

Chapter 12B

Development Patterns

Berlin Township

The Development Pattern information in the county version of this chapter 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

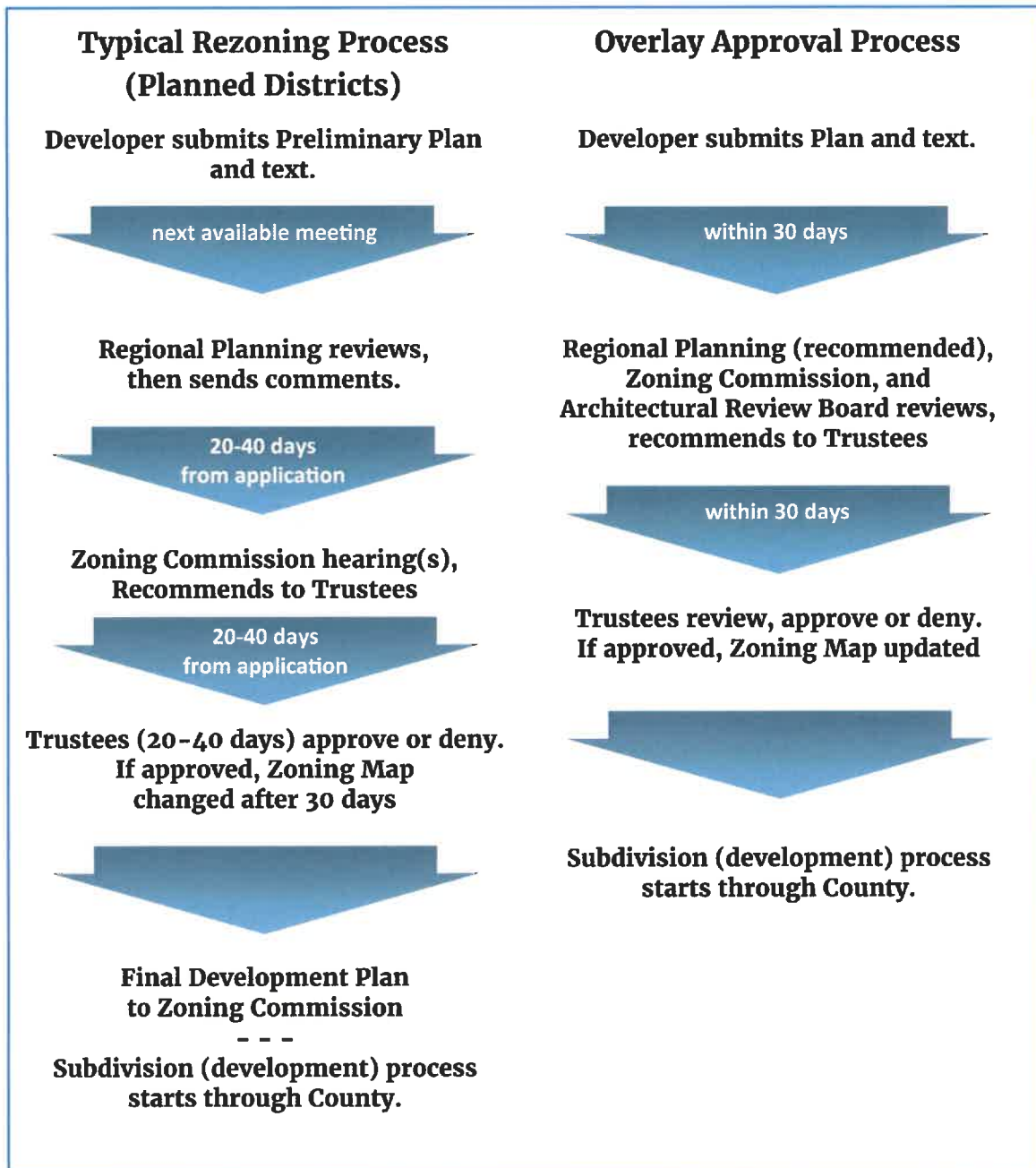
The two overlays that were established toward the end of 2020 in order to encourage the creation of the Berlin Business Park. The overlays are created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general public welfare, encouraging the efficient use 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

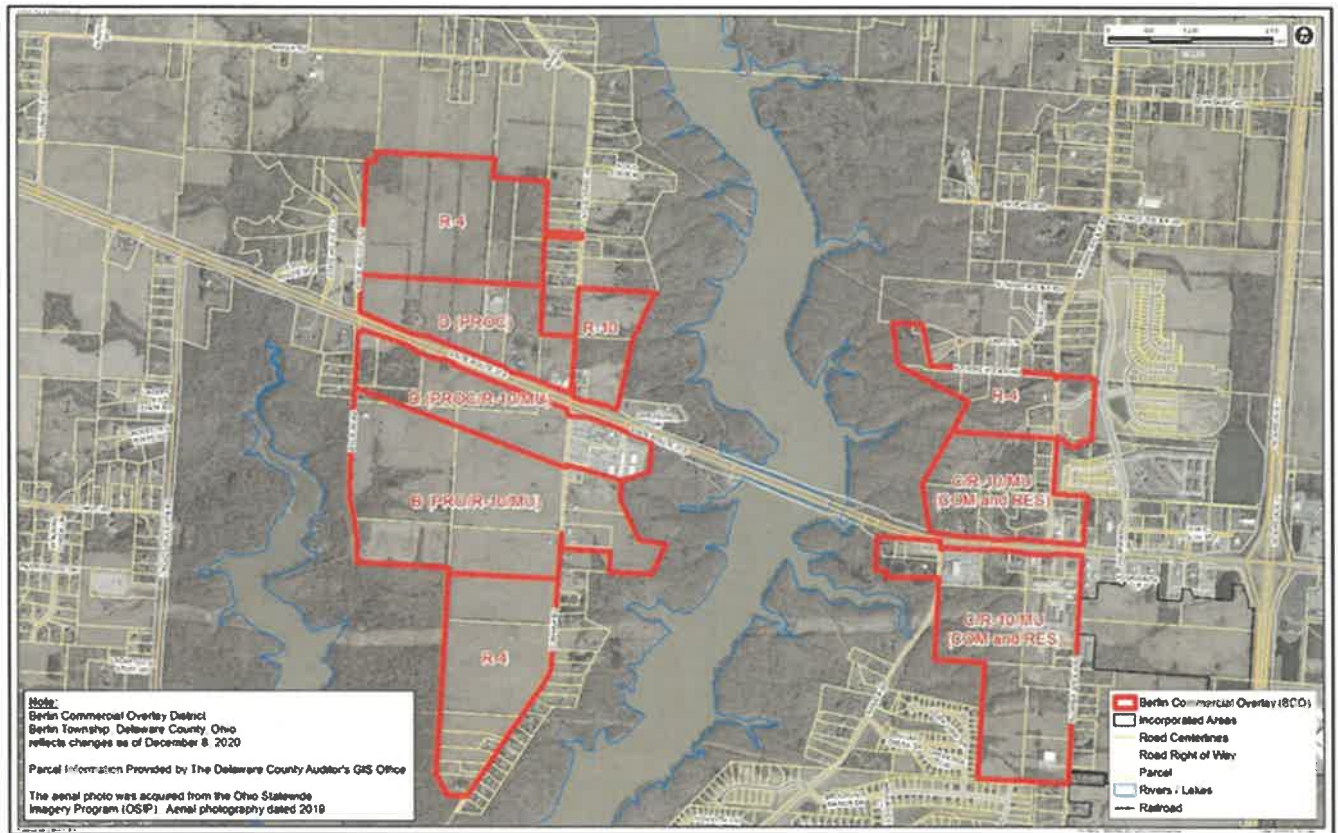
In a typical rezoning process, an applicant brings a rezoning request and related development plan to the Zoning Commission and Trustees. This development plan typically follows the regulations of one of the zoning districts within the zoning code. The development plan usually proposes divergences from 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 the referendum was available at the point of code adoption.

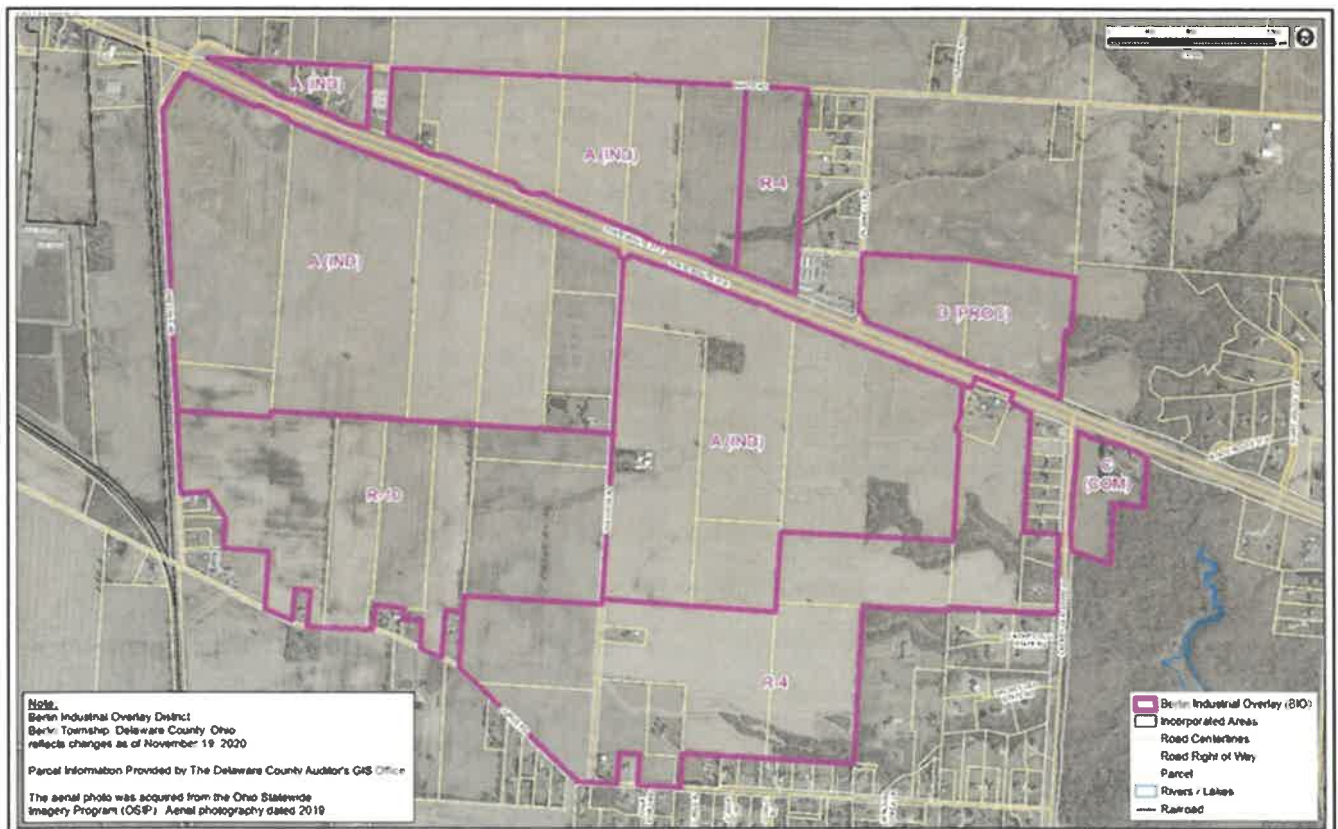


The two Berlin Business Park overlays

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

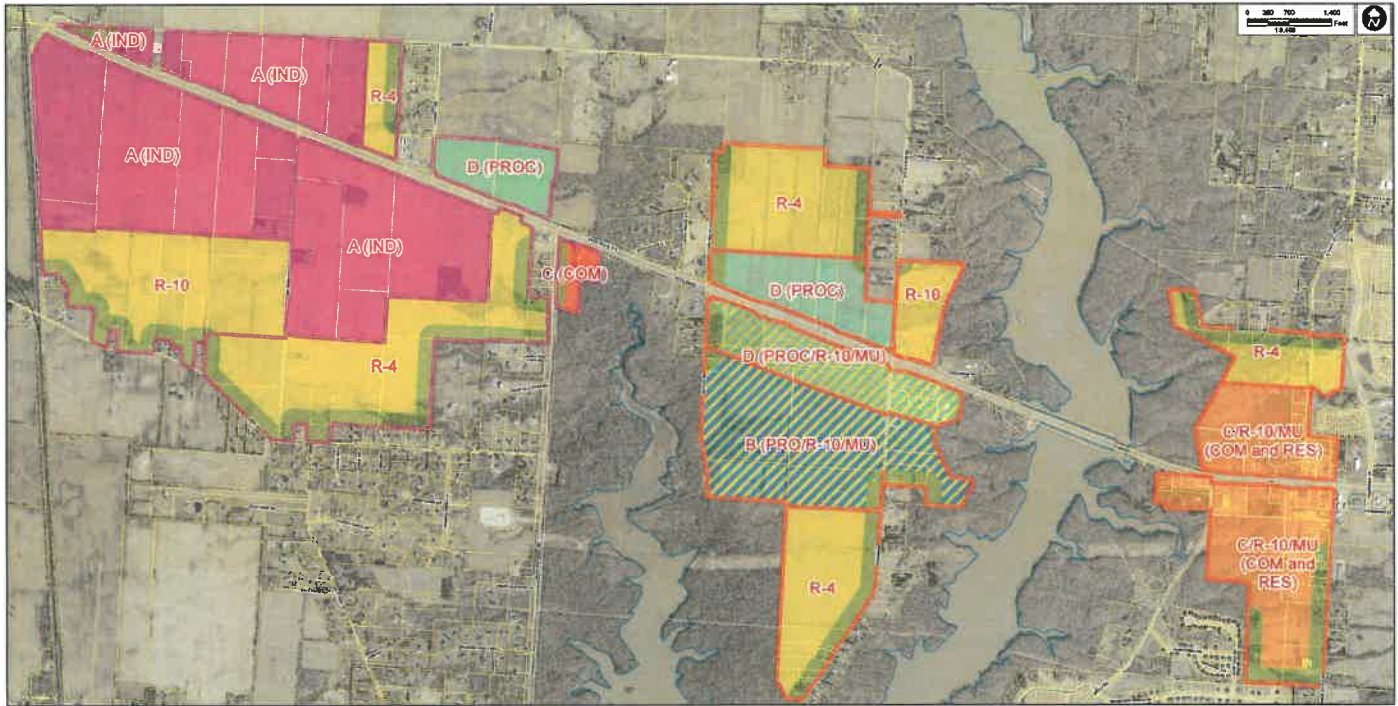


The Berlin Industrial Overlay is located between Sweeny Road and Big Run Road (below).



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.



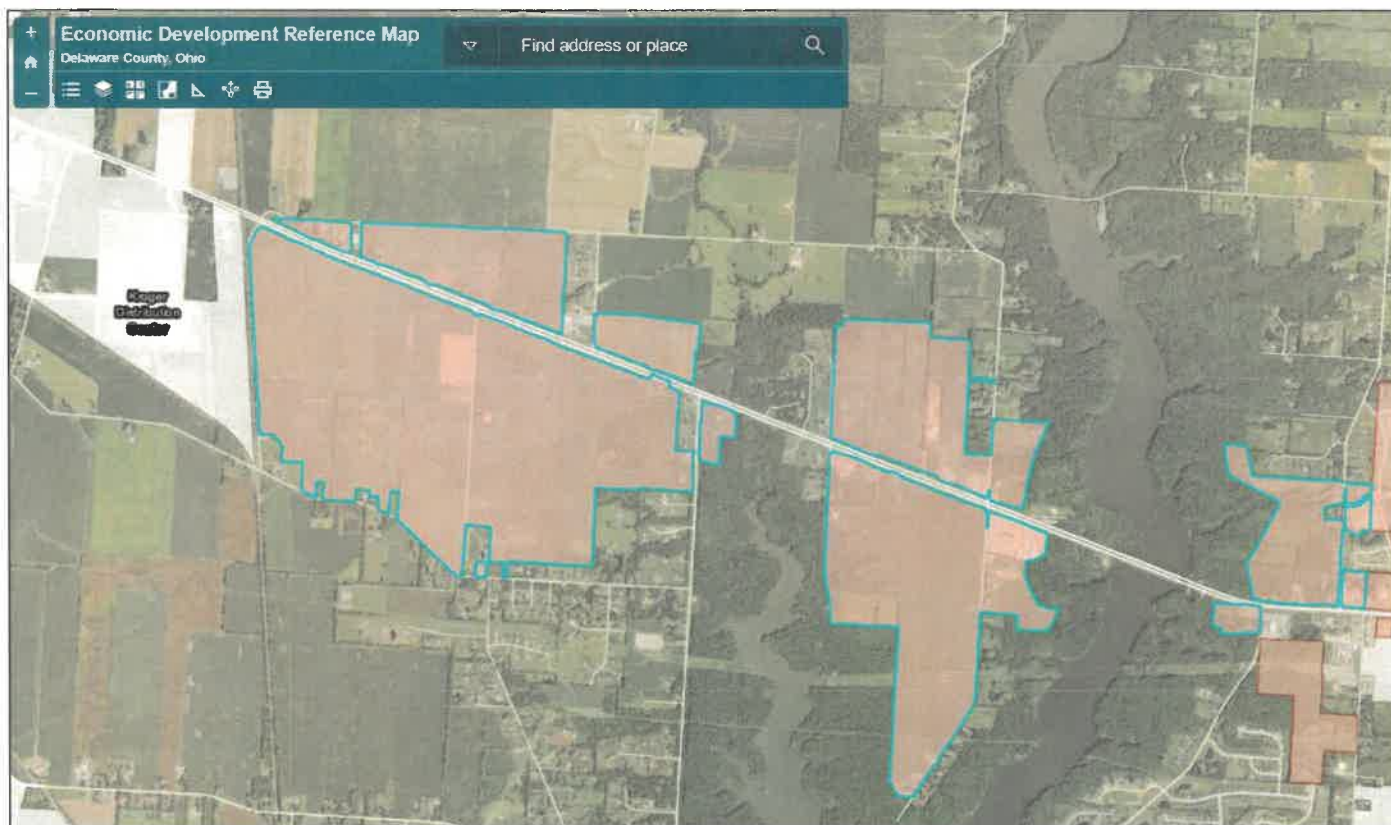
	R-4 and R-10	Residential, either at 4 units per acre or 10 units per acre
	C/R-10/MU	Commercial or Residential at 10 units per acre
	PRO/R-10/MU	Professional/Research/Office and Residential/Mixed Use
	PROC	Professional/Research/Office/Commercial
	PROC/R-10/MU	Professional/Research/Office/Commercial/Residential/Mixed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

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.

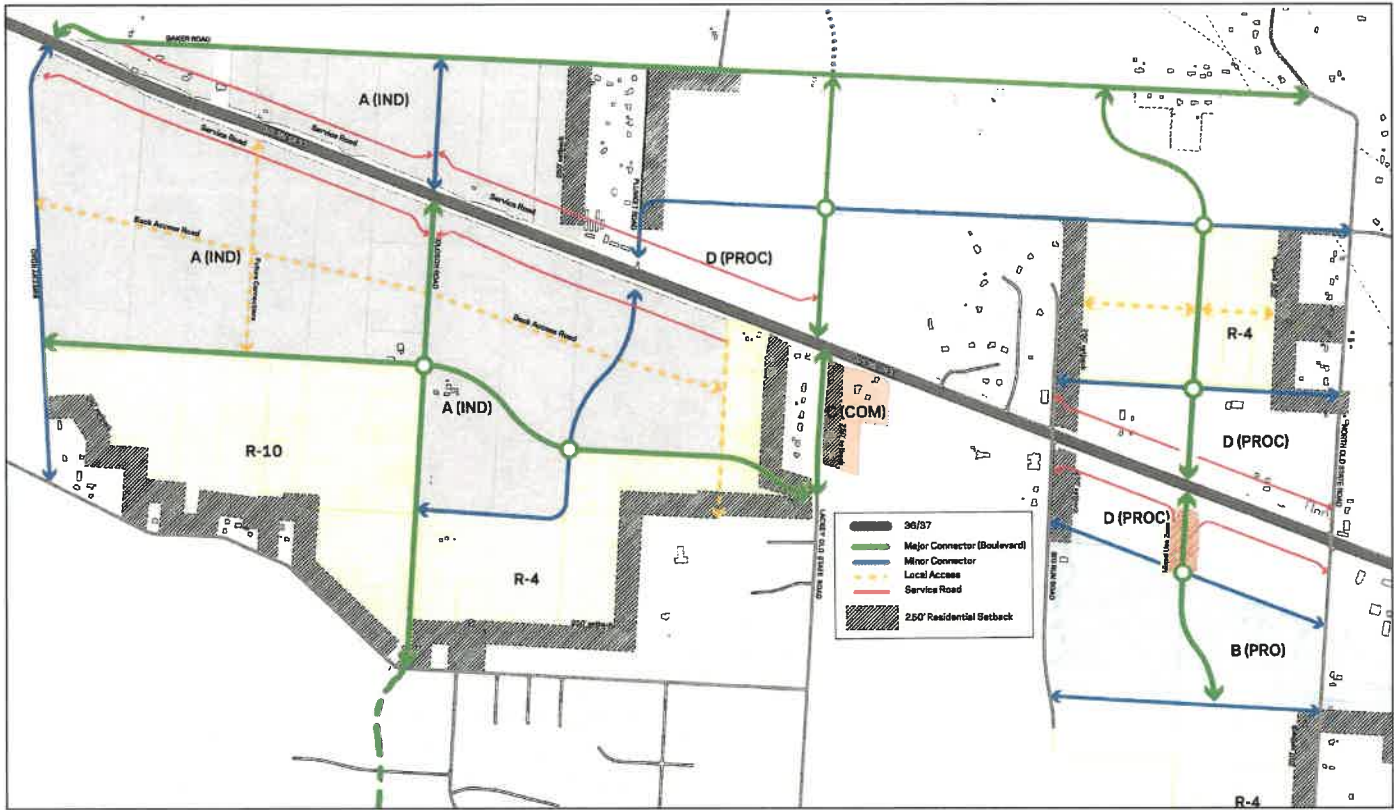


A 20-year/75% TIF was created for the Berlin Business Park on June 28, 2021. It will apply to commercial and industrial uses within the overlay areas noted above. Residential uses are required to be designed in buildings with at least four units, which are taxed at the commercial rate.

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.

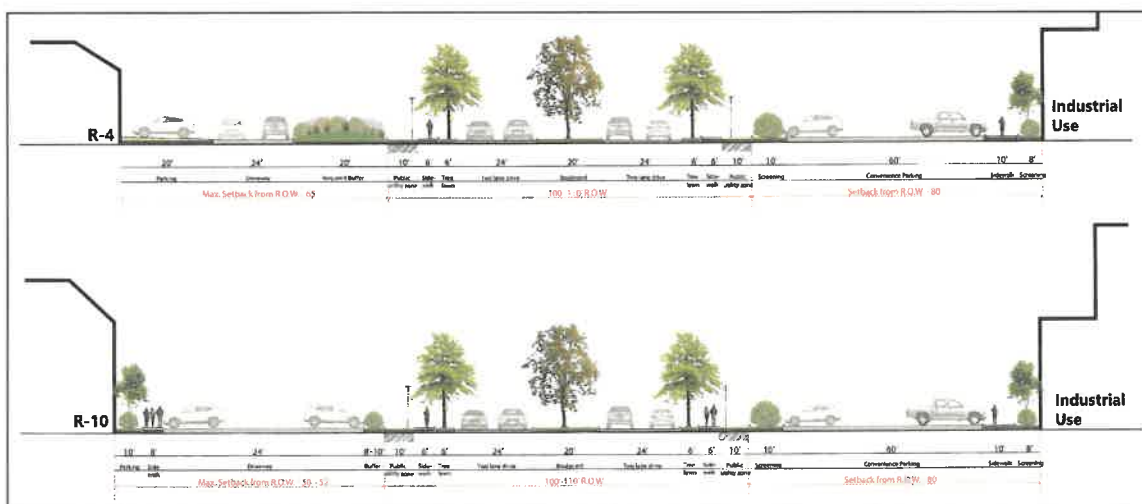
Potential Road Layout

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 phase approach and paid for as a Capital Improvement Project.

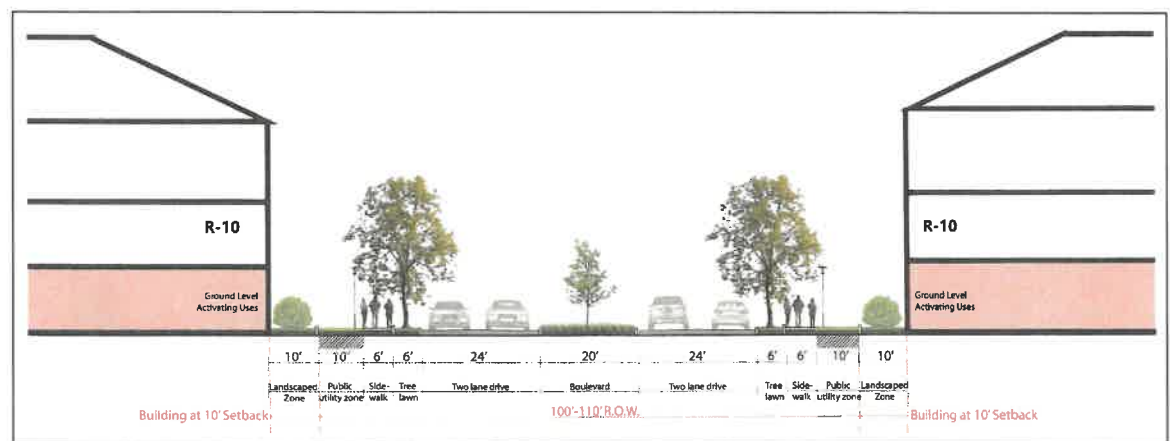
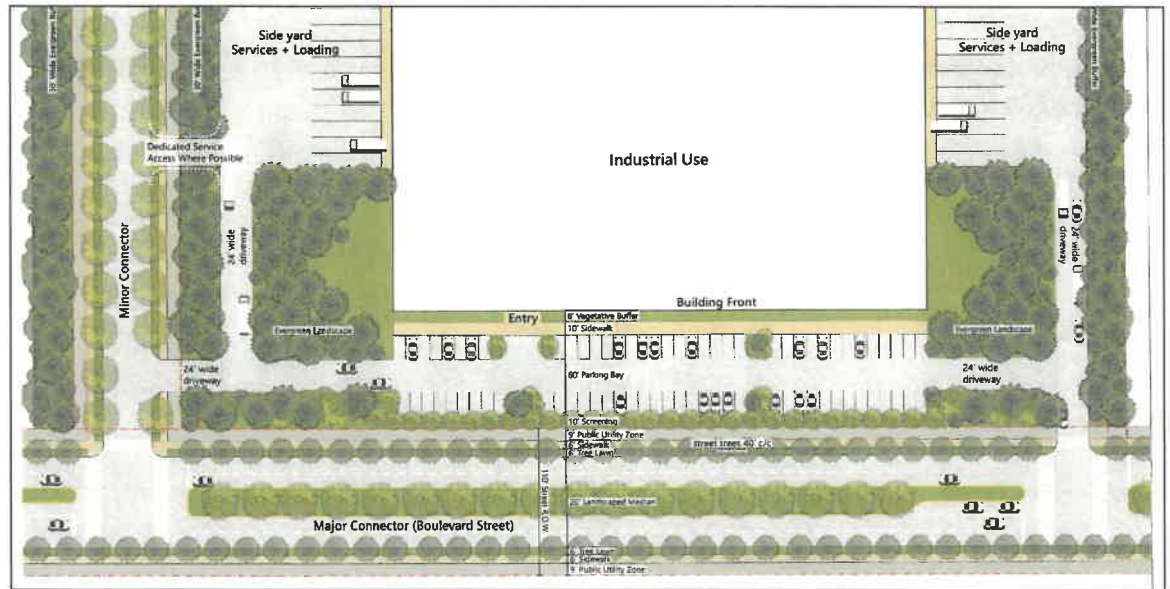


Road Hierarchy

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.



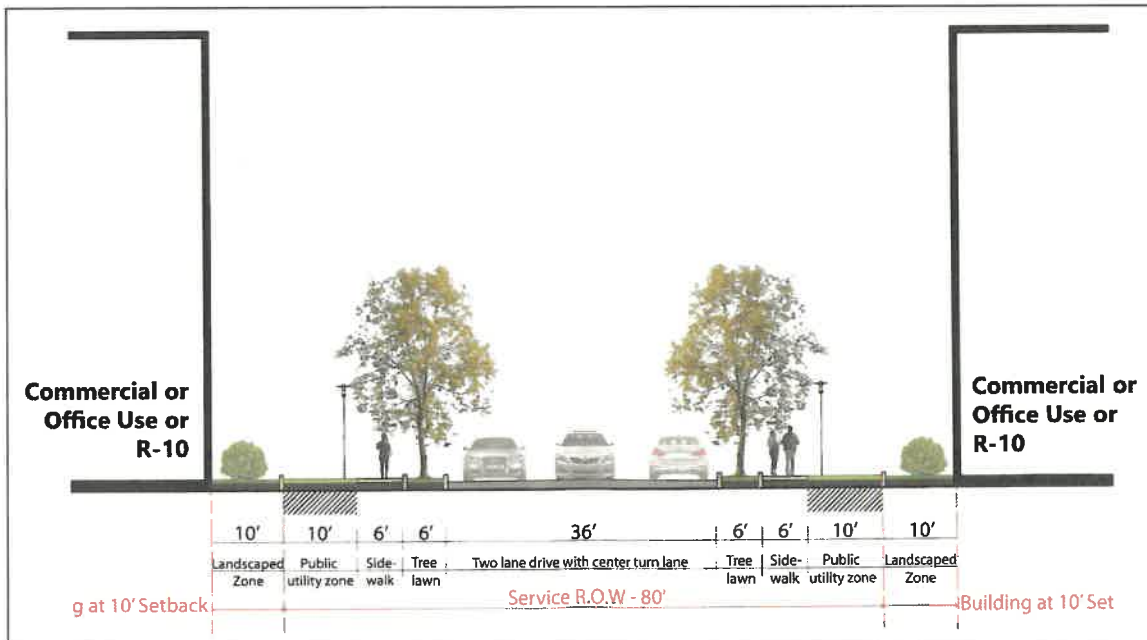
Major Connector layouts.



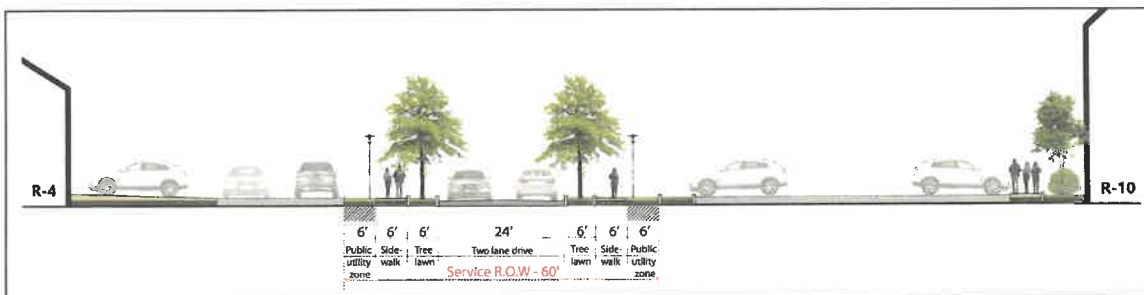
The **Minor Connector** connects major/minor collectors (arterial roads) and 36/37 with a right-of-way of 80 feet. (Blue on road layout map.)



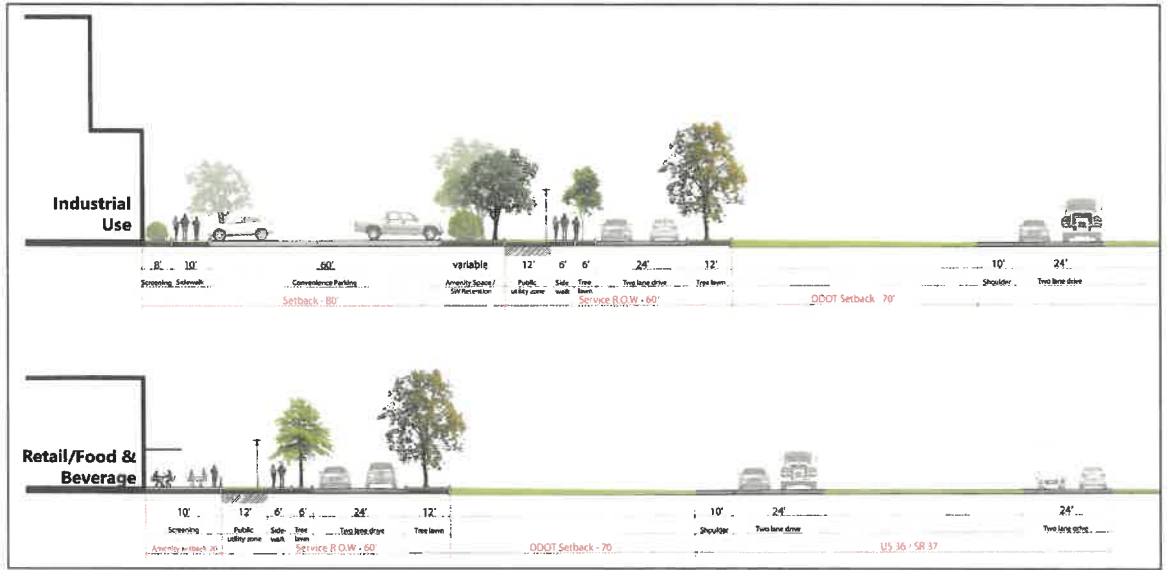
Minor Connector between less intense uses.



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.)



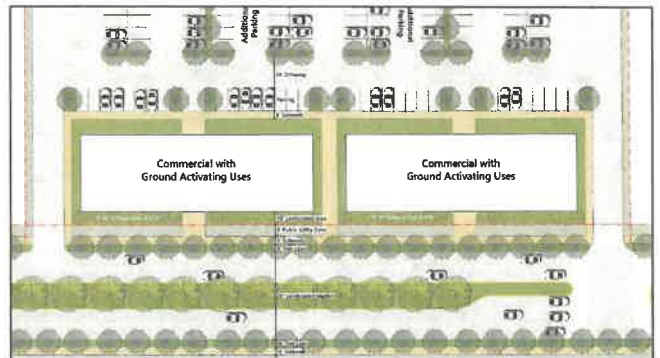
Sample Industrial uses along 36/37



Retail/Commercial use



PROC uses



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Chapter 13

Goals and Objectives

Berlin Township



Community Vision Statement

When Berlin Township is built out, we would like to 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. We would like areas with low-density, large lots, as well as areas with greater density and diversity of housing.

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

We would like to see a center of the township, perhaps at Historic Village of Cheshire, where a traditional village with neighborhood shops would be an attractive destination. We would like to retain the small town feel 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

- Continue to utilize the Berlin Township Parks Committee;
- Fair signage rules for the community;
- Trails to areas like adjoining township trails, Alum Creek, new Delaware shopping plaza, schools, recreation;
- Actively pursue the types of industry that would decrease the tax burden to residents;
- Township enforcement of zoning violation to ensure neighborhoods remain clutter free;
- Increase commercial areas especially in the Berlin Business Park;
- Continue to work to preserve and protect township boundaries from annexation;
- Require developers to donate land for recreational areas (example: Mariner's Watch has a great deal of open space, but it's passive and underutilized).

Other issues to address

- Zoning should be utilized to prevent annexation;
- Keep large lot sizes and preserve the right mix of housing density by utilizing zoning restrictions and controlling growth to minimize impact on schools;
- Develop more recreational opportunities such as a recreational center with a pool, library, paths/parks for family use, sports fields, playgrounds (perhaps in the Historic Village of Cheshire area to create a town center), bike trails;
- More green space is needed;
- Update the home occupation regulations and signage standards to promote businesses;
- Encourage retail centers and commercial use in appropriate areas as well as affordable housing;
- Ensure farmland preservation and maintenance of a local food source;
- Work towards extension of sewer services;
- Address high tax issues.