

**Application of 3RD Gen Properties II, LLC.
to the Board of Trustees of Jersey Township, Licking County, Ohio for a
Revitalization District Designation
Pursuant to O.R.C §4301.81**

Filed by:

3RD Gen Properties II, LLC

1. Objective: Pursuant to Ohio Revised Code Section 4301.81 ("O.R.C. §4301.81"), 3RD Gen Properties II, LLC., an Ohio limited liability corporation (the "Applicant"), as the owner of certain real property located in the Township of Jersey, County of Licking, Ohio (the "Township"), hereby seeks a "Revitalization District" designation from the Township for the area described herein as (the "Jersey Twp RD" or "Jersey Twp Revitalization District"). The Jersey Twp RD is a bounded, contiguous area that does or will substantially contribute to the entertainment, retail, educational, sporting, social, cultural or arts opportunities for the entire Township and the Central Ohio area.

2. Applicant's Name and Address:

3RD Gen Properties II, LLC
12345 Worthington Road
Pataskala, Ohio 43062
Attention: Bob Pickard, Owner

3. Property Owned by Applicant: The Applicant is the owner of certain real property, being Parcel No. 082-107442-00.002, located within the Jersey Twp RD (the "Applicant's Property").

4. Survey and Boundaries of the Revitalization District (Jersey Twp RD): Attached to this Application as Exhibit A indicating the boundaries of the Jersey Twp RD. A description of the boundaries is as follows:

- An area up to and including 1,000' along the north side of Worthington Road (CR162), from Harrison Road to State Route 310 (Hazelton-Etna Road)
- An area up to and including 500' along the south side of Worthington Road (CR162), from Harrison Road to State Route 310 (Hazelton-Etna Road)
- An area up to and including 1,600' along the east side of Mink Road, from Worthington Road (CR162) to Green Chapel Road
- Parcel numbers: 037-111936-00.001; 037-111936-00.002; 037-112026-00.001; 037-112026-00.000; 037-111990-00.000; 037-111990-00.001; 037-111600-00.000; 037-111600-00.001; 037-112584-00.000; 037-112578-00.000; 037-111690-00.000

- An area up to and including 1,000' feet along the south side of Green Chapel Road from Mink Road to Duncan Plains Road
- An area up to and including 1,000' feet along the south side of Duncan Plains Road from Green Chapel Road to State Route 310
- Parcel numbers: 037-112374-00.000; 037-111702-00.000; 037-111666-00.000; 037-111684-00.000; 037-111678-00.000
- An area up to and including 1,000' along the west side of the Jersey Township and the St Albans Township boundary, from Worthington Road (CR162) to the Jersey Township and Monroe Township boundary
- An area up to and including 300' along each of the north and south sides of Morse Road, from Harrison Road to Putnam Road
- An area up to and including 300' along each of the west and east sides of Putnam Road, from Worthington Road to Morse Road
- An area up to and including 800' along the south side of Morse Road, from Harrison Road to the Jersey Township, City of Pataskala, and City of New Albany boundary

Notes:

All measurements are considered from the centerline (as of June 1, 2024) of the applicable road. The property located at: 13705 Worthington Road NW Pataskala, Ohio 43062, and the property located at 1158 Hazelton-Etna Road Pataskala, Ohio 43062, are both specifically and explicitly excluded from the Jersey RD area (Exhibit A).

The Jersey Twp RD is approximately 2,171 +/- acres, comprised of the entirety or a portion of approximately 410 +/- parcels as indicated on Exhibit A. The Applicant's Property is also depicted and identified on Exhibit A.

5. Nature and Types of Establishments to be located in the proposed Jersey Twp

Revitalization District: The proposed Revitalization District is a bounded, contiguous area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

- (a) Hotels;
- (b) Restaurants;
- (c) Retail sales establishments;
- (d) Enclosed shopping centers;
- (e) Museums;
- (f) Performing arts theaters;

- (g) Motion picture theatres;
- (h) Convention facilities;
- (i) Sports facilities; and/or
- (j) Entertainment facilities or complexes.

The proposed Jersey Twp RD will provide various venues for entertainment events, as well as hotels, restaurants, retail, educational, social, cultural and sporting events for the Jersey Township community, Licking County, and the Central Ohio area.

6. The proposed time frame for completing the development of the Jersey Twp

Revitalization District: Construction of the improvements to include retail establishments in new and existing structures is set to commence in the first quarter of calendar year 2025. The remainder of the district's development will continue for a minimum of ten years (10) from the date of this application.

7. The Revitalization District's land uses are in accordance with the Township's Zoning:

The Applicant's land use within the proposed Jersey Twp RD is in accord with the 2023 Jersey Township Comprehensive Plan as evidenced by the stated goals for future commercial and industrial development as outlined as follows:

- (a) To harness oncoming development to make Jersey Township the Gateway to Licking County. (Page 43)
- (b) To prevent sprawl by promoting focused, clustered development patterns around major roads, intersections, and encouraging the inclusion of significant open spaces in other development areas. (Page 45)
- (c) To promote mixed use, commercial, and innovation employment (advanced manufacturing, research, and design) development along Mink Street, Worthington Road and SR 310. (Future Land Use Map Page 46)
- (d) Target Mink Street (north of SR 161) and the SR 161 corridor for Intel support industries, hotels, medical facilities, and retail services. (Page 62)
- (e) To create an Old Jersey Town Center Overlay District. (Page 56)
- (f) Target an event center and boutique hotel to serve as the anchors of the Old Jersey Township Center. The event center could replicate the architecture of the Old Buggy Works Building and the boutique hotel could pay tribute to the old Mead hotel. (Page 62)

(g) Create an Entertainment Special Improvement District and a NCA to support the development in Old Jersey. Explore the feasibility of a Jersey Historic District Designation.
(Page 62)

8. Revitalization District Acreage: The proposed Jersey Twp RD contains approximately 2,171 +/- acres and the Applicant is requesting the entire area be designated as the Jersey Twp Revitalization District. See Exhibit A for certification in compliance with O.R.C. §4301.81(B)(2) setting forth the boundaries of the RD and the property owned by the Applicant.

9. Application Processing Fee: A check in the amount of \$100.00 payable to the Jersey Township Board of Trustees is attached to this Application.

Following the designation of the Jersey Twp Revitalization District, the Applicant requests the Board of Trustees submit a local option election resolution to the Licking County Board of Elections, as a type of community facility pursuant to O.R. C §4301.356. In addition, any proposed use for any owner or operator within the Revitalization District must comply with the Township's zoning for the applicable property and any restriction of record in Licking County, Ohio affecting the applicable property.

Respectfully submitted by:

3RD Gen Properties II, LLC







Bob Pickard

On Behalf of 3RD Gen Properties II, LLC

JERSEY TWP. REVITALIZATION DISTRICT MAP

EXHIBIT A

-  Corridor Segments
-  Revitalization District Area (2,171 ac.)
-  Municipal Corporations
-  Parcels

Applicant's Property
Parcel No. 082-107442-00.002
+/- 0.25 acres

