



PMUD Application

Berkshire Commons

West side of Rider Road, 700 feet west of S. Wilson Road

Berkshire Township, Delaware County, Ohio
November 11, 2024

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com

10/29/24

David Weade
Berkshire Township Planning & Zoning
1454 Rome Corners Road
Galena, Ohio 43021

Re: Berkshire Lofts – Final Development Plan Narrative

Mr. Weade,

I am writing to introduce Pivotal and the Berkshire Lofts Final Development Plan.

With a 30+ year history, Pivotal has developed, owns, and manages nearly 10,000 multifamily units across 12 states. Our closest existing property is Riverside Landing at Delaware Place in Delaware, OH, a senior independent living facility that has maintained 100% occupancy since opening a decade ago. We are excited to bring additional high-quality housing options to Delaware County.

Berkshire Lofts will be located on the west side of Rider Road, just south of the Farrow Harley Davidson access drive, on a 4.65-acre portion of Parcel #41723001005000. This newly created parcel will be split, and Rider Road will be dedicated via plat concurrently. Please see the attached Final Development Plan for details.

Berkshire Lofts is a 58-unit multifamily community, with all units housed in a single 4-story, elevator-equipped building (49' high to the top of the parapet). The building will feature 15 one-bedroom units (704 SF), 31 two-bedroom units (902–911 SF), and 12 three-bedroom units (1,105 SF).

Each unit will offer a modern, open floorplan with amenities such as kitchens with breakfast bars, oversized bathrooms, in-unit laundry, central air, ample storage, and more. Community amenities will include full-time on-site management and offices, a community room, a fitness center, a playground, and a picnic shelter.

Sustainability and accessibility are cornerstones of this development. The project is 100% visitable / adaptable while doubling ADA 504 requirements. It will also adhere to the National Green Building Standard. As part of this effort, 65% +/- of the site will remain greenspace with 42% +/- of the site being preserved woodlands. Extensive effort will be made to protect all habitat outside the clearing limits.

This \$20+ million investment (\$350,000 per unit) is scheduled to break ground in Q1 2025, with completion and occupancy targeted for spring 2026. We look forward to presenting our Final Development Plan in detail and appreciate your thoughtful consideration of this exciting addition to Berkshire Township.

We greatly appreciate your time and consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Schwiegeraht". The signature is stylized with a large initial "P" and a long horizontal stroke.

Pete Schwiegeraht
Developer



1454 Rome Corners Road
 Galena, Ohio 43021
 740-965-2992
 www.berkshiretp.org

Application # _____
Date received _____
Township fee \$ _____ Make check payable to Berkshire Township
DCRP Fee \$500.00 _____ Make check payable to Delaware County Regional Planning

Application for Planned Mixed Use District (PMUD)

Circle one: PMUD Article 16 PMUD Article 17

Name of applicant Berkshire Lofts, LLC

Address of applicant 9100 Centre Point Drive, Suite 210

City West Chester State OH Zip 45069

Phone 513-964-1140 Email kendra.koehne@pivotal-hp.com

Name of developer Pivotal

Name of property owner Berkshire Commons

Address of property owner 9100 Centre Point Drive, Suite 210

City West Chester State OH Zip 45069

Phone 513-964-1140 Email kendra.koehne@pivotal-hp.com

Location/address of property to be rezoned West side of Rider Road approximately 700 feet west of
S. Wilson Road

Parcel number(s) Part of PID 41723001005000

Current zoning PMUD Current use Wooded lot Total acres 4.65

NAICS Code No. 236116 Proposed use Workforce housing Acres to rezone 4.65

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

The applicant(s) shall prepare and submit nine (9) copies of this application, the Development plan, and all attachments, along with applicable fees to Berkshire Township. The application shall be signed by the applicant and all property owners. The Berkshire Township Zoning Commission may request that any county agency and/or any committee of the Delaware County Regional Planning Commission submit comments for consideration at the meeting.

The undersigned hereby certify that the information contained in this application and its supplements are true, correct, and complete. The undersigned agree to be bound by the provisions of the Berkshire Township Zoning Resolution and gives Berkshire Township permission to place signage on the subject property to announce hearings.

Property owner: _____ Date: _____

Property owner: _____ Date: _____

Applicant: B. J. _____ Date: 11/5/2024

At the time of filing, the Applicant must submit the following:

1. A survey plat and legal description by a registered Ohio surveyor showing the size and location of the proposed development.
2. A grading plan drawn to scale, showing all information pertaining to surface drainage.
3. A detailed landscape plan shall be submitted with the development plan and shall be subject to approval as part of the development plan. It shall depict and identify all proposed landscaping features.
4. A detailed signage and exterior lighting plan shall be submitted with the development plan and shall be subject to approval as part of the development plan.
5. A detailed parking and loading plan shall be submitted with the development plan and shall be subject to approval as part of the development plan.
6. An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain, and preserve the open space, as required, that is unified and permanently protected. The location, size and proposed spaces are to be detailed.
7. A complete development plan which shall contain **ALL** the information/materials listed in section 16.06(C) or 17.06 (C) of the Berkshire Township Zoning Resolution. Please address each line item in order listed providing a table of contents designating where each item can be found within the submission. (A check list of these items is included below)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant and property owner(s) certifies that all information contained herein is true and accurate and is submitted to induce the issuance of the requested zoning change. Applicant agrees to be bound by the provisions of the zoning Resolution of Berkshire Township, Delaware County, Ohio.

Applicant: B. J. _____ Date: 11/5/2024

Property owner(s): _____ Date: _____

NOTE: The initial application fee covers **TWO** Zoning Commission hearings. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule and are payable before the next hearing will be scheduled.

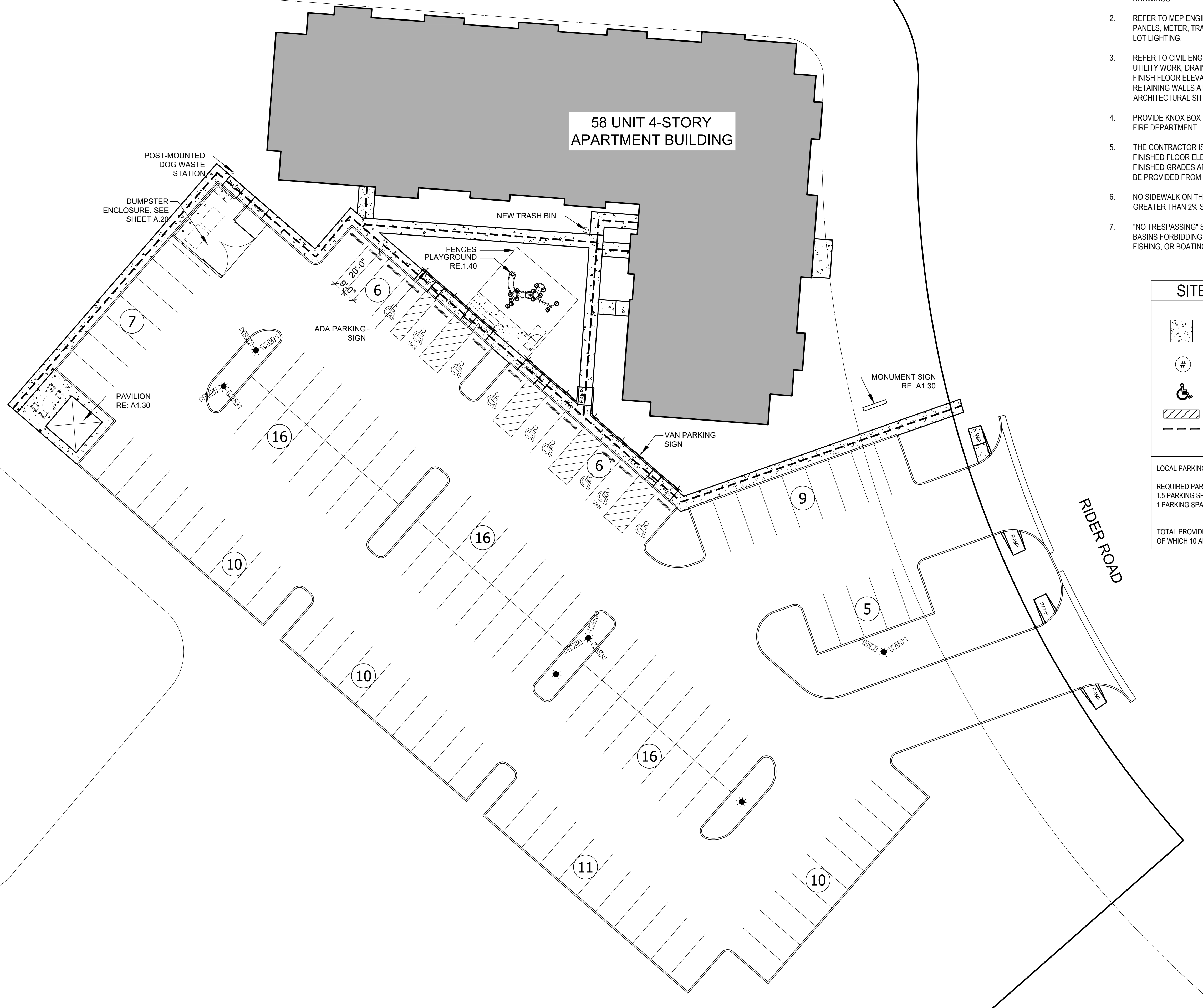
Received by: _____ Date: _____

GENERAL SITE PLAN NOTES

1. ALL SITEWORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL AND LANDSCAPE DRAWINGS.
2. REFER TO MEP ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PANELS, METER, TRANSFORMERS, CLEANOUTS, AND PARKING LOT LIGHTING.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING, UTILITY WORK, DRAINAGE, DIMENSIONAL CONTROLS, BUILDING FINISH FLOOR ELEVATION AND LOCATION OF REQUIRED RETAINING WALLS AT BUILDINGS. ALL DIMENSIONS ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE ONLY.
4. PROVIDE KNOX BOX ENTRY SYSTEM AS REQUIRED BY THE FIRE DEPARTMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE FINISHED FLOOR ELEVATIONS OF THE BUILDING TO THE FINISHED GRADES AROUND THE BUILDINGS. ACCESS SHOULD BE PROVIDED FROM THE BREEZEWAYS TO FINISHED GRADE.
6. NO SIDEWALK ON THE ACCESSIBLE ROUTE IS TO HAVE GREATER THAN 2% SLOPE.
7. "NO TRESPASSING" SIGNS TO BE INCLUDED AT DETENTION BASINS FORBIDDING TRESPASSING, SWIMMING, SKATING, FISHING, OR BOATING.



SITE SYMBOLS	
	HATCHING INDICATES NEW CONCRETE SIDEWALK
	INDICATES NUMBER OF PARKING SPACES IN BAY
	INDICATES ACCESSIBLE PARKING SPACE
	HANDICAP PARKING AISLE
	ACCESSIBLE ROUTE
LOCAL PARKING REQUIREMENTS REQUIRED PARKING: 1.5 PARKING SPACES PER UNIT = 87 1 PARKING SPACE PER 20 UNITS = 4 TOTAL: 91 SPACES TOTAL PROVIDED PARKING = 122 SPACES, 9 OF WHICH 10 ARE ACCESSIBLE SPACES	



architectural site plan
 1" = 30'-0"

BERKSHIRE LOFTS
 SUNBURY, OHIO 43074
 ARCHITECTURAL SITE PLAN

ISSUE DATE:
 09-20-2024
 JOB NUMBER:
 BDCL24003
 REVISIONS

A1.10

EXTERIOR FINISH LEGEND	
	FACE BRICK VENEER (FB-1), GLEN-GERY BRICK, COLOR: RED MAHOGANY
	FIBER CEMENT SIDING, JAMES HARDIE HARDIEPLANK SMOOTH SIDING, (FC-2) COLOR: LIGHT MIST
	FIBER CEMENT ACCENT PANEL SIDING, (FC-1), LIFETIME WARRANTY, JAMES HARDIE FIBER CEMENT, COLOR: COBBLESTONE AND DEEP OCEAN.
	RE: COLORED ELEVATIONS SHEET METAL FLASHING AND TRIM: ALL PRE-FINISHED METAL GUTTER, DOWNSPOUTS, FASCIAS, ETC. TO BE BY DIMENSIONAL METALS INC. NOTE: REFER TO SPECS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.



south colored elevation

1/8"=1'-0"

D
A3.12



west colored elevation

1/8"=1'-0"

C
A3.12



east colored elevation

1/8"=1'-0"

B
A3.12



north colored elevation

1/8"=1'-0"

A
A3.12

BERKSHIRE LOFTS

SUNBURY, OHIO 43074

EXTERIOR COLORED ELEVATIONS

ISSUE DATE:

JOB NUMBER:
BDCL24003

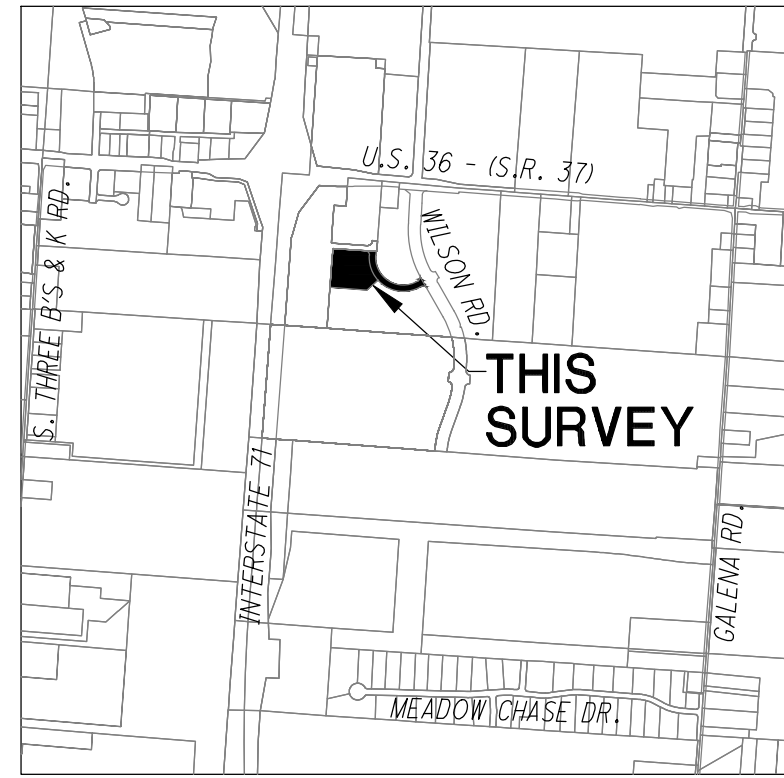
REVISIONS

A3.12



BERKSHIRE
LOFTS

Exhibit A-1



VICINITY MAP
NOT TO SCALE

SOURCES OF DATA

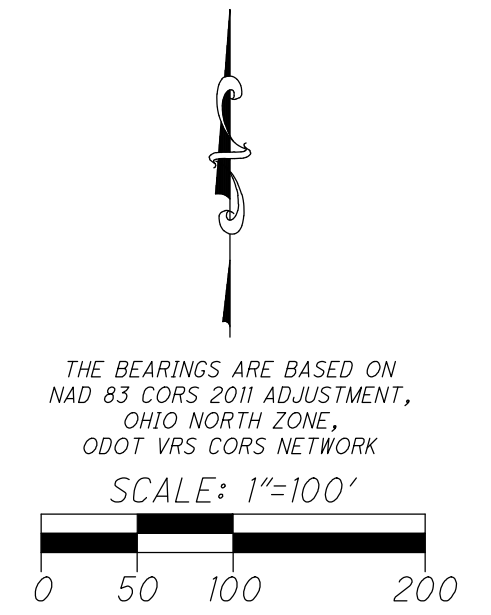
RECORDER'S OFFICE, DELAWARE COUNTY, OHIO
DELAWARE COUNTY TAX MAP ROOM

ACREAGE

26.867 ACRES (TOTAL)
1.415 ACRES (PROPOSED R/W)
4.646 ACRES (PROPOSED LOT)

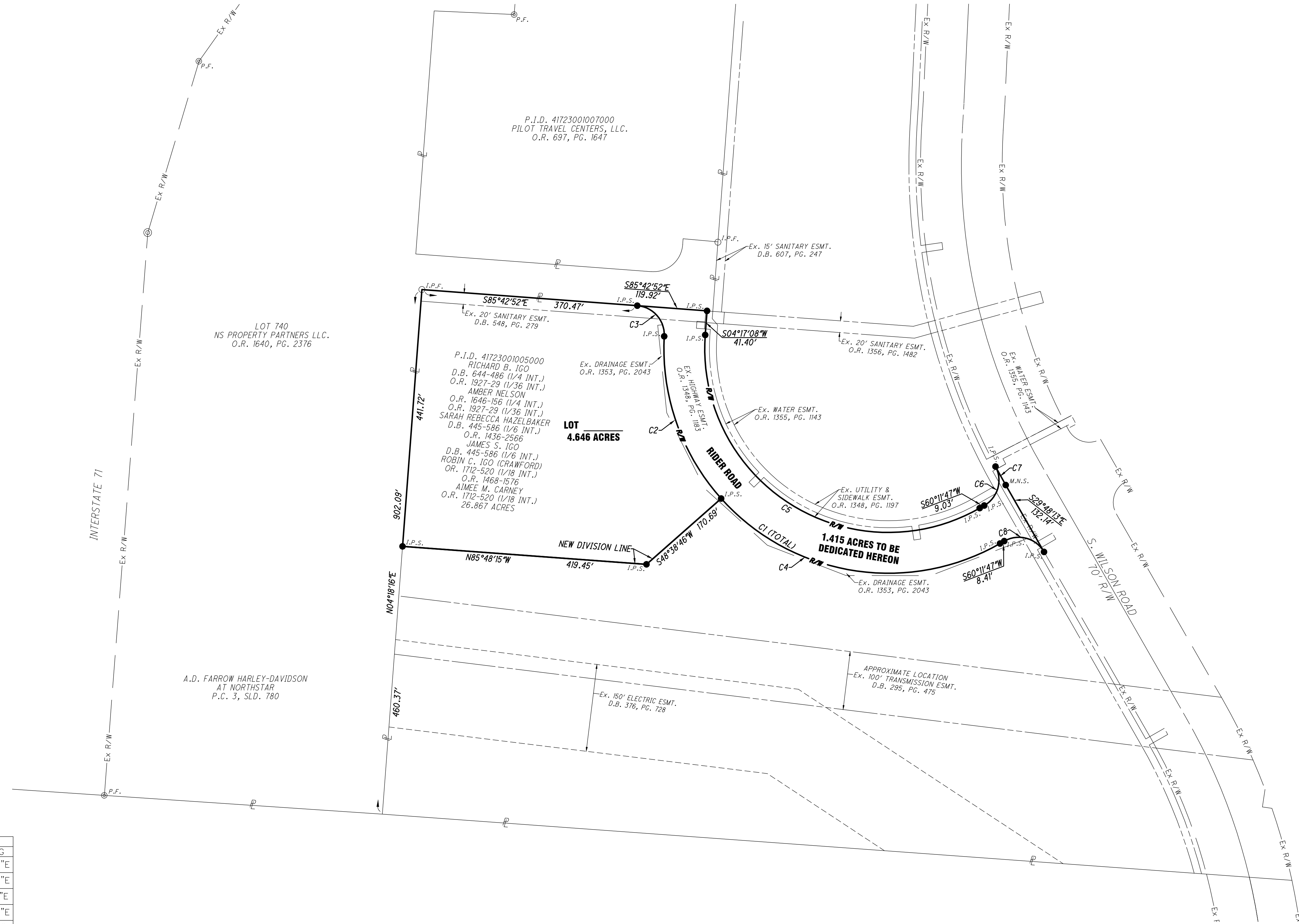
FINAL PLAT
BERKSHIRE LOFTS PLAT AND DEDICATION

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE
FARM LOT 5, QUARTER TOWNSHIP 2 TOWNSHIP 4 NORTH, RANGE 17 WEST
UNITED STATES MILITARY LANDS



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND



LOT 740
NS PROPERTY PARTNERS, LLC.
O.R. 1640, PG. 2376

A.D. FARROW HARLEY-DAVIDSON
AT NORTHSTAR
P.C. 3, SLD. 780

P.I.D. 41723001005000
RICHARD B. IGO
D.B. 644-486 (1/4 INT.)
O.R. 1927-29 (1/36 INT.)
ANGER NELSON
O.R. 1646-196 (1/4 INT.)
O.R. 1927-29 (1/36 INT.)
SARAH REBECCA HAZEL BAKER
D.B. 445-586 (1/6 INT.)
O.R. 1436-2566
JAMES S. IGO
D.B. 445-586 (1/6 INT.)
ROBIN C. IGO (CRAWFORD)
OR. 1712-520 (1/18 INT.)
O.R. 1468-1576
AIMEE M. CARNEY
O.R. 1712-520 (1/18 INT.)
26.867 ACRES

LOT
4.646 ACRES

1.415 ACRES TO BE
DEDICATED HEREON

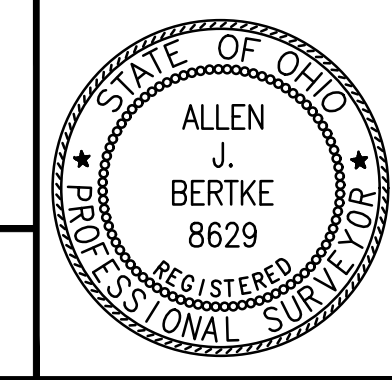
CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	385.00'	122°57'24"	826.21'	676.55'	S58°19'31"E
C2	385.00'	45°00'40"	302.45'	294.74'	S19°21'09"E
C3	50.00'	88°52'12"	77.55'	70.01'	S41°16'51"E
C4	385.00'	77°56'43"	523.76'	484.29'	S80°49'51"E
C5	315.00'	124°05'25"	682.22'	556.49'	S57°45'32"E
C6	50.00'	88°07'21"	76.90'	69.54'	N16°08'07"E
C7	1105.00'	01°52'40"	36.22'	36.21'	S28°51'54"E
C8	50.00'	89°59'56"	78.54'	70.71'	N74°48'13"W

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C., CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JUNE, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

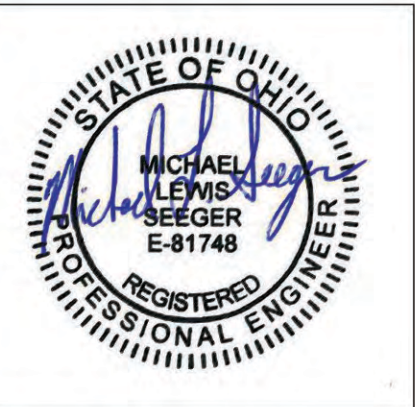
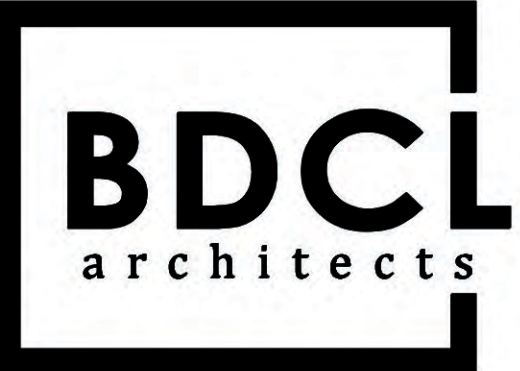
ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:
ChoiceOne Engineering
REGISTERED PROFESSIONAL ENGINEER
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	10-11-2024
DRAWN BY:	RMF
JOB NUMBER:	DELBER2402
SHEET NUMBER:	2 OF 2



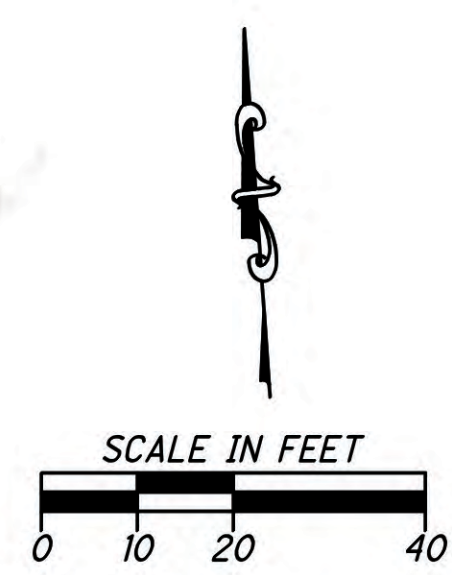
FINAL DEVELOPMENT PLAN FOR BERKSHIRE LOFTS

SUNBURY, OHIO 43074

ILLUSTRATIVE PLAN

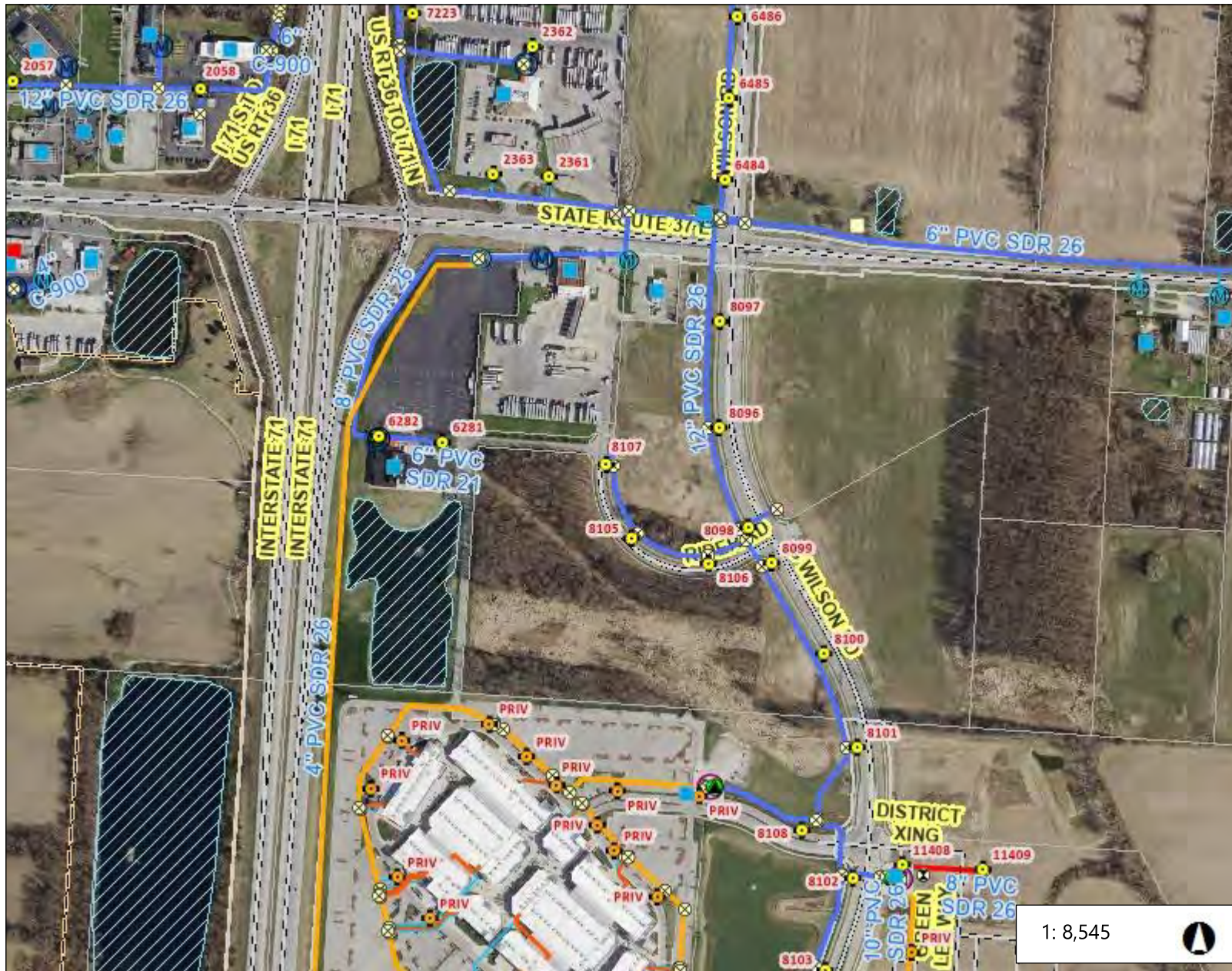


ISSUE DATE: 11-10-2024
JOB NUMBER: BDCL24003
REVISIONS



ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

L1.0



Legend

- Water Customers**
 - No Status
 - No Status, IPRV
 - Active
 - Active, IPRV
 - Current
 - Current, IPRV
 - Inactive
 - Inactive, IPRV
 - Tap Removed
 - Tap Removed, IPRV
- Water System Control Station**
 - Booster Station
 - Booster/Valve Station
 - Valve Station
- Water MPRV**
- Water Hydrants**
 - Our Agency, Red
 - Our Agency, Yellow
 - Private
- Water Flushing Hydrants**
 - Unlocked
 - Locked
- Water Treatment Plant**
- Water Tank**
- Water Curb Stop Valves**

1: 8,545

1,424.2 0 712.09 1,424.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Water Availability

Exhibit E-3