



1481 Mink Street SW, Pataskala, OH 43062
(740) 927-0331 Office (614) 226-6635 Zoning
www.jerseytownship.us

Public Notice

Jersey Township Zoning Commission

The Jersey Township Zoning Commission will hold a public hearing on Wednesday, August 13th, 2025, at 7:00 p.m. at the Jersey Township Hall located at 1481 Mink Street SW, Pataskala, Ohio 43062.

The application for the text and map amendment to the Zoning Resolution submitted by PJP Holdings LLC to rezone from Rural Residential District (RR) to Planned Unit Development (PUD) for 10874 Worthington Road Parcel Number 036-110124-00.004.

The Zoning Commission at the end of the hearing, or within 30 days of the close of the hearing will render a non-binding recommendation to the Jersey Township Trustees.

The proposed zoning map and text amendments can be found on the Jersey Township website: <http://jerseytownship.us> or call Jersey Township at (740) 927-0331 between the hours of 9 a.m. and 4 p.m., Monday through Thursday for an appointment.

Bud Witney
Jersey Township Zoning Inspector
614-226-6635

Laura Brown
Jersey Township Administrative Assistant
Clerk Board of Zoning Appeals

Section 14.07 Axiom Worthington Road PUD

Zoning Development Text

Request to Rezone to PUD per ORC Section 519.021(B)

Jersey Township Zoning Resolution Section 14.07

Section 14.07.A General Development information

14.07.A.01 Description:

Applicant proposes to rezone +/- 23.69 acres of land pursuant to ORC 519.12(B) from RR, Rural Residential to Planned Unit Development (PUD).

14.07.A.02 Land to be rezoned:

The land consists of a single tax parcel bounded by the right-of-way of State Route 161 on the north and the right-of-way of Worthington Rod on the south, as shown on the attached survey and legal description. It is located generally to the west of (but not adjacent to) Burnside Road

Section 14.07.B Permitted and Non Permitted Uses

14.07.B.01 Permitted Uses:

The permitted use of the property within this PUD will be the design, development, and manufacturing of plastic packaging components along with related uses and activities such as warehousing, distribution, and offices.

Minimum Lot Size:	5.0 Ac.
Minimum Lot Width:	250'
Lot Coverage:	75% maximum for buildings and paved areas, calculated exclusive of any portion of the PUD that is subject to a street or highway easement for Worthington Road. Retention/detention areas and landscape islands shall not count toward lot coverage.
Building Setbacks:	90' minimum from the centerline of Worthington Road as it exists on the effective date of this text 30' minimum from edge of right-of-way for State Route 161, as it exists on the effective date of this text 120' from the eastern and western boundary lines of the PUD Zero feet from internal parcel lines within the PUD
Drive/Parking Setbacks:	90' minimum from the centerline of Worthington Road as it

exists on the effective date of this text

30' minimum from edge of right-of-way
for State Route 161, as it exists on
the effective date of this text

25' from the eastern and western boundary lines of
the PUD

Zero feet from internal parcel lines within the PUD

Section 14.07.D Additional Development Standards

14.07.D.01 Building Height:

The maximum building height shall be 55' measured from the finish floor to the top of the building, which includes any parapet wall and mechanicals.

14.07.D.02 Fencing:

Any fencing installed shall be at least 6' tall and no more than 15' tall measured from the grade at which the fence is installed. Fencing materials shall be black vinyl coated at a minimum and may include vinyl slats for screening. Additional decorative fencing material may be approved by the Jersey Township Zoning Inspector.

14.07.D.03 Architectural Requirements:

Buildings shall be designed to be seen from three hundred sixty degrees (360°) and have the same caliber of finish on all elevations. Building additions and Accessory Structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. Building architecture shall be consistent with the architectural drawings which accompany this PUD Text.

14.07.D.04 Landscaping & Screening:

Landscaping shall be provided throughout the development consisting of trees, shrubs and grasses as provided in a landscaping plan that is approved as part of a Final Development Plan. Trees shall be 3" caliper at installation and shrubs shall be 36" in height at installation. Selection of landscaping materials shall be limited to species generally grown or planted in Central Ohio and not generally susceptible to disease.

All mechanical equipment shall be either roof mounted and located so as to not be visible from a 6' tall person standing at the property line or ground mounted and provided with landscape or other screening, i.e. fencing, screening panels, to screen the equipment from view on adjacent parcels or rights-of-way.

All portions of parking lots with parking spaces facing a perimeter boundary of the PUD shall have headlight screening with a minimum of 36-inch high shrubs.

14.07.D.05 Trash Areas:

Trash dumpsters shall be screened from view from adjoining properties and rights-of-way. For any dumpster that is visible from off-site, a minimum of 3 sides (rear, and two sides) shall be fully screened with walls (which may include primary building walls in addition to free-standing walls), fencing, landscaping, or some combination thereof to a height of 1 foot higher than the dumpsters. If a dumpster location is such that the dumpster can be seen from adjacent properties or rights of way, gates shall be installed to fully screen the dumpster.

14.07.D.06 Parking:

Min. Parking Spaces:	1 Space per Employee (Largest Shift)
Min. Loading Spaces:	1 Loading Space for any building up to 5,000 Sq. Ft.
	1 additional loading space per each additional 10,000 Sq. Ft.

Within interior vehicular use areas, landscape islands/planting areas are to be constructed. Each island/planting area is to contain at least one (1) 2-inch minimum caliper small or medium class tree.

Islands/planting areas are to be located at intervals not to exceed fifteen (15) parking spaces. All parking aisles are to be terminated with an end island/planting area. Islands/planting areas to be a minimum of ten feet (10') in width and the length of the adjacent parking space.

Grass or other ground cover shall be planted on all portions of the interior planting area not occupied by other landscape material.

The minimum distance from a tree to a vehicular use area shall be four feet measured from the face of the tree. Vehicles may overhang a landscaped area not more than two and one-half feet when parked head-in to a landscaped area in a marked parking space. The overhang distance may be counted as part of the required depth of each parking space.

14.07.D.07 Lighting:

Light fixtures shall be no more than 25' in height and shall be cut off type fixtures in all parking and drive aisles. Loading zones shall utilize wall mounted fixtures mounted not more than 25' above the loading zone pavement. Lighting shall be designed to provide for uniform lighting of parking areas and for appropriate safety of personnel in loading zones. Lighting shall be reduced 50% when business are not open but shall be sufficient to maintain proper security level lighting at all times.

Footcandles at any property line adjacent to residential zones shall not exceed 0.3 footcandle.

14.07.D.08 Signs:

Entrance signs shall be monument style and/or wall mounted and shall be illuminated by landscaping style fixtures designed to illuminate the sign face itself and shall be screened or otherwise protected from light spillage beyond the sign face. No pole signs or digital/LED style signs shall be permitted.

Maximum height of development ground signs shall not exceed 8' and a total area of 200 SF in total area. A single development ground sign may be installed at the westernmost entrance into the site along Worthington Road, and a directional sign shall be permitted at the easternmost entrance, both with a minimum setback of 10' from the edge of right-of-way. Internal ground directional and tenant identification/address signs within the development for each structure may be 8' in height, 120 SF in area, and shall be externally illuminated. Wall signs shall not exceed 300 SF in area may be installed at a height not exceeding 40' to the top for tenants utilizing 33% or more of any structure. The Jersey Township Zoning Inspector shall approve all signs in accordance with the PUD sign standards without requiring additional Zoning Commission approval.

14.07.D.09 On-Site Utilities:

Any and all structures/buildings that require potable or non-potable water service shall utilize public water sources only. In no case shall any structure/building utilize ground water, surface water, or other on-site source water for potable or non-potable water service.

Any and all structures/buildings that require sanitary sewer service shall utilize public sanitary sewer system services only. In no case shall any structure/building utilize an on-site/private sanitary sewer system, except as follows:

In the event no public sanitary sewer system services are available to the property, an on-site/private sanitary sewer system shall be permitted to serve up to two primary structures/buildings that are constructed that otherwise requires sanitary sewer service. The approval of the on-site/private sanitary sewer system will require approval of the Ohio Environmental Protection Agency and/or Licking County Health Department (LCHD), as applicable. Any proposed uses for said buildings, individually or in combination with other permitted uses, shall be limited to those that are capable of being served by the on-site/private sanitary sewer system, until such time as those buildings connect to a public sanitary sewer system.

14.06.D.10 Stormwater:

Stormwater discharge location and discharge rates shall comply with all adopted stormwater regulations, generally accepted engineering practices to not impact adjacent properties or downstream properties, and shall be approved by the Licking County Planning Commission.

14.06.D.11 Traffic:

A complete traffic impact study (TIS) shall be provided to Jersey Township with the findings to be reviewed by the Licking County Engineer's Office to confirm whether or not any public street improvements are needed to accommodate the proposed development within this PUD. Such study must be completed and approved by the Licking County Engineer's Office prior to the issuance of any building permits for construction of buildings within this PUD. A complete and accurate copy of the TIS shall be provide to the Township Zoning Inspector promptly after it is filed with the Engineer's Office, and a final copy of the approved TIS shall be provided promptly after such approval is received.

14.06.D.12 Site Access:

The development shall be limited to two full access points along Worthington Road.

Section 14.07.E Procedures

14.07.E.01 Review Procedures:

This text shall govern the review of the entire gross tract included in this PUD. The applicant has submitted a combined Preliminary Development Plan and Final Development Plan that encompasses the entire PUD. The Development Plan forms the basis of the intended locations for permitted uses on and improvements to said parcels. It is understood that minor deviations and minor adjustments to stormwater and grading may be required as final development plans are completed and that such minor deviations are not to be considered a Modification requiring Zoning Commission or Trustee approval and may be approved administratively.

14.09.E.02 Other Applicable Standards:

All general non-district specific regulations/standards contained within the Jersey Township Zoning Resolution, including amendments adopted prior to the adoption of this rezoning, shall apply to this development. However, the specific regulations/ standards within this development text shall take precedence over any conflicting regulations/standards contained elsewhere within the Jersey Township Zoning Resolution, including amendments adopted prior to the adoption of this rezoning.

14.09.E.03 Submission and Approval of PUD Zoning Text:

As part of the rezoning to PUD in accordance with ORC 519.021(B), the applicant has submitted this PUD development text (the "PUD Text"). This PUD Text shall be reviewed in accordance with ORC 519.12. Upon the effective date of any such approval of this PUD Zoning Text in accordance with ORC 519.12 and 519.021(B), the zoning map shall be changed to PUD. All development of said property shall require the submittal and approval of a Final Development Plan.

14.09.E.04 Submission and Approval of a Final Development Plan:

The applicant has submitted a Final Development Plan for all of the acreage within this PUD simultaneously with this rezoning request and the applicant is requesting that it be reviewed in conjunction with the rezoning application. Any approval granted by the Board of Trustees for this Final Development Plan shall be subject to the legislative Zoning Amendment taking effect. Any changes to the approved Final Development Plan must be approved by the Township in accordance with the following paragraph.

- a) A revised Final Development Plan shall be submitted to the Township prior to the commencement of construction of the improvements which are identified in the revised plan. Within thirty (30) days of a revised Final Development Plan being submitted to the Township, the Township Zoning Commission shall review and make a recommendation of approval, approval with modifications, or disapproval to the Board of Trustees. The Township shall provide written notification to all property owners adjacent to and across the street from the property in question at least ten (10) days prior to the Zoning Commission meeting. Within 45 days of receiving the Zoning Commission's recommendation, the Township Trustees shall hold a public hearing to review the Final

Development Plan. The Township shall provide written notification to all property owners adjacent to and across the street from the property in question at least ten (10) days prior to the Board of Trustee public hearing. The Township Trustees shall take action to approve or disapprove the Final Development Plan within thirty (30) days after the public hearing. In order for the Board of Trustees to approve a Final Development Plan, it must conform to the approved PUD text. Action of the Board of Trustees regarding the Final Development Plan is an administrative action and subject to appeal per ORC 2506.

b) All Final Development Plans shall include the following information:

- A grading plan drawn to scale of 1" = 100', or to another scale acceptable to the Zoning Inspector, showing all information pertaining to surface drainage for the Tract.
- The Final Development Plan must be drawn to a scale of at least 1" = 100', or to another scale acceptable to the Zoning Inspector, and include in text and map form the following proposed features:
 - Proposed name of the development and its location.
 - Names and addresses of the applicant, owners, and developers.
 - Date and north arrow.
 - Boundary lines of the proposed development and the total acreage of the proposed future development.
 - The adjoining lines of adjacent Tracts, Parcels or Lots.
 - Labels for the existing zoning districts for the Tract and adjacent Parcels.
 - Locations, widths, and names of all existing and proposed public streets or other public rights-of-way, railroad and utility rights-of-way or easements, parks and other public open spaces, and section and corporation lines within the Tract.
 - Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features within the Tract. An exhibit demonstrating environmentally-sensitive areas such as the 100-year floodplain, wetlands, and slopes greater than 20 percent.
 - Any stream delineations and mitigation setbacks required by the Army Corps of Engineers.
 - Building setback lines with dimensions.
 - Layout, location, dimensions of any existing and proposed structures. Any existing structures to be demolished when developing the Tract must be labeled as "to be removed".

- Building locations depicting the bulk, height, and spatial relationships of building masses with adjacent development.
- Accommodations and access for emergency and fire-fighting apparatus.
- An Exterior Lighting Plan.
- A Buffer Plan which depicts and identifies all buffers from existing public rights-of-way.
- Any other information, as may be required by the Jersey Township Board of Trustees, in order to determine compliance with the Zoning Resolution and this PUD Text.
- All drawings that are a part of the Final Development Plan shall respectively bear the seals of the preparing architect, landscape architect, and/or professional engineer. The respective professional attaching his or her seal to the drawings must be licensed to practice in the state of Ohio.

The proposed use(s) approved in the Final Development Plan approved with this rezoning application shall commence within two (2) years and shall be completed within five (5) years of the Development Plan approval date, unless an extension is granted by the Board of Trustees.

Section 14.09.E.05 Condition of Approval:

- a) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application for a Final Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code and in which Jersey Township is a contracting party (a "JEDD"). No Application and Final Development Plan shall be approved unless this condition is met at the time of filing the complete Application. In the event that a JEDD is not yet in existence at the time of filing of an Application, an Applicant shall (and the Applicant for this PUD hereby does) include as part of the development text contained in the Final Development Plan a requirement that the Applicant shall affirmatively take all steps necessary to assist in the creation of a new JEDD in which Jersey Township is a contracting party by agreeing to add all real property put to a commercial or mixed use in a new JEDD. In the course of assisting in the creation of this new JEDD, the Applicant shall be required to obtain an executed petition or petitions that fulfill the statutory requirements of R.C. 715.72(J) from the owner(s) of record, and the owner(s) of any businesses operating thereon, for any property included in the Application and Final Development Plan that is put to a commercial or mixed use, to effectuate and acknowledge said property owner(s) and business owner(s) consent and subjection to the JEDD. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property put to a commercial or mixed use that is part of an Application has joined a JEDD as required herein.
- b) Unless otherwise excluded by resolution approved by the Township Board of Trustees, no real property shall be included in an Application and Final Development Plan unless said property is a part of an existing New Community Authority or a petition has been filed to initiate a New Community Authority for said property in accordance with Ohio Revised Code Chapter 349. No

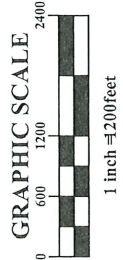
Application and Final Development Plan shall be approved unless this condition is met at the time of filing the complete Application. In the event that an NCA is not yet in existence at the time of filing of an Application, an Applicant shall (and the Applicant for this PUD hereby does) include as part of the development text contained in the Final Development Plan a requirement that the Applicant shall affirmatively take all steps necessary to assist in the creation of a new NCA by agreeing to add all real property be put to an NCA. In the course of assisting in the creation of this new NCA the Applicant shall be required to obtain fulfil all statutory requirements of Ohio Revised Code Chapter 349. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property that is part of an Application has joined an NCA as required herein.

14.09.E.06 Zoning Permit:

Prior to the issuance of a building permit for any proposed structure, the developer shall obtain a zoning permit pursuant the Jersey Township Zoning Resolution.

14.09.E.07 Adjustments:

Development of the property shall remain in strict compliance with the Final Development Plan. After the Final Development Plan has been approved by the Township Trustees and in carrying out this plan, any adjustments or rearrangements of buildings, parking areas, entrances, heights, or yards, may be requested by the proponents, and provided such requests conform to the standards established by the Final Development Plan and this PUD Text, such adjustments or rearrangements will require a recommendation of the Jersey Township Zoning Commission and approval of the Board of Trustees.



VICINITY MAP

Scale: 1"=1200'

