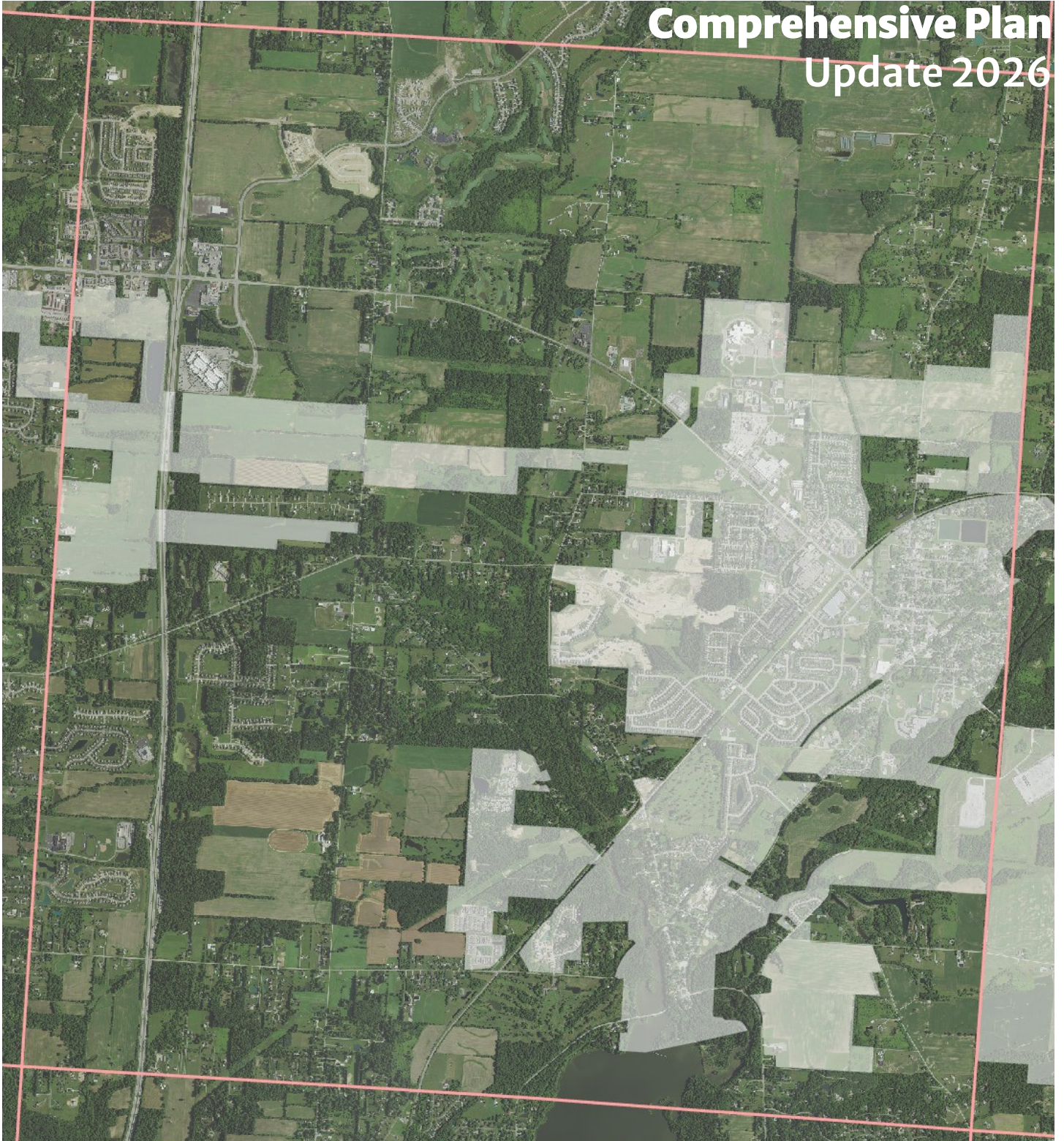


Berkshire Township

Comprehensive Plan
Update 2026



DRAFT 4/21/2026

Comprehensive Plan of Berkshire Township

1454 Rome Corners Road
Galena, Ohio 43021

Approved by the Berkshire Township Zoning Commission on **X**
Adopted by the Berkshire Township Trustees on **X**

BERKSHIRE TOWNSHIP TRUSTEES

Mike Datillo, Chairman
Rod Myers, Trustee
Paul Disantis, Trustee

FISCAL OFFICER

Melody George

ZONING COMMISSION

Andy Kerr
Damita Peery
Austin Slattery
Jon Kerr
Matt Allen
Philip Pifer, Alternate

BOARD OF ZONING APPEALS

Dorothy Kerr
Tony Lonigro
Kim Zianno Hartman
Scott Lillie
Jim Spurrier
Ellen Ebe, Alternate

ADMINISTRATOR

TBA

ZONING INSPECTOR

David Weade

DELAWARE COUNTY REGIONAL PLANNING COMMISSION STAFF

Scott Sanders, AICP, Executive Director
Da-Wei Liou, MCP, GIS Manager
Brad Fisher, Senior Planner
Stephanie J. Matlack, Executive Administrative Assistant

Unless otherwise noted, base map datasets are provided by the Delaware County Auditor's GIS Office (parcel, water, political boundaries, etc.) Chapter header photographs are from a variety of sources, including NearMap.

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.

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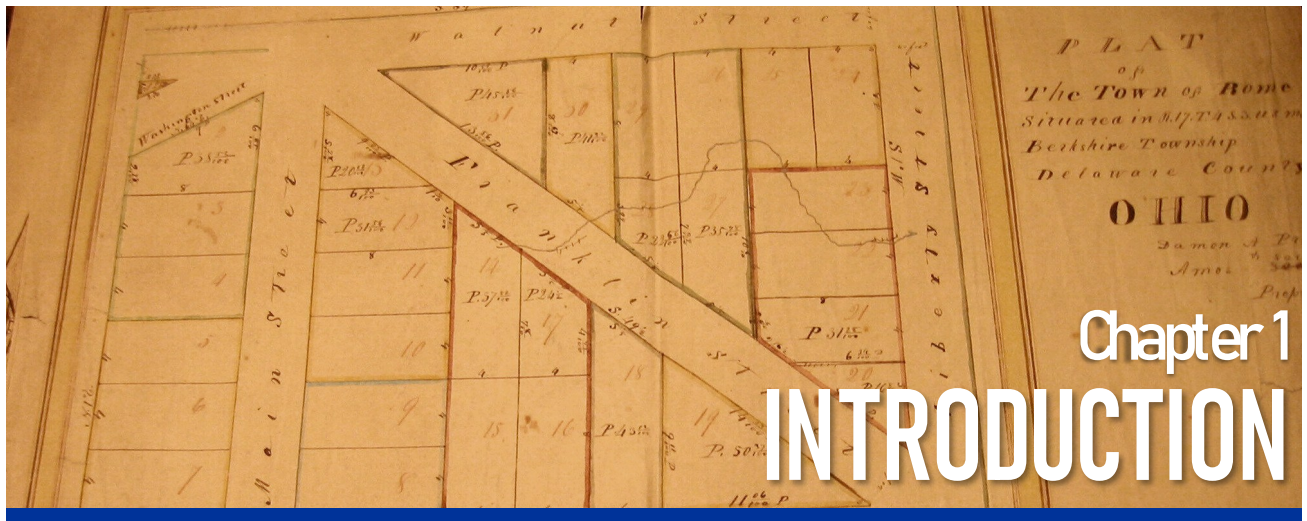
Chapter 11: Future Development Patterns

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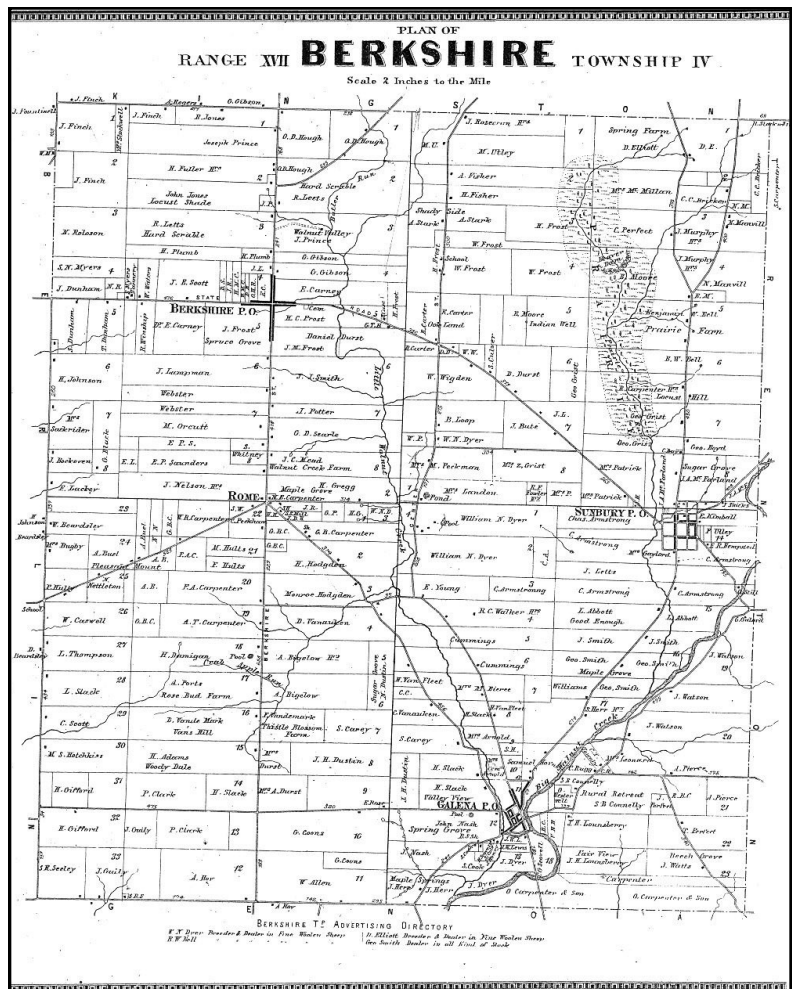
Chapter 1 INTRODUCTION

Colonel Moses Byxbe of Berkshire County, MA, purchased 8,000 acres in this Township and led his first group of settlers here in 1804. After erecting cabins, he returned east and persuaded others to follow to his lands.

By 1806, the original Berkshire Township was founded but it included parts of Brown, Kingston, Berlin, Orange, Genoa, Trenton, and Sharon Townships. The others formed separate townships until the present Berkshire was left around 1821. It included Berkshire Corners, Sunbury, and Galena villages.

Early settlers included Azariah Root, Edward Potter, Mr. Curtis, John Kilborn, Ralph Slack, Adonijah Rice, Maj. Elen Vining, Gideon and William Oosterhaus, Ichabod Plumb and Dr. Reuben Lamb. Most came from Massachusetts, Pennsylvania, and New Jersey.

- From "History of Delaware County and Ohio, 1880"



The image is from "Atlas of Delaware County, Ohio" by F. W. Beers, 1866.

This update started in late 2024 as an update to the Township's 2018 and 2008 plans. The Zoning Commission is responsible (ORC 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process.

The Berkshire Township Comprehensive Land Use Plan (update) is intended to:

1. Review changes in land use, population, utility services, roads, boundaries that have occurred since 2018, as well as the changes in economic, legislative, judicial, and regulatory conditions;
2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the Township
5. Recommend amendments to local zoning, and the adoption of development policies to assure that the Township will be what it has envisioned when it is all built out.

The Comprehensive Plan contains policies, goals, and a recommended land use map for the future development of the Township. The Township must subsequently amend its zoning to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification attached to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas.





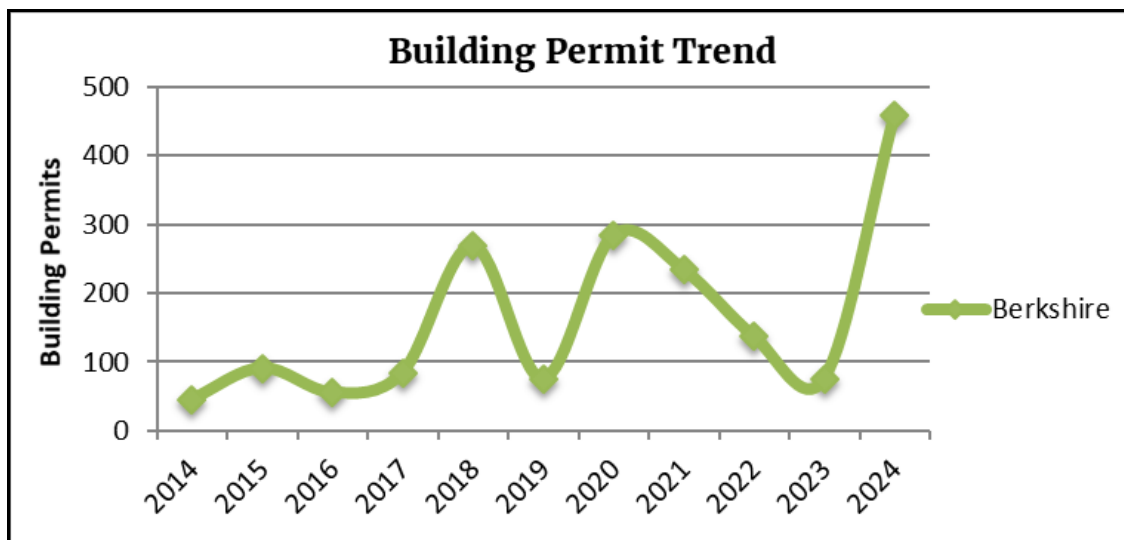
Township Population

Based on the U.S. Census Bureau, Berkshire Township’s population was 1,946 in 2000. Population increased 28% by 2010 to a total of 2,482 residents, then 4,476 in 2020. The RPC estimates that number to currently be 7,069.

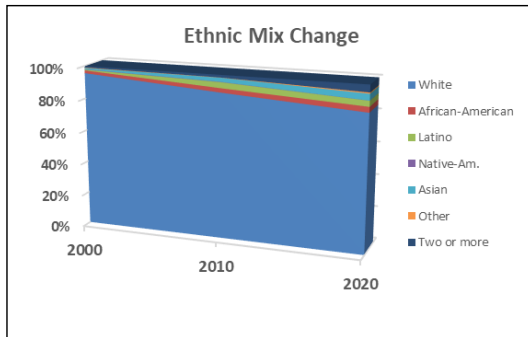
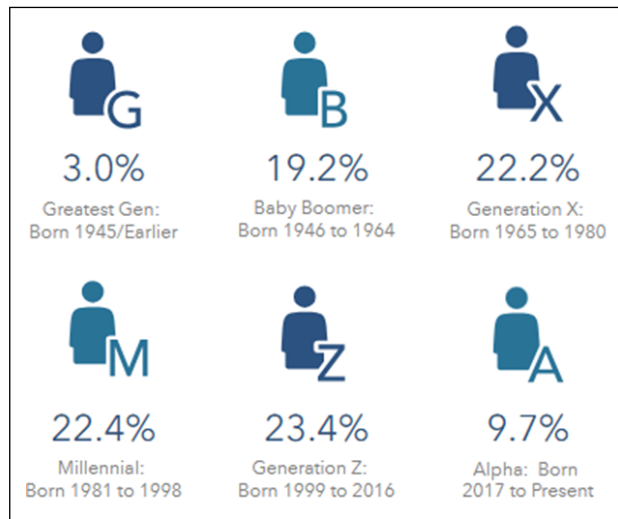
The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion.

Berkshire Township New Residential Building Permits 2009-2024

Yr	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	38	45	91	55	84	269	75	284	234	137	75	458



The largest “generation” group in the township is Generation Z, born between 1999 and 2016 (ages 8-25). The next largest groups are Generation X and Millennial, making up 44.6% of the population. This strongly suggests a group looking at the school district(s) and more likely to afford a higher-value second or third home.



U.S. Census Demographic Profile

U.S. Census Population Category	2010 Township Population	2020 Township Population
Total Township population	2,428 persons	4,476 persons
Male/Female	1,247/1,181	2,292/2,184
White	2,319	3,886
African American	21	113
Latino	25	117
American Indian	8	6
Asian	24	109
Pacific Islander	0	1
Other	0	24
Two or More	31	220
5-yr estimates, 2023		
Med. household income	\$135,942	
Unemployment	2.6%	
Male population	50.5%	
Female population	49.5%	
Median age	39.3	
Bachelor’s degree	53%	
Graduate or prof. degree	13.2%	
Average household size	3.01	

Residents of the township have a median household income of \$136,020 where 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).

Source: U.S. Census Bureau 2023 ACS 5-Year Estimates



Chapter 3

DEVELOPMENT AND CHANGE

Berkshire Township Development Activity

Initially, subdivisions in the Township were typically 2-acre to 5-acre lots utilizing on-site septic systems. After sewer became available to the I-71 corridor along the west of the Township, larger subdivisions began to develop. The Northstar subdivision with its own treatment plant added new areas for development.

The 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. Except at the interchange, Berkshire Township has limited centralized sewer, resulting in developments with lower densities. The table below lists each platted area, including commercial developments.

Recorded Subdivisions, by date recorded, in Berkshire Township (10+ lots since 1995)

Name	Type	Acres	SF Lots	Recorded
Bob Evans Farm Subdivision	Commercial	14.91	NA	11/29/1995
Heather Glen	Residential	26.16	16	3/10/1999
Sage Creek Section 3, Phase B	Residential	22.65	12	11/19/2003
Killdeer Meadows 1	Residential	9.69	15	8/12/2004
Sage Creek Section 3, Phase A	Residential	27.73	11	8/23/2004
Killdeer Meadows Section 2	Residential	54.09	46	12/22/2004
Cheshire Woods Section 1	Residential	80.26	85	6/20/2006
Prairie Run	Residential	89.29	5	7/20/2006
Estates at Cheshire Section 1	Residential	36.28	21	8/18/2006
Cheshire Woods Estates Sec. 1	Residential	66.83	24	10/18/2006
Summerwood Lakes Section 1	Residential	28.41	35	12/15/2006
AD Farrow at Northstar	Commercial	17.39	NA	11/15/2006
Summerwood Lakes Section 1	Residential	28.41	32	12/15/2006
Sage Creek Section 4 Phase B	Residential	24.09	8	2/2/2007
Howard/Henschen CAD	Residential	52.70	2	10/22/2007
Northstar Section 1 PH A	Commercial	336.29	NA	11/15/2007
Northstar Section 1 Golf Course	Commercial	272.51	NA	12/20/2007
Hidden Creek Estates, Section 1	Residential	15.59	18	12/28/2007
Cheshire Woods Estates, Sec. 2, Ph. A	Residential	4.23	2	11/12/2008

Name	Type	Acres	Lots	Recorded
Buckeye Acres	Residential	18.46	3	12/11/2008
Fourwinds, Section 3	Commercial	1.613	NA	6/20/2013
Estates at Cheshire, Section 2	Residential	53.82	20	11/5/2013
Sage Creek Section 5	Residential	37.70	6	2/7/2014
Killdeer Meadows, Section 3	Residential	9.840	33	9/8/2014
Northstar Section 1, Phase D	Residential	18.685	43	12/5/2014
Killdeer Meadows, Section 4	Residential	6.283	18	1/13/2015
Cheshire Woods, Section 3, Phase A	Residential	28.740	32	7/10/2015
Northstar Section 2 Phase A	Residential	7.22	10	7/15/2015
Northstar, Section 1, Phase C, Part 1	Residential	5.037	12	7/15/2015
Northstar, Section 1, Phase C, Part 2	Residential	15.470	33	7/15/2015
Summerwood Lakes, Section 3	Residential	23.070	31	3/16/2016
Cheshire Woods, Section 2	Residential	25.557	43	5/13/2016
Tanger Outlets	Commercial	70.433	NA	6/7/2016
Fourwinds Drive Section 1 (Apartments)	Commercial	29.56	252*	7/12/2017
Northlake Woods Section 1	Residential	38.14	43	11/21/2018
Reserve at Hidden Creek	Residential	31.69	40	11/27/2018
Summerwood Lakes Section 2	Residential	27.68	37	12/4/2018
Fourwinds Drive North	Commercial	85.38	NA	11/8/2019
Northlake Preserve Section 1	Residential	24.73	45	11/20/2019
Northstar Goldwell Section 1	Residential	25.88	50	1/23/2020
Northlake Preserve Section 2	Residential	8.837	35	6/4/2020
Cheshire Woods Section 3 Phase B	Residential	19.634	35	7/27/2020
Northstar Section 1 Phase B	Residential	20.98	52	11/16/2020
Northlake Woods Section 2	Residential	11.43	46	11/25/2020
Northlake Preserve Section 3 and 4	Residential	25.78	63	4/15/2021
Northlake Preserve Section 5 and 6	Residential	52.45	67	8/12/2021
Northstar Goldwell Section 2	Residential	19.66	71	12/20/2021
Northstar Prestwick Road (Apartments)	Commercial		240*	1/18/2022
Northstar Portrush Road	Commercial	19.52	NA	1/18/2022
Berkshire Crossing (Apartments)	Commercial	127.78	100*	3/9/2022
Neverman CAD	Residential	9.05	3	5/27/2022
Four Winds Investment Condos	Residential		144*	6/22/2022
Berkshire Crossing Section 1 and 2	Residential	36.031	100	3/3/2022
Resubdivision of BEF Lot 448	Commercial	2.301	NA	2/14/2024
Cheshire Woods Section 4 Phase A	Residential	55.425	34	4/24/2024
Carlton at Berkshire and Wilson/Rider	Commercial	33.817	312*	7/3/2024
Northstar Lundin Road (Fire Station)	Commercial	3	NA	7/5/2024

**Multi-family units*

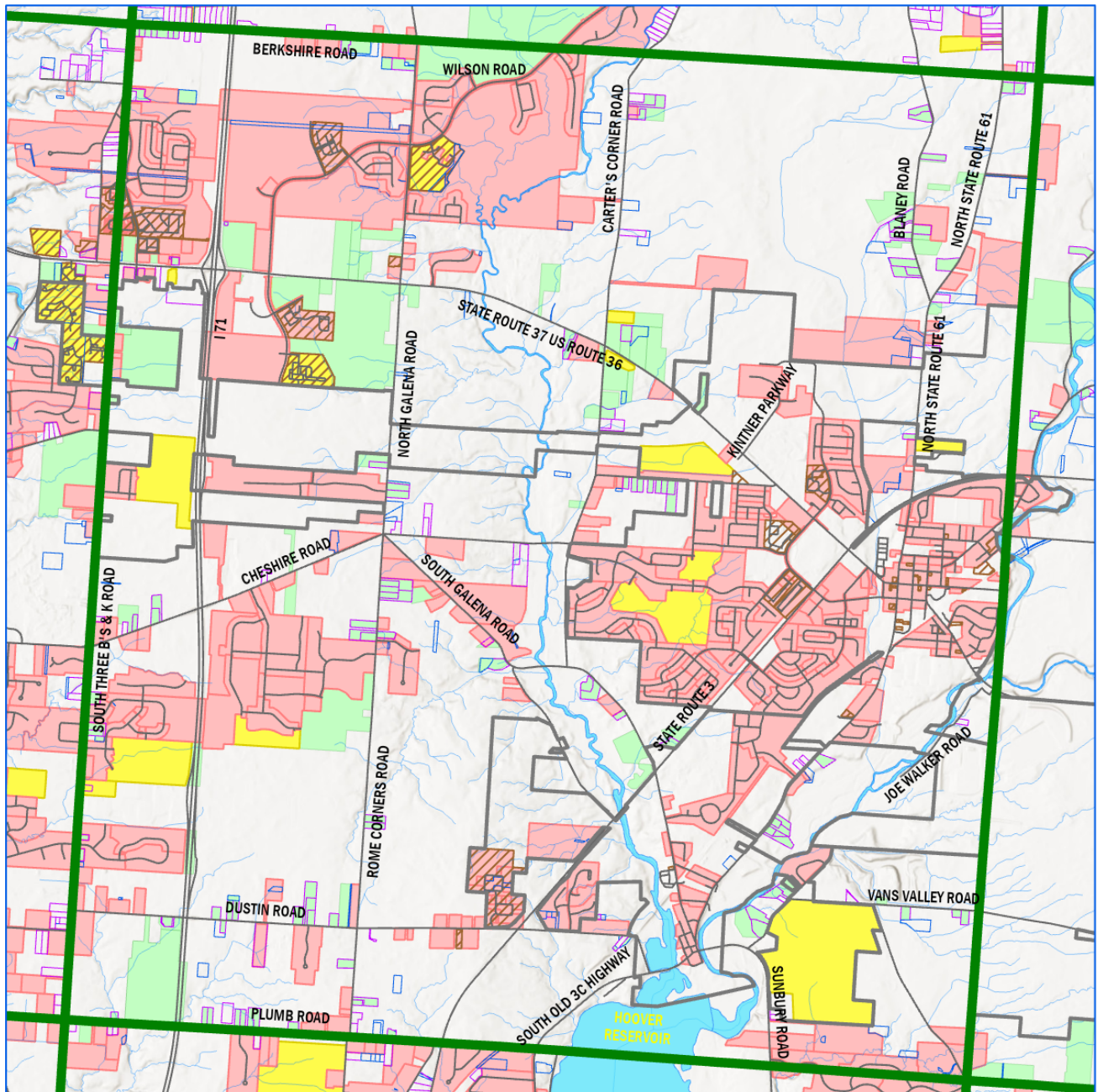
The next figure indicates the change in acreage as a result of rezoning requests recently approved by the Berkshire Township Zoning Commission.

Zoning Statistics

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning Reviews	4	2	2	4	7	7	7	5	8	5	4	9
Acres	396	8	7	54	51	151	36	44	126	155	116	186

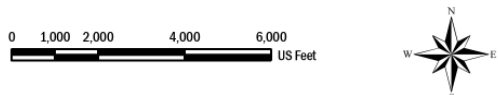
Does not include original overlay approvals, but does include overlay Development Plan approval.

Berkshire Township has experienced significant growth in the last 10 years. This growth has not been as rapid in comparison to other townships in southern Delaware County and municipalities in Delaware and Franklin Counties due largely in part to the lack of centralized sanitary sewer availability. However, with the interchange area reaching maturity, Berkshire Township is poised to experience continued rapid growth.



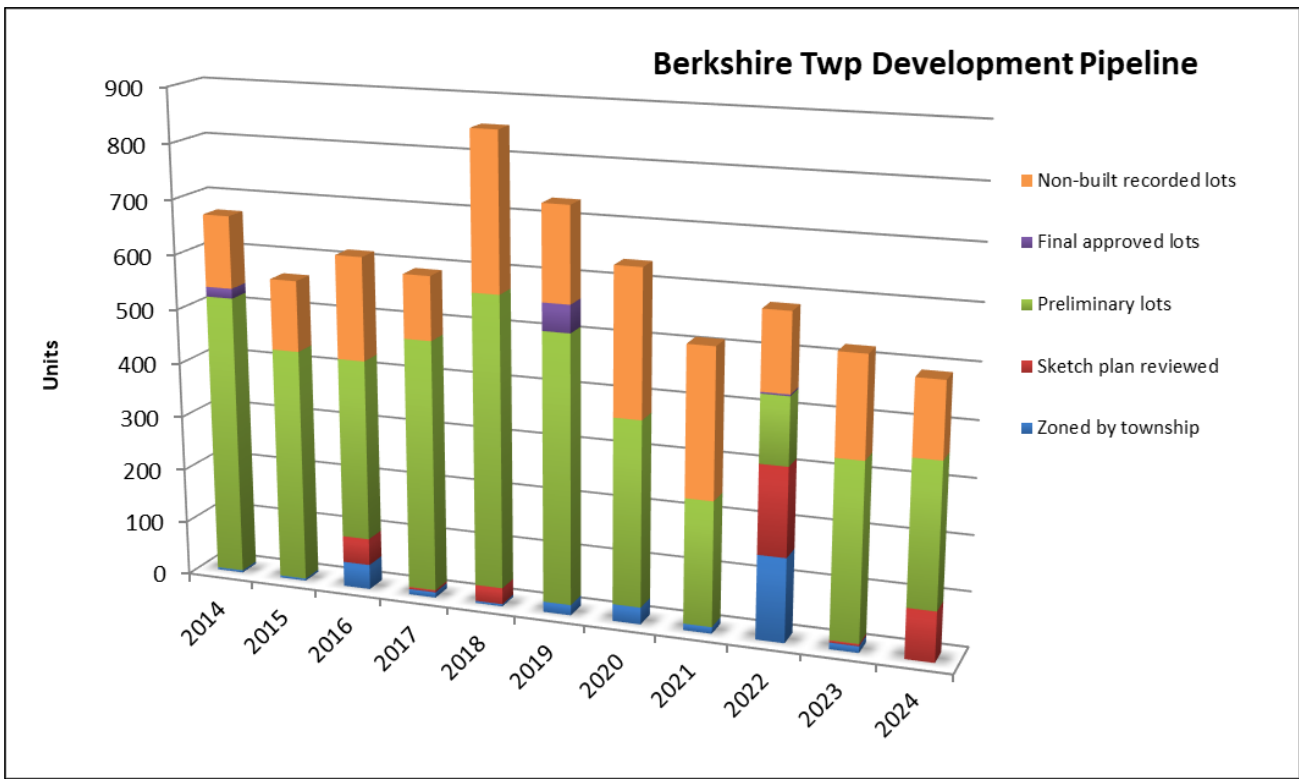
Development Pattern

Berkshire Township, Delaware County, Ohio



- Lot Split
- Lot Transfer
- Multi Family
- Recorded Subdivision
- Proposed Subdivisions
- Rezoning Subdivision

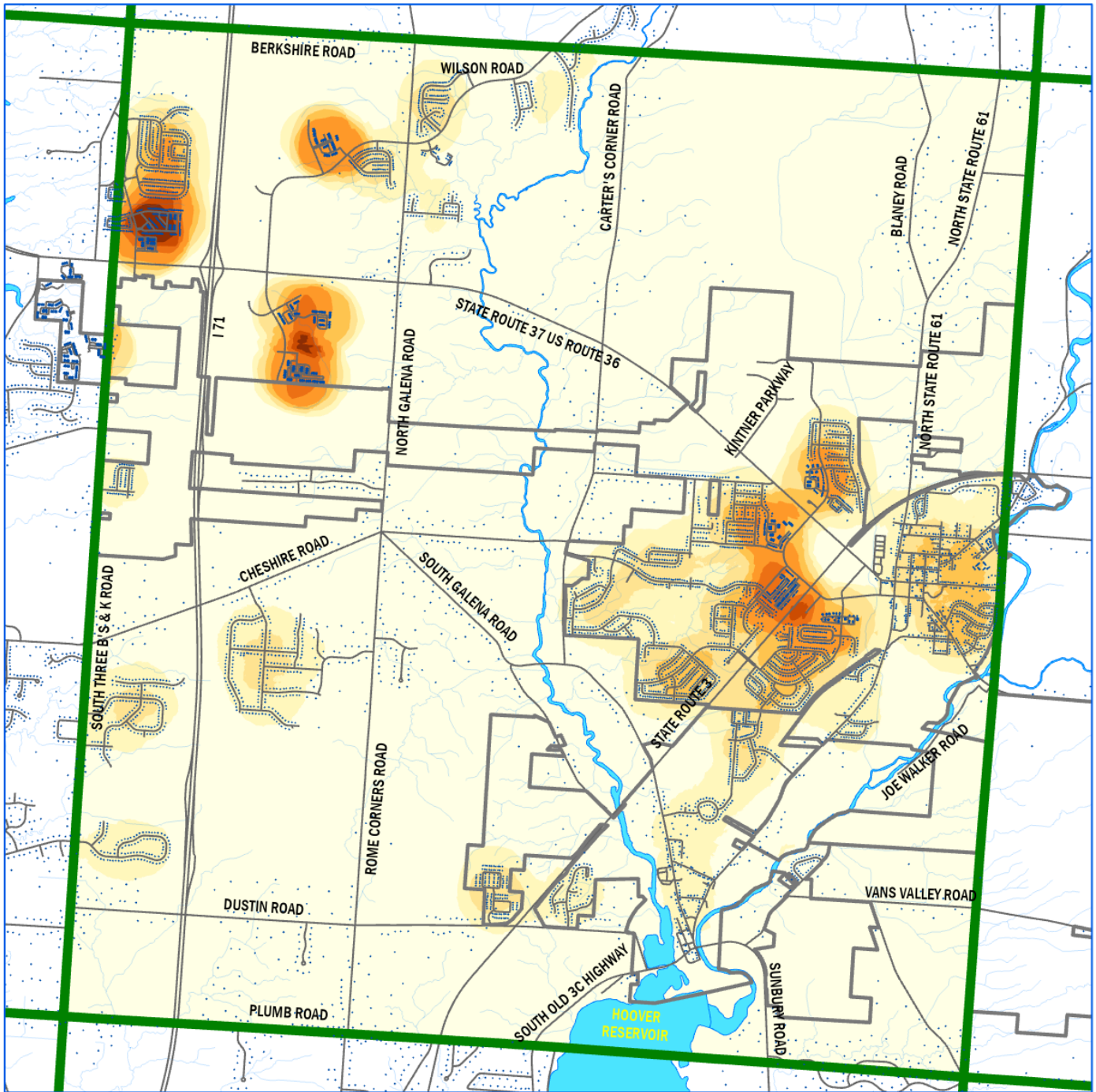
Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024



Development Process	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning approved	4	4	46	10	4	19	31	12	153	12	0
Sketch Plan reviewed	0	0	49	4	30	0	0	0	161	4	91
Preliminary approved	515	428	331	460	533	491	338	227	122	322	261
Final Plat approved	18	0	0	0	0	50	0	0	3	0	0
Non-built, recorded lots	132	129	188	116	285	172	266	271	142	182	136
Total in Pipeline	669	561	614	590	852	732	635	510	581	520	488

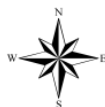
Source: DCRPC, 2024

The annexation of unincorporated land into municipalities presents a set of challenges for a township that also has access to utilities like sewer and water. 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, Sunbury and Galena have increased their municipal boundaries when landowners and developers have requested it. The following map shows the annexed land and the time-frame when the annexation occurred.



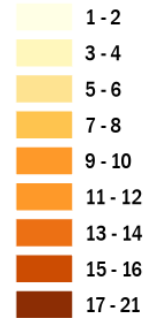
Population Density

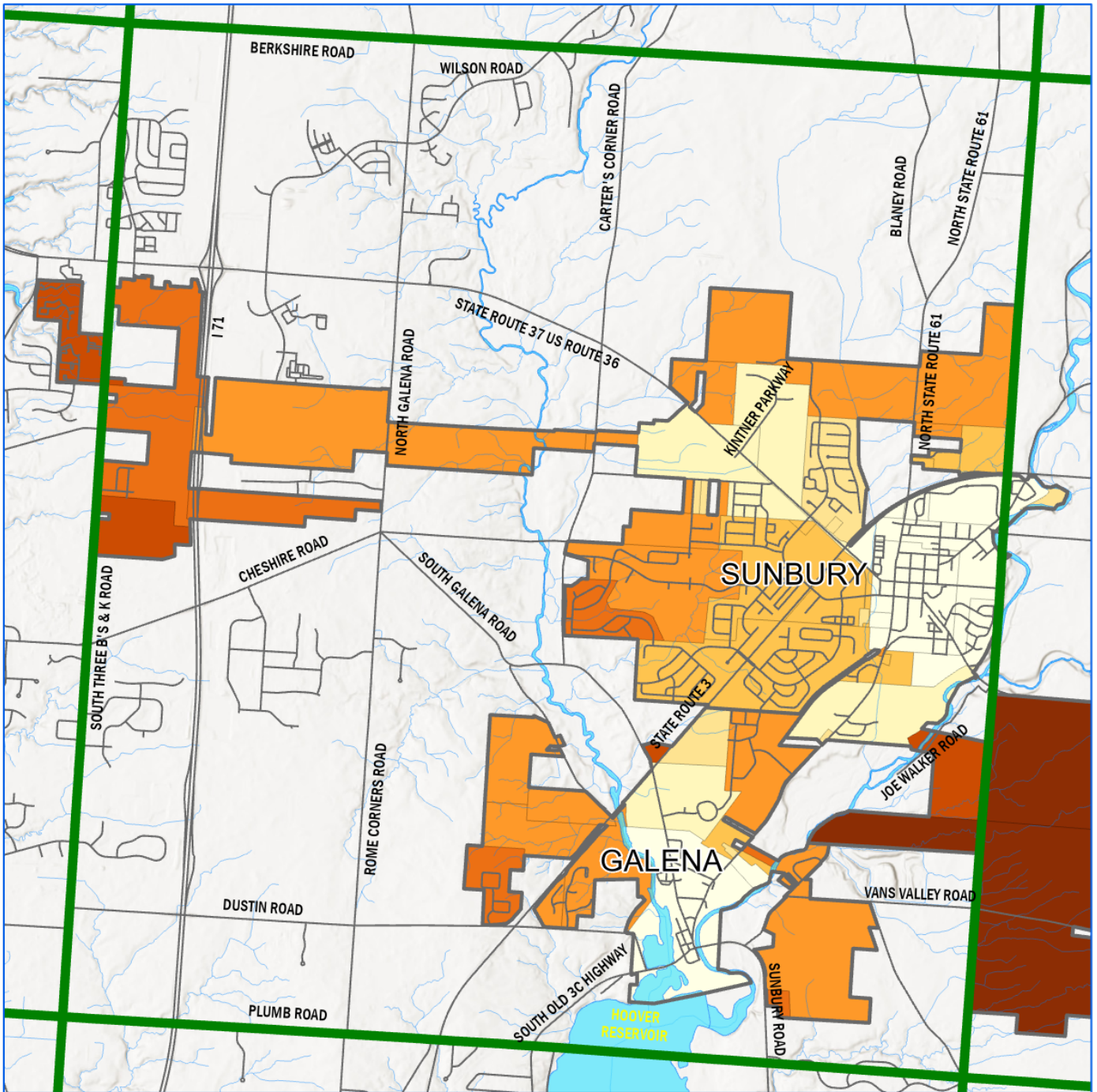
Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

Residential Buildings
 Population Density by Acre





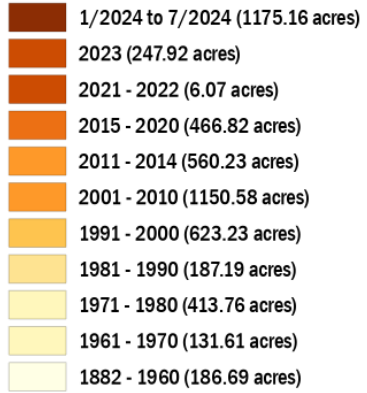
Annexation

Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

Annexation by Year





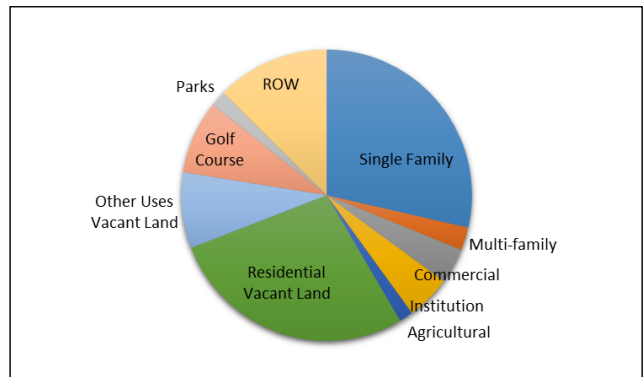
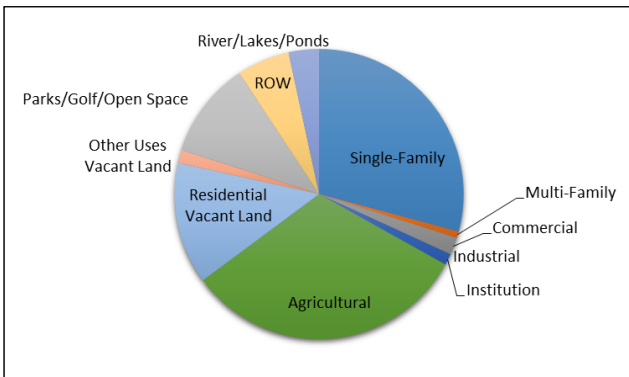
The existing land use of Berkshire Township, its surrounding jurisdictions, and the area within the historical township boundary is displayed and analyzed by type according to the County Auditor’s Geographic Information System and tax code.

Berkshire Township Land Use 4/2017

LAND USE	ACREAGE	PERCENTAGE
Single-Family	2,937	25.24%
Multi-Family	9	0.08%
Commercial	202	1.74%
Industrial	0	0.00%
Institution	302	2.60%
Agricultural	4,335	37.24%
Residential Vacant Land	1,520	13.05%
Other Uses Vacant Land	219	1.88%
Parks/Golf/Open Space	1,123	9.64%
ROW	603	5.18%
River/Lakes/Ponds	391	3.36%
Total	11,642	100.0%

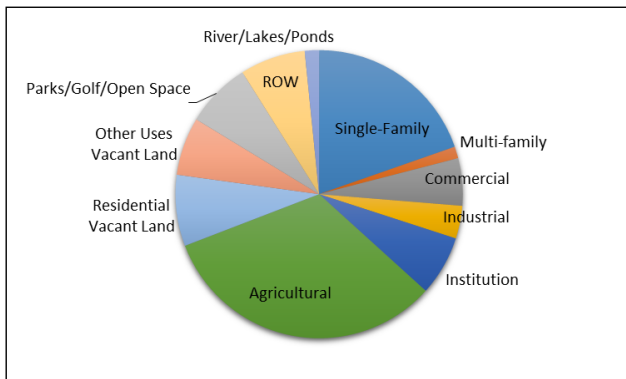
Berkshire Township Land Use 7/2024

LAND USE	ACREAGE	PERCENTAGE
Single-Family	3,294	29.17%
Multi-Family	83	0.73%
Commercial	217	1.92%
Industrial	0	0.00%
Institution	142	1.26%
Agricultural	3,589	31.78%
Residential Vacant Land	1,536	13.60%
Other Uses Vacant Land	165	1.46%
Parks/Golf/Open Space	1,215	10.76%
ROW	667	5.91%
River/Lakes/Ponds	385	3.41%
Total	11,293	100.0%



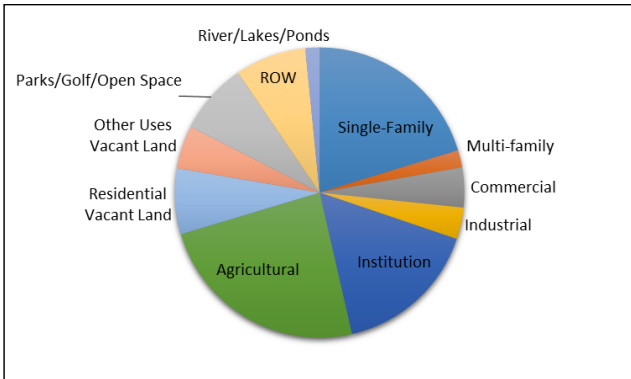
Sunbury Land Use 4/2017

LAND USE	ACREAGE	PERCENTAGE
Single-Family	600	19.68%
Multi-family	40	1.32%
Commercial	162	5.32%
Industrial	113	3.69%
Institution	205	6.73%
Agricultural	991	32.50%
Residential Vacant Land	244	8.00%
Other Uses Vacant Land	199	6.53%
Parks/Golf/Open Space	222	7.36%
ROW	224	7.36%
River/Lakes/Ponds	49	1.61%
Total	3,050.70	100.0%



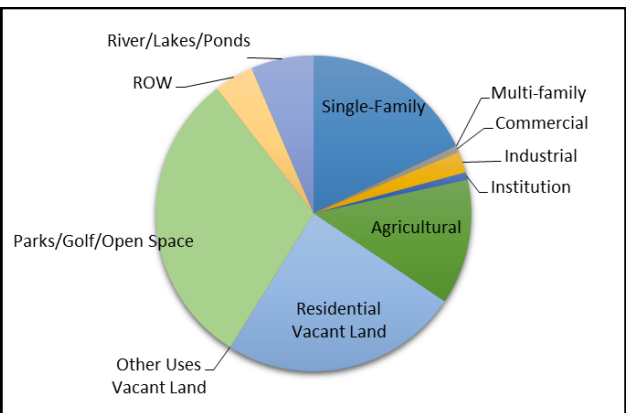
Sunbury Land Use 7/2024

LAND USE	ACREAGE	PERCENTAGE
Single-Family	682	20.54%
Multi-family	64	1.94%
Commercial	149	4.50%
Industrial	119	3.57%
Institution	545	16.43%
Agricultural	804	24.23%
Residential Vacant Land	246	7.42%
Other Uses Vacant Land	161	4.86%
Parks/Golf/Open Space	228	8.06%
ROW	267	8.06%
River/Lakes/Ponds	53	1.60%
Total	3,319.06	100.0%



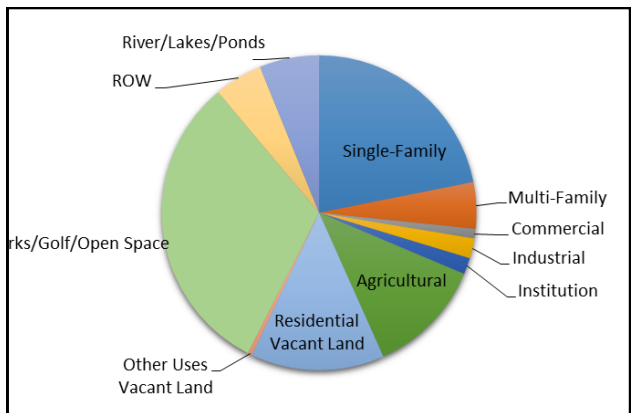
Galena Land Use 4/2017

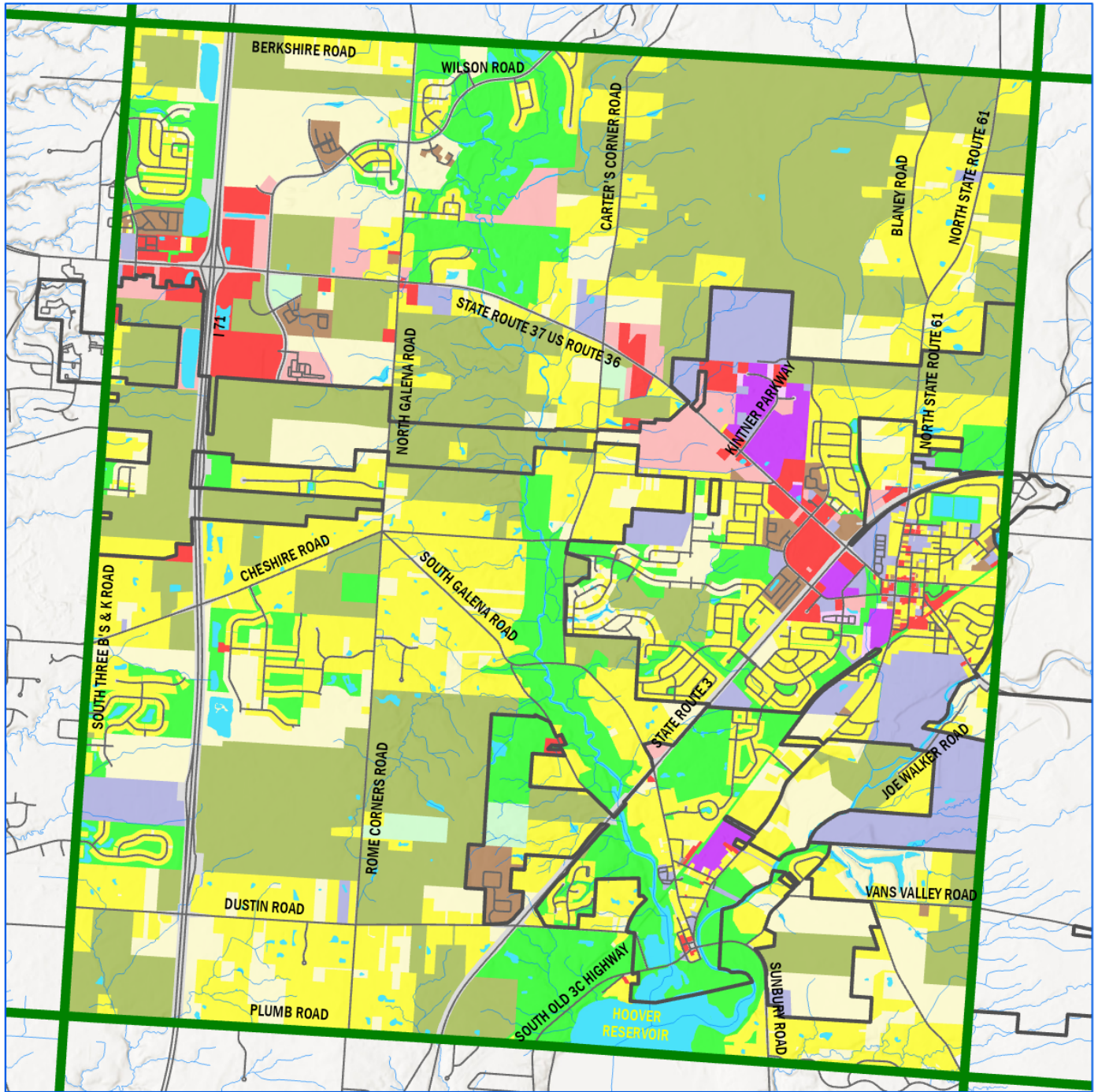
LAND USE	ACREAGE	PERCENTAGE
Single-Family	167	18.12%
Multi-family	0.55	0.05%
Commercial	7	0.64%
Industrial	24	2.20%
Institution	8	0.77%
Agricultural	141	12.96%
Residential Vacant Land	258	24.68%
Other Uses Vacant Land	0.29	0.03%
Parks/Golf/Open Space	335	30.90%
ROW	45	4.11%
River/Lakes/Ponds	71	6.50%
Total	1,086	100.0%



Galena Land Use 7/2024

LAND USE	ACREAGE	PERCENTAGE
Single-Family	255	21.86%
Multi-Family	56	4.78%
Commercial	11	0.98%
Industrial	24	2.05%
Institution	20	1.68%
Agricultural	139	11.96%
Residential Vacant Land	160	13.73%
Other Uses Vacant Land	5	0.43%
Parks/Golf/Open Space	366	31.41%
ROW	58.03	4.98%
River/Lakes/Ponds	71	6.13%
Total	1,165	100.0%





Existing Land Use

Berkshire Township, Delaware County, Ohio

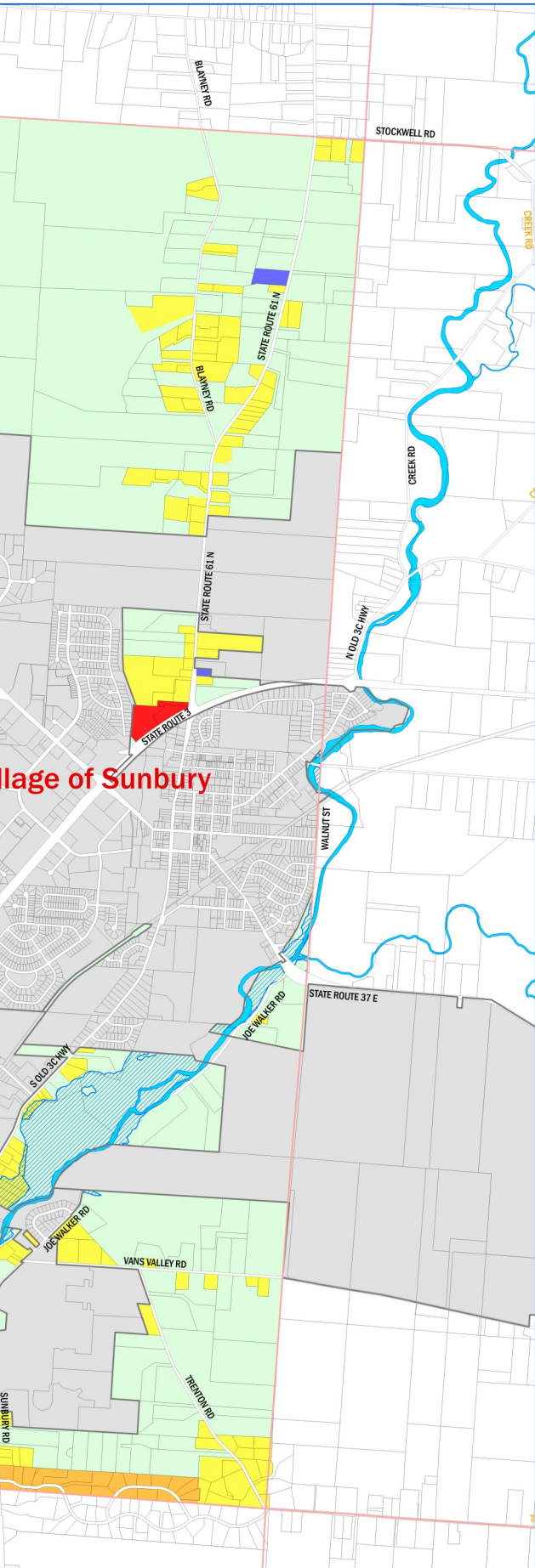


Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

Existing Land Use

- Single Family
- Multi Family
- Commercial
- Industrial
- Institution
- Agricultural
- Agricultural Vacant Land
- Residential Vacant Land
- Commercial Vacant Land
- Industrial Vacant Land
- Park / Golf Course / Open Space
- River / Lake / Pond
- Road / Rail ROW

Berkshire Township Zoning Districts Map Delaware County, Ohio



Official Zoning Map as amended _____

Board of Township Trustees

Zoning Inspector
Berkshire Township, Delaware County, Ohio

- Township Boundary
- Incorporated Area Boundary
- Road Right of Way
- Property Lines
- Rivers / Lakes
- Incorporated Areas
- Berkshire Township Zoning**
- Agricultural District (A-1)
- Farm Residential District (FR-1)
- Planned Residential District (PRD)
- Planned Elderly Retirement Residential Community District (PERRC)
- Planned Recreational District (PRCD)
- Planned Institutional District (PIND)
- Planned Commercial & Office District (PCD)
- Planned Industrial District (PID)
- Floodplain Regulatory District (FPRD)
- Planned Mixed Use District Overlay (PMUD Art. 16)
- Planned Mixed Use District Applied (PMUD Art. 16)
- 36/37 Planned Mixed Use District (PMUD Art. 17)
- 36/37 Planned Mixed Use District Applied (PMUD Art. 17)



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org
Parcel Information Provided by The Delaware County Auditor's Office
Further Information is available by contacting the Auditor's GIS Office (740-833-2070)
Zoning Information provided by Berkshire Township (740-965-9397)
Printed 6/28/2024



Observations on Berkshire Township 2024 Land Use:

Single-family housing continues to be the largest land use, increasing from 25% in 2017 to 29% in 2024.

Multi-family development has increased from a small percentage on .08% in 2017 to .73% in 2024.

Commercial acreage is less than 1%. While 4% is typical of a mature community, the township includes a significant amount of commercial-zoned land that is not yet developed.

There is no industrial development in the township. Berkshire land is probably too valuable for significant industrial use.

Agriculture is still a significant land use (31% of the acreage), but is rapidly giving way to new development. Expect this number to continue to shrink.

The Auditor considers 15% of the township as “vacant.” When added to agricultural land, that undeveloped number is 46%.

Road right-of-way is 5.91% of the Township. As roads are widened and new roads are built this number may increase typically to 10-15% at full build-out.

Rivers, lakes, and ponds make up 3.41% of the overall area. Since water proximity increases land value, the streams flowing toward Alum Creek and the Hoover Reservoir are major features.

Parks, golf courses, and open space comprise 10.76% of the Township, which is significant.

Sunbury acreage equals 3,319 acres and Galena equals 1,165 acres. The total of 4,484 acres represents 28% of the original township area.

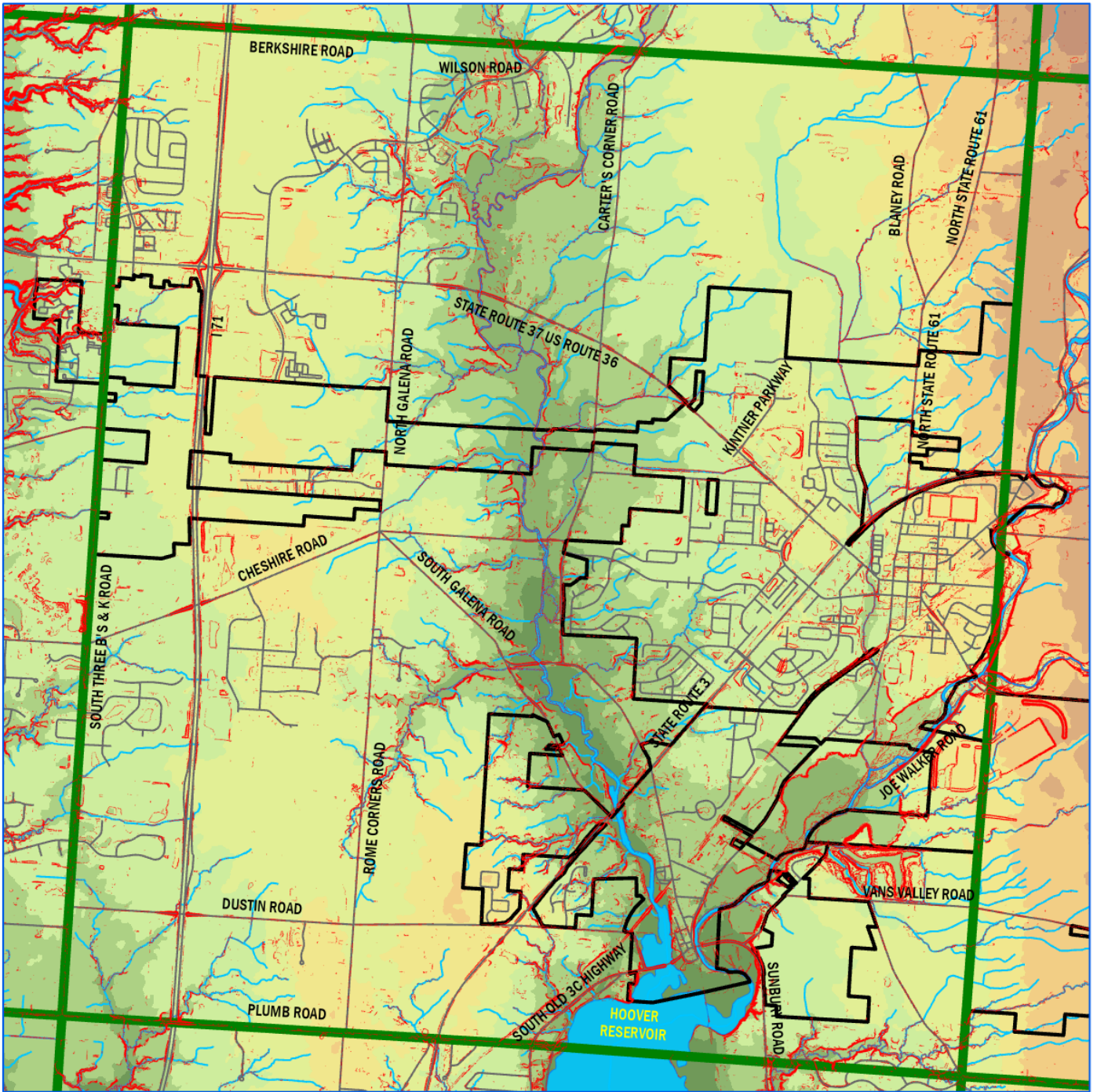




Introduction

Berkshire Township’s principal natural resources are the Big and Little Walnut Creeks and their rugged ravines and streams which join to form the Hoover Reservoir. Berkshire Township has floodplains, wetlands, forests, and abundant wildlife. It also has farmlands with good agricultural soils. These resources should be conserved as much as possible while development continues.

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



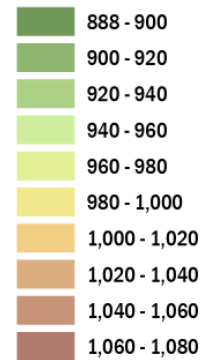
Digital Elevation

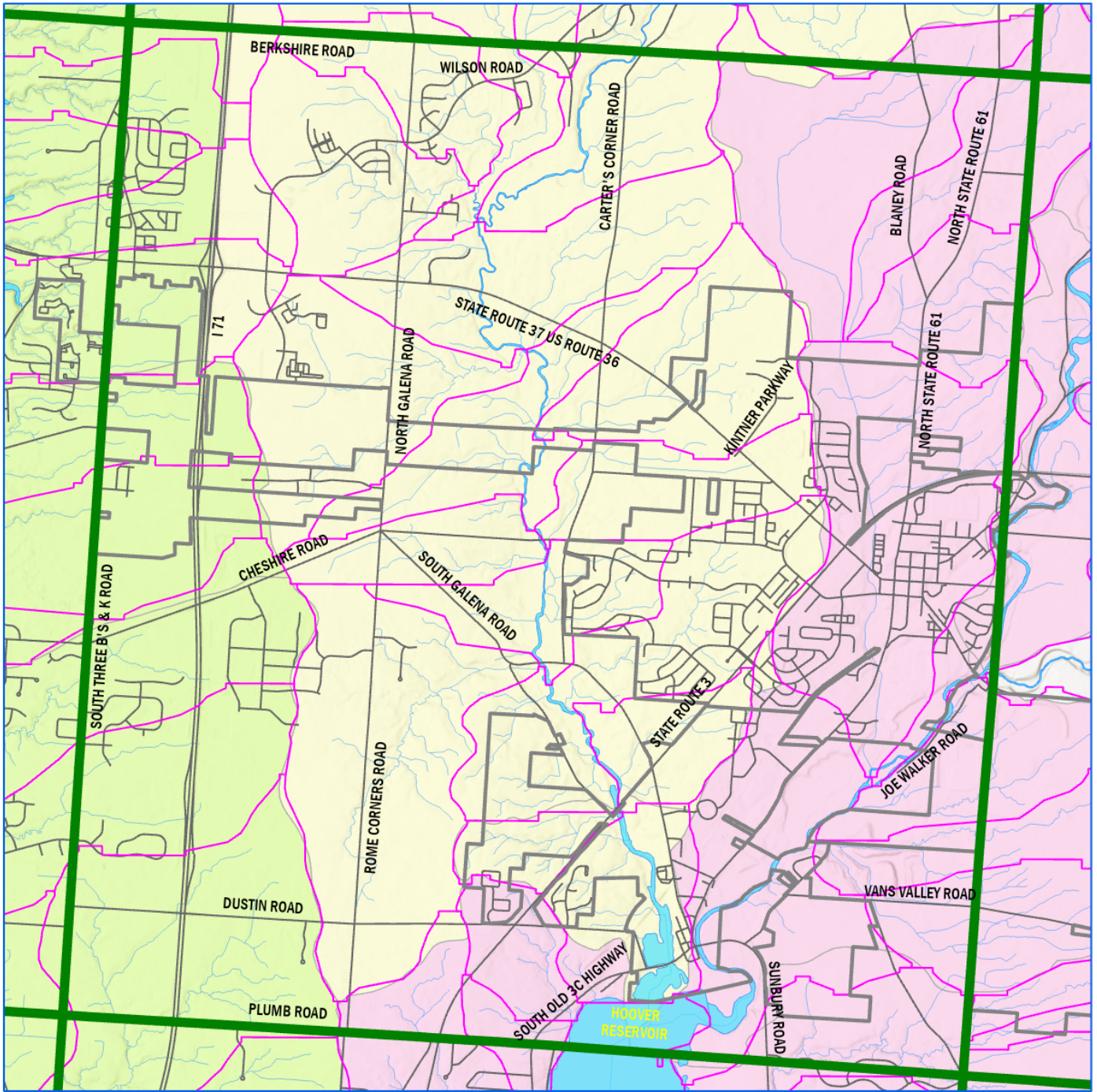
Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

Digital Elevation





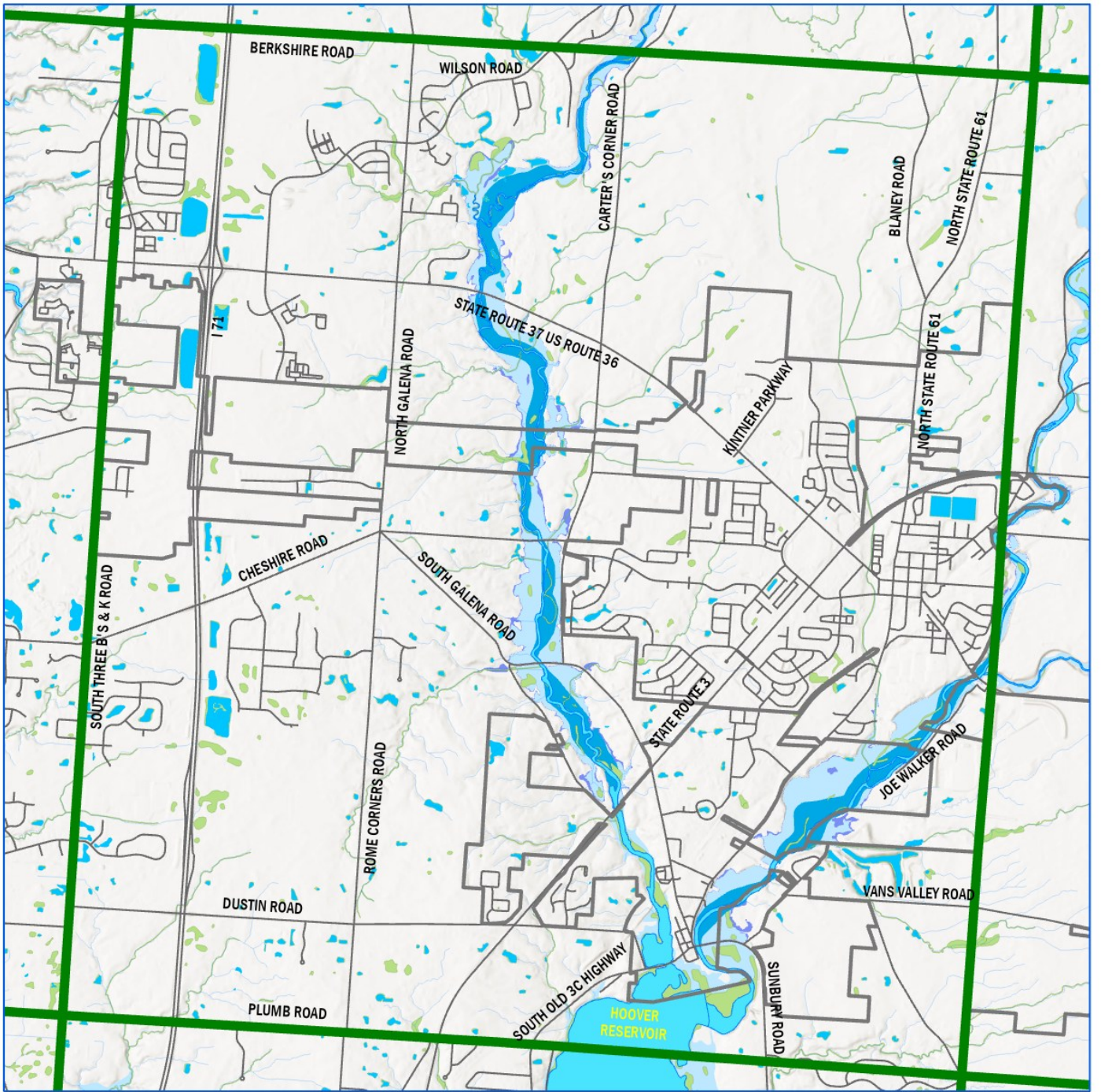
Watersheds

Berkshire Township, Delaware County, Ohio



- Detailed Watershed Boundary
- Watershed Boundary**
- Alum Creek Watershed
- Little Walnut Creek Watershed
- Big Walnut Watershed

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 Printed: 8/19/2024



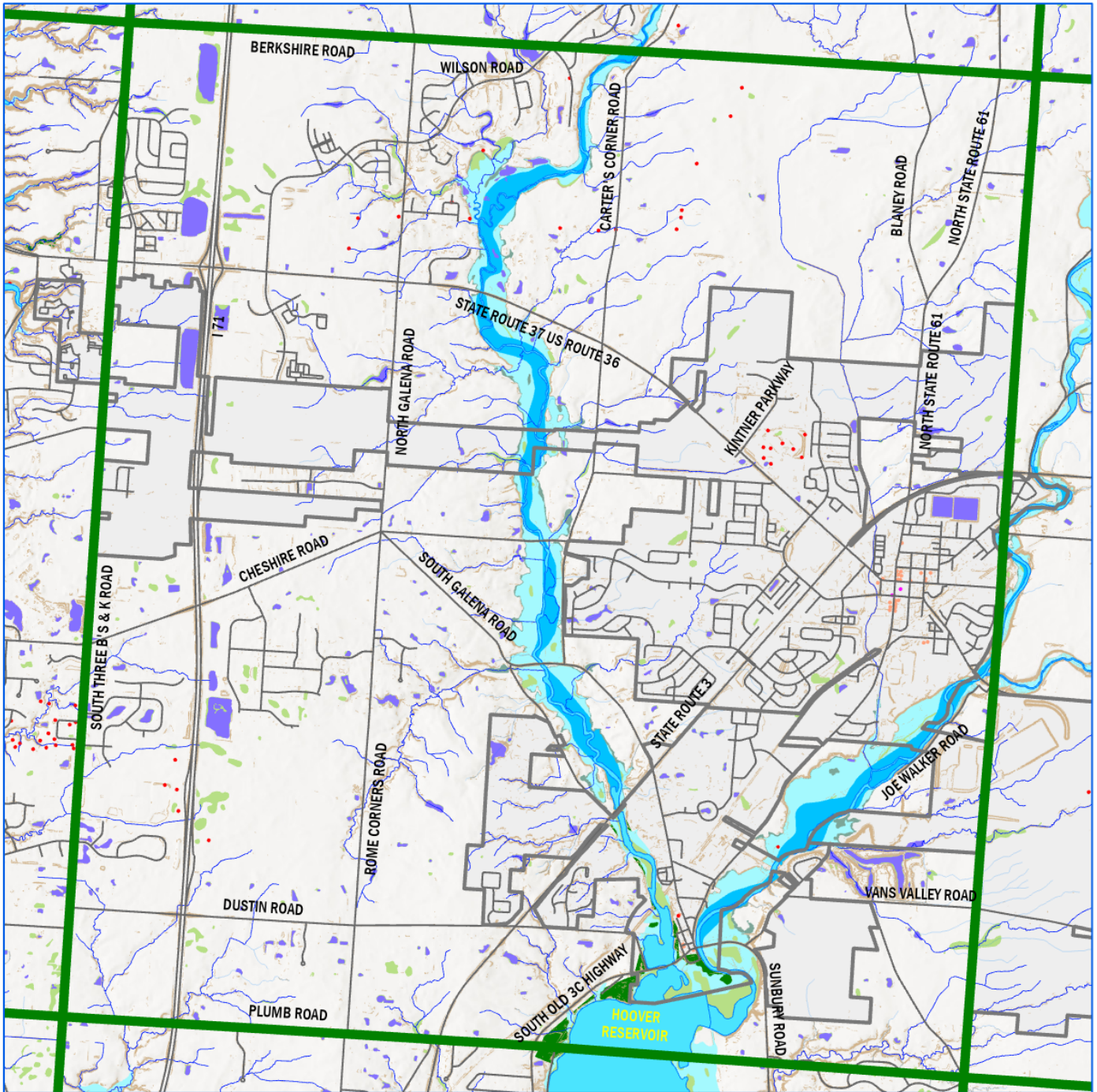
Wetlands

Berkshire Township, Delaware County, Ohio



- Rivers/Ponds/Lakes
- Streams
- Wetland (National Wetland Inventory)
- Floodway
- 100 Year Flood Plains
- 500 Year Flood Plains

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 Printed: 8/19/2024



Critical Resources

Berkshire Township, Delaware County, Ohio



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- Critical Resources Areas**
- Archaeological Sites (OHPO) buffer 50'
 - National Register Sites (OHPO) buffer 50'
 - Historic Sites (OHPO) buffer 50'
 - Streams / Drainage Courses
 - Ponds
 - Wetland (NWI)
 - Rivers / Lakes
 - Floodway
 - Slope > 20%
 - 100-Year Floodplain
 - 500-Year Floodplain
 - Heritage Sites from ODNR



General

Housing has been the primary index of growth in Berkshire Township. Planning for a range of housing in a developing community is a complex issue. Many factors are involved, such as the availability of utilities, raw land values, market demand, proximity to major employment and shopping centers, and transportation network.

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 26 and table to the right represent value defined by the County Auditor.

Housing Types

The map on the following page uses building permit data to display when units have been built (including units in Sunbury and Galena). The table below and to the right indicates that the majority of residents currently live in PRD subdivisions.

Housing Needs

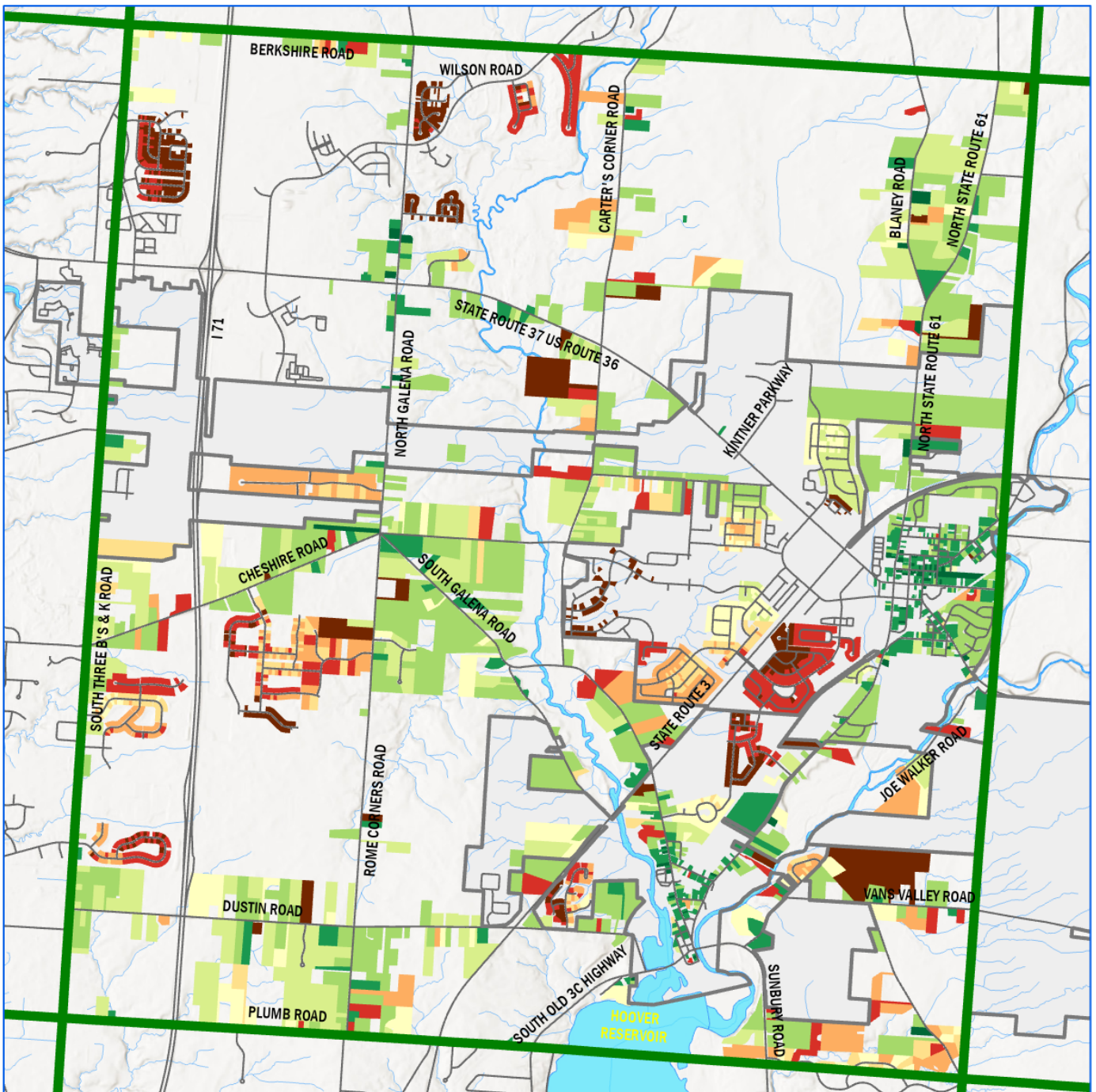
Berkshire Township has been the sixth-largest provider of new housing in Delaware County townships since 1981, ranked by building permit issuance. The Township has provided 5.3% of the total new housing in unincorporated Delaware County in the last four decades. Since 2020, Berkshire Township ranks third in new permits.

Single-Family Home Market Value Summary

Market Value	Units	% of Total
\$0 - \$80,000	89	4.33%
\$80,001 - \$150,000	127	6.17%
\$150,001 - \$225,000	50	2.43%
\$225,001 - \$300,000	99	4.81%
\$300,001 - \$400,000	257	12.49%
\$400,001 - \$500,000	509	24.74%
\$500,001 - \$750,000	770	37.43%
\$750,001 - \$1,000,000	103	5.01%
\$1,000,001 and up	53	2.58%
Total		100%

Housing Types (Existing Structures)

Housing Type	Units	% of Single-Family
AR-1 along traditional roads	288	14.06%
FR-1 along traditional roads	333	16.26%
FR-1 Subdivisions	249	12.16%
Planned Residence Subdivisions	1178	57.52%
<i>Includes overlay subdivisions</i>		
Total Single-Family	2048	
Total Multi-Family	1312	



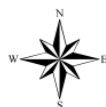
Home Built by Year

Berkshire Township, Delaware County, Ohio

Home Built by Year

- 1800 - 1900
- 1901 - 1950
- 1951 - 1990
- 1991 - 2000
- 2001 - 2005
- 2006 - 2010
- 2011 - 2015
- 2016 - 2020
- 2021 - 2023

0 1,000 2,000 4,000 6,000
US Feet



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
Printed: 8/19/2024

Much of the Township is zoned Farm Residential (FR-1), which permits single-family residences on a minimum lot size of 2 acres with 150 feet of frontage on a public road. Flag lots with 60 feet of frontage may also be permitted in the FR-1 district, or the frontage may be provided on a private shared driveway (Common Access Drive or CAD). Lands within the FR-1 district have traditionally been located in areas not served by centralized sanitary sewer. Minimum square footage for a single-family home in FR-1 is 1,100 square feet.

Landowners served by centralized sanitary sewer may apply for Planned Residential District (PRD) zoning, which permits a variety of housing types, though it is primarily used for single-family development. PRDs range from a density-neutral 1 unit per acre to 1.25 units per net developable acre.

The Township's zoning resolution provides for a variety of housing types, without restrictive minimum square footages or lot sizes. Minimum square footages for single-family houses are only 1,000 square feet for one-story, 800 square feet first floor for multi-story. Multi-family minimum square footages are 900, 1,000, and 1,100 square feet respectively for one, two, or three bedroom apartments.

As the Township updates its Land Use Plan, consideration has been given to the appropriate timing and location of housing types.

Existing housing stock

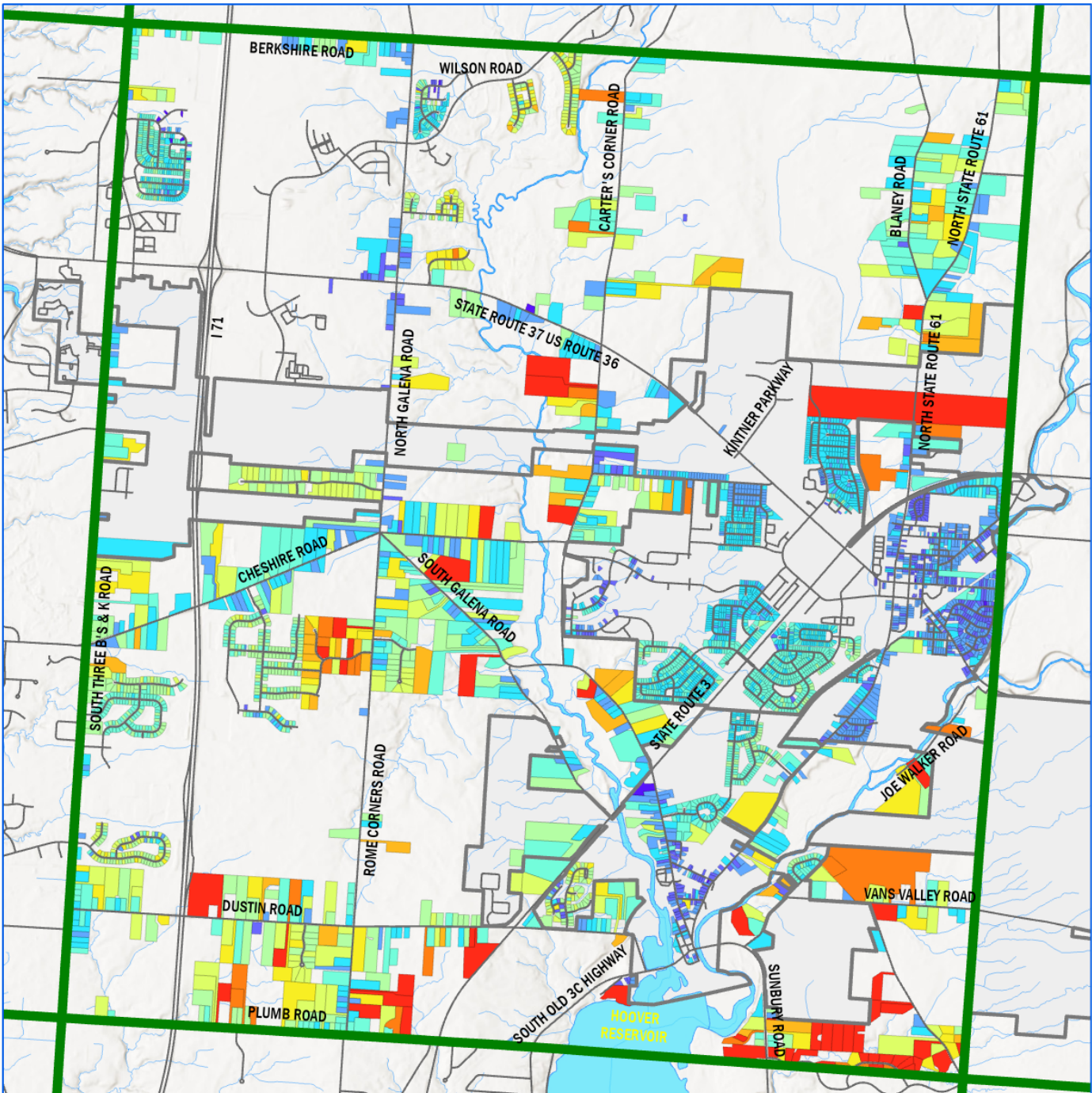
A house-to-house windshield was conducted in August, 1999, finding that 96% of the housing stock at that time was either new/well maintained or in need of normal repair. It is assumed that all structures since that point are in comparable shape.

The Township is almost entirely single-family residential. This has been largely due to the lack of sanitary sewers and other services that multi-family housing demand. However, with the current growth around the Interstate 71 Interchange, that is in the process of changing. Berkshire Township may someday wish to adopt a housing code to assure the constant maintenance of its housing stock, to retain property values and stable neighborhoods.

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 a blend of spacious areas for families and smaller spaces for individuals will remain a priority for the township.

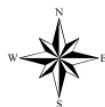
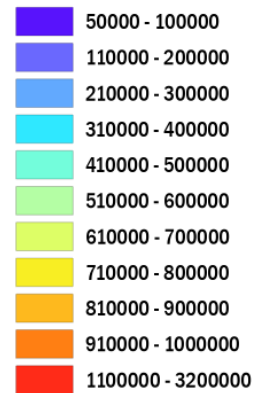




Home Value

Berkshire Township, Delaware County, Ohio

Home Value by Market Total Value



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024



Berkshire Township Economy

The process of actively seeking new businesses and encouraging existing businesses to grow is performed on the county level with strong township involvement and influence. There are a number of development tools that can be used on the township and county level to encourage and retain businesses.

Delaware County is fortunate to have an Interstation interchange in Berkshire Township. Over the years, the area has benefitted from businesses that have been drawn to the interchange area. Increase housing in the area has brought a wave of new activity to the area.

The following non-residential information was collected from the Auditor’s data in December, 2024.

Apartment Offices and Clubhouses

- Carlton at Berkshire
- The District at Berkshire
- Northlake Summit
- Northstar Flats Apartments

Churches (Exempt)

- Freewill Baptist Church Mission
- Living Word Evangelical Lutheran
- Northgate Church
- St. John Neumann Catholic Church
- Sunbury Church of the Nazarene

Daycare

- Milestone Lane

Golf Courses

- Bent Tree
- Blackhawk
- Northstar

Office Uses

- Cheshire Woods (Clubhouse)
- Four Winds Investment Condos (Clubhouse)

Office Uses (continued)

- Countryside Veterinary Clinic
- Snyder Funeral Home
- Four Star Living Nursing Home
- Northlake Preserve Section 1 Model Home
- Northstar Maintenance Building

Restaurants

- Agape
- Arby’s
- Bob Evans
- Burger King
- Chipotle
- Cracker Barrel Old Country Store
- Denny’s
- KFC/Long John Silver’s
- McDonald’s
- Panera Break
- Starbucks
- Taco Bell
- Tim Hortons
- Waffle House
- Wendy’s
- White Castle
- Subway (Tanger Outlet Mall)

Commercial Retail

1st Impressions Landscape & Garden
 3 B's Storage
 A.D. Farrow Company Harley Davidson
 Camping World
 Capwell Automotive
 Duchess Store
 Flying J Travel Plaza
 Holiday Inn Express
 Kautilya Sunbury Hotel
 Microtel Inn & Suites
 Mercedes Benz of North Columbus
 Pilot Gas Station
 Rental Stop
 Rhinokote
 Shell Gas Station
 Spellacy's Turf-Lawn Inc.
 Sunbelt Rentals
 Sunbury Garden Center
 Sunbury Rental Shop
 Sunbury Storage Building
 Tractor Supply Company
 Wingfoot Truck Care Center

Retail Regional Shopping

Tanger Mall (Various Stores)

Utility (Exempt)

American Electric Power
 Associated Cell Tower Inc.
 Berkshire Cemetery
 Cell Tower
 Delco Flying J Water Tower
 I-71 North Pump Station
 I-71 South Pump Station
 Northstar Pump Station
 Bent Tree Wastewater Treatment
 Verizon Wireless Cell Tower
 Village of Galena Pump Station

School or Public (Exempt)

Berkshire Bus Compound Olentangy
 Johnnycake Corners Elementary Olentangy
 Berkshire Middle Olentangy
 BST&G Fire Station
 Future Olentangy Elementary

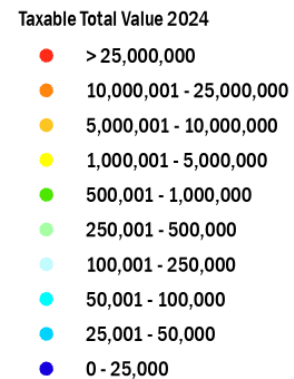
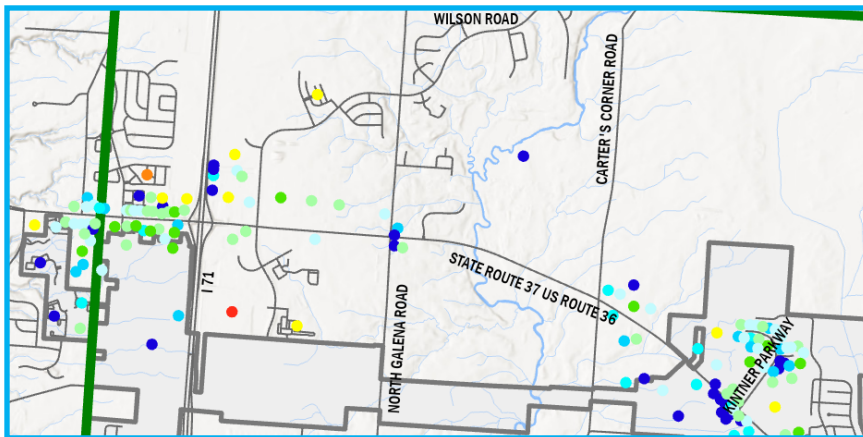
Existing Non-Residential Development

The following table indicates the highest-paying commercial and industrial uses within unincorporated Berkshire Township. Each use displays the Taxable Total from the Auditor's information, the total Taxes Paid in 2024, and the portion of that tax that came to Berkshire Township. This tax includes both effective rates of 1.3 Road District millage and the 0.8 General Fund millage. Numbers are taken from parcel data on the Auditor's website and do not necessarily take into account TIF impacts.

The map that follows the table indicates all uses that are in the tax category of commercial and industrial and is focused on the interchange and 36/37 area. The map is created with the "Taxable Total" figure and includes some uses that do not pay taxes or are taxed at a much lower rate (such as churches, schools, and other public uses). The map includes non-residential uses within the incorporated area of Sunbury as well.

OWNER NAME	Address	Taxable Total	Annual Tax ('23)	Twp portion
COLUMBUS OUTLETS LLC	400 S WILSON RD	\$370,650,000	\$1,717,734	\$19,987
NORTHLAKE SUMMIT LLC	7205 NORTHLAKE SUMMIT DR	\$126,134,000	\$880,818	\$4,744
FOUR WINDS LLC (144 units)	7196 SEA BREEZE DR E	\$6,171,010	~\$2,525 per unit	~\$75 / unit
A.D. FARROW	7754 STATE ROUTE 37 E	\$3,274,390	\$180,982	\$5,531
BLACKHAWK GOLF COURSE	8830 DUSTIN RD	\$2,935,210	\$95,616	\$4,365
CAMPING WORLD	395 WILSON RD	\$2,781,420	\$130,403	\$5,841
FLYING J	7735 STATE ROUTE 37 E	\$9,101,800	\$73,259	\$2,665
HOLIDAY INN EXPRESS	7301 STATE ROUTE 37 E	\$1,203,480	\$89,342	\$2,337
THE DISTRICT AT BERKSHIRE	S GALENA RD	\$1,137,500	\$0	\$0
HAMPTON INN (Kautilya)	7329 STATE ROUTE 37 E	\$1,116,920	\$80,648	\$2,100
NORTHSTAR FLATS LLC	865 NORTHSTAR FLATS DR	\$1,086,120	\$53,436	\$2,280
TRACTOR SUPPLY	9945 STATE ROUTE 37 E	\$997,500	\$45,878	\$2,888
BENT TREE GOLF COURSE	350 BENT TREE RD	\$731,610	\$34,713	\$1,585

OWNER NAME	Address	Taxable Total	Annual Tax ('23)	Twp portion
MCDONALD'S CORPORATION	7352 STATE ROUTE 37 E	\$647,330	\$46,740	\$951
CRACKER BARREL	60 FOURWINDS DR	\$634,690	\$46,047	\$1,333
SWEET ROCK PROP. (KFC)	7309 STATE ROUTE 37 E	\$585,450	\$42,272	\$1,229
PANERA (DACOH HOLDINGS)	7170 FOURWINDS CT	\$556,540	\$41,519	\$1,169
WENDY'S PROPERTIES LLC	7272 STATE ROUTE 37 E	\$533,470	\$38,520	\$1,120
STARBUCK'S (D. SPANGLER)	7305 STATE ROUTE 37 E	\$493,400	\$35,626	\$1,036
SUNBURY STORAGE	9944 STATE ROUTE 37 E	\$493,750	\$22,972	\$1,037
PILOT TRAVEL CENTERS LLC	7680 STATE ROUTE 37 E	\$488,600	\$22,472	\$1,026
TRUE NORTH ENERGY LLC	7332 STATE ROUTE 37 E	\$469,350	\$33,889	\$985
SUNBELT RENTALS	7257 STATE ROUTE 37 E	\$442,750	\$31,970	\$930
BURGER KING (G4 SUNBURY)	7768 STATE ROUTE 37 E	\$407,090	\$18,723	\$855
CHIPOTLE (MG SUNBURY)	7162 LONGHORN DR	\$394,520	\$28,772	\$314



Recent Rezoning Cases

As the Township continues to develop, the following table lists the most recent commercial rezoning and development plan approvals, further adding to the commercial tax base of the Township. *All status info is as of January, 2025.*

RPC#	Applicant	Acres	Approved by Twp.	FROM	TO	STATUS
02-03	Ken/Donna Belczek (Landscaping/Office)	3.5	4/2003	A-1	PCD	Complete
08-04	Northstar LLC (Additional Land)	17	4/2004	A-1	PCD	No activity
07-05	Jomar Partnership	63.9	4/2005	A-1	PCD	Not pursued
42-05	Northstar Land (Additional Land)	5.605	9/2005	A-1	PCD	No activity
41-05	Northstar Land (Additional Land)	10.13	9/2005	A-1	PCD	No activity
03-13	Berkshire Twp Trustees (Daycare)	0.746	2/2013	A-1	C	Complete
09-13	Joe Ciminello (Simon-Tanger)	208.170	4/2013	A-1	PCD	Complete
17-13	Northstar Commercial Development LLC	99.290	8/2013	A-1	PCD	Additional land
01-15	Driven Automotive (Car sales, storage)	5.12	4/2015	A-1	PID	No activity
38-17	37 CC LLC (Commercial, Office, Retail)	14.515	2/2018	A-1	PCD	No activity
19-18	Reese Real Estate Dev. (Tractor Supply)	11	9/2018	A-1	PCD	Complete
24-18	Jeff Gregg (Shops at Fourwinds)	1.3136	10/2018	PMUD	PMUD	Complete
23-18	Sunscapes Landscaping (Retail)		3/2019	A-1	PCD	No activity
55-19	Gert and Anne Meuller (Archery Center)	5.249	2/2020	A-1	PRCD	Not pursued
03-20	9994 Partners LLC (Sunbury Storage)	3.278	2/2020	A-1	PCD	Additional land

RPC#	Applicant	Acres	Approved by Twp.	FROM	TO	STATUS
24-21	Northstar Residential (Camping World)	19.517	10/2021	PCD	PCD	Complete
43-21	Vinita Patel - Fairfield Inn (Hotel)	2.601	1/2022	PCD	PMUD 16	Split but not built
26-22	The Champion Companies (300 units)	25	7/2022	PCD	PMUD 16	Under construction
30-22	9944 Partners LLC (Mixed Comm/Office)	12.15	11/2022	A-1	PCD	No activity
24-23	Metro Development (312 units)	26.398	9/2023	PC	PMUD 16	Under construction
27-23	Domigan Properties LLC (Rental Stop)	4.558	11/2023	A-1	PCD	Under construction
02-24	Unlimited Storage LLC (Storage Units)	5.249	4/2024	PRCD	PID	No activity
20-24	Vocon Partners LLC (Mercedes Benz)	24.48	9/2024	PCD	PMUD	No activity
26-24	WDC Group LLC (BST&G Fire Station)	3.794	9/2024	PCD	PMUD 17	No activity
25-24	Zach Zinsmeister	5.946	10/2024	A-1	PCD	Continue auto repair
42-24	Wallick Communities Senior Residential	8.4	11/2024	PCD	PMUD 16	No activity
47-24	Berkshire Lofts Workforce Housing	4.65	Pending	PC	PMUD 16	No activity

Rates of Taxation and Revenues

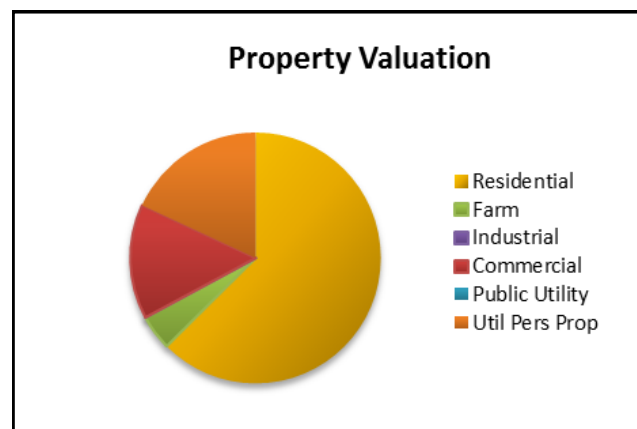
Property Valuation

The County Auditor tracks real estate and personal property values in the County. Valuation is critical to townships since unincorporated areas in the County are funded with property taxes. As of Tax Year 2023, Berkshire Township’s residential property was valued at \$227,655,540, sixth behind Orange (\$1.3 billion), Genoa (\$1.2 billion), Liberty (\$1.1 billion), Concord (\$666 million), and Berlin (\$454 million). That represents an 86% increase since 2017. The City of Sunbury’s residential value is \$171 million, a 72% increase. The Township has seen steady growth in its residential land value. Berkshire’s Farm value is \$10,233,610.

The Township’s commercial, industrial, and utility uses (including personal property) are valued in third place among the County’s townships at \$71,114,310. Orange is far ahead of other townships at \$313,420,020 with Liberty in second at \$205 million. Sunbury’s non-residential land is valued at \$54 million.

Delaware Township has the highest percentage of non-residential value compared to the rest of the township at 45% but is a much smaller township. Berkshire is second, with 23% of its overall value coming from non-residential uses.

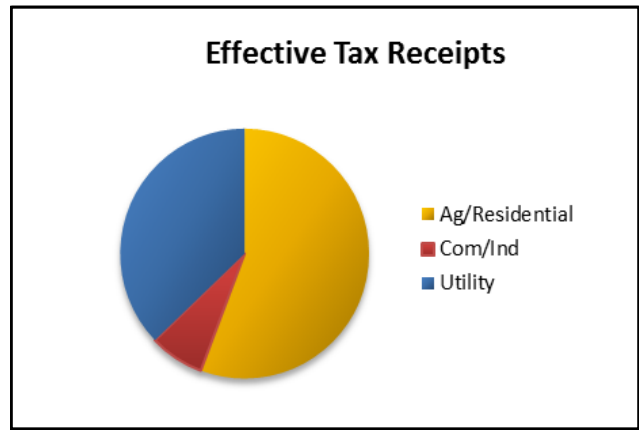
Residential	\$227,655,540	73.67%
Farm	\$10,233,610	3.31%
Industrial	\$0	0.00%
Commercial	\$34,815,780	11.27%
Public Utility	\$0	0.0%
Util Pers Prop	\$36,298,530	11.75%
Total	\$309,003,460	



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”).

Agricultural/Residential	Commercial/Industrial	Utilities	Total
\$825,924	\$100,556	\$78,424	\$1,004,904
82.19%	10.01%	7.80%	



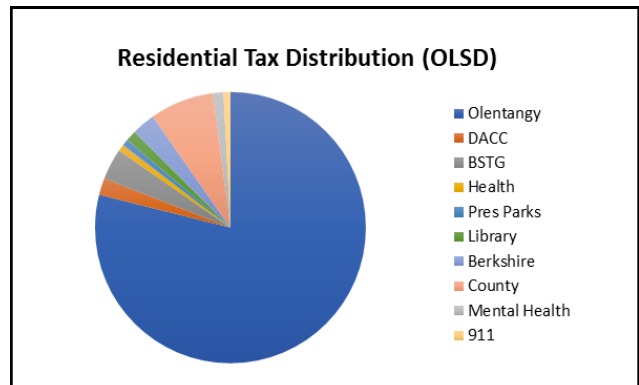
	School	DACC	BST&G	Health	Pres Parks	Library	Twp.	Corp.	County	DCBDD	911
Township, Olentangy	56.02	2.24	3.28	0.519	1.049	0.789 (County)	2.1	N/A	3.778	1.89	0.533
Township, Big Walnut	29.9	2.24	3.28	0.519	1.049	0.699 (Community)	2.1	N/A	3.778	1.89	0.533
Sunbury Big Walnut	29.9	2.24	3.28	0.519	1.049	0.699 (Community)	N/A	2.5	3.778	1.89	0.533
Galena Big Walnut	29.9	2.24	3.28	0.519	1.049	0.699 (Community)	0.8	5.03	3.778	1.89	0.533

Millage Paid by Property Owners

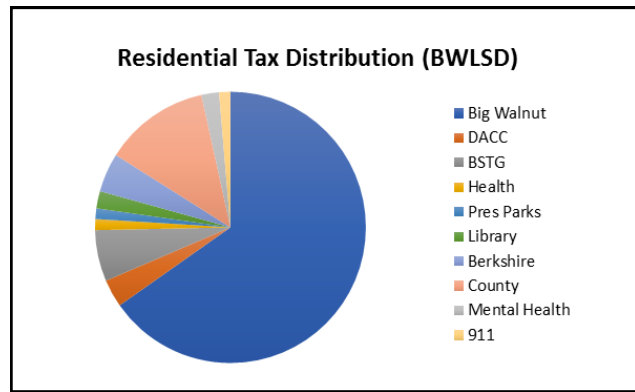
The County Treasurer maintains a list of all mills levied on each dollar of property within the County. Individual taxes are based on the rate multiplied by the property valuation of each property. Ohio law limits the amount of taxation without a vote of the people to what is known as the “10 mill limit”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

With Berkshire Township within two school districts, there are several calculations for tax rate throughout the unincorporated Township. The Township’s **2024 effective** tax rates include the following, based on the Auditor’s online property report function:

Olentangy	\$10,298.84
DACC	\$395.46
BST&G Fire	\$660.18
Health	\$67.22
Preservation Parks	\$62.24
Library	\$136.54
Berkshire Township	\$372.90
County	\$619.65
BDD	\$344.46
911	\$100.72



Big Walnut	\$3,834.30
DACC	\$249.82
BST&G Fire	\$417.08
Health	\$55.02
Preservation Parks	\$136.14
Library	\$82.16
Berkshire Township	\$235.58
County	\$507.18
BDD	\$217.62
911	\$63.66



Residential

The following figures are taken from **sample properties** within the unincorporated portion of Berkshire Township. One home is in the Olentangy district and the other in Big Walnut. The total market value of these examples is \$500,000, which is higher than the overall County average but typical for a recently -built suburban neighborhood.

	Ag/Res Effective	Com/Ind Effective
Berkshire Twp., Olentangy	74.658185	75.619742
Berkshire Twp., Big Walnut	45.225780	47.653111
City of Sunbury	45.625780	48.053111

Commercial/Office

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.

Olentangy	\$24,943.43
DACC	\$630.00
BST&G Fire	\$1,253.84
Health	\$275.89
Preservation Parks	\$247.49
Library	\$411.75
Berkshire Township	\$336.00
Twp. Except for Villages	\$546.00
County	\$2,440.56
Mental Health	\$414.19
911	\$261.15

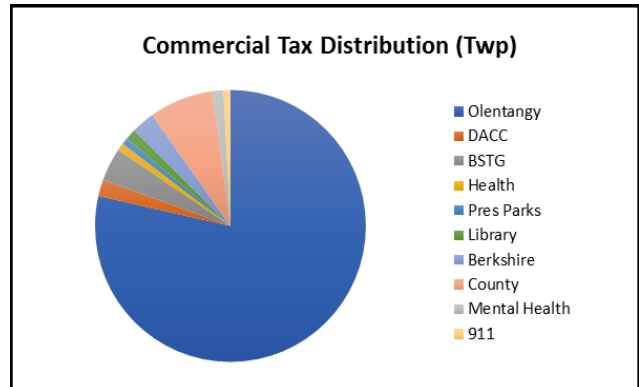
The following figures are taken from a large single-use commercial property within the unincorporated portion of Berkshire Township in the Olentangy district. The total market value is \$1,200,000.

**Tables do not take into consideration drainage maintenance fees or the effects of TIFs or impacts from other financial tools.*



Berkshire Township Future Economic Development

Berkshire Township has the potential for continued economic development along 36/37, especially adjacent to the I-71 Interchange. Access management (limiting left turn movements and combining curb cuts) is important for safe traffic flow. As noted in the Land Use statistics section of this plan, slightly less than 2% of the Township land is currently developed for commercial or non-residential use. Ideally, the community is seeking that figure to be closer to 9%, or a range between 7% and 11%. Non-residential growth shifts the tax burden for schools and other community services away from residents.



Berkshire Township should plan for future economic development by:

- Reserving land with sewer capacity at the I-71 Interchange for commercial development.
- Avoiding over-zoning property before there is an apparent market need.
- Continuing to put pressure on the Ohio Department of Transportation (ODOT) to ensure that developers mitigate their impact on state and county roads.
- Phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

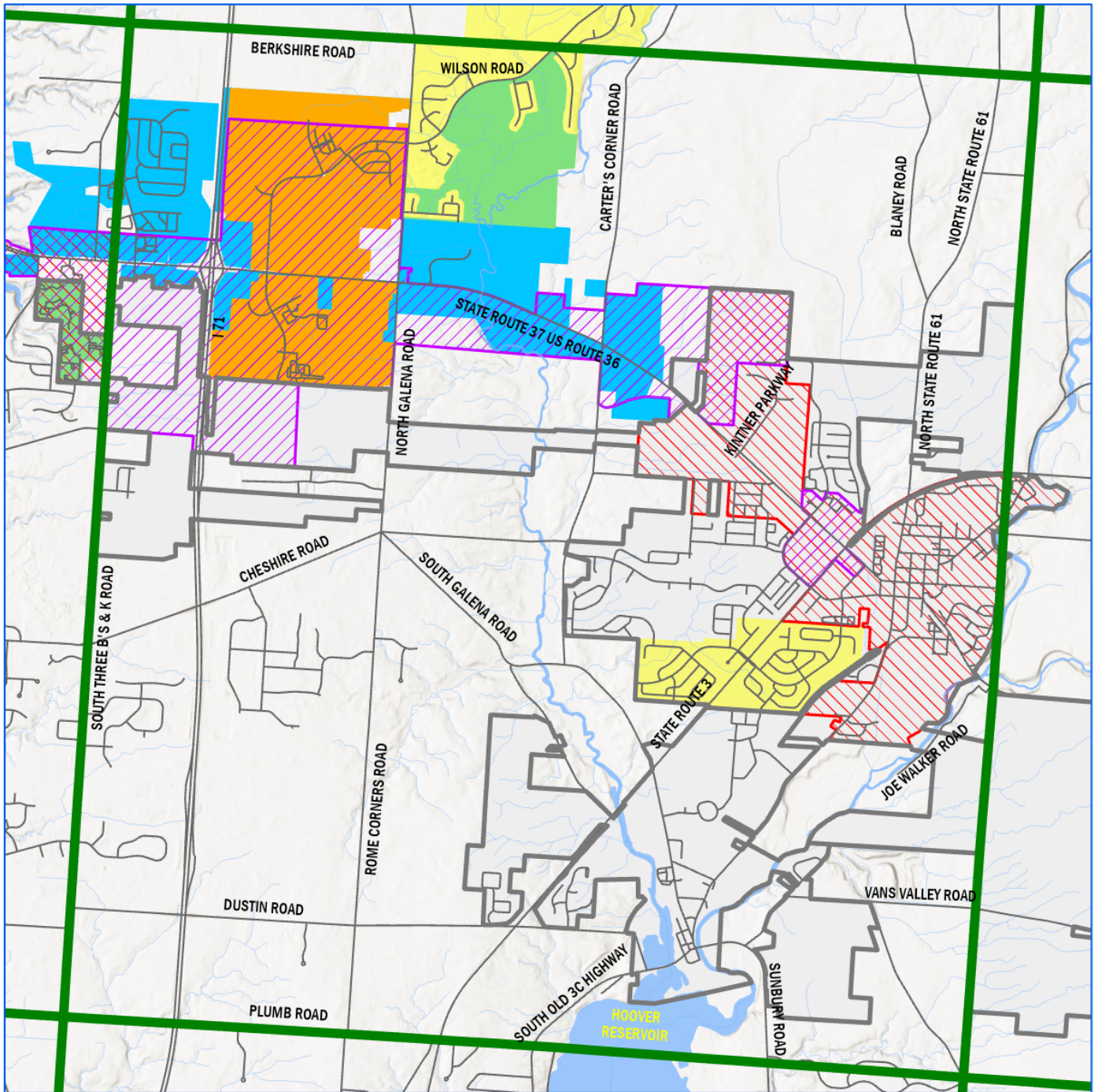


Economic Development Tools in the Township

Enterprise Zone legislation, the Finance Authority, New Community Authority (NCA), Community Reinvestment Areas (CRA), Tax Increment Financing (TIF), Ohio Job Creation Tax Credit, and Impact Fees are in the toolbox that local governments use. These are defined and described in detail in the “county” portion of the plan.

- **Enterprise Zone (EZ)** (tax abatements on industrial projects conducted within a zone);
- **New Community Authority (NCA)** (district establishes community development charges, or tax based on the valuation of real property);
- **Community Reinvestment Area (CRA)** (tax abatements expansion or relocation improvements);
- **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)** (government entities combine funds from local, state, and federal entities to reallocate property taxes to activities that grow the economy).

The map of Economic Development tools indicates various parcel-based development tools. Information comes from several sources and is valid as of the time it was generated.



Economic Development

Berkshire Township, Delaware County, Ohio

-  Enterprise Zones (EZs)
-  Community Reinvestment Areas (CRAs)
-  Joint Economic Development Districts (JEDDs)
-  New Community Authorities (NCAs)
-  Tax Increment Finance Districts (TIFs)

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024



General

Berkshire Township’s original road network was laid out in the 19th Century. As the area continues to develop from a rural to a suburbanizing community, the function of these original roads is changing from farm-to-market roads to collector or arterial streets. As traffic counts increase, roadway improvements and new roads will be needed.

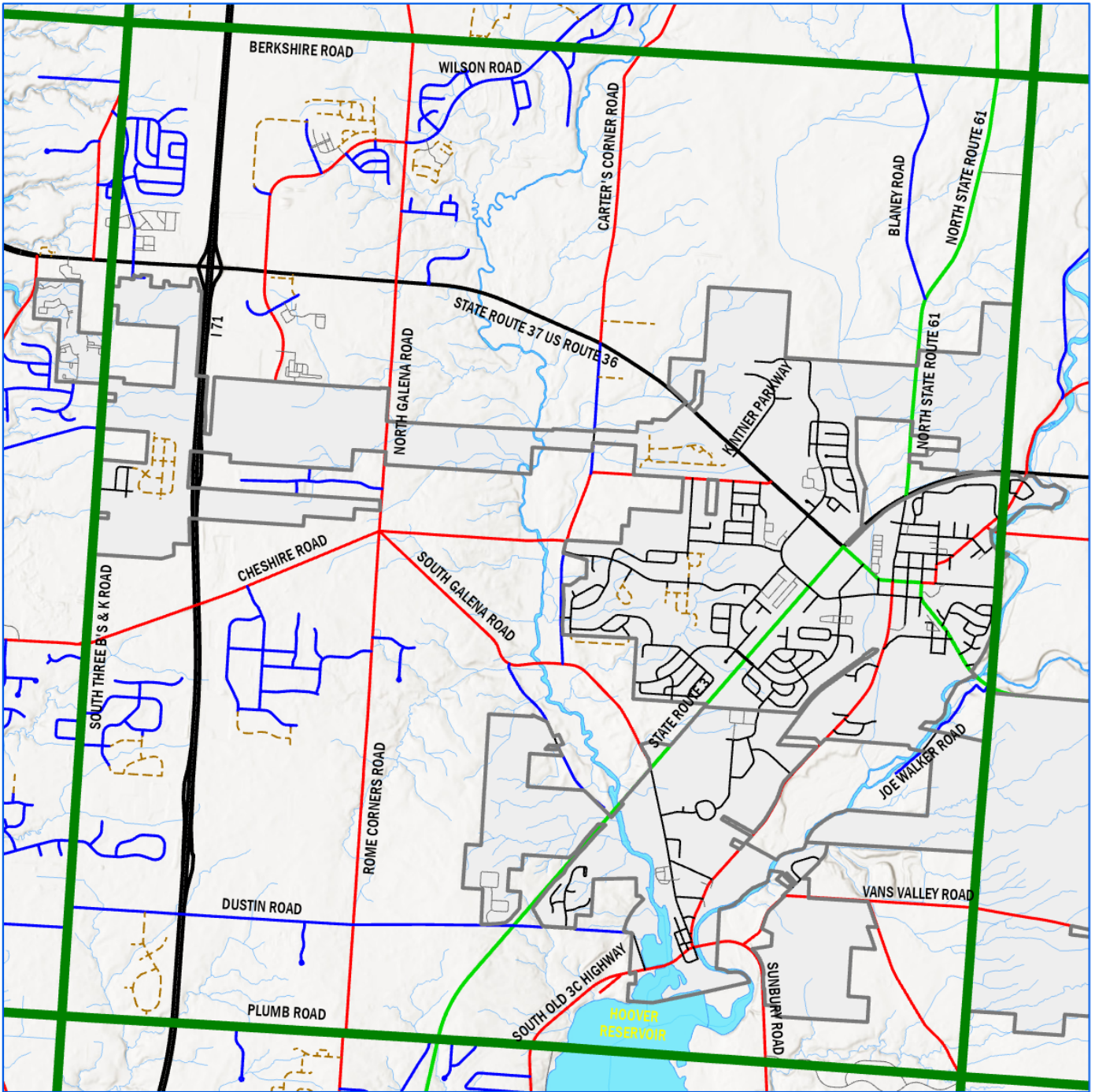
Berkshire Township roads are maintained by various authorities: federal and state roads are maintained by Ohio Department of Transportation, District 6; The Delaware County Engineer maintains county roads; Berkshire Township maintains township roads; Homeowner associations maintain private subdivision roads; Common Access Driveways (CADs) are private roads serving two to five lots, maintained by the lot owners.

Federal and State Roads

U.S. 36 – 3.2 miles of U.S. 36/S.R. 37 pass through Berkshire Township. U.S. 36 acts as an east-west connector from U.S. 23 to I-71. This road is heavily traveled with trucks carrying interstate commerce and passenger vehicles. Truck traffic often impacts the I-71 interchange at peak hours, causing backups and a reduced level of service. ODOT District 6 completed a number of safety improvements during construction of the outlet mall:

- Dual left and right turn lanes on the north and southbound exit ramp approaches to 36/37;
- Eastbound right turn lane on 36/37 at the southbound I-71 ramp intersection;
- Westbound right turn lane on 36/37 at the northbound I-71 ramp intersection;
- Converted bridge deck to accommodate six-lane section with side-by-side, single left turn lanes;
- Extension of the single, left turn lane on 36/37 at ramp intersections across the adjacent ramp intersection (east and westbound directions);
- Access road via Wilson Rd. intersection maintained eastbound access for the Flying J site.

More recent rebuilding of the bridge provided for improved pavement, lane width, signage, and other enhancements.



Roads

Berkshire Township, Delaware County, Ohio



Road Classification

- US Highway
- State Highways
- County Roads
- Township Roads
- City Roads
- Other Roads
- - - Proposed Subdivision Roads

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County Roads

The Delaware County Engineer maintains ten county roads in the Township. Under current Ohio law, upgrades can be required of a land developer for roads that abut the subject property. The community, county, or state is responsible for off-site impact costs.

Township Roads

The Township maintains collector roads and public subdivision streets. Collector roads include S. Old 3C, 3 Bs and K Road, Domigan, Cheshire, Dustin, Trenton, Plumb, Berkshire, and Stockwell Roads. “Local” township roads include subdivision streets, such as Goldwell, Bluestem, Meadow Chase, Streamside, and similar, as well as more traditional township roads like Blayney and Joe Walker Roads.

Functional classification of roads

Arterial roads have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas, and the secondary purpose of providing access to abutting property. They are 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 Berkshire Township: U.S. 36, S.R. 37, S.R. 3, S.R. 61.
- Minor arterial roads in Berkshire Township: Hartford Road, Wilson Road, N. and S. Galena Road.

Some roads may exceed the ADT related to their classification.

Collector roads have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. Average Daily Traffic typically range 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 Berkshire Township: S. Old 3C Highway, N. and S. 3 B’s and K Road, Domigan Road, Cheshire Road.
- Minor collector roads in Berkshire Township: Dustin Road, Trenton Road, Plumb Road, Berkshire Road, Stockwell Road.

Some roads may exceed the ADT related to their classification.

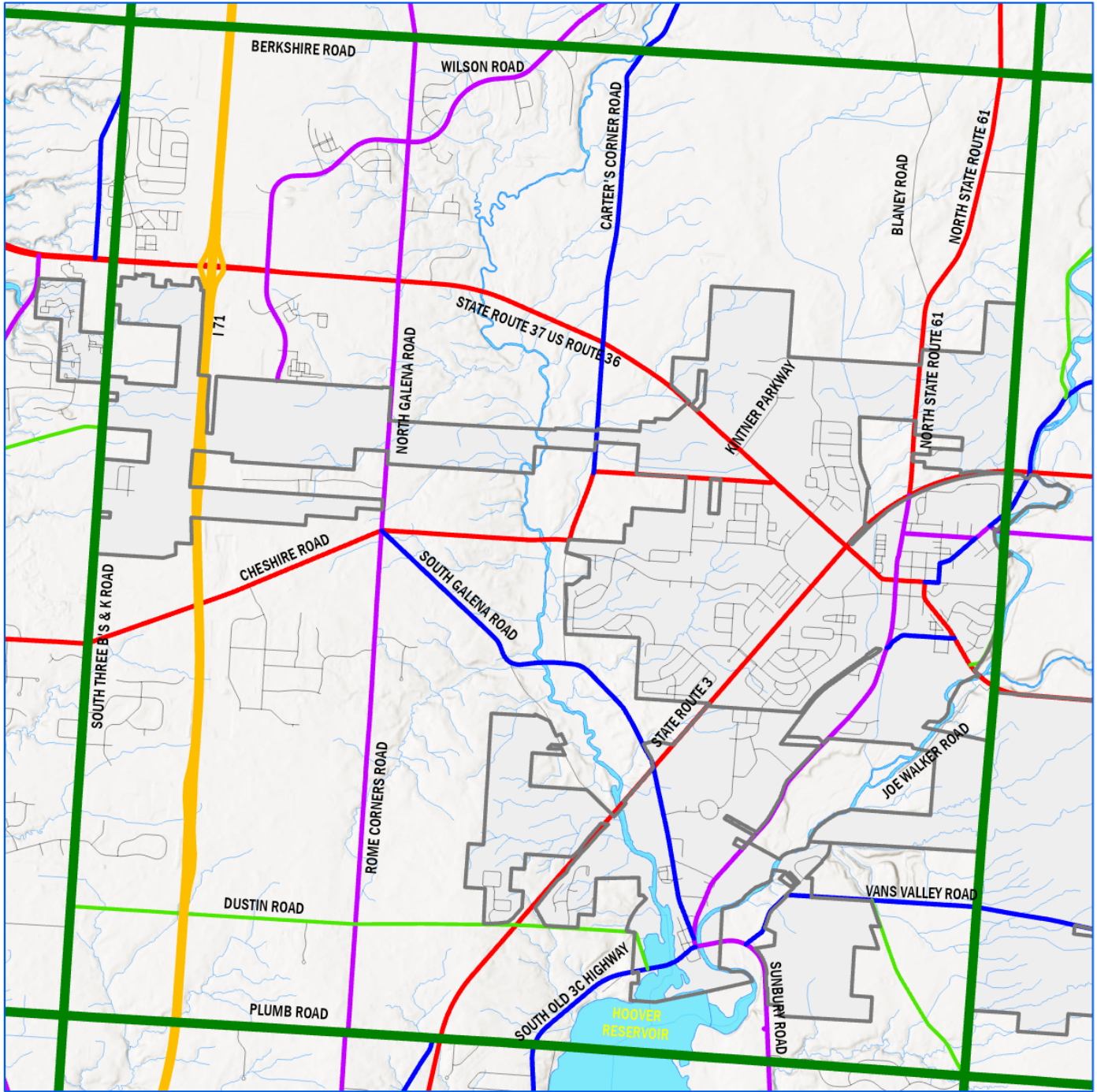
Local Streets represent the lowest category. Their primary function is to serve abutting land use. Typical ADT’s range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through, and Cul-de-sac. Examples: Blayney Road, Joe Walker Road.

Some roads may exceed the ADT related to their classification.

Access Management on 36/37

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. ODOT has an active Access Management Plan (AMP) managing future access to the 36/37 corridor. The AMP is used as development occurs, and particularly as properties that have direct access to 36/37 go through the zoning and development process. Access can be granted, denied, converted from a full access to a limited one, or temporarily granted until such time as other adequate access, such as a “backage” road, is provided.

When new sites are zoned for commercial use, access management is imperative to maintain safe traffic flow. The following figures show the portions of the AMP that directly impact the Township. In short, all private accesses ideally would be closed. Drives that are limited to right-in/right-out only movements



Road Classifications

Berkshire Township, Delaware County, Ohio

Road Classifications

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Freeway
- Other Roads



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
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would be allowed between main intersections. Backage roads would be planned approximately 650 feet on either side of the existing highway. Some changes from the plan have already been constructed on either side of the I-71 Interchange.

The AMP indicates the following highlights (from west to east within Berkshire Township). Locations of intersections and backage roads are conceptual and based on ideal spacing. Site distance, topography, environmental features, and other factors do not appear to have been considered. Construction of the “Sunbury Parkway” and other development access may impact the location and need of all backage roads and right-in/right-out configurations.

Future Roads - Thoroughfare Plan

A plan for the major streets or highways, or Thoroughfare Plan, is a tool for counties and local jurisdictions. A County-wide Thoroughfare Plan is enabled and defined by Ohio Revised Code Section 711.10.

	Project Description
A	All individual accesses are removed when access is otherwise provided
B	Backage road at the southern end of Fourwinds Drive, connecting 3 B’s and K Road with McDonald’s
C	Convert the Wendy’s signal to right-in/right-out on both north and south side; remove signal
D	Backage road from Wilson (extension of Rider Road to the east to S. Galena Road and beyond to Domigan Road)
E	Extend backage road from Flying J access to the east to N. Galena Road
F	Gated access only to the Berkshire Cemetery
G	Right-in/right-out allowed at the eastern end of the Berkshire Cemetery property and at the property directly north (based on spacing)
H	Right-in/right-out allowed to the south directly across from the midpoint of Bent Tree Golf Course
I	Opposing right-in/right-out allowed at the Schilder/Clark properties (based on spacing)
J	New signal at Domigan Road/Carter Corner’s Road

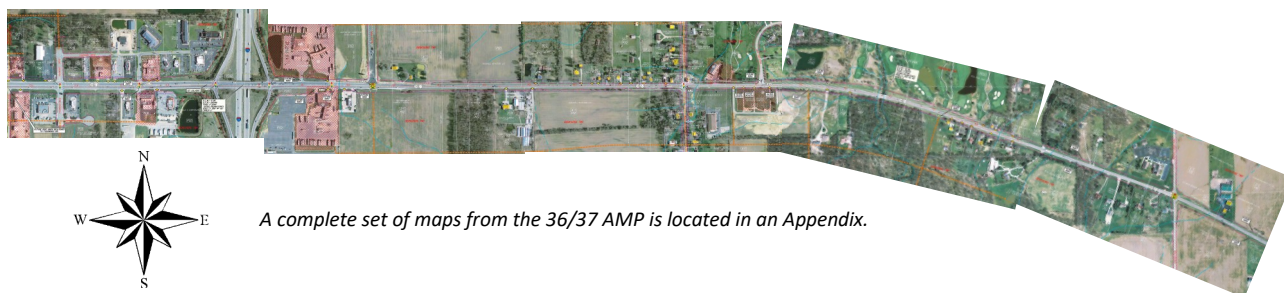
The 2002 Delaware County Thoroughfare Plan identified an unpopular new road that would pass between Sunbury and Galena. Development has further complicated ever making a similar connection and is therefore not reflected in this plan. This plan recommends a number of new collector and arterial roads as described in the Implementation section. The local Thoroughfare Plan is reflected in the following map with a larger version following the Future Land Use map.

Delaware County Thoroughfare Plan Recommendations:

- Rome Corners Road is recommended to extend south to connect to Worthington Road in Genoa Township (under construction as of December, 2024).

Additional new roads are suggested by the Comprehensive Plan Update:

- North of U.S. 36, **Fourwinds Drive** should extend north to connect with 3 B’s and K Road.
- **Wilson Road South** extended to the east-west road that serves the new interchange (Sunbury Parkway). The connection should be made with Cheshire Road approximately halfway between I-71 and Galena Road.
- **Fourwinds Drive** should extend south based on interchange improvements and merge into 3 B’s and K Road south of Sherman Road (all within City of Sunbury).



A complete set of maps from the 36/37 AMP is located in an Appendix.

Delaware County Engineer Projects

The Delaware County Engineer maintains and improves a number of county roads, and also works closely with townships to assist in their efforts toward proper road maintenance and improvement. Some projects also involve other entities, such as ODOT and local municipalities, when projects impact multiple jurisdictions.

Bikeways

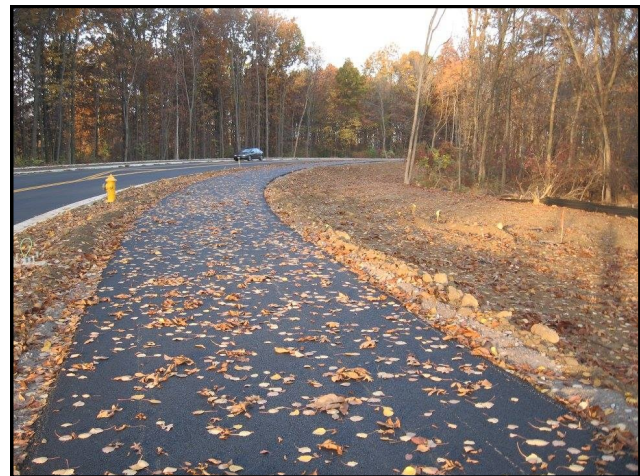
As roads become more congested there is a need to separate pedestrian and bicycle traffic from automobile and truck traffic for safety purposes, as well as for recreation and alternate transportation. There are no sidewalks or bike paths along “traditional” township collector and arterial roads. Bike paths should be placed along at least one side of collector and both sides of arterial roads. Most communities require standard sidewalks in subdivisions that go through the rezoning process. For many years, the Delaware County Regional Planning Commission has also sought sidewalks in subdivisions, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning process, such as under the FR-1 zoning designation.

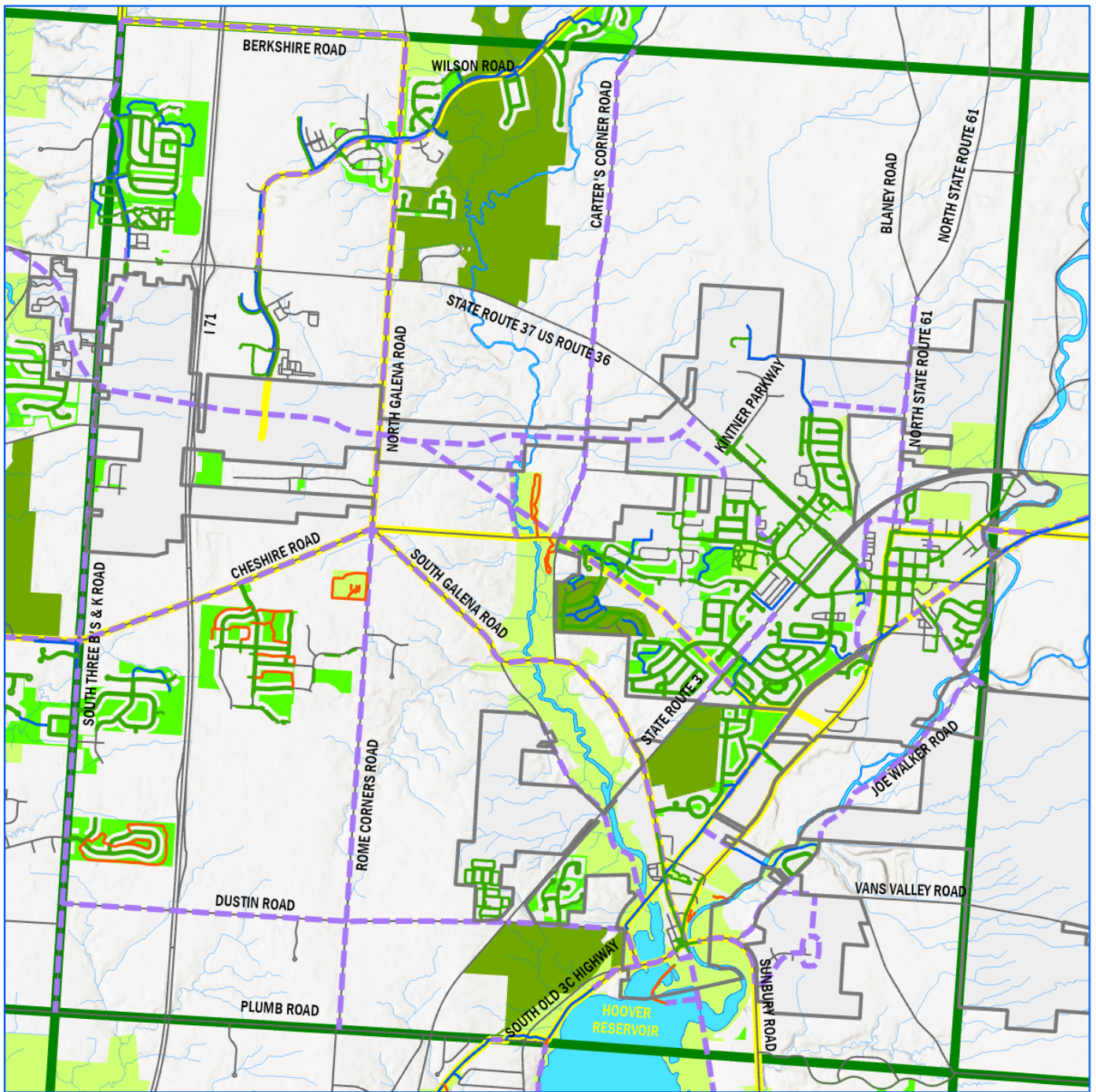
The Delaware County Trail Committee coordinates with other groups’ (such as the Central Ohio Greenways (COG)) efforts to create major routes through the County. The committee also oversees a grant program that local communities can access.

Existing Bikeways

The Ohio to Erie Trail is a 1.8-mile bikeway in the Township that runs along Old 3C Highway through Sunbury, Galena, and Genoa Township, and connects to the 2.2-mile Westerville bikeway.

The regional bikeway plan recommends a number of bikeways along traditional roads in Berkshire Township to create a network that will include the existing Sunbury and Westerville bikeways. The proposed bikeways are indicated in blue on the *Bikeways and Sidewalks* map.





Bikeways and Sidewalks

Berkshire Township, Delaware County, Ohio

- - - Bikeway Local Plans
- Road Centerlines
- - - Trail Committee Corridors
- Parks
- Platted Open Space
- Golf Courses
- Existing Sidewalk
- Sidewalks
- Unpaved Trails
- Multi-Use Paths



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Chapter 9 UTILITIES

General

Additional utility services will be needed as Berkshire Township develops. Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the Delaware County real estate market. Stormwater management is required by Delaware County. Water and sewer service are generally available, and with them often comes the demand by developers for continued development.

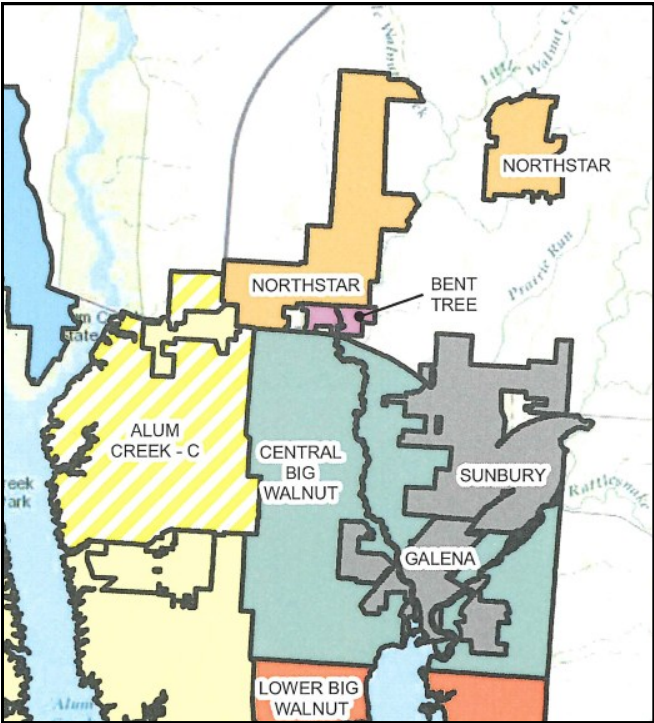
Water

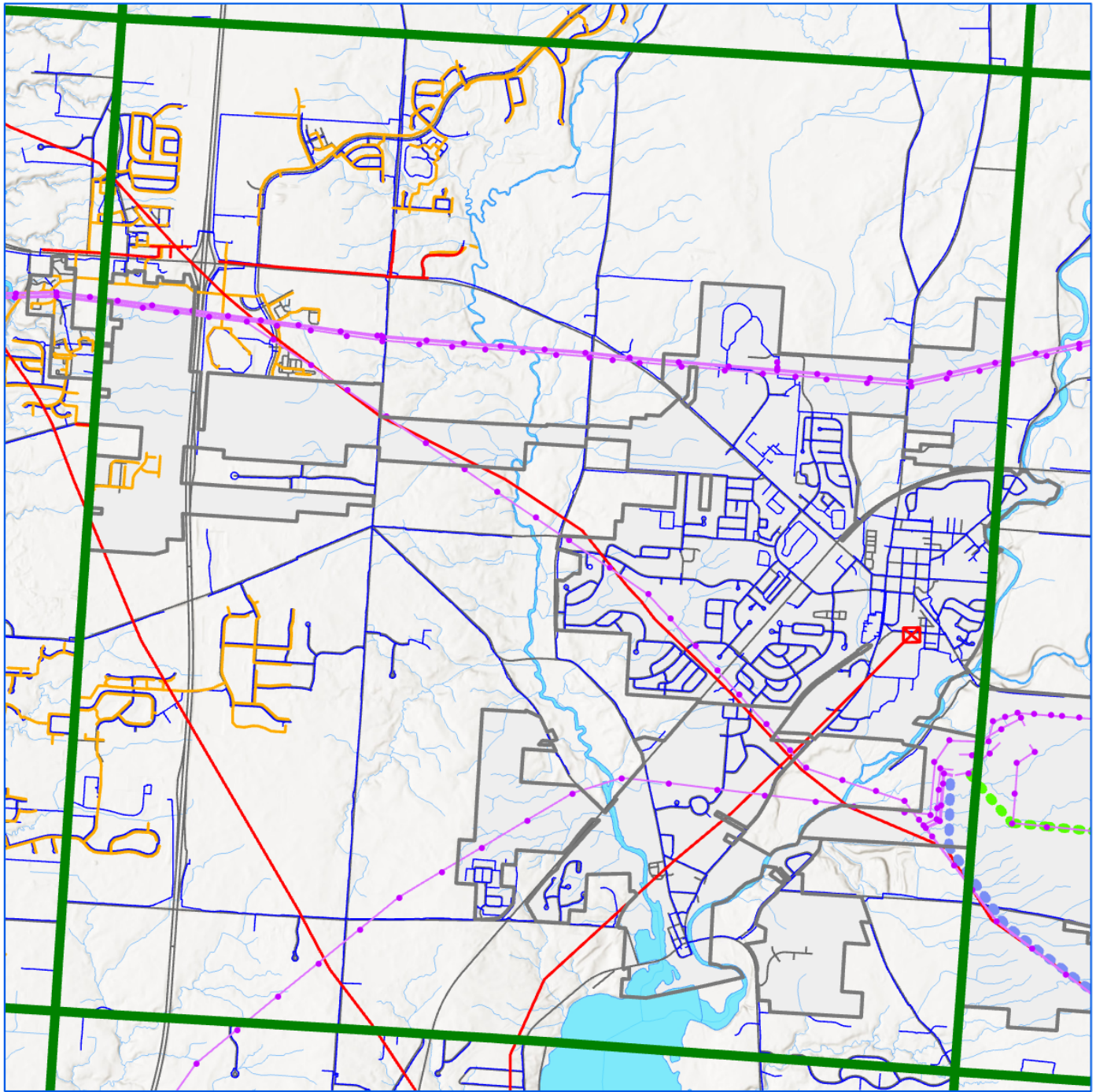
The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves Berkshire Township with potable water. There is generally good water pressure for domestic use and fire protection throughout the Township. The Del-Co Water Lines map shows the location and diameters of water lines in Berkshire Township. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants.

Sanitary Sewer

The Delaware County Sanitary Sewer Department provides sanitary sewer service to a large portion of Berkshire Township along U.S. 36 between 3 B's and K Road on the west to the Speedway Truck Stop on the east. Service is also provided south of the U.S. 36 corridor on both sides of I-71 to the township line. Future sewer service is shown as the Central Big Walnut area.

Two treatment plants serve the area. The Northstar commercial and residential developments are served by a plant on the north side of Wilson Road in Kingston Township. The service area extends from the north side of the Flying J to the northern end of Northstar. Additional lands in Kingston Township may also be served by this plant. Lands from the Flying J south are served by the Alum Creek treatment plat on Walker Wood Boulevard north of Polaris Mall.

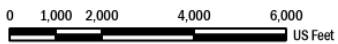




Utilities

Berkshire Township, Delaware County, Ohio

- Power Structures
- Major Power Lines
- AEP Vassell Green Transmission Line
- AEP Vassell Curleys Transmission Line
- Major Gas Lines
- Sewer Lines
- DELCO Waterlines



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
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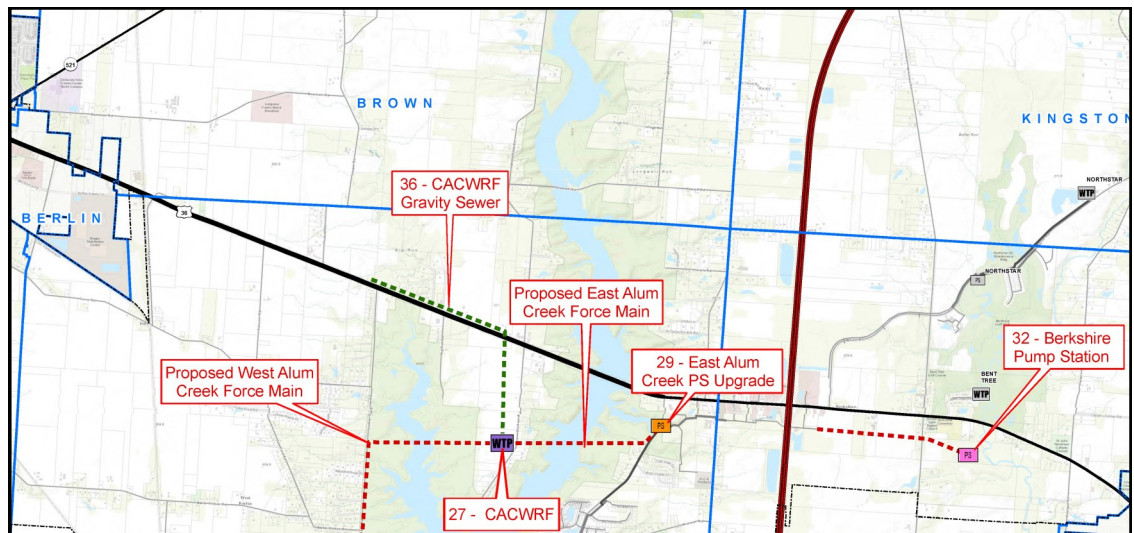
The improvements listed in the table and map below are being considered as part of possible future improvements that may impact Berkshire Township. The County acknowledges the need for well-designed development along the 36/37 Corridor and the positive impact on the tax base such development could have. After many years of discussion and planning, the county is studying 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 has been built.

When in use, the plant will relieve capacity concerns at the Alum Creek facility by taking in effluent from the interchange area 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 almost to N. Old State Road.

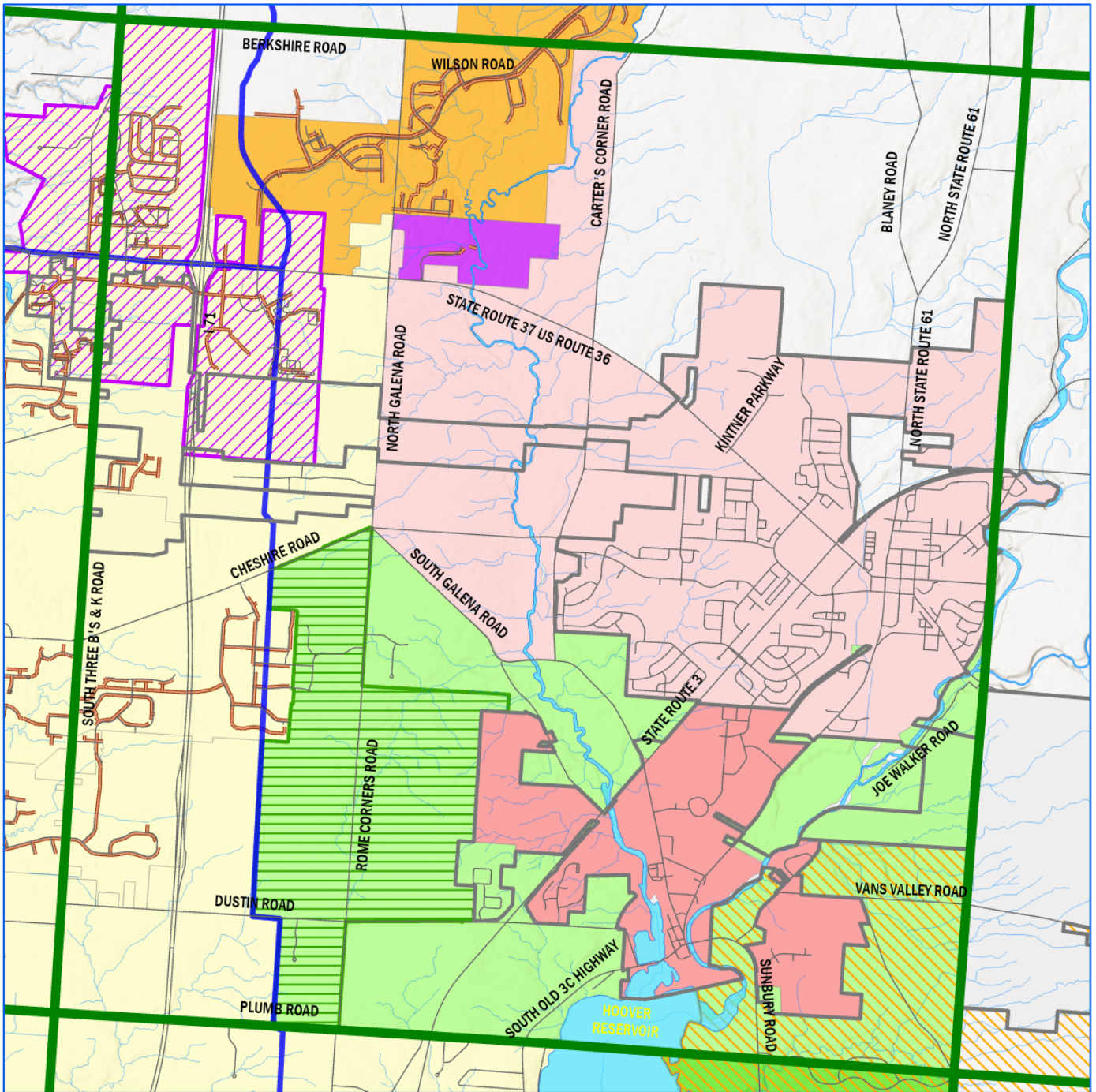
Project Table

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

Project Map

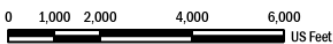


Source: Sanitary Sewer Master Plan (2017)



Sewer Service

Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 1/2/2025

- Sewer Lines
- Drainage Areas
- Future Central Alum Creek Service Area
- Potential Additional Alum Creek Service Area
- Potential Columbus/Delaware County Sewer Service Area
- Current County Sewer Service Areas**
- Northstar
- Bent Tree
- Alum Creek
- Central Big Walnut
- Lower Big Walnut
- Sunbury
- Galena

Electric

Electric service is provided to Berkshire Township by American Electric Power and by Consolidated Electric Power. These general areas are depicted on the Utilities map. Major electric transmission lines also cross the Township. No structures are permitted within the rights-of-way for these larger transmission lines. The locations of these lines are also shown.

Natural Gas

Berkshire Township is served by Columbia Gas. The service area is shown on the Utility map.

Telecommunications/Internet Service

Based on private sector marketing information, Berkshire Township is serviced by high-speed Cable broadband, except the area between Carter's Corner Road and Blayney Road, north of Sunbury, and a small area around I-71 and S.R. 37. It is mostly serviced by DSL broadband, except for the same area north of Sunbury, several small zones along Little Walnut Creek and around Galena, and the southeast corner of the Township outside of Galena. The Township is almost entirely serviced by Fixed Wireless broadband on the northern half, but mostly not on the southern half. The Township is only serviced by Fiber broadband inside certain sections of two subdivisions in Sunbury: Sunbury Meadows and Sunbury Mills. Most of Berkshire Township is served by Charter Communications, which offers Spectrum internet service. In all, the whole Township, by one broadband technology or another, has access to at least 10 megabytes per second download, 1 megabyte per second upload.

Delaware County has a robust fiber network from the county offices to Worthington including a number of lateral builds off of 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, catering to the private sector. 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. Berkshire Township has a set of cell tower regulations that were drafted to implement the federal and state laws regulating telecommunications towers.

Stormwater Management

Stormwater management is regulated by the Delaware County Engineer's Office for new subdivisions and road construction. The Delaware Soil & Water District maintains ditches on public maintenance and reviews stormwater plans by agreement with the County Engineer.



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.

Schools

The township lies within two school districts. About 89% of the Township is in the Big Walnut School District (most of the areas east of I-71). The district also includes most of Trenton, Berkshire, and nearly half of Kingston, Porter, and Genoa Townships. The remaining 11% of the Township, including all the area west of I-71, is in the Olentangy District. Detailed information about school districts is located in the County-wide document. The district map is on the following page.



Historic Sites

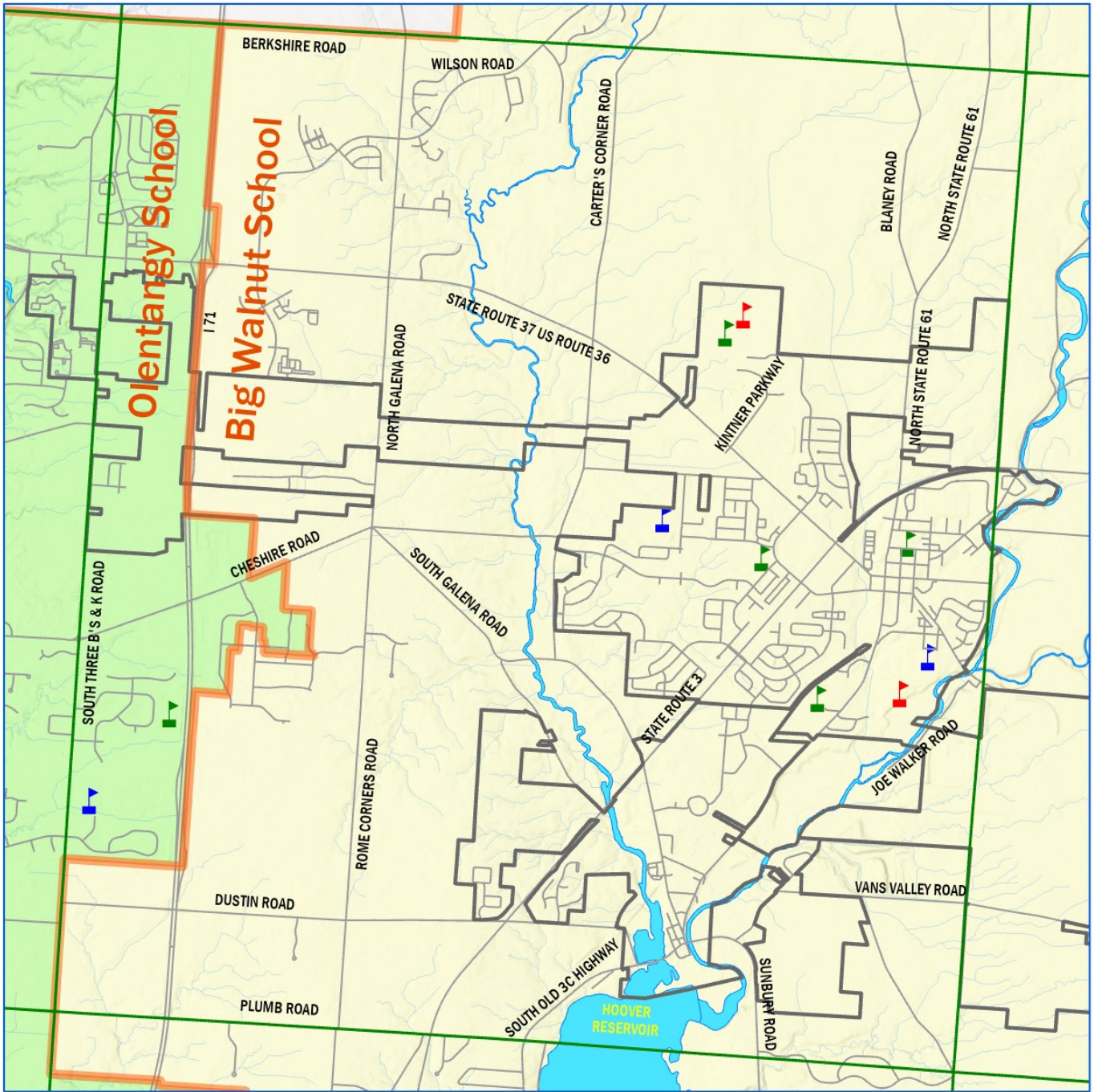
There are no sites in Berkshire Township listed on the National Register of Historic Places. The Archeological/Historic and Cemetery Map indicates possible archeological sites and some historic sites in municipalities. These sites are mapped by the State of Ohio OCAP data available from the Ohio Division of Natural Resources. The DCRPC has no additional information regarding materials found at these sites.

Community Facilities

Libraries

Sunbury is home to the Community Library. This 14,000 square foot library located at 44 Burrer Drive provides services to individuals within the Big Walnut Local School District's boundaries. In addition to the 100,000 items in the local collection, 65,000 e-books and 15,000 audiobooks, the library is a member of the Consortium of Ohio





School District

Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
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- Township Boundaries
- School District Boundary
- Incorporated Areas
- School District**
- Big Walnut School District
- Olentangy School District
- Schools**
- ▼ Elementary School
- ▲ High School
- ▼ Middle School

Libraries, giving area residents seamless access to thousands of materials from around Ohio. The library also provides access to electronic content including e-books and research databases. With recent growth in the area, the library announced plans for a 2,000 square foot addition in 2016. Construction includes renovation of the entry, new meeting space, study areas, and a drive-through pickup/drop-off area. Additional parking will be built and a new access from Burrer Drive will improve access to the library. The facility operates with a \$1.3 million budget funded by real estate taxes, intergovernmental transfers, fees, and donations.

Hospitals

There are no hospitals located within the Township. Grady Memorial Hospital is located on Central Avenue in the City of Delaware. Some services have relocated to the OhioHealth site northeast corner of Glenn Parkway and OhioHealth Boulevard. Medical uses would be well suited for areas near the I-71 Interchange.

Fire Protection/Emergency Medical Services

Fire protection is provided by the B.S.T.&G. Joint Fire District. Established in 1953, the District provides fire protection to Sunbury, Galena, Berkshire Township, and Trenton Township. The station is located at 350 West Cherry Street. The department currently has 32 fire fighters with a Fire Chief and Deputies, full-time Fire Prevention Lieutenant, and both full-time and part-time fire fighters. The department maintains a staff on station to respond 24 hours a day with an up to date fleet of equipment to serve the community's needs. The District continues to monitor the



development in and around the area to provide a timely and professional response to our residents. A new station is being built at 485 Wilson Road, north of the Camping World site.

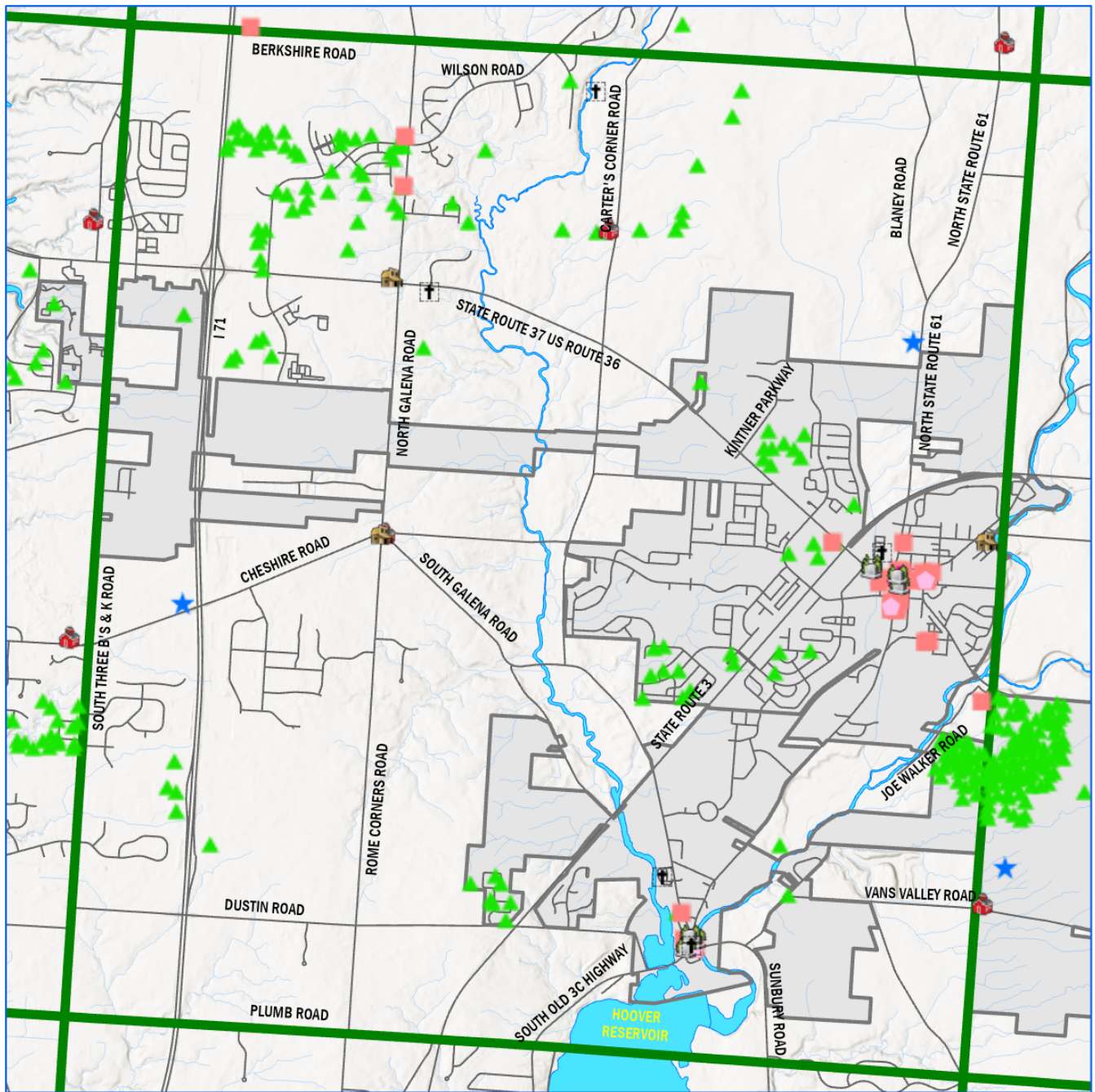
Emergency Medical Services - B.S.T.&G. has partnered with Delaware County Emergency Medical Services to provide rapid and professional response to our residents' needs. Due to the growth of the District, Delaware County has been able to respond to the needs of the public by providing additional stations strategically located in and around the district. The Village of Sunbury is primarily served by Delaware County Medic 2 located at 283 W Granville Street.



For more information on B.S.T.&G. Fire District, contact 740-965-3841 or visit www.bstqfiredistrict.org. Information regarding Delaware County EMS can be obtained at www.delcoems.org.

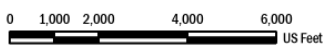
Police Protection

Berkshire Township is policed by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware at 1776 State Route 521. In 2023 Annual Report listed the staff breakdown with 126 deputies, 59 corrections officers, 13 dispatchers, and 49 civilian staff.



Historical Features

Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

- ▲ Archaeological Features (SHPO)
- Historic Structures
- Historic Tax Credit Projects
- National Register
- National Register Determination of Eligibility
- ★ Century Farm (ODA)
- Historic Markers
- Historic Schoolhouse Locations (1875)
- Cemeteries
- "Ghost Towns"

Sheriff Responses

During the three-year period of 2021 through 2023, the number of incidents in Berkshire Township was fairly consistent, at around 460 incidents, most of which were traffic stops. There were 140 reports of theft (retail, vehicle, or credit card) in 2023 which is again fairly consistent. For reference, Orange was the only township with a higher theft incident number at 304. It should be noted that Genoa Township and the Cities of Delaware, Dublin, Columbus, Westerville, and Powell provide their own police protection.

Post Office

The Sunbury Post Office is located at 65 E. Granville Street, in the Village of Sunbury. The post office supplies delivery to addresses in the 43021 and 43074 zip codes. The 43021 district includes six routes with a total of 2,371 locations. The 43074 district includes eight routes with a total of 3,597 locations. The Post Office has a total of 5,968 delivery locations.



Township Facilities

For several decades, the Township operated out of a Township Hall at 201 N. Galena Road, modernized throughout the 1990s with additions constructed for offices of the Fiscal Officer, Trustees, and Zoning Officer. The Trustees bought an 18.22-acre property at 1454 Rome Corners Road in 2004, building a new township hall, offices, and service facility in 2011/2012. The property includes an unpaved walking path, salt-storage facility, and space for recreation.

A Community Facilities Map is on the following page.

Open Space and Recreation

Berkshire 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 yet provide recreational fields for organized sports or other active recreation.

Existing Parkland within the Township

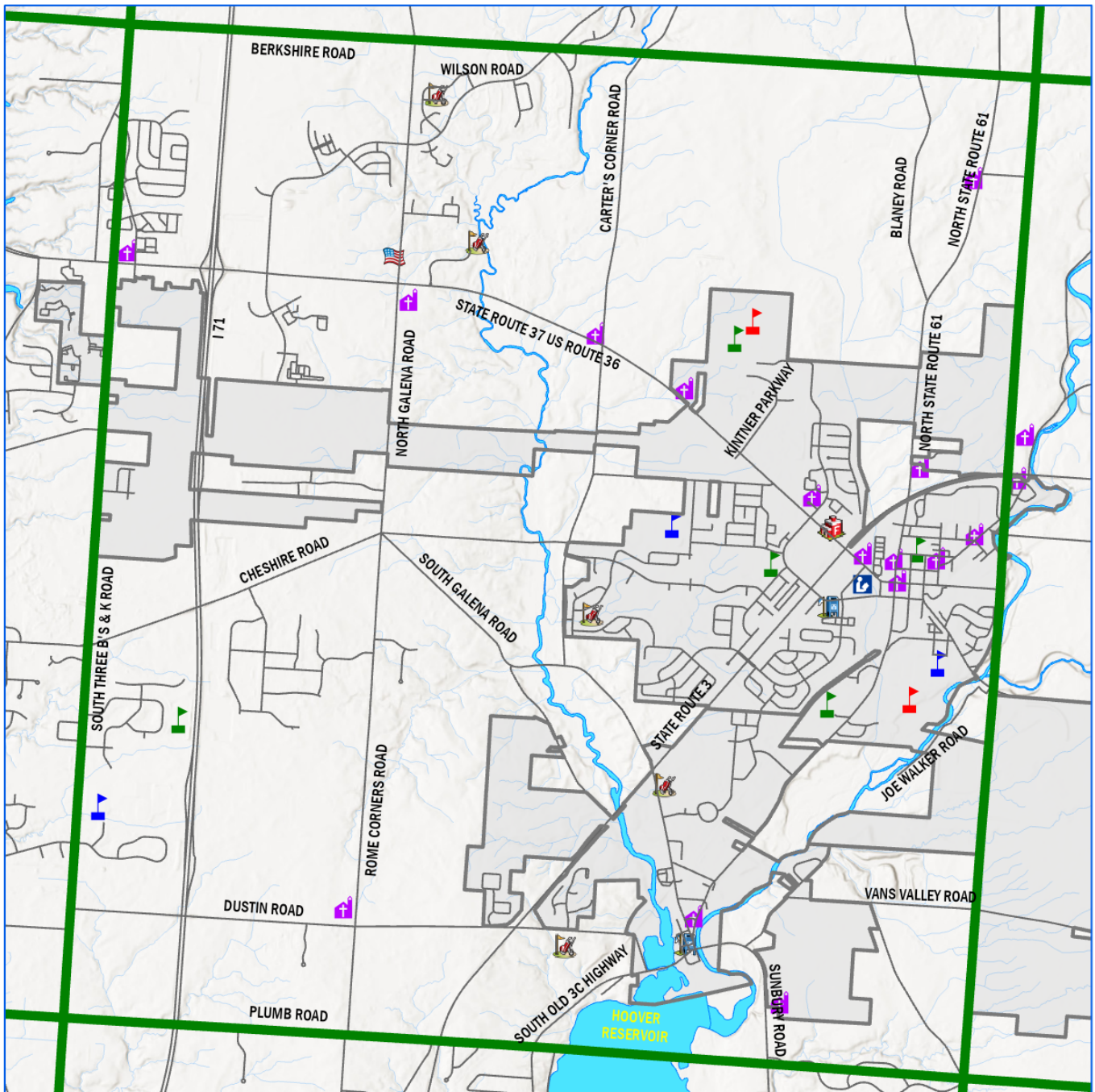
Alum Creek State Park is a regional park that serves all of Delaware County. Hoover Reservoir extends into Berkshire Township, with boating and fishing access to the lake. The availability of these two recreation areas may satisfy some of Berkshire Township's requirement for passive open space.

Alum Creek State Park comprises 8,874 acres principally within Orange, Berlin, and Brown Townships. Smaller portions of the park are located in Kingston and Genoa Townships. 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 1970-73. The dam is 93 feet high and 10,500 feet long between the levies. The



The Marina at the Alum Creek Reservoir at Hollenback Road.









Community Facilities

Berkshire Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024

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

minimum outflow of the dam is 60 gallons per second, with a maximum outflow of 12,216 gallons per second. The lake has a depth range of 65-78 feet.

Alum Creek Lake serves five purposes: *Flood control, Water Supply (40 million gallons per day), Fish and Wildlife Enhancement, Water Quality, and Recreation.*

Recreational opportunities at Alum Creek are shown on the U.S. Corps of Engineers Map, and are itemized as follows:

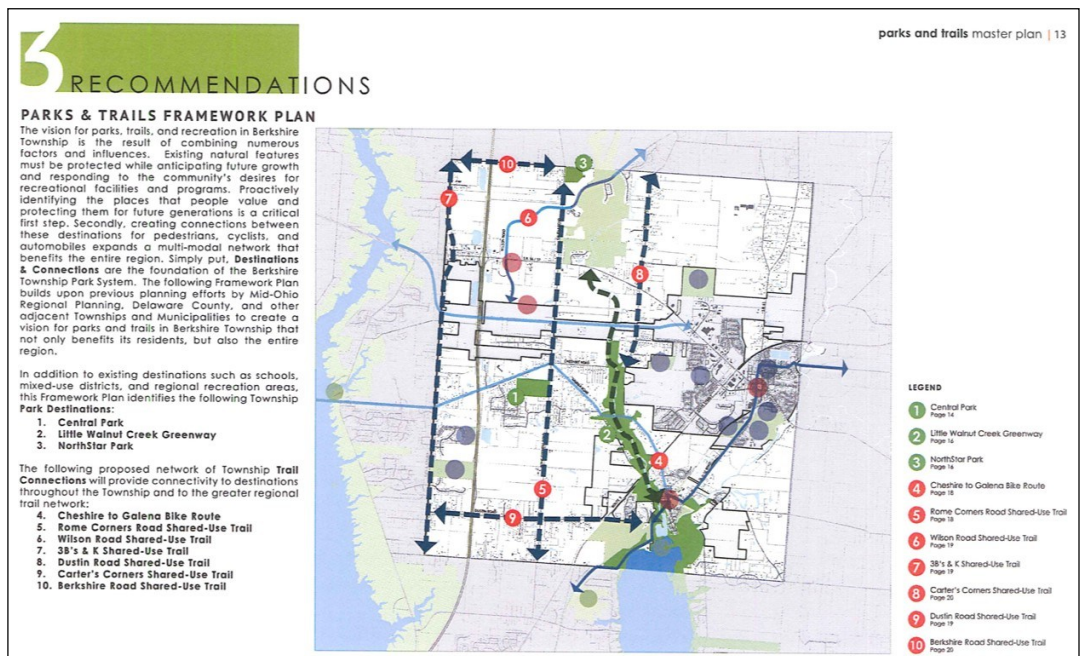
- **Land (entire park):** 5,213 acres, 9.5 miles of Hiking Trails, 50 miles of Bridal Trails, and 7 miles of Mountain Bike Trails.
- **Campground:** 297 sites, 5 rent-a-camp sites, 5 rent-an-RV sites.
- **Lake:** 3,387 acres, 5 Boat Launching Ramps, Unlimited horsepower for boats, Swimming Beach- 3,000 feet (largest inland beach in Ohio’s state park system), Easement-239 acres, Drainage Basin- 123.4 square miles.

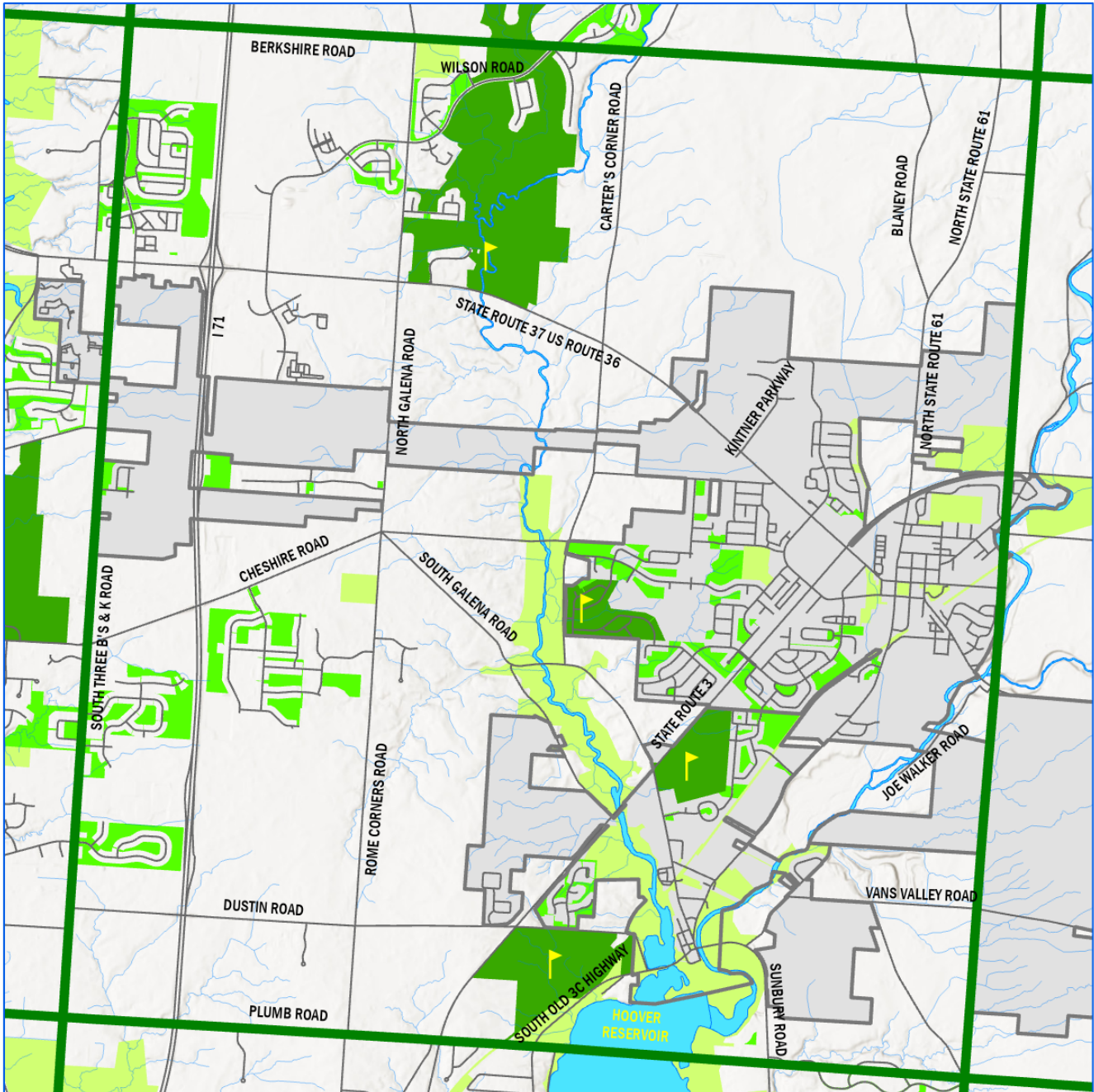
Park personnel estimate that 4,000,000 annual visitors use the park. While the park serves a regional function, it is also serving as a de facto township park.

In 2018, Berkshire Township adopted a **Parks and Trails Master Plan**. The plan recommends a number of recreational opportunities as development occurs. A buildout vision is provided for the Northstar Park, as well as the Central Park next to the Township Hall. Since the plan was adopted, a pavilion and children’s playground has been added to the Central Park.

As noted below, the plan recommends trail connections from Cheshire to Galena, along Rome Corners Road, Wilson Road, 3 B’s and K Road, Carter’s Corners Roads, Dustin Road, and along Berkshire Road. These trail connections should be made when new projects are proposed or when major road improvements are contemplated. The plan also seeks a Greenway along Little Walnut Creek. This may take the form of additional open space that would connect to existing greenspace owned by the City of Columbus abutting Little Walnut Creek as well as walking trails through that area.

More detail is available by accessing the full plan from the Township’s website.





Parks and Green Space

Berkshire Township, Delaware County, Ohio



- Rivers/Ponds/Lakes
- Parks
- Platted Open Space
- Golf Courses
- Golf Locations**
- ▲ Development / Golf Course
- ▲ Public Golf Course

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
 Printed: 8/19/2024



Rural Large-Lot Development

The Delaware County document has more detail about each of these development approaches.

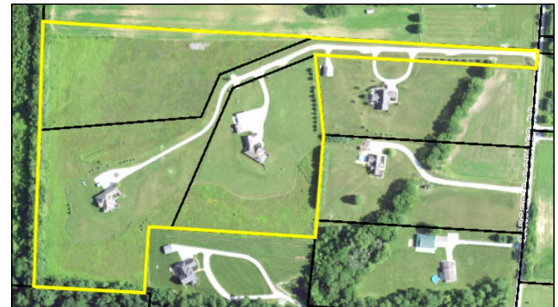
Residential development along existing roads can be accomplished by either creating lots larger than five acres that are exempt from review and lots that are 5 acres or smaller which are approved through various County agencies called the “No-Plat Lot Split” process. These NPA subdivisions may be used to create no more than four lots from an original parcel (five including the residue, if smaller than 5 acres).



No Plat Lot Splits on Dustin Road (left) and Rome Corners Road (above), smaller than five acres, which went through the approval process.



Exempt splits, all larger than five acres on 3 Bs and K Rd.



Buckeye Acres is a three-lot CAD on Carter's Corners Road.

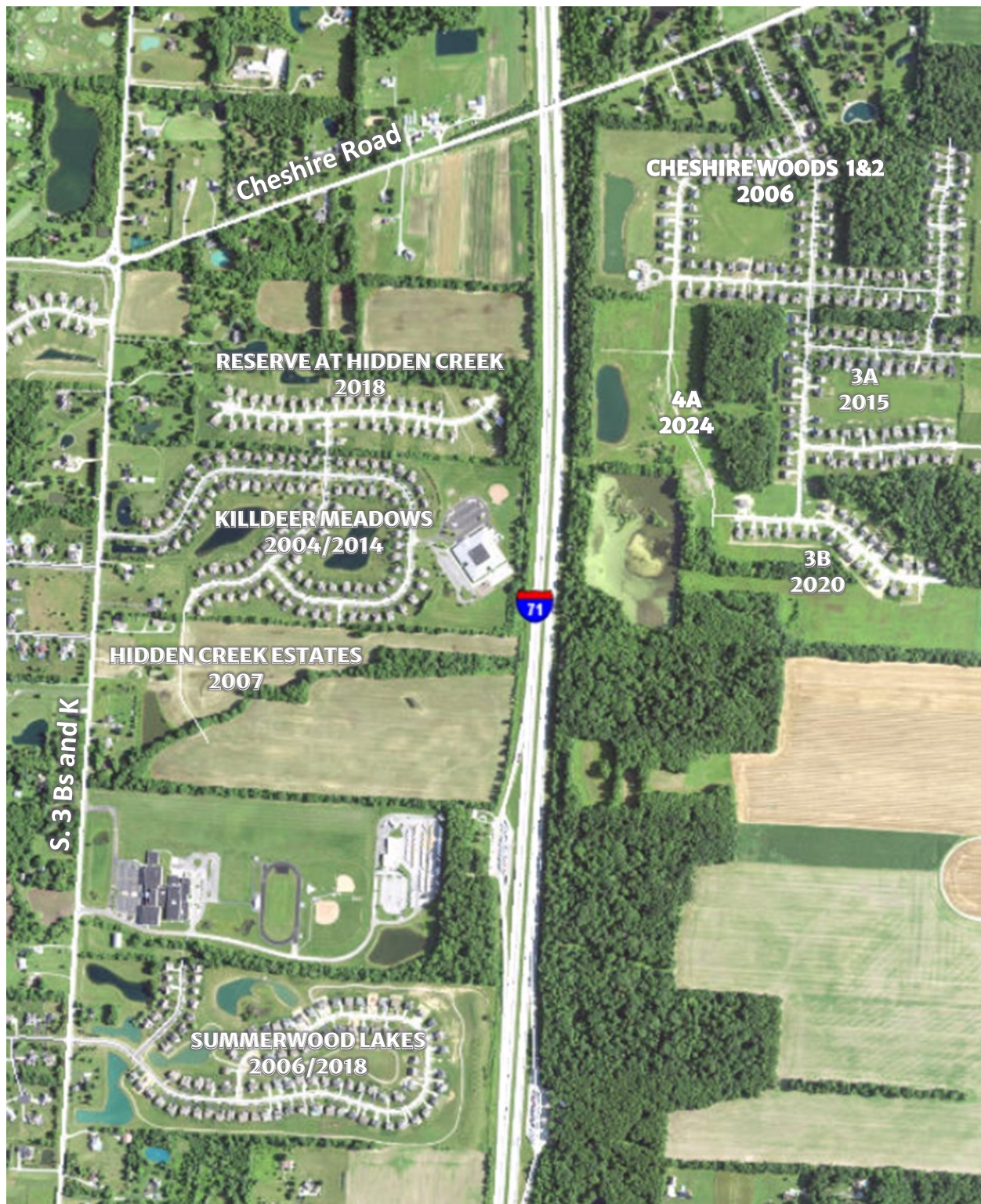
Large-lot development also occurs on Common Access Drive subdivisions, which are three to five lots on a 12-foot wide gravel drive approved by the DCRPC. Very few CADs exist in Berkshire Township. In addition to small CADs, larger subdivisions that include paved private or public streets built to county standards can be developed utilizing the township’s FR-1 zoning district and usually utilizing on-site waste treatment systems.



Estates at Cheshire is a traditional subdivision utilizing FR-1 zoning on S. Galena Road.

Planned Residential Developments

Cluster subdivisions, or Planned Residential Developments (PRDs) provide greater design flexibility through lot size and width, while requiring open space. Open space may be required to include trails, park equipment, and other amenities. Sanitary sewer resulted in a number of PRDs and school facilities south of Cheshire Road near I-71.



Residential Development in the Interchange area

Sewer service was provided to the Interstate 71 interchange area starting around 1991 when the Alum Creek Pump Station was completed. Additionally, Northstar was developed in 2007, initially allowing the Greens at Northstar and the clubhouse facility to be built. Since then, the following projects have been built.



	Approval Date	Applicant/Project Name	Units and Type
A	December 2014*	Northstar, Section 1 Phase D	43 Single-family lots
B	July, 2015*	Northstar, Section 1 Phase C	45 Single-family lots
C	July 2015*	Northstar, Section 2 Phase A	11 Single-family lots
D	July 2017	Northlake Summit	252 Apartments
E	April 2017	Brookdoc/Northlake Woods	96 Single-family lots
F	October 2018	M/I Homes/Northlake Preserve	228 Single-family lots
G	December 2018	Northstar/Goldwell	121 Single-family lots
H	November 2019	Metro Development/Fourwinds Place	144 Unit Residential Hotel
I	November 2020*	Northstar Section 1 Phase B	53 Single-family lots
J	September 2021	DC Building Co./Northstar Apartments	240 Apartments
K	October 2021	Camping World	Commercial
L	October 2021	AMH Development/Berkshire Crossing	100 Single-family lots (rentals)
M	July 2022	The Champion Cos./The District at Berkshire	300 Apartments
N	September 2023	Metro Development/The Carlton at Berkshire	312 Apartments
O	October 2023	Northstar Residential/Ivy Wood	171 Single-family lots
P	June, 2024	Northstar Condo LLC/The Greens at Northstar	120 Single-family condos
Q	January 2026*	Honey Grove - Northstar	33 Single-family lots
	*Platting date		

Hold space for Gateway Enhancement Information

Sunbury Parkway Plan

In 2024, the City of Sunbury began a process to identify new land use recommendations along the proposed Sunbury Parkway. Uses were chosen to be compatible with the major investment of the parkway, but also targeted toward uses that could help support the financing and ongoing maintenance of the road. Some land shown in the plan was not part of the city’s boundaries as of the date this plan was complete. Whether development takes place in the unincorporated areas of the township or within city limits, it should be considerate of adjacent uses and provide connectivity where appropriate.

Neighborhood Residential (NRES)

- Primary Uses—Medium Density Residential
- Secondary Uses—Neighborhood Commercial, Parks and Open Space, and Civic/Institutional

Neighborhood Mixed Use (NMU)

- Primary Uses—Neighborhood Commercial, Office, Medium and High Density Residential
- Secondary Uses—Parks and Open Space, and Civic/Institutional

Gateway Mixed Use (GMU)

- Primary Uses— Medical Center, Research, Office, Retail, Hospitality, High Density Residential
- Secondary Uses—Neighborhood Commercial, Office, Medium and High Density Residential, Parks and Open Space, and Civic/Institutional

Gateway Residential (GRES)

- Primary Uses— Medium Density Residential, High Density Residential
- Secondary Uses—Neighborhood Commercial, Parks and Open Space, and Civic/Institutional

Gateway Commercial/Industrial (GCI)

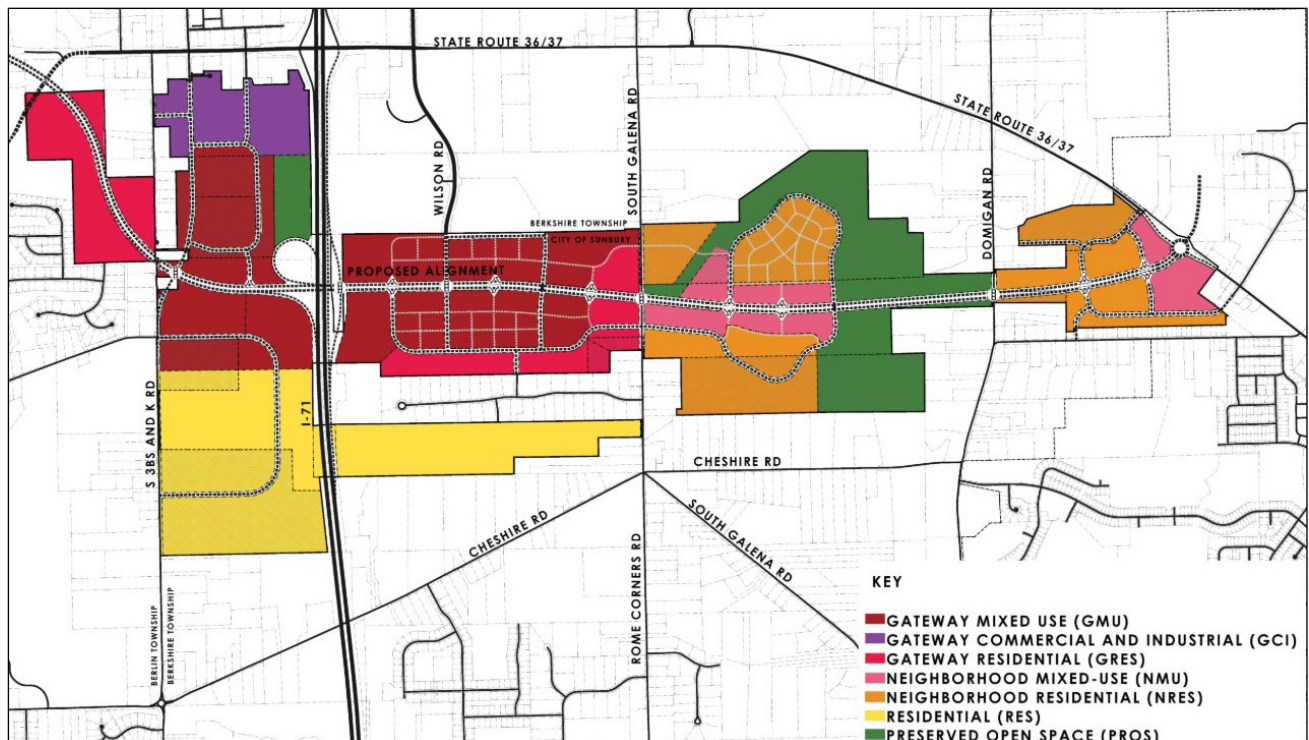
- Primary Uses— Office, Flex Office, Warehouse, Light Industrial, Freeway Commercial
- Secondary—Parks and Open Space, Civic/Institutional

Residential (RES)

- Primary—Low Density Residential
- Secondary—Parks, Open Space, Civic/Institutional

Preserved Open Space (PROS)

- Primary—Preservation/Conservation Areas, Parks
- Secondary—Recreational Facilities



Draft plan as of January, 2025.

Design Element Examples

The following examples are helpful when considering future residential housing types and details in the Recommendations section.



Single-Family Homes

- Architectural detail
- Front porches
- Minimized pavement
- Sidewalks



Single-Detached Condominium

- Variety of details and colors
- Smaller "lot" usually handled as a condominium
- Common open space maintained by an association
- Sidewalks





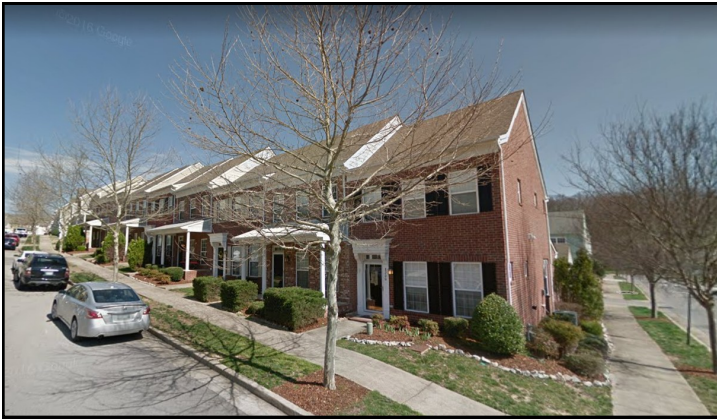
Two-Story Attached Condos

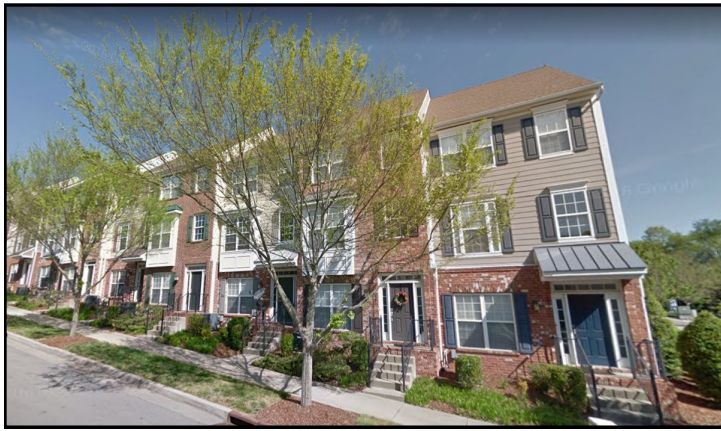
- Natural materials
- Street trees and sidewalks
- On-street parking
- Alternating façades



Two-Story Townhouse Condos

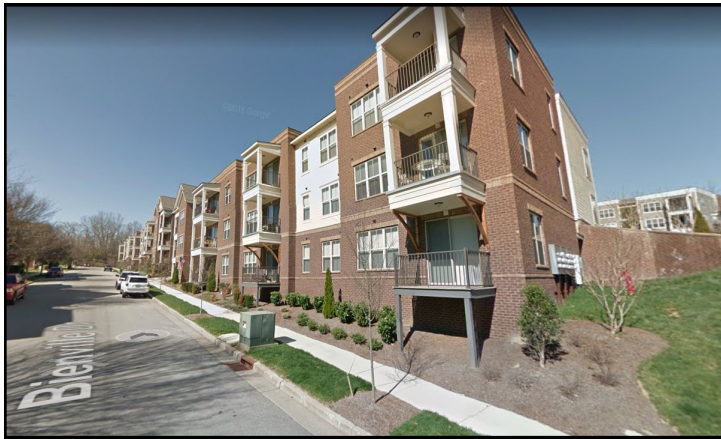
- Natural materials
- Street trees and sidewalks
- On-street parking
- Alternating façades





Three-Story Townhouse

- Natural materials
- Street trees and sidewalks
- On-street parking
- Alternating façades styles
- Condominium management



Three-Story Apartments

- Parking to the rear
- Natural materials
- Street trees and sidewalks
- On-street parking
- Main entrances at breezeway between street and parking



Four-Story Apartments

- Parking to the rear
- Natural materials
- Articulated corners
- Sidewalks with street trees and landscaping
- On-street parking
- Main entrances at breezeway between street and parking



Free-Standing Commercial and In-Line Stores

- Parking to the rear with on-street parking, possibly angled
- Traditional architectural detail
- Natural materials
- Sidewalks with street trees and landscaping
- Main entrances at breezeway between street and parking
- Second floor offices or storage use, possible residential units



Mixed-Use Residential over Commercial

- Parking to the rear with on-street parking, possibly angled
- Natural materials
- Sidewalks with street trees
- Outdoor spaces at specific locations
- Upper-floor offices or storage and residential units



Mixed-Use Site

- Commercial and mix of uses at the center
- Radiating residential units
- Open space pocket parks
- Parking internal to block and to rear of units
- All uses connected with walking paths and sidewalks

Some photos in this section are from Google Streetview

GOALS AND OBJECTIVES

With each of the Comprehensive Plan revisions since 1989, residents and Zoning Commission members have reviewed the following general goals and objectives.

Natural Resources
Goals
<ol style="list-style-type: none"> 1. Preserve the rural character of Berkshire Township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes greater than 20%, ravines, creeks, and rivers). 2. Retain wildlife cover and corridors, where feasible. 3. Preserve the rural “look” along township roads via fencing and landscaping. 4. Retain historic and agricultural structures, where feasible. 5. Preserve scenic views, where feasible, as open space within Planned Residential Developments. 6. Preserve a high degree of environmental quality. 7. Link Planned Developments with green spaces and paths. 8. Conserve surface and ground water quality around Big and Little Walnut Creeks and the Hoover Reservoir.
Objectives
<ol style="list-style-type: none"> 1. Require the linkage of subdivisions by streets, bike paths, or greenway trails so neighborhoods are pedestrian-oriented. Create a landscape detail for greenway trails. 2. Retain wooded greenways along ravines, waterways, and project perimeters. 3. Amend the zoning resolution to increase the dedication of useable open space in PRDs. 4. Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes. 5. Permit Conservation subdivisions in all residential zones. 6. Support amendment of county subdivision regulations to include Conservation Subdivision criteria. 7. Support amendment of county subdivision regulations to protect 100-year floodplains. 8. Set landscape and architectural design standards for subdivisions. Stipulate centralized green spaces envisioned. 9. Create a rural landscape detail for planned developments that front on township roads. 10. Amend the zoning text to require the appropriate landscaping buffer detail between residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers. 11. Prohibit on-stream stormwater detention as open space in planned development tributary to the Hoover Reservoir. 12. Retain natural ravines and their vegetation as filter strips for surface water. 13. Use 1.95-acre to 5-acre lot sizes in areas of environmental sensitivity where on-site sewage disposal systems could potentially pollute the surface and ground water, especially in proximity to the Hoover Reservoir.

Agriculture
Goals
<ol style="list-style-type: none"> 1. Provide an opportunity for agriculture to continue through flexible/creative zoning. 2. Retain very low residential density in agricultural areas.

Agriculture (continued)
Objectives
<ol style="list-style-type: none"> 1. Leave 5-acre lots as the minimum requirement, but encourage conservation subdivisions in Agricultural Zones at the same density. 2. Encourage “Farm Village” zoning as a form of conservation subdivisions. 3. Preserve farmland by voluntary transfer (sale) of development rights from farmland to adjacent farm villages or conservation subdivisions in return for a permanent easement for open space and/or agriculture on the remaining adjacent farmland. 4. Use the Land Evaluation Site Assessment (LESA) system to evaluate lands are worthy of farmland preservation in Agricultural Zones. 5. Identify potential lands for Purchase of Agricultural Conservation Easements (PACE). 6. Apply for state or federal funding for purchase of agricultural easements. 7. Consider a Farm Residential district with 1.95-acre lot sizes in transitional farm areas that are not expected to receive county sewer service. Encourage “density-neutral” conservation subdivisions.

Residential Development
Goals
<ol style="list-style-type: none"> 1. Relate land use and density to land suitability, utility availability, and existing land use. 2. Be guided by the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc.). 3. Provide for rural residential areas where agriculture is transitioning to large lot residential, and where no central sewer is available. 4. Provide for suburban residential housing districts where central water, sewer, fire protection, adequate roads, and other suburban services can be economically provided. 5. Retain a primarily single-family residential housing mix, but permit a diversity of housing types. 6. Avoid inappropriate sprawl. 7. Protect local real estate values.
Objectives
<ol style="list-style-type: none"> 1. Utilize single-family densities of at least 1 unit per acre in platted subdivision projects where there is no centralized sanitary sewer provided. Use larger 1.95-acre lot sizes for single sites where no sewer is anticipated. 2. Use the width of roads, the capacity of water and sewer systems, and the soil characteristics to limit development to the carrying capacity of the infrastructure, using the densities and land uses on the Comprehensive Plan recommended land use map as a guide. 3. Encourage conservation subdivisions as density-neutral uses in all residential districts. 4. Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts. 5. Amend the PRD text to be a density-neutral zoning overlay. Emulate the densities from the Comprehensive Plan. 6. Permit single-family housing in standard subdivisions with 20,000 square foot lots with centralized sanitary sewer and water, adequate fire protection, and road access. 7. Permit multi-family units as part of Planned Residential Developments, approved per the Development Plan. 8. Maintain the area east of I-71 and west of Galena Road along the U.S. 36 corridor as a possible suburban residential heart of the Township, subject to provision of centralized water and sewer.

Commercial and Industrial Development

Goals

1. Encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the township tax base.
2. Provide for dense landscape buffering between commercial/industrial and residential uses.
3. Encourage commercial, office, and light industrial development in the I-71/U.S. 36 Interchange area.
4. Encourage a community shopping center (grocery store, drugstore, etc.) at the I-71/U.S. 36 interchange.
5. Provide for transitional land uses and dense landscape buffering between incompatible land uses.

Objectives

1. Encourage expansion of the Planned Commercial and Industrial districts along U.S. 36 and at the I-71 Interchange.
2. Create development guidelines for planned commercial development.
3. Consider a possible Traditional Neighborhood Development with mixed commercial and residential uses as a node along the U.S. 36 corridor.

Recreation

Goals

1. Provide passive and active recreational areas as the Township grows.
2. Establish a parks program for the Township.
3. Link planned residential neighborhoods with green spaces and walking paths.

Objectives

1. Acquire 25-50 acres of land for a future Township park with active recreation (playing fields for organized sports).
2. Create a series of mini-parks (less than 1 acre) with ¼ mile spacing as part of Planned Residential Developments where densities are 1-2 units per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.

Township Services

Goals

1. Recognize and maintain only those services needed for a predominantly rural/low density community.
2. Expand Township services at a rate to ensure public health and safety, and to discourage premature development.
3. Acquire suitable land for the Township's future needs.

Objectives

1. Acquire new sites for Township facilities, including fire, police, road maintenance, etc.
2. Determine the services the Township can provide as a suburban community with a sense of rural character.
3. Work with elected officials to increase services as needed, but not in a way to compete with urban development, so as to retain a rural community.
4. Use the Comprehensive Plan as the guideline in zoning.

Planning and Zoning
Goals
<ol style="list-style-type: none"> 1. Determine and implement an appropriate land use mix. 2. Coordinate central sewer extensions to appropriate suburban core areas. 3. Implement and maintain the Land Use Plan. 4. Enforce zoning regulations.
Objectives
<ol style="list-style-type: none"> 1. Revise the zoning text and map in accordance with the Comprehensive Plan. 2. Develop policies for service provision that relate to the Comprehensive Plan. 3. Provide for 5-year updates and revisions to the Plan. 4. Provide for competitive wages, benefits, and training for zoning staff.

Transportation
Goals
<ol style="list-style-type: none"> 1. Avoid congestion on local, county, and state roads. 2. Cooperate with ODOT on removing/preventing unnecessary commercial curb cuts on U.S. 36 from 3 B's and K Road to Galena Road. 3. Retain the narrow township roads where possible as part of the rural character. 4. Improve the road network without destroying the rural character. 5. Seek developer mitigation of their road impacts of their developments to extent permitted by Ohio law.
Objectives
<ol style="list-style-type: none"> 1. Require commercial parallel access roads and connections between planned commercial developments. 2. Assure new Fourwinds Drive is built and extended to Sherman Road as part of the commercial development of the MTB, Medellin, and Green lands between 3 B's and K and I-71. 3. Restrict unlimited left turns across traffic on U.S. 36. Coordinate signals at new locations shown by * symbol on the Comprehensive Plan map. 4. Avoid new signals on U.S. 36 unless there is at least ½ mile separation. 5. Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of U.S. 36. 6. Encourage construction of new roads on the Comprehensive Plan as part of new developments.

Citizen Participation
Goals
<ol style="list-style-type: none"> 1. Ensure significant and diverse citizen input into the planning process.
Objectives
<ol style="list-style-type: none"> 1. Use the 12-member steering committee as the primary citizen input to the Zoning Commission in amending the Comprehensive Plan. 2. Advertise open informational meetings to discuss and review the recommendations of the Plan prior to public hearings. 3. Publish and mail a synopsis of the Plan to every household in Berkshire Township. 4. Encourage active citizen participation in future Comprehensive Plan updates.

RECOMMENDATIONS

Intent of the Berkshire Township Comprehensive Plan

The 2026 Berkshire Township Comprehensive Plan (Update) is the sum of all the chapters and appendices. Chapter 14 is to be read in conjunction with the Comprehensive Land Use Plan (see individual Sub Area maps and overall Comprehensive Land Use Plan Map).

The Overlays

The areas noted on these two pages represent adopted overlays which affect future land use in Berkshire Township. This is a summary of the allowable uses within these overlays—specific detail is provided within the Zoning Resolution.

Commercial Uses: All three overlays include a number of permitted non-residential uses. These include Bakeries, Home Goods Stores, Hardware, Grocery, Convenience, Health and Personal Care, Clothing, Sporting Goods, Postal Service, Movie Theaters, Media Broadcasting, Finance and Insurance, Coworking Spaces, Management Companies, Educational Services, Theaters, Dance, Museums, and Fitness Centers, Hotels and Lodging, Electronic Repair, Personal Care, Religious, Grantmaking, Civil, Professional, and Government Offices.

Residential Uses are also allowed within the Overlays with the following limitations.

Article 16: Planned Mixed Use District (PMUD) *(below)*

Northwest Quad: Residential is built out

Southwest Quad: Annexed to Sunbury

Northeast and Southeast Quad: Total 700 units, developed at a density between 8 and 12.5 /acre.

No residential within 400 feet of US36/SR37

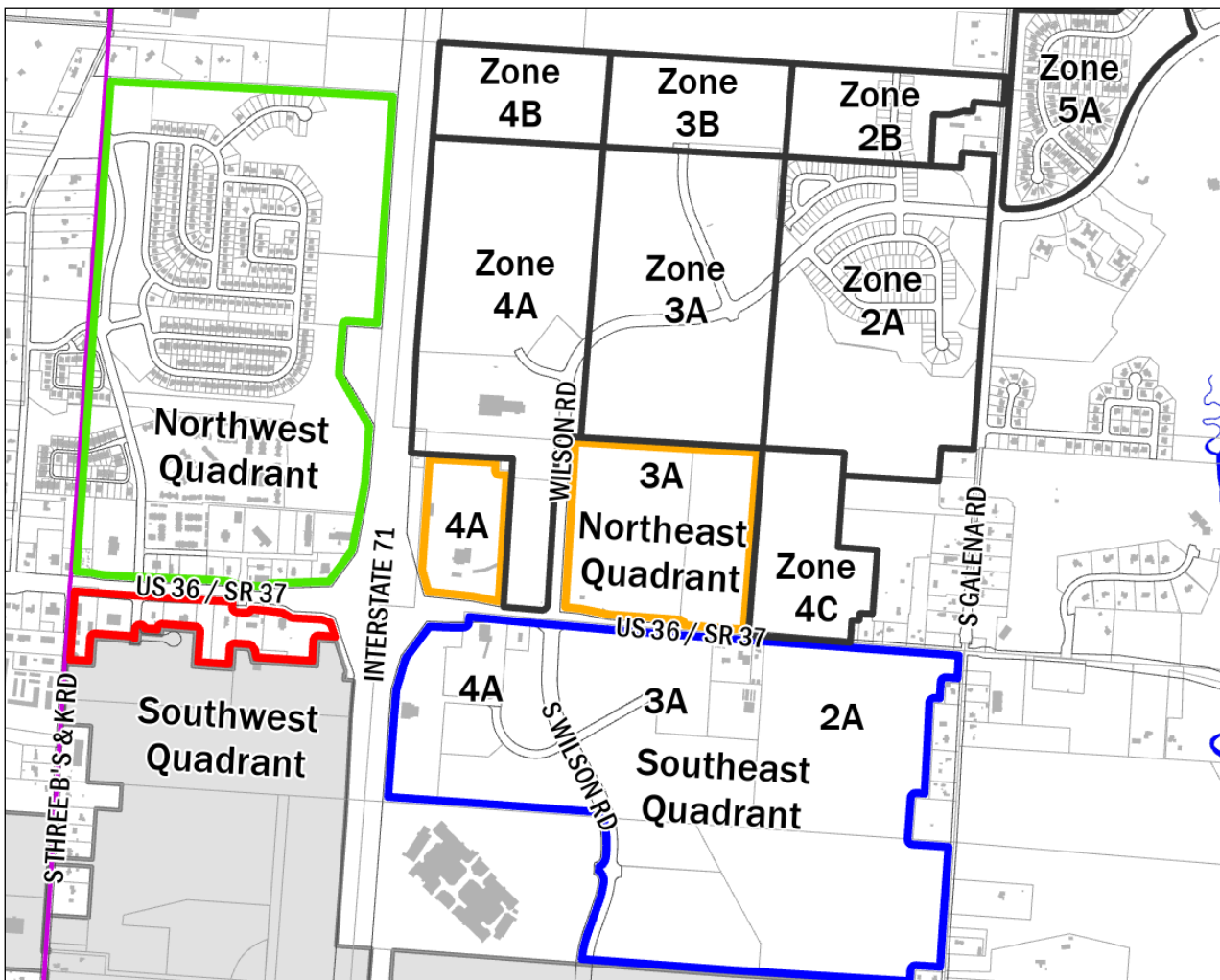
Units built or under construction (4/2026): 670

Zone 2A: Maximum two stories

Zone 3A: Maximum three stories

Zone 4A: Maximum four stories

Other residential units are allowed at 3.25 units/acre for single-family and 5 units/acre for common wall and townhomes, not to exceed 300 additional units in 3A and 2A.



Article 17: 36/37 Planned Mixed Use District (36/37 PMUD) (below left)

Overall multi-family units: Maximum 1,267 units
 Units built or under construction (4/2026): 240
No residential within 400 feet of US36/SR37
Zone 2A: 6-12.5 units/acre, max. two stories
Zone 2B: 4-8 units/acre, max. two stories
Zone 3A: 6-12.5 units/acre, max. three stories
Zone 3B: 6-12.5 units/acre, max. three stories
Zone 4A: 6-12.5 units/acre, max. four stories
Zone 4B: 6-12.5 units/acre, max. four stories

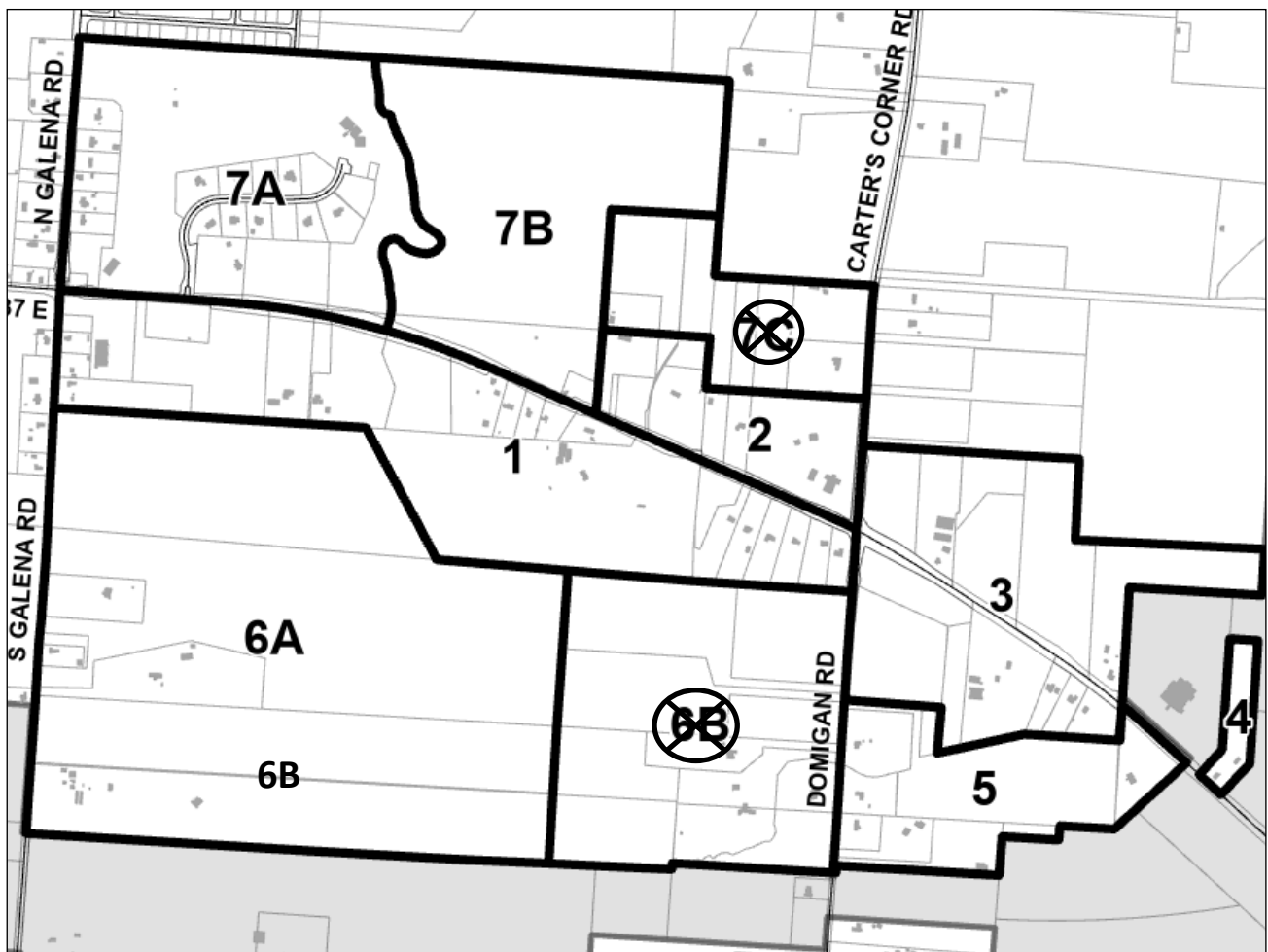
Other residential units are allowed at 3.25 units/acre for single-family and 5 units/acre for common wall and townhomes, not to exceed 200 additional. Units built or under construction (4/2026: Berkshire Crossing, Ivy Wood): 260

Article 20: Planned Gateway District (PGD) (below)

No overall maximum multi-family units, limits as noted below.
If two story, setback 300 feet from existing res.
SubArea 1: 8-12.5 units/ac, max. 850 units
 max. three stories unless mixed use
SubArea 2: 8-12.5 units/ac, max. 388 units
SubArea 3-5: 0 multi-family, see below
SubArea 6A: 8-12.5 units/ac, max. 1,000 units
SubAreas 6B/7A/7B: 0 multi-family, see below

WAIT FOR FINAL VERSION INCLUDING IMAGE.

Other residential units are allowed at 3.25 units/acre for single-family and 5 units/acre for common wall and townhomes.



Sub Area 1

Boundaries: West: Berlin Township; East: I-71;
North: Kingston Township; South: City of Sunbury

Land Area: 457.18 acres

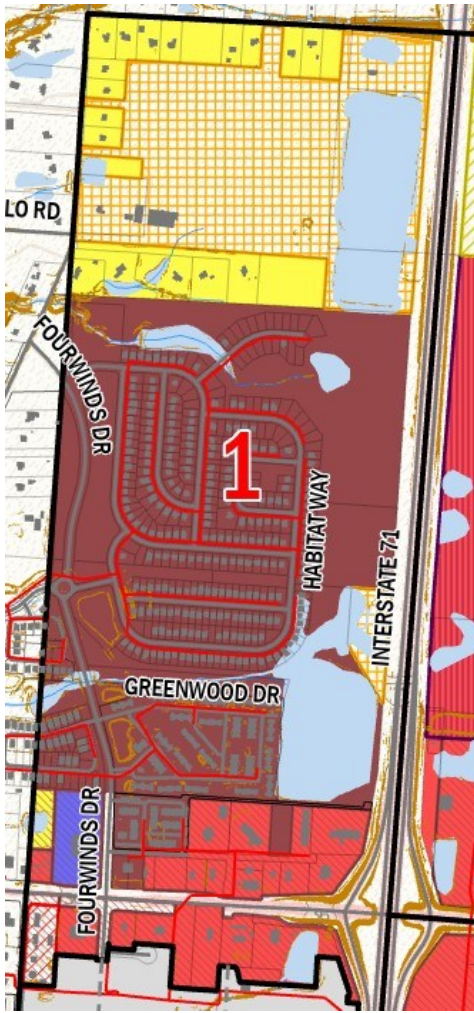
General Facts and Findings

This area has access to 36/37 and I-71. It is generally flat, with soils mostly suitable for development. Approximately 54 acres along U.S. 36 have been zoned for commercial use and/or is subject to the PMUD overlay. The residential area subject to the PMUD overlay has been fully developed with Cottages at Northlake Woods North and South, Northlake Woods, Northlake Preserve, 300 apartment units, and a residential hotel development. The I-71 Interchange is the commercial/industrial core for tax revenue.

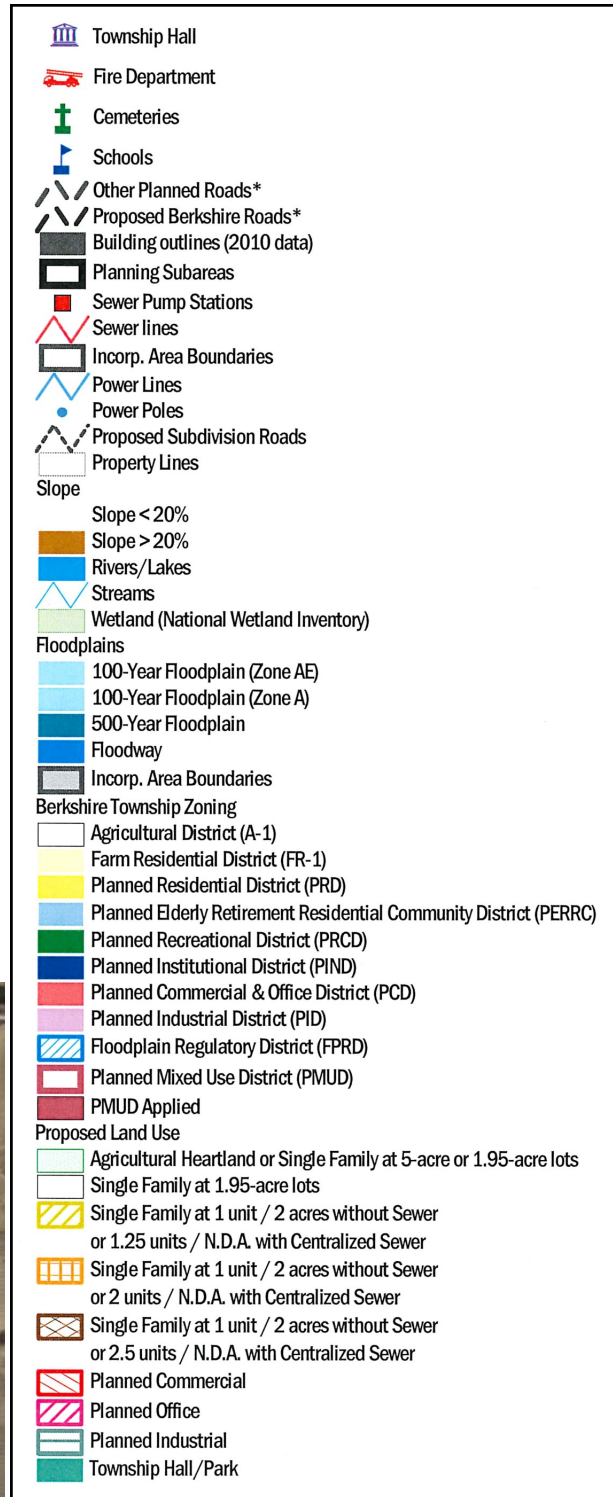
Del-Co water and public sanitary sewer is available. Sewage from this drainage area flows to the Alum Creek lift station behind Jerry Greer RV sales in Berlin Township and is pumped south.

Recommendations

1. Continue planned commercial development of the U.S. 36 frontage to a depth of approximately 700 feet north of U.S. 36, provided that:
 - a) Parcels have limited access to U.S. 36 and are linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least $\frac{1}{4}$ mile spaced ($\frac{1}{2}$ mile preferred), as approved by ODOT. Most access points should be right-in/right-out only, since a non-traversable median in U.S. 36 may someday be necessary.
 - b) Only low level, downward-cast lighting should be allowed to prevent impact on the night sky.
 - c) To avoid sign clutter, ground signs should be the only commercial sign type permitted along U.S. 36. Billboards and pole signs should be prohibited.
 - d) Very tall, 100-foot pole signs that draw highway-oriented commercial traffic from the interstate exit should be discouraged in favor of advertising signs on ODOT exit service boards on the interstate. If such signs are allowed, they should be in strict compliance with the Berkshire Township sign regulations with minimum spacing and a maximum distance from the interstate.
 - e) Extensive landscaping should be required in parking lots to avoid large blocks of asphalt and to reduce runoff and temperatures. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. A standard landscape detail should be adopted.
2. The lands currently zoned FR-1 along the north end of 3 B's and K Road and the south side of Berkshire Road are recommended for single-family development at a 1.95-acre lot size or larger as dictated by the area required for septic systems.
3. The remainder of Sub Area 1 is recommended for single-family development 1.95-acre lot size without sanitary sewer service or 2 dwelling units per net developable acre if sewer is provided.
4. Encourage Open Space Developments and Conservation Subdivisions at the density of the underlying zoning.



Detail of Sub Area 1



Sub Area 2

Boundaries: West: I-71; North: Berkshire Road (Kingston Township); East: Galena Road; South: U.S. 36/S.R. 37

Land Area: 786.73 acres

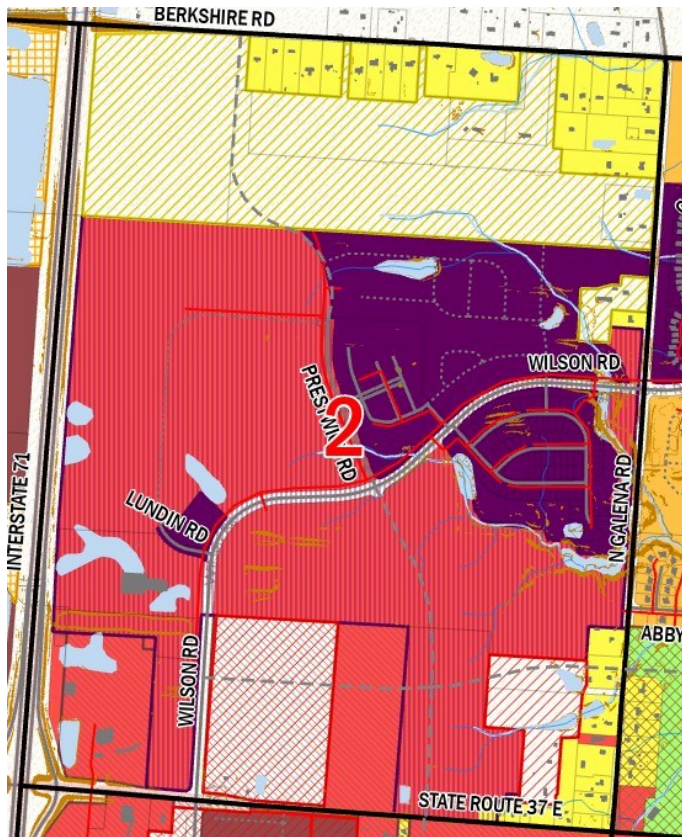
General Facts and Findings

This area has access to U.S. 36 and I-71. The I-71 Interchange is the commercial/industrial core to provide tax revenues. The western portion of Sub Area 2 is generally flat, with mostly suitable soils for development. A deep ravine divides the eastern portion of the sub area. Public water is available. There are older single-family residences on Galena Road and Berkshire Road that have been zoned for FR-1 1-acre zoning.

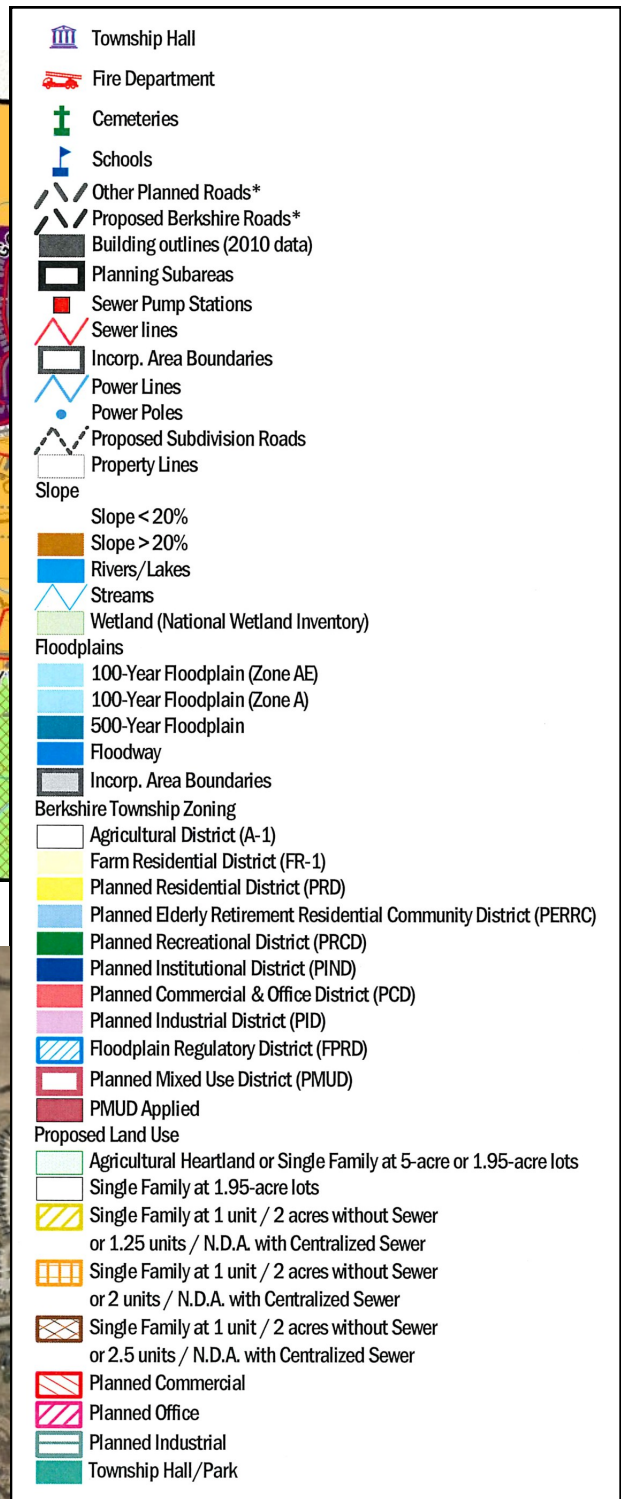
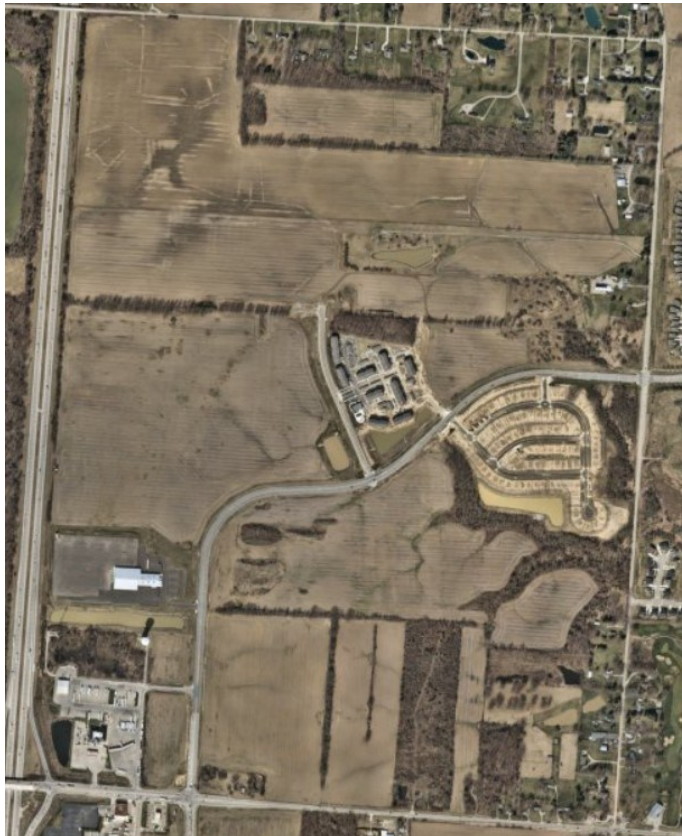
The Northstar development includes a central wastewater treatment facility with land application, owned and maintained by the County. Wilson Road was developed with the initial Northstar improvements. Within Sub Area 2, recent development includes 19-acre Camping World site, the 100-lot Berkshire Crossing rental home project, 240-unit Northstar Flats apartments, the 160-lot Ivy Wood subdivision, and a future BST&G fire station.

Recommendations

1. Continue planned commercial development of the frontage lands north of U.S. 36, east of I-71, provided that:
 - a) Parcels have limited access to U.S. 36 and are linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced (½ mile preferred), in accordance with the ODOT Access Management Plan. Most access points should be right-in/right-out only, as a non-traversable median may someday be needed.
 - b) Only low level, downward-cast lighting should be allowed to prevent impact on the night sky.
 - c) To avoid sign clutter, ground signs should be the only sign type permitted along U.S. 36. Billboard and pole signs should be prohibited.
 - d) Very tall, 100-foot pole signs that draw highway-oriented commercial traffic from the interstate exit should be discouraged in favor of advertising signs on ODOT exit service boards on the interstate. If pole signs are allowed, they should include minimum spacing and a maximum distance from the interstate.
 - e) Extensive landscaping should be required in parking lots to avoid large blocks of asphalt and reduce runoff. Use landscaping to divide parking areas by using islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage.
 - f) For large developments with densities greater than 1 unit per net developable acre, there should be consideration for a mix of uses and a network of sidewalks, trails, and bike paths to increase walkability and decrease auto trips.
2. The remainder of Sub Area 2 is recommended for single-family development at 85,000 square foot (1.95 acre) lot size without sanitary sewer service. If public centralized sanitary sewer is provided to this remainder of Sub Area 2 during the planning period, the Plan recommends single-family residential use at up to 1.25 dwelling units per net developable acre, or as regulated by the PMUD Overlay, where applicable. Frontage lots on Berkshire Road and N. Galena Road that have already been zoned FR -1 are recommended for development at a 1-acre to 1.95-acre lot size, depending on the size needed for septic systems.
3. Conceptual “Proposed Roads” shown on the map should be included and discussed as Development Plans are submitted for approval. Such roads provide connections between projects and serve to reduce the burden of additional traffic on existing roads.



Detail of Sub Area 2



Sub Area 3

Boundaries: North: Kingston Township; South: U.S. 36/S.R. 37; East: Carter’s Corner Road; West: N. Galena Road

Land Area: 970.63 acres

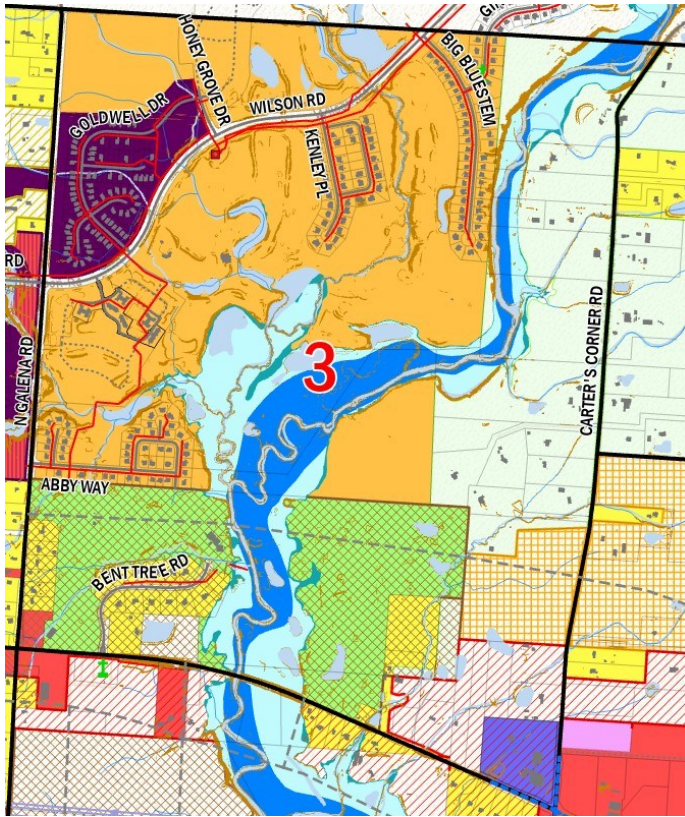
General Facts and Findings

The Little Walnut Creek and its wide floodplain divide the sub area. Significant wetland areas lie along the creek banks. Ravines feed the creek. These environmentally sensitive areas need protection from development impacts, since the Little Walnut is a tributary to Hoover Reservoir, the largest drinking water reservoir for Columbus. Some soils in low-lying areas are prime agricultural. Access to the area is currently via N. Galena and Carter Corner Roads, which are narrow two-lane township roads. U.S. 36/S.R. 37 could also provide access, but there is very little remaining frontage onto U.S. 36 since the Bent Tree golf course, a public 18-hole course, occupies most of the north side U.S. 36. The northeast corner of N. Galena Road and U.S. 36 has been zoned commercial. Other frontage along N. Galena Road has been zoned for six single-family lots. A dozen lots internal to Bent Tree have also been zoned FR-1. A small sewage treatment plant maintained by the County sanitary engineer serves these lots and the golf course clubhouse.

The Northstar development includes a central wastewater treatment facility with land application, to be owned and maintained by the County. The large mixed-use golf course community spans two townships (Berkshire and Kingston) and includes a total of 1,700 acres. Within Sub Area 3, approximately 454 acres of the development is zoned Planned Residential behind the Bent Tree Golf Course and along Galena Road. Northstar includes single-family and multi-family residential at a density of 1.25 units per net developable acre.

Recommendations

1. Encourage Bent Tree golf course to remain as its present use. If it redevelops, the PGD overlay defines the uses and allowable residential density of between 8 and 12.5 units per gross acre, preserving the floodplain and any tributaries in open space.
2. Undeveloped pockets of road frontage on the north side of U.S. 36 shall also be controlled by the PGD overlay and developed as professional office uses, with access management controls to prevent congestion on 36/37.
3. For lots fronting on Carter’s Corner Road, lands should be used for agricultural purposes and related residential uses at a minimum lot size of 1.95 acres. Open Space Developments or Conservation Subdivisions should be encouraged at the underlying density of this agricultural district.
4. Conceptual “Proposed Roads” shown on the map should be included and discussed as Development Plans are submitted for approval. Such roads provide connections between projects and serve to reduce the burden of additional traffic on existing roads.
5. Protect the 100-year floodplain by prohibiting new structure development within it.



Detail of Sub Area 3



- Township Hall
- Fire Department
- Cemeteries
- Schools
- Other Planned Roads*
- Proposed Berkshire Roads*
- Building outlines (2010 data)
- Planning Subareas
- Sewer Pump Stations
- Sewer lines
- Incorp. Area Boundaries
- Power Lines
- Power Poles
- Proposed Subdivision Roads
- Property Lines
- Slope**
 - Slope < 20%
 - Slope > 20%
- Rivers/Lakes
- Streams
- Wetland (National Wetland Inventory)
- Floodplains**
 - 100-Year Floodplain (Zone AE)
 - 100-Year Floodplain (Zone A)
 - 500-Year Floodplain
 - Floodway
 - Incorp. Area Boundaries
- Berkshire Township Zoning**
 - Agricultural District (A-1)
 - Farm Residential District (FR-1)
 - Planned Residential District (PRD)
 - Planned Elderly Retirement Residential Community District (PERRC)
 - Planned Recreational District (PRCD)
 - Planned Institutional District (PIND)
 - Planned Commercial & Office District (PCD)
 - Planned Industrial District (PID)
 - Floodplain Regulatory District (FPRD)
 - Planned Mixed Use District (PMUD)
 - PMUD Applied
- Proposed Land Use**
 - Agricultural Heartland or Single Family at 5-acre or 1.95-acre lots
 - Single Family at 1.95-acre lots
 - Single Family at 1 unit / 2 acres without Sewer or 1.25 units / N.D.A. with Centralized Sewer
 - Single Family at 1 unit / 2 acres without Sewer or 2 units / N.D.A. with Centralized Sewer
 - Single Family at 1 unit / 2 acres without Sewer or 2.5 units / N.D.A. with Centralized Sewer
 - Planned Commercial
 - Planned Office
 - Planned Industrial
 - Township Hall/Park

Sub Area 4

Boundaries: North: Kingston Township; South: Various property lines generally less than 1 mile south of the Kingston Township line; East: Trenton Township; West: Carter's Corner Road

Land Area: 1,183.70 acres

General Facts and Findings

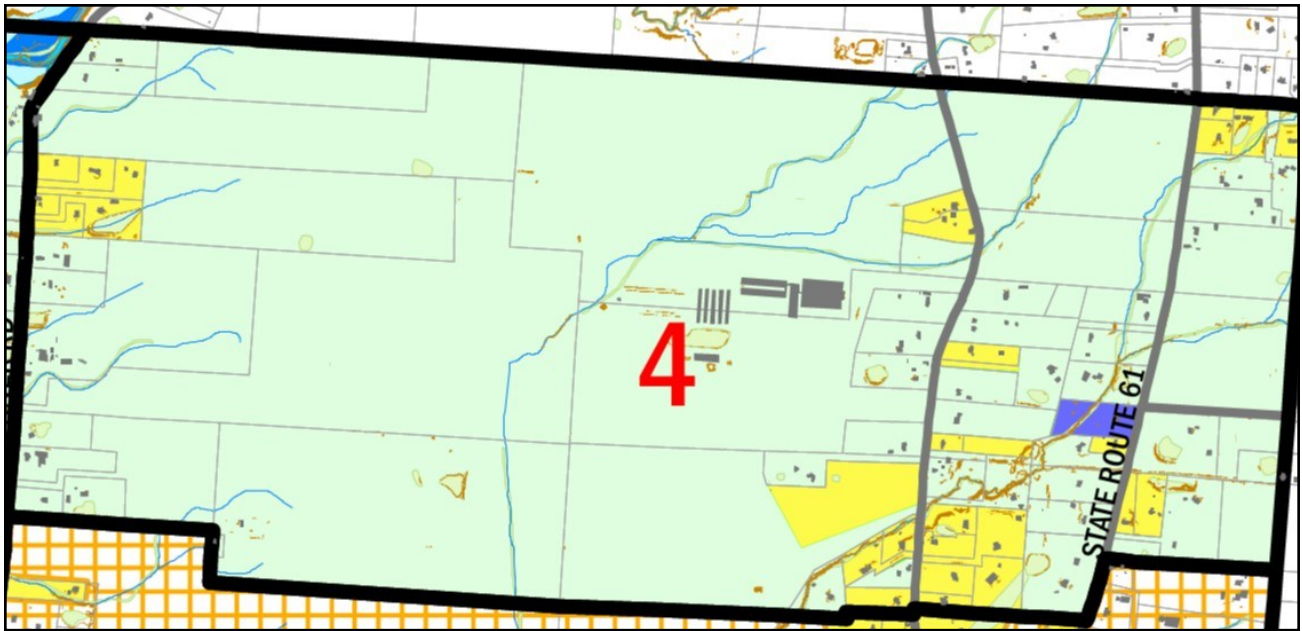
This subarea is the high point of the township and with the exception of a few dozen large lot single-family residences this area is primarily agricultural. The Eden Park Equestrian Complex is located on 270 acres, with another 103 acres owned in Kingston Township.

Del-Co water is available. There is no county sanitary sewer service and none proposed in the near term.

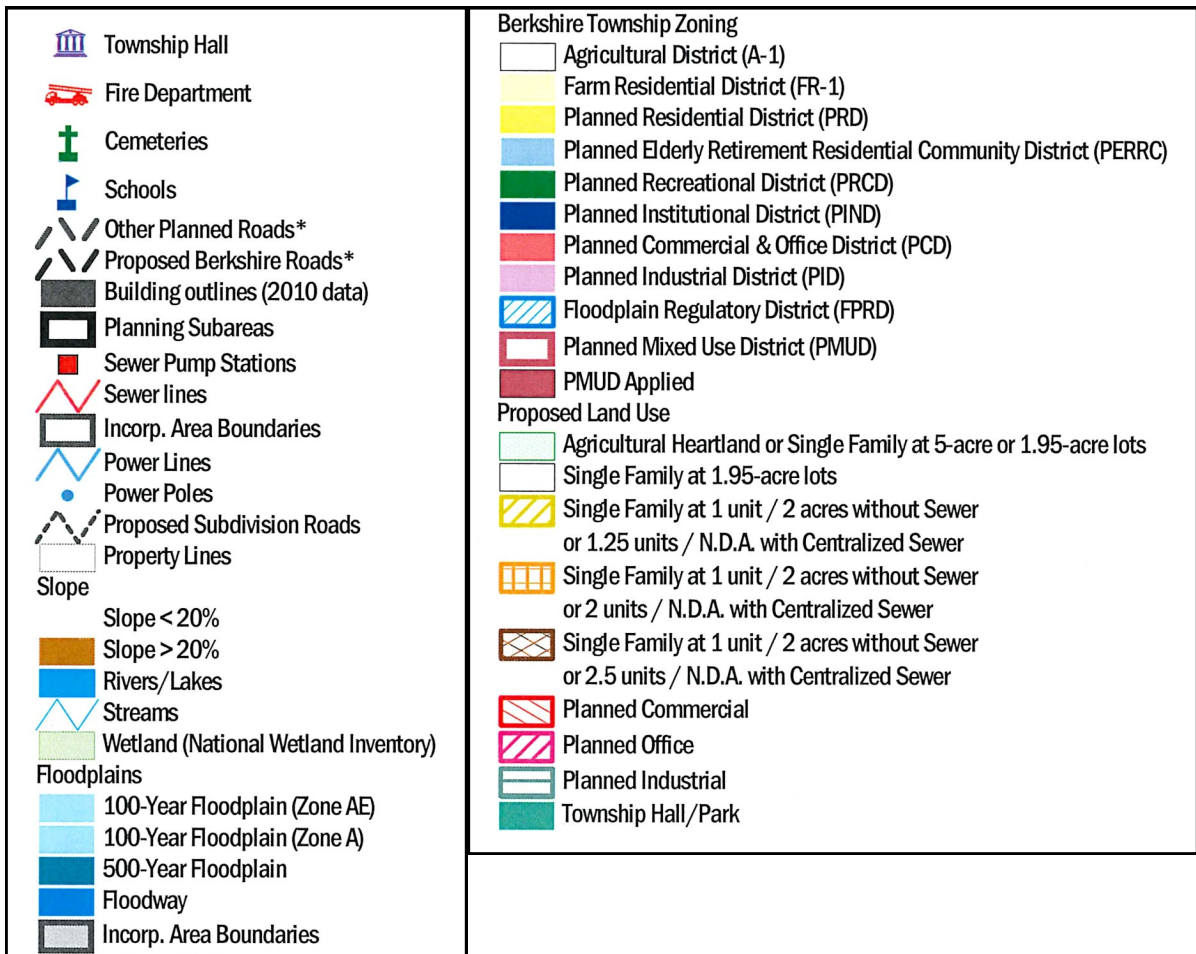
Recommendations

1. All lands should be used for agricultural purposes and related residential uses at a minimum lot size of 1.95 acres. To save farmland, Open Space Developments or Conservation Subdivisions should be encouraged at the underlying density of this agricultural district.





Detail of Sub Area 4



Sub Area 5

Boundaries: Based on annexation into Sunbury and reconfiguration of adjacent subareas, this subarea is only a few residential lots on 3 Bs and K Road. The Subarea has been retained for continuity with previous plans.

Land Area: 89.15 acres

General Facts and Findings

This area is part of the county sewer planning area with an existing sewer line along the west side of Three B's and K Road. It includes five parcels owned by four owners.



Recommendations

1. Land fronting along 3 B's and K Road is recommended to continue as residential use on 1.95-acre or larger lots according to soils conditions for septic systems.
2. Fourwinds Drive is being extended in the City of Sunbury with a new road extending to S. 3 B's and K. These homes along the road are expected to stay in residential use during the planning period.





- Township Hall
- Fire Department
- Cemeteries
- Schools
- Other Planned Roads*
- Proposed Berkshire Roads*
- Building outlines (2010 data)
- Planning Subareas
- Sewer Pump Stations
- Sewer lines
- Incorp. Area Boundaries
- Power Lines
- Power Poles
- Proposed Subdivision Roads
- Property Lines
- Slope
 - Slope < 20%
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- Wetland (National Wetland Inventory)
- Floodplains
 - 100-Year Floodplain (Zone AE)
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 - 500-Year Floodplain
 - Floodway
 - Incorp. Area Boundaries
- Berkshire Township Zoning
 - Agricultural District (A-1)
 - Farm Residential District (FR-1)
 - Planned Residential District (PRD)
 - Planned Elderly Retirement Residential Community District (PERRC)
 - Planned Recreational District (PRCD)
 - Planned Institutional District (PIND)
 - Planned Commercial & Office District (PCD)
 - Planned Industrial District (PID)
 - Floodplain Regulatory District (FPRD)
 - Planned Mixed Use District (PMUD)
 - PMUD Applied
- Proposed Land Use
 - Agricultural Heartland or Single Family at 5-acre or 1.95-acre lots
 - Single Family at 1.95-acre lots
 - Single Family at 1 unit / 2 acres without Sewer or 1.25 units / N.D.A. with Centralized Sewer
 - Single Family at 1 unit / 2 acres without Sewer or 2 units / N.D.A. with Centralized Sewer
 - Single Family at 1 unit / 2 acres without Sewer or 2.5 units / N.D.A. with Centralized Sewer
 - Planned Commercial
 - Planned Office
 - Planned Industrial
 - Township Hall/Park

Detail of Sub Area 5

Sub Area 6

Boundaries: North: U.S. 36/S.R. 37; South Cheshire Road; East: South Galena Road; West: I-71

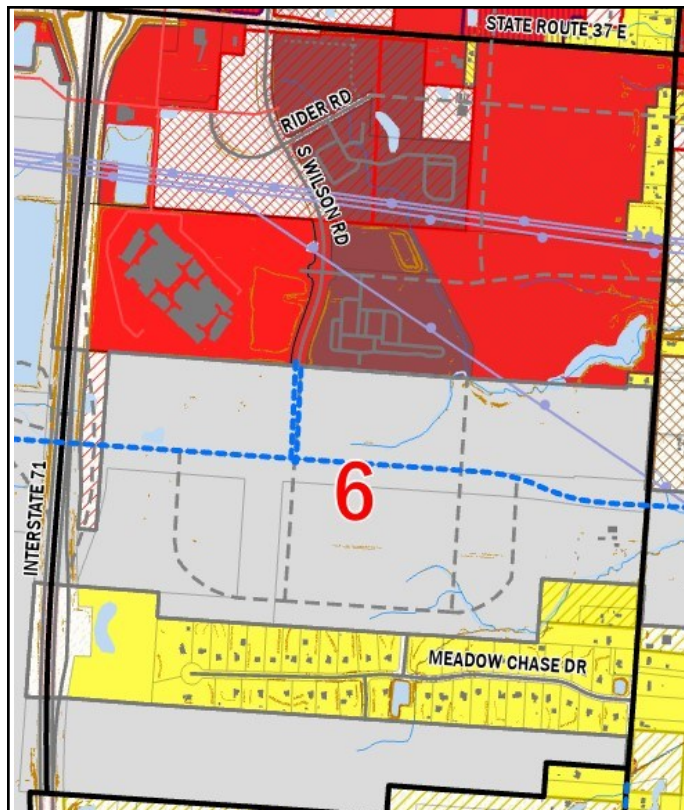
Land Area: 471.12 acres

General Facts and Findings

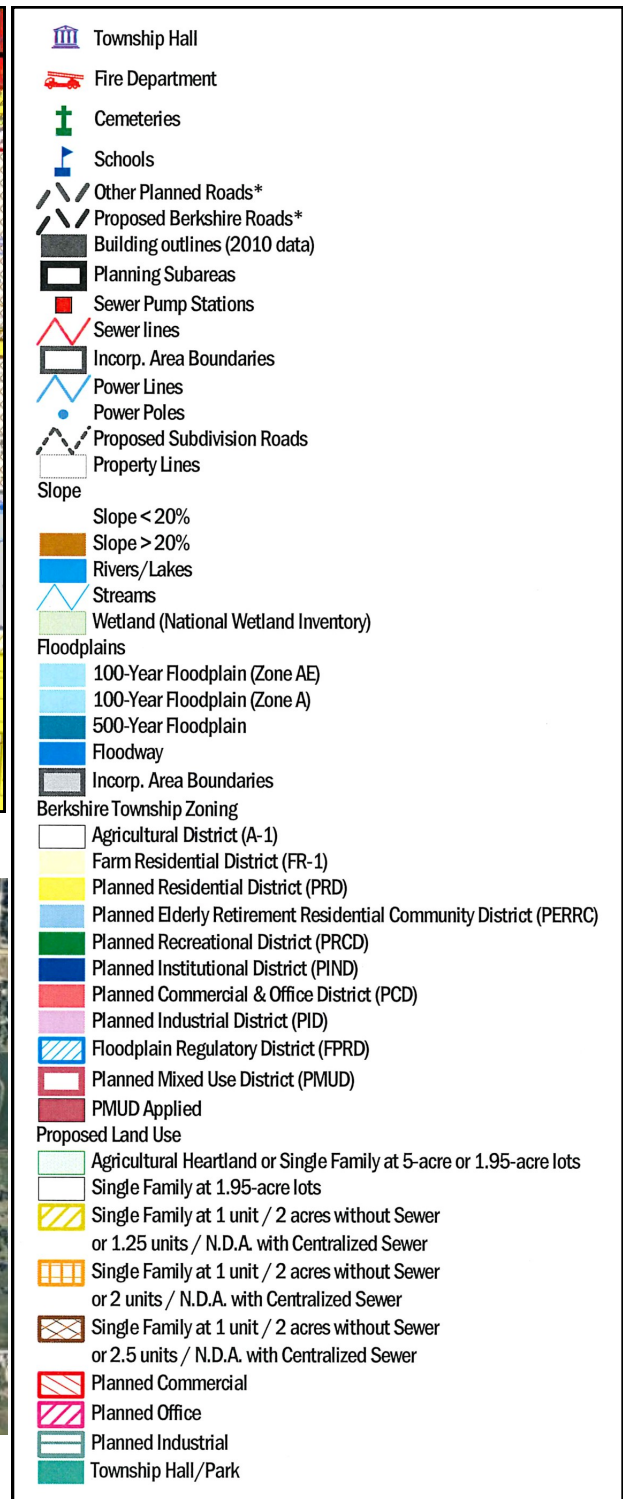
This area is generally flat, with soils that are suitable for development. Recent annexations to the City of Sunbury and the general location of the interchange improvement, as well as development of the Simon-Tanger Outlet Mall and South Wilson Road opened the area to development. The Carlton (312 units), The District (300 units), and a Mercedes-Benz dealership will be completed in 2026. The Ashford of Berkshire senior care center and Berkshire Commons with 58 affordable units, have been approved. Much of the remainder of the area is zoned Planned Commercial and Office.

Recommendations

1. Lands zoned Planned Commercial south of 36/37 should be developed with commercial uses that pay significant property taxes and generate sales taxes. These could be restaurants, office parks, highway service uses such as gas stations, or even regional commercial uses such as major grocery stores and retailers. Land is recommended to utilize the PMUD standards rather than the existing Planned Commercial zoning.
2. If the PMUD is used, multi-family units should be walkable and designed as part of a mixed-use town center design.
3. Berkshire Township should coordinate with the Sunbury and the County Engineer to ensure Wilson Road is extended.
4. District Crossing and Rider Road should be extended east to provide access to the eastern portion of the sub area. A north-south arterial or collector road is planned between Wilson Road and S. Galena Road and is shown on the map.
5. Direct access to 36/37 will be based on ODOT Access Management Standards.
5. Parcels with access to U.S. 36 should be linked with parallel rear access roads and shared access easements built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced, as approved by ODOT. Most access points should be right-in/right-out only, since a non-traversable median in U.S. 36 may someday be necessary.
6. Any other conceptual road shown on the map should be included and discussed as Development Plans are submitted for approval.
7. Only low level, downward-cast lighting should be allowed to prevent impact on the night sky.
8. To avoid sign clutter, ground signs should be the only commercial sign type permitted along U.S. 36. Billboard and pole signs should be prohibited.
9. Very tall, 100-foot pole signs that draw highway oriented commercial traffic from the interstate exit should be discouraged in favor of advertising signs on ODOT exit service boards on the interstate. If such signs are allowed, they should have minimum spacing and a maximum distance from the interstate.
10. Extensive landscaping should be required in parking lots to avoid large blocks of asphalt and reduce runoff and temperatures. Use landscaping to divide parking areas with islands at reasonable spacing, at ends of rows, and along U.S. 36 frontage. A standard landscape detail should be adopted.



Detail of Sub Area 6



Sub Area 7

Boundaries: North: U.S. 36/S.R. 37; South Cheshire Road; East: Domigan Road; West: S. Galena Road

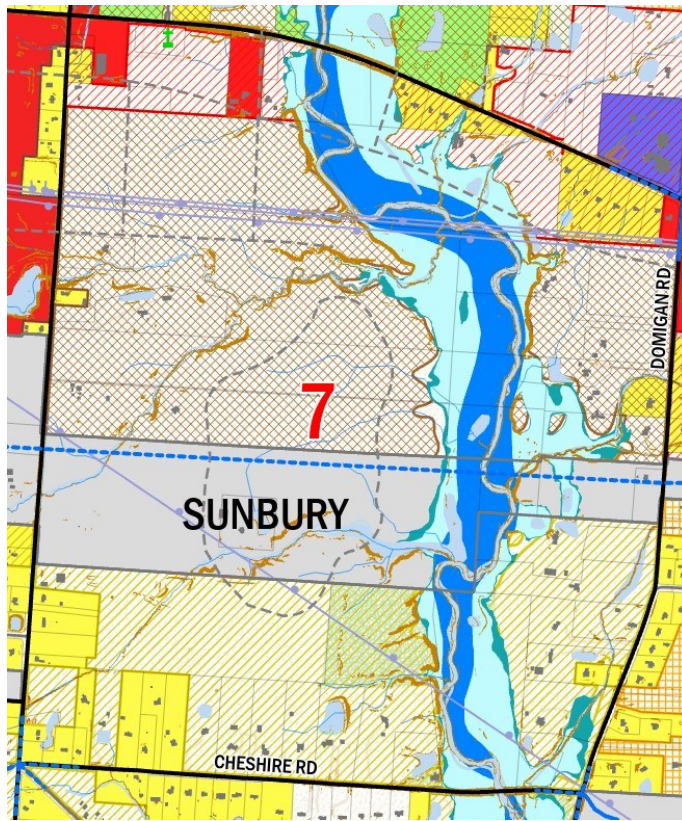
Land Area: 701.09 acres

General Facts and Findings

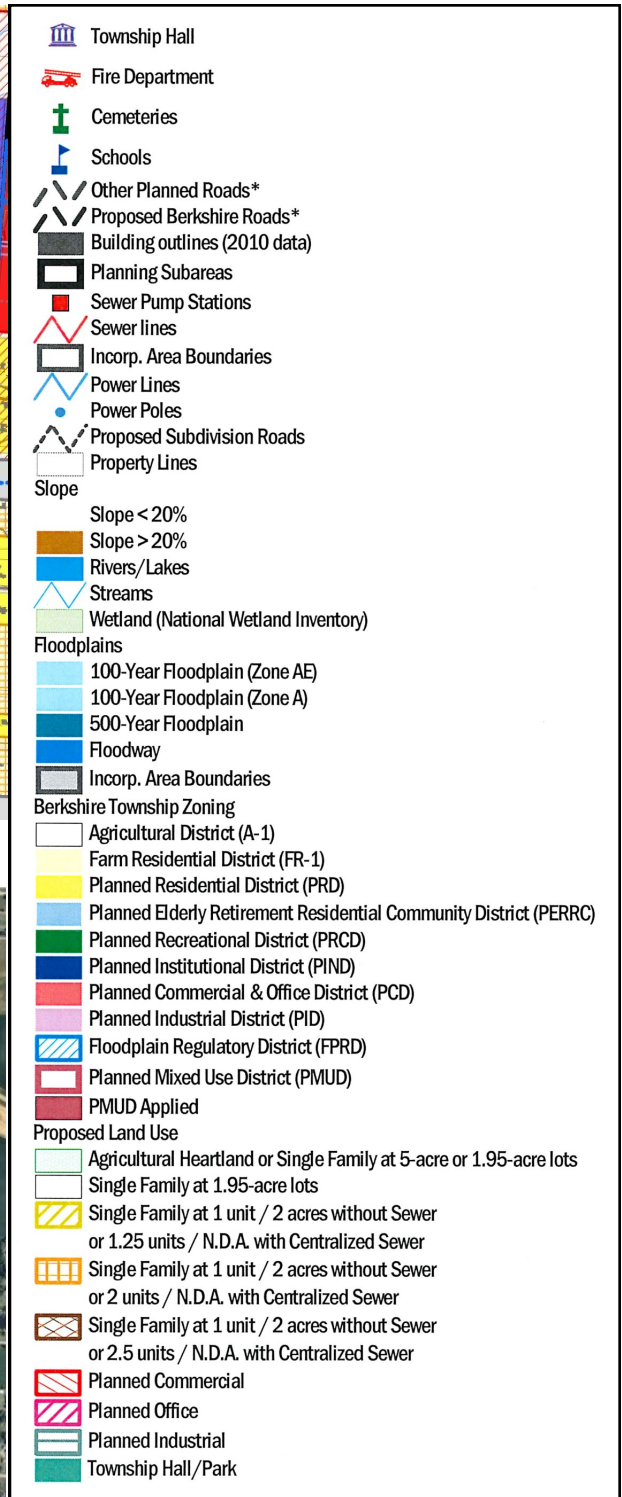
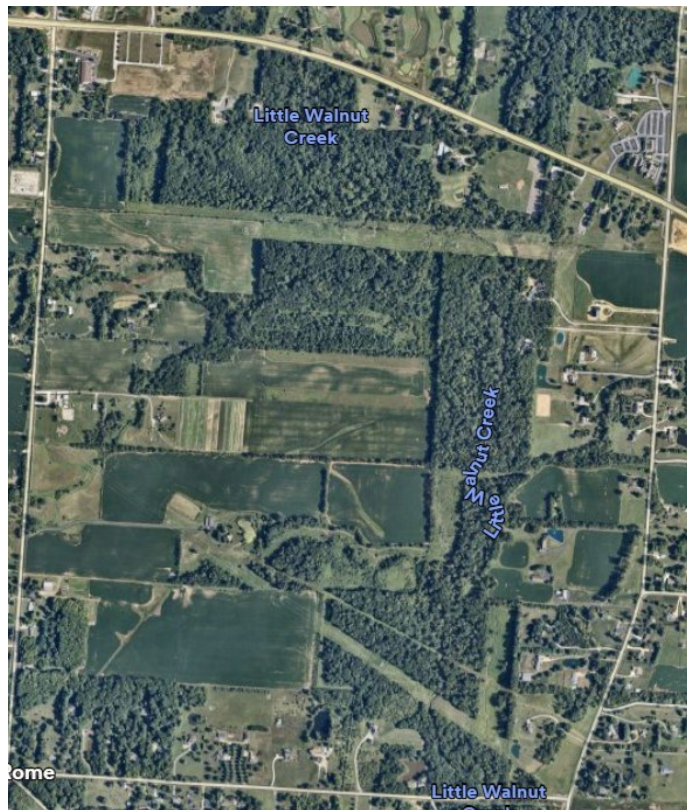
This area's dominant feature is the Little Walnut Creek and its wide floodplain. The sub area is veined with ravines and steep topography leading to the creek. Soils are moderately high yielding for agriculture uses. Two major high-tension power lines cross the sub area. There is currently no county sanitary sewer service to this area, but the County Sewer Master Plan indicates service to the area which would lead to new development. The southwest corner of 36/37 and Domigan Road has been zoned commercial but is still used as a residence.

Recommendations

1. The frontage lots along the south side of 36/37 are recommended for eventual conversion to professional offices. For new construction, access management will be key. For existing residences that convert to offices, driveways should be joined to reduce curb cuts where possible.
2. North of Sunbury, the PGD overlay defines a number of uses and multi-family density between 8 and 12.5 units per gross acre. Other types of residential uses are recommended at 3.25 units per acre for single-family and 5 units per acre for common wall and other attached units as defined in the overlay.
3. Only low level, downward-cast commercial lighting for offices should be allowed to prevent impact on the night sky.
4. Encourage Open Space Developments and Conservation Subdivisions at the density of the underlying zoning.
5. The remainder of Sub Area 7 is recommended for residential development without sewer at a minimum 1-acre lot size.
6. To avoid sign clutter, ground signs should be the only commercial sign type permitted along U.S. 36. Billboard and pole signs are prohibited.
7. Parcels with access to U.S. 36 should be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ½ mile spaced, as approved by ODOT. Most access points should be right-in/right-out only.
8. Conceptual "Proposed Roads" shown on the map should be included and discussed as Development Plans are submitted for approval. Such roads provide connections between projects and serve to reduce the burden of additional traffic on existing roads.
9. Protect the 100-year floodplain by prohibiting new residential structures within it.



Detail of Sub Area 7



Sub Area 8

Boundaries: North: Various property lines generally less than 1 mile south of the Kingston Township line; South: Genoa Township; East: Trenton Township; West: Domigan Road and the centerline of Alum Creek south of South Galena Road

Land Area: 2,539.90 acres (excluding Sunbury and Galena)

General Facts and Findings

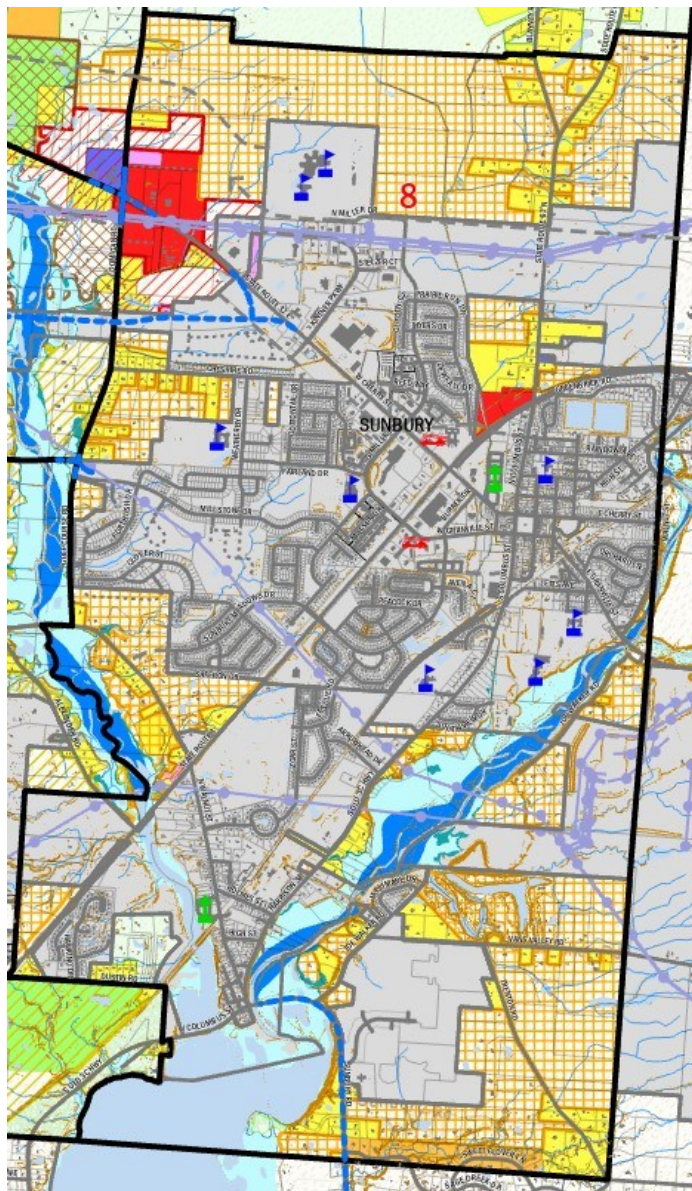
The dominant physical feature of this area is the confluence of the Little and Big Walnut Creeks and their wide floodplains at the Hoover Reservoir. Sunbury and Galena also occupy much of this area. Both municipalities can offer some sanitary sewer service. No county sewer service is immediately planned in this sub area.

One tract of 10 acres on the south side of U.S. 36 has been developed as Sunbury Storage. On the north side of 36, a parcel slightly over 5 acres has been zoned for storage as well. On the southeast corner of the intersection, 4.5 acres is under development as a Rental Stop. This is the kind of office or light commercial use that benefits from high profile placement on U.S. 36 but does not need urban services such as sewer.

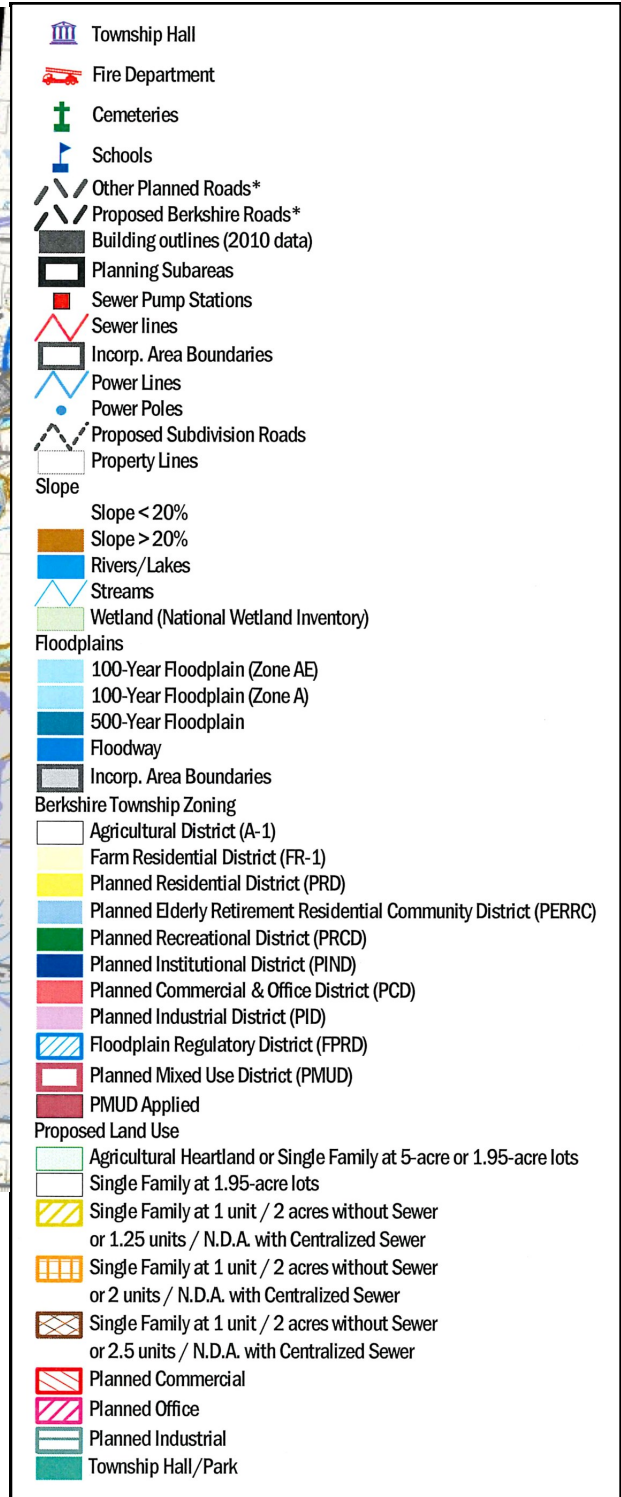
Lands east of the Big Walnut Creek are varied with sometimes-rugged topography including woods and a former golf course. Soils are only moderate yielding for agriculture, due in part to steep topography on some tracts.

Recommendations

1. The frontage lots along the north and south sides of 36/37 are recommended for eventual conversion to professional offices and are recommended to develop under the **PGD overlay standards**.
2. For existing residences that convert to offices, driveways should be joined to reduce curb cuts whenever possible.
3. Parcels with access to U.S. 36 should be linked with parallel rear access roads built in increments by developers. Left turn movements across traffic should be at controlled locations at least ¼ mile spaced, as approved by ODOT. Most access points should be right-in/right-out only.
4. Conceptual “Proposed Roads” shown on the map should be included and discussed as Development Plans are submitted for approval. Such roads provide connections between projects and serve to reduce the burden of additional traffic on existing roads.
5. Only low level, downward-cast commercial lighting for offices should be allowed to prevent impact on the night sky.
6. To avoid sign clutter, ground signs should be the only commercial sign type permitted along U.S. 36. Billboard and pole signs are prohibited.
7. The remainder of Sub Area 8 is recommended for single-family development at 1.95-acre lot size without sanitary sewer service. If public centralized sanitary sewer is provided to the remainder of the sub area during the planning period, the Plan recommends single-family residential use at up to 2 dwelling units per net developable acre.
8. Encourage Open Space Developments and Conservation Subdivisions at the density of the underlying zoning.
9. Protect the 100-year floodplain by prohibiting new residential structures within it.



Detail of Sub Area 8



Sub Area 9

Boundaries: North Cheshire Rd; South: Genoa Twp; East: Rome Corners Rd; West: Berlin Twp

Land Area: 2,460.45 acres

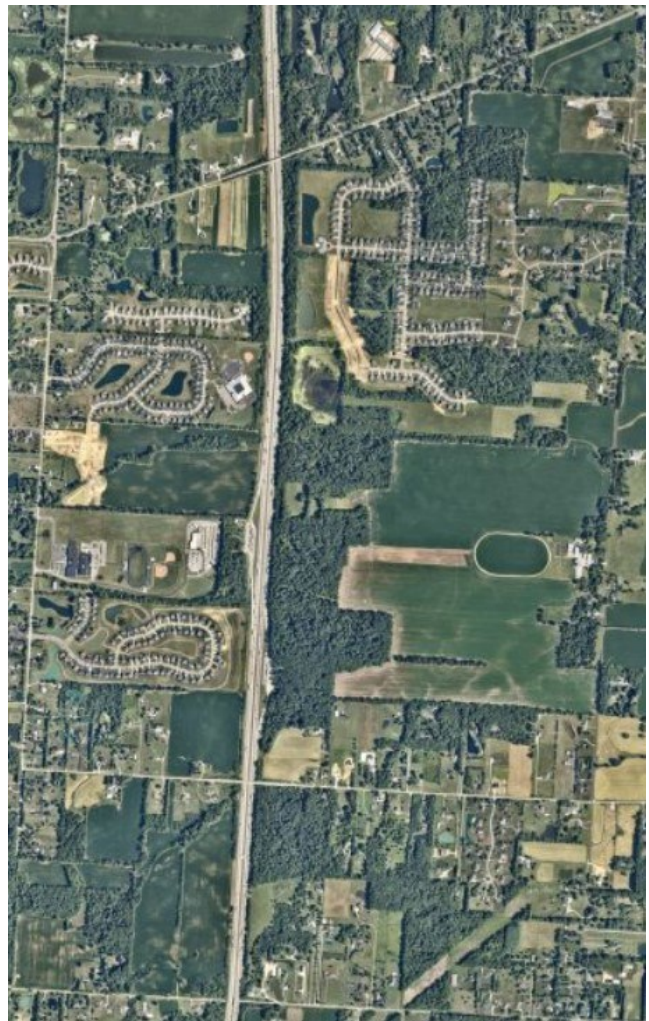
General Facts and Findings

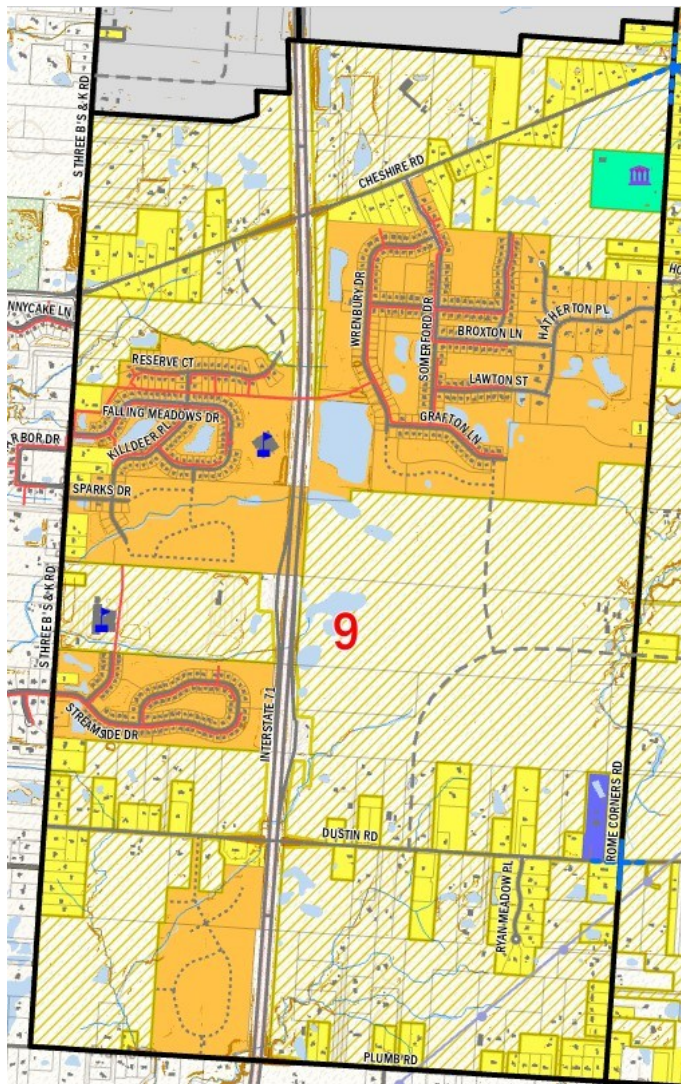
These lands are flat and lie east and west of I-71. The soils may be acceptable for septic systems depending on site conditions. Soils are moderately high yielding for agricultural use. This area has many large tracts in active agriculture. Del-Co water is available, but county sanitary sewer is currently available to a limited area.

Cheshire Road is an east-west minor arterial road that runs from U.S. 23 which crosses the causeway of Alum Creek Reservoir to 36/37 on the east. Cheshire Road will continue to carry larger amounts of east-west traffic as the region grows.

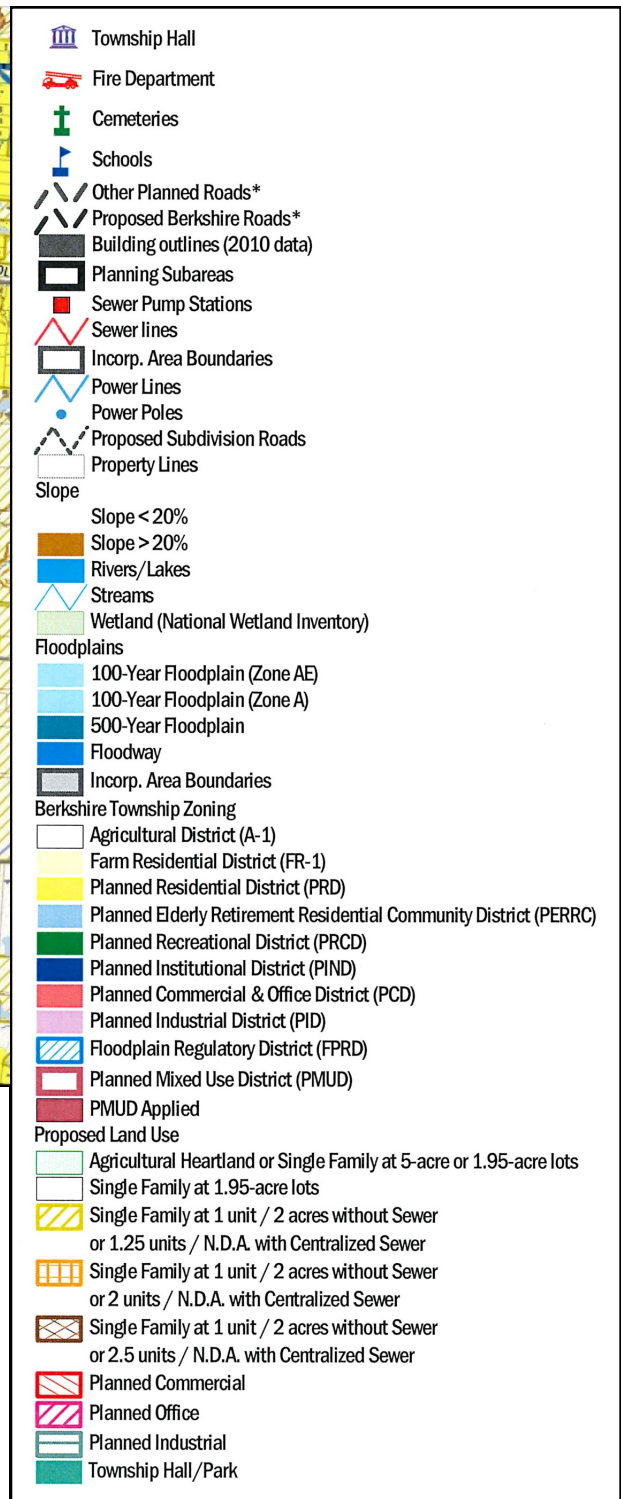
Recommendations

1. Undeveloped land in Sub Area 9 is recommended for continued agricultural use as long as property owners are interested in farming. When property owners are no longer interested in farming, the Plan recommends single-family development at a 1.95-acre lot size without sanitary sewer service. If public centralized sanitary sewer is provided to the sub area during the planning period, the Plan recommends single-family residential use at up to 1.25 dwelling units per net developable acre.
2. Encourage continued development of active park facilities on lands around the Township Hall (trails, baseball, soccer fields, etc.). Seek a trail connection to the Cheshire Woods/ Cheshire Woods Estates development via Adlington Drive.
3. Encourage Open Space Developments and Conservation Subdivisions at the density of the underlying zoning.
4. Proposed Roads shown on the map should be included and discussed as Development Plans are submitted for approval. Such roads provide connections between projects and serve to reduce the burden of additional traffic on existing roads.





Detail of Sub Area 9



Sub Area 10

Boundaries: North: Cheshire Road; South: Genoa Township; East: Little Walnut Creek, Domigan Road; West: Rome Corners Road

Land Area: 1,329.26 acres

General Facts and Findings

This area is characterized by rugged topography with many ravines leading to the reservoir, which is the dominant feature. The northern most extreme has been almost entirely subdivided into large lots along exiting road frontage. There are still large tracts in the center and south of the sub area. Soils are generally suitable for septic systems. Soils give moderate yields for agriculture. Del-Co water is available, but no county sanitary sewer is immediately planned. The area has had some 1-acre zonings for residential use but is still very low density.

Recommendations

1. Retain agriculture or single-family development at a 1.95-acre minimum lot size without sanitary sewer service. If public centralized sanitary sewer is provided to this sub area during the planning period, the Plan recommends Open Space Developments and Conservation Subdivisions at the density of the underlying zoning (1.95-acre lot size).
2. For larger acreage, the Plan recommends single-family residential use at up to 1.25 dwelling units per net developable acre.

3. Conceptual “Proposed Roads” shown on the map should be included and discussed as Development Plans are submitted for approval. Neighborhoods should provide vehicular and pedestrian connections.
4. Protect the 100-year floodplain by prohibiting new residential structures within it.



Sub Area 11

Boundaries: North: Dustin Road; South: Plumb Road Township; East: Hoover Reservoir; West: State Route 3

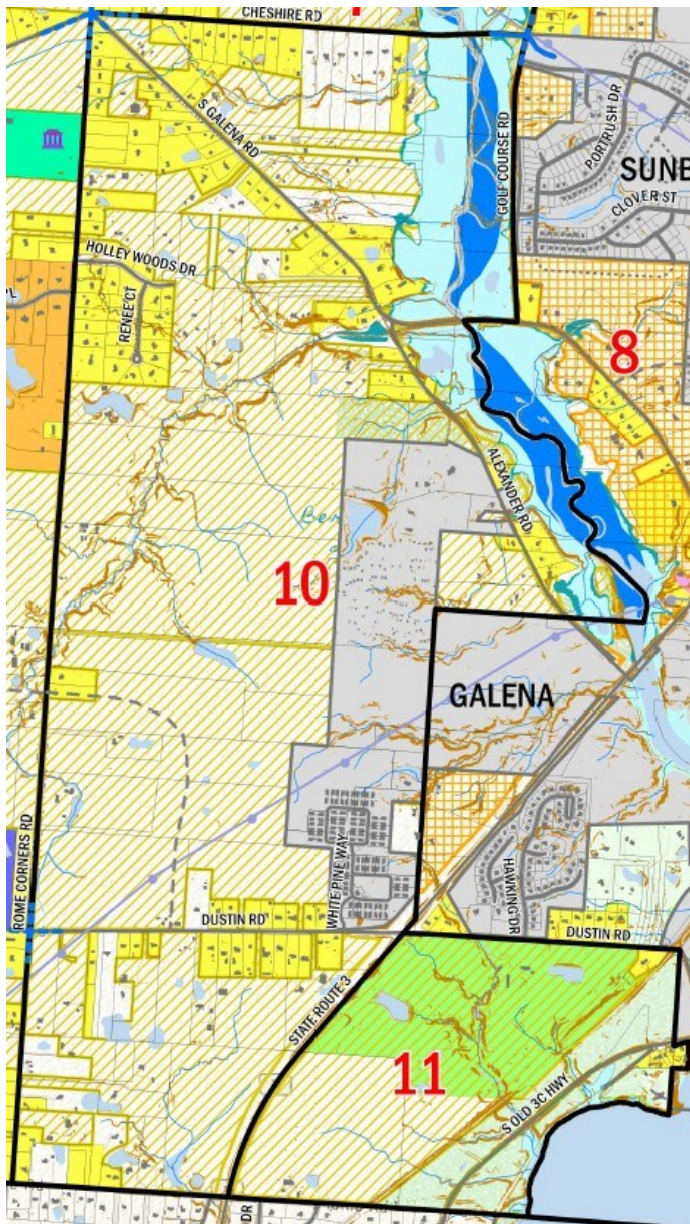
Land Area: 285.67 acres

General Facts and Findings

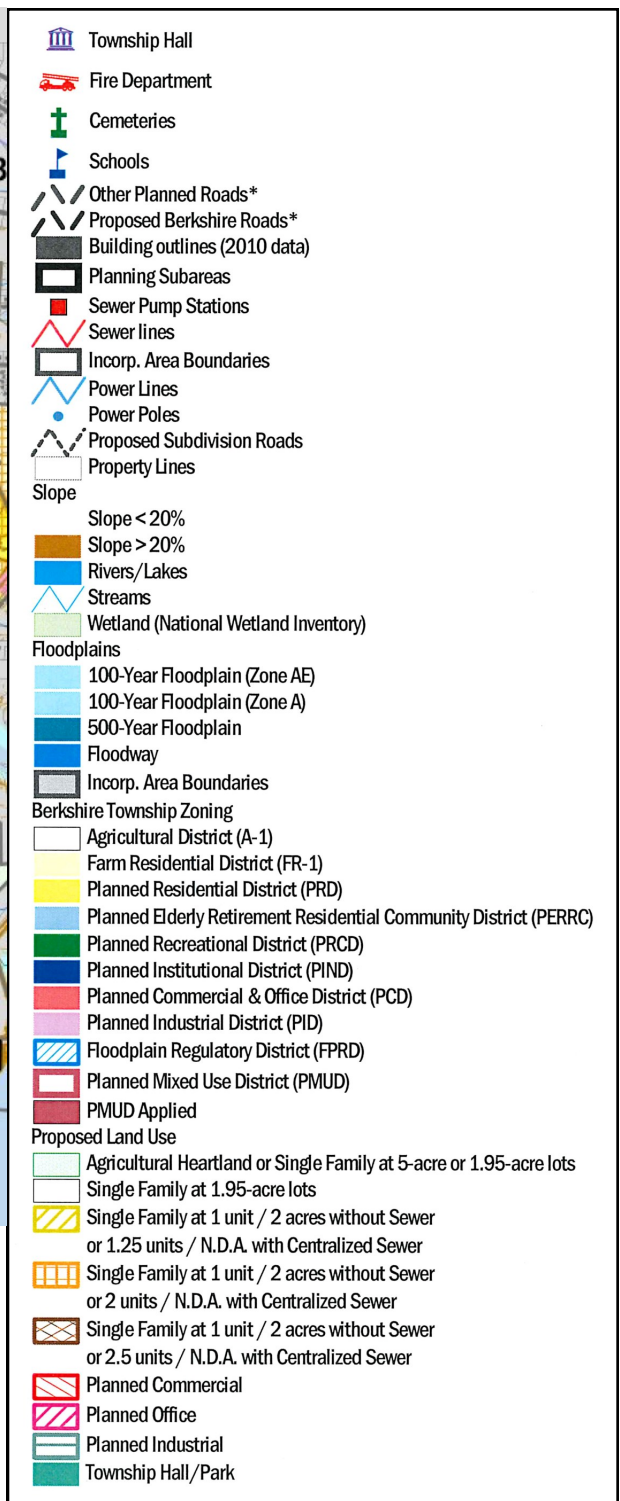
This area is characterized by rolling topography with many ravines leading to the reservoir. Del-Co water is available, but no county sanitary sewer is immediately planned.

Recommendations

1. Retain agriculture or single-family development at a 1.95-acre minimum lot size without sanitary sewer service. If public centralized sanitary sewer is provided to this sub area during the planning period, the Plan recommends Open Space Developments and Conservation Subdivisions at the density of the underlying zoning (1.95-acre lot size).
2. Encourage Blackhawk Golf Course to redevelop with large estate lots where existing natural features are conserved in open space.



Detail of Sub Area 10 and 11



Future Berkshire Township Population at Build-Out

The 2026 projected population of Berkshire Township was 7,069. The future population at build-out depends largely on how much public, centralized sanitary sewer service there is in the Township. Some areas of the Plan call for 1.95-acre lot size without sanitary sewer or approximately 1.25 dwelling units per net developable acre with sewer. Other Sub Areas indicate development at 2 units per acre and 2.5 units per acre, as well as specific unit counts around the Interchange. Under a full build-out scenario, the Township population could eventually be **20,936**.

The character of the Township will continue to reveal itself as the Plan is implemented. As time passes and new factors influence the validity of its vision, the Township will have to revisit its Plan and its vision to consider whether changes need to be made.

Berkshire Township Build-Out Analysis by Sub Area

Planning Sub Area	1	2	3	4	5	6	7	8	9	10	Total
Gross Acreage (excluding incorporated areas)	416.15	786.73	970.63	1,183.70	370.59	631.04	701.08	3,026.15	2,167.22	1,388.54	11,641.83
*Estimated Current Housing Units (to 6/2017)	18	40	89	51	31	68	46	249	447	156	1,195
Population Index	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	
Estimated Current Population (6/2017) - A	50	111	247	141	86	188	127	690	1,238	432	3,310
Recorded Vacant Lots (SF)	-	1	63	2	2	2	-	19	72	5	166
Proposed Residential Lots (SF+MF)	90	-	519	-	-	-	-	6	265	-	880
Rezoned SF Lots (no proposed plats)	-	2	-	9	-	39	-	4	25	-	79
Total Housing Units Increased (SF+MF)	90	3	582	11	2	41	-	29	362	5	1,125
Population Increased - B	249	8	1,612	30	6	114	-	80	1,003	14	3,116
Net Developable Acreage (NDA)	162.82	272.03	126.28	773.50	174.21	247.24	396.80	1,075.05	676.39	622.25	4,526.57
HU Increased after NDA overlay with Density	302	140	26	156	154	50	858	2,017	767	768	5,238
New Population Increase - C	837	388	72	432	427	139	2,377	5,587	2,125	2,127	14,509
Total Build-Out Population (A+B+C)	1,136	507	1,931	604	518	440	2,504	6,357	4,366	2,573	20,936

Gross Acreage for Incorporated Areas: Sunbury: 3050.83; Galena: 1085.52

NOTES:

*Based on Delaware County Auditor's GIS Office address point data dated 6/30/2017

Chapter 13

IMPLEMENTATION

Recommended Zoning Amendments

1. Adopt access management policies for all township roads, make a condition of Development Plan approval for Planned Developments, and curb cut permits from township road superintendent.
2. Require traffic studies for any use that generates more than 100 new trips per day, or as determined by the proposed Delaware County Traffic Impact Standards. Require developer to mitigate his traffic impact as necessary. Establish a level of service (LOS) C as the desired level of service.
3. Use the Comprehensive Plan as the guide where new roads need to be built, and negotiate their provision as part of development of new super blocks of land. Secure the right-of-way as part of the subdivision plat or by acquisition.

4. Adopt NRPA standards for recreational areas and secure the donation and/or construction of useable open space by developers of major new residential subdivisions (30 homes or more).
5. Require linkage of new neighborhoods with trails and by greenways along natural streams. Add greenway criteria to the zoning resolution, count its area as open space. Adopt a standard for the make-up of trails.

Non Zoning-Related Actions

- 1.

APPENDIX

