

Apartments in Centerville

The preliminary land use plan dated April 9, 1969 recommends that by the year 2000 2.5% of the combined planning area should be zoned multi-family. It appears fair therefore to assume that 1.25% should be zoned multi-family by Centerville and 1.25% should be zoned multi-family by Washington Township by the year 2000. 2.5% of the combined planning area is equal to 520 acres of land. Therefore the share belonging to Centerville is 260 acres of multi-family dwellings by the year 2000.

The land use plan further states that relative densities should be between eight and twelve units per acre. Therefore assuming the average of ten units per acre as a guide Centerville should have as its share about 2600 units of multi-family dwellings by the year 2000.

The land use plan further states that 69.4% of the planning area was vacant or agricultural land in 1967. Thus in 1967 only 30.6% of the planning area was developed for uses other than vacant or agricultural in 1967. It is probably safe to assume that by the end of 1969 about 35% of the total area will be developed. Using this assumption it seems reasonable to expect 35% of the 260 acres and 35% of the 2600 units to be zoned or built by December 31, 1969.

	Acres	Units
Master plan recommendation by 12-31-69	81(35%)	810(35%)
Approximate total built 9-1-69	63.3	632
Approximate total zoned 9-1-69	203.6+	2197+

There may be some small errors in the totals since they were accumulated from several different sources however they are believed to be accurate within ten percent. A breakdown of the totals is on page two.

Bruce H. Baker
Centerville Planning Commission

Completed or Soon to be Completed Apartments.

Name	Location	Acres	Units
Town Properties	Far Hills	41.0	269
Mitchell	W. Franklin	N. A.	122
Zengle	11 Bradstreet	1-2	23
Zengle	22 Bradstreet	1-2	14
Mitchell	Maple St.	3.7	72
Village Square	Cranston Ct.	N. A.	36
Lake Glen Estates	E. Franklin	6.3	40
Peth	N. Main	1.0	14
Peth	W. Franklin	.5	6
Kreusch & Schermer	Clareridge Lane	1.0	12
Zengle	Mimosa	6.8	16
Stibbs	29 S. Main	N. A.	4
Leonard	104 E. Franklin	N. A.	4
Total Built		<u>63.3+</u>	<u>632+</u>

Apartments Zoned For But Not Built

Chevy Chase	S. Main	37.8	512
Haney	Westerfield	1.0	12
Revere Village	S. Main	20.0	243
Oak Creek Four	Wilmington Pike	13.5	140
Edward Rose	Bigger Road	59.0	600
Zengle	A.-B. Road	9.0	58
Grand Totals		<u>203.6+</u>	<u>2197+</u>