

## **City Council rezones land on Berlin Station Road**

By Dillon Davis – February 3, 2026

At the request of Romanelli Company, LLC, more than 100 acres of land near Olentangy Berlin High School have been rezoned as a residential planned unit development, paving the way for plans for the Pine Meadows subdivision.

During Monday's meeting of the Delaware City Council, an ordinance was approved to rezone the 101.5-acre property, which is located on the south side of Berlin Station Road and just east of the Norfolk Southern railroad tracks. In September, the council annexed the parcels, previously utilized as farmland, into the city of Delaware. The Delaware Planning Commission recommended approval of the rezoning during its meeting on Nov. 5.

Delaware Planning and Community Development Director Sandra Pereira noted during the second reading of the ordinance as part of the Jan. 12 council meeting that the land didn't currently have a zoning district since it had recently been annexed into the city.

"Normally, what happens with an annexation after the 30-day waiting period has passed and it's approved, is that it's automatically designated as an agricultural zoning district," Pereira said. "However, an applicant does have the opportunity to request a different zoning district before it gets to that point, as long as the Planning Commission does make that recommendation for approval."

Included in the rezoning request is a concept plan for the Pine Meadows subdivision. Romanelli intends to divide the property into four subareas, with both townhomes and single-family homes being constructed. Subareas A and B would include approximately 237 single-family homes, while Subarea C would include approximately 110 townhomes on the northwest portion of the site.

"This property, within the Southeast Focus Area of the Delaware Comprehensive Plan, does prioritize residential development," Pereira said during the January meeting. "The appropriate development types that the Southwest Focus Area plan calls out for this area are suburban mixed-residential, traditional small block residential, suburban residential, and there is potential for multi-family residential as well."

Subarea D, which spans approximately 21 acres along the western property line, would be utilized for open space amenities and stormwater management basins while also serving as a buffer from the railroad.

Two access points along Berlin Station Road are proposed by the developers as part of the concept plan. A Traffic Impact Study would be required to be completed by the developers prior to any final development plans being approved.