

# Planned Residential District Berlin Meadows

Existing Zoning: FR-1

Proposed zoning: R-3 with PRD overlay

8.21.19

**A. Preliminary Development Plan**-See Preliminary Development Plan- Tab 1, Exhibit C-1

**1. Proposed size and location of the PRD District, at a scale of at least 1" =200', showing topographic contours of at least 5' intervals, wooded areas, wetlands, adjacent (within 200') structures, 100-year floodplains.**

The proposed size of the R-3/PRD is approximately 181.59 acres. The site is located on the north side of Shanahan Road, South of Peachblow Road, and west of recently approved proposed Evans Farm Development and approximately 2,100 feet east of Us 23. It is located in Subarea 7b- Southern Gateway, of the Berlin Township Comprehensive Plan. Refer to Tab 1, Exhibit C-1, Preliminary Development Plan.

**2. Suggested architectural designs for all structures and signs.**

Exterior Appearance and Materials

Finish building materials shall be applied to all sides of the exteriors of buildings. Colors and building materials shall be harmonious and compatible with colors of the natural surrounding and adjacent buildings and improvements.

Final architectural styles shall be submitted at time of final development plan approval for Township review and approval. Representative architectural examples are included in Exhibit H-1, Tab 8

Exterior Colors

Exterior colors of excessively high chroma or intensity are not permitted. No more than two colors in addition to the colors of natural brick, stone or manufactured stone may be used on the

building as a whole. Garage doors shall not be painted in contrasting colors to adjacent wall surfaces; they shall be painted to be similar in color to adjacent wall surfaces and trim.

### Roofs

All main roofs shall have a minimum pitch of 6:12. Secondary roofs, such, as at porches, may be a lesser slope and a minimum of 4:12. Roofs shall be finished in standard 3-tab shingle, 25-year warranty. Dimensional shingles may also be used. Roof color shall be consistent from building to building and shall be in the black, brown or gray tones or blends of these colors. Stark white and bright colors shall be prohibited.

### Chimneys and Fireplaces

Cantilevered chimneys are permitted but must extend above roofline, cantilevered shed style are not permitted. Direct vent fireplaces are permitted provided they are contained inside the building main walls or cantilevered chimney. Chimneys may be finished in the same material as adjacent wall. Direct vent fireplaces and 90% efficient furnaces may exhaust directly through adjacent wall. Manufactured wood burning fireplaces and furnace exhausts may protrude through roof without enclosure provided pipe size is limited to 8" maximum and is painted a dark color to blend with roof color.

### Garages

No dwelling may be constructed on any lot unless an attached enclosed garage for at least two automobiles is also constructed on the same lot. Garage door shall be paneled and of one color and one material. 80' lots are provided in the development to allow for side loaded garages. Builders shall be strongly encouraged to utilize side loaded garages on 80' lots.

### Signage

Temporary and Permanent signage are proposed for this development. Temporary signage shall be located adjacent both main entries from North Road Extension and Shanahan Road, and at the North Road and Peachblow intersection. These signs shall be double sided and is shown on exhibit D-5, Tab 4. A permanent identification sign is located at these same locations. The signs shall

be wall mounted signs and shall be internally illuminated with Halo type graphics. Refer to exhibit D-1 and D-4, Tab 4.

**3. The intended general provisions for water, fire hydrants, sanitary sewer and surface drainage, to the extent known. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented.**

Water shall be provided by Delco water. Sanitary sewer will be extended to this site from the southwest. Refer to the conceptual utility plan by Advanced Civil Design, Tab 5, Exhibit E-1, and utility letters, Tab 5, exhibits E-2 – E-11.

**4. The relationship of the proposed development to existing and probable uses and surrounding areas, including easements, rights of way, proposed drainage and public utilities.**

The existing development is bordered by existing and future single family homes that are or will be annexed to the City of Delaware (Belmont Place, Arlington Builders, and Glenross) along the north boundary across Peachblow Road. There are existing single family homes along the south and north along Shanahan and Peachblow Road. To the east is the recently approved Evans Farm Development, and west are current approved plans for The Greenery condominiums, The Worthington Arms mobile home park, and Fairview Memorial Cemetery. See Tab 3, exhibit C-6 for existing features.

The site has access to all needed utilities, and the Delaware County Sewer Department is currently planning facilities improvements to provide sanitary service to this area. Roadway improvements are anticipated as part of Evans Farms subdivision, and as this development is approved, final traffic recommendations and responsibilities for the area will be determined through a final traffic study. Refer to Trip Generation Letter Ex E-9, Tab 5.

**5. A design of the open space and the proposed description of its use and maintenance.**

The open space has been designed to preserve existing trees and buffer existing homes around the periphery of the site, to provide linked internal pockets of open space for resident's use, and to tie

into planned open spaces for the Evans Farm Development to allow for a cohesive continuation of open spaces that encourage walkability throughout the neighborhood and to adjoining school sites. All open spaces shall be maintained by the HOA.

Open Space 'A' contains the main entry from Shanahan Road and will include 3 detention ponds, tree preserve areas, proposed 8' width asphalt walking path, and provides a buffer to the existing residential homes to the west.

Open Space 'B' contains the main entry from Shanahan Road and entry signage, and landscape buffers and open space are proposed along the common boundary and the existing residential uses to the east.

Open Space 'C' contains a community center, parking, pool and associated activity areas, landscape, as well as internal walkways.

Open Space 'D' preserves the existing tree row along the common boundary between Berlin Meadows and recently approved Evans Farm Development

Open Space 'E' provides a continuation of the pedestrian connection through open space D, open space G, and open Space I, as well as landscape, tot lot, and community seating area.

Open Space 'F' preserves tree row and buffer to Evans Farm

Open Space 'G' contains open space and a pathway connection/ community seating area.

Open Space 'H' includes a detention pond and 8' walking paths and provides an open space connection area from recently approved Evans Farms.

Open Space 'I' contains a large open space/park area with activity fields, picnic shelters, detention pond, and pathways for community use.

Open Space 'J' contains 3 detention ponds, main entry feature from North Street Extension, and community gazebo and walking paths. The space is also a location for a school.

Open Space 'K' contains a secondary entry feature from North Road extension.

Open Space 'L' contains a landscape buffer to the adjacent property to the west.

Ponds with headwalls and end walls that are exposed to view shall be treated with real or synthetic stone to resemble stone walls.

Ponds will have aerator fountains to maintain water quality

Existing tree rows along project boundaries to the center of the site, and to the west of the site shall be preserved to greatest extent possible. Utility crossings, roadway crossings, and grading associated with those activities may impact some locations but will be minimized to protect these features.

## **6. Specific statements of divergence from the development standards in this article**

Section 9.06 A.) Lot area.

A divergence is requested to allow the lot area to be reduced to 7,280 sf minimum from 10,890 sf min. This divergence was granted for recently approved Evans Farms which requesting a 5,000 sf. Min lot size. The proposed lot size is consistent with Evans Farm and current projects immediately north of Peachblow in the City of Delaware. The lot size requested allows for greater useable open space, pedestrian connectivity and linkages, providing a walkable community

Section 9.06 B.) Lot frontage

A divergence is requested allow the lot frontage to be reduced to 32'. Minimum lot widths of 56', 62', 64' and 80' will be met at the front building setback line on all lots as shown of those size categories.

Section 9.06 F.) Side Yard Setback

A divergence is requested to allow the side yard setback to be reduced to 6' on 56' and 62' lots, and 10' on 64' and 80' lots, from 12.5'. The reduced separation allows for a 'cluster style' development for the provision of substantial and useable open space areas within the development for the benefit and enjoyment of all the residents. All provisions and requirements of the Ohio

Residential Code will be adhered to. The adjoining structures are allowed to have walls with windows, and will comply with the current Ohio Residential Code for structure separation. Divergences for 6' building separation have been granted by other Delaware County Townships on previous projects. The current Ohio Residential Code states that structures that are 10' apart or greater (5' from property line or imaginary dividing line between 2 structures), do not require fire rating and have unlimited wall openings allowed (see exhibit G-1, Tab 7) This divergence was granted for recently approved Evans Farms requesting a 6' width side yard building setback.

Section 11.08 J.) The permitted density shall not be exceeded. A divergence is requested to allow the density of 1.85 du/ac. To be exceeded and be 2.35 du/net developable acres. This divergence was granted for the recently approved Evans Farm Development and is consistent with surrounding developments including Evans Farms and subdivisions immediately north of Peachblow Road in the City of Delaware. Berlin Meadows is providing many community related amenities, including a public school site, North Road extension, area trunk sewer, regional pathways, community park and recreation center that serve this community and the greater community as well.

Section 11.08 DD.) The developer shall be allowed one development sign advertising subdivision or land for sale. A divergence is requested to allow 4 marketing signs to be posted. The project has frontage on 3 separate roadways (Peachblow, North Road Extension and Shanahan) and the advertisement from each roadway will increase marketability.

## **7. Proposed locations of all structures.**

See Preliminary Development Plan- Tab 3, Exhibit C-1, for locations of all structures. All structures shall be located on a fee simple lot, excluding the proposed pathways, sitting areas, entry feature signage, community building, picnic shelters, tot lot and gazebo.

## **8. Preliminary Traffic Impact Analysis, based on new trip generation.**

Refer to Tab 5, exhibit E-9 for Trip Study.

**9. The responsibility and maintenance of any proposed onsite sewage disposal systems, and letter from the appropriate county or state agency declaring the site feasible for such design.**

The site will be served with Delaware County Sanitary Sewer Service

**10. All required design features from Section 11.08**

**a. Open space shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses.**

Refer to Preliminary Development Plan- Tab 3, Exhibit C-1 and Tab 4, exhibit D-5 for Open Space distribution. Refer to Tab 4, exhibit D-6 for pedestrian connection plan

**b. No building shall be constructed within 50 feet of the perimeter property line of the overall PRD tract.**

All buildings constructed will maintain a minimum 50' foot setback from the property line of the overall PRD tract.

**c. The zoning commission may require walkways to connect all dwelling areas with open space and to interconnect the open spaces.**

Internal sidewalks are to be located on both sides of internal streets. Additionally, a 10' multi use path along Peachblow, North Road Extension, and Shanahan Road will be constructed along the property frontage per the comprehensive plan. Sidewalks will be installed in Common Open Spaces "A, C, D, E,G, H, I, J, and K"

**d. Moderate to thick coverage by trees and natural undergrowth is desirable to most intended functions of the open space. Where such foliage exists naturally, it should be retained where practicable. Where adequate foliage does not exist, the Zoning Commission may require establishment of such tree cover or other foliage as may be necessary to achieve the purpose of the open space and the buffer of adjacent land uses.**

The open space design accommodates/preserves buffers adjacent existing single family homes along the project perimeter, and supplements those areas where it is thin or non-existent. Large tree stands are preserved internal and to the west side of the site.

**e. Scenic areas and views shall be preserved to the maximum extent practicable, including views from the adjacent road.**

The site has a centrally located wooded area that is being preserved, as well as areas along property lines and to the west that likewise are being preserved.

**f. Open spaces may be used for the natural disposal of storm water drainage, No features should be designed which are likely to cause erosion or flooding of the proposed or existing houses.**

Open spaces will be used to handle storm water storage, retention, and discharge in accordance with the Delaware County Engineer's office. No erosion or flooding shall be caused to any proposed or existing structures.

**g. Minimum overall tract size for the PRD is 20 acres, unless adjacent to a neighborhood of comparable density or design, in which case the zoning Commission may permit the tract size to be reduced to 10 acres.**

The tract size is 181.59 acres

**h. Improvements within the PRD shall conform to the subdivision standards for Delaware County, Ohio**

All improvements within the subdivision shall conform to the subdivision standards of Delaware County, Ohio. In addition, the applicant must construct the non-loaded North Road Extension per the Delaware County engineer through the site.

**i. Wetlands, steep slopes (over 20%), forests, 100 year floodplains, ravines, and noted wildlife habitat are to be preserved to the greatest extent possible.**



Existing trees will be preserved to best extent possible along property lines and within the site.

**j. The permitted density shall not be exceeded.**

The permitted density for this site is 1.85 dwelling units per net developable acre. The developer requests a divergence to allow a density of 2.35 units per net developable acre. A greater divergence was granted for the recently approved Evans Farm development, and the requested density is consistent with surrounding developments directly north in the City of Delaware. This proposed community features interconnected open spaces with activity areas, school site, retail hub, park areas, and other features associated with a mixed use walkable development.

**k. The required open space shall be provided. The percent of open space required varies according to the zoning district overlaid.**

**FR-1-40% (of gross tract acreage) open space  
R-2, R-3, R-4-20% (of gross tract area) open space**

**In calculating open space, the areas of fee simple lots conveyed to homeowners shall not be included. Unbuildable areas, as provided in 11.03 (b), may count for up to 50% of the required open space. That portion of land dedicated to public purposes (see section 11.03,c.) that remains either open and unbuild upon by any structure (including parking) or which houses a recreational facility approved by the zoning Commission on the Development Plan may count toward the open space requirement.**

Provided open space is +/- 85.09 acres, or 46.86%, which is 26.86% , or 48.77acres, greater than required, or 243% above the requirement.

**l. No residential dwelling structures shall be constructed within the 100 year floodplain or any stream or river.**

No residential dwelling unit shall be constructed within a 100 year floodplain, stream or river, and none exist on site.

**m. In FR-1 zones, water supply and sanitary sewage disposal shall be as approved by the Delaware County Board of**

**Health and/or the Ohio EPA. Feasibility shall be indicated by the appropriate agency at the time of the preliminary plan. In the R-2, R-3, and/or R-4 zone, centralized water supply and sanitary sewage disposal systems shall be provided. Subject to Delaware County Sanitary Engineer, Board of Health, and Ohio Environmental Protection Agency Approval. Feasibility of water supply and wastewater disposal systems shall be indicated by the appropriate agencies at the time of the preliminary plan.**

Refer to letters from Delco Water and Delco Sanitary engineer for feasibility of water and sewer to this site, Tab 5, exhibits E-2 and E-3.

**n. The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or within the site. All residential roofs must be a minimum of 5/12 pitch, or as approved by plan. Permanently sited manufactured housing must have a minimum pitch of 3:12.**

Refer to item A.2 above for architectural criteria. Refer to Preliminary Development Plan, Tab 3, Exhibit C-1 for building areas. There shall not be any manufactured housing on site.

**o. Residential lots shall be fenced for safety if they abut agriculture.**

No homes directly abut agricultural activities.

**p. Sidewalks or paths shall be provided. Sidewalks shall be separated from the paved street surface by at least five feet (5') of landscaped or grassed green strip. Deciduous broadleaf street trees (i.e., maple, oak, sycamore, chestnut, sweet gum) shall be planted (or saved) at the rate of one per 60 feet of frontage on both sides of the street. Trees must be at least 2.5 inch caliper at planting. Trees may not be placed in the 5' green strip between the street and sidewalk. Trees shall be placed in the front lawn of the residences.**

Sidewalks shall be located on both sides of the street along all the interior streets per Delaware County Standards. Sidewalk connections shall be provided to allow residences to access

to open spaces. Street trees will be provided at a minimum of 60' o.c., at 2.5 inch caliper. Tree Placement shall be per this zoning requirement.

**q. Setbacks – front, side and rear; as defined in the underlying zoning district**

A divergence has been requested to allow 6' minimum side yard setbacks on 56' and 62' lots, and 10' on 64' and 80' lots

**r. Minimum Lot Size – as defined by the underlying zoning**

The minimum lot size of .25 acres (10,890 sf) shall not be met on all lots and a divergence is requested

**s. Minimum Lot Width- as defined by the underlying zoning**

80' minimum lot width at R.O.W. per standards will not be met on all lots. The requested lot widths shall be met at the building lines at the front yard setback

**t. Detached garages with one-hour fire rated construction may be constructed within ten (10) feet of the lot line provided the garage is located to the rear of the house, and that the garage does not abut an adjacent residence**

The subdivision will comply with this regulation

**u. Street layouts should relate to natural topography, and be designed to provide open space views to as many homes as possible**

The plan has been designed to accommodate this design feature

**v. Attached garages shall be set back at least 12' from the front building line of the house, if on street parking is not provided.**

On street visitor parking shall be accommodated per the Delaware County Subdivision Standards. All single family homes shall have parking for 2 cars in the garage, with a minimum of 2 car parking in front of each garage, for a total of 4 minimum onsite parking spaces as required by code.

**w. Porches-covered porch or portico across some portion of the front of the house is a recommended structural design element.**

Either covered front entries, porches, or porticos shall be encouraged of homebuilders within the subdivision

**x. Street lighting, if provided, must be of white light, with light standards of traditional or Victorian design, (no modern gooseneck lamps or yellow lighting) Maximum height of standards is 16 feet.**

There will be no street lighting

**y). Building Height Limits. – No buildings in this district shall exceed thirty five (35) feet in height as measured from the elevation of the threshold plate at the front door to the highest point on the roof. Chimneys, barns, silos, grain handling conveyors, church spires, dorms, flagpoles, and elevator shafts are exempted from this height regulation and may be erected to any safe height, not to exceed one-hundred (100) feet in height. No windmills, antennas, or towers shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract and not to exceed one hundred (100) feet in height.**

No building shall exceed 35' as measured from the threshold Plate at the front door to the highest point on the roof.

**z). Building Dimensions – (Floor space requirements) – Each detached single family dwelling hereafter erected in this district shall have a living area not less than one thousand (1000) square feet or eight hundred (800) square feet of ground floor area, if the residence is multi-story. All such living areas shall be exclusive of basements, porches, or garages.**

**All attached single family structures constructed within this district shall contain the following minimum living area**

- One (1) bedroom unit- 800 square feet**
- Two (2) bedroom unit- 900 square feet**
- Three or more bedroom units 1000 square feet**

Minimum livable building square footage for all residential structures shall be, 1,500 square feet for all residential structures.

**aa). Landscaping – All yards, front, side and rear, shall be landscaped, and all organized open spaces shall meet the requirements of Article XXIII, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan showing caliper, height, numbers, name and placements of all material, prepared by a landscape architect shall be approved as part of the final development plan.**

Refer to Tab 4, Exhibit D-1 through D-9 for preliminary development plan landscape exhibits. A final landscape plan will be submitted at time of final development plan

**bb). Parking – Off street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing the parking plan, the provisions of Article 24 of this resolution, when appropriate, shall be incorporated.**

Parking shall be provided at the time of construction of the main structure or building.

**cc). Signs – Except as provided under the provisions of the article for home occupations or as controlled by Article 25 (Signs) of this Resolution and except as permitted by the Board of Zoning Appeals incidental to Conditional Uses, no signs shall be permitted in this district except a “For Sale” or “For Rent or Lease” sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.**

All signage shall comply with Article 25.

**ff). The Owner or developer of a subdivision or similar area, upon the conditions and for the time period established by the Zoning Commission, may erect one (1) sign not**

**exceeding thirty two (32) square feet in area per side advertising said subdivision, development, or tract for sale.**

The developer requests that 4 signs be allowed for this project. The signs shall be erected at the two entry roads from North Street Extension Shanahan Road, and at the intersection of Peachblow and North Road Extension. The temporary signage shall conform to the exhibits in Tab 4, exhibit D-1 and D-4. The signs may remain in place until 90% of the homes in the subdivision have been sold.

**ee). Exterior Lighting- All exterior lighting shall meet the lighting requirements of Article 24 of this zoning resolution, unless a variation from these standards is specifically approved as part of the final development plan.**

All exterior lighting shall comply with Article 24

**ff). Other required provisions as stated in this ordinance. The Berlin Township Zoning Commission and/or Board of Trustees may impose special additional conditions relating to the development with the regard to type and extent of public improvements to be installed, landscaping, development, improvement and maintenance of common open space, and any other pertinent development characteristics.**

**11. Emergency service provisions (letter from fire and police departments)**

See Tab 5, exhibit E-8 for fire department letters

**12. Phasing plans.**

There will be 7 phases- see exhibit C-5

**B. Other Submittal requirements**

**Certified real estate tax mailing address lists for property owners within 200 feet with three sets of labels, including applicant and/or applicant's representative.**

The certified real estate tax mailing lists are attached hereto as Tab 1, exhibit A-1

**1. Legal Description**

The legal description is attached as Tab 2, exhibit B-1 and B-2.

**2. Plat Plan of the parcel to scale, including**  
**a. area of property including streets, roadways, and parking**  
**b. Placement of all existing and proposed structures**

See Preliminary Development Plan Tab 3, exhibit C-1

**3. The lot number and/or street address**

Parcel numbers Identification: 41833001016000,  
41833001014000, 41833001094000

**4. Topographical map**

The topography is shown on Tab 3, exhibit C-6, Existing Features Plan.

**5. All setback and frontage dimensions, Article 24,**

See Preliminary Development Plan Tab 3, exhibit C-2 and C-3

**6. Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25,**

See section A.2 of the zoning text for architectural design.

**7. Landscape plan in accordance with the Berlin Township Zoning Resolution, Article 26,**

***Note: Need text describing design features/standards.***

Landscape plans and site details are attached as Tab 4, exhibits D1 to D-9, with buffer and open space descriptions in section A.5 of the zoning text

Tree requirements for building coverage on individual lots shall be determined and plans submitted at time of permitting each individual structure as they will not be known until that time.

**8. Location of schools, parks and other public facility sites, within one (1) mile,**

The site is within proximity to Shanahan Middle School, Berlin High School, Olentangy Highschool, Heritage Elementary School, and Columbus State Community College. Refer to Exhibit C-6, Tab 3. In addition, a school site is proposed for this mixed-use development

**9. Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.**

See Tab 6, exhibit F-1 for WesBanco Letter

**10. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.**

It is anticipated that the subdivision, school, and North Road extension construction would begin shortly after approval of a final development plan and final engineering plans and plats are approved, which is likely to occur in mid 2020. The site utilities, street, and landscape will be installed, and homes will be constructed.

The project shall be completed in 7 phases, each phase will take approximately 12-18 months to complete construction.

**11. If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases.**

Phase 1 of the single family subdivision shall begin in mid to late 2020 and take 12- 18 months to complete  
Future phases shall commence shortly thereafter of completion of Phase 1 and take an additional 12-18 months to complete.

**12. Letter approving agent for owner if applicable.**

NA- Owner is the agent