

## SECTION 14.09 – SOCRATES SOUTH PUD

### ZONING DEVELOPMENT TEXT

#### REQUEST TO REZONE TO PUD PER ORC 519.021(B)

Jersey Township Zoning Resolution SECTION 14.09

#### Section 14.09.A GENERAL DEVELOPMENT INFORMATION

14.09.A.01 DESCRIPTION: The property to be rezoned generally encompasses the southeast corner of Morse and Mink Roads. It contains +/- ~~46.8852-18~~ acres.

14.09.A.02 LAND TO BE REZONED: The area to be rezoned is illustrated in Exhibit A and contains the following parcel numbers:

082-107466-05.000

082-107466-05.001

082-107466-05.002

082-107466-05.003

~~082-107466-05.004 (Portion)~~

#### SECTION 14.09.B PERMITTED AND NON PERMITTED USES

##### 14.09.B.01 PERMITTED USES

- a) Utility Contractor Equipment and Material Storage, which is defined as an area designated for a construction site, where tools, material, equipment and vehicles are stored until they are needed for use during the project. It serves as an organized staging and storage area to ensure efficient workflow and project management.
- b) Utility Contractor Office Space, which is defined as office space that supports and is accessory to a Utility Contractor and Material Storage Use.

##### 14.09.B.02 NON-PERMITTED USES

Unless a use is expressly permitted in Section 14.09.01, said use is hereby prohibited.

#### SECTION 14.09.C SETBACK, LOT SIZE, SETBACK, HEIGHT AND LOT COVERAGE REQUIREMENT

Minimum Lot Size: 2 acres

Minimum Lot Width: 60 feet

Max. Building Height: 35 feet or existing height of any existing buildings

Min. Building, Parking and Material/Equipment Storage Setback:

Morse Road: 100 feet from the edge of the existing right-of-way, except however the existing building on parcel 082-107466-05.000 shall be permitted at its current setback.

Mink Street: 75 feet from the edge of the existing right-of-way

SECTION 14.09.D ADDITIONAL DEVELOPMENT STANDARDS

- 14.09.D.01 Open Space: A minimum of 25% of the gross tract acreage (~~46.88-52.18~~ acres) shall be retained as open space. Any required buffer along existing roadways and/or protected areas around the 100-year floodplain shall count toward the minimum required open space.
- 14.09.D.02 Buffer: There shall be a mound along Morse Road and along Mink Street to shield the view of the material and equipment storage from the public rights-of-way.
- 14.09.D.03 FEMA Floodway and Flood Plain: The FEMA floodway and 100-year flood hazard shall be protected and not disturbed. Existing trees within the FEMA 100-year flood hazard area shall not be removed and shall serve as a buffer to adjacent properties. The site and development shall also comply with the Licking County Flood Damage Prevention Regulations.
- 14.09.D.04 Fencing: A maximum 10' tall fence shall be permitted to enclose and protect the site. Said fence may be chain link or other material specified by the applicant and approved by the Township Trustees in a Development Pan.
- 14.09.D.06 Lighting: Lighting is located within the interior of the property and outside of the required setbacks. The applicant shall demonstrate that the proposed lighting will not spill over to adjacent properties.
- 14.09.D.07 Signs: There shall be a maximum of one sign per entrance that does not exceed 5 feet in height and 20 square feet. Said sign shall be set back a minimum of 25 feet from the road right-of-way.
- 14.09.D.09 Utilities: On-site water and septic systems are permitted on this site and must comply with the Licking County Health Department and/or Ohio EPA, as applicable.
- 14.09.D.09 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 be approved by the Licking County Planning Commission.
- 14.09.D.10 Site Access: The development shall be limited to a single full access point along Morse Road and ~~a single access point two full access points~~ along Mink Street. Access points shall be constructed to comply with the turn radius requirements to accommodate the vehicle types proposed to enter

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and exit the site. The existing driveway on Parcel 082-107466-05.000 may be used for emergency access subject to approval by Jersey Township and the local Fire District.

- 14.09.D.11 Site Restoration: Any land disturbing activities shall be restored to their original site condition to extent practicable upon the completion of the ~~land disturbing activity: use of the temporary laydown yard~~. Land disturbing activities include any man-made change to the land surface including but not limited to clearing, grading, excavation, graveling, or filling of the land. The Development Plan required in Section 14.09.E.04 shall include a site restoration plan.

#### SECTION 14.09.E PROCEDURES

##### 14.09.E.01 Review Procedures

This text shall govern the review of the entire gross tract included in this PUD (~~46.8852-18~~ acres).

The applicant has submitted a Development Plan that encompasses Parcels 082-107466-05.000; 082-107466-05.001; 082-107466-05.002 and 082-107466-05.003, which includes +/- 46.88 acres. The Development Plan for the 46.88 acres form the basis of the sites intended locations for Contractor Material and Equipment Storage as well as Contractor Utility Office Space on these 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 of October 2005, 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 of October 2015 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. 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 in accordance Section 14.09.E.04.

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

The applicant has submitted a Final Development Plan for +/- 46.88 acres 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 Development Plan shall ~~limited~~be limited to the +/- 46.88 acres and 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 Section 14.09.E.04(a) below.

~~Any areas shown as "future" shall require a Development Plan to be submitted and approved in accordance with the following requirements prior to land disturbing activities, as defined in 14.09.D.11, taking place in this area:~~

- a) A revised Final Development Plan shall be submitted to the Township prior to the commencement of construction. 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 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) A 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 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.
- A Signage Plan showing the location, type, dimensions, and features of all signage.
- 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 this Zoning Code.
- All drawings that are a part of the 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 one year and be completed and removed within five (5) years of the Development Plan approval date, unless an extension is granted by Board of Trustees.

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Section 14.09.E.06 Condition of Approval: Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and 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 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.

#### 14.09.E.07 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.