

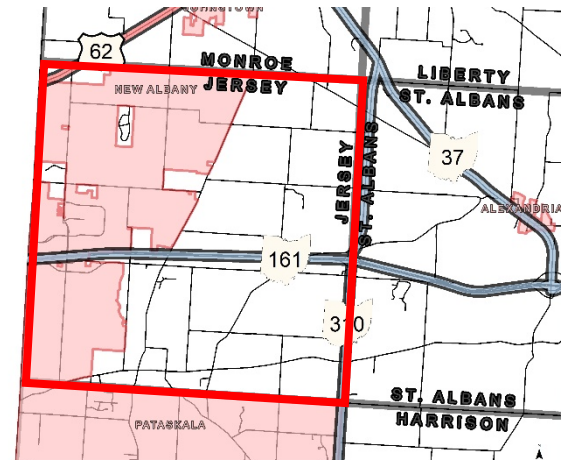


STAFF REPORT

Zoning Text Amendment

Application #: Z-23-23
 Meeting Date: November 20, 2023
 Prepared By: Angela Farley, Development & Design Manager

Jersey Township Board of Trustees	Jersey
APPLICANT	TOWNSHIP
Zoning Text Amendment	
DESCRIPTION	
Jersey Township Zoning Resolution – Section 5.06: Submission to County Planning Commission; Article 11, Business/Commercial Districts; Article 12, Manufacturing Districts, Article 14, Planned Unit Developments	



BRIEF SUMMARY OF REQUEST:
 In accordance with the authority in Article 5: Amendment and Section 5.06: Submission to County Planning Commission of the Jersey Township Zoning Resolution and Section 519.12 of the Ohio Revised Code, the Jersey Township Board of Trustees is requesting a non-binding recommendation on the proposed zoning text amendment to the Jersey Township Zoning Resolution. The Board of Trustees passed a resolution to initiate the process of adopting the proposed text amendment to update the zoning resolution to reflect the new Jersey Township Comprehensive Plan, removing references to the old plan.

COMPREHENSIVE PLAN	SECTIONS TO BE AMENDED
<ul style="list-style-type: none"> Jersey Township Comprehensive Plan, <i>Embracing the Past, Planning For the Future</i> Adopted/Effective: May 2023 	<ul style="list-style-type: none"> Article 11, Business/Commercial Districts: <ul style="list-style-type: none"> Section 11.00 Neighborhood Business (NB) Section 11.01 General Business District (GB) Article 12, Manufacturing Districts <ul style="list-style-type: none"> Section 12.00 Light Manufacturing District (M-1) Article 14, Planned Unit Developments <ul style="list-style-type: none"> Section 14.02, Mixed Use Office District Section 14.03, Planned Mixed-Use Development District

Staff Recommendation: **NON-BINDING RECOMMENDATION OF CONDITIONAL APPROVAL**

Staff Recommendation and Basis: To provide the Jersey Township Officials a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text amendment (LCPC Application Z-23-23). The condition is the Jersey Township Officials consider the Licking County Planning Commission (“LCPC”) staff recommendations within the “*LCPC Staff Recommendations*” sections in the LCPC Staff Report. The basis for this recommendation is that the proposed zoning text amendment upon including the LCPC recommendations will be in conformance with the Jersey Township Comprehensive Plan, the Ohio Revised Code, and good planning practices.

Background

The Jersey Township Officials are proposing to amend several sections of the zoning resolution to remove references to the old comprehensive plan. Some of the proposed text also clarifies where districts may be located within the new comprehensive plan future land use map.

Proposed Zoning Text Amendment (Application # Z-23-23)

The following is a summary of the proposed text changes:

Current, unchanged text is in black. **Grey Highlighted & Bold text** is proposed to be added by the Jersey Township officials. **Light Grey, bold stricken text** is proposed to be removed by the Jersey Township officials. LCPC comments are in **Bold & Italic text** and provided under the heading “LCPC Staff Review and Recommendation.”

Article #	Proposed Changes and LCPC Comments
11, Section 11.00 Neighborhood Business District (NB)	<p><u>Section 11.00.A Purpose and Intent Statement</u></p> <p>The Neighborhood Business District is hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the neighborhood commercial land use recommendations of the Jersey Township Comprehensive Plan 2030 (page 54) and it shall be the same as the “Neighborhood Commercial” district description and designation of the comprehensive plan. Also this district is established to promote the community goals and strategies of the comprehensive plan (pg 28 to 39) as applicable. The Neighborhood Business District should be located in areas identified as “Neighborhood Commercial” on the Jersey Township Future Land Use Map on page 51 of the Jersey Township Comprehensive Plan 2030.</p>



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~~The Neighborhood Business District is intended to provide local businesses that meet the daily and weekly shopping needs and valuable services to the immediate residential neighborhoods of the Worthington Road corridor. In accordance with the comprehensive plan, this district is suitable for areas within 500' of the roadway, along the Worthington Road corridor.~~

The Neighborhood Business District is intended to provide local businesses that meet the daily and weekly shopping needs and valuable services to nearby residential neighborhoods. In accordance with the comprehensive plan, this district is suitable for the following areas described in the current Jersey Township Comprehensive Plan Future Land Use Map.

- “Commercial Professional Office”
- “MCOD” Subareas A, B, C, D
- “Jersey Village Center”
- “Mixed Use”
- “Commercial”

LCPC Staff Recommendations:

- The word ‘described’ be replaced with ‘depicted’ as the map does not describe the districts.
- The text should refer to the ‘current effective’ Jersey Township Comprehensive Plan.
- Spell out ‘MCOD’.

11, Section 11.01 General Business District (GB)

Section 11.01.A Purpose and Intent Statement

The General Business Districts are hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the general commercial land use recommendations of the Jersey Township Comprehensive Plan. ~~{ Plan (page 55) and it shall be the same as the “Commercial” district description and designation of the comprehensive plan. Also these districts are established to promote the community goals and strategies of the comprehensive plan (pg 28 to 39) as applicable.}~~ The General Business Districts are designed to encourage sustainable business districts that serve the residents of the surrounding area, as well as persons who are visiting or passing through the area. **Additionally, GB-1 districts can appropriately be located in the CPO and MCOD Districts. GB-1, GB-2, GB-3 Districts can be located in the “Commercial” area as described in the Jersey Township Comprehensive Plan Future Land Use Map.**

LCPC Staff Recommendations:

- The word ‘described’ be replaced with ‘depicted’ as the map does not describe the districts.
- The text should refer to the ‘current effective’ Jersey Township Comprehensive Plan.
- Spell out ‘MCOD’.

12, Section 12.00.A Light Manufacturing

Section 12.00.A Purpose

The Light Manufacturing District (M-1) is hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the light manufacturing recommendations of the Jersey Township Comprehensive Plan ~~(page 56)~~. M-1 districts are intended for single lot or small scale development. Small scale development shall mean projects on lots twenty (20) acres or less. **The M-1 districts should be located in the following areas identified by the Jersey Township Comprehensive Plan Future Land Use Map.**

- **Innovation Employment**
- **MCOD Sub Area A**

Large scale or mixed use developments should utilize the Mixed Use Office District (MUO) or Planned Professional research Office District (PPROD) of the zoning resolution. Large scale



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development shall mean projects on lots over twenty (20) acres. Light manufacturing shall provide for the manufacture, predominantly from previously prepared materials, of finished products or parts. This includes the processing, fabrication, assembly, treatment and packaging of such products, and may include the incidental storage, sales, and distribution of such products. Said light manufacturing activities occur in an enclosed structure and have limited if any outdoor storage. Should outdoor storage be required, said outdoor storage shall not exceed 30% of the total square footage of the principal structure, up to a maximum of 10,000 square feet for any lot. Said district shall exclude manufacturing activities, that process and treat raw materials for additional processing or assembly, or involve activities or processes that would necessitate the storage of large volumes of highly flammable, toxic materials or explosives.

LCPC Staff Recommendations:

- **The text should refer to the 'current effective' Jersey Township Comprehensive Plan.**
- **Spell out 'MCOD'.**

**14, Section
14.02 Mixed
Use Office
District (MUOD)**

Section 14.02.A Intent

The Mixed – Use Office District (MUOD) is a Planned Unit Development District adopted pursuant to Ohio Revised Code §519.021 (C) and is intended to provide flexibility in the development standards primarily for mixed-use development based on a unified development plan.

The MUOD is intended to achieve the statutory purposes of §519.021 of the Ohio Revised Code for Planned Unit Developments, “promoting general public welfare, encouraging the efficient use of land and resources, promoting efficiency and providing public and utilities services, encouraging innovation in the planning and building of all types of development, and promoting the public health, safety, and morals.” Within a planned-unit development, the township zoning regulations, where applicable, need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety, morals, and the other purposes of this section.

The MUOD shall provide areas of the township with a mix of professional and research oriented commercial land uses. The development shall be thoughtfully planned and well designed to integrate with the rural community. The development should exemplify the highest standards of proper access management and provide for interconnectivity and internal vehicular circulation that greatly reduces the need to access the roadway. New development that occurs within this district should be done in incremental stages. Requested rezoning’s should be granted in an inward- out fashion from the existing New Albany corporate limits outward into the interior of Jersey Township.

Open space and multi-use paths shall interconnect and be integral parts of these developments. The rural character of the community shall be preserved as much as possible. Natural features such as topography, woodlands, tree rows, and wetlands, bodies of water, floodplains, drainage ways and historic architecture should be maintained in a natural state.

~~The Mixed-Use Office District should be located in those areas deemed “Mixed-Use, Office, and Light Manufacturing” on the Jersey Township Future land use map on page 51 of the Jersey Township Comprehensive Plan 2030. The Jersey Township Zoning Resolution is to provide a zoning tool to implement the general commercial land use recommendations of the Jersey Township Comprehensive Plan page 56.~~

The Mixed-Use Office District should be located in the Innovation Employment district or subarea A of the Mink Street Mixed Use District (MCOD) of the Jersey Township Comprehensive Plan Future Land Use Map . The Jersey Township Zoning Resolution is to provide a zoning tool to implement the general commercial land use recommendations of the Jersey Township Comprehensive Plan.

LCPC Staff Recommendations:

- **The text should refer to the 'current effective' Jersey Township Comprehensive Plan.**

14, Section

Section 14.03.A Intent



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14.03 Planned Mixed-Use Development District

The Planned Mixed-Use Development (PMUD) District is a Planned Unit Development District adopted pursuant to Ohio Revised Code §519.021 (B) and is intended to provide flexibility in the development standards for mixed-use development based on a unified development plan. The district may be established within areas of the Future Land Use Map designated as any Non-Residential. ~~All land uses must be principally compatible with the Jersey Township Comprehensive Plan 2030.~~

All land uses must be principally compatible with the Jersey Township Comprehensive Plan.

The PMUD District is intended to achieve the statutory purposes of §519.021 of the Ohio Revised Code for Planned Unit Developments, “promoting general public welfare, encouraging the efficient use of land and resources, promoting efficiency and providing public and utilities services encouraging innovation in the planning and building of all types of development and promoting the public health, safety and morals.” Designation under this article requires an amendment to the Zoning Resolution, both zoning map and zoning text, in compliance with the requirements of §519.12 of the Ohio Revised Code.

Natural features such as topography, woodlands, tree rows, and wetlands, bodies of water, floodplains, drainage ways and historic architecture should be maintained in a natural state as much as possible to maintain a rural character.

LCPC Staff Recommendations:

- **The text should refer to the ‘current effective’ Jersey Township Comprehensive Plan.**

LCPC Staff Comments:

Staff does not have any major concerns with the proposed text changes as outlined above. A majority of the changes are for clarification with regard to the new Jersey Township comprehensive plan and do not hold any bearing to the requirements in those sections.

Licking County Prosecutor’s Office:

The Licking County Prosecutor’s Office reviewed the proposed amendment language and provided feedback that has been incorporated into this report. Their main comment was to ensure consistency when referencing the Jersey Township Comprehensive Plan.

Compatibility with the Ohio Revised Code:

The proposed text and recommendations appear to be in accordance with the Zoning Authority in Section 519 of the Ohio Revised Code.

Compatibility with the Jersey Township Comprehensive Plan:

The purpose of the proposed text amendment is so that the zoning resolution reflects the new comprehensive plan.

November 20, 2023

ZONING AMENDMENT - TEXT

Z-23-23

Jersey Township Zoning Resolution

- Section 11.00: Neighborhood Business District (NB)
- Section 11.01: General Business District (GB)
- Section 12.00: Manufacturing Districts
- Section 14.02: Mixed-Use Office District (MOUD)
- Section 14.03: Planned Mixed-Use Development Districts

APPLICANT

Jersey Township Zoning Commission
c/o Bud Witney, Zoning Inspector

