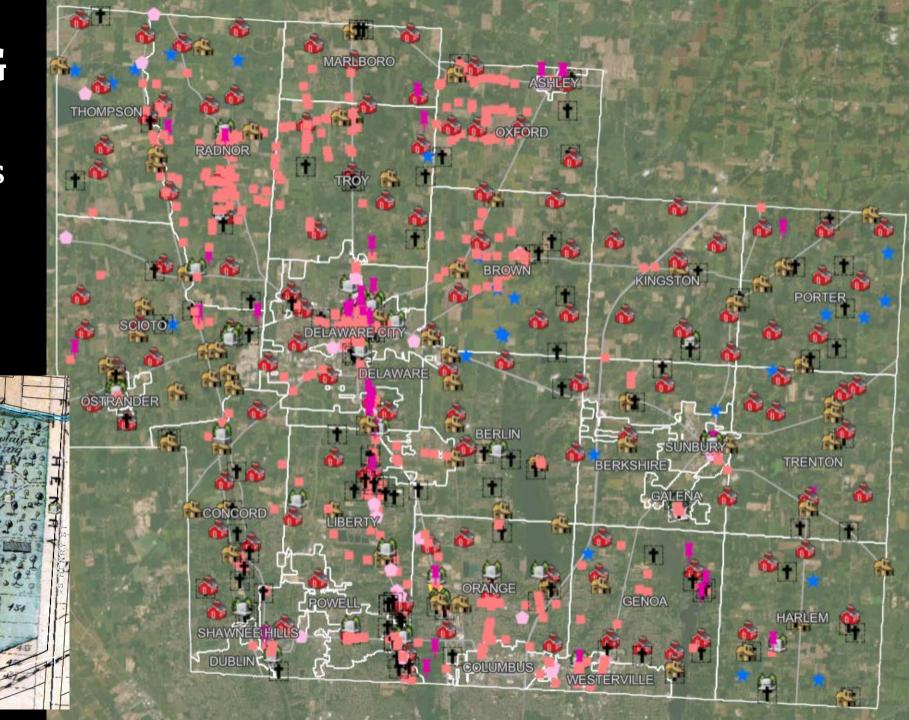
Comprehensive Plans



Parks and Trails



**Historical Features** 

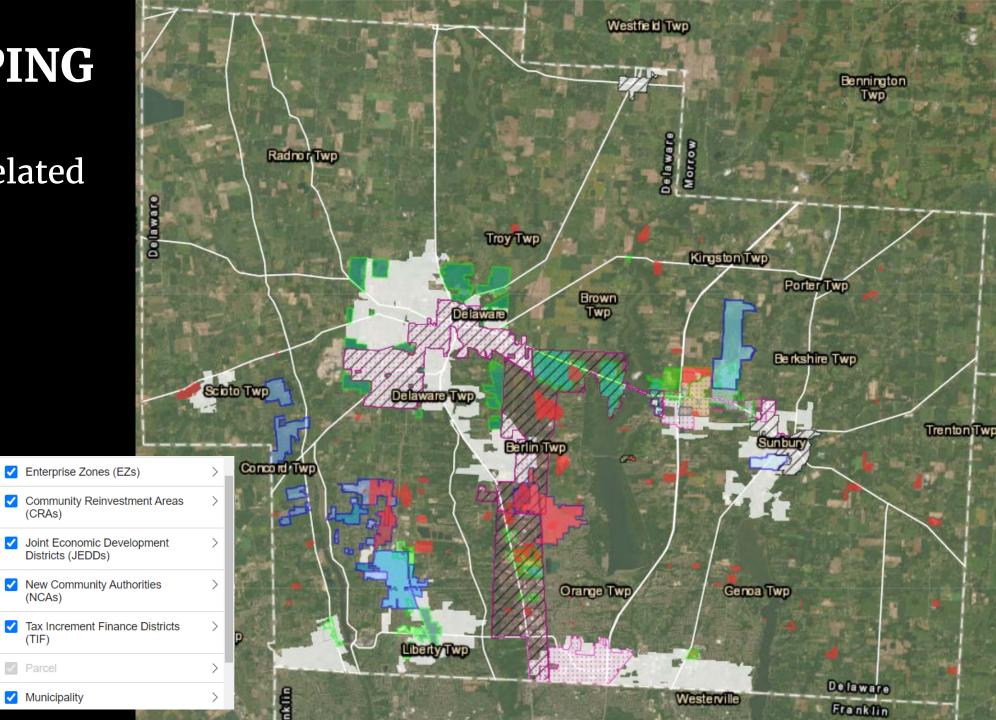


**Economic-Related Features** 

(CRAs)

Parcel

Municipality





www.dcrpc.org



Delaware County Regional Planning Commission