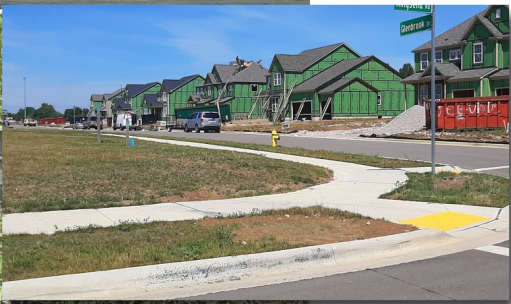
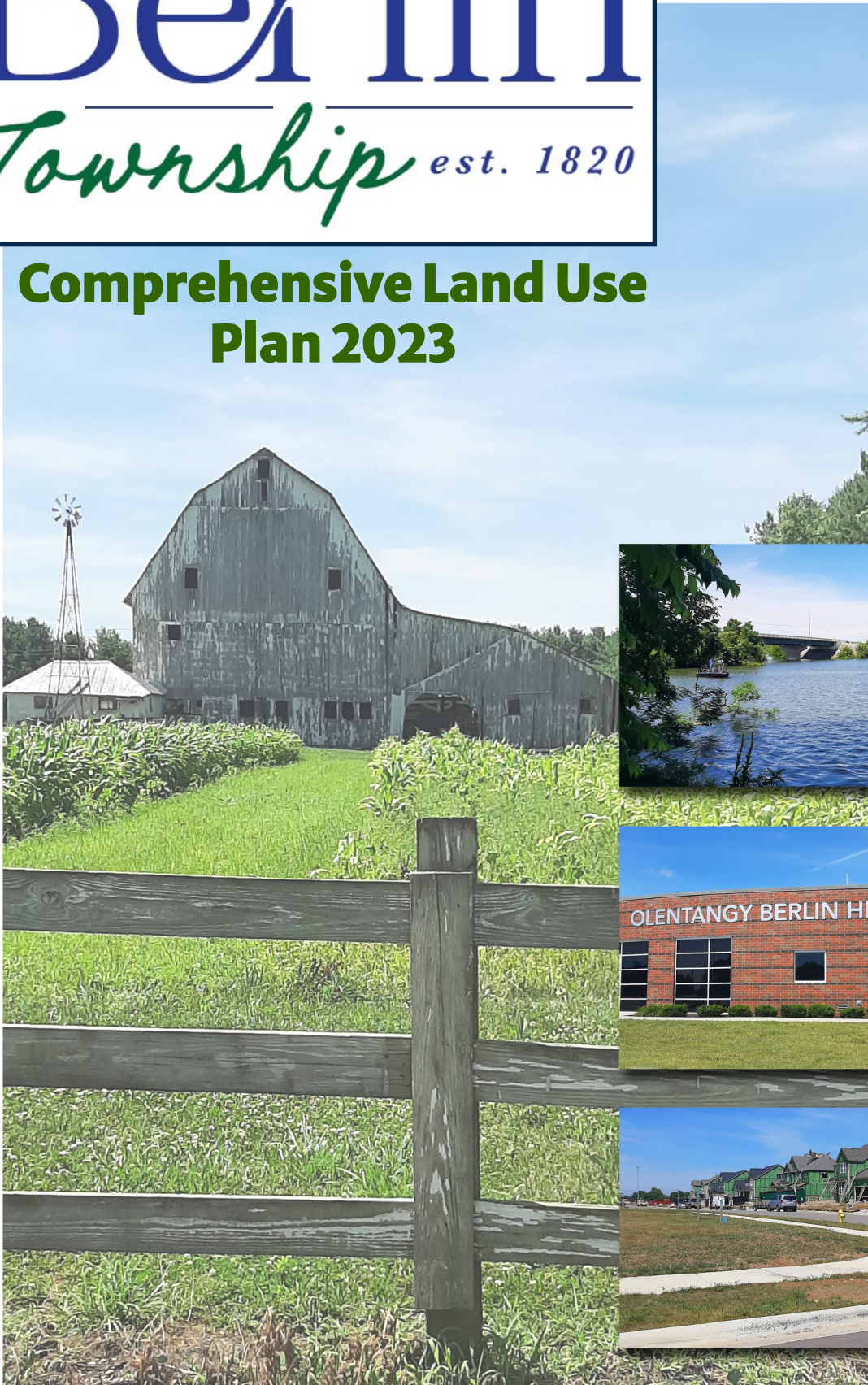




Comprehensive Land Use Plan 2023



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Delaware County
Regional Planning Commission

Adopted Date _____

Order of Chapters

Chapter 1	Introduction and History
Chapter 2	Demographics
Chapter 3	Development
Chapter 4	Land Use
Chapter 5	Natural Resources
Chapter 6	Housing
Chapter 7	Economic Conditions
Chapter 8	Roads and Transportation
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Source: "Map of the County of Delaware," Cyrus Wheelock, 1875

PLEASE NOTE: This plan is intended to be accompanied by the Delaware County Comprehensive Land Use Background Information. That document provides additional county-wide data related to all the items listed above and is updated regularly as information becomes available. Should there be conflicts between the two documents, this document shall prevail.

Executive Summary

Berlin Township is centered in Delaware County, one of the fastest-growing counties in Ohio. From 1990 to 2000, Berlin Township was the fourth fastest-growing county with a growth rate of 67%. It quickly rose to the third fastest from 2000-2010, with a growth rate of 96%. In the period of 2010 to 2020, we only saw a growth rate of 17.8%. Based on recent increased activity, the Delaware County Regional Planning Commission estimated that population has increased by 7.3% in the last few years.

Berlin Township 2023 – Land Use Facts and Issues:

1. Developers have annexed 1,496.94 acres into the cities of Delaware and Sunbury.
2. Population grew from 1,978 in 1990 to 3,315 in 2000 for an increase of 67%. Population grew to 6,496 in 2010 for an increase of 96% and to 7,774 in 2020 for an increase of 19.7%.
3. From 2000 to 2010 there were 758 new house lots zoned, 415 new multi-family units zoned, and 231 new acres of commercial and industrial ground zoned.
4. Since 2010, there have been 3,698 new single-family lots zoned, 306 multi-family units zoned (all single-family condos), and 354 acres of commercial and industrial ground zoned.
5. The year 2016 represented a large part of this change, with 1,234 future single-family lots and 314 acres of commercial in Evans Farm and 425 lots in the adjacent “Peachblow Land” rezoning.
6. There are 3,147 housing units within the boundaries of Berlin Township. The current housing mix indicates Single-Family lots represent 92% of units while Multi-Family represents 8%. Multi-Family includes Apartments, Single Detached Condos, and Shared Wall Condos.
7. There is a 13-year supply of house lots in the subdivision process in the County.
8. The township saw 2,625 acres rezoned since 2010. The only area with large tracts of agriculture are along US 36/SR 37.
9. Traffic continues to be a significant problem, at certain locations during certain times of the day. Various road improvements have been completed recently, including roundabouts at Glenn Road/Berlin Station, Cheshire Road/Lackey Old State, Cheshire Road/Piatt Road, Cheshire Road/3 Bs K, and Piatt Road/Berlin Station; the Piatt Road extension; a segment of North Road at Peachblow, the Four Winds Drive relocation, and various widenings at Africa, Cheshire, and Gregory Roads.
10. In 2022, the Township established a Parks and Trails committee in its continued commitment to exploring walkability and other recreational opportunities for the Township.
11. Berlin Township has significant natural beauty in its ravines and other natural land around the Alum Creek Reservoir. These natural features need to be protected.

12. Economic conditions are comparatively good in Berlin Township and Delaware County. The current county unemployment rate in the county is 2.4%, with the state of Ohio at 3.6%. As of August, 2022, the Columbus housing market is ranked tenth in the nation based on the number of days it take to sell a home. Median income in the county (2020) is the state's highest at \$104,322 for household income and \$122,435 for family. Intel announced plans to construct semiconductor chip plants in New Albany, which promises to usher in thousands of jobs with an average salary of \$135,000, plus thousands more indirect jobs in surrounding areas.
13. The Polaris area has been a huge job and traffic generator. It has boosted Delaware County and the city of Columbus but continues to impact Berlin Township with school-related growth and increased traffic.
14. Township collector roads were built in the 1800s for farm-to-market use and are often too narrow for today's traffic. Some township collector roads have been widened and some key intersections have been improved, and narrow roads are considered part of the scenic character, as long as they are safe.
15. U.S. 23 is a major four-lane highway that is losing its ability to move through-traffic as it becomes a commercial frontage road. Access management principles that limit curb cuts can help prevent the deterioration of this important highway.
16. ODOT's Access Management Plan for U.S. 36/S.R. 37 continues to guide future planning for the location of backage roads and signalized intersections.
17. There is adequate potable water supplied by the Del-Co Water Company, but summertime lawn watering taxes its ability to maintain treatment and pressure. A year-round alternate-day lawn watering ban was instituted in July 1999 and continues to be in effect.
18. Except for a few locations where topography is a limiting factor, sanitary sewer service will eventually be available for the entire township. Sewer design densities are typically between 1.5 and 1.85 housing units per acre.
19. The Olentangy School system is adding approximately 1,000 new students every year. Regular levies are being passed for operations and new construction, but the pace of growth is an ongoing concern for the district. Olentangy maintains an excellent academic record for student proficiency test scores. Since the 2010 plan, Cheshire Elementary was completed on Gregory Road, Olentangy Berlin High School was completed on Berlin Station Road, and Berlin Middle School was completed just north of Cheshire Elementary. In addition, Shale Meadows Elementary was completed on North Road at Peachblow, and Berkshire Middle School was completed just east, in Berkshire Township on 3 B's and K Road. Only two of these schools were referenced as future facilities in the previous plan. Elementary School 17 is under construction at the intersection of Piatt Road and Peachblow Road.

20. A future school site is located on Sweeney Road and Berlin Station Road. Future development proposals and the transportation network should consider these future facilities in their planning.
21. The Village of Cheshire represents an opportunity for economic growth, attracting visitors to the state park and becoming an identifiable center of the township.
22. There is some township parkland at the new fire station, and Alum Creek State Park provides passive open space and recreation. There is a need for active recreation such as baseball and soccer fields, as well as other recreational activities that should be determined by ongoing work of the township's parks committee.
23. There is a desire to see more trails and bikeways both for recreational purposes and for alternative transportation. A specific goal is the placement of a path along Piatt and Cheshire Roads, although any improvements to existing roads and all new subdivisions should consider sidewalks and bike/pedestrian facilities.
24. In late 2020, the Berlin Business Park overlays were created, impacting just under 1,900 acres in the northern part of Berlin Township. The overlay will provide a variety of limited uses, depending on location, including light industrial, professional, office, commercial, and multi-family uses. Delaware County is moving forward with a sanitary sewer pump station near Lackey Old State and Del-Co is planning on constructing a water tower at the same location.

Chapter 1 Introduction

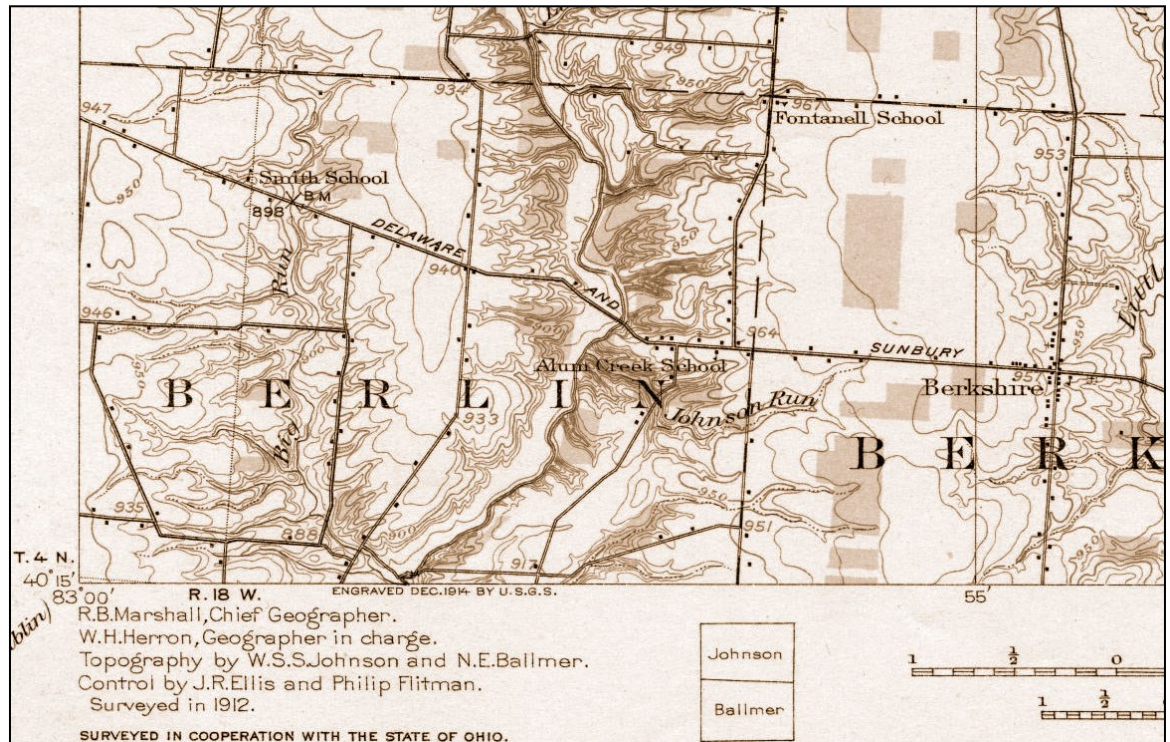
Berlin Township

- A brief history adapted from "History of Delaware County and Ohio," 1880

Beginnings

Township 4, Range 18, of the United States Military Survey, was divided between the townships of Berkshire, Delaware and Liberty from 1806 to 1820. In 1806, Sections 1 and 4 were, with the rest of Berkshire Township, as it then was, erected into a township. This was the shape of Berlin when the first settlers came here. Col. Byxbe owned Section 1 of the fourth township in Range 18, a fact which probably accounts for the strange division of townships when Berkshire was laid off, and it was not until January 8, 1820, that Berlin Township was erected, taking sections from Berkshire, Delaware, and Liberty Townships. The township has two centralized communities, the one about Cheshire, a small hamlet on Alum Creek, and Berlin Station, on the railway.

The first purchaser of land was Joseph Constant, of Peekskill, NY, paying two dollars per acre, and receiving a deed signed by John Adams. In the Berlin settlement there were some who bought as much as 1,000 acres of land, others 250 and 100 acres of land, but all were on the same level of social equality. There was a novelty at first which dispelled discontent, and, later, the pressing duties of the settlement gave it no place. All wore the same kind of home-made clothing, made in the cabin from the flax of their own growing.



A portion Berlin and Berkshire Townships in the USGS map surveyed 1912

At the end of the first decade of Berlin's history there were about forty families in the township. About twenty of these had come from Waterbury, Conn., and settled on the Constant purchase in the southeast part of the township.

The first school in this township was taught by Joseph Eaton, in a cabin which stood west of Alum Creek, and a half or three-quarters of a mile north of the old Baptist meeting-house. The second was taught by Lucy Caulkins, in a cabin near where the block-house stood, about 1810. The children of that day were not different from those of to-day. Full of mischief, they watched the teacher's eye, and were on furtive mischief bent at all times. - end of quote

Why Plan?

City and community planning in the United States is a fairly recent effort, with a foundation in the City Beautiful movement at the turn of the 20th Century. At that time, open space was seen as a deliverance from the stuffy, overcrowded, and disease-filled tenements of American cities in the late 1800s. The City Beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the typical hustle and bustle.

The intent of the city planning movement was to plan for the future. In some communities, there was a plan, which was the basis for the zoning map and resolution. However, in most communities, zoning itself was seen to be the plan. Zoning was tested immediately and found to be an appropriate legislative power.

Ohio has never taken the additional step to *require* land use planning as a mandatory underpinning of zoning or other land use controls. It is recommended by the American Planning Association, and the American Institute of Certified Planners. It is suggested by the Ohio Revised Code (ORC), and it is bolstered by Ohio and United States Supreme Court cases that a comprehensive plan strengthens a community's police power to zone and control its growth.

How Planning Relates to Zoning and the Community Vision

By Ohio law (Ohio Revised Code 519.05) it is the duty of the zoning commission to submit a plan, both text and maps, to the Trustees to control land use and as a basis for zoning.

The Berlin Township Zoning Commission convened on March 10, 2009 for the purpose of updating the 1999 Berlin Township Land Use Plan. That plan was adopted in 2010. In early 2022, the Zoning Commission convened for the purposes of updating the 2010 plan to conform to recent change in the Township. These changes included significant residential development and rezonings, as well as the creation of the Berlin Business Park.

3. Review previous goals and policies; judge whether they are still representative of the community's values and vision of its future, and if the goals and policies conform to current federal and state land use legislation and court decisions;
4. Amend goals and objectives for future growth;
5. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth;
6. Recommend amendments to local zoning, and development policies to assure that the Township will be what it has envisioned.

The Comprehensive Plan is policies, goals, and a recommended land use map for the future development of the Township. After the adoption of the Comprehensive Plan, the Township could amend their zoning code, as needed, to implement its recommendations.

The Comprehensive Land Use plan is intended to be the township's vision for growth and development. It is based upon economic and environmental conditions, availability of utilities, adequacy of roads, and the values of the township regarding density of housing and the look of the community when completely developed. It makes site-specific land use recommendations for each parcel in the township. The document may be amended as initiated by the Zoning Commission and/or Board of Trustees

How Digital Information Affects the Township's Ability to Plan

The Delaware County Auditor maintains a Geographic Information System (GIS) for the primary purpose of accurately mapping tax parcels. DCRPC maintains various layers to add to this system. The system is a very accurate computer-mapping format offering tabular and graphic real estate data about each of more than 90,000 tax parcels. It has a cadastral (property line) layer and topography layer. In addition, the office has created soil maps and digital ortho imagery with structure outlines.

Maps can be created with accuracy to a scale of 1 inch = 100 feet. Planners may view each parcel individually at any scale. This allows the DCRPC to make a Comprehensive Land Use Plan that is site-specific. Parcel data provided by the County Auditor forms the foundation of the GIS system. The software used is ArcMap and ArcInfo by ESRI.

Chapter 2 Population & Demographics

Berlin Township



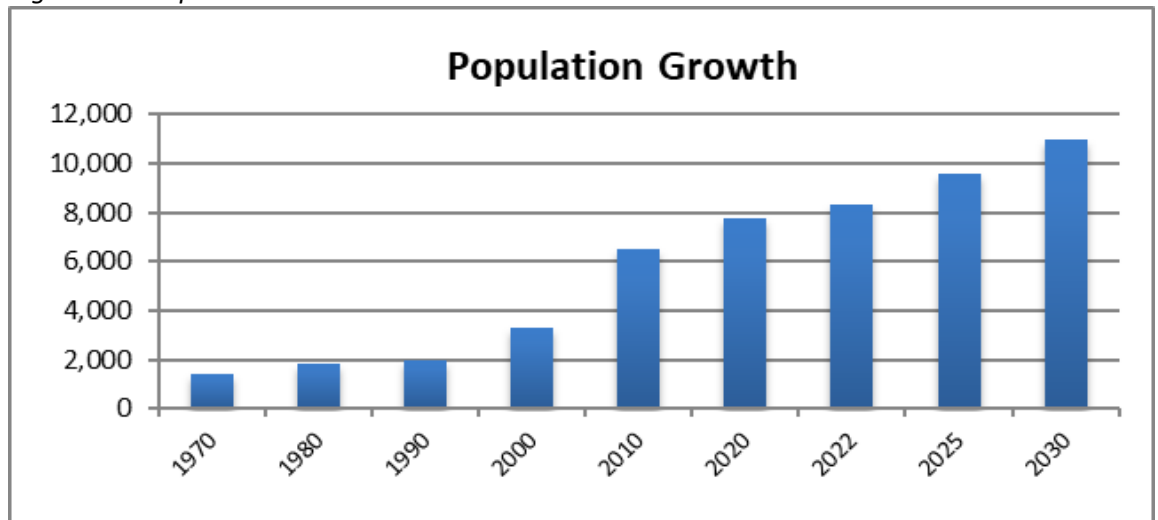
New Berlin Township homes on Glenbrook Drive

Township Population

The U.S. Census shows certain other profiles of Berlin Township’s population.

Berlin Township’s population was determined to be 7,774 by the Census Bureau in 2020. This represents an increase of 1,278 people since 2010, when the population was 6,496. While the increase between 2000 and 2010 was 96%, the increase between 2010 and 2020 was only a 20% increase. With the current number of residential units “in the pipeline” in Berlin Township, increases this decade are proposed to be significant. The DCRPC is projecting a 42% increase in population by 2030.

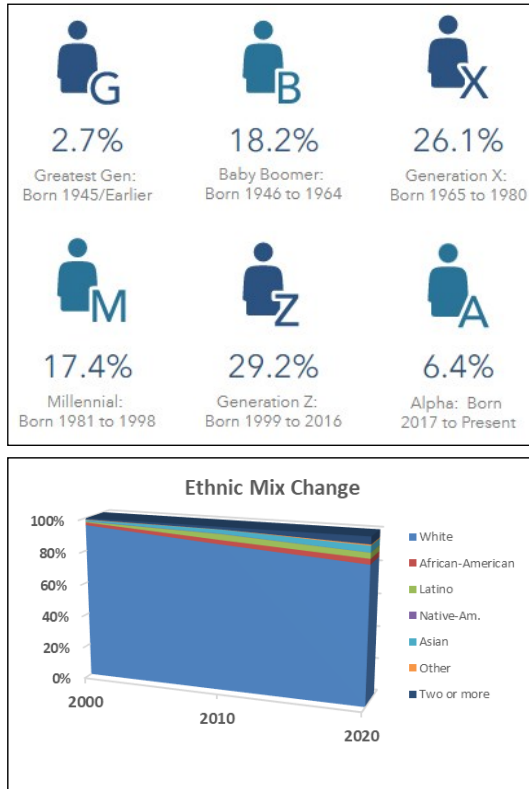
Figure 2.1 Population Growth



Demographic Profile

The most common age cohorts in the township were the age groups of 35 to 44 years (1,256) and 45 to 54 years (1,599). These groups constituted 37.5% of the population. The size of these age groups represents a typical trend in growing communities. These cohorts likely represent a general demographic of young families residing in their second, or “move-up” home. These families are also likely choosing the area based on the qualities of the Olentangy Local School District (OLSD).

These age categories can also be expressed in the commonly referenced “generation” identity. In this grouping, Generation Z is the largest group, born between 1999 and 2016 (ages 6-23), representing children and older kids probably still living with parents. The next largest group is Generation X, born between 1965 and 1980 (ages 42-57) again suggesting a cohort looking at the school district and a group that more likely afford to live in a growing area.



The township is predominately white; accounting for almost 84% of the population. While all ethnic groups have grown during the 2010 and 2020 Census, the percentage of growth has been the greatest in African Americans and Asians. However, African Americans represent 3% while Asians represent 4%.

Figure 2.2 U.S. Census Demographic Profile

U.S. Census Population Category	2010 Township Population	2020 Township Population
Total Township population	6,496 persons	7,774 persons
White	5,813	6,534
African American	170	259
Latino	233	268
American Indian	11	6
Asian	153	302
Pacific Islander	5	3
Other	8	50
Two or More	103	352
5-yr estimates, 2019		
Med. household income	\$151,034	
Unemployment	2.8%	
Male population	47.9%	
Female population	52.1%	
Median age	38.8	
Bachelor’s degree	37.5%	
Graduate or prof. degree	19.9%	
Average household size	3.21	

Source: U.S. Census Bureau 2019 ACS 5-Year Estimates

Residents of the township have a median household income of \$151,034. Only Liberty Township is higher, at \$152,384. By comparison, Delaware County as a whole had a median household income of \$104,332. The township’s Median Household Income is also well above the Median Household Income for the State of Ohio (\$54,533) and the Columbus Metropolitan Area (\$62,898).

According to the American Community Survey, 37.5% of Berlin Township residents have at least a Bachelor’s degree with just under 20% maintaining a Graduate or Professional degree.

As with most of Central Ohio, the unemployment rate is very low at 2.8%.

Chapter 3 Development and Change Berlin Township

Berlin Township Development Activity

Platting activity for new subdivisions is an indicator of future growth, as it precedes building permits. Figure 3.1 below illustrates the amount of subdivision activity in Berlin Township over the last two decades, by number of lots and acreage platted during five-year periods.

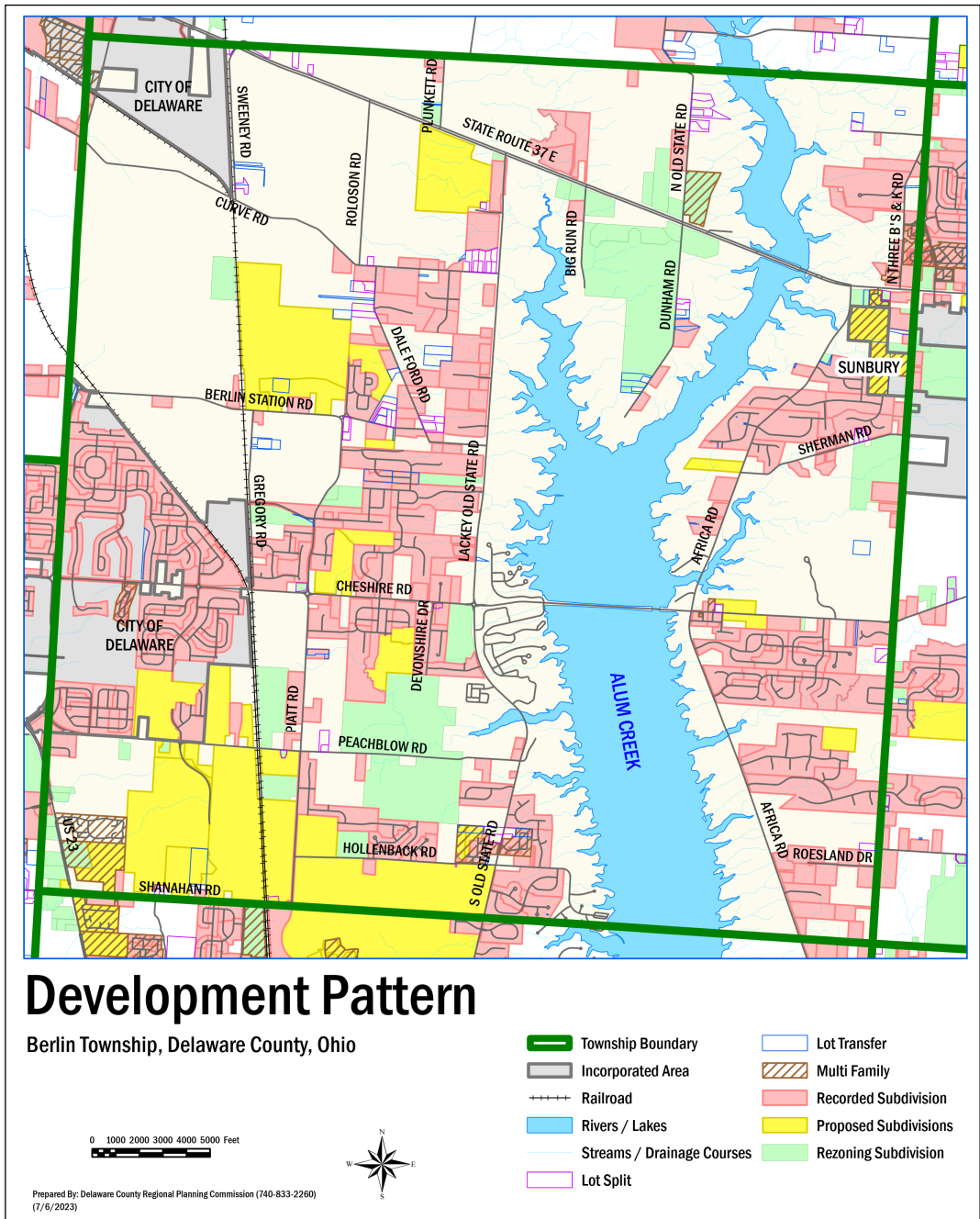


Figure 3.2 Zoning Reviews Since 2000

RPC Date	Applicant	Type	Acreage	From	To	SF Lots	MF Lots	Twp. Status
12/28/2000	Charles Day & Bradley Walker	C	8.22	FR-1	PCD			Approved
6/28/2001	JD Partnership/T&R Prop.	SR	40.60	FR-1	PRD	68		Approved
6/28/2001	T&R Prop./Ron Sabatino	SR	61.36	FR-1	PRD	117		Approved
1/31/2002	Schumacher Homes	C	3.67	PCD	PCD			Approved
9/26/2002	Alum Creek Storage	C	19.07	PCD	PCD			Approved
12/19/2002	Humane Soc. Delaware	C	6.43	NCD	PCD			Approved
3/27/2003	New Era Homes	C	1.13	PCD	PCD			Withdrawn
5/29/2003	M/I Shottenstein	SR	51.31	FR-1	R-2	79		Approved
7/30/2003	Archie Foor Jr.	C	7.50	FR-1	PCD			Approved
4/29/2004	James Property/Ron Sabatino	SR	40.71	FR-1	PRD	34		Approved
5/27/2004	Peter Hill	C	10.69	PCD	PCD			Approved
7/29/2004	Land Five Ltd	C	1.87	NCD	PCD			Approved
8/26/2004	The Keethler Company	SR	66.43	FR-1	PRD	56		Approved
10/28/2004	American Heritage Homes	C	2.99	NCD	PCD			Approved
3/31/2005	Frank Biancone & Land Five	MR	55.89	FR-1/NCD	PCD		188	Approved
4/28/2005	Fox Haven Farms	C	21.66	FR-1/NCD	PCD			Approved
4/28/2005	Fox Haven Farms	MR	26.86	FR-1	PCD		120	Approved
4/28/2005	Fox Haven Farms	SR	222.07	FR-1	R-2/PRD	245		Approved
10/27/2005	Delaware Route 23 Dev.	C	3.17	FR-1	PID			Approved
11/17/2005	James Dietz, Trustee	C/MR	37.12	FR-1	PCD		80	Approved
2/23/2006	Crownover Farms	SR	87.82	FR-1	R-2/PRD	94		Withdrawn
4/26/2006	Nancy Zaiser	C	0.56	NCD	OCPUD			Approved
4/26/2006	Wayne Homes	C	2.10	PCD	PCD			Approved
5/25/2006	Mark Joseph Ciminello	MR	9.49	FR-1	PCD		27	Approved
4/26/2007	Dominion/Glenmead	SR	89.40	FR-1	R-2/PRD	65		Approved
2/28/2008	P&D Builders	C	3.51	PCD	PCD			Approved
5/29/2008	Byers Realty Inc.	C	5.64	FR-1/PCD	PID			Approved
5/29/2008	John Stambaugh	C	5.37	FR-1	PID			Approved
1/30/2012	B&N 2005/Greenery	C/MR	37.1	PCD/FR-1	TPUD		116	Approved
1/15/2013	Turbo Group	C	2.47	NCD	PCD			Approved
8/15/2013	Crownover/Brookview Manor	SR	87.843	FR-1	R-2/PRD	106		Approved
12/9/2013	Larry Nelson/Maple Glen	SR	28.9	FR-1	R-4/PRD	29		Approved
5/19/2014	Old Harbor Estates	SR	15.38	FR-1	R-3/PRD	24		Approved
10/20/2014	James Prop./Sycamore Trail	SR	21.34	FR-1	R-2/PRD	20		Approved
6/15/2015	Wilson Inv./Johnnycake	SR	21.78	FR-1	R-2/PRD	23		Approved
6/23/2016	Evans Farm Land Dev.	SR/C	607.12	FR-1	PRD	1234		Approved
6/23/2016	Evans Farm Land Dev.	SR/C	314.21	FR-1	PCD			Approved
9/19/2016	Metro Development	SR	23.838	FR-1	R-3/PRD	30		Approved
9/19/2016	Metro/Eaststone	SR	74.624	FR-1	R-2/PRD	57		Approved
9/19/2016	Metro/Westfield	SR	45.397	FR-1	R-3/PRD	63		Approved
11/8/2016	Homewood/Howard Farms	SR	141.38	FR-1	R-4/PRD	175		Approved
11/8/2016	Metro/Westfield Ext.	SR	10.104	FR-1	R-3/PRD	12		Approved
12/5/2016	M/I Homes/The Pines	SR	160.285	FR-1	R-2/PRD	191		Approved
12/5/2016	Brookdoc/Northlake Woods	MR	19.93	FR-1/PCD	TPUD		50	Approved
2/10/2017	John Wicks/Berlin Manor	SR	81.48	FR-1	R-2/PRD	89		Approved
3/17/2017	Boatman Inc.	I	24.312	NCD/FR-1	PID			Ref/App

Note: SF=Single-Family, MF=Multi-Family

RPC Date	Applicant	Type	Acreage	From	To	SF Lots	MF Lots	Twp. Status
10/18/2017	Timberlake - Liberty	C	3.872	FR-1	PCD			Approved
4/16/2018	Peachblow Land II (Revised)	SR	193.3	FR-1	R-3/PRD	425		Approved
9/27/2018	AAT Properties	C	3.000	FR-1	PCD			Approved
9/27/2018	John Wicks RPDD	MR	46.080	FR-1	TPUD		140	Approved
12/20/2018	Longhill Limited Partnership	SR	301.944	FR-1	R-3/PRD	531		Approved
1/31/2019	Metro—Berlin Meadows	SR	183.810	FR-1	R-3/PRD	384		Approved
1/31/2019	Metro—Berlin Meadows Comm.	C	20.850	FR-1/PID	PCD			Approved
6/27/2019	Westport Homes	SR	22.129	FR-1	R3/PRD	30		Approved
6/27/2019	Evans Farm Land Dev. Co.	SR	42.760	FR-1	R3/PRD	72		Approved
4/30/2020	M/I Homes	SR	62.700	FR-1	R3/PRD	91		Approved
11/19/2020	Celebration Real Estate	I	4.073	FR-1	PID			Approved
1/28/2021	America’s Home Place	C	1.263	NCD	PC			Approved
6/24/2021	Buckeye Swim Club	C	10.000	FR-1	PC			Approved
6/24/2021	Maeve Meadows LLC	SR	23.838	R-3/PRD	TPUD	43		Approved
7/29/2021	Berlin Village LLC	SR	54.183	R-2/PRD	R-3/PRD	69		Approved
1/27/2022	OPTEK INC.	MR	11.000	NCD	TPUD		32	Withdrawn
10/27/2022	The Shire	MR	11.000	NCD	OCPUD		10	Approved
11/17/2022	CBS Construction	SR	15.200	FR-1	R-3/PRD	22		Pending
11/17/2022	CBS Construction	C	3.040	FR-1	PCD			Pending
1/26/2023	T&R Properties	MR	44.176	FR-1	PRD		368	Pending
N/A	T&R Properties	I	30.85	FR-1	BIO			Pending

C=Commercial, I=Industrial, SR=Single-Family Residential, MR=Multi-Family Residential

The Delaware County Regional Planning Commission (DCRPC) approves platting for the unincorporated areas of the County. The County development trends over the past 15 years demonstrate that growth in the southern tier is different from growth at the interchange, but that is starting to change.

A more simplified No Plat subdivision (NPA), or “lot split,” is another option for creating lots that is illustrative of development history. The Ohio Revised Code (ORC) permits a division of a parcel of land along a public street not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. An application for a lot split is endorsed by Berlin Township zoning and approved by the DCRPC without a plat. The No Plat subdivision procedure is required for lots 5 acres or smaller.

Figure 3.5 indicates a relatively modest amount of No Plat lot split activity in the Township from 2006 to 2017, including the new building lots created.

Subdivision platting and No Plat activity does not account for divisions that result in lots that are greater than 5 acres.

Another indicator of development and change in the Township is rezoning activity. Figure 3.2 indicates the change in acreage as a result of rezoning requests approved by the Berlin Township Zoning Commission since 2000.

Figure 3.3 Recorded Single-Family Subdivisions, by date recorded, in Berlin Township (since 2000)

Date Recorded	Subdivision Name	Lots	Built	Acres	Calc Density
1/26/2000	PIATT MEADOWS PH 2	21	21	12.580	1.67
3/31/2000	CHESHIRE COVE SEC 1	31	30	20.250	1.53
8/4/2000	PIATT MEADOWS SEC 2 PH 1	23	23	10.030	2.29
10/25/2000	HARBOR POINTE SEC 1	46	46	26.370	1.74
12/21/2000	ARBORS AT CHESHIRE SUB	21	21	8.440	2.49
1/9/2001	ROESLAND SUB NO 7	3	3	8.760	0.34
2/16/2001	SUMMERWOOD SEC 1	59	59	82.900	0.71
5/24/2001	PIATT MEADOWS SEC 2 PH 2	28	28	11.160	2.51
5/24/2001	PIATT MEADOWS SEC 2 PH 3	24	24	9.740	2.46
6/25/2001	THE MEADOWS AT CHESHIRE SEC 3 PT 3	30	30	16.270	1.84
8/15/2001	WHISPERING CREEK SUB	14	13	24.510	0.57
9/13/2001	WINDING CREEK ESTATES 3	15	15	34.120	0.44
9/27/2001	HARBOR POINTE SEC 2 PH A	23	23	16.380	1.40
11/13/2001	TWIN HICKORY FARM SUB	17	9	62.680	0.27
12/7/2001	SUMMERWOOD SEC 2	12	12	17.000	0.71
1/14/2002	CHESHIRE COVE SEC 2	37	37	23.990	1.54
3/13/2002	HIDDEN MEADOWS AT ALUM CREEK	11	11	25.360	0.43
5/16/2002	HARBOR POINTE SEC 2 PH B	15	15	7.140	2.10
11/15/2002	HARBOR POINTE SEC 3 PH A	35	35	21.510	1.63
5/22/2003	HARBOR POINTE SEC 3 PH B	14	14	6.393	2.19
8/13/2003	DEWEY SUB	3	3	7.640	0.39
10/3/2003	SHERMAN LAKES SUB SEC 2	82	76	15.00	1.13
10/3/2003	HARBOR POINTE SEC 4 PH A	17	17	25.00	1.00
10/3/2003	HARBOR POINTE SEC 4 PH B	25	25	42.81	1.92
10/29/2003	WINDING CREEK ESTATES 4	10	10	15.49	0.65
8/11/2004	HARBOR POINTE SEC 5	14	14	36.59	0.38
8/13/2004	SHERMAN LAKES SUB SEC 1 PH A & B	35	35	18.52	1.89
10/14/2004	OLDFIELD ESTATES	79	79	51.05	1.55
2/22/2005	THE RAVINES OF ALUM CREEK	67	64	38.22	1.76
12/29/2005	SUMMERWOOD EXTENSION	68	68	83.12	0.82
5/9/2007	WAYNE HOMES SUB	1	1	2.099	0.48
12/30/2009	RANBRIDGE RAVINES	10	10	26.930	0.37
7/11/2012	THE ESTATES AT SHERMAN LAKES	39	39	40.709	0.96
6/12/2013	SHERMAN LAKES SEC 2 1615, 1618, 1619	5	5	2.471	2.02
3/10/2015	OLD HARBOR ESTATES SEC 1	41	41	26.270	1.56
10/19/2015	BROOKVIEW MANOR SEC 1	28	27	26.607	1.05
10/3/2016	BROOKVIEW MANOR SEC 2	34	32	34.336	0.99
3/15/2017	GLENMEAD SEC 1 PH A	9	5	25.090	0.36
10/18/2017	THE CORNERS AT JOHNNYCAKE	23	23	21.952	1.05
12/20/2017	GLENMEAD SEC 1 PH B	30	29	19.93	1.50
4/12/2018	OLD HARBOR ESTATES SEC 2	24	19	15.478	1.55
10/19/2018	BERLIN MANOR, SEC 1	34	32	30.13	1.13
11/20/2018	THE PINES, SEC 1, PH A	60	54	48.93	1.23
1/16/2019	SYCAMORE TRAIL	18	8	21.29	0.85
6/12/2019	THE PINES, SEC 1, PH B	35	32	26.92	1.30
7/2/2019	BROOKVIEW MANOR, SEC 3	26	22	29.016	0.90
9/24/2019	HOWARD FARMS SEC 1 PH A	19	12	26.300	0.72
3/18/2020	MAPLE GLEN	14	13	18.900	0.74
4/14/2020	THE PINES, SEC 2	29	1	14.270	2.03
4/20/2020	THE PINES, SEC 3	60	54	69.990	0.86
1/26/2021	PIATT PRESERVE SEC 2	22	22	19.159	1.15
2/19/2021	BERLIN MANOR SEC 3	40	10	46.150	0.87
3/9/2021	HOWARD FARMS, SEC 1, PH B	25	4	13.425	1.86
7/14/2021	PIATT PRESERVE SEC 1 PH A	12	3	10.647	1.13
8/20/2021	PIATT PRESERVE SEC 1 PH B	37	3	20.548	1.80

Date Recorded	Subdivision Name	Lots	Built	Acres	Gross Density
7/16/2021	VILLAS AT OLD HARBOR EAST	50	0	16.237	3.08
7/16/2021	VILLAS AT OLD HARBOR WEST SEC 1	31	0	16.285	1.42
9/17/2021	GLENMEAD SEC 2	26	0	21.899	1.19
6/15/2022	PIATT PRESERVE EXTENSION SEC 2	24	0	17.011	1.41
7/15/2022	HOWARD FARMS SEC 2	25	0	13.811	1.81
7/15/2022	HOWARD FARMS SEC 3	26	0	43.840	0.59
8/15/2022	REVISED PIATT PRESERVE EXTENSION SEC 1	33	0	22.659	1.45
11/3/2022	BERLIN FARM SEC 1	49	0	34.804	1.40
11/22/2022	BERLIN MANOR SEC 2	22	0	12.654	1.73
1/9/2023	MAEVE MEADOWS	35	0	23.188	1.51

Figure 3.4 Homes Built by Year Map

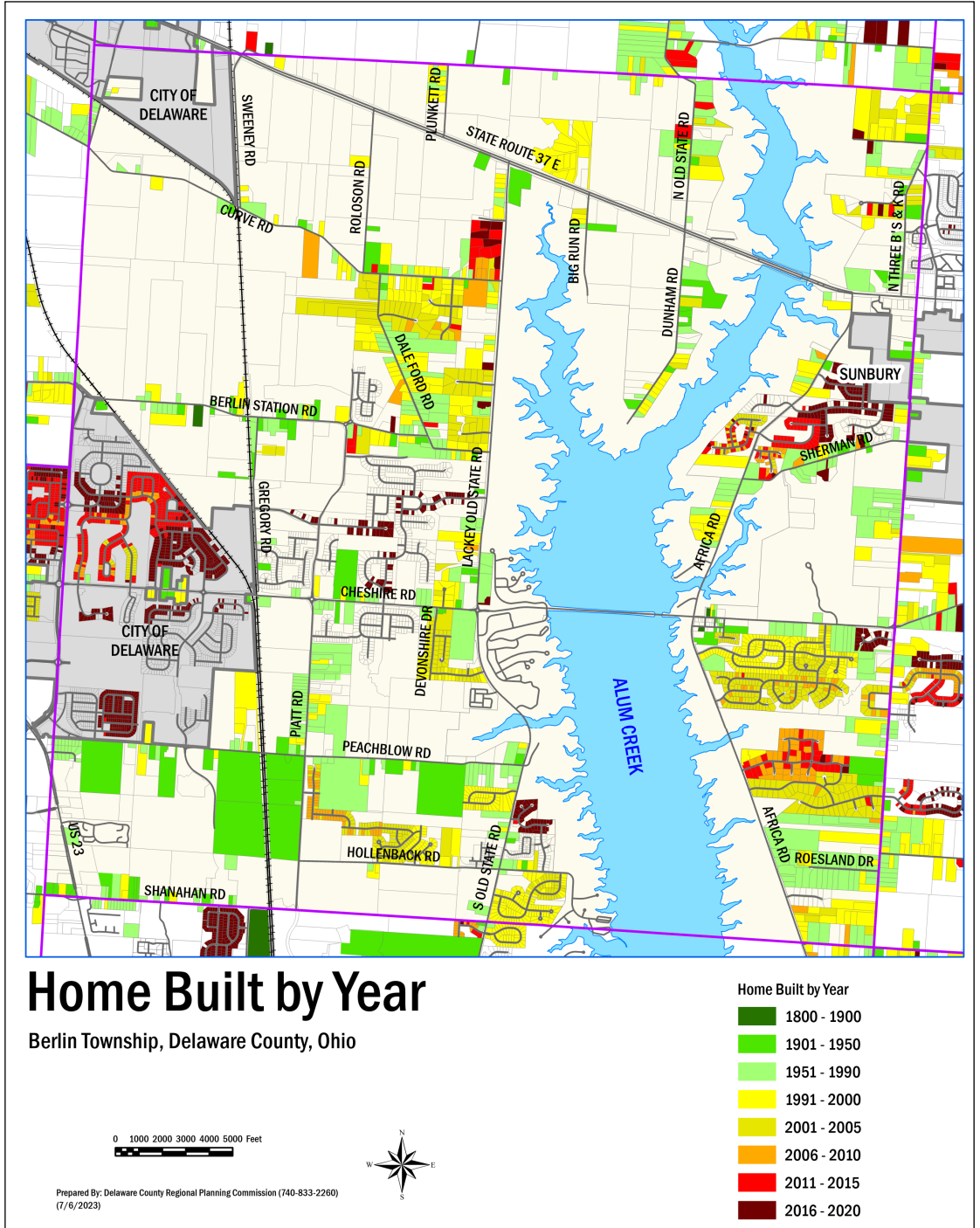
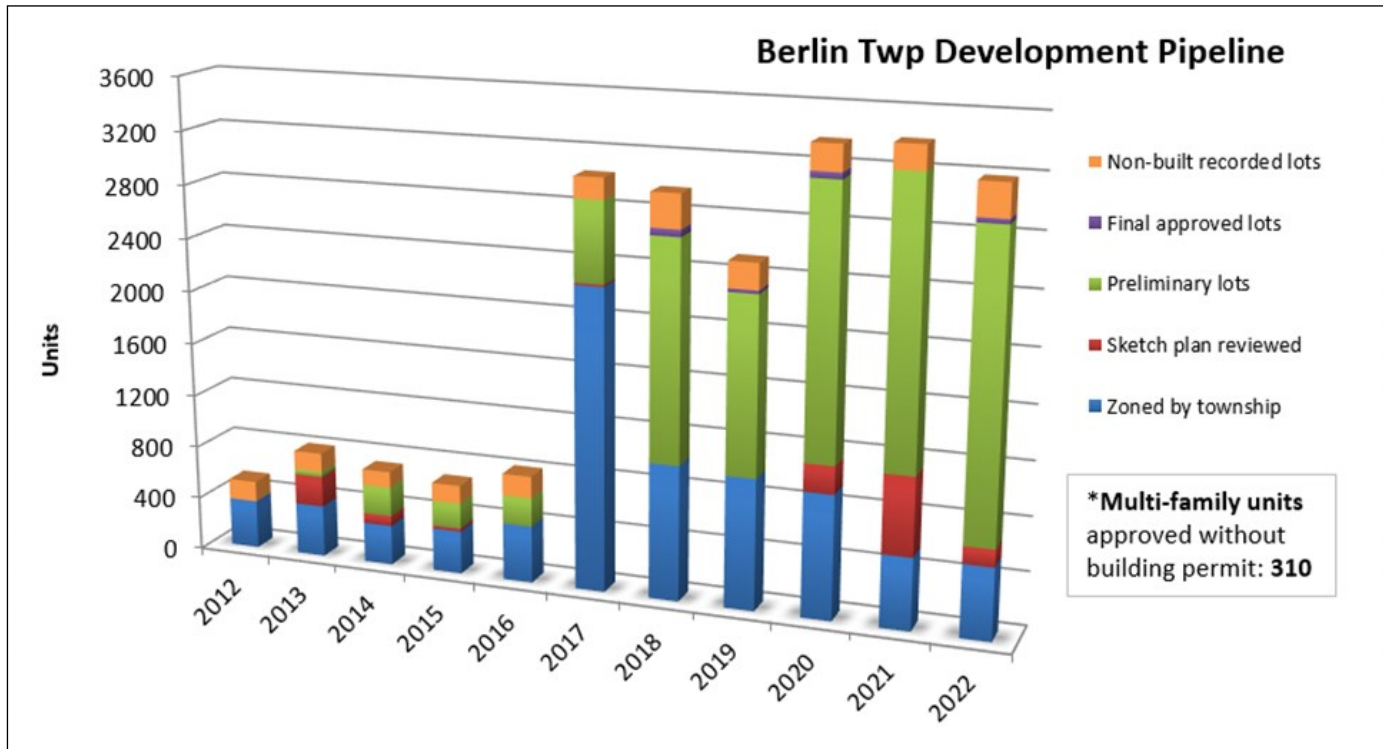


Figure 3.5 No Plat Lot Splits 2005-2021

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Splits	0	2	0	0	1	1	4	0	5	1	2	6	12
New lots	0	1	0	0	1	1	0	0	4	1	0	4	8

Figure 3.6 Development pipeline in Berlin Township



Development Process	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Zoning approved	389	301	324	429	2,258	1,012	979	927	539	539
Sketch Plan reviewed	231	77	24	0	14	0	0	205	581	128
Preliminary approved	41	222	193	217	601	1,640	1,319	1,992	2,094	2,233
Final Plat approved	0	0	0	0	0	53	25	47	0	35
Non-built, recorded lots	141	119	135	162	158	252	193	192	179	243
Total in Pipeline	802	719	676	808	3,031	2,957	2,516	3,363	3,393	3,178

Source: DCRPC, 2019

The annexation of unincorporated land into adjacent municipalities presents a set of challenges for a township as utilities like sewer and water start to become available. Land uses need to be coordinated, especially related to streets and other public and private utilities. It is important that communities work with each other as development occurs so that these utilities and services can be provided in the most efficient manner possible. Over the years, the City of Delaware has increased its municipal boundaries when landowners and developers have requested it. In total, 1,420.44 acres has been annexed to the City of Delaware (268.43 at 36/37 and 1,152.01 acres in the southeast area of the city near Cheshire Road). Additionally, annexation to the City of Sunbury has totaled 148.1 acres. The annexation map also shows how land annexed to Sunbury crossed Berkshire Township to reach Berlin Township.

Figure 3.7 Annexation Map

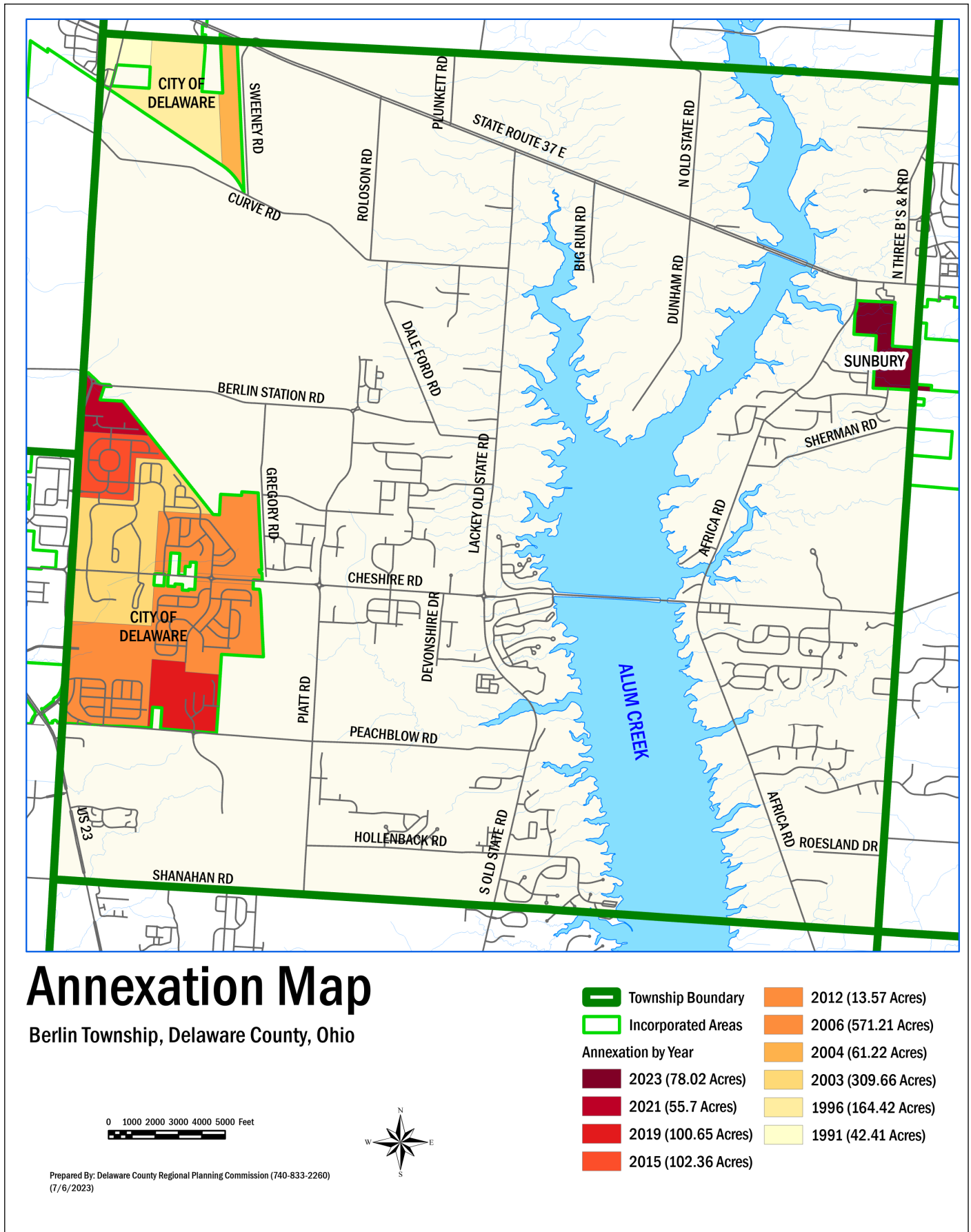
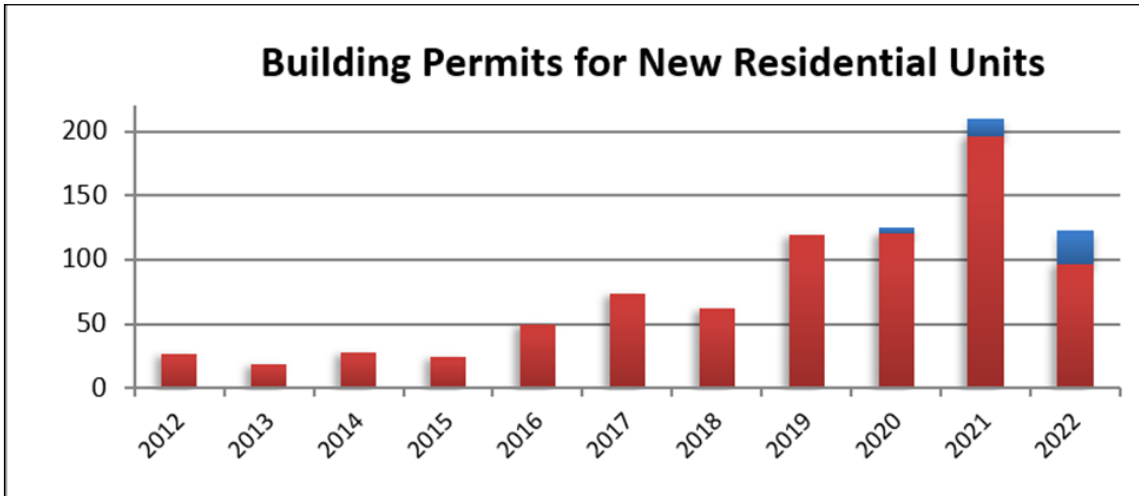


Figure 3.8 Berlin Township New Residential Building Permits 2011-2021

Yr	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
SF	26	19	28	24	50	73	62	119	121	197	96
MF	0	0	0	0	0	0	0	0	4	14	27



Township Growth Summary

Delaware County continues to be the fastest growing county in Ohio by percentage of growth. The growth rate in Berlin Township has mirrored that of the County as centralized sewer service extended into the Township. The transition from a rural farming community to a suburbanizing community presents new challenges. How well the Township plans for the future growth in the next 5 to 10 years will be a critical factor in shaping the Berlin Township identity.

Chapter 4

Existing Land Use

Berlin Township

Berlin Township Land Use

The existing land use of Berlin Township, its surrounding jurisdictions, and the area within the township boundary is displayed by type according to the County Auditor’s Geographic Information System (GIS) and tax code.

Figure 4.1 Comparison of Existing Land Use Acreage 2009-2021

LAND USE TYPE	2009		2021	
	Acreage	Percentage	Acreage	Percentage
Single-Family	3,257.38	19.45%	3,396.02	22.26%
Multi-Family	19.18	0.11%	86.79	0.57%
Commercial	242.13	1.45%	271.48	1.78%
Industrial	11.73	0.07%	2.27	0.01%
Institution	121.55	0.73%	343.46	2.25%
Agricultural	3,912.98	25.08%	3,208.15	21.03%
Residential Vacant Land	2,394.41	14.30%	1,560.91	10.23%
Other Uses Vacant Land	54.92	0.33%	317.62	2.08%
Parks	2,801.9*	16.73%	3,185.68*	20.88%
Rights of Way (Road and Rail)	685.4	4.09%	830.93	5.45%
Rivers/Lakes/Ponds	2,099	12.53%	2,050.31	13.44%
Total Township	15,600.59	100%	15,253.62	100%
Incorporated Area	1,148.45	6.86%	1,496.94	
Total Acreage	16,750.56			

*Parks include state and local parks and golf course acreage.

Figure 4.2 Berlin Land Use 12/2021

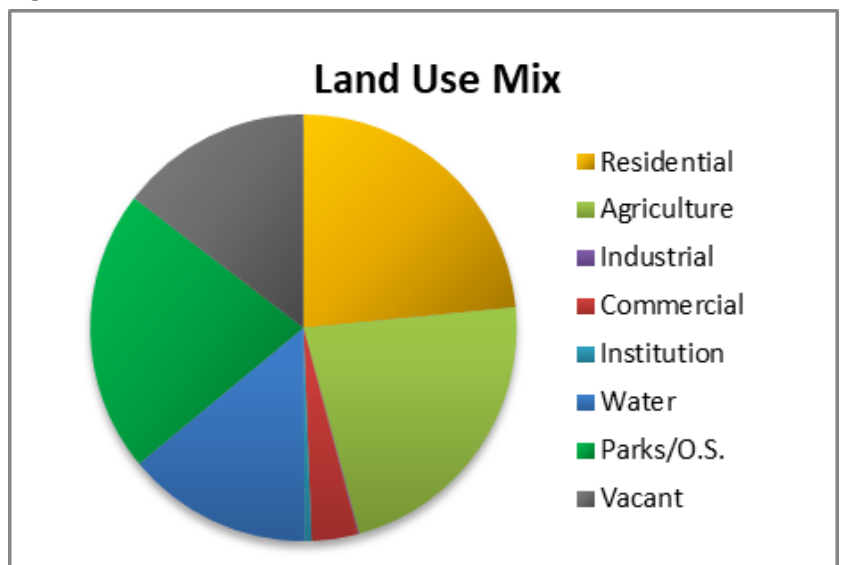


Figure 4.3 Delaware City Land Use (in Berlin) 12/2018

LAND USE	ACREAGE	PERCENTAGE
Single-Family	128.22	10.13%
Multi-Family	13.17	1.04%
Commercial	109.04	8.62%
Industrial	151.27	11.96%
Institution	0.02	0.002%
Agricultural	167.74	13.26%
Residential Vacant Land	327.47	25.88%
Other Uses Vacant Land	33.97	2.68%
Parks	68.91	5.45%
Golf Course	152.78	12.08%
Rights of Way (Road and Rail)	94.16	7.44%
Rivers/Lakes/Ponds	18.45	1.46%
Total	1,265.19	100%

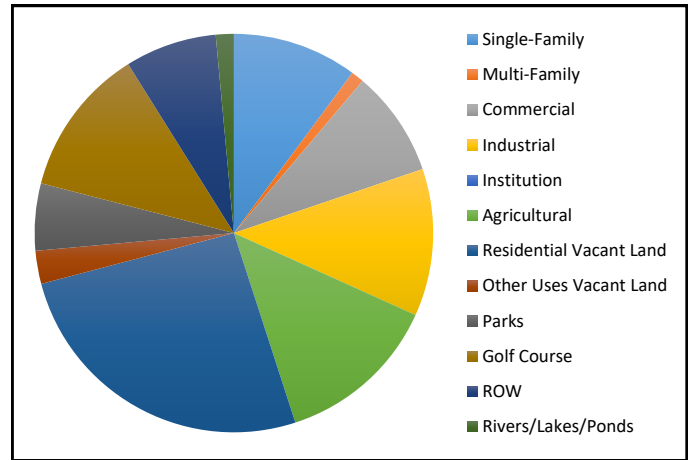


Figure 4.4 Berlin and Delaware Land Use 12/2018

LAND USE	ACREAGE	PERCENTAGE
Single-Family	3,471.09	20.72%
Multi-Family	47.34	0.28%
Commercial	430.08	2.57%
Industrial	163.27	0.97%
Institution	111.40	0.67%
Agricultural	3,977.26	23.74%
Residential Vacant Land	2,245.52	13.41%
Other Uses Vacant Land	119.01	0.71%
Parks	2,879.74	17.19%
Golf Course	424.86	2.54%
Rights of Way (Road and Rail)	812.11	4.85%
River/Lakes/Ponds	2,068.91	12.35%
Total	16,750.56	100%

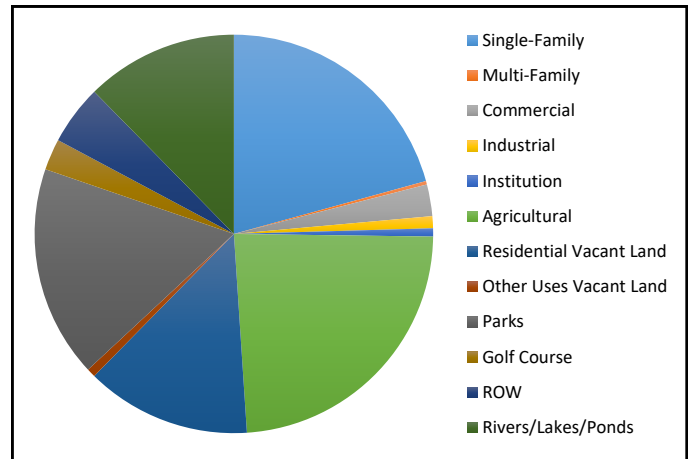


Figure 4.5 Existing Land Use Map

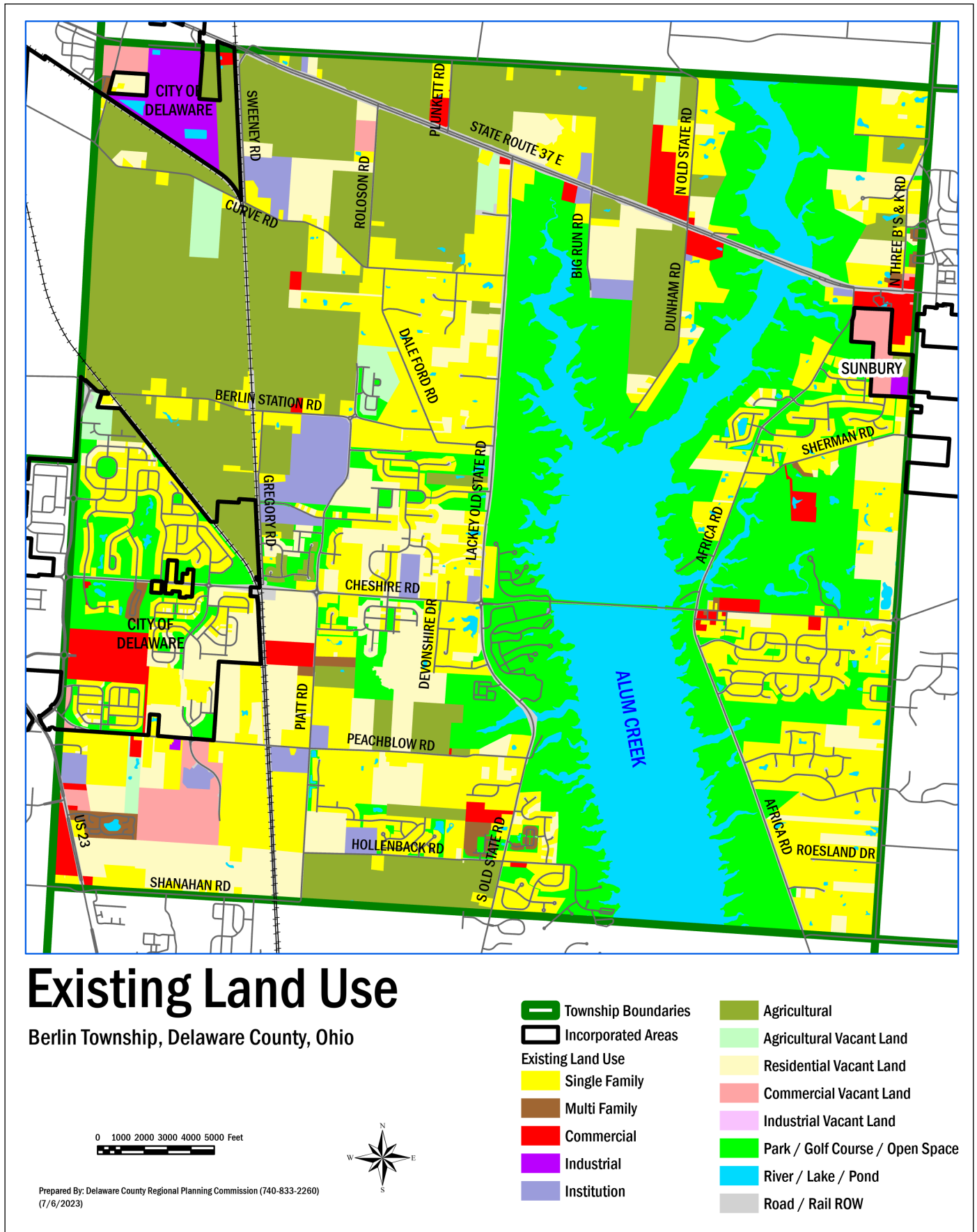
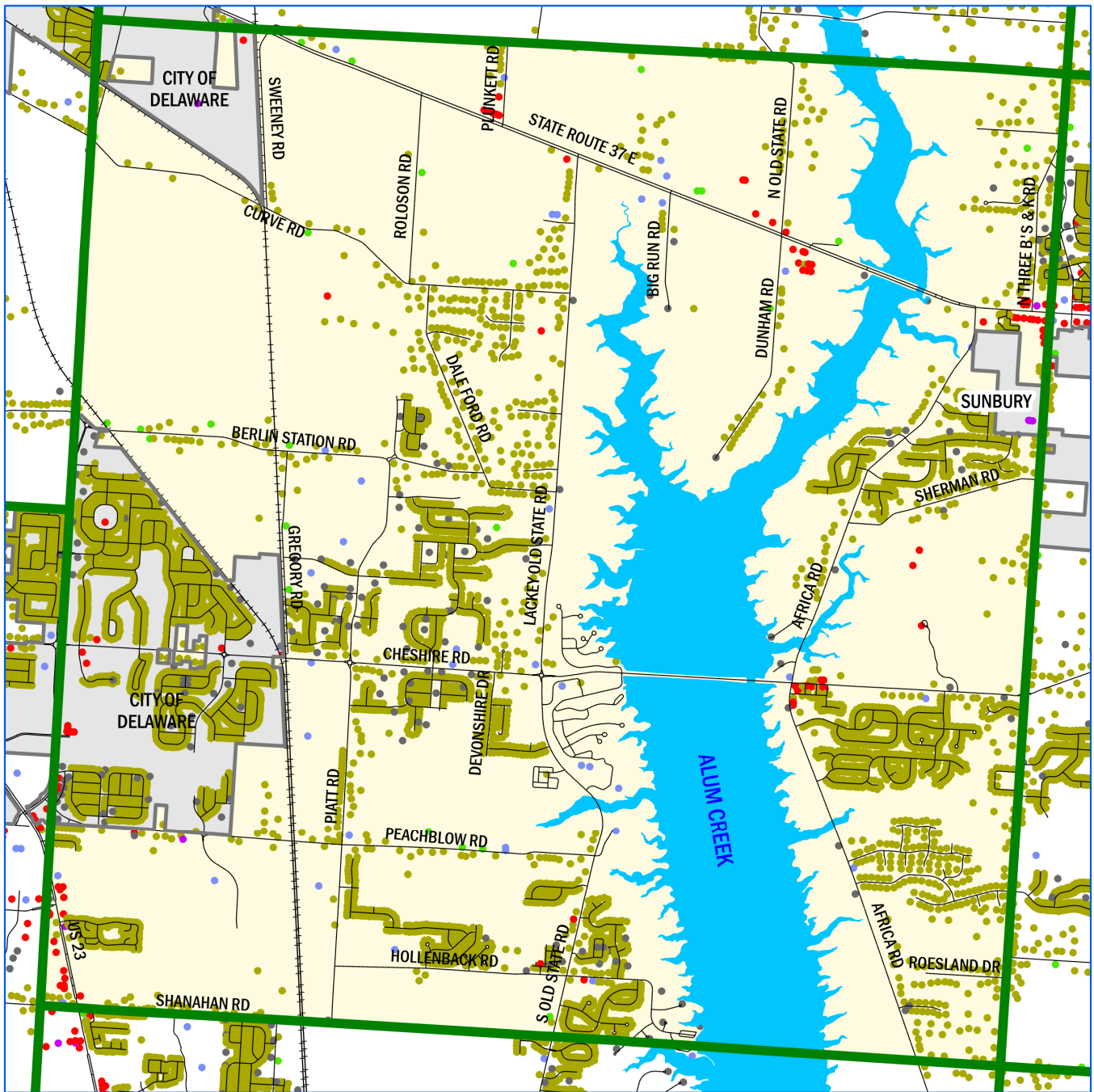













Figure 4.6 Building Structure Map



Building Structure

Berlin Township, Delaware County, Ohio

- | | | | |
|---|--------------------|---|-------------|
|  | Township Boundary |  | Residential |
|  | Incorporated Areas |  | Commercial |
|  | Road Centerlines |  | Industrial |
|  | Railroad |  | Agriculture |
|  | Rivers / Lakes |  | Exempt |
| | |  | Other |

0 1000 2000 3000 4000 5000 Feet




Prepared By: Delaware County Regional Planning Commission (740-833-2260)
(7/6/2023)

Figure 4.7 Total Acreage Within Each Zoning District

Zoning District	Acreage	% of Total
Farm Residential District (FR-1)	6,583.25	39.30%
Low Density Residential District (R-2)	73.01	0.44%
R-2 with PRD overlay (R-2/PRD)	702.58	4.19%
Multi-Type Residential District (R-3)	4.12	0.02%
R-3 with PRD Overlay District (R-3/PRD)	674.66	4.03%
Multi-Type Residential District (R-4)	0.00	0.00%
R-4 with PRD Overlay District (R-4/PRD)	131.85	0.79%
Planned Residential District (PRD)	1,421.44	8.49%
Neighborhood Commercial District (NCD)	75.76	0.45%
Transitional Planned Unit Development District (TPUD)	74.94	0.45%
Planned Age-Restricted Residential District (PARRD)	0.00	0.00%
Planned Office District (POD)	5.01	0.03%
Planned Commercial and Office District (PCD)	312.64	1.87%
Old Cheshire Planned Unit Development District Applied (OCPUD Applied)	0.96	0.01%
Industrial District (I)	16.77	0.10%
Planned Industrial District (PID)	36.46	0.22%
Agricultural Conservation District (A-1)	74.09	0.44%
Floodplain Regulatory District (FPRD)	648.05	3.87%
Alum Creek State Park (Zoning Not Applicable)	1,908.23	11.39%
City of Delaware (Zoning Not Applicable)	1,366.35	8.16%
Road ROW/Rail ROW (Zoning Not Applicable)	704.24	4.20%
Lakes/River (Zoning Not Applicable)	1,935.97	11.56%
Total Acreage	16,750.62	100%

Observations on Berlin Township 2023 Land Use:

Agriculture has again decreased in recent years. It is still the largest land use, with 25% of total land area, but is steadily giving way to new development.

There are roughly 140 acres of new residential acreage developed since 2009, with 2,245 acres designated as “residential”, as either in the process of development, or undeveloped.

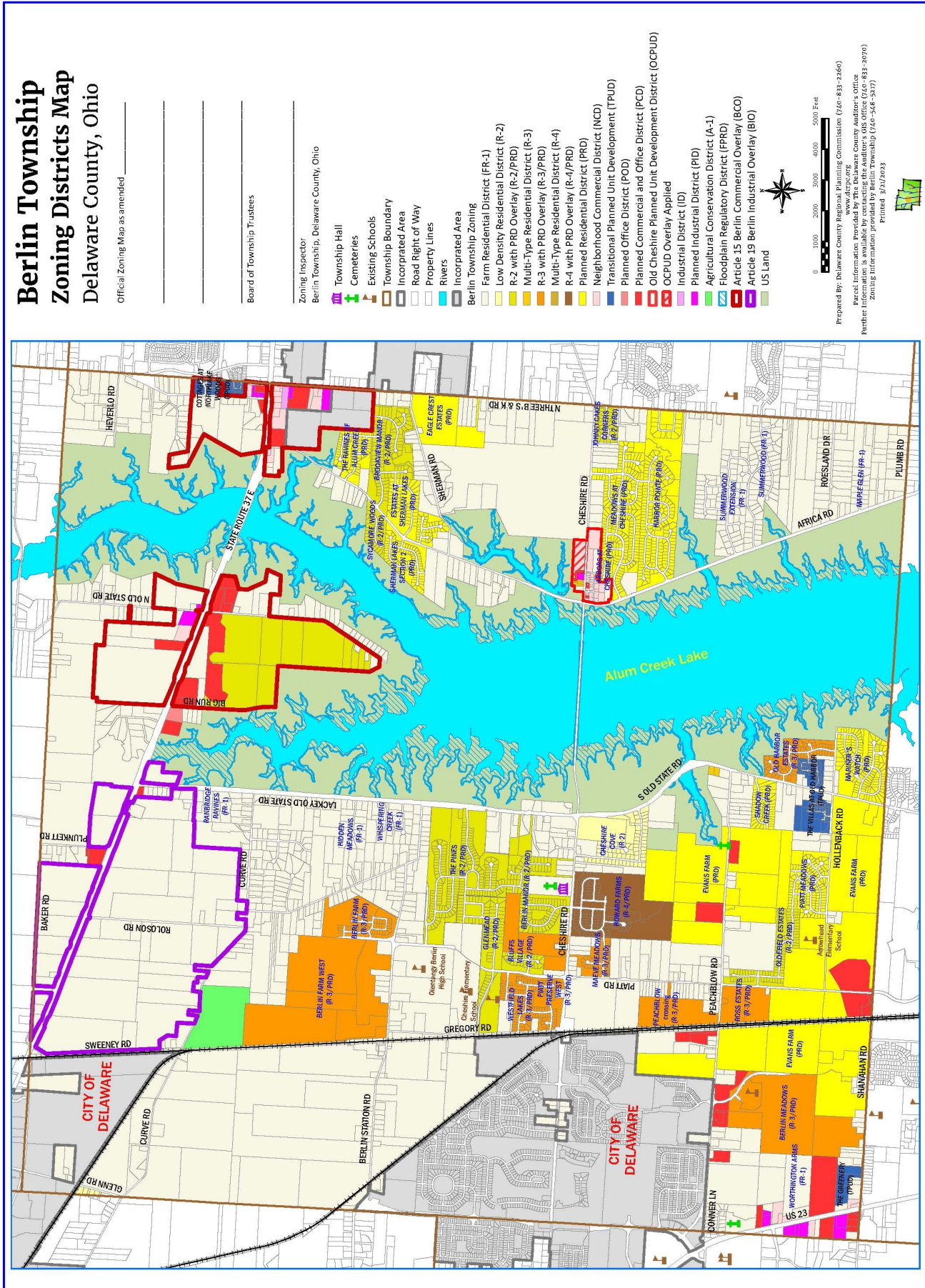
Single-family residential development had the largest increase, from 19.45% to 21.66%.

Commercial acreage increased from 1.45% to 3.34%.

Land in rights-of-way increased from 2009 to 2021 by 127 acres to 5.28%. As roads are widened and built, this number may increase typically to 10-15% at build-out.

Annexed land to the City of Delaware increased by 271 acres since 2009 and an annexation to the City of Sunbury reduced the township by 78 acres in 2023.

Figure 4.8 Berlin Township Zoning Map as of July 7, 2023



Chapter 5

Natural Resources

Berlin Township

Introduction

Berlin Township has rugged ravines, creeks, floodplains, wetlands, woods, and abundant wildlife. It also has farmlands with good agricultural soils. Berlin Township has natural beauty in its natural resources. If these resources are not conserved and protected, then the vision of the Township to preserve its rural character will not be achieved and the principal attribute of the Township will be destroyed.

This chapter identifies the extent of the natural resources in Berlin Township through numerous mapping exhibits. For a general description of these maps, see the Natural Resources information in the Delaware County-wide document.



Alum Creek Reservoir and the Cheshire Road bridge

Figure 5.1 Watershed Map

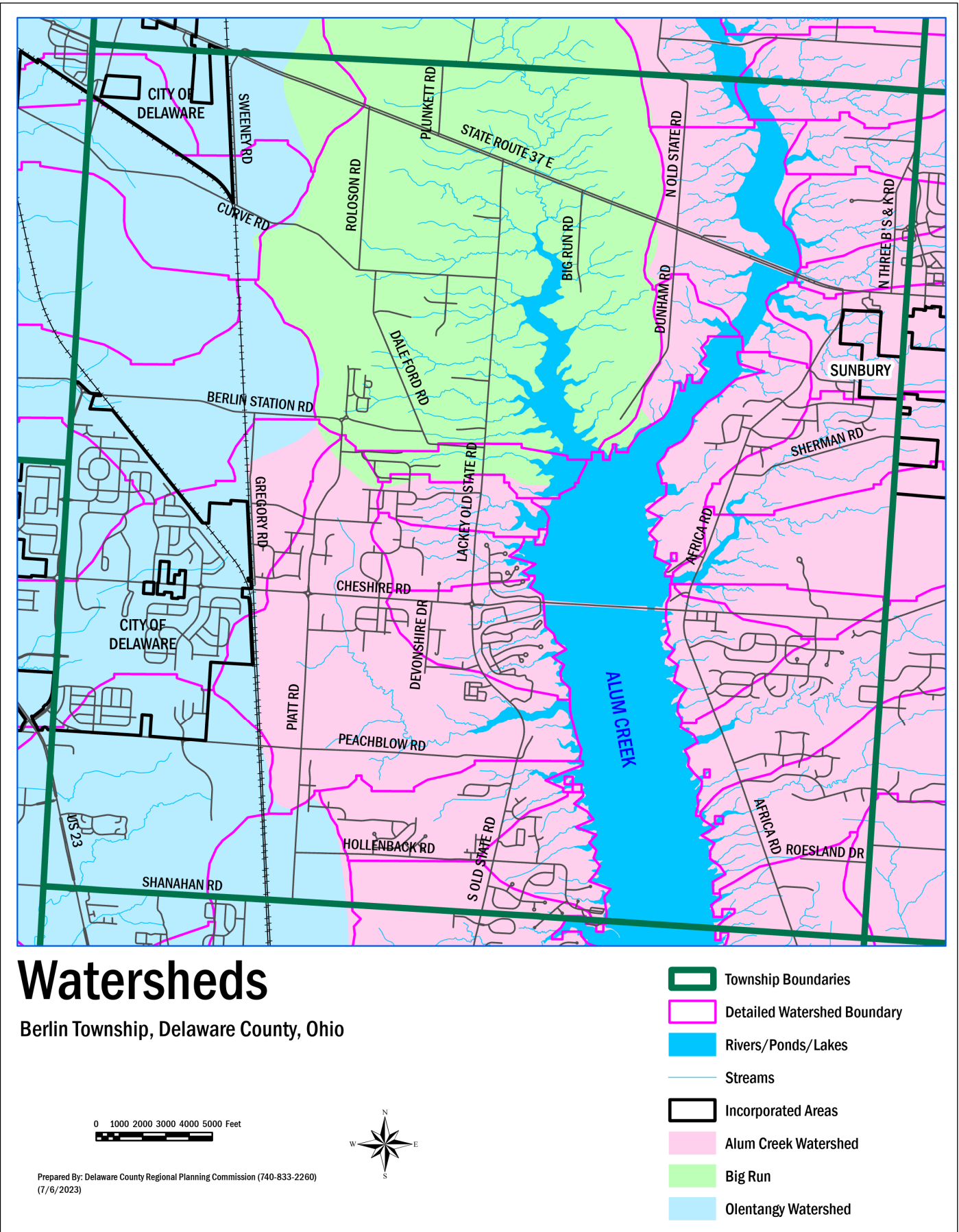


Figure 5.2 Elevation Map

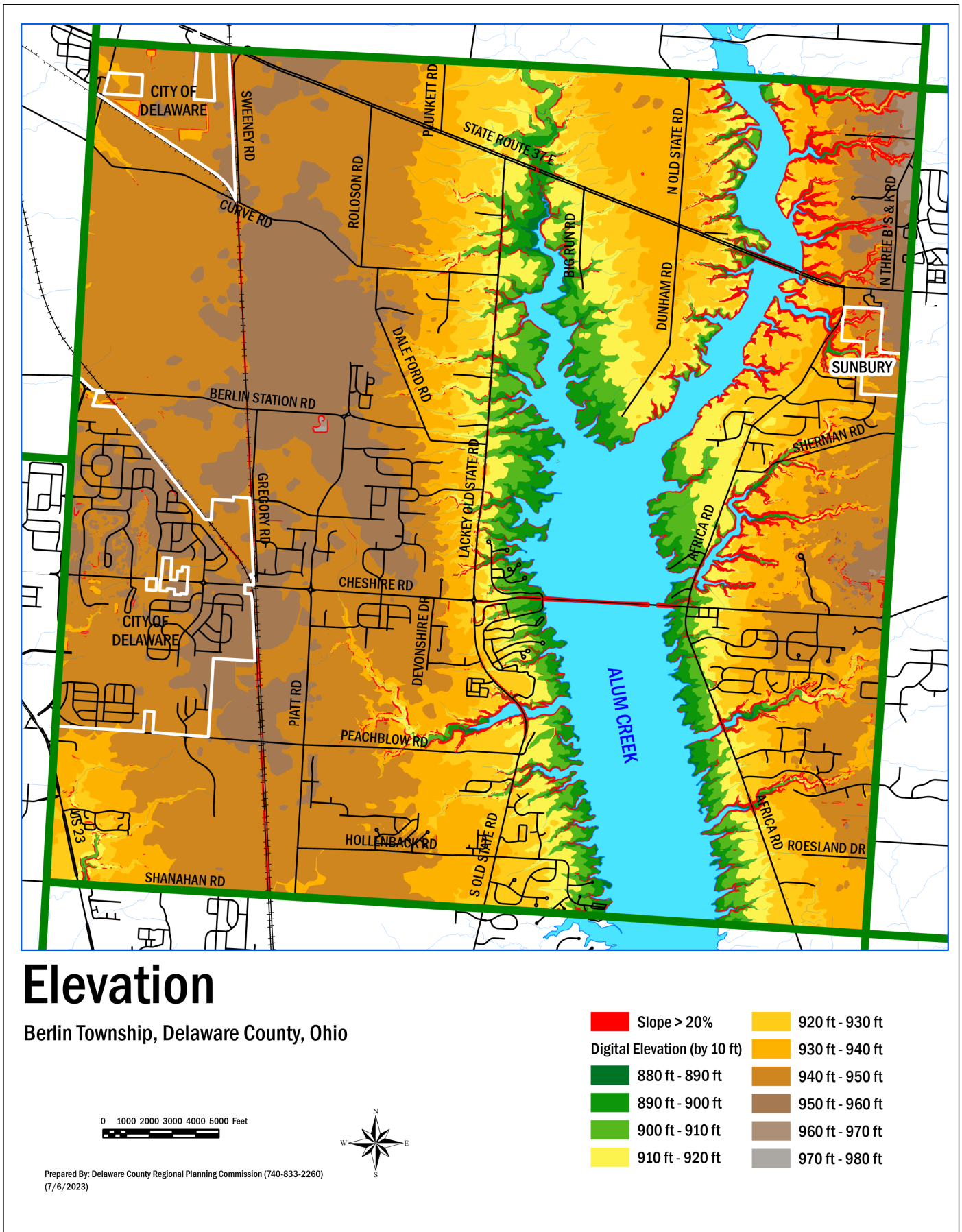
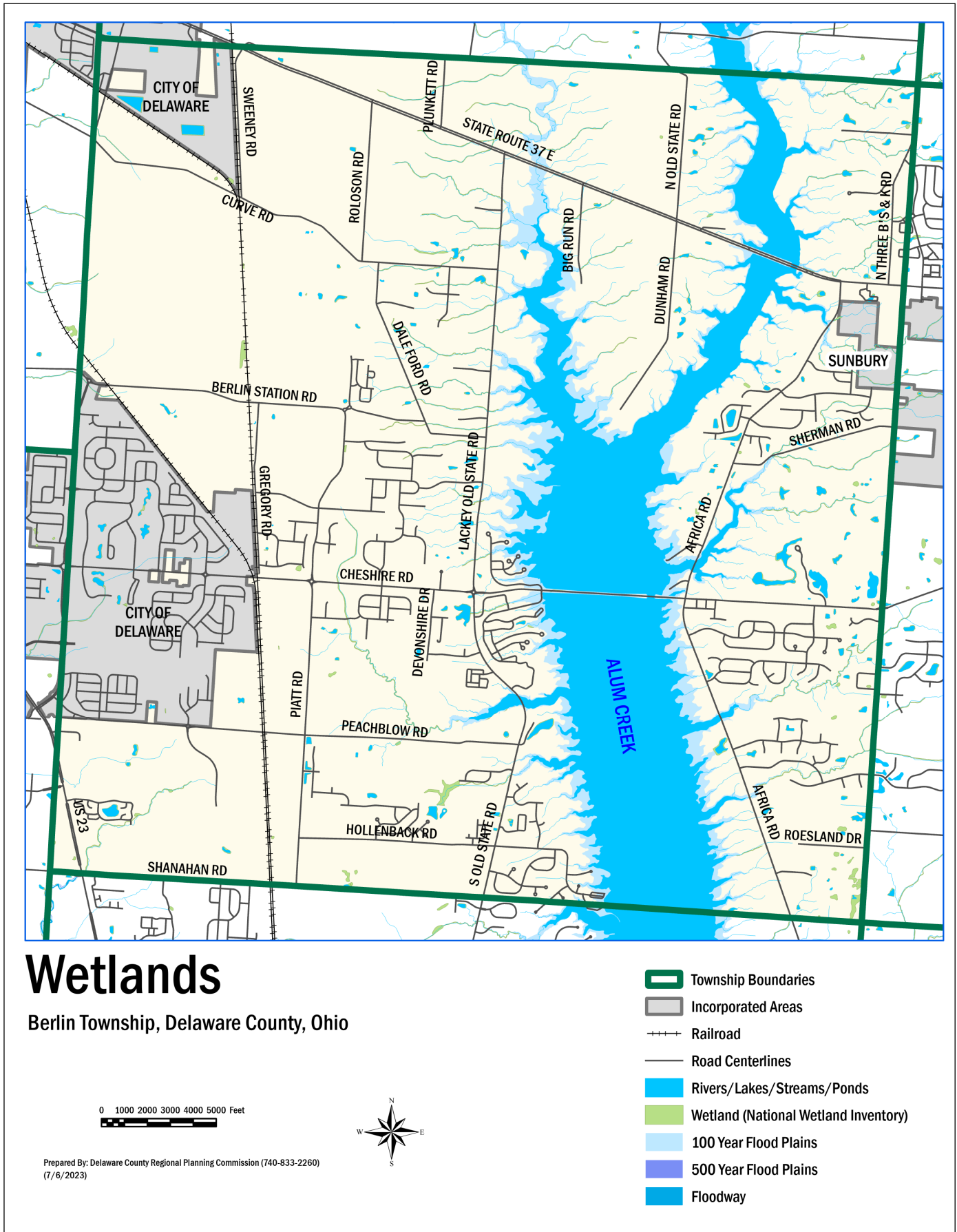


Figure 5.3 Wetlands Map



Chapter 6

Housing

Berlin Township

Existing Housing Stock

The Total Market Value of homes is an indicator of the quality of the Township's housing stock. The map on page 34 and table in Figure 6.1 represent the value as defined by the County Auditor.

The Township may someday consider a property maintenance code to assure the constant maintenance of its housing stock, so as to require a safe level of maintenance and retain property values and stable neighborhoods.

Housing Types

The map on the following page uses address points and building permit data. To summarize the map, the Township has 2,182 single-family units and 239 multi-family units. PRD subdivisions still outnumber all other single-family units, whether platted or unplatted.

Housing Needs

Berlin Township has been the fifth-largest provider of new housing in Delaware County townships for the years 1998 to 2017, ranked by building permit issuance. The Township has provided 6.44% of the total new housing in unincorporated Delaware County in the last 20 years.

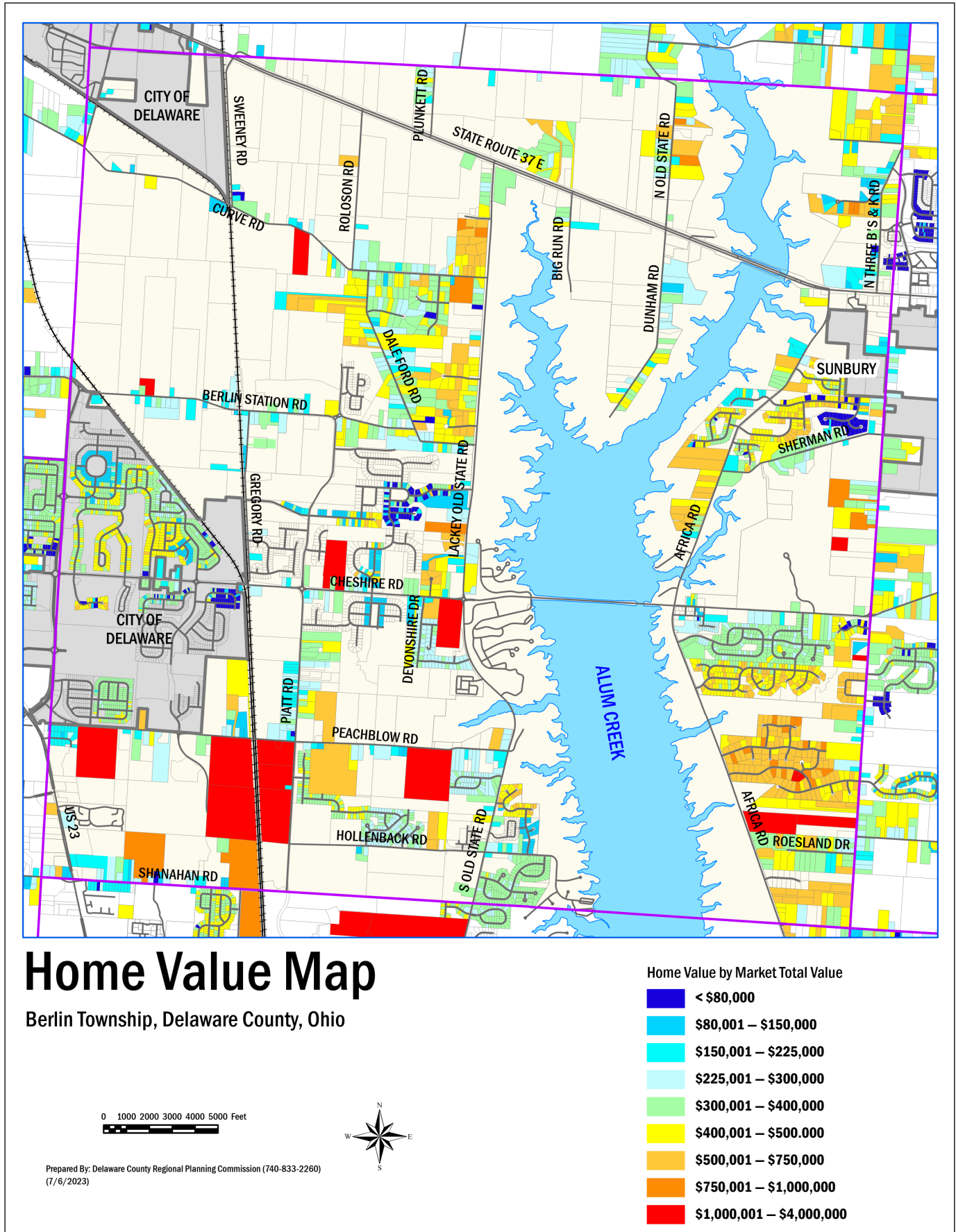
Figure 6.1 Single-Family Home Market Value Summary

Market Value	Units	% of Total
\$0 - \$80,000	2	0.09%
\$80,001 - \$150,000	79	3.72%
\$150,001 - \$225,000	254	11.96%
\$225,001 - \$300,000	635	29.35%
\$300,001 - \$400,000	673	26.90%
\$400,001 - \$500,000	356	16.06%
\$500,001 - \$750,000	239	10.32%
\$750,001 - \$1,000,000	32	1.04%
\$1,000,001 and up	12	0.57%
Total	2,182	100%

Figure 6.2 Housing Types (Existing Structures)

Housing Type	Units	% of Single-Family
FR-1 along traditional roads	403	18.5%
FR-1 Subdivisions	573	26.3%
R-2 Subdivisions	71	3.3%
R-3 Subdivisions	3	0.14%
PRD north of Cheshire	250	11.5%
PRD south of Cheshire	882	40.4%
Total Single-Family	2,182	
Total Multi-Family	239	

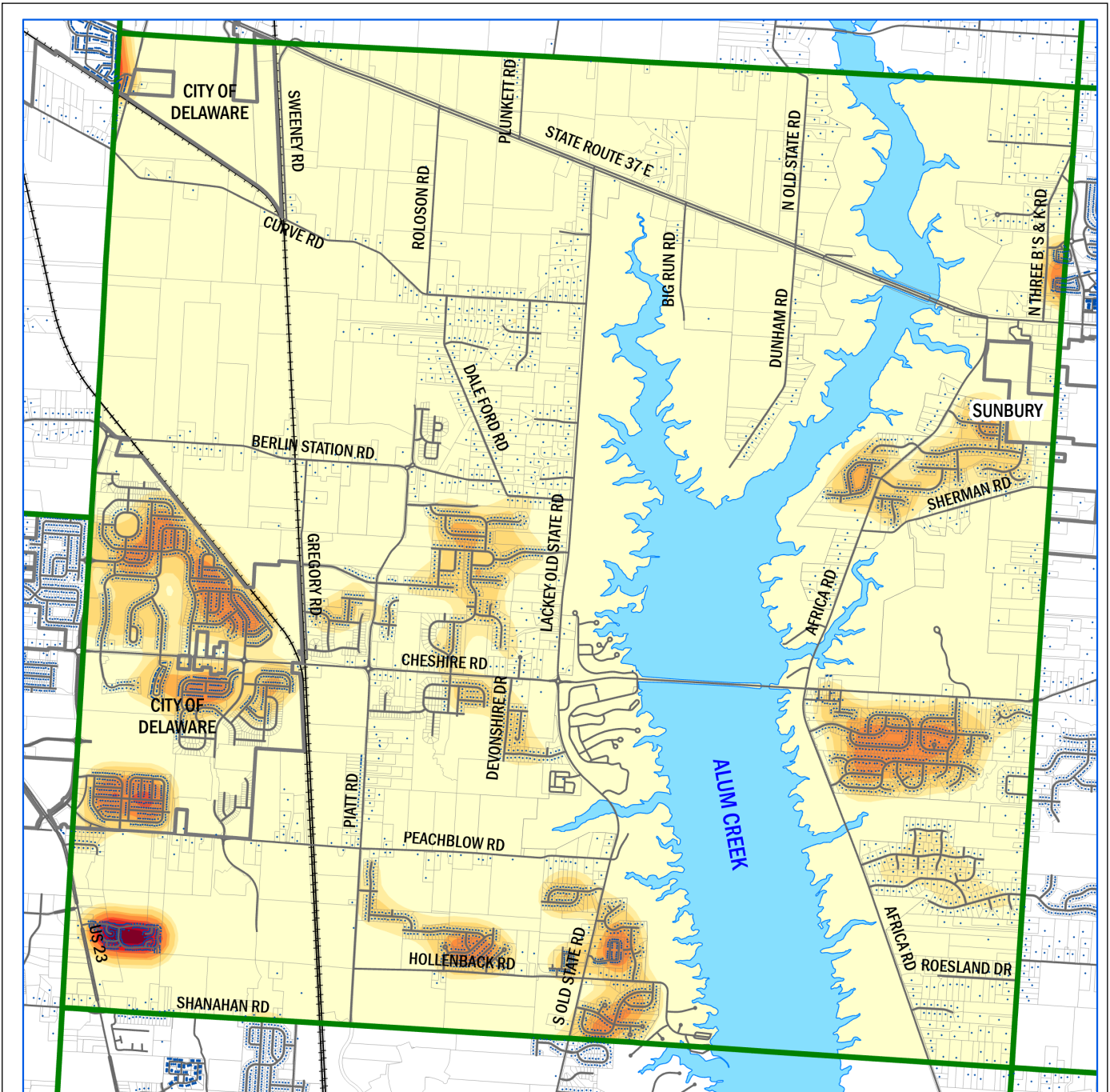
Figure 6.3 Home Value Map



Future Housing

With sufficient authority and information, a community might anticipate what services it can provide, anticipate its share of the future population of the area, and allocate the proper distribution of housing types. Berlin Township has provided for a variety of housing with transitional zoning and planned growth through the creation of overlay districts. Thoughtfully considering population growth while preserving rural roots and offering spacious areas for families will remain a priority for the township.

Figure 6.4 Population Density



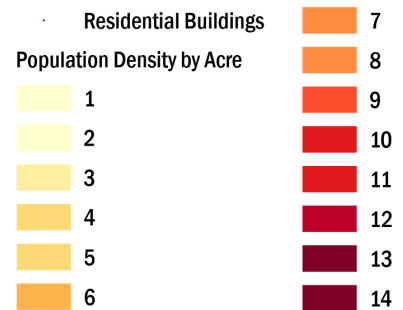
Population Density

Berlin Township, Delaware County, Ohio

0 1000 2000 3000 4000 5000 Feet



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
(7/6/2023)



Chapter 7 Economic Conditions

Berlin Township



Berlin Township Economy

Berlin Township has the possibility for a balance of residential, commercial, and industrial tax and job base in its local economy. Although the Township is currently mostly residential, there are lands along U.S. 23 and U.S. 36 that represent future commercial and industrial development corridors.

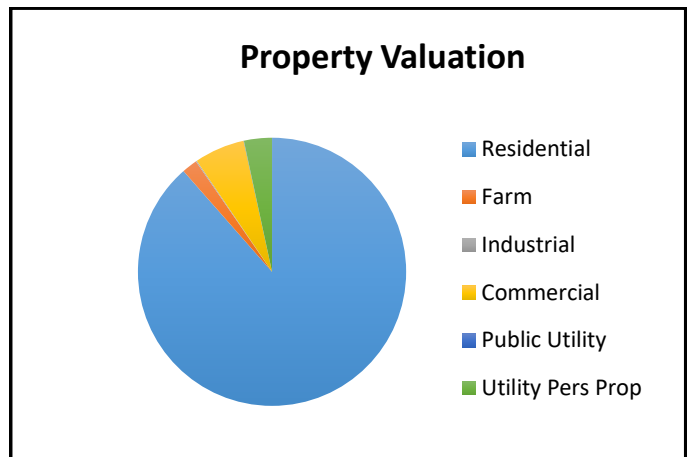
Rates of Taxation and Revenues Property Valuation

The County Auditor tracks real estate and personal property values in the County. Because the unincorporated areas in the County are funded with property taxes, it is important to note such valuation. As of Tax Year 2018, Berlin’s residential property was valued at \$263,374,360, fifth behind Orange (\$1.07 billion), Genoa (\$1.03 billion), Liberty (\$906 million), and Concord (\$504 million). The City of Delaware’s residential value is \$602 million. The Township has seen steady growth in its residential land value. The Township’s Farm value is \$5,554,270.

Berlin’s commercial, industrial, and utility uses (including personal property) are valued in seventh place among the County’s townships at \$28,593,110. For comparison, the value of the same land uses in Orange Township is \$260,663,540. Trenton’s is third at \$80 million and Concord’s is eighth at \$20 million. Delaware City’s non-residential land is valued at \$216 million.

Adding farm uses, utilities, and personal tangible value, the total valuation for Berlin Township is \$297,521,740. This represents 5.4% of the county/township total \$5,473,466,170.

Figure 7.1 Township Property Valuation

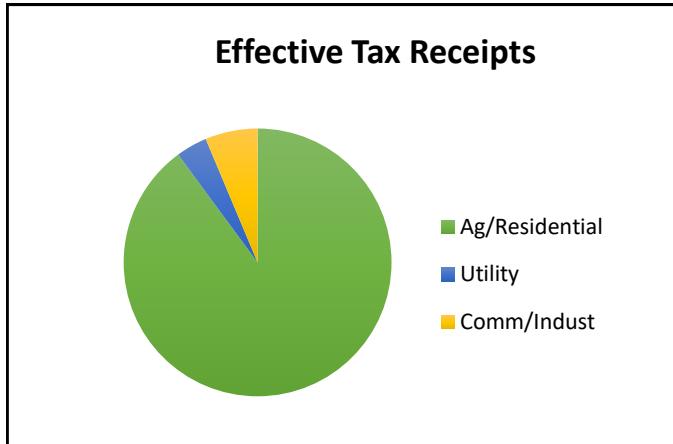


Category	Value	Percentage
Residential	\$263,374,360	88.5%
Farm	\$5,554,270	1.9%
Industrial	\$388,370	0.1%
Commercial	\$18,065,960	6.1%
Public Utility	\$113,210	0.04%
Util Pers Prop	\$10,025,570	3.4%
Total	\$297,521,740	

Effective Tax Receipts

The County Auditor estimates the effective tax receipts from each community, based on land use type. Unfortunately, there are only three broad categories listed: Agricultural/Residential, Utilities, and All Others (which are displayed as “Commercial/Industrial”).

Figure 7.2 Effective Tax Receipts



Agricultural/ Residential	Commercial/ Industrial	Utility	Total
\$2,113,601	\$148,840	\$88,861	\$2,351,302
89.9%	6.3%	3.8%	

Millage Paid by Property Owners

The County Treasurer maintains a list of all mills levied on each dollar of property within the County. Individual taxes are based on the rate multiplied by the property valuation of each property. Ohio law limits the amount of taxation without a vote of the people to what is known as the “10 mill limit” (\$10 per thousand of assessed valuation). Any additional real estate taxes for any purpose must be voted by residents.

Berlin Township is located entirely within Olentangy Local School District. The Township’s **2021 effective** tax rates include the following, based on the Auditor’s online property report function:

Figure 7.3 Millage per Agency

	School	DACC	Health	Pres Parks	Library	Twp.	Corp.	County	Mental Health	911
Township/ Olentangy	75.8	2.9	0.6	1.6	1	8.9	-	6.5	1.0	0.7
Delaware/ Olentangy	84.3	3.2	0.546	0.823	1	7.68	1.05	8.09	0.875	0.555

Difference between Residential and Commercial receipts

The figures on the following page are taken from a sample properties within the unincorporated portion of Berlin Township in the Olentangy district.

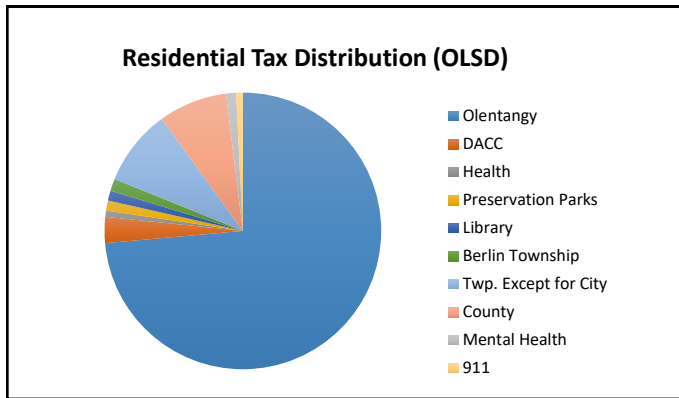
Residential: (Fig. 7.4) The total market value of this example is \$260,900 [4404 Marilyn Dr], which is higher than the overall County average but typical for a recently-built suburban neighborhood.

Commercial/Office: (Fig. 7.5) Townships receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Tax rates within townships are different based on the school district boundaries, at rates slightly above the residential rate.

The figure below and right is taken from a large single-use commercial property within the unincorporated portion of Berlin Township in the Olentangy district. The total market value is \$2,143,400 [5450 Columbus Pike].

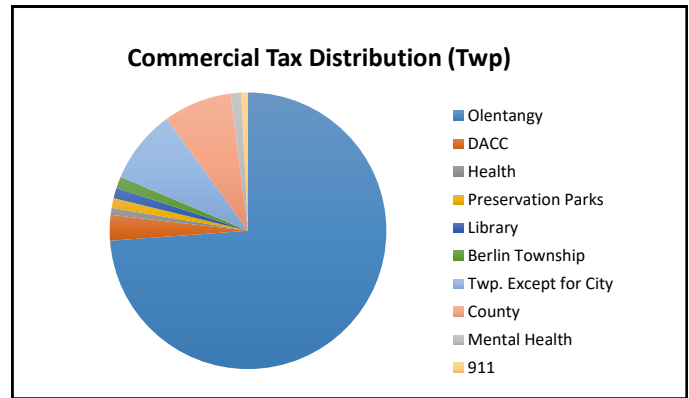
**No figures in any of the related tables take into consideration drainage maintenance fees or the effects of TIFs and impacts from other tools listed later.*

Figure 7.4 Tax Distribution for a Sample Residence



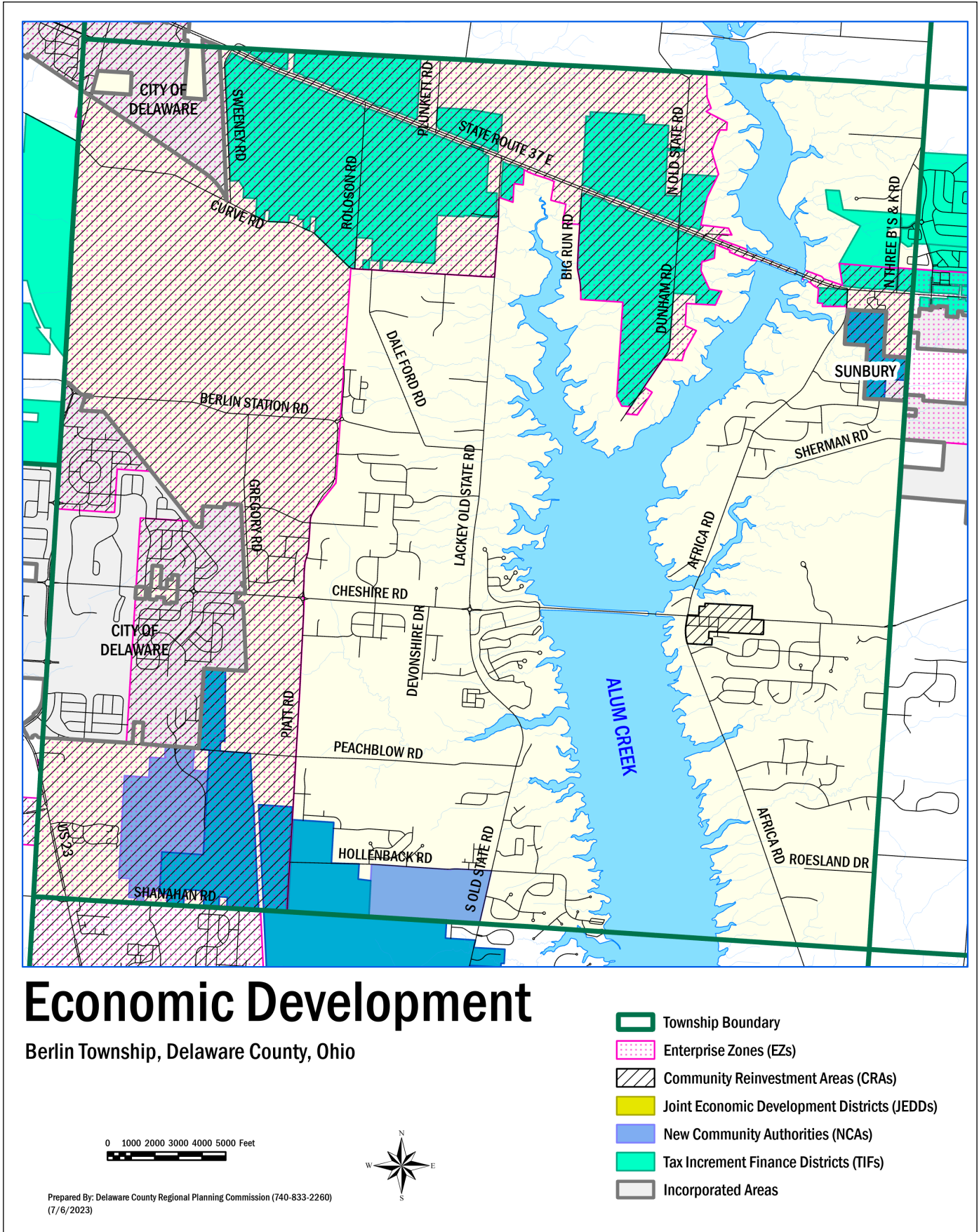
Olentangy	\$4,364.85
DACC	\$180.50
Health	\$43.60
Preservation Parks	\$69.16
Library	\$69.71
Berlin Township	\$83.90
Twp. Except for City	\$528.38
County	\$475.22
Mental Health	\$69.91
911	\$46.24
TOTAL	\$5,931.47

Figure 7.5 Tax Distribution for a Sample Business



Olentangy	\$43,150.91
DACC	\$1,748.54
Health	\$482.70
Preservation Parks	\$657.48
Library	\$721.94
Berlin Township	\$787.70
Twp. Except for City	\$5,037.46
County	\$4,666.10
Mental Health	\$722.97
911	\$456.92
TOTAL	\$58,432.72

Figure 7.6 Economic Development Tools



Economic Development Tools in the Township

Various economic development tools can be used by counties and townships. The Delaware County-wide document details each of these tools.

- **Enterprise Zone (EZ)** (allowing for tax abatements on industrial projects conducted within a zone);
- **New Community Authority (NCA)** (creating a district that can establish community development charges, or dollar amounts based on the valuation of real property);
- **Community Reinvestment Area (CRA)** (tax abatements on real property improvements as an expansion or relocation);
- **Tax Increment Financing (TIF)** (redirecting new real and personal property tax to a debt retirement fund for a specific purpose);
- **Joint Economic Development Districts (JEDD)** (new board/political subdivision that extends the ability to collect an income tax);
- **Designated Special Improvement District (SID)** (allows government entities to combine funds from local, state, and federal entities to reallocate property taxes to activities that grow the economy).

To the left, the map of Economic Development tools in Berlin Township and surrounding areas indicates various development tools that include an area that can be located on a map. Information comes from several sources and is valid as of the time it was generated.

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Chapter 8 Roads and Transportation

Berlin Township



Multi-use path and sidewalk along Cheshire Road at Howard Farms

General

The Township is crisscrossed with county and township roads, which were laid out for farm-to-market usage. These roads are changing function as the area develops to a suburbanizing community. There will be needed roadway improvements. For the moment, the roads are not overtaxed and traffic flow is good within the Township.

As noted in Figure 8.1, Berlin Township roads are maintained by various authorities: federal and state roads are maintained by Ohio Department of Transportation (ODOT), District 6; The Delaware County Engineer maintains county roads; Berlin Township maintains township roads; Homeowner associations maintain private subdivision roads; CADs are private roads serving 2-5 lots, maintained by the lot owners.

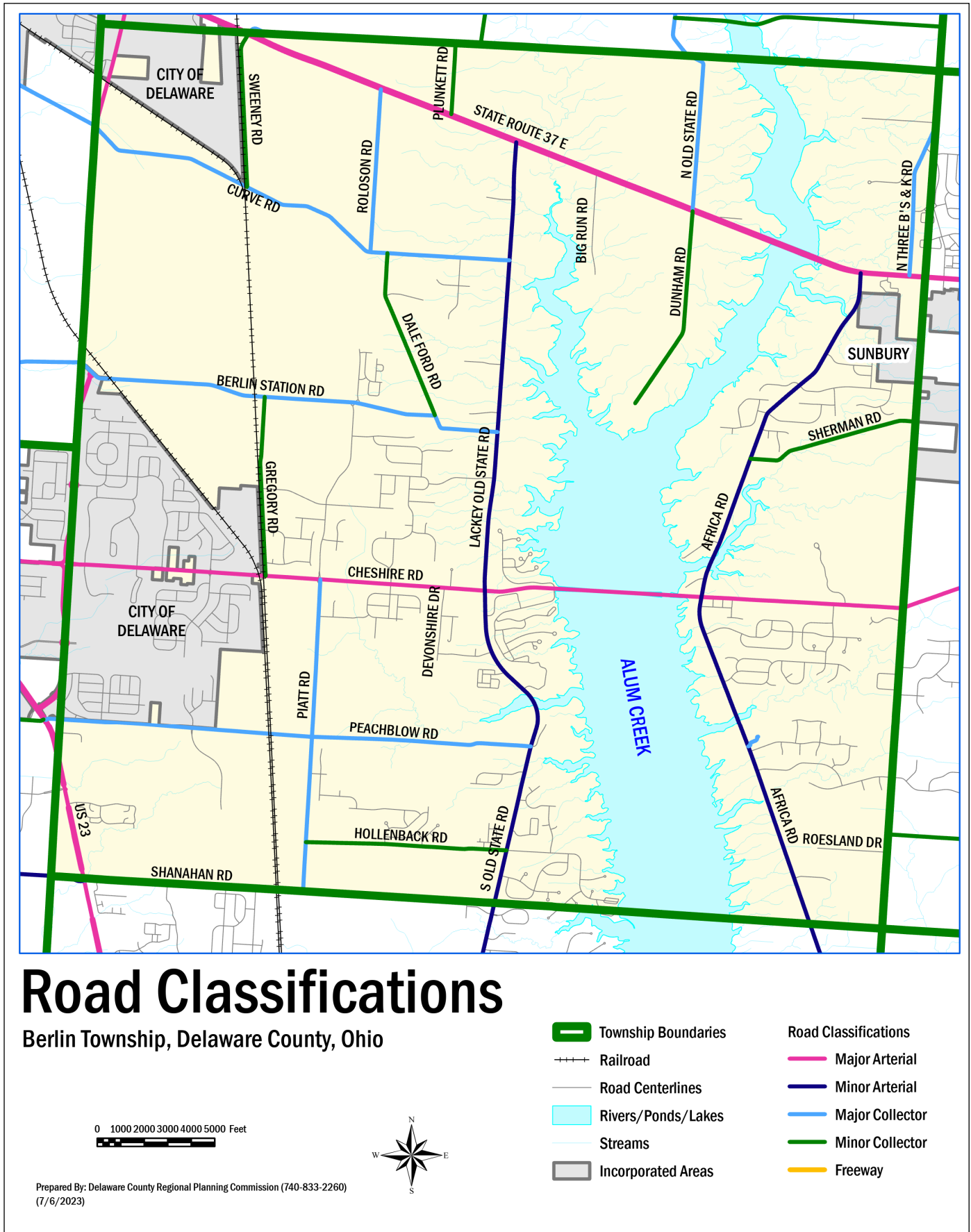
Road carrying capacity is determined by the width of the paved surface and the number of lanes. The speed of the road is generally determined by such factors as road width, pavement conditions, curve radii, topography, number of driveways, and cross traffic movements. Future land development will lower the Level of Service (LOS) of county roads. Upgrades will be needed to keep pace with the increased traffic counts.

Federal and State Roads

U.S. 23 – Berlin Township has approximately 4,000 feet of U.S. 23 passing through its extreme southwest corner. This is a four-lane divided highway with limited access. Most of the driveways established at the time of access rights purchase were single-family homes or farmlands. It is possible to upgrade to commercial use, but commercial access rights must be purchased from ODOT based upon the commercial market value of the property.

U.S. 23 is the major north-south federal and state highway from Detroit/Toledo to Columbus and Portsmouth, Ohio. This road is heavily traveled with trucks carrying interstate commerce and passenger vehicles. Commercial development along U.S. 23 is beginning to adversely affect its ability to carry interstate traffic.

Figure 8.1 Road Classifications Map



The U.S. 23 corridor offers an important commercial tax base to Berlin Township. Any transition of frontage lots to commercial or industrial use should be subservient to maintenance of through traffic. If commercial development is desirable, it must be a part of a planned network of limited access points, signals placed no more frequently than ½ mile spacing, and with parallel access roads.

When The Park at Greif was zoned in 1998, along with the current car dealership site, both entities had to reserve easements for a future parallel access road across their lands for linkage of commercial properties on the west side of U.S. 23. A Memorandum of Understanding was created on the east side of U.S. 23 to establish these corridors and access points. Access management practices should continue to be used along all of U.S. 23.

U.S. 36/S.R. 37 – Berlin Township contains 4.3 miles of 36/37, from Delaware on the west to the interchange area of I-71. This is a four-lane divided highway, with mostly agricultural land use. Commercial uses exist near the I-71 interchange. This road is well-traveled by northbound interstate trucks connecting from U.S. 23 to I-71. U.S. 36 is also the northern gateway to Alum Creek State Park. Traffic flow is currently smooth, with a LOS that is probably A or B. Pavement condition is very good; with left turn storage lanes for cross turning movements.

Strip commercial development with multiple unlimited access points would inhibit this highway’s ability to function. Proper access management practices should be used to preserve the function of this road as a main federal highway.

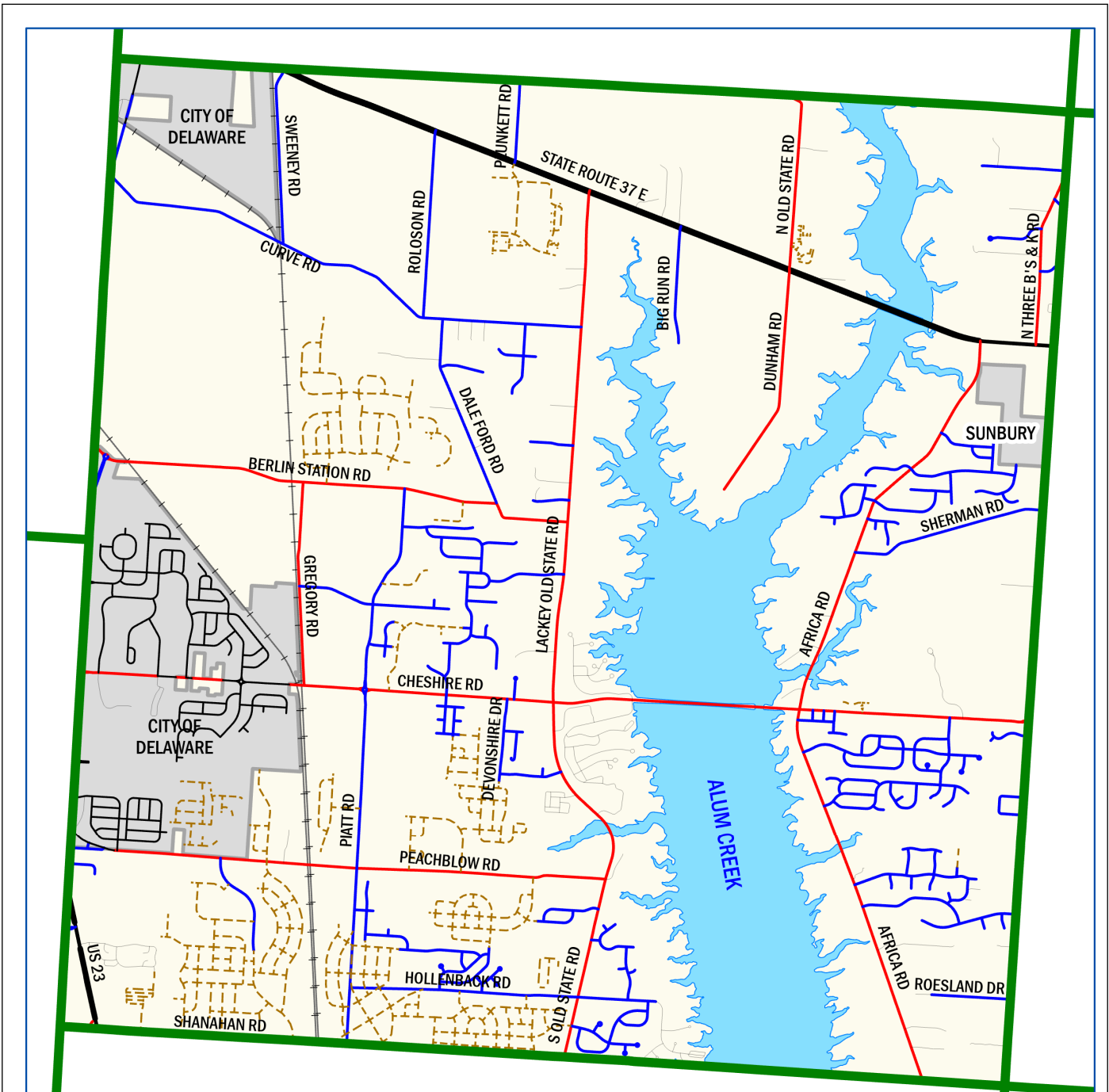
Interstate 71 – Although I-71 does not enter Berlin Township, its location ½ mile east of the Township boundary along 36/37 has an impact on traffic within the Township and future traffic generation and land use. The I-71 interchange area extends into Berlin Township. Future commercial development will occur in the Township to service the interchange.

County Roads

The Delaware County Engineer maintains nine county roads in Berlin Township. Future development will lower the LOS of local farm-to-market roads. Under current Ohio law, upgrades cannot be required of a land developer for roads that do not abut his or her particular development. The community, county, or state is responsible for off-site impact

Defining Level Of Serve (LOS)
LOS A: Free Flow. Traffic flows at or above the posted speed limit.
LOS B: Reasonably Free Flow. Speeds are maintained, maneuverability within the traffic stream is slightly restricted.
LOS C: Stable Flow. Ability to maneuver is noticeably restricted and land changes require more driver awareness.
LOS D: Approaching Unstable Flow. Speeds slightly decrease as traffic volume slightly increases.
LOS E: Unstable Flow, operating at capacity. Flow becomes irregular and speed varies rapidly
LOS F: Breakdown Flow. More demand than capacity. Frequent slowing required. Travel time cannot be predicted.

Figure 8.2 Roads Map



Roads

Berlin Township, Delaware County, Ohio

- | | | | |
|--|----------------------------|--|----------------|
| | Township Boundary | | US Highway |
| | Proposed Subdivision Roads | | State Highways |
| | Rivers / Lakes | | County Roads |
| | Incorporated Area | | Township Roads |
| | | | City Roads |
| | | | Other Roads |

0 1000 2000 3000 4000 5000 Feet



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(7/6/2023)

costs. If large-impact development proposals do not offer to mitigate their adjacent traffic impacts, the Township may consider the rezoning premature.

Township Roads

The Township maintains collector roads and public subdivision streets. Collector roads include Curve, Sweeney, Roloson, Piatt, and Dale Ford, and can vary in width from 16 feet to 26 feet. More modern subdivision streets, such as West Bay Circle, Park Point, and Parkshore are 32 feet in width.

Functional Classifications

Arterial roads: primary purpose of carrying through traffic to and from uses and the secondary purpose of providing access. Usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles. Arterials generally require a right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

Major arterial roads in Berlin Township: U.S. 36/S.R. 37, U.S. 23, S.3 B's & K, and Cheshire.

Minor arterial roads in Berlin Township: Lackey Old State, S. Old State, and Africa.

Collector roads: primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. ADT typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

Major collector roads in Berlin Township: Berlin Station, Curve, N. Old State, N. 3 B's & K, Peachblow, Piatt, Roloson, Shanahan, and Sweeney.

Minor collector roads in Berlin Township: Dale-Ford, Dunham, Gregory, Hollenback, Plunkett, and Sherman.

Local Streets: primary function is to serve abutting land use. Typical ADTs range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through, and Cul-de-sac.

Examples: Big Run, Roesland, and Devonshire.

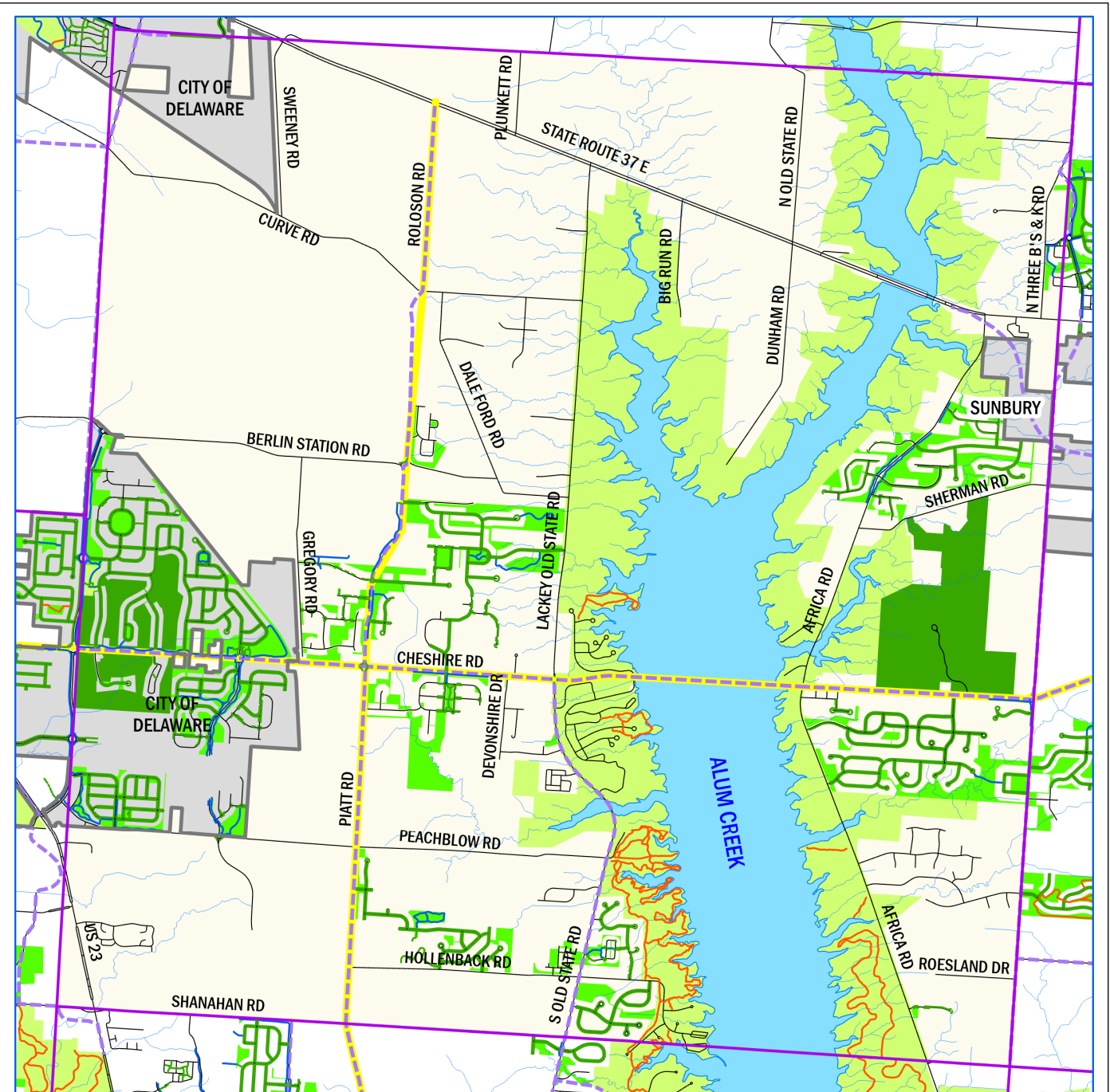
Future Roads - The Thoroughfare Plan

The Thoroughfare Plan process is defined in the Delaware County-wide document. The Thoroughfare plan recommends several improvements in Berlin Township:

Piatt to Roloson Connection (County Network Alt. K)

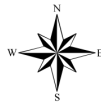
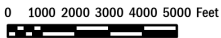
This is a proposed road that forms a north-south connection between Roloson, Berlin Station, and Piatt Roads. Three school sites are accessed via this road. The southern terminus of Piatt is planned for extension south through Orange Township to Lewis Center Road.

Figure 8.3 Bikeways and Sidewalks



Bikeways and Sidewalks

Berlin Township, Delaware County, Ohio



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(7/6/2023)

- Township Boundary
- Incorporated Area
- Roads
- Rivers / Lakes
- Streams / Drainage Courses
- Parks
- Platted Open Space
- Golf Courses
- Bikeway Local Plans
- Trail Committee Corridors
- Existing Sidewalk
- Sidewalks
- Unpaved Trails
- Multi-Use Paths

Shanahan Road Extension (County Network Alt. 2)

This project connects Shanahan to South Old State Road. This road will be incorporated into subdivision projects and will be developer-driven.

Glenn Road Extension (City Network Alternative 3)

This is a major planned connection between U.S. 23 and 36/37. The alignment has been refined by the City of Delaware staff and portions of this connection are in place. The intersection improvements at Peachblow Road, U.S. 23, and Winter Road is the Glenn Road southern terminus.

Veterans Parkway (City Network Alternative 16)

This is a major project that would extend an arterial road from U.S. 23 from its intersection with U.S. 42 to the east through Delaware Township to Glenn Road at the edge of Berlin Township. The city is currently studying alignments.

The Thoroughfare Plan also recommended several “build-out” modification recommendations:

Cheshire Road: upgrade to 3-lane, U.S. 23 to Piatt Road;

Cheshire Road: upgrade to 4-lane, Piatt to Africa;

S. Old State Road: upgrade to 3-lane, Lewis Center to Cheshire;

Africa Road: upgrade to 3-lane, Lewis Center to Cheshire

Delaware County Engineer Projects

Construction (2022-2023):

Piatt-Roloson Road Extension (north of Berlin Station)

Construction (2023-2024):

Home Road extension at Lewis Center Road (includes roundabout)

Cheshire Road Widening to 3-lanes (Piatt to Old State Road)

Bikeways

Sidewalks exist in limited locations in several subdivisions, and multi-use paths exist along Glenn Parkway, part of Cheshire Road, and part of Africa Road.

Recommended Bikeways

The regional bikeway plan recommends a number of off-road and on-road bikeways along traditional roads in Berlin Township to create a network that will connect Delaware, Sunbury, and Orange Township. The proposed routes are indicated in blue on the Sidewalks and Paths map.



A multi-use path during construction near Olentangy Berlin High School

Chapter 9 Utilities Berlin Township

Sanitary Sewer Service

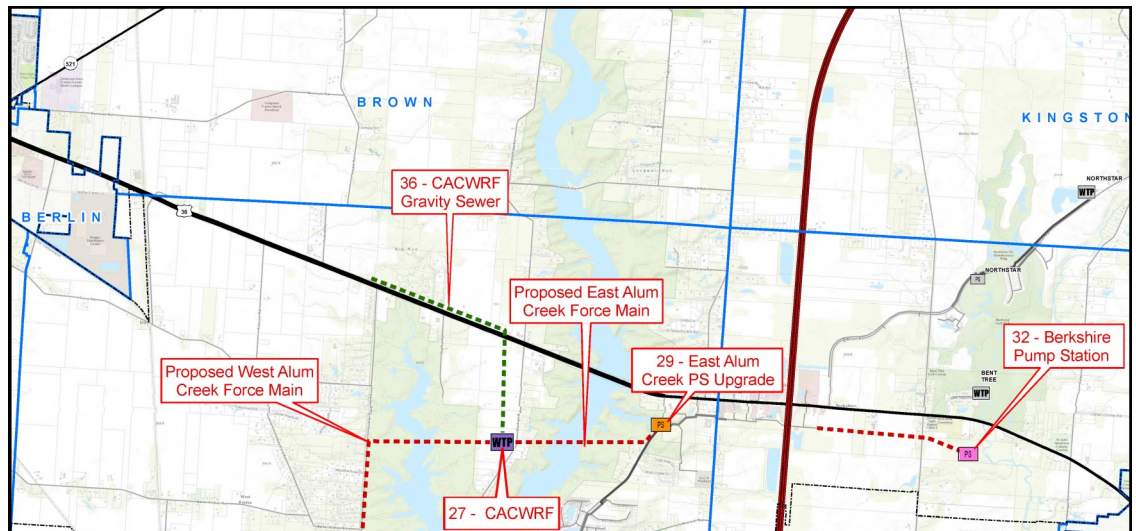
The improvements listed in Figure 9.1 and shown in Figure 9.2 are being considered as part of possible future improvements that will impact Berlin Township. The County acknowledges the need for well-designed development along the 36/37 Corridor and the positive impact on the tax base such development could have. After many years of discussion and planning, the Commissioners are moving forward with plans to build a new treatment plant south of 36/37 between Big Run and Dunham Roads. In the short term, a pump station near Lackey Old State Road and 36/37 is being designed.

When built, the plant will relieve capacity concerns at the Alum Creek facility by taking in effluent from the interchange area in Berkshire and Berlin Townships as well as approved developments north of Cheshire Road in Berlin Township. It will also allow development of the 36/37 corridor east of the City of Delaware’s service area. The new county service area could extend northward beyond Bowtown Road, from the railroad at the intersection of Baker and 36/37 to a line not quite as far east as N. Old State Road.

Figure 9.1 Project Table

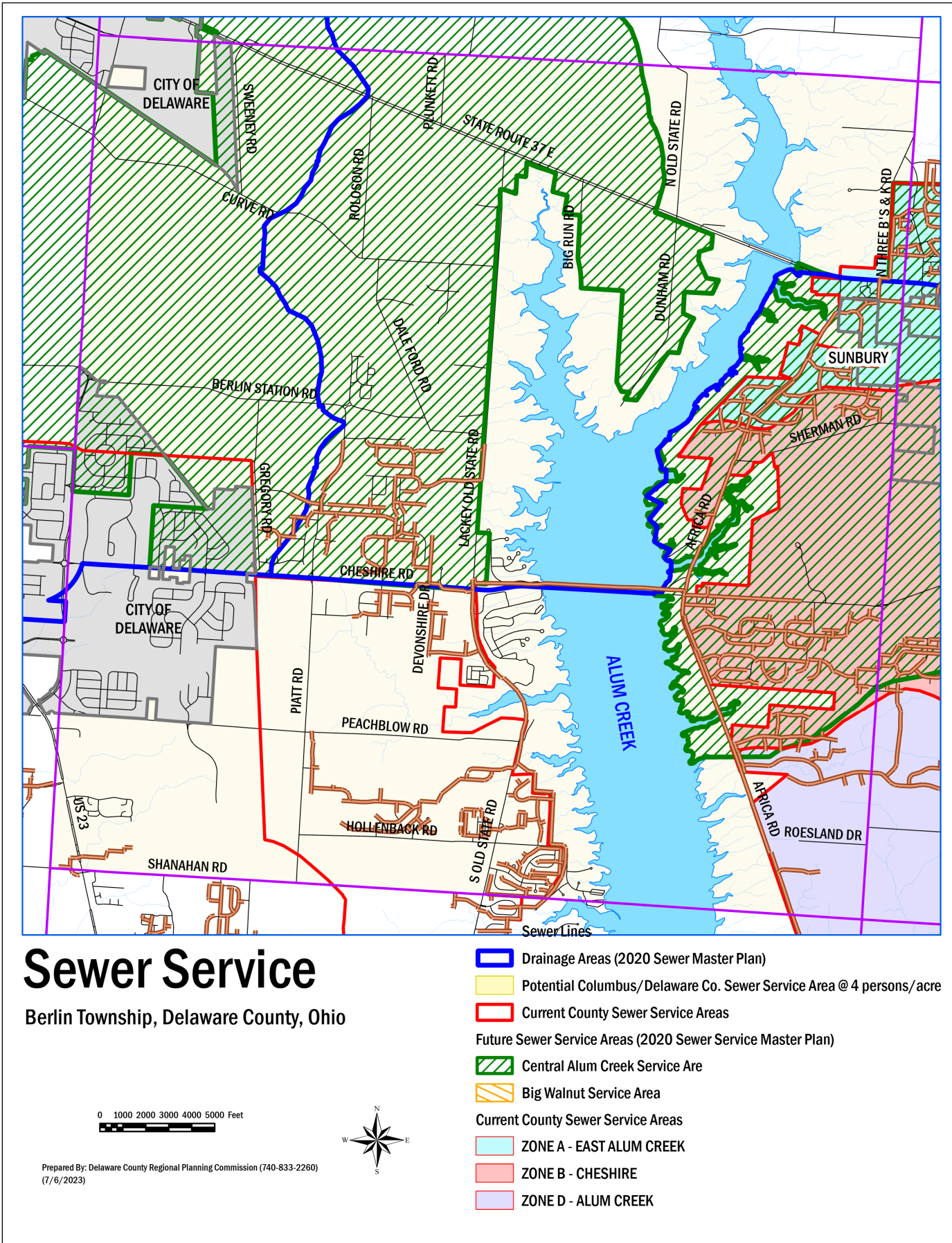
Project	Location	Purpose
Pump Station and Force Main (32)	South of 36/37, near Bent Tree	Receive gravity flow from west, pump back to existing service near Interstate
Upgrade East Alum Creek Pump Station (29)	Africa Road near 36/37	Additional capacity
Upgrade Cheshire Road Pump Station	Africa Road and Cheshire Road	Additional capacity
New gravity sewer main along 36/37 (36)	Berlin Township between Lackey Old State Road and Dunham Road	Serve the 36/37 corridor
New Central Alum Creek Water Reclamation Facility (27)	South of 36/37 between Big Run Road and Dunham Road	Serve general area, take pressure off the Alum Creek plant

Figure 9.2 Project Map



Source: Sanitary Sewer Master Plan (2017)

Figure 9.3 Sewer Service Map



Telecommunications/Internet Service

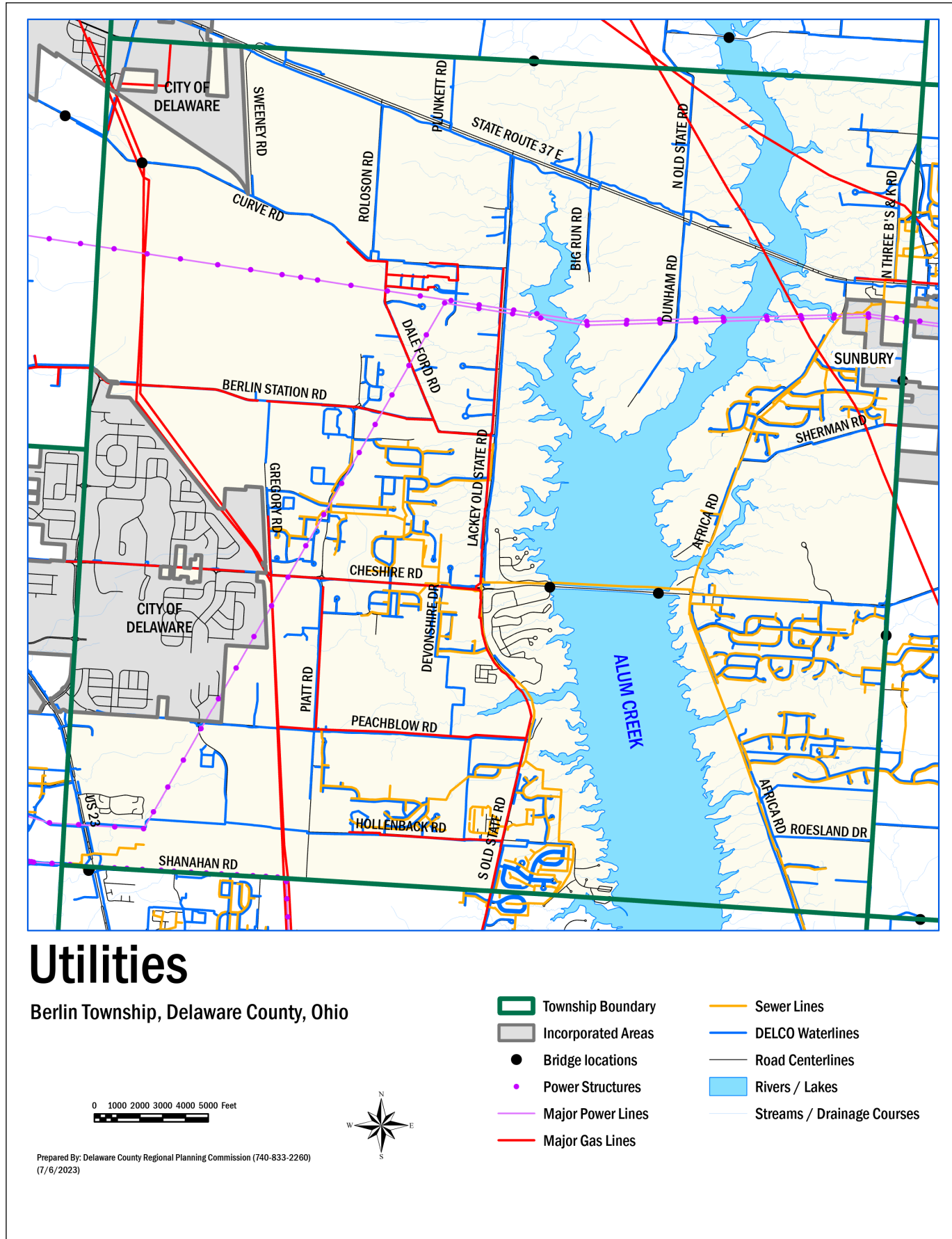
Internet and broadband service is a constantly-changing utility. Based on private sector marketing information, the southern half of Berlin Township is generally serviced by high-speed cable and copper broadband. Depending on location, service providers include Charter, Cogeco, and Frontier. Wireless service providers include T-Mobile, Viasat, Verizon, and Hughes Network Systems. Download speeds can be as fast as 1000 Mbps based on cable, and up to 100 Mbps for some satellite services.

Delaware County has a robust fiber network from the county offices to Worthington, including a number of lateral builds off that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This public limitation is based on the statutory authority of the County and the desire to not compete with the private sector.

Additionally, Enlite Fiber Networks (part of Consolidated Electric) owns fiber in most of the same locations as the County as well as many more miles of additional fiber. Connect Ohio is an effort led by the State of Ohio to encourage additional infrastructure where needed.

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee. Brown Township has a set of cell tower regulations that were drafted to implement the federal and state laws regulating telecommunications towers.

Figure 9.4 Utilities Map



Chapter 10 Community Facilities

Berlin Township



The Marina at the Alum Creek Reservoir at Hollenback Road.

General

As noted in the County-wide document, Community Facilities can include a number of items that create quality of life in a community. These facilities are usually public, but may represent other features that bring value to the community, such as historic sites. Based upon the complexity of local government, ownership and responsibility of these facilities can include township, county, municipal, and other organizations. This chapter is by no means exhaustive.

Historic Sites

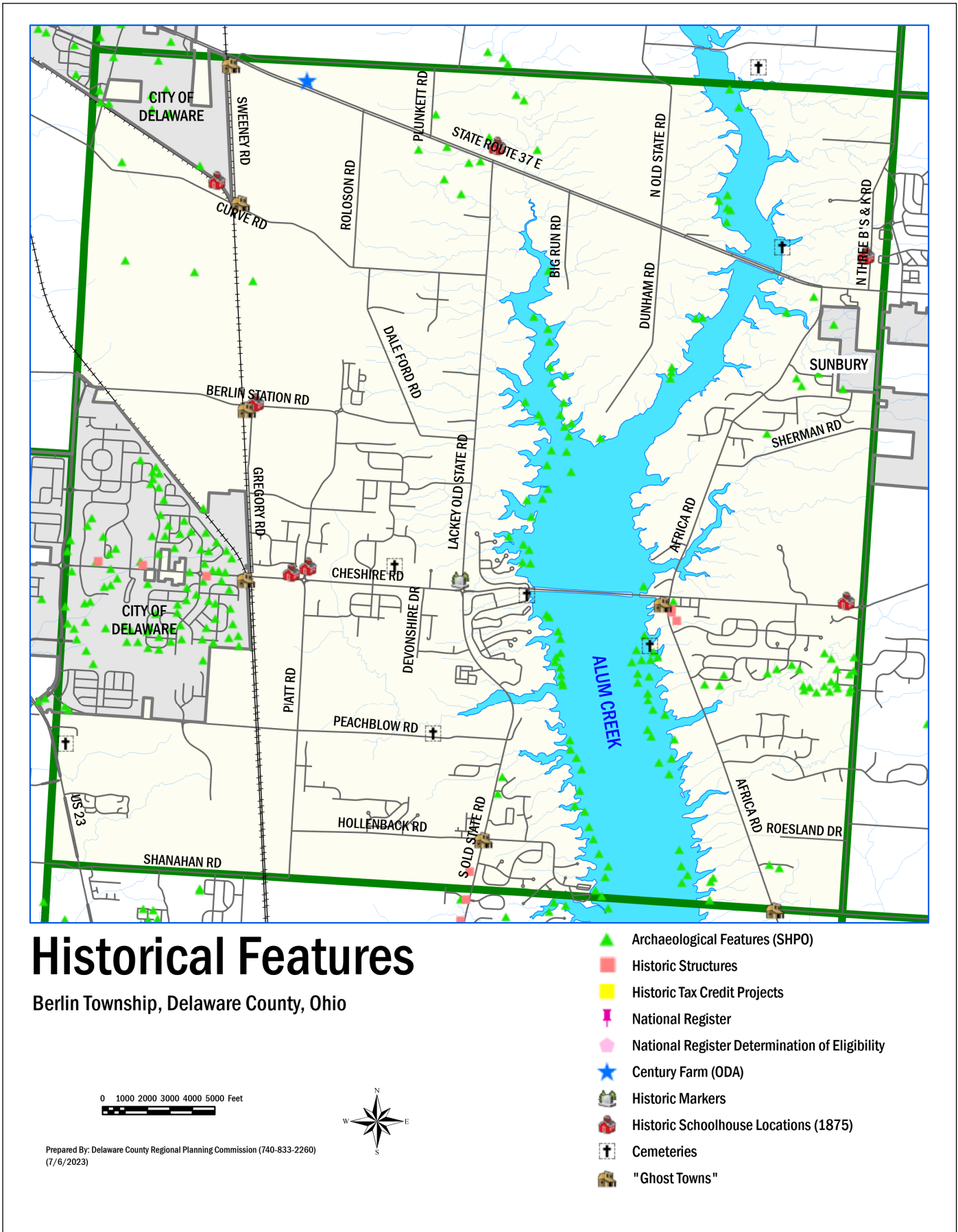
The data in Figure 10.2 indicates that there are no Berlin Township sites on the National Register of Historic Places. However, that does not indicate that there are no historic places in the township. The map indicates a number of structures which, based on the Auditor's data, were built in 1910 or earlier.

The unincorporated village of Cheshire was platted in 1858. It has a collection of older structures, some of which may be appropriate for preservation and restoration. Changes could also be made to the existing Old Cheshire PUD overlay to ensure that any redevelopment meets a number of architectural goals and standards.

There are several other scattered sites throughout the township where individual structures are of an age and quality that might qualify for historical designation, if not on a state level, perhaps at a local level.

Several "ghost towns" have been "located" in the township, based on research by local research and accessed from ForgottenOhio.com. Berlin Station was a railroad town at the Conrail tracks with a grocery store, sawmill, wagon-maker's shop, church and a schoolhouse.

Figure 10.2 Historical Features



The grocery was in business until 1940. Berlin was a “paper” town that was never developed on 36/37 near Baker Road and Sweeney Road. Gregory was a railroad town at Cheshire and the tracks. Jacktown was located at Africa Road south of Cheshire but is probably now under the reservoir. Other crossroads communities include Jones, Rust Corners, Saunder’s Corners and Stewards Corners.

Cemeteries

A small number of cemeteries exists in the township. The size, ownership and type vary:

Figure 10.1 Cemeteries

Site	Location	Detail
Fairview Memorial Park	U.S. 23, south of Peachblow Road	Owned by Township Trustees
Berlin Township Cemetery	3271 Cheshire Road	Owned by Township Trustees
Peachblow Church Cemetery	3247 Peachblow Road	Township Trustees (Historic)
Myers Cemetery	West of 225 N. 3 Bs and K Road	Historic

Source: Ohio Historical Society GIS data

Other Historical Information

The Historical Features Map includes several other data points from the Ohio Historical Society GIS information. Original schoolhouse locations are taken from historical maps from the 1800s. Some still exist after being converted to other uses.

Archaeological Features are also included. These can indicate significant discoveries or minor items that have been discovered during the development process. Ohio Revised Code 149.53 requires that political subdivisions and any hired contractors performing work on public improvements notify any discoveries, even if minor, to the Ohio History Connection (State Historic Preservation Office, or SHPO on the map on the previous page).

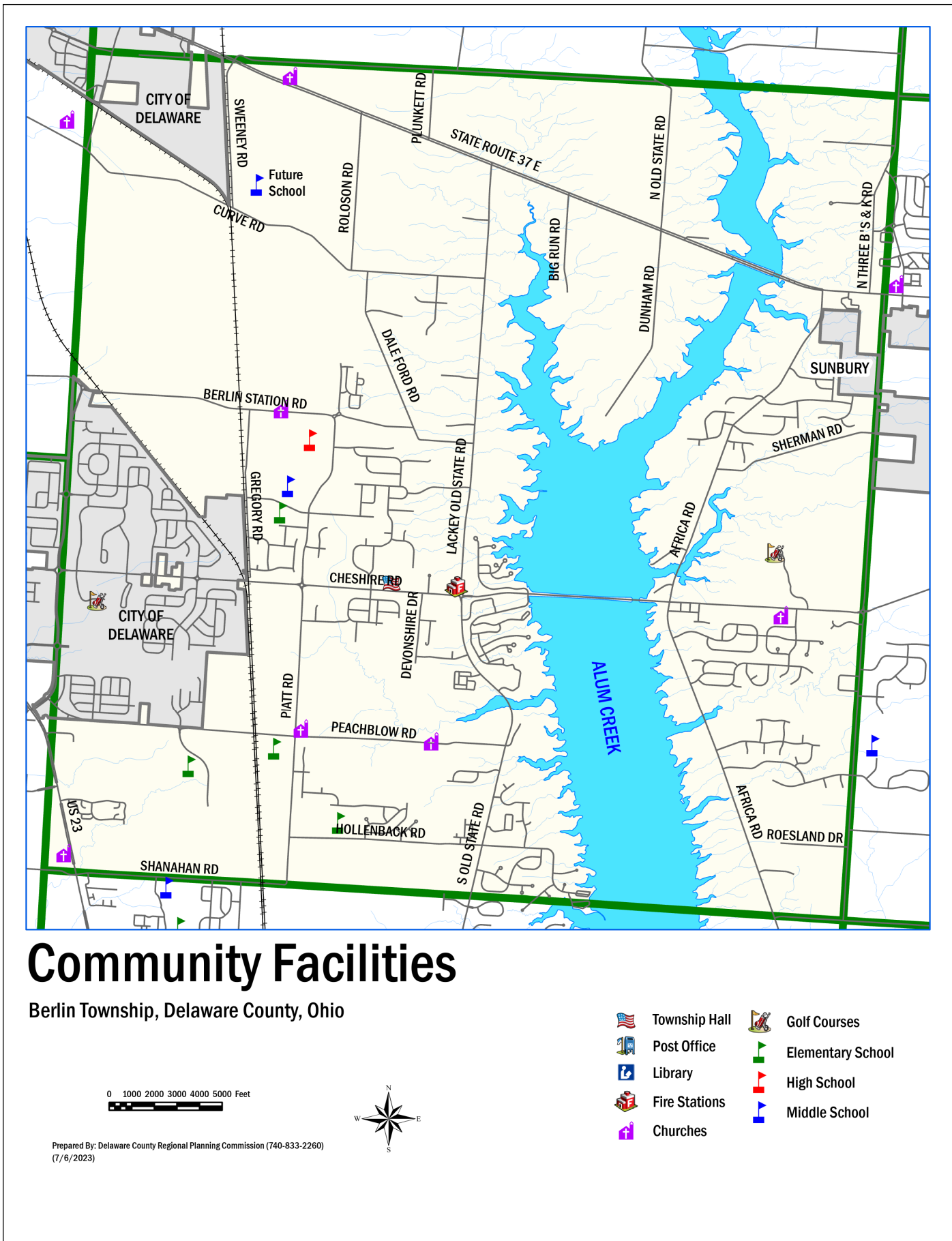
Fire Protection

The Berlin Township Fire Department operates from Station 390 located at 2708 Lackey Old State Road at the intersection of Cheshire Road. Its mission is to serve the community by protecting life, property and the environment by providing fire safety education, inspections, suppression, investigations, emergency medical support, disaster response and hazardous materials mitigation.



The Fire Station – corner of Lackey Old State and Cheshire Roads.

Figure 10.3 Community Facilities



Community Facilities

Berlin Township, Delaware County, Ohio

- | | | | |
|--|---------------|--|-------------------|
| | Township Hall | | Golf Courses |
| | Post Office | | Elementary School |
| | Library | | High School |
| | Fire Stations | | Middle School |
| | Churches | | |

0 1000 2000 3000 4000 5000 Feet



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(7/6/2023)

The department’s goal is to provide the highest level of service possible with the level of resources provided in the most efficient and cost effective manner possible. The residents of Berlin Township ultimately determine the level of service provided. The department uses a pro-active attitude to continually evaluate this service to enable them to change with the needs of the community.

Police

Berlin Township is policed by the Delaware County Sheriff’s Office, (DCSO) with headquarters in the City of Delaware on North Sandusky Street, with enforcement services headquartered on State Route 42. The Patrol Division provides law enforcement to all jurisdictions within Delaware County. Patrols offer investigation of criminal offenses, crime prevention, and traffic enforcement. DCSO also has a division for detective services, support services, youth education and specialty units.

Township crime has been flat overall, at least between 2018 and 2019. The Table at right shows the breakdown of incidents by year, according to the 2018 Delaware County Sheriff’s Office Annual Report.

Each jurisdiction’s rate of incidents is relatively consistent, with no patterns between population sizes and rates of incidents. For example, the most populated Township, Orange Township, has a rate of 13.79 persons per incident. Marlboro Township, on the other hand, is one of the least populated Townships and has a rate of 7.9 persons per incident. This metric is one to keep track of as the Township grows, or as growth occurs in the area.

Figure 10.4 Sheriff’s Complaints for Berlin Township

	2017	2018	2019
Traffic Stop	147	355	276
Domestic	35	36	28
Theft/Larceny & In Progress	12	16	25
Harassment/Threats	9	10	17
Theft Of Identity	16	14	11
Suicide Attempt	13	18	18
Juvenile-Unruly/Runaway	10	16	15
Breaking & Entering	10	18	13
Vandalism	6	9	6
Mental Health Crisis	5	4	11
Burglary & In Progress	5	1	6
Theft Of Credit Card/Number	5	7	1
Vandalism To Vehicle	2	1	2
Theft From Vehicle	5	5	7
Sex Offense	5	3	5
Suspicious Person/Vehicle	11	10	13
Stolen Vehicle	3	2	1
Drug / Narcotic	2	3	2
Animal Call	4	8	1
Rape	1	0	0
Fight	1	0	1
Drunk	1	2	0
D.O.A	2	2	7
Suspicious Activity	3	4	2
Suicide	0	2	1
Missing Person	2	2	2
Loud Disturbance	3	0	0
Forgery/Bad Check	2	2	4
Assault	3	5	0
TOTAL	323	555	475

Delaware County EMS Medic 10

Partnering with Delaware County EMS, Medic 10 was assigned to Berlin Township Fire Station 390 in 2004. A joint co-operation agreement provides residents with a 24 hour per day, seven days a week Paramedic service at no cost to residents. Medic 10 responds with the Berlin Township Fire Department on all fire and rescue related emergencies within our jurisdiction and to mutual aid emergencies if requested.



Township Facilities

The Township Hall is located at 3271 Cheshire Road. The building includes several offices and a sufficient public meeting area. With the growth of the township the facilities will eventually need to be expanded. See the Community Facilities map for an image that displays numerous township, county, and school facilities.



Berlin Township Hall

Chapter 11

Open Space

Berlin Township



Alum Creek Reservoir as seen from the Cheshire Road picnic area.

Introduction

Berlin Township is blessed with a large park that provides passive (undeveloped) open space and active (developed) open space through the center of the township. It does not, however, provide recreational fields for organized sports.

Alum Creek State Park

Alum Creek State Park comprises 8,874 acres principally within Berlin, Orange, and Brown Townships. A smaller portion of the park is located in Genoa Township. Access to the park is from Africa Road, S. Old State Road, and from U.S. 36.

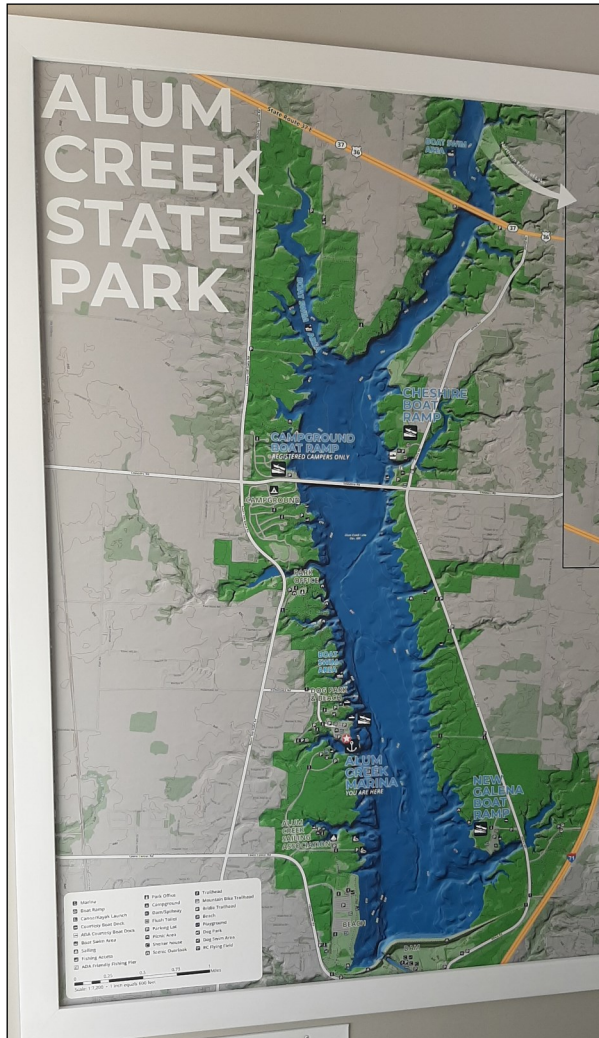
The lake was created by impoundment of Alum Creek behind an earthen levy and concrete flood control dam built by the U.S. Army Corps of Engineers from 1970 to 1973. The dam is 93 feet high and 10,500 feet long between the levies. The lake has a depth range of 65-78 feet.

Today, Alum Creek Lake serves five purposes:

- Flood control
- Water supply (40 million gallons per day)
- Fish and wildlife enhancement
- Water Quality
- Recreation

Recreational opportunities at Alum Creek are shown on the *Ohio Department of Natural Resources' Map* and may be itemized as follows:

- **Land (entire park):** 5,213 acres, Hiking Trails – 7.1 miles, one multi-use trail – 7 miles, Bridle Trails – 38 miles, Mountain Bike Trails – 14 miles
- **Campground:** 286 sites, including 24 RV sites, 5 camper cabins
- **Lake:** 3,387 acres, Boat Launching Ramps – 5, Unlimited horsepower for boats, Swimming Beach – 3,000 feet (largest inland beach in Ohio’s state park system), Easement – 239 acres, Drainage Basin – 123.4 square miles
- **Disc Golf:** 18-hole “players course” is located at the New Galena Launch Ramp area.
- **Dog Park:** 4-acre site along the lake near the marina includes a fenced area with water access and two additional fenced areas for small and large dogs.



Wall Map at the Alum Creek Marina

- **Picnicking:** 8 picnic areas with tables, grills, restrooms, and drinking water, three of which area shelter houses maintained by the Army Corps.
- **Dinneen RC Field:** 10 acres near the dam and Africa Road used for remote control airplanes since 1987.

Park personnel estimate that over 4,000,000 annual visitors use the park. While the park serves a regional function, it is also serving as a de facto township park.

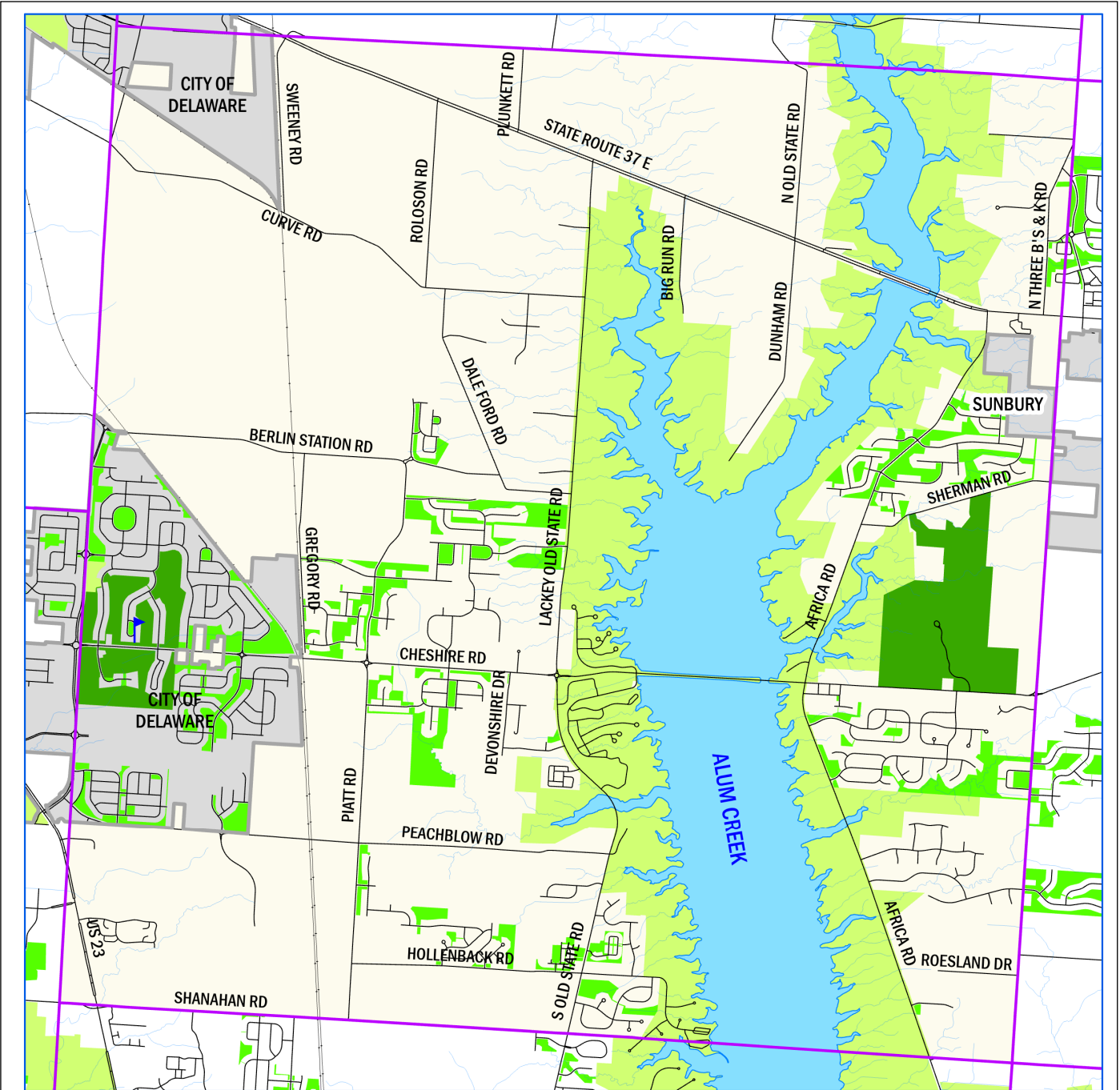


Central Open Space in The Pines subdivision

Open space in subdivisions

Berlin Township’s zoning code requires a dedication of open space of between 20% and 40% of the overall subdivision, based on the specific district and article language being used. This type of open space will be discussed elsewhere in this plan. The Berlin Township Parks and Trails Advisory committee was created in 2022. In 2023 the committee was granted assistance from MORPC to assess current and future trail opportunities.

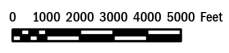
Figure 11.1 Parks and Green Space Map



Parks and Green Space

Berlin Township, Delaware County, Ohio

- Township Boundary
- Incorporated Area
- ▶ Development / Golf Course
- ▶ Public Golf Course
- Roads
- Railroad
- Rivers / Lakes
- Streams / Drainage Courses
- Parks
- Platted Open Space
- Golf Courses



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
(7/6/2023)

Chapter 12

Development Patterns

Berlin Township

The Development Pattern information in the County-wide document related to general development approaches that can apply throughout the county. However, in Berlin Township, the Berlin Commercial Overlay and Berlin Industrial Overlays are a significant new feature in the future pattern of the township and will be specifically covered here.

Creation of the overlays

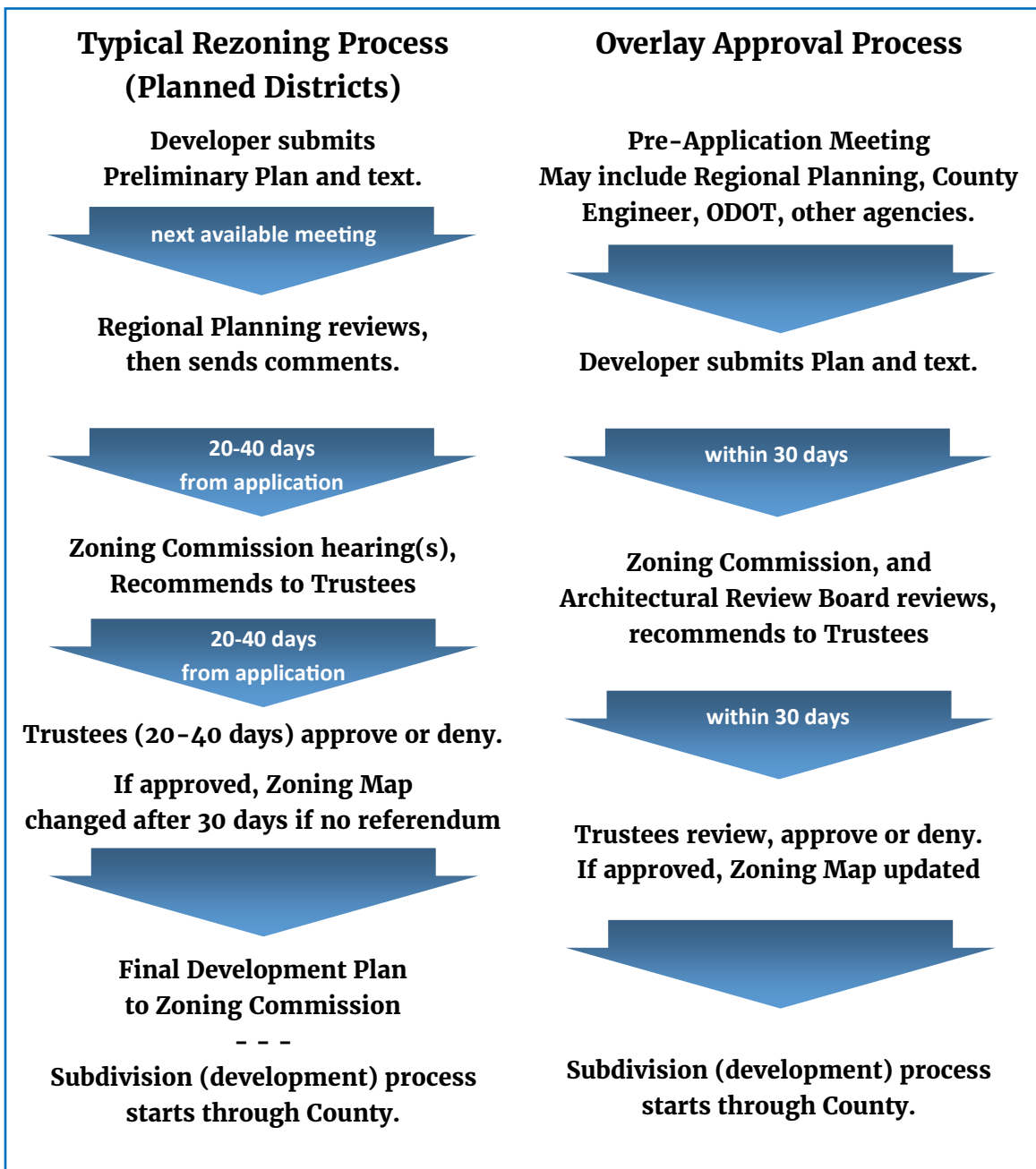
The two overlays that were established toward the end of 2020 in order to encourage the creation of the Berlin Business Park. The overlays are created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of retail, office, and commercial development. The overlay encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

- Preserves unique or sensitive natural resources and integrates Open Space within developments;
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements, necessary for development;
- Reduces erosion and sedimentation by minimizing land disturbance;
- Provides an opportunity for an appropriate mix of uses;
- Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development;
- Assures compatibility between proposed land uses through appropriate development controls;
- Enhances the welfare and economy of the Township by making available a variety of employment opportunities, providers of goods and services as well as providing a variety of housing options for the Township residents;
- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable public plans for the area and are compatible with surrounding land uses.

How overlays differ from rezoning

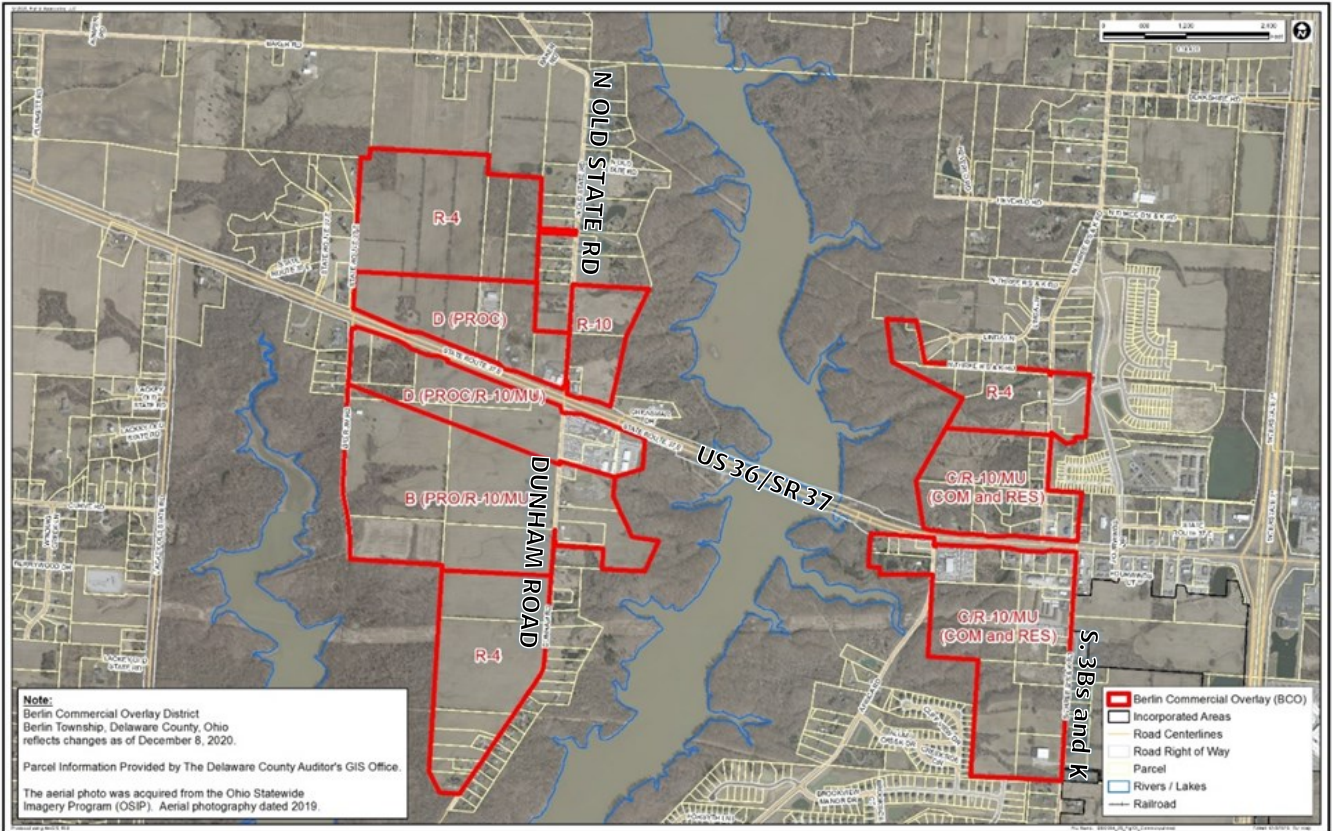
In a typical rezoning process, an applicant brings a rezoning request and related development plan to the Zoning Commission and Trustees. This development plan typically follows the regulations of one of the zoning districts within the zoning code. The development plan usually proposes divergences from the written requirements that suit the site or desires of the applicant. The Zoning Commission votes and sends a recommendation to the Township Trustees. Trustees then vote for the rezoning with a majority decision. That decision is subject to referendum.

In an overlay in accordance with ORC 519.021(C), the township adopts a more stringent “district,” specifically targeted at the uses it would like to encourage at specific locations. Applicants file Individual projects with a detailed development plan that strictly follows the standards in the code. Additional review steps are put in place since no referendum is available.

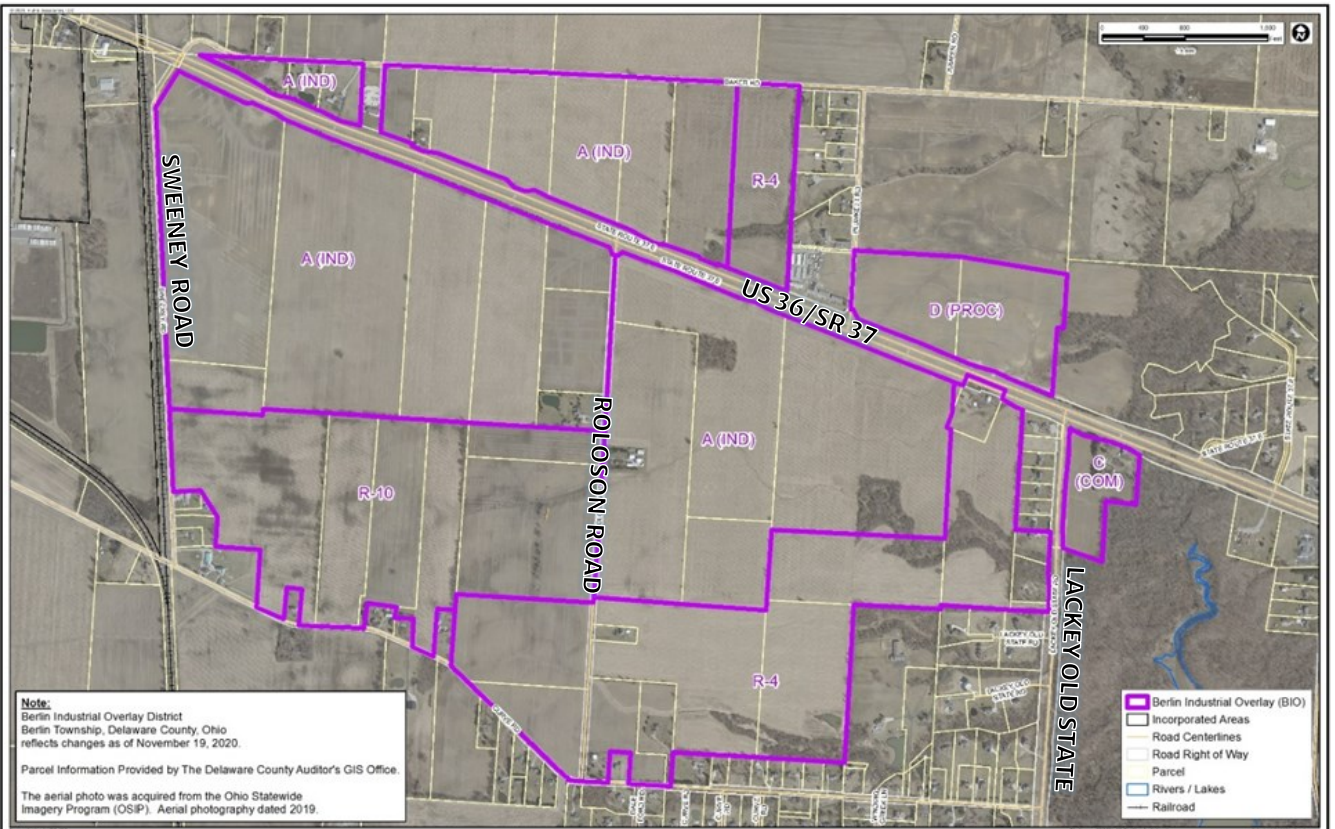


The two Berlin Business Park overlays

The overlays were adopted in two segments, The Berlin Commercial Overlay is located east of Big Run Road (below).

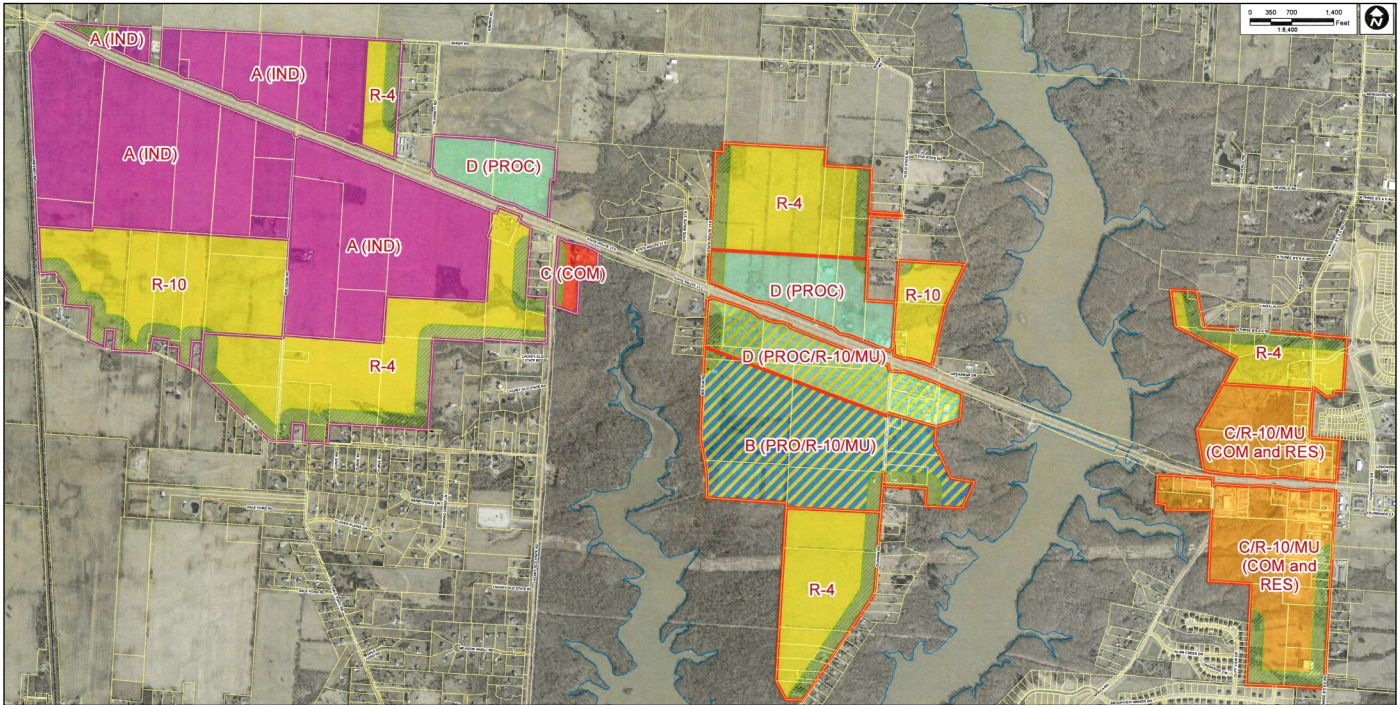


The Berlin Industrial Overlay is located between Sweeney Road and Big Run Road (below).



Berlin Business Park overlay uses

The following exhibit is intended to show the various uses that are provided in each subarea. It is not part of the adopted overlays but is intended to visually indicate where certain uses can be located.



Land Use Exhibit provided during original adoption of the overlays.

	R-4 and R-10	Residential, either at 4 units per acre or 10 units per acre
	C/R-10/MU	Commercial or Residential at 10 units per acre
	PRO/R-10/MU	Professional/Research/Office and Residential/Mixed Use
	PROC	Professional/Research/Office/Commercial
	PROC/R-10/MU	Professional/Research/Office/Commercial/Residential/Mixed Use
	IND	Professional/Research/Office/Commercial/Light Industrial

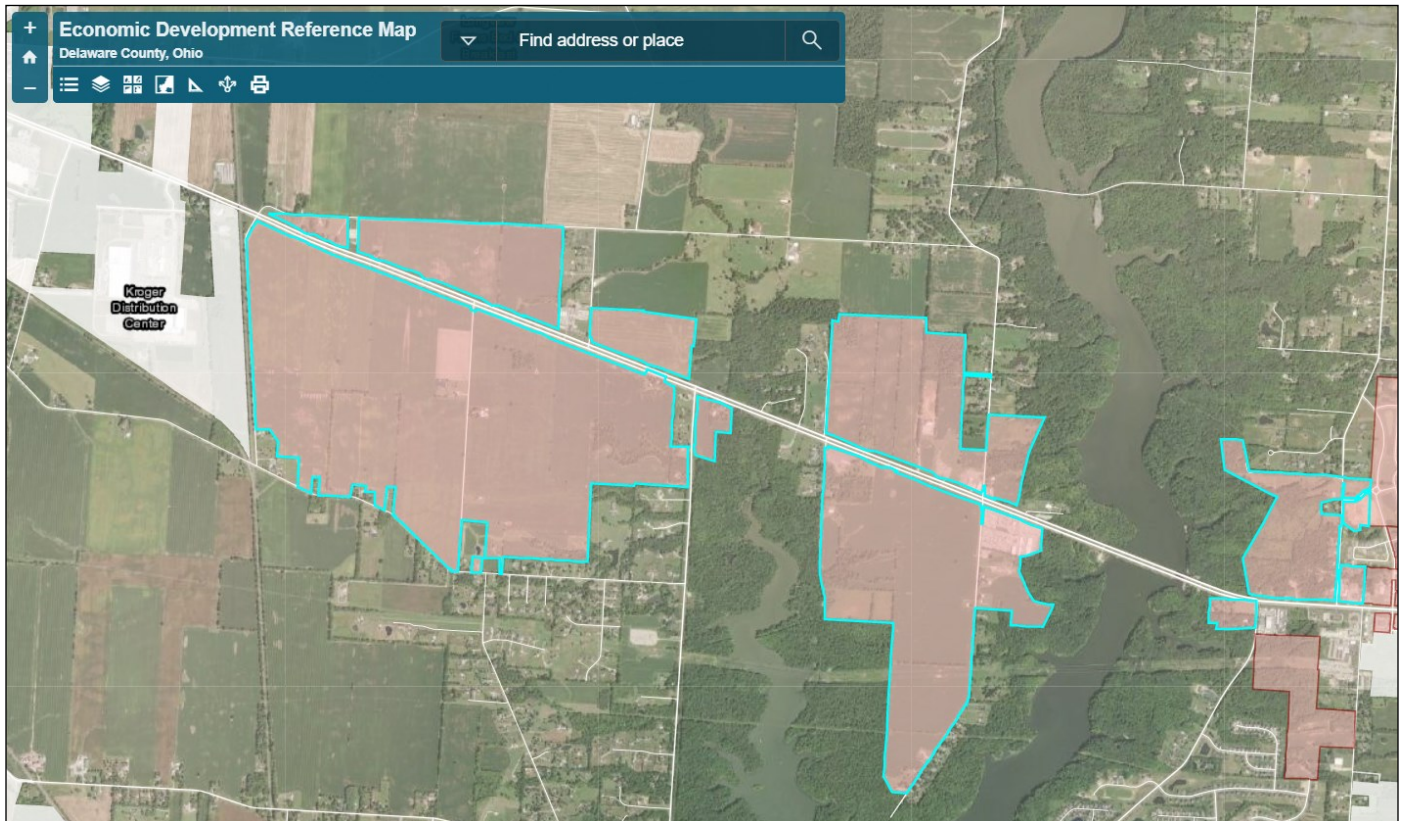
Actual uses are defined within the overlay code through a table of uses. This table references the 5-digit numbering system of the North American Industrial Classification System (NAICS). This system was utilized to specifically define the allowable uses:

2017 U.S. NAICS CODE #	PERMITTED USES	PR	PR	CO	RES
		OC	O	M	
		<i>Use map reference</i>			
		<i>Subarea on zoning map</i>			
		D	B	C	R
4234	Professional and Commercial Equipment and Supplies Merchant Wholesalers				
423410	Photographic Equipment and Supplies Merchant Wholesalers	X	X		
423420	Office Equipment Merchant Wholesalers	X	X		
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers	X	X		
423440	Other Commercial Equipment Merchant Wholesalers	X	X		
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	v	v		

(Clipped example—the overlay includes several pages of uses)

Tax Increment Financing

Tax Increment Financing (or TIF) is used to redirect the taxes based on an increase in value of a project to a specific set of improvements. More additional general information about TIFs is located in the County Economic Development chapter.

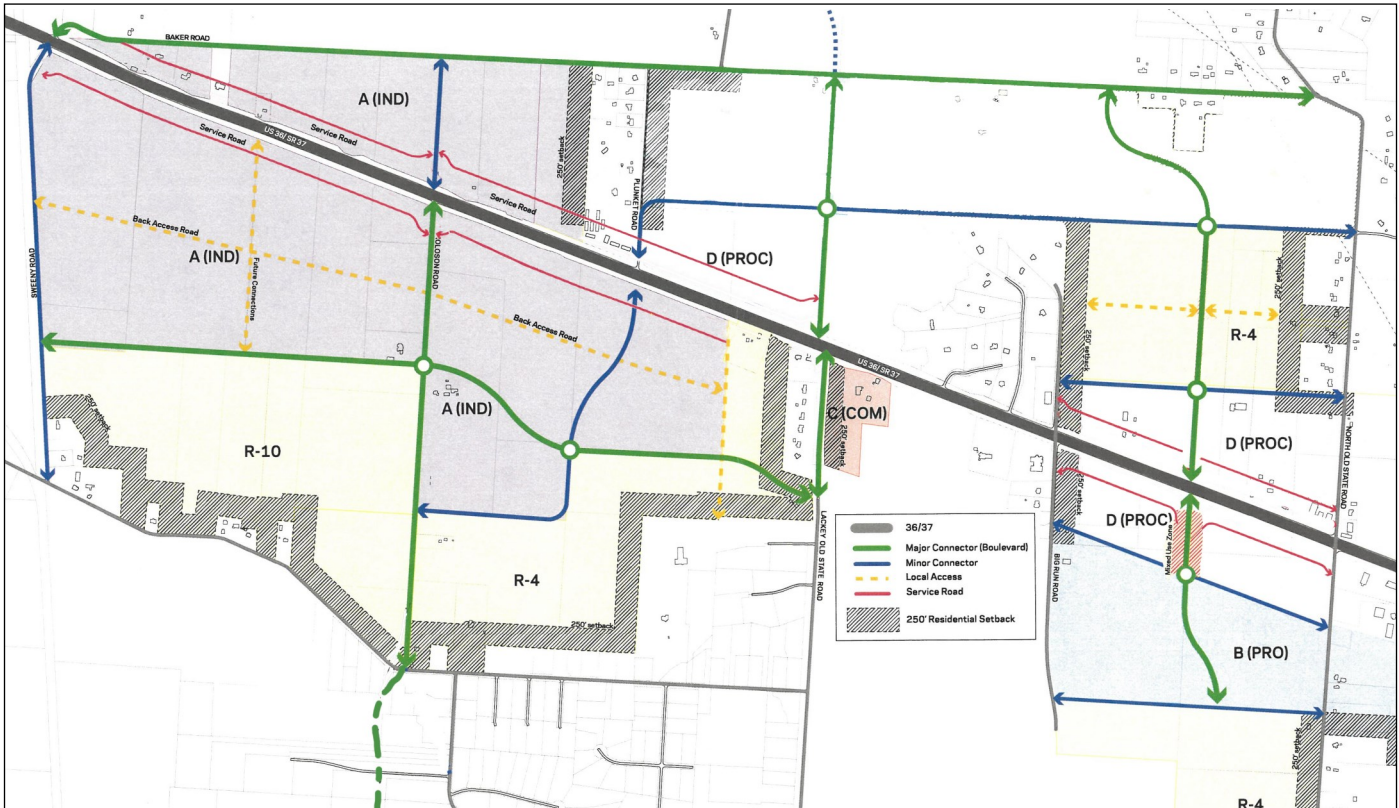


A 20-year/75% TIF was created for the Berlin Business Park on June 28, 2021. It will apply to commercial and industrial uses within the overlay areas noted above. Residential uses are required to be designed in buildings with at least four units, which are taxed at the commercial rate.

Improvements that can be paid for with the funds include improvements to the following roads: Sweeney, Curve, Roloson, Lackey Old State, Big Run, Dunham, Africa, Three B's and K, existing or future interchanges at Interstate Route 71 and US36/SR37, Baker, Plunkett, N. Old State, and other County and Township transportation and sewer public improvements benefiting the TIF district as determined in the Delaware County Board of Commissioners. Improvements can include constructing, reconstructing, extending, opening, widening, grading, draining, curbing, paving, resurfacing, and traffic signage and signalization, bridges or tunnels, public utilities, including water, sanitary sewer, storm sewers, storm water improvements, burial and/or relocation of utility lines, gas, electric and communications service facilities (including fiber optics), street lighting, business signage restoration or improvements, landscaping, aesthetic improvements, sidewalks, bikeways, acquisition of interests in real property, erosion and sediment control measures, and acquisition of related equipment, each together with all other necessary appurtenances thereto, which improvements will benefit the Parcels. With the exception of any public infrastructure improvements made to Interstate 71 and US36/SR37, Improvements shall be made within the jurisdictional boundaries of the Olentangy School District.

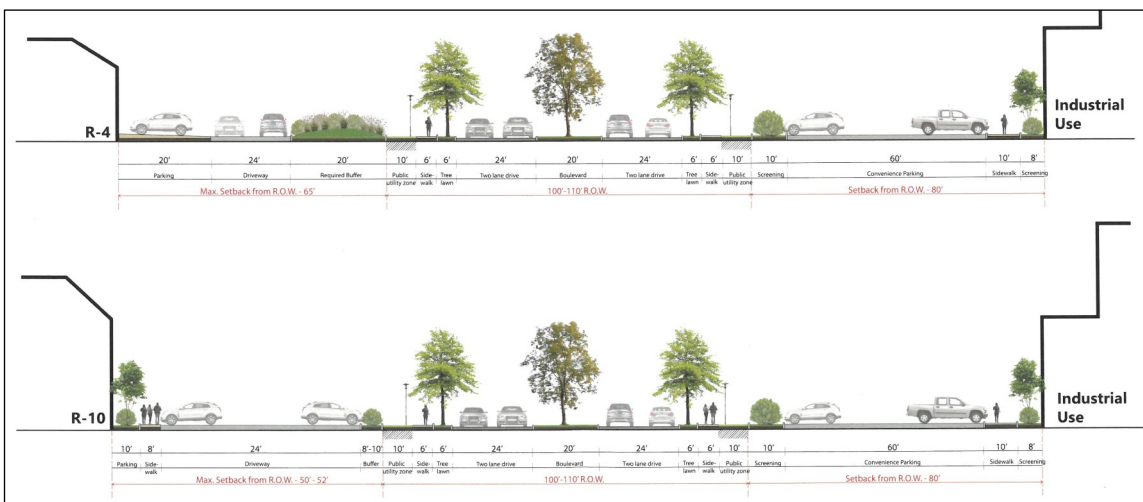
Potential Road Layout

A conceptual street layout needed to be created for several reasons. End users are unlikely to be attracted to an industrial park if they are responsible for their “share” of a road network. Such an expectation would lead to a piece-meal approach. Individual developers will benefit from a conceptual plan or such a plan may be used by the county as a public project, built in a phased approach and paid for as a Capital Improvement Project.



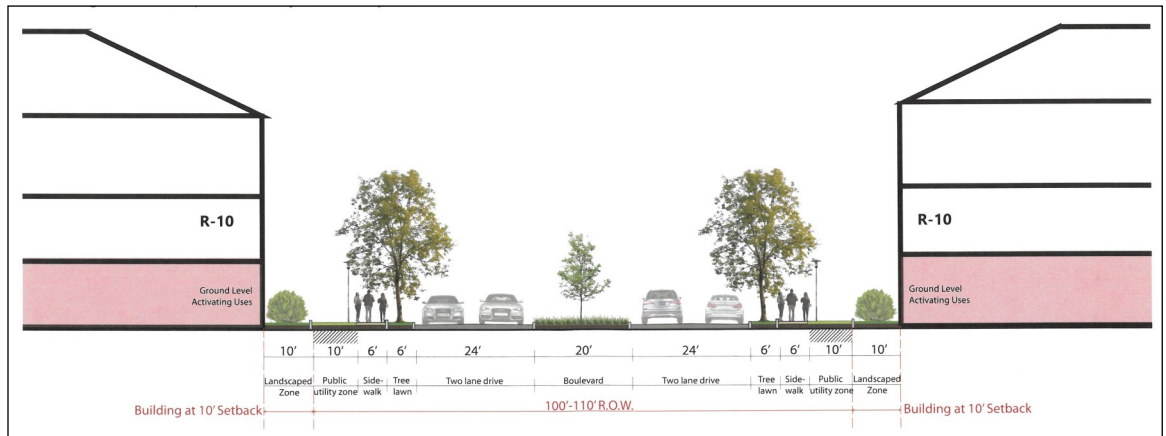
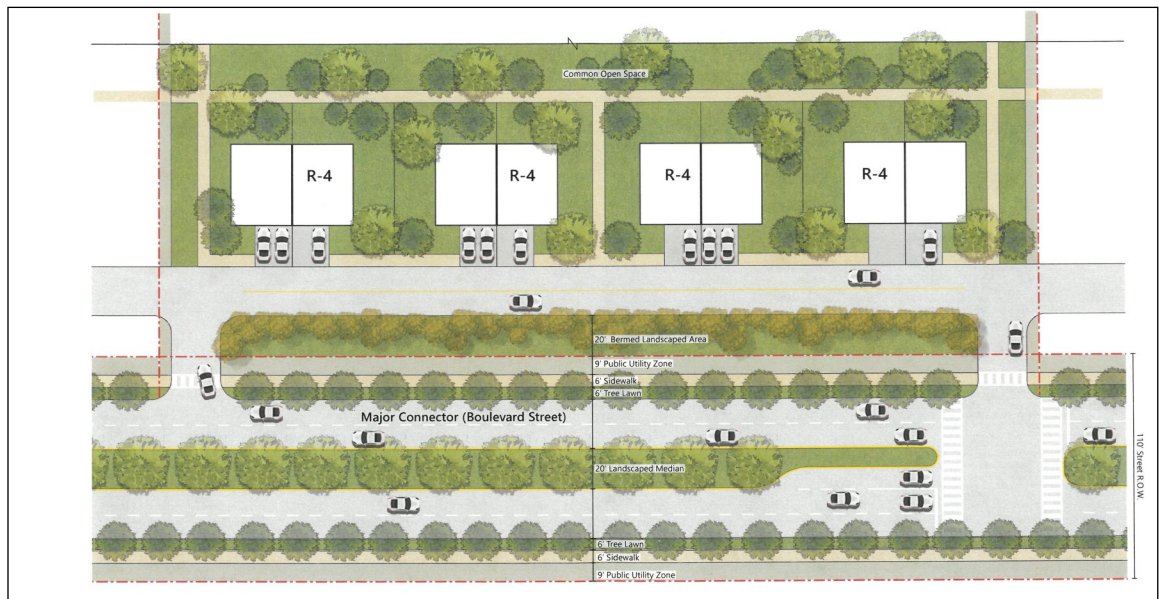
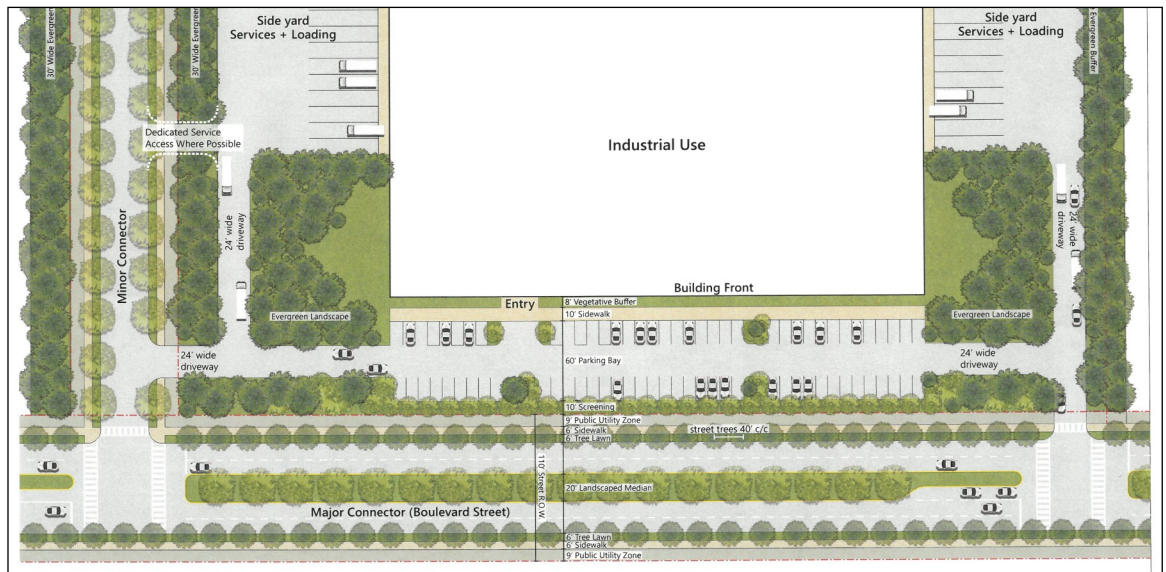
Road Hierarchy

The road types noted above are defined by their purpose. The following graphics are illustrative of how they may be applied as development occurs. The specific standards of each road type, as well as the arrangement of the adjacent uses, are defined within the overlay zoning codes.

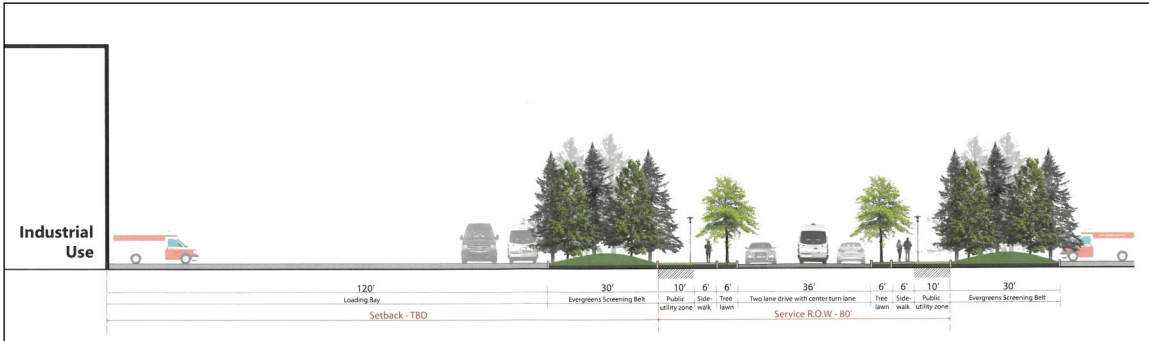


The **Major Connector/Boulevard** will connect directly to 36/37 and set the tone for the overall industrial park, with a right-of-way of 100-110 feet. (Green roads on map above.)

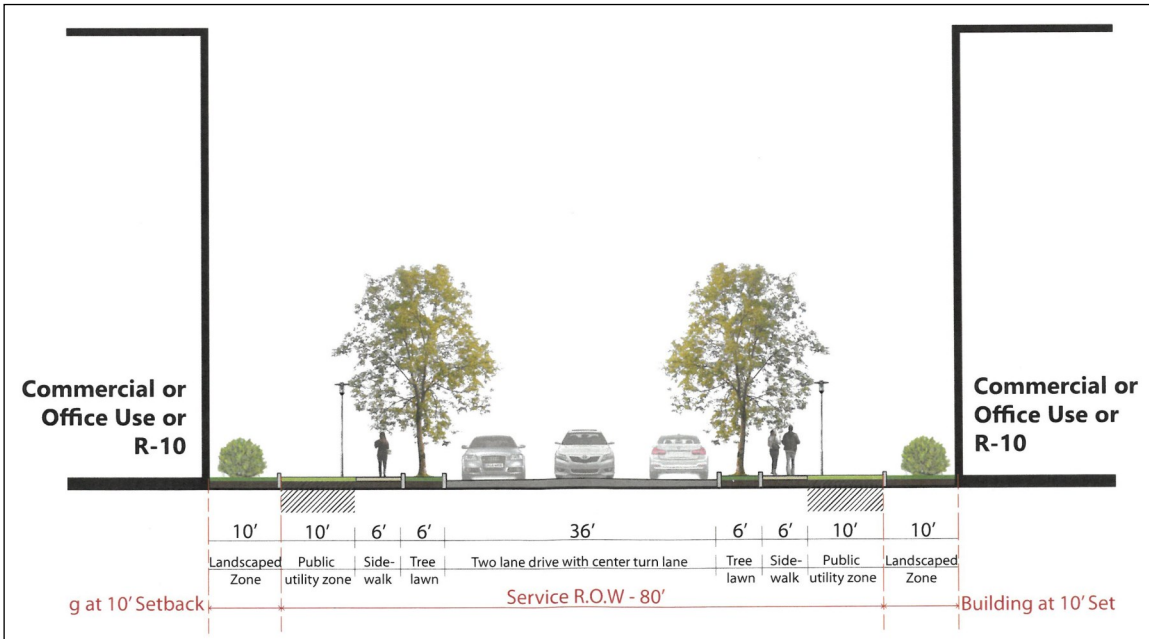
Major Connector layouts.



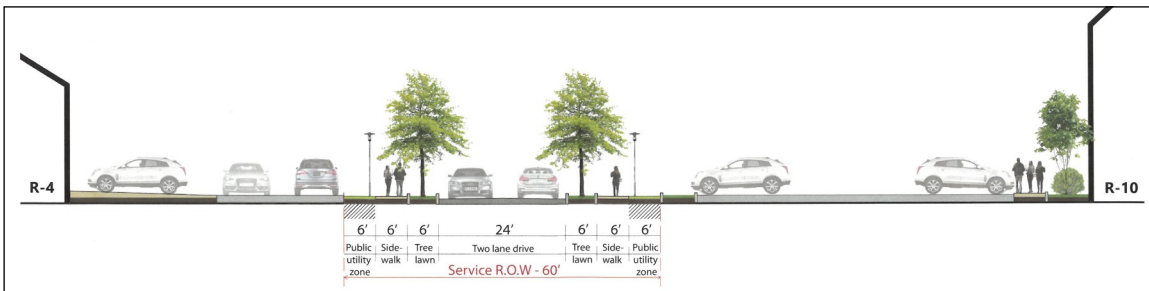
The **Minor Connector** connects major/minor collectors (arterial roads) and 36/37 with a right-of-way of 80 feet. (Blue on road layout map.)



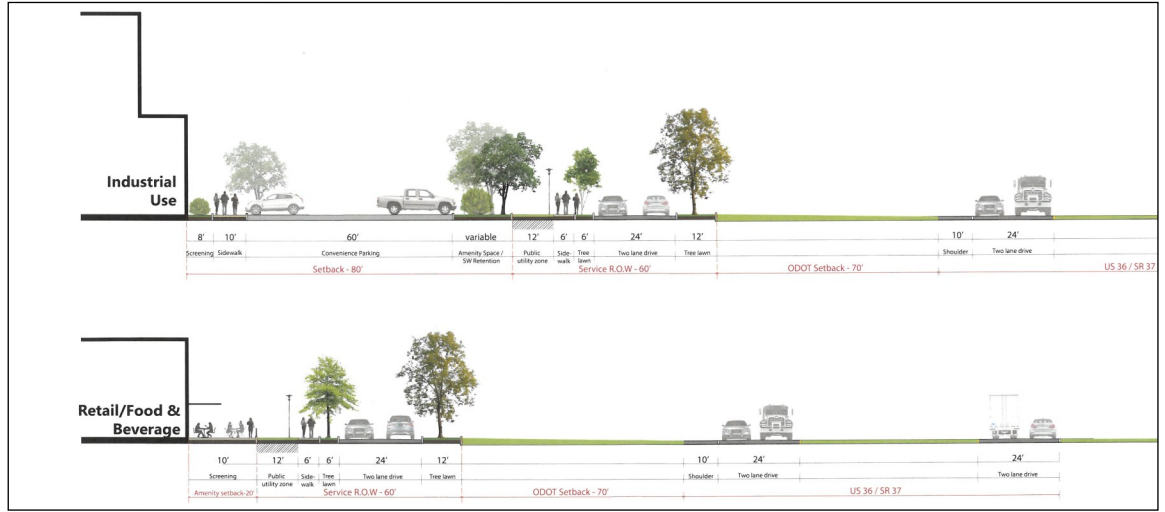
Minor Connector between less intense uses.



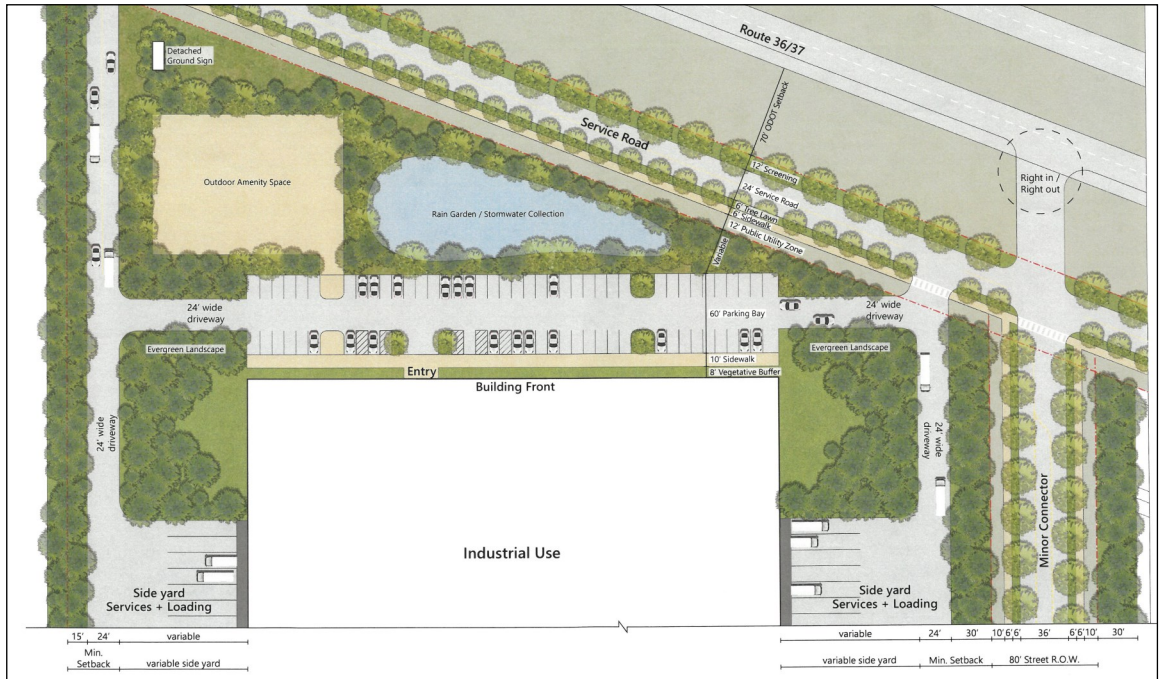
Local Access Roads provide local access to developments with a 60-foot right-of-way. (Yellow dashed on road layout map.)



Service Roads are frontage roads adjacent to 36/37, also with a 60-foot right-of-way. (Red on road layout map.)



Sample Industrial uses along 36/37



Retail/Commercial use

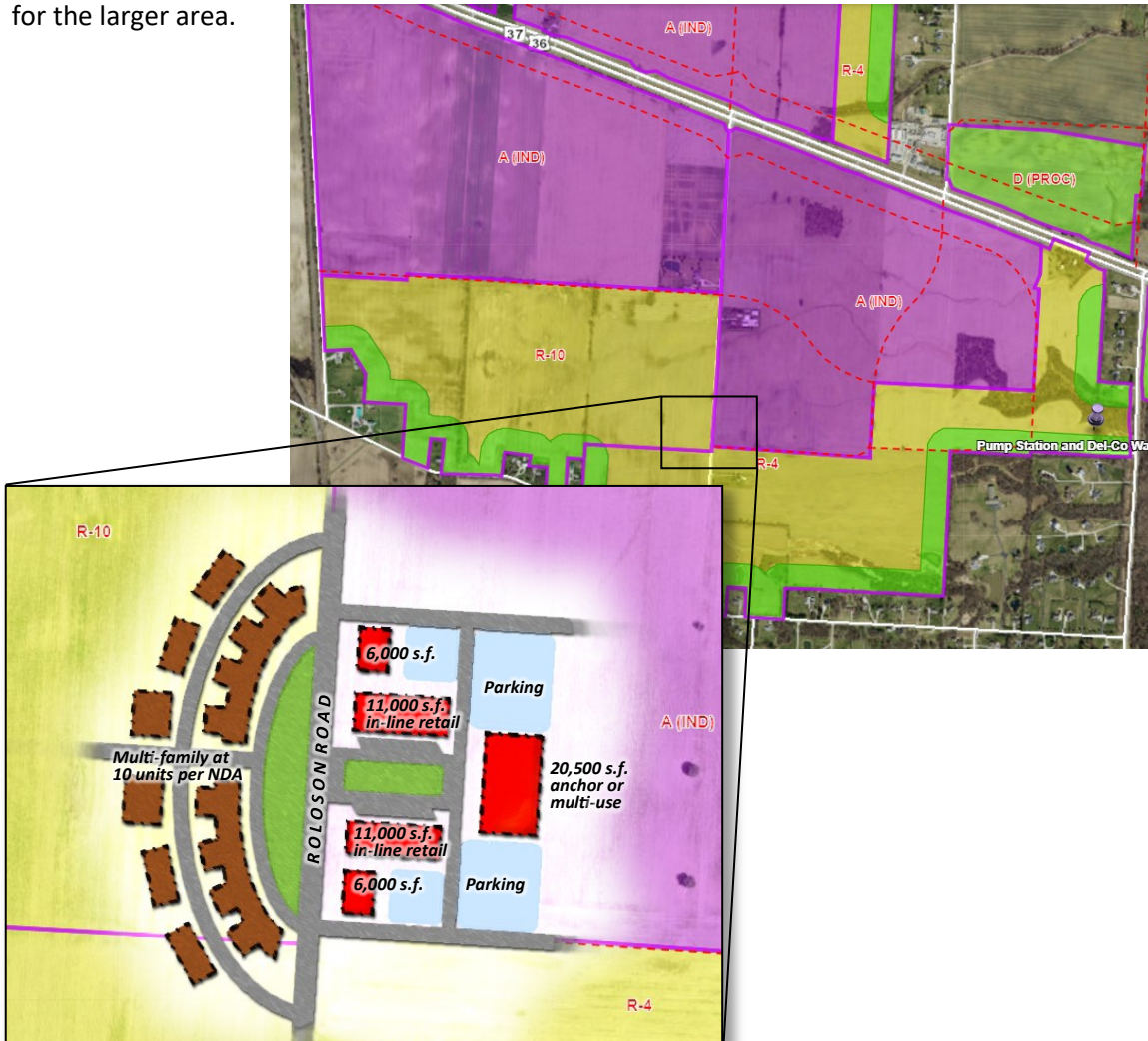


PROC uses



Potential Town Center

Although not specifically described in the overlay text, the commercial and retail aspects of the 1A (IND) area and the residential nature of 1D (Residential at 10 units per net developable acre) could be utilized to create a town center near existing Roloson Road. Commercial is allowed in the overlay along the east side of Roloson while the west provides for residential. This mix could be utilized for a town center with local commercial uses, providing economic development opportunities as well as providing an activity and community gathering center for the larger area.



Conceptual development

Responsible Growth

Responsible growth takes into account the environment, infrastructure, and sustainability of development through careful planning and consideration in the interest of safety, health, general welfare, and morals. Examples of responsible growth include: encouraging the location of stores, offices, residences, schools, and related public facilities within walking distance of each other in compact neighborhoods; taking into account conservation subdivisions in rural areas and TNDs in urban areas; creating transitional zoning to foster a cohesive approach to community development; seeking a balance in housing, industrial, retail, and commercial development that helps to diversity the tax base, create jobs for residents, and respect the heritage of the community.

Chapter 13 Goals and Objectives

Berlin Township



Community Vision Statement

When Berlin Township is built out, it should be a community with a rural feel and character. Rural roads would have a rough edge, with fencing that reminds us of the rural past, and mature landscaping to replace fence/tree rows that are removed. It would include areas with low-density, large lots, as well as areas with greater density and diversity of housing.

Commercial and industrial uses should be well planned, with attractive landscaping in commercial corridors and at entrances to neighborhoods. Useable green spaces should be created throughout the community. We would like to retain historic and agricultural structures that give a sense of our heritage and to preserve unique scenic views and our critical natural resources such as ravines, floodplains, wetlands, and forests.

A center of the township should be created, perhaps at Historic Village of Cheshire, where a traditional village with neighborhood shops would be an attractive destination. A small town feel should be preserved in the human scale of structures, the use of natural materials and traditional structural colors. Roads should remain as narrow as possible, but safely carry the traffic.

General Goals

- Preserve the rural, scenic character of the Township through preservation of natural resources, open spaces, agriculture, and low density, single-family, diverse housing. This includes maintaining wildlife corridors, preserving rural look along township roads, and dense landscape buffering between incompatible uses.
- Create a heart of the township at Historic Village of Cheshire with mixed uses.
- Promote passive/active recreational activities including linking developments with green spaces and paths.
- Encourage commercial and light industrial development in planned districts to broaden jobs and tax base while limiting land use and density to suitability, utility availability, and carrying capacity of land infrastructure.
- Determine and implement an appropriate land use mix while discouraging overdevelopment or pre-mature development and maintaining services needed for predominantly rural/low density communities and management controls to limit key access points to minimize highway congestion.
- Implement and maintain the land use plan and enforce zoning regulations.
- Expand township services at a rate to ensure public health and safety.
- Acquire suitable land for the township and school future needs.

Objectives

- Explore trail and recreational opportunities recommended by the Berlin Township Parks and Trails Advisory Committee.
- Apply fair and consistent signage rules for the community;
- Actively support the development of businesses that would decrease the tax burden to residents;
- Enforce township zoning violations to ensure neighborhoods are conducive to public safety, health, morals and general welfare.
- Increase commercial areas especially in the Berlin Business Park;
- Work to preserve and protect township boundaries;
- Encourage developers to donate land for recreational use.

Community Insights

- Maintain a diversity of housing in order to preserve a mix of density and control for growth. ;
- Focus on and feature green space in development planning;
- Update the home occupation regulations and signage standard to meet current needs;
- Encourage retail centers and commercial use in designated areas
- Ensure farmland preservation and maintenance of a local food source;
- Work towards extension of sewer services;

Chapter 14

Recommendations

Berlin Township

Intent of the Berlin Township Comprehensive Plan

The Comprehensive Plan is the sum of all the chapters and maps. This chapter is intended to be read and viewed in conjunction with the Comprehensive Land Use Plan (map) in this document. The recommendations are arranged into Sub-Areas as shown.

Acreage figures are approximate. Undeveloped area is calculated by using parcels larger than 5 acres in size which are not impacted with critical areas that could hinder development. Current population is an estimate based on the number of units as defined by the County Auditor and the average persons per household, which is a different methodology from the projections elsewhere in this document.

Business Park, Commercial and Multi-Family Recommendations

Commercial and Multi-Family Residential (CMF) uses must follow these guidelines. Overlay requirements shall prevail where they conflict with these guidelines.

Recommendation CMF.1 - Improvements, including potential signals along U.S. 36 should be installed when the warrants are met. These would regulate the traffic from new backage roads.

Recommendation CMF.2 - Parcels should have limited access to arterial roads and highways and are linked with parallel rear access roads built in increments by developers.

Recommendation CMF.3 - Buildings should be designed with four-sided architectural features, minimizing blank walls and non-buffered service areas.

Recommendation CMF.4 - Only low level, downward-cast lighting should be allowed to reduce light pollution.

Recommendation CMF.5 - To avoid sign clutter, ground signs should be the only sign type permitted along 36/37 and US 23. Tall pole signs and billboard signs should be prohibited. A Berlin Township “look” or architectural sign syntax should be developed.

Recommendation CMF.6 - Extensive landscaping should be required in parking lots to avoid seas of asphalt. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along highway frontage.

Recommendation CMF.7 - Areas should be developed with pedestrian connectivity and access as a goal. Retail and office design elements should include rear parking, grid streets, sidewalks, street trees and building orientation. Angled and parallel on-street parking, may be used to improve walkability. Office, civic, and multi-type residential use may use campus-style building orientation, courtyard and on-street parking and pedestrian connections.

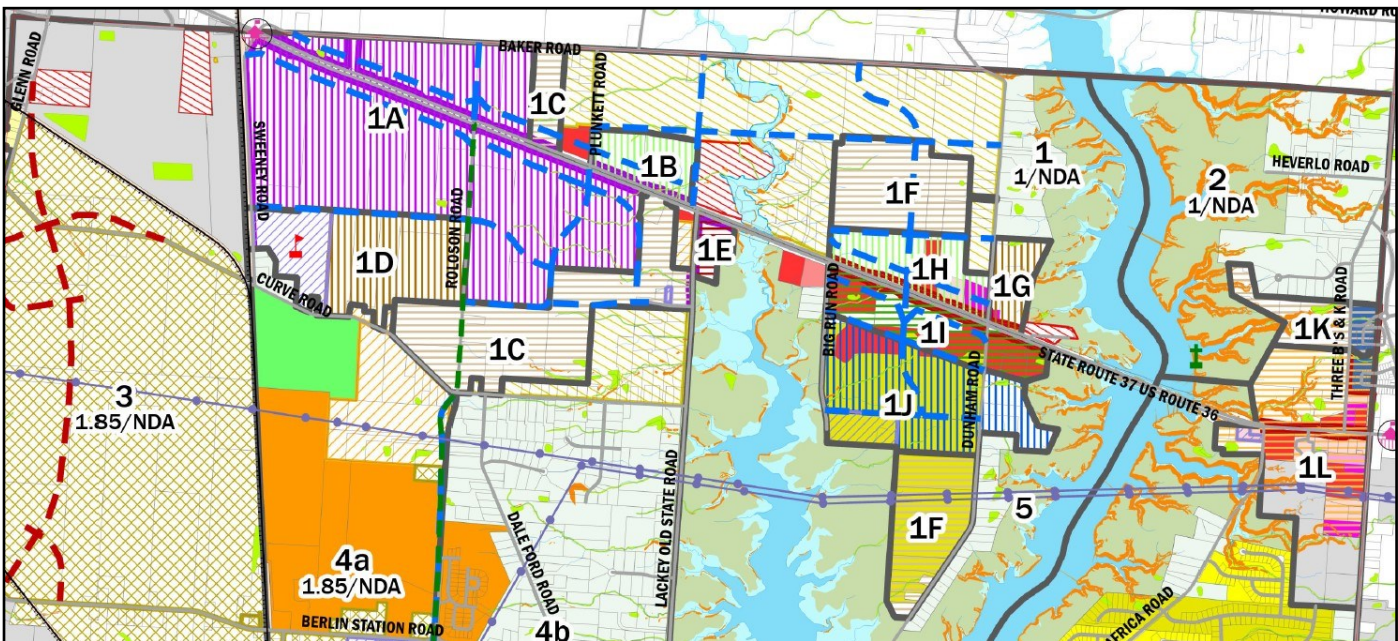
Planning Area One - 36/37 Corridor, areas outside the BCO and BIO overlays

Area One consists of lands bordering the city of Delaware on the west, Brown Township on the north, Alum Creek on the east, U.S. 36 on the south between Alum Creek and Lackey Old State Road, then Curve Road from Lackey Old State Road to the railroad tracks, where the southern border of area shifts to the south side of Curve Road. There is potential future sewer service by the county, as this area is within the Central Alum Creek Service Area. A future Olentangy school is proposed for the corner of Sweeney and Curve Roads.

Land area: ±767 gross acres **Current estimated population:** 175 (55 housing units)

Net Developable Acreage: 253 acres

Recommendation 1.1: Agriculture and single family residences on 2-acre lots, or PRD development at a density of **1 unit per Net Developable Acre (NDA)** with sewer.



Subarea	Acreage	Current Population	Overlay Use	New Units	New Population
1A	594	10	Professional / Research / Office / Commercial / Light Ind.	0	0
1B	49	0	Professional / Research / Office / Commercial	0	0
1C	222	19	Multi-Family at 4 units per Net Developable Acre	638	957
1D	162	0	Multi-Family at 10 units per Net Developable Acre	1,253	1,880
1E	18	3	Commercial	0	0
1F	196	13	Multi-Family at 4 units per Net Developable Acre	254	381
1G	34	3	Multi-Family at 10 units per Net Developable Acre	231	347
1H	76	0	Professional / Research / Office / Commercial	0	0
1I	92	3	Multi-Family at 10 units per Net Developable Acre	Max	Max 750
1J	177	13	Multi-Family at 10 units per Net Developable Acre	500	
1K	52	89	Multi-Family at 4 units per Net Developable Acre	51	77
1L	225	128	Commercial, Mixed-Use, and Multi-Family at 10 units per Net Developable Acre	357	536

36/37 Corridor Planning area within BCO and BIO overlays

The areas of the BCO and BIO overlays are defined in the Berlin Township Zoning Resolution and generally follow the description of Planning Area 1 with a few exceptions. The purpose of this plan is to acknowledge the details of the overlays so that the recommendations of the plan match the allowable uses and density within the overlays.

Land area: ±1,897 gross acres **Est. Net Developable Acreage:** 1,612 acres

Proposed uses include areas of Professional, Research, Office, Commercial; areas where those uses can be joined by Light Industrial; area of strictly Commercial uses, and a Mixed-Use area where Commercial and Multi-family could both be used. Other areas are limited to Residential uses at 4 units per NDA and 10 units per NDA. Roloson Road provides a possible location for a town center. Utilizing the commercial aspects of the 1A area and the residential nature of 1D, the center would provide a retail center for the larger neighborhood.

Planning Area Two - North East

Area two is bounded on the north by Brown Township, on the east by Berkshire Township, on the south by a line parallel to and approximately 700 feet north of U.S. 36 and on the west by Alum Creek. This is a low-density residential and agricultural area that backs up to Alum Creek and lands of the United States. The parcels of land have been so fragmented that it is unlikely any large enough tracts could be assembled to do on-site sewage treatment. Sanitary sewer is located along Four Winds Drive, making the area potentially served by sewer.

Land area: 555 gross acres **Current estimated population:** 124 (39 housing units)

Development pipeline population: 26 (8 units) **Est. Net Developable Acreage:** 27 ac.

Recommendation 2.1 - The plan recommends single family residences on 2-acre lots.



Planning Area Three - Heartland

Area Three is bound on the west by Delaware Township, on the north by the railroad north of Curve Road, on the east by the Conrail tracks, and on the south by property lines parallel to and approximately 2200 feet south of Berlin Station Road.

The area is characterized by prime agricultural soils in large undivided tracts of land. There is no central sewer proposed by the county, and soils are generally unsuitable for on-site treatment plants with land application systems. There is no access to major arterial roads, although Glenn Parkway is proposed to be built as development occurs. This area lies within the exclusive city water agreement area, and the Glenn Road Extension is likely to bring additional development pressure.

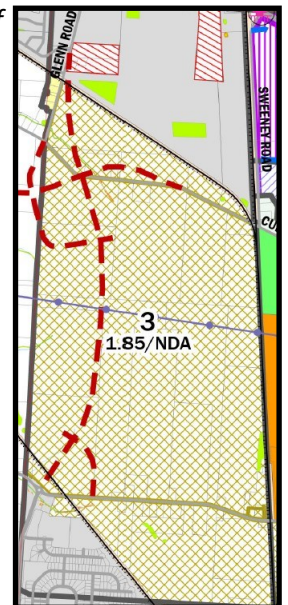
Land area: 1,262 gross acres **Current estimated population:** 112 (35 housing units)

Development pipeline population: 0 (0 units) **Est. Net Developable Acreage:** 919 ac.

Recommendation 3.1 - The plan recommends agriculture and single family residences on 2-acre lots, or PRD/R-3 zoning with **20,000 s.f. lots** at a density of **1.85 units per Net Developable Acre (NDA)** with sewer.

Recommendation 3.2 - The Glenn Parkway extension continues north from Berlin Station Road to existing Glenn Road by developers.

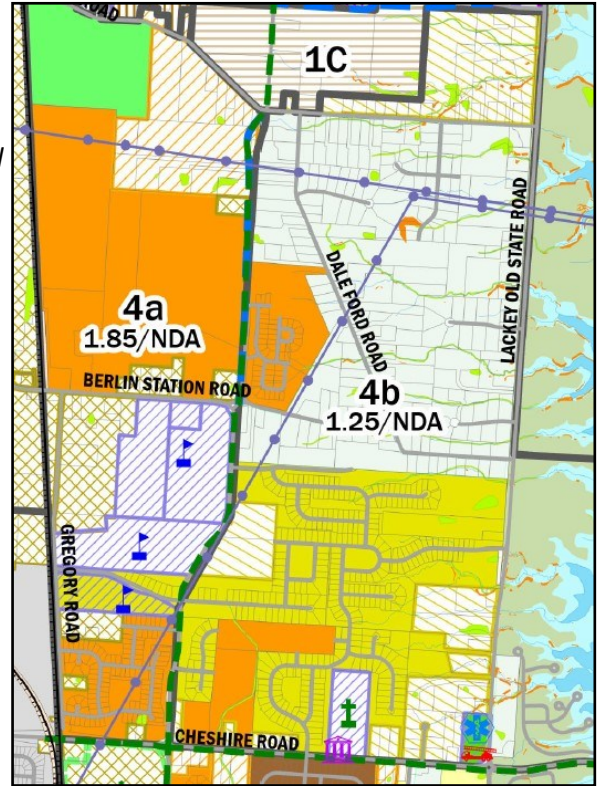
Recommendation 3.3 - Utilize multi-use trails put in place in current developments and connect to new neighborhoods as they are being built.



Planning Area Four – Suburban Transition

The area is bound on the north by Curve Road; on the east by Lackey Old State Road, on the south by Cheshire Road, and on the west by the railroad tracks. The area is sewered within the Central Alum Creek Service Area and developing. Because of the diversity of conditions and uses within this planning area, the recommendations are divided into Sub-Areas.

This area is characterized by the eastward reach of the prime agricultural soils with conditions similar to Sub-Area 3. Soils are generally unsuitable for on-site treatment. The land is flat with poor drainage. Large lots dot Berlin Station Road and Curve Road. There is no access to major arterial roads. Annexation threat is limited by the railroad tracks and agreements between the city and county. Olentangy Berlin High School, a middle school, and Cheshire Elementary have all recently been built between Piatt and Gregory Road. A landowner has placed 62 acres of land at the southeast corner of the Conrail tracks and Curve Road in an Agricultural Conservation district.



Sub-Area 4A (West side of Piatt Road.)

Land area: 839 gross acres **Current estimated population:** 153 (48 housing units)

Development pipeline population: 1,707 (535 units) **Est. Net Developable Acreage:** 146 acres

Recommendation 4.1 - The plan recommends agriculture and single family residences on 2-acre lots, or PRD/R-3 zoning with **20,000 s.f.** lots at a density of **1.85 units per Net Developable Acre (NDA)** with sewer.

Recommendation 4.2 - The Piatt Road extension continues north Berlin Station Road to Curve Road at Roloson Road.

Sub-Area 4B (East side of Piatt Road.)

Land area: 1,683 gross acres **Current estimated population:** 1,764 (553 housing units)

Development pipeline population: 58 (194 units) **Est. Net Developable Acreage:** 97 acres

Recommendation 4.3 - Utilize multi-use trails put in place in current developments and connect to new neighborhoods as they are being built.

Recommendation 4.4 - The plan recommends agriculture and single family residences on 2-acre lots, or PRD/R-2 zoning with **29,600 s.f. lots** at a density of **1.25 units per Net Developable Acre (NDA)** with sewer.

Recommendation 4.5 - Bikeway paths along any widened roads should include the edge of Cheshire Road, particularly across the Alum Creek causeway to Cheshire.

Planning Area Five - Dunham Peninsula

Area Five is the area between Alum Creek on the east and west that is not included in the overlay. It has dead end access via Dunham and Big Run Roads. Sewer service is not immediately available but the area is in a future sewer service planning area.

Land area: 983 gross acres

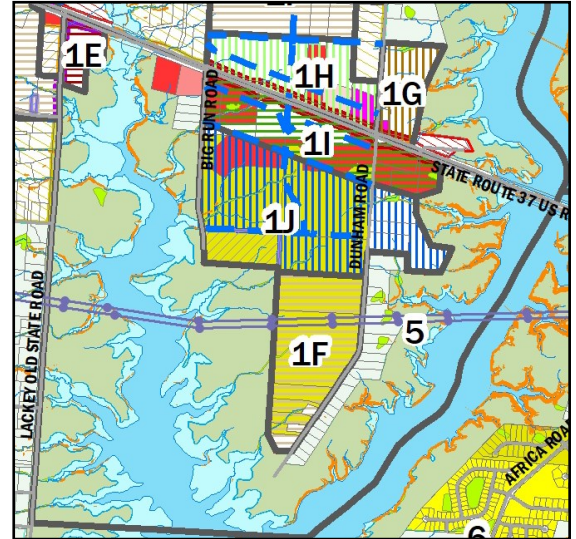
Current estimated population: 70 (22 units)

Development pipeline population: 0

Est. Net Developable Acreage: 0

Recommendation 5.1 - Parcels with sufficient acreage may develop at **1 unit per acre** with sewer.

Recommendation 5.2 - Dense landscaping/mounding should be located between different uses as buffering.



Planning Area Six - East Alum Creek Corridor

Area Six is bounded on the west by Alum Creek and lands of the USA, on the north by the overlay boundary, on the east by Berkshire Township, and on the south by a line approximately 1300 feet north of and parallel to Cheshire Road.

There is sanitary sewer service to this area serving residential development and commercial uses at the U.S. 36 and I-71 interchange and the U.S. 36 commercial corridor.

Land area: 1,640 gross acres

Current estimated population: 1,215 (381 housing units)

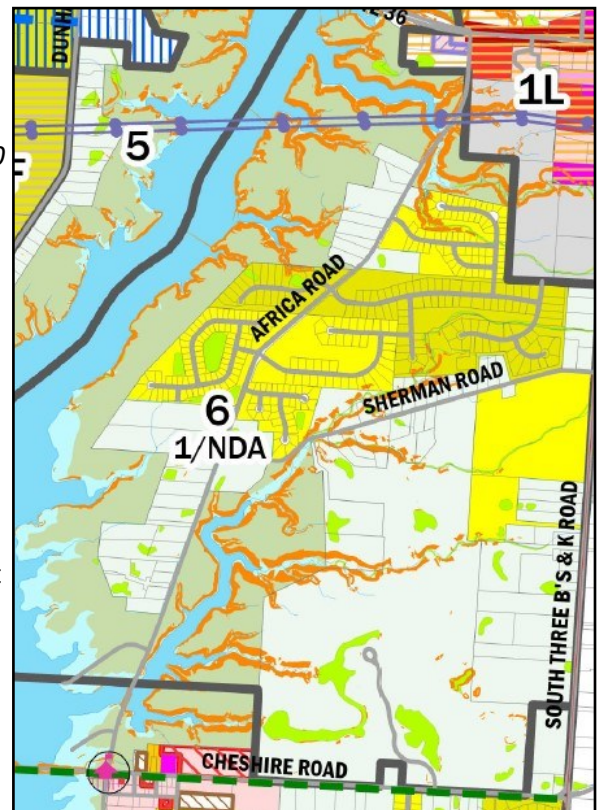
Development pipeline population: 20 (7 units)

Est. Net Developable Acreage: 36 acres

Recommendation 6.1 - Lands west of Africa Road adjacent to Alum Creek State Park are recommended for single family residential use at very low density of one unit per two acres.

Recommendation 6.2 - Lands east of Africa Road are recommended for residential use at one unit per net developable acre.

Recommendation 6.3 - Double Eagle Golf Course is assumed to continue as a golf course without residential development within the timeframe of this plan.



Planning Area Seven - Southern Gateway

Planning Area Seven is bounded on the west by Liberty Township, on the east by the Conrail tracks and Gregory Road, on the south by Orange Township, and on the north by property lines approximately 3700 feet north of and parallel to Cheshire Road. Area 7 is further divided into sub-areas 7a, 7b and 7c.

Planning Area 7 includes the U.S. Route 23 corridor, the main north-south federal highway in Delaware County. There are opportunities for commercial and industrial development along this corridor. Such development could cause congestion on U.S. 23 if not correctly planned and built. The area north of Peachblow Road is within the exclusive city water agreement area and has already seen a large amount of annexation and development.

The land is excessively flat and drainage is problematic. There are no floodplains, since this is near the top of the watershed. There are few wetlands, other than agriculturally tilled wetlands. Many of these soils are prime agricultural soils, with low suitability for on-site septic systems.

Sub-Area 7a

East Side of U.S. 23: A large manufactured home park lies behind a small commercial (restaurant) use. Some of the other existing commercial uses are temporary and will be replaced with more valuable commercial uses in time. A Speedway gas station is located at the intersection of Shanahan and U.S. 23. Fairview Memorial Park cemetery lies south of Connor Lane, a 12-lot single family subdivision.

West side of U.S. 23: A number of commercial uses, with mini-storage warehouses just north of the Hyatts Road/U.S. 23 intersection. Other commercial, office, and institutional uses exist, including Adventure Church (in Berlin and Liberty Townships), Celebration KIA, and the P&D Builders offices in the Park at Greif, served by Delaware County sewer service.

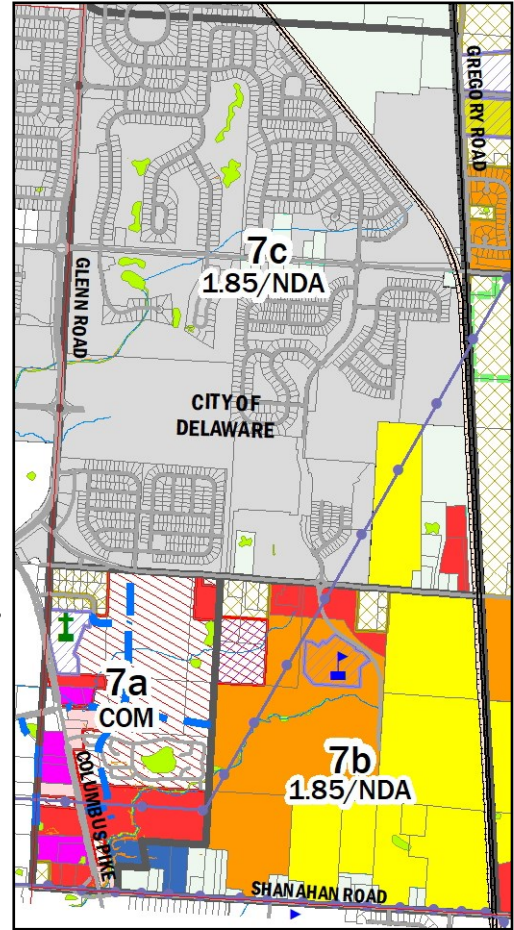
Land area: 386 gross acres **Current estimated population:** 807 (253 housing units)

Development pipeline population: 230 (72 units) **Est. Net Developable Acreage:** 86 acres

Recommendation 7.1 - (US 23 Corridor) Planned Commercial districts are recommended for parcels with frontage on U.S. 23. Access management principles and interconnection of properties north to south must be included.

Recommendation 7.2 - (US 23 Corridor) No left turns should be permitted across U.S. 23 except at ODOT approved locations

Recommendation 7.3 - (West side of US 23) A parallel access road is recommended to be constructed in increments along the Liberty Township and Berlin Township line north to south. The first easement segments of this road are dedicated in the Park at Greif, west of P&D Builders. The road should eventually run from the northwest corner of the 5542 Columbus Pike, north to Grief Parkway.



Recommendation 7.4 - (East side of US 23) Recommend Planned Commercial as shown on the map.

Recommendation 7.5 - (East side of US 23) There should be dedication and incremental construction of a parallel access road to U.S. 23 by individual landowners as their parcels develop. This parallel access road should connect Peachblow Road on the north, run parallel to and approximately 1200 feet east of U.S. 23, running south until heading slightly west to provide access to a new entrance to the manufactured home park. Connor Lane should be extended to the east to connect with the new road. The Connor Lane entrance to U.S. 23 should be closed in a cul-de-sac after the entrance to the completed parallel access road (with improved access to U.S. 23) is achieved.

Recommendation 7.6 - (East side of US 23) A parallel access road should be incrementally constructed from the south side of the home park parallel and approximately 400 feet east of U.S. 23 south to the large ravine, as depicted on the land use map.

Sub-Area 7b

This area is bounded by commercial zoning on the west, a mix of industrial and low density Farm Residential on the north, the railroad tracks on the east and Shanahan Road on the south. Berlin Meadows and Evans Farm are large approved subdivisions that are currently under development. This development will include the full extension and connection of North Road from Shanahan to Peachblow.

Land area: 518 gross acres **Current estimated population:** 86 (27 housing units)

Development pipeline population: 3,056 (958 units) **Est. Net Developable Acreage:** 12 acres

Recommendation 7.7 - Residential development along the south Side of Peachblow Road is recommended for **PRD/R-3** zoning with **20,000 s.f.** lots at a density of **1.85 units per Net Developable Acre** (NDA) with sewer

Recommendation 7.8 - Improve Peachblow Road pursuant to recommendations from the County Engineer.

Sub-Area 7c

Peachblow Road on the south to Cheshire Road on the north, from the township line on the west to the Conrail tracks. The township area north of Peachblow is all zoned FR-1, single-family one acre minimum lot size.

Land area: 197 gross acres **Current estimated population:** 61 (19 housing units)

Development pipeline population: 175 (55 units) **Est. Net Developable Acreage:** 73 acres

Recommendation 7.9 - Develop areas that remain in the township as single-family residential. If centralized water and sewer are available, then **PRD/R-3** zoning with **20,000 s.f.** lots at a density of **1.85 units per Net Developable Acre** (NDA) with sewer may be appropriate. If centralized water and sewer are not available, then lot sizes should be one unit per acre or larger in accordance with Health District for on-lot septic systems.

Planning Area Eight - Suburban Heart

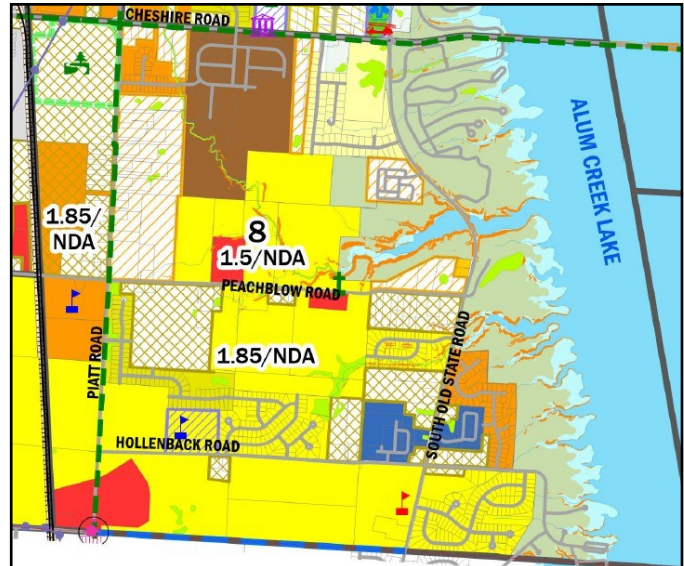
The area is bounded on the west by the Conrail tracks, on the east by Alum Creek Reservoir, on the south by Orange Township, and on the north by Cheshire Road. This area is the suburban heart of the township. There is county sewer available to this area, although the ultimate sewer capacity may be affected by other development. There is a sewer line on S. Old State Road that serves Oldefield Estates as well as sewer services that will eventually connect to Evans Farm at the Sports Park area. There are numerous drainage ravines, which empty to Alum Creek.

Land area: 2,767 gross acres

Current estimated population: 2,316 (726 housing units)

Development pipeline population: 5,059 (1,586 units)

Est. Net Developable Acreage: 151 acres



Recommendation 8.1 - West of Piatt Road and south of Cheshire Road, the plan recommends development at one unit per net developable acre without sanitary sewer, or **PRD/R-3** zoning with **20,000 s.f.** lots at a density of **1.85 units per Net Developable Acre (NDA)** with sewer.

Recommendation 8.2 - East of Piatt Road and north of Peachblow Road, the plan recommends development at one unit per net developable acre without sanitary sewer, or **PRD/R-4** zoning with **25,000 s.f.** lots at a density of **1.5 units per Net Developable Acre (NDA)** with sewer.

Recommendation 8.3 - A large, approximately 40- to 60-acre township park would be desirable for athletic fields and organized sports when the township is fully built out (discuss). This park would be centrally located if land could be acquired at the northwest corner of this area, on the east of the railroad tracks, south of Cheshire Road.

Recommendation 8.4 - The 2001 Thoroughfare Plan and other local plans recommend the extension of Piatt Road at the Berlin Township line south to Lewis Center and the extension of Shanahan east to South Old State Road. The plan for Sub-Area 8 supports such a Piatt Road extension by a proposed new road south to Lewis Center.

Recommendation 8.5 - Bike paths should be provided along all major routes (North, Cheshire, Piatt, Africa, Peachblow, etc.) as development occurs. Neighborhoods should be connected with paths through open spaces and along connecting roads.

Recommendation 8.6 - A neighborhood commercial area is recommended for the improved full intersection of Piatt Road and Shanahan Road. (This is satisfied by Evans Farm) Small retail and office uses should be limited to an area approximately 300 feet in depth on the north side of Shanahan. The area would extend approximately 500 feet east of Piatt Road. Buildings should be oriented to the street, with parking to the side and rear. Sidewalk connections should be included to any adjacent residential development with ample buffering where non-residential uses are located next to residential.

Recommendation 8.7 - An entrance feature at the intersection of Piatt Road and Shanahan Road should be incorporated into this development and would give interest and recognition upon entering Berlin Township.

Planning Area Nine – Historic Village of Cheshire and Surrounding Area

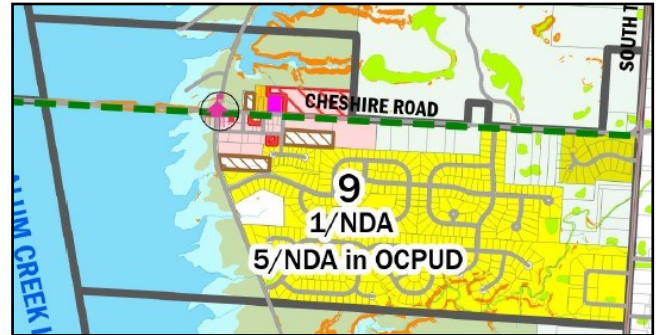
Planning area Nine is bounded on the west by Alum Creek, on the north by Cheshire Road, on the east by Berkshire Township, and on the south by the lands of the United States extending east to 3 Bs and K Road.

Land area: 721 gross acres

Current estimated population: 1,595 (500 housing units)

Development pipeline population: 102 (32 units)

Est. Net Developable Acreage: 4 acres



Recommendation 9.1 - The area is served by Delaware County sanitary sewer mostly within the village of Cheshire and PRD subdivisions. The lands fronting on 3 B’s and K Road are recommended for single family use at one unit per net developable acre, continuing north to Cheshire Road.

Recommendation 9.2 - The unincorporated village of Cheshire and some of its adjacent properties as depicted on the Comprehensive Plan are recommended for redevelopment in a mixed use planned district that would permit residential use at up to five units per net developable acre, and local commercial uses, preferably in a downtown with historic architectural syntax, on-street angle parking, sidewalks, street trees, and shallow or zero setbacks.

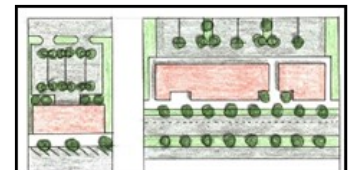
Village Center General Guidelines - Due to the intensity of uses and higher densities in town centers, good design is critical to the success of such centers. The following are general design guidelines that should be considered in developments in the Cheshire Village area and at the Piatt Road/Shanahan Road Neighborhood Commercial area.

Village Center Design Concepts

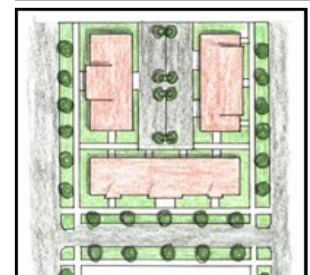
(Top) Design concept demonstrating basic retail and office design elements including rear parking, grid streets, sidewalks, street trees and building orientation.



(Middle) Design concept demonstrating basic retail design elements including rear parking, angled and parallel on-street parking, sidewalks, street trees, building orientation and pedestrian access.



(Bottom) Design concept demonstrating office, civic, or residential use with campus-style building orientation, courtyard and on-street parking and pedestrian connections.



<p>Building locations</p> <p>For retail uses, buildings should be located along a “build-to” line, providing for a 30-foot setback with curb, street trees and sidewalk.</p> <p>Office and residential uses may use a build-to line of 50 feet from curb.</p> <p>Multi-tenant buildings are encouraged. Excessive gaps and non-useable spaces between buildings are discouraged.</p> <p>Buildings should include architectural details on all exposed sides. Retail uses should have a minimum 80% “open” glazing (windows and doors) at street level.</p> <p>Pedestrian connections to rear parking areas may be established between buildings. Such areas should be wide and buildings should include four-sided architectural details.</p> <p>Buildings may have front and rear entrances whenever possible.</p> <p>Multi-family uses in single-use structures should be townhouses with rear garages near parks.</p> <p>Single-family lots with at least 80’ of frontage may use front-load garages if the garages are at least 10’ behind the front of the building. Lots with less frontage should utilize rear service roads.</p> <p>Public Spaces</p> <p>Common open spaces that are fronted by buildings are encouraged.</p> <p>In residential areas, open space should be a combination of formal town squares, pocket parks and natural preservation areas.</p>	<p>Parking</p> <p>Parking lots should be located behind or to the side of buildings rather than in front.</p> <p>Diagonal or parallel on-street parking should be located in front of retail areas and on local streets and commercial lanes where appropriate.</p> <p>Parking ratios should be calculated for the overall development rather than for individual businesses.</p> <p>Retail – 1 space per 250 gross square feet</p> <p>Office – 1 space per 250 gross square feet</p> <p>Residential – 2 spaces per unit</p> <p>Parking areas should contain landscaped curbs and islands with deciduous trees.</p> <p>Parking lots should be screened from public right-of-way by a four-foot ever-green hedge or masonry wall.</p> <p>Landscaped buffers should be provided between dissimilar uses.</p> <p>Bicycle parking should be provided at convenient intervals in safe locations near major entrances.</p> <p>Streets</p> <p>All streets should be two-way.</p> <p>Sidewalks at least 4 feet wide should be provided throughout with a minimum 5’ tree lawn between sidewalk and street (unless otherwise restricted). Retail uses may utilize tree wells instead of a tree lawn.</p> <p>Street trees should be provided on both sides of the street at a minimum 40 feet on center.</p> <p>Street furnishings (benches or other seating areas) should be provided in retail areas and public spaces.</p> <p>Streets should interconnect – cul-de-sacs should be discouraged.</p>
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Planning Area Ten – South East Alum Creek Corridor

Planning area Ten is bounded by Orange Township on the south, the Alum Creek State Park on the west and north, and Berkshire Township on the east. The area includes scattered, large-lot single-family homes and two large subdivisions served by sanitary sewer. Lots are a 1-acre minimum lot size. Alum Creek State Park dominates area 10.

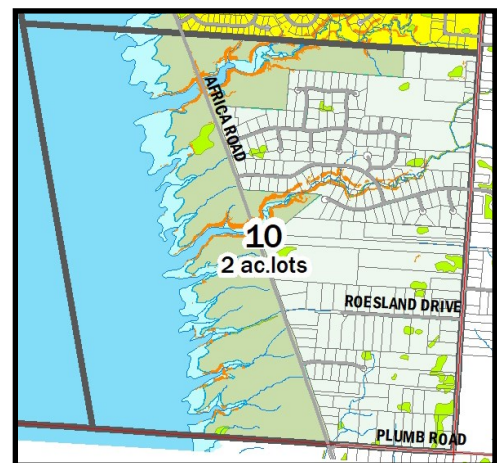
Land area: 1,268 gross acres

Current estimated population: 705 (221 housing units)

Development pipeline population: 57 (18 units)

Est. Net Developable Acreage: 76 acres

Recommendation 10.1 - The plan recommends very low-density development at one unit per two acres to blend with the park. Where sanitary sewer is available, one unit per net developable acre is recommended.



General Recommendations

The following implementation items are general (G) in nature and are not specific to any sub-area.

Recommendation G.1 — Work with township residents interested in recreation planning and encourage development of parks and leisure trails as part of new developments. Utilize multi-use trails put in place in current developments and connect to new neighborhoods as they are being built. Insert other specific recommendations as they become available.

Recommendation G.2 — Continue to require sidewalks within and pedestrian connections between residential developments.

Recommendation G.3 — Encourage pedestrian-oriented commercial development and seek pedestrian connections between commercial and residential developments.

Recommendation G.4 — Require usable open space in developments by seeking amenities such as tot-lots, exercise stations, gazebos, and public furnishings such as benches and tables.

Recommendation G.5 — Consider an overall housing mix when reviewing rezoning requests as the township continues to develop.

Recommendation G.6 — Encourage the conservation of natural resources (steep slopes, woodlands, wooded ravines, floodplains, etc.) as part of a subdivision's open space while utilizing the current PRD and TPUD zoning language.

Recommendation G.7 — Seek multiple entrances to developments and the interconnection of subdivisions to improve safety, reduce travel times and lower maintenance costs.

Recommendation G.8 — Seek street connections or cross-easements between commercial uses.

Recommendation G.9 — Support access management along state routes as well as along existing and proposed arterial roads, referencing the ODOT goals for U.S. 23 and U.S. 36/S.R. 37.

Recommendation G.10 — Ensure best practices for stormwater management and by encouraging development that preserves surface and ground water quality.

Recommendation G.11 — Keep local agencies informed throughout the development process so they can plan for future service.

Recommendation G.12 — Work with agencies to identify new sites for township facilities.

Recommendation G.13 — Provide for updates to the Comprehensive Land Use Plan within 5-10 years or as needed when major impacts to township shape or reshape development (e.g., sewers, natural features).

Subarea	1	1A	1B	1C	1D	1E	1F	1G	1H	1I	1J	1K	1L	Total
Acreage	767	594	49	222	162	18	196	34	76	92	177	52	225	2,664
Current Units	55	3		6		1	4	1		1	4	28	40	143
Current Est. Population	175	10		19		3	13	3		3	13	89	128	456
Recorded but vacant														
Preliminary lots														
Rezoned lots (no prelim)														
Multi-family approved													188	188
Total Unit Increase													188	188
Population Increase													600	600
Proposed use/density	SF1	IND	PROC	MF4	MF10	COM	MF4	MF10	PROC	MF10	MF10	MF4	MF10	
Net Dev. Acreage**	253	426	37	159	125	12	64	23	29	47	131	13	36	
Potential Units	253	-	-	638	1,250	-	256	230	-	470*	1,310	52	357	4,816
New Population***	807	-	-	957	1,880	-	384	345	-	705	1,967	78	536	7,659
Total Build Out	982	0	0	977	1,880	3	397	348	0	708	1,979	****	****	7,274

Existing Land Use layer was created based on County Auditor's parcel layer dated 1/29/2022, from the following categories: Agricultural, Agricultural Vacant, Residential Vacant, Other Uses Vacant Land. Acreage larger than 10 acres classified as "Vacant Land".

* Maximum 500 units in combination of 1I and 1J.

**Net Developable Acreage was calculated by excluding NWI Wetlands, 100-Year Floodplains, powerline easements from AEP.

***Single-Family densities figured at 3.19 people per unit (Census); Multi-Family densities figured at 1.5 people per unit.

****Subareas east of the reservoir are difficult to project, based on proposed annexation, environmental, and access-related issues.

Subarea	2	3 ^	4a	4b	5	6	7a	7b	7c ^	8	9	10	Totals
Acreage	555	1,262	839	1,683	983	1,640	286	518	197	2,767	721	1,268	12,719
Current Units	39	35	48	553	22	381	253	27	19	726	500	221	2,824
Estimate Pop.	124	112	153	1,764	70	1,215	807	86	61	2,316	1,595	705	9,008
Recorded but vacant	8	42	53	58		20				36		4	221
Preliminary lots			482	194		7		914	55	952		14	2,618
Rezoned lots (no prelim)										539			539
Multi-family approved							72	44		59	32		207
Total Unit Increase	8	42	535	252		27	72	958	55	1,586	32	18	3,585
Population Increase	26	134	1,707	804		86	230	3,056	175	5,059	102	57	11,436
Proposed Use/Density	SF 0.5	SF 1.85	SF1.85	SF1.25	SF1.5	SF0.5	COM	SF1.85		SF1.5	MF4	SF 0.5	
Net Dev. Acreage*	27	919	146	97		36	86	12	73	151	4	76	
Potential Units	14	1,700	270	121		36		22	65	226	16	38	1,708
Potential Population	45	4,760	862	386		114		72	207	720	46	122	5,356
Total Build Out	195	5,006	2,245	2,914	70	1,415	1,037	3,214	443	8,095	1,744	884	27,262

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**Net Developable Acreage was calculated by excluding NWI Wetlands, 100-Year Floodplains, powerline easements from AEP.

***Single-Family densities figured at 3.19 people per unit (Census); Multi-Family densities figured at 1.5 people per unit.

^City utility agreement area; area 7c includes a section of Evans Farm.

The approved Comprehensive Plan Map must be inserted for this document to be complete.

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