

# Planned Residential District

## Berlin Bluffs Site

Proposed Zoning: R-3 with PRD overlay  
October 4, 2021

**A. Preliminary Development Plan** - See Preliminary Development Plan - Tab 3, Exhibit C-1

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

The proposed size of the R-3/PRD is approximately +/- 54.183 acres. The site is located on the north side of Cheshire Road, east of the Piatt Road extension. It is located in Subarea 4b - Suburban Transition, of the Berlin Township Comprehensive Plan. Refer to Tab 3, Exhibit C-1, Preliminary Development Plan.

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

Exterior Appearance and Materials

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

All front facades shall consist of all natural material. Natural material shall be defined as brick, natural or manufactured stone, stucco; natural or engineered wood siding, or cementitious siding, with painted or stained finish. The maximum amount of stucco allowed on any front facade shall be 30%. Side and rear facades may be high grade vinyl.

Exterior Colors

Exterior colors of excessively high chroma or intensity are not permitted. No more than two colors in addition to the colors of natural brick, stone or manufactured stone may be used on the building as a whole. Garage doors shall not be painted in

contrasting colors to adjacent wall surfaces; they shall be painted to be similar in color to adjacent wall surfaces and trim.

### Roofs

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

### Chimneys and Fireplaces

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

### Garages

No dwelling may be constructed on any lot unless an attached enclosed garage for at least two automobiles is also constructed on the same lot. Garage door shall be paneled and of one color and one material.

### Signage

Temporary and Permanent signage are proposed for this development. Temporary signage shall be located adjacent main entry from Cheshire Road. This sign shall be double sided and is shown on Tab 4, Exhibit D-1. A permanent identification sign is located at the main entry from Cheshire. The sign shall be yard arm type signs and have down lighting to illuminate signage. Refer to Tab 4, Exhibit D-2.

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

Water shall be provided by Delco Water. Sanitary sewer will be extended to this site from the north. Refer to the conceptual utility plan by Terrain Evolution, Tab 5, Exhibit E-1, and utility letters, Tab 5, Exhibits E-2 through E-10.

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

The existing development is bordered by the single family homes of the Glen Mead subdivision along the north boundary. There are existing single family homes towards the center of the site along Cheshire, and to the south east corner and southwest corner. To the east is the Berlin Manor development, and the Piatt Preserve development to the west. Farther to the west is the Piatt Road extension. See Tab 3, Exhibit C-3 for the Existing Features Plan.

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

The open space has been designed to preserve existing trees and buffer existing homes around the periphery of the site, and to provide internal pockets of open space for residents use. All open spaces shall be maintained by the HOA.

Open Space A contains the main entry feature and signage to Cheshire Road, a large detention pond, as well as landscape buffers along Cheshire Road, comprised of mounding and landscape. The existing single family home to the west along Cheshire Road is also buffered with landscape. A 10' multi use trail is provided along Cheshire Road per the comprehensive plan. The pathway will be maintained by the HOA for Berlin Bluffs.

Open Space 'B' likewise contains mounding, the other half of the main entry feature including the temporary sign, and landscape, as well as open space and existing tree buffers adjacent existing homes to the east. The 10' multi-use path will be extended along the Cheshire Road frontage. A large open green area adjacent Cheshire Road that includes mounding, buffering, and fencing

adjacent the 2 existing homes is proposed. Additionally, a trail system links this green area to the central park and roadway A through a naturalized meadow area adjacent the existing ditch.

Open Space 'C' contains detention, formalized open greenspace area and walking paths, playground and shelter, and parking area accessible from Berlin Manor. This central greenspace provides community activity areas and gathering space for residents.

Open Space 'D' contains a detention area and preserves trees along the southern property boundary adjacent the Berlin Manor development.

Open Space 'E' preserves trees along the northern property boundary adjacent the Glen Mead development, with supplemental mounding and screening.

Open Space 'F' preserves open space along the northern boundary adjacent the Glen Mead development to the north.

Natural Open Space A, B, and C are located along the existing wooded ditch. It is intended to preserve trees along the ditch that are allowed to remain per the county engineer, as this area is within their ditch maintenance program.

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

Ponds will have aerator fountains to maintain water quality

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

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

Section 9.06 A.) Lot Area.

A divergence is requested to allow the lot area to be reduced to a minimum of 10,400 square feet instead of 10,890 square feet. This reduction in lot area allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods with amenities that

include walking paths, open green spaces, natural areas, playground, and shelter.

Section 9.06 B.) Lot Frontage.

A divergence is requested to allow the lot frontage to be reduced to 72' at the right-of-way instead of 80'. With the minimum frontage at the building setback line to be 80'. This reduction in lot frontage allows for the preservation of open space, allowing for large areas of interconnected open space with amenities that residents desire in neighborhoods with amenities that include walking paths, open green spaces, natural areas, playground, and shelter.

Section 11.08 B) Building construction within 50' of PRD boundary

A divergence is requested to allow lots 18, 19, 40, 41, 47 and 48 to encroach into the 50' setback. These lots are on existing or planned future existing streets and a 12.5' setback is requested so the streets are continuous from one subdivision to another. These lots are 100' or greater in width to match existing subdivision lots.

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

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

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

Refer to Tab 5, Exhibit E-10 for Traffic Impact Study.

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

The site will be served with Delaware County Sanitary Sewer Service

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

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

Refer to Preliminary Development Plan - Tab 3, Exhibit C-1 and Tab 4, Exhibit D-3 for Open Space distribution.

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

All buildings constructed will maintain a 50 foot setback from the property line of the overall PRD tract, except on lots 18, 19, 40, 41, 47 and 48. These lots are on existing or planned future existing streets and a 12.5' setback is requested so the streets are continuous from one subdivision to another. These lots are 100' or greater in width to match existing subdivision lots.

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

Internal sidewalks are to be located on both sides of internal streets. Additionally, a 10' multi-use path along Cheshire Road will be constructed along the property frontage per the comprehensive plan. Sidewalks will be installed in Common Open Spaces "B" and "C" and Natural Open Spaces "A" and "B" to connect the open spaces within the development.

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

The open space design accommodates/preserves buffers adjacent existing single family home in center of development and along northern property boundary. Additional buffering is provided along the western boundary against the existing home along Cheshire. Tree lines along the eastern property and along the southern boundary with the existing field, as well as along the northern property, shall be preserved.

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

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

The site is relatively void of natural features other than the existing tree rows at property lines and drainage ditch. Views will be enhanced with addition of ponds and landscape.

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

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

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

The tract size is +/- 54.183 acres

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

All improvements within the subdivision shall conform to the subdivision standards of Delaware County, Ohio

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

Existing trees will be preserved to best extent possible along property lines, at main entry and along ditch line as allowed by County Engineer.

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

The permitted density of 1.85 dwelling units per net developable acre shall not be exceeded

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

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

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

Provided open space is +/- 26.26 acres, or +/-48.47%

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

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

**m. In FR-1 zones, water supply and sanitary sewage disposal shall be as approved by the Delaware County Board of Health and/or the Ohio EPA. Feasibility shall be indicated by the appropriate agency at the time of the preliminary plan. In the R-2, R-3, and/or R-4 zone, centralized water supply and sanitary sewage disposal systems shall be provided. Subject to Delaware County Sanitary Engineer, Board of Health, and Ohio Environmental Protection Agency Approval. Feasibility of water supply and wastewater disposal systems shall be indicated by the appropriate agencies at the time of the preliminary plan.**



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

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

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

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

No homes directly abut agricultural activities.

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

Sidewalks shall be located on both sides of the street along all the interior streets per Delaware County Standards. Sidewalk connections shall be provided to allow residences to access to open spaces. Street trees will be provided at a minimum of 60' o.c., at 2.5 inch caliper.

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

12.5' side yard setback (a divergence is requested), 30' front yard setback (60' from roadway centerline minimum), 25' rear yard setback Additional setbacks shall be 130' from Cheshire Road centerline and 50' from project perimeter for

lots backing to project perimeter. On lots 18, 19, 40, 41, 47 and 48 a 12.5' setback is requested. These lots are on existing or planned future existing streets and a 12.5' setback is requested so the streets are continuous from one subdivision to another. These lots are 100' or greater in width to match existing subdivision lots.

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

The minimum lot size of .25 acres (10,890 sf) shall not be met and a divergence is requested with 10,400 sf minimum/.

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

The minimum lot width of 80' at the right-of-way shall not be met, and a divergence has been requested to allow 72' at ROW.

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

The subdivision will comply with this regulation

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

The plan has been designed to accommodate this design feature

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

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

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

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

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

There will be no street lighting

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

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

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

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

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

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

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

Refer to Tab 4, Exhibits D-1 and D-2 for preliminary development plan landscape exhibits. A final landscape plan will be submitted at time of final development plan

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

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

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

All signage shall comply with Article 25.

**ff). The Owner or developer of a subdivision or similar area, upon the conditions and for the time period established by the Zoning Commission, may erect one (1) sign not exceeding thirty two (32) square feet in area per side advertising said subdivision, development, or tract for sale.**

The developer requests that 1 sign be allowed for this project. The sign shall be erected at the corner of the entry road from Cheshire, and conform to the temporary signage exhibits in Tab 4, Exhibit D-1. The sign may remain in place until 90% of the homes in the subdivision have been sold.

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

All exterior lighting shall comply with Article 24

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

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

See Tab 5, Exhibit E-8 for fire department letter

**12. Phasing plans.**

There will be 2 phases – see Tab 3, Exhibit C-2

**B. Other Submittal requirements**

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

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

**1. Legal Description**

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

**2. Plat Plan of the parcel to scale, including**

- a. area of property including streets, roadways, and parking
- b. Placement of all existing and proposed structures

See Preliminary Development Plan Tab 3, Exhibit C-1

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

Parcel Number Identification: 41831001037000,  
41831001043000, 41831001038000

**4. Topographical map**

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

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

See Preliminary Development Plan Tab 3, Exhibit C-1

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

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

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

Landscape plans and site details are attached as Tab 4, Exhibits D-1 and D-2, with buffer and open space descriptions in section A.5 of the zoning text.

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

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

The site is within proximity to Cheshire Elementary School, the Berlin Township Hall, and Cheshire Cemetery, and Alum Creek State Park. Refer to Tab 3, Exhibit C-3.

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

See Tab 6, Exhibit F-2 for WesBanco Letter

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

It is anticipated that the subdivision construction would begin shortly after approval of a final development plan and final engineering plans and plats are approved, which is likely to occur in the fall of 2022. The site utilities, street, and landscape will be installed, and homes will be constructed.

The project shall be in completed in 2 phases, each phase will take approximately 12-18 months to complete construction.

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

Phase 1 shall begin in the fall of 2022 and take 12-18 months to complete.

Phase 2 shall commence shortly thereafter of completion of Phase 1 and take an additional 12-18 months to complete.

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

See Tab 6, Exhibit F-1 for Owner Approval Letter