



October 31st, 2023
Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015

Berlin Township Business Park Overlay Update

The Berlin Business Park (BBP) consists of two overlay zoning plans that were approved by the Board of Trustees in November and December of 2020 pursuant to ORC 519.021(c). In total, the BBP overlays span approximately 1,800 acres in Berlin Township. The overlays provide potential builders with an optional zoning tool and offers predictability and consistency in the process for both residents and builders. A potential builder who would like to complete their project utilizing the BBP overlay zoning may complete the BBP overlay application through the township, which includes indicating the use codes, design standards, and other items as required in Article 15 or Article 19 of the zoning resolution. The BBP overlay application undergoes administrative review by the Architectural Review Board, the Zoning Commission, and the Board of Trustees.

Overlay zoning is unique in a couple of ways: First, the time for referendum by residents provided is at the time the entire overlay is approved. As a result, the option of referendum does not apply to specific applications utilizing the overlay. With that in view, the Township and its residents must be diligent to ensure items such as design standards and other safety concerns are effectively addressed within the overlay requirements. Second, because it is an administrative review, the criterion for approval is contingent upon compliance or non-compliance with the overlay resolution.

In establishing the BBP overlays, Berlin Township residents, zoning commission, landowners, and potential builders were all provided an opportunity to inform the overlay during the planning process. Since the overlay approval by the Board of Trustees in late 2020, much attention and effort has been paid over the three years to critical infrastructure improvements and preparing the land to be “shovel ready”. Examples of such efforts include:

- 1) **Land Ownership Acquisition.** The Delaware County Finance Authority and Economic Development Department are actively working to find solutions related to larger land acquisition and are currently reaching out on a case-by-case basis.
- 2) **Sewer.** Delaware County has a short-term plan to service part of the area soon and a long-term plan for a new treatment facility in the area to extend its capacity to service to the entire BBP.

- 3) **Water.** Within the last twelve (12) months, Del-Co has secured a site and is moving forward with the planning and the construction of a new water tower to be completed in 2025.
- 4) **Electricity.** AEP has been working to upgrade its capacity in the area to ensure businesses will have plenty of electricity.
- 5) **Traffic.** The Ohio Department of Transportation (ODOT) is engaged with potential builders, the County, and the Township to carefully plan for growth. In addition, plans related to Sunbury Parkway are moving forward.

Delaware County hosts a quarterly meeting to provide updates and report on progress related to major items. The BBP overlays have received inquiries from OneColumbus and the Board of Trustees have already received three BBP overlay applications and approved all three, which include: 250 apartments; 130 residential hotel units; and 30.85 acres of permitted industrial businesses.

Through continued collaborative efforts, the BBP overlays allow the Township to provide flexible zoning options that promote the public health and safety of its residents. Such growth will also help diversify our tax base, address housing needs, provide job opportunities, and serve the residents within Berlin Township for generations to come.

Berlin Business Park (BBP) Overlay Application References:

- Approved BBP 23-001 - Industrial Overlay - 30.85 acres - Industrial Use Codes
- Approved BBP 23-002 - Commercial Overlay Residential Hotel - 130 units (Northpointe)
- Approved BBP 23-003 - R-10 Overlay - 250 Apartments (Elysian)