STAFF REPORT
Zoning Text and Map Amendment

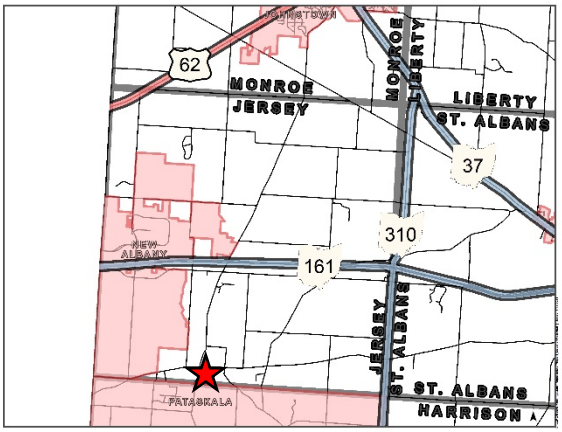
Application #: Z-25-4
Meeting Date: March 24, 2025
Prepared By: Angela Farley, Development & Design Manager

Will-Power Ohio LLC, C/o Tara Meeks	Jersey
APPLICANT/PROPERTY OWNER	TOWNSHIP

Zoning Text and Zoning Map Amendment
DESCRIPTION

Ohio Revised Code/Section 519.021 and Jersey Township Zoning Resolution
REGULATION / SECTIONS

BRIEF SUMMARY OF REQUEST:
Tara Meeks with Will-Power Ohio LLC, has applied to the Jersey Township Zoning Commission requesting to amend the Jersey Township Zoning Map and Zoning Resolution. The proposed Zoning Map amendment is to change the zoning district on property containing a collective 52.18-acres +/- located at the southeast corner of the intersection of Morse Road and Mink Street from Rural Residential District (RR) to Planned Unit Development (PUD). Additionally, to add the Section 14.09 – Socrates South PUD Zoning Text to the Jersey Township Zoning Resolution. Both amendments are based on Section 519.021, (B) of the Ohio Revised Code and apply to the specified parcels only. The purpose of this amendment is to allow for a temporary laydown area associated with two nearby natural gas power facilities within the City of New Albany.



PERMITTED USES	CONDITIONAL USES	COMPREHENSIVE PLAN	SURROUNDING USES
Rural Residential District (RR) • Agriculture Uses/Commercial Grain Storage • One Single-Family Residential Dwelling • Public Utility and Service System Buildings • Basic Home Occupation with Permit • Accessory Structures **Proposed PUD Text:** • 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. • Utility Contractor Office Space, which is defined as office space that supports and is accessory to a Utility Contractor and Material Storage Use.	**Rural Residential District (RR)** • Extraction of minerals • Cemeteries / Golf Courses • Religious Institutions • Public and Private Schools **Proposed PUD Text**: • Unless a use is expressly permitted in Section 14.09.01, said use is hereby prohibited.	**Jersey Township Comprehensive Plan** • Adopted: May 2023, by the Jersey Township Board of Trustees, Licking County, Ohio **Future Land Use Map** The Future Land Use Map identifies the area in question as Jersey Village Center.	Primarily agricultural and residential

Staff Recommendation: NON-BINDING RECOMMENDATION OF CONDITIONAL APPROVAL

Staff Recommendation and Basis: To provide the Jersey Township Zoning Commission a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text and map amendment (Z-25-4). The conditions are as follows:

1) That Jersey Township considers the comments provided by the Licking County Planning Commission staff and by the Licking County Prosecutor's Office as outlined in the staff report.

The basis for this recommendation is that the proposed zoning text amendment after including the recommendations will be in conformance with the township Comprehensive Plan, the Ohio Revised Code, and good planning practices.

PROPOSED ZONING AMENDMENT

- Zoning Map Amendment
  - Current Zoning Districts
    - Rural Residential District
      The following parcels are currently zoned Rural Residential District (RR)
      - Parcel #: 082-107466-05.001 (13.48-acres)
      - Parcel#: 082-107466-05.004 (8.65-acres)
      - Parcel #: 082-107466-05.002 (14.98-acres)
      - Parcel #: 082-107466-05.003 (16.42-acres)
      - Parcel #: 082-107466-05.000 (2.00-acres)
  - Proposed Zoning District
    - Planned Unit Development (PUD), Ohio Revised Code Section 519.021 Option B (Combined 52.18-acres +/-)

PLANNING CONSIDERATIONS

Situational Conditions

- Location:
  The property in question is located at the southeast corner of the intersection of Morse Road and Mink Street in Jersey Township.
- Property Owner: Heritage Pataskala, Ltd
- Parcels (acreage): See above
- Total Acreage to be Rezoned: 52.18-acres +/-
- Deed Instrument #: 202205310013407 and 202205310013408
- Land Use
  - Current Land Use: Agriculture; the 8.65 acre parcel contains an existing home
  - Proposed Land Use: Temporary construction laydown yard
    - Proposed Development
      - The Williams Companies, Inc. (Will-Power) is proposing to construct two gas-fired power plants within the City of New Albany. As part of their projects, they need a temporary laydown yard and a center for operations. The existing barn will remain on the site and used in part as office space. The existing creamery on the 2-acre parcel will also remain with the goal of restoration as it is considered to be a historic building within Jersey Township.
      - After the completion of construction of their two new plants, the site will be restored as close as possible to its current condition. The developer has stated that the proposed mounding around the exterior of the facility will be made of the top soil from the site that will be redistributed during restoration.
      - The proposed PUD is very specific to the temporary laydown area. After the restoration of the land, any new owner will need to complete a rezoning before they may proceed with any other development.
      - The developer is aware that the site must be submitted to the Licking County Planning Commission for review by the Licking County Technical Review Committee (TRC) prior to the start of construction.
      - The eastern portion of the site contains a large swath of studied floodplain associated with the South Fork of the Licking River. As per the Licking County Flood Damage Prevention Regulations, and as part of the TRC review, the developer must provide a Hydrologic and Hydraulic study of a portion of unstudied blue line stream (as per the USGS topo maps) that runs east/west as a tributary to the South Fork of the Licking River.

Character of the Area

The current character of the area is mainly rural residential and agriculture, albeit just outside of this historic hamlet of Jersey which does retain some village character.

Access & Roadway

The subject parcels have usable frontage on Morse Road (Major Collector) and Mink Street (Major Collector).

- Morse Road (Major Collector) = 1,000 LF +/-
- Mink Street (Major Collector) = 1,060 LF +/-
- Approximately 420 LF along Morse Road is directly adjacent to a meandering section of the South Fork of the Licking River and is therefore entirely within the studied FEMA floodplain and not the best section of frontage to obtain access from.

Water and Wastewater

Currently, the area in question is not served by public water and wastewater services. On-site septic and well systems are currently used in the area for wastewater and water. The Historic Preservation Plan calls for future public water and sewer along Morse Road abutting these subject parcels.

ZONING TEXT AMENDMENT - CONSIDERATIONS

Review Perspective

The Jersey Township Zoning Commission members and the Jersey Township Board of Trustees members need to review and consider the text amendment by an applicant like they would any amendment the township themselves would propose. The only difference is that the applicant is providing the zoning text and not the township.

The adopted zoning text for the PMUD needs to provide all necessary regulatory standards that the township will use to evaluate any development plan for the subject property, not just the currently proposed plan. The standards need to be within the authority of §519 of the Ohio Revised Code and specifically, §519.02 and §519.021. There

should be adequate standards that the township can objectively and consistently review any plan submitted for the parcel and obtain similar results that are in conformance with and promote the adopted Jersey Township Comprehensive Plan.

Compatibility with the Ohio Revised Code:
Will-Power Ohio LLC, working with Holly Mattei of Crossroads Community Planning, is utilizing Ohio Revised Code section 519.021 (B) as the basis for the rezoning. Section 519.021 (B) generally provides authority for the township board of trustees, upon the application of a property owner to establish a planned unit-development district on the applicant's property, designating the property as a planned-unit development on the zoning map in accordance with Section 519.12 (Amendment) of the Ohio Revised Code, and simultaneously adopting regulations as part of the same procedure that will only apply to the specified development.

Specifically, Section 519.021 (B) of the Ohio Revised Code states the following:

(B) Upon the application of property owners, the board of township trustees may establish a planned-unit development for their property, designating the property as a planned-unit development on the zoning map in accordance with the procedures set forth in section 519.12 of the Revised Code, and simultaneously adopting regulations as part of that same procedure that will only apply to that planned-unit development. Within that development, property is subject to the planned-unit development regulations and not to any other zoning regulations. Compliance with the planned-unit development regulations shall be determined by the board of township trustees or township zoning commission, as applicable. After the designation of the property as a planned-unit development on the zoning map and the simultaneous adoption of regulations that will apply only to that planned-unit development, any approval or disapproval of subsequent use or development of property in a planned-unit development as being in compliance with regulations established as authorized by this division shall not be considered to be an amendment or supplement to a township zoning resolution for the purpose of section 519.12 of the Revised Code, but may be appealed pursuant to Chapter 2506. of the Revised Code.

Article 14.03 PMUD is based on Section 519.021 (B) of the Ohio Revised Code and provides the basis for this rezoning.

Current Zoning District Standards (RR)
Rural Residential District Lot Standards:
- Minimum Lot Area – 85,000 sq. ft. (1.95 acres)
- Minimum Lot Width – 150 feet
- Minimum Setbacks (Principal Structures)
  - Front – 40 feet
  - Side – 15 feet each side
  - Rear – 50 feet

Proposed PUD Standards
The proposed standards for the PUD are as follows:
- Minimum Lot Standards
  - Lot Area; 2-acres
  - Lot Width; 60 feet
  - 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
- Structure Standards
  - Maximum Structure Height; 35 feet
  - Minimum Open Space; A minimum of 25% of the gross tract acreage (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.
  - 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.

Effect of Amendment:
The PUD would allow for the character of the area to be temporarily altered to permit the land to be used as a construction laydown yard. While this rezoning does not follow the comprehensive plan, it is needed in order to get infrastructure in place so that the goals of the comprehensive plan may be achieved. Impact to the character of the area will be minimized with mounding and buffers, and required by the PUD text. Recommended setbacks will also aid in the minimization of altered character.

The site currently contains two full access points, one on Mink Street, and one on Morse Road. A third existing driveway cuts through the 2-acres containing the historic creamery. This third access is proposed

for emergency purposes. The Licking County Access Management Regulations will apply to this development with the driveways reviewed by the Technical Review Committee.

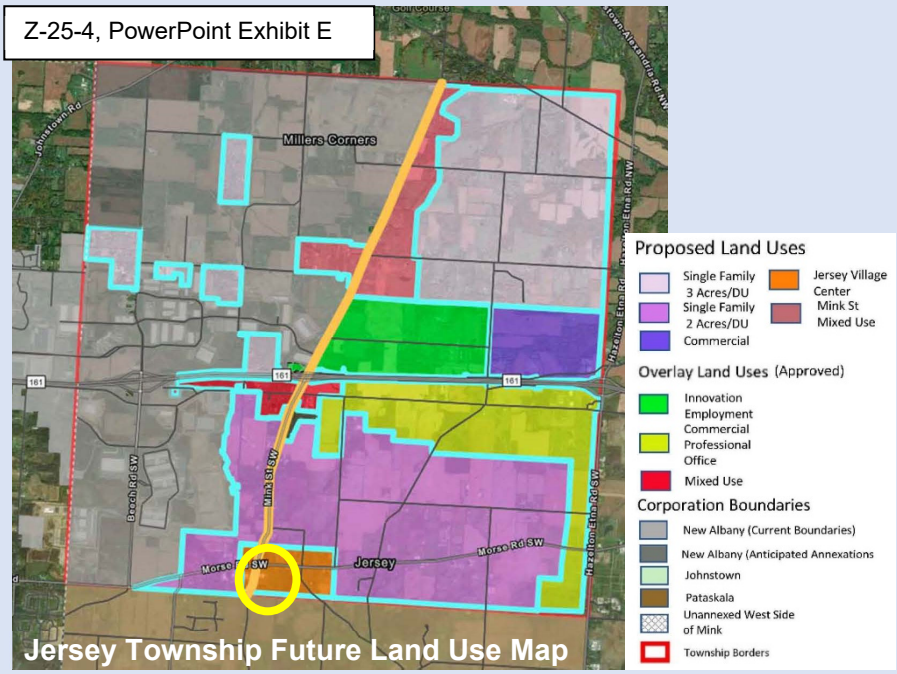
ZONING MAP AMENDMENT - CONSIDERATIONS

Effective Comprehensive Plan, Future Land Use Map.
The current effective Jersey Township Comprehensive Plan was adopted May of 2023.

- **Future Land Use Map**
  The future land use map identifies the area in question as Jersey Village Center.

- **Comprehensive Plan Text**
  Section V of the Jersey Township Comprehensive Plans recommends the following:
  - *Enhance the town center around the unincorporated Town of Jersey by developing this area to resemble a small rural town center. This would preserve the country feel while providing residents a place to congregate and participate in the community.*
  - *Jersey Center – This area is currently the location of the unincorporated Town of Jersey. There are several community-uses here, including the local Fire Station, several churches, and the Township Park. This makes it an ideal location for additional community-oriented uses. Replicating this history of Old Jersey as a community center would provide residents with a space to congregate and shop. Ideas for the Jersey Town Center include:*
    - *Promoting walkable, community-oriented uses, such as coffee shops, ice cream parlors, and small boutique retail stores.*
    - *Develop a central park in the Town Center to serve as a gathering place for the community and provide a space where local artists and musicians can showcase their work.*
    - *Repurposing the Old Buggy Works into the Old Buggy Works Event Center as a tribute to Jersey history, while creating a destination for weddings, family gatherings, small concerts, and other similar events.*
    - *A boutique hotel that mimics the old Mead Hotel to serve as place for overnight accommodations for the event center or other events and travelers.*
    - *Creating design standards that mimic the historic architecture to preserve the Town Center's past to embrace the future, enhance the quality of life, and create a sense of community within the Township.*

Z-25-4, PowerPoint Exhibit E



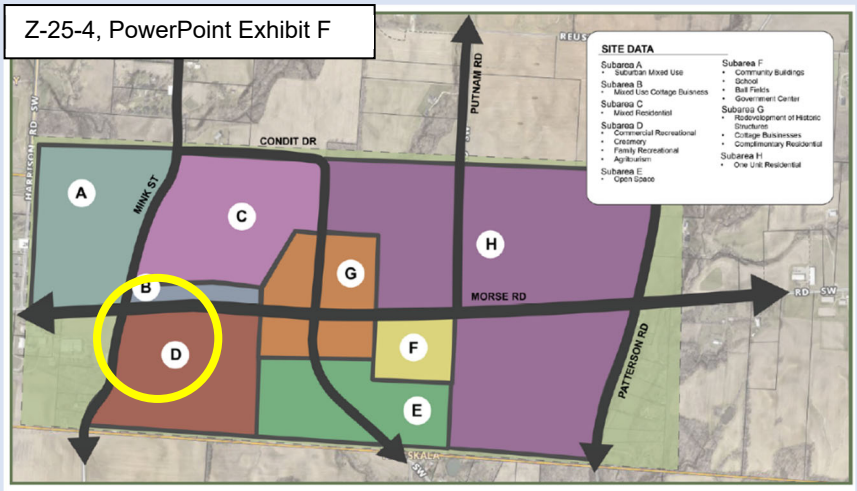
Historic Jersey Preservation and Revitalization Plan (Historic Preservation Plan), Adopted February of 2025

- The subject parcels are included within the area that is considered to be historic to the township as part of the hamlet of Jersey. This area is bounded by Patterson Road to the east, Harrison Road to the west, the limits of the City of Pataskala to the south, and aligns with Condit Drive on the north.
- The study identifies the subject parcels as being within "Subarea D" which is proposed to be used for Commercial Recreational, Creamery, Family Recreational, and Agritourism.

LCPC Staff Review Comments:

- Carolyn Carnes, Assistant Prosecuting Attorney with the Licking County Prosecutor's Office, provided comments in a markup to the township (see attached). The comments were grammatical in nature and are therefore not provided within this report.

Z-25-4, PowerPoint Exhibit F



Historic Jersey Preservation and Revitalization Plan Study Area (Figure 26)

- As a stand-alone text, the processes outlined in Article 14.03 (D) would need to be included.

- The current zoning district does not allow for the temporary laydown yard as a permitted or conditionally permitted use.

- Other township districts may permit such uses, such as "Site Preparation Contractors," depending on the Jersey Township Zoning Inspector's interpretation. However, utilizing the PUD for this site may help protect the township from unwanted development within what is considered to be the historic Jersey Village Center. Rezoning to a General Business district for the laydown yard will open the 52+ acres up to the possibility of a variety of uses that may not be appropriate for the site now or in the future. The PUD is very specific to this temporary use to the point that a rezoning for anything else in the future will be required.

- The proposed PUD standards require buffers to be placed along Mink Street and Morse Road to shield the public view of the site from the right-of-way. The preliminary grading plan submitted with the rezoning application implies that there will be more mounding throughout the site. Again, this mounding is proposed to contain the topsoil from the land that will be redistributed after the use of the laydown yard is complete. The proposed PUD standards do not specify a minimum setback from adjacent parcels or require buffering anywhere else on the site. So, while the mounding is good, it and minimum setbacks are technically not required. It is recommended that a minimum setback for rear and side lot lines be added to the text to protect adjacent landowners from adverse impacts, not just those utilizing the public right-of-way.

- Staff questions the minimum lot size of 2-acres and 60-feet of road frontage as it seems unnecessarily small. Currently, a division of the land is not proposed. This issue may not matter, however, given that the permitted and conditionally permitted uses within the proposed PUD are very specific to the laydown yard.

- The township may also want to consider whether any vegetation should be required to add to the proposed mounding along Mink Street, Morse Road, and potentially the mounding along adjacent parcels. It is recommended that a minimum height of the mounding be included in the text. It may be that the minimum height of the buffer at the time of planting is achieved through a combination of mounding and vegetation.

- Reminder: The development plan is NOT the zoning text and is NOT an enforcement document. After the adoption of regulations (text amendment) and the designation of the property as PMUD (map amendment), the development plan is reviewed against the adopted regulations to determine compliance with the regulations. Therefore, the development plan is shaped by the zoning text, which is the enforcement document, and should only be considered after the standards are in place and effective. The development plan can always change or be modified. Therefore, it is important that the standards and procedures are in place through the zoning text to ensure the township can review any application consistently, objectively, and fairly, and not arbitrarily and capriciously, and can enforce the regulations listed.

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 +/- 52.18 acres.

14.09.A.02 LAND TO BE REZONED: The area to be rezoned in 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.O1 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.O1 Open Space: A minimum of 25% of the gross tract acreage (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.O2 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 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 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. 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 (52.18 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 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 to the +/- 46.88 acres and subject to the legislative Zoning Amendment taking effect.

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 development plan shall be submitted to the Township prior to the commencement of construction. Within thirty (30) days of a 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.

c) The proposed use shall commence within one year and be completed within five (5) years of the Development Plan approval date, unless an extension is granted by Board of Trustees.

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 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 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 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 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.

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verdantas

6397 EMERALD PARKWAY, SUITE 200
DUBLIN, OHIO 43016
614-793-8777

DESIGNED BY	JPW
DRAWN BY	JPW
CHECKED BY	EJK
PROJECT NO.	33521

No.	REVISION	CHK'D BY DATE
	PRELIMINARY NOT FOR CONSTRUCTION	

JERSEY TOWNSHIP~LICKING COUNTY~OHIO

SOCRATES SOUTH GENERATION SITE TEMPORARY LAYDOWN

PERLIMINARY GARDING PLAN

DATE 03/04/2025

SCALE 1" = 100'

SHEET 1

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 +/- 52.18 acres.

14.09.A.02 LAND TO BE REZONED: The area to be rezoned in 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.O1 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.O1 Open Space: A minimum of 25% of the gross tract acreage (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.O2 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.

Commented [CC1]: Should Soil & Water also be listed here?

14.09.D.10 Site Access: The development shall be limited to a single full access point along Morse Road and 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 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. 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 (52.18 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.

Commented [CC2]: If this is referring to the same zoning resolution, the dates need to be corrected.

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 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 to the +/- 46.88 acres and subject to the legislative Zoning Amendment taking effect.

Commented [CC3]: Add "be" in between "shall" and "limited".

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 development plan shall be submitted to the Township prior to the commencement of construction. Within thirty (30) days of a 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.

c) The proposed use shall commence within one year and be completed within five (5) years of the Development Plan approval date, unless an extension is granted by Board of Trustees.

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 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 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 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 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

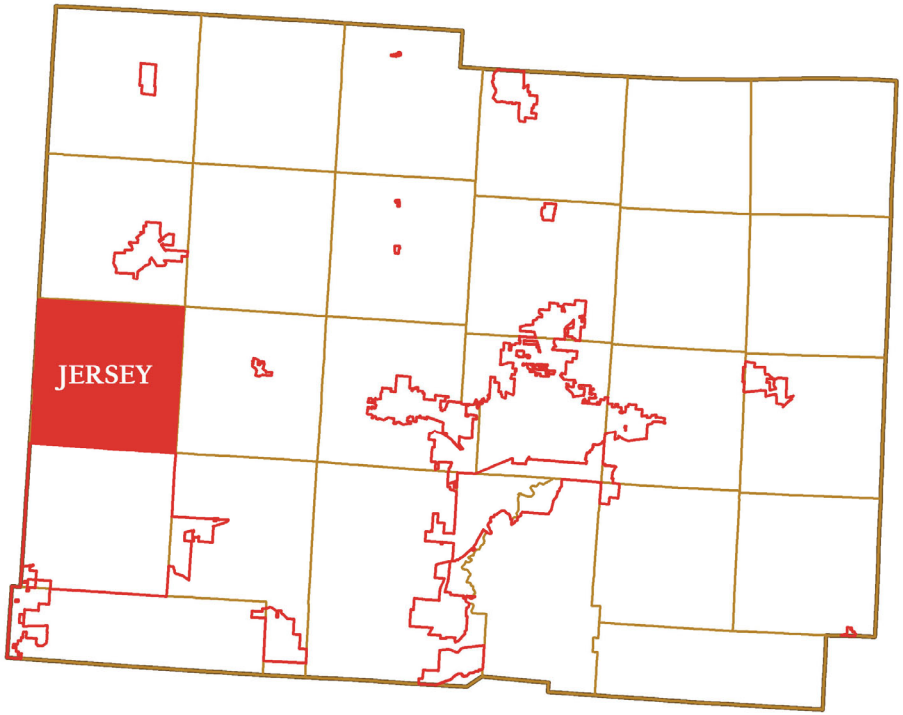
Prior to the issuance of a building permit for any proposed structure, the developer shall obtain a zoning permit pursuant the Jersey Township Zoning Resolution.

ZONING – TEXT AND MAP AMENDMENT

Z-25-4

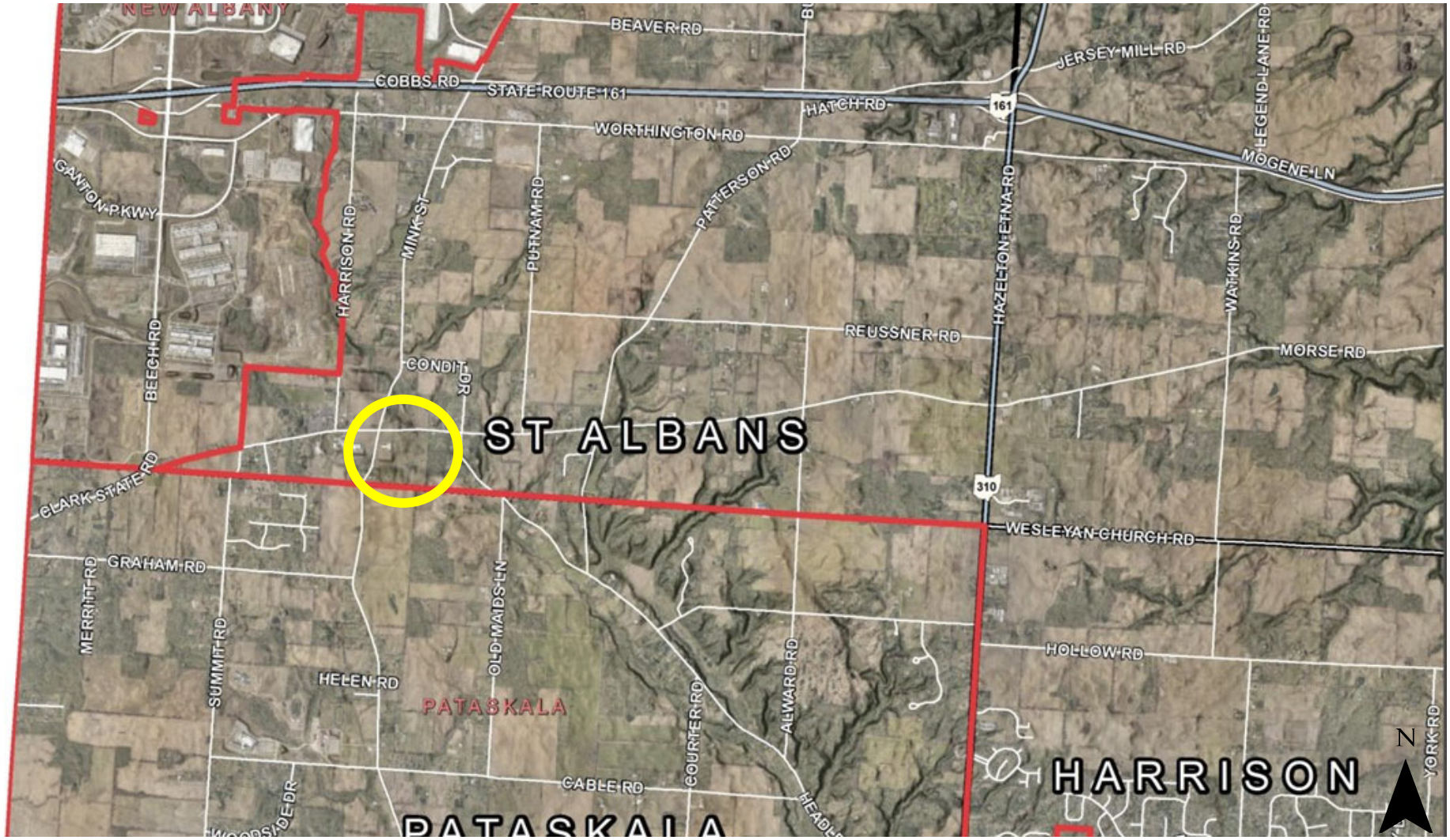
Jersey Township Zoning Resolution

-Section 14.09: Socrates South PUD



APPLICANT

Jersey Township Zoning Commission
(c/o Bud Witney, Zoning Inspector)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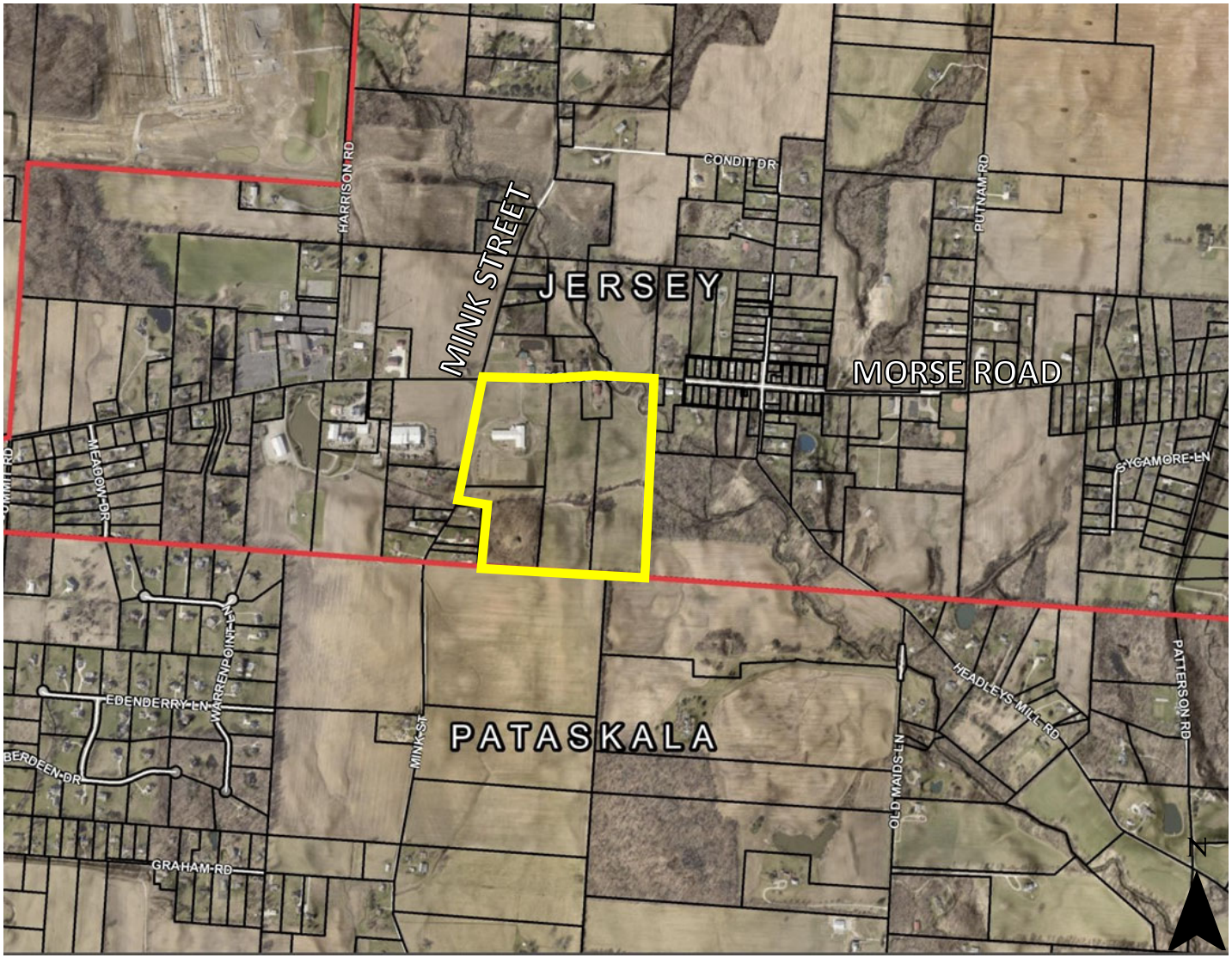
JERSEY MILL RD
LEGEND LANE RD
WORTHINGTON RD
MOGENE LN
GANTON PKWY
HARRISON RD
MINK ST
PUTNAM RD
PATTERSON RD
HAZELTON ETNA RD
WATKINS RD
BEECH RD
REUSSNER RD
MORSE RD
CONDIT DR
ST ALBANS
CLARK STATE RD
WESLEYAN CHURCH RD
GRAHAM RD
MERRITT RD
SUMMIT RD
OLD MAIDS LN
HOLLOW RD
HELEN RD
PATASKALA
ALWARD RD
COURTER RD
YORK RD
CABLE RD
HARRISON
N
161
310

Exhibit A

Subject parcel(s)

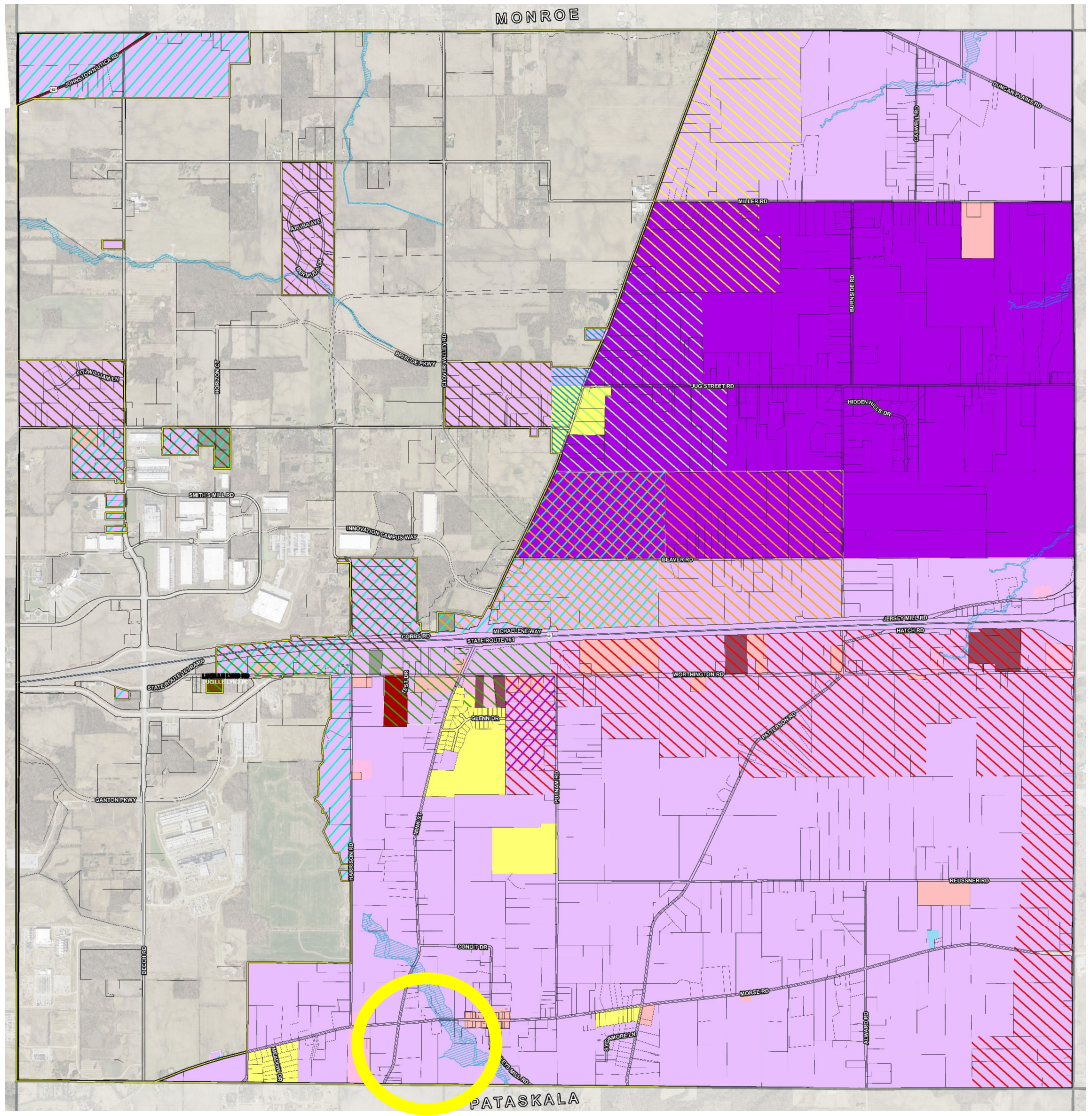


AREA MAP

Exhibit B

Zoning Districts

- Mink Corridor Overlay, Subarea A
- Mink Corridor Overlay, Subarea B
- Mink Corridor Overlay, Subarea C
- Mink Corridor Overlay, Subarea D
- PUD
- MUOD, Mixed Use Office District
- CPOW, Commercial Professional Office - Worthington Corridor Overlay District
- MU-W, Mixed Use - Worthington Corridor Overlay District
- IE-W, Innovation Employement - Worthington Corridor Overlay District
- MU, Mixed Use
- NB, Neighborhood Business
- GB, General Business
- GB-1, General Business
- GB-2, General Business
- M-1, Manufacturing
- R-1, Residential
- R-2, General Residential
- R-3, Multi Residential
- RR, Rural Residential
- RR3, Rural Residential



JERSEY TOWNSHIP ZONING MAP

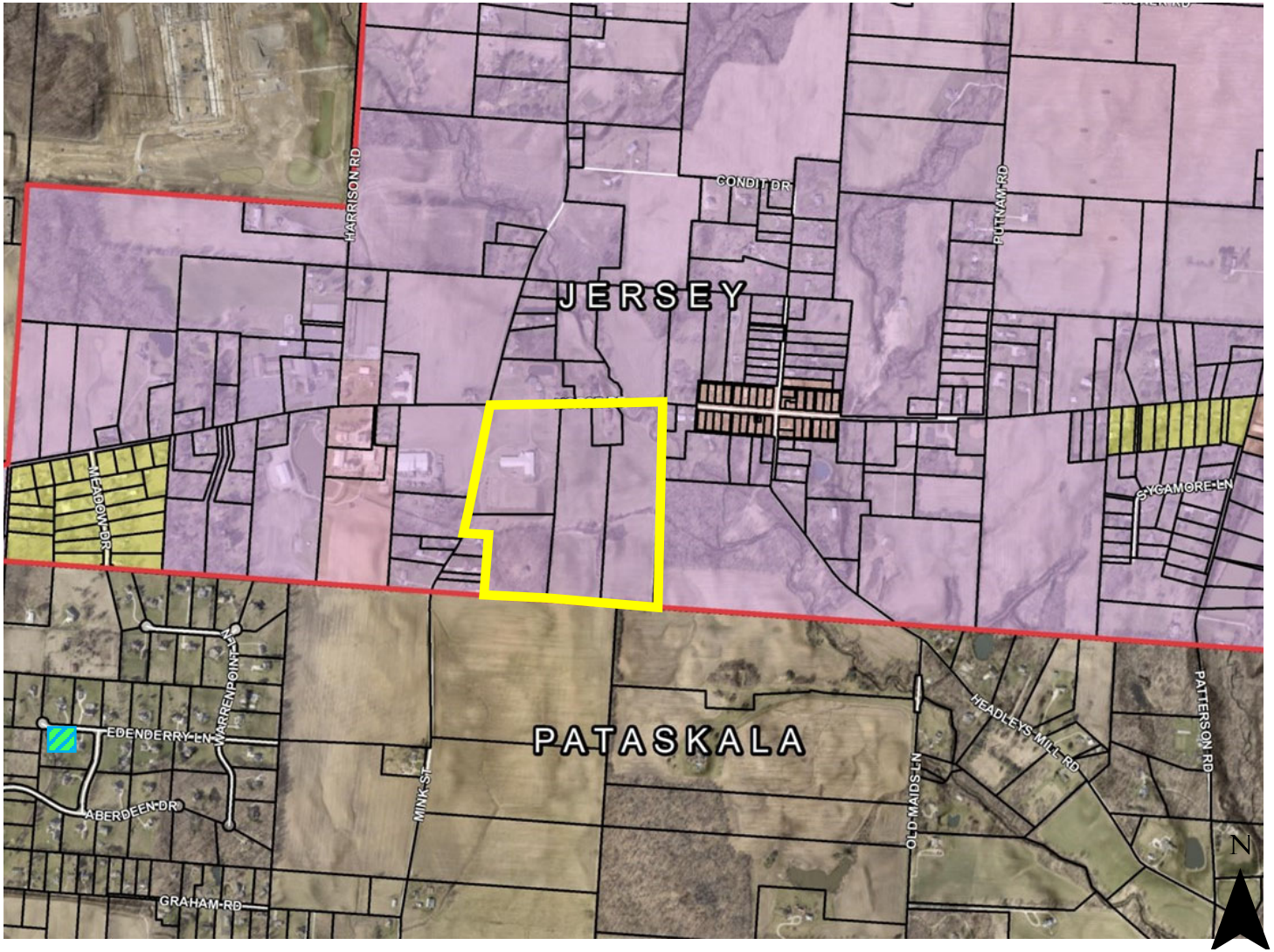
Licking County Planning Commission
Improving the Quality of Life

Exhibit C

Zoning Districts

- Mink Corridor Overlay, Subarea A
- Mink Corridor Overlay, Subarea B
- Mink Corridor Overlay, Subarea C
- Mink Corridor Overlay, Subarea D
- PUD
- MUOD, Mixed Use Office District
- CPOW, Commercial Professional Office - Worthington Corridor Overlay District
- MU-W, Mixed Use - Worthington Corridor Overlay District
- IE-W, Innovation Employement - Worthington Corridor Overlay District
- MU, Mixed Use
- NB, Neighborhood Business
- GB, General Business
- GB-1, General Business
- GB-2, General Business
- M-1, Manufacturing
- R-1, Residential
- R-2, General Residential
- R-3, Multi Residential
- RR, Rural Residential
- RR3, Rural Residential

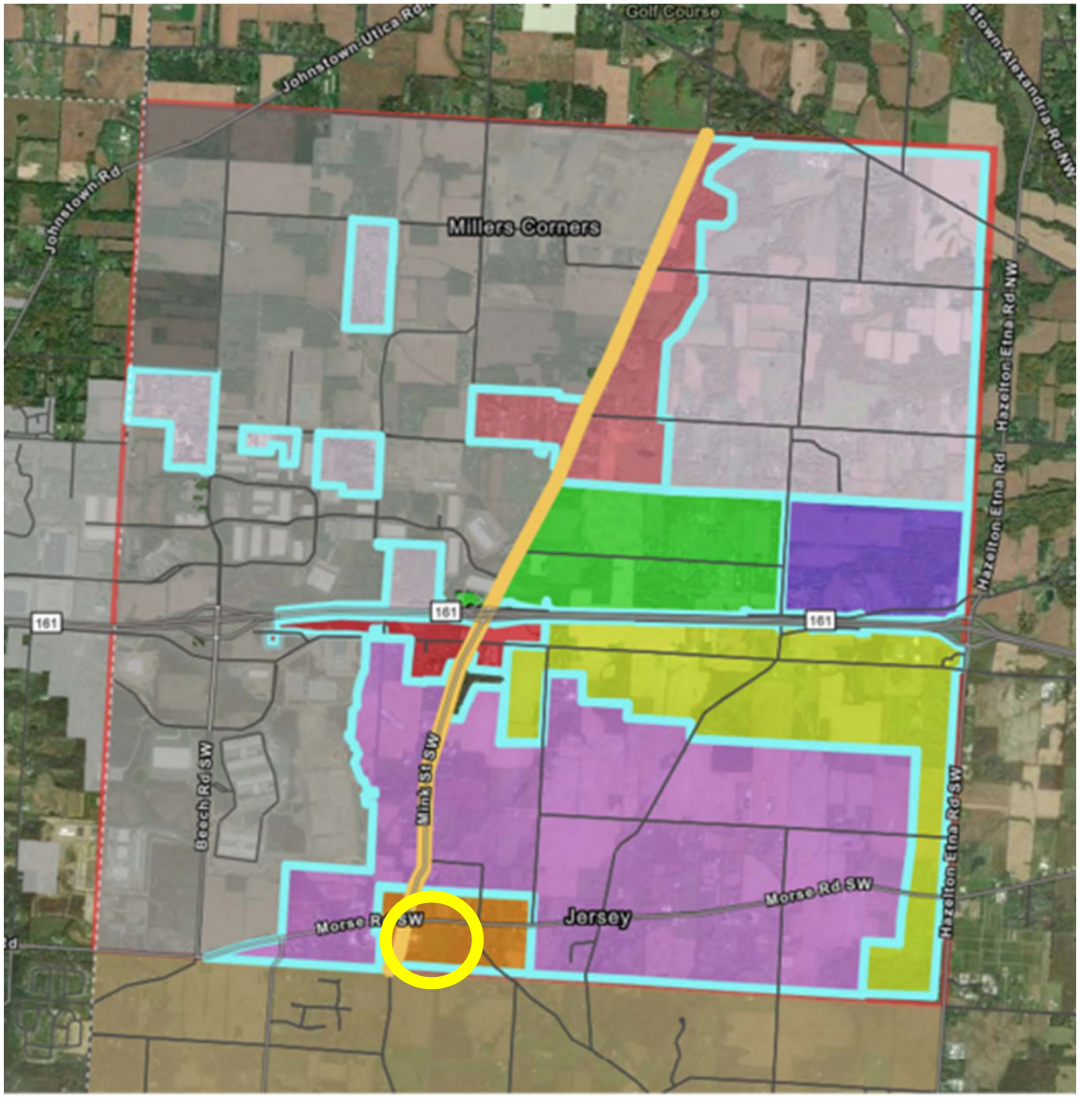
Parcel(s) to be rezoned



AREA ZONING MAP

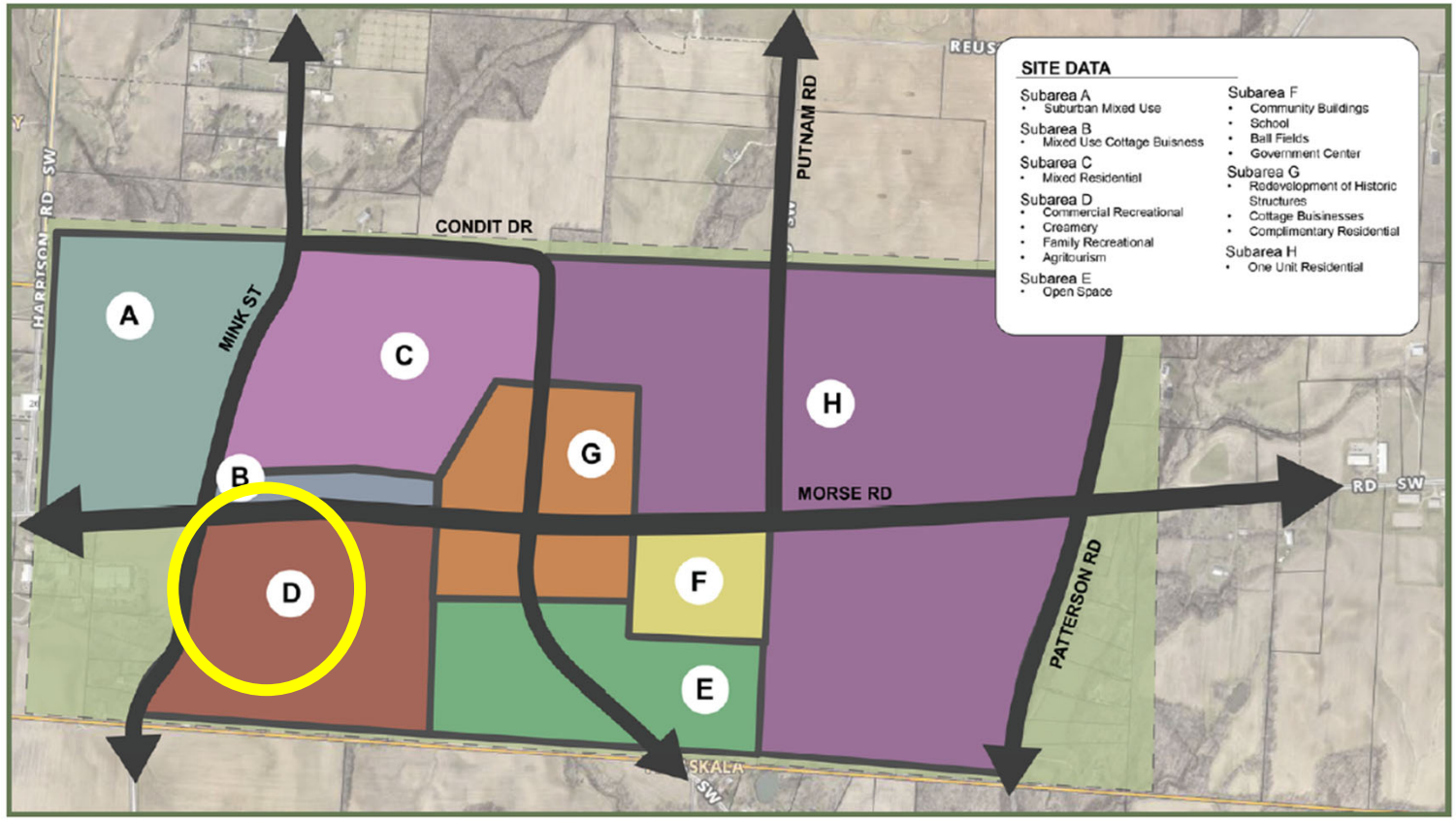
Exhibit D

- Single Family 3 Acres/DU
- Single Family 2 Acres/DU
- Commercial
- Jersey Village Center
- Mink St Mixed Use
- Innovation Employment
- Commercial Professional Office
- Mixed Use
- New Albany (Current Boundaries)
- New Albany (Anticipated Annexations
- Johnstown
- Unannexed West Side of Mink
- Pataskala
- Township Borders



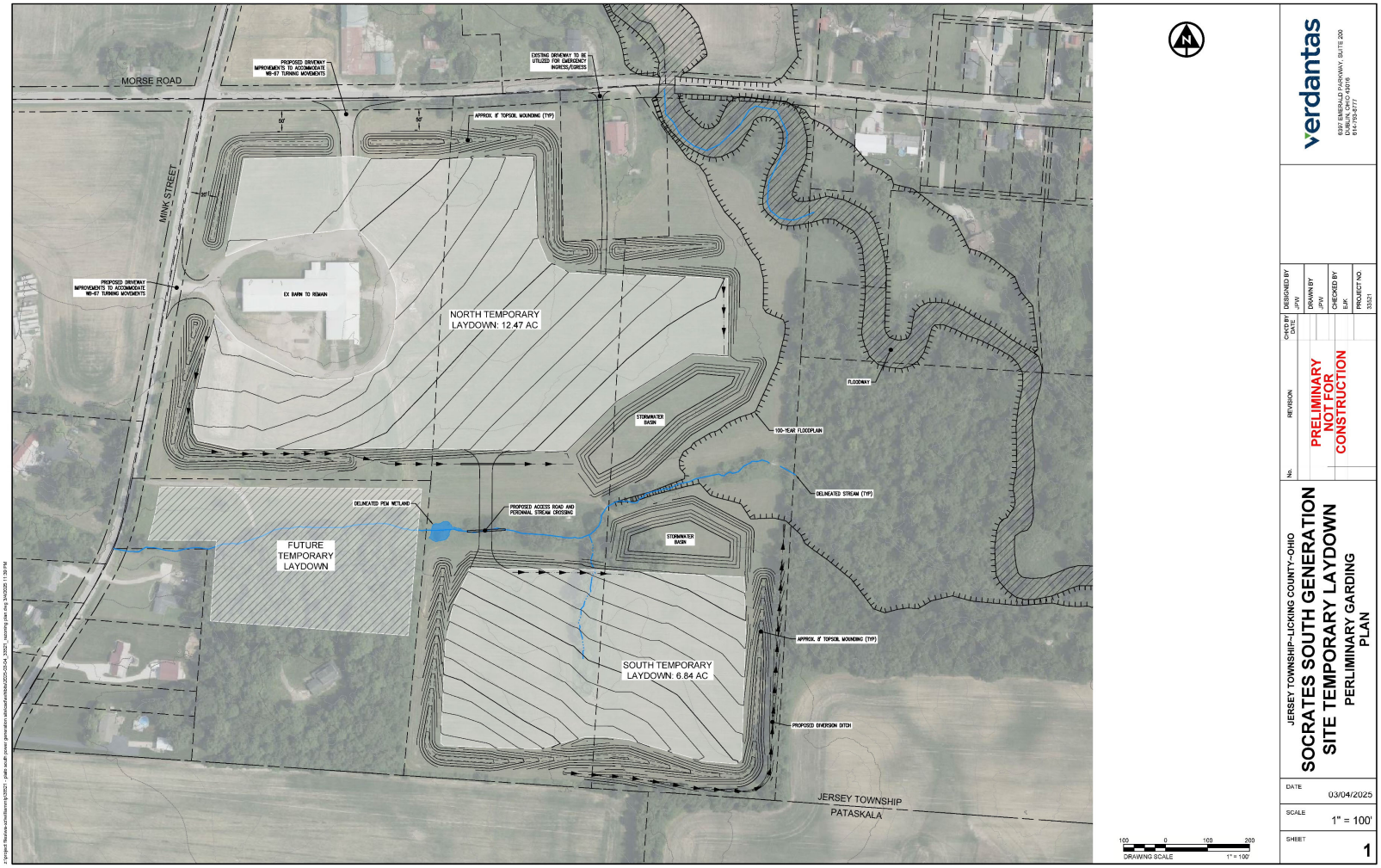
JERSEY TWP. FUTURE LAND-USE MAP

Exhibit E



HISTORIC JERSEY PRESERVATION AND REVITALIZATION PLAN STUDY AREA

Exhibit F



CONCEPTUAL GRADING PLAN PROVIDED BY APPLICANT

Exhibit G