

Northwood development hits next phase

By Dillon Davis – February 3, 2026



Development of the Northwood mixed-use residential development has progressed into the next phase after the Delaware City Council approved another development plan during Monday's meeting.

In April 2024, Metro Development was granted a rezoning amendment, a conditional use permit, and a preliminary development plan for the construction of a mixed-residential development including up to 1,168 dwelling units spread across three subareas. Last May, the Delaware City Council approved a development plan for sections 1, 4, and 5 of Subarea B.

Section 1 of Subarea B included 53 units, while sections 4 and 5 included 32 and 21 units. Metro Development is extending Byxbe Parkway in two segments north from its current terminus at the existing roundabout to service subareas B and C. The extension, which is currently underway, is required to be constructed prior to or concurrent with the construction of the infrastructure for the Subarea B sections.

According to the City, no building permits will be accepted for review until public improvements have been accepted for Byxbe Parkway and the public roadways servicing the sections.

The development plan approved on Monday includes sections 2, 3, and 6-12 in Subarea B, which will contain 251 single-family homes on 95.284 acres. Sections 2 and 3 will contain 75 homes on 5,250-square-foot lots on an extension of existing Brittany and Wallace Drives and a new connector street, Lakelyn Lane. Sections 6-12 will contain 176 homes on 6,240-square-foot lots on Birchwood Drive, Westchester Road, Dalmatian Drive, Sprecklen Way, and an extended Ashburn Drive.

City documents for the development plan also state that no construction traffic, including for the construction of single-family homes, is permitted on the existing roadways in the Kensington subdivision. All construction traffic is to utilize Byxbe Parkway.

Subarea C, which will be constructed on the east side of the Byxbe Parkway extension, is expected to include up to 451 multi-family dwelling units on 83.38 acres. The Byxbe Parkway extension will need to be completed before work in Subarea C can begin.