



# STAFF REPORT

## Zoning Map Amendment

Application #: 2020-007-Z  
Meeting Date: June 22, 2020  
Prepared By: Angela Farley, Planner II

Jersey Township Zoning Commission (C/o Anne Evans and Howard Evans Sr) Jersey Putnam/Worthington

APPLICANT/PROPERTY OWNER TOWNSHIP ROAD

Non-Binding Recommendation on a Zoning Map Amendment Application

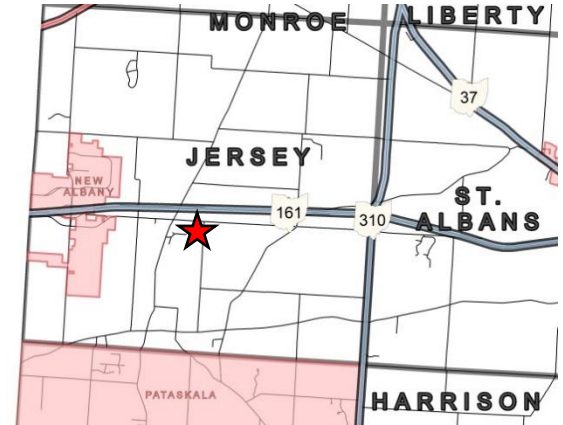
DESCRIPTION

Article 5: Amendment, Section 5.06 Submission to County Planning Commission/ Jersey Township Zoning Resolution.

SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

The Jersey Township Zoning Commission Board has requested a non-binding recommendation from the Licking County Planning Commission on a proposed zoning map amendment. Said request is in accordance with Section 5.06 *Submission to the County Planning Commission of the Jersey Township Zoning Resolution* and Section 519.12 of the *Ohio Revised Code* (ORC). The application submitted is a request to change the zoning for seven (7) parcels located at 0 Putnam Road near Worthington Road, from Rural Residential District (RR) to Neighborhood Business District (NB).



PERMITTED USES	CONDITIONAL USES	COMPREHENSIVE PLAN	SURROUNDING USES
<b>Rural Residential District (RR)</b> <ul style="list-style-type: none"> <li>Agriculture Uses/Commercial Grain Storage</li> <li>One Single-Family Residential Dwelling</li> <li>Public Utility and Service System Buildings</li> <li>Basic Home Occupation with Permit</li> <li>Accessory Structures</li> </ul>	<b>Rural Residential District (RR)</b> <ul style="list-style-type: none"> <li>Extraction of minerals</li> <li>Cemeteries / Golf Courses</li> <li>Religious Institutions</li> <li>Public and Private Schools</li> </ul>	<b>Jersey Township Comprehensive Plan 2030</b> <ul style="list-style-type: none"> <li>Adopted: June 30, 2010, by the Jersey Township Board of Trustees, Licking County, Ohio</li> </ul>	<ul style="list-style-type: none"> <li>Rural Residential</li> <li>Commercial Businesses</li> <li>Agriculture</li> </ul>
<b>Neighborhood Business District (NB)</b> <ul style="list-style-type: none"> <li>Retail</li> <li>Leasing Services</li> <li>Professional, Scientific and Technical Services</li> <li>Educational Services</li> <li>Health Care and Social Assistance Services</li> <li>Arts, Entertainment, and Recreation</li> <li>Accommodation and Food Services</li> <li>Service Industries</li> <li>Public Administration</li> </ul>	<b>Neighborhood Business District (NB)</b> <ul style="list-style-type: none"> <li>Construction</li> <li>Food Manufacturing</li> <li>Breweries/Wineries/Distilleries</li> <li>Small Personal Goods Manufacturing</li> <li>Printing/Publishing</li> <li>Carpentry/Furniture/Toy Manufacturing</li> <li>Motor Vehicle Sales</li> <li>Broadcast Networks</li> <li>Financial and Insurance Institutions</li> <li>Auto, Electronics, and other repair services</li> </ul>	<b>Future Land Use Map</b> <ul style="list-style-type: none"> <li>Adopted: July 29, 2010, by the Board of Commissioners, Licking County, Ohio</li> </ul> <p><b>Future Land Use Map</b></p> <ul style="list-style-type: none"> <li>The Future Land Use Map identifies the area in question as mostly Rural Residential-2 with some Neighborhood Commercial.</li> </ul>	

## 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 map amendment (2020-007-Z). The conditions are as follows:

- The area to be rezoned is reduced to a maximum of the following parcels: 082-106920-00.002, 082-106920-00.009, and 082-106920-00.000 (18.56-acres total).
- The rezoned parcels are combined and reconfigured with the following parcels that were previously rezoned to Neighborhood Business: 082-106920-00.004 082-106920-00.003, and 082-106920-00.005 (9.87-acres total). All 28.43-acres should be reconfigured so that they all have frontage on Worthington Road.

The basis for this recommendation is that the proposed zoning map amendment will be in conformance with the *Jersey Township Comprehensive Plan 2030* and good planning practices.

## PLANNING CONSIDERATIONS

### Situational Conditions

- Parcel #: 082-106920-00.000  
082-106920-00.001  
082-106920-00.002  
082-106920-00.006  
082-106920-00.007  
082-106920-00.008  
082-106920-00.009
- Property Owner (Applicant): Anne Evans and Howard Evans Sr
- Street Address: 0 Putnam Road

- Acreage: 61.55 acres +/-
- Road Frontage:
  - Worthington Road: 315-feet +/-
  - Putnam Road: 1,850-feet +/-
- Parcels are currently zoned Rural Residential District (RR)
- Three adjacent lots, also owned by the applicants along Worthington Road, were rezoned to Neighborhood Business District (NB) in 2007.

### Existing Zoning Districts

- Rural Residential District Lot Standards



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- Minimum Lot Area – 85,000 sq. ft. (1.95 acres)
- Minimum Lot Width – 150 feet
- Minimum Setbacks (Principle Structures)
  - Front – 40 feet
  - Side – 15 feet each side
  - Rear – 50 feet

District (GB), Neighborhood Business (NB)

- Adjacent parcels include the following land uses:
  - Commercial
  - Residential
  - Agriculture

### Proposed Zoning District

- Neighborhood Business District Lot Standards
  - Minimum Lot Area – 1.5 acres
  - Minimum Lot Width – 250 feet
  - Minimum Setbacks (Principle Structures)
    - Front – 80 feet
    - Side – 0 feet if served by a platted shared access; or otherwise 30 feet
    - Rear – 10 feet unless it abuts a residential use. If lot abuts a residential use, setback shall be 50 feet, unless a 6-foot 100% opaque year-round buffer is established then setback may be 20 feet

### Comprehensive Plan & Future Land Use Map

The Jersey Township Comprehensive Plan 2030 (Comprehensive Plan) and Future Land Use Map for Jersey Township, have portions of this area (including the parcel in question) split between Neighborhood Commercial and Rural Residential uses.

### Neighborhood Commercial

*The neighborhood commercial district will provide valuable services to the residential neighborhoods of the Worthington Road corridor and supplement the offerings of the larger regional commercial corridor. Local businesses that meet daily and weekly shopping needs are amenities that Jersey Township residents wish to have.*

### Surrounding Zoning Districts & Land Uses

- Adjacent parcels include the following zoning districts:
  - **North:** Neighborhood Business (NB), Rural Residential District (RR)
  - **South:** Rural Residential District (RR)
  - **East:** Rural Residential District (RR)
  - **West:** Residential District (R-1), General Business District 1 (GB-1), General Business

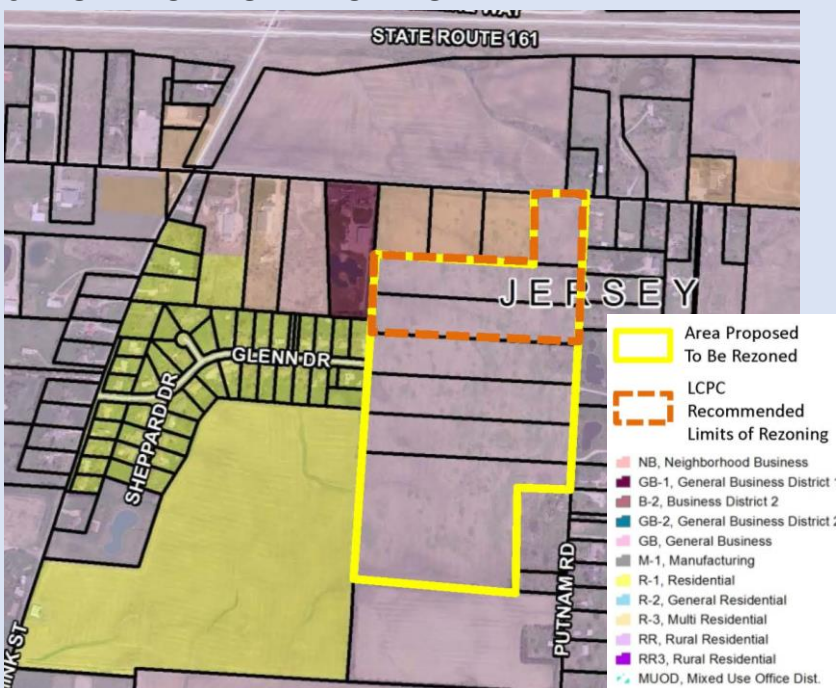
*It is the purpose of this category to depict those areas that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods, and services. Along the Worthington Road corridor, there are existing commercial establishments that serve the local residents. The continuation of these uses along Worthington Road is recommended.*

*The Neighborhood Commercial district extends 500 feet north and south of Worthington Road, as shown on the future land use map. Commercial land uses should be locally based and small in scale. Large, big box companies should not be allowed in this area. Businesses in this district are designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in the immediate neighborhood. Traffic generation tends to be less than general commercial, therefore making Worthington Road acceptable for restaurants (but not drive-thru), offices, pet care services, day care centers, personal services, retail product sales, vehicle service, garden centers and similar uses that serve the general needs of the local community. Vehicle mobility must be provided for but in a manner that does not compromise pedestrian safety and mobility in the corridor.*

### Rural Residential

*Agricultural and Rural Residential land use should continue to be the predominant way that land in the township is utilized. Farming and a*

### JERSEY TOWNSHIP ZONING MAP







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*rural lifestyle is what this community identifies with. The areas that are shown as Rural Residential-1 (RR-1) and Rural Residential-2 (RR-2) on the future land use map of this plan will ensure future generations of township residents that the rural way of life will be preserved.*

*The RR-1 and RR-2 zones will play an important role in how the community looks and feels in the future. These areas will reinforce the rural nature of Jersey Township and will give residents the quality of life that they seek. As such, it is important to carefully plan and anticipate the changes that could be coming to the township and how these pristine lands could be affected by those changes. The planning committee realizes that there is a delicate balancing act between property owner rights and the regulation of private lands. Throughout this process it has been the desire of this body to carefully plan for the future of the township while recognizing the rights of Jersey Township landowners. To accomplish the goal of growing in a smart way, the zoning code for the RR-1 and RR-2 zones must be adjusted to reflect an approach to development that focuses on conservation and preservation.*

### JERSEY TOWNSHIP FUTURE LAND USE MAP



### PLANNING ANALYSIS

#### Access & Roadway

- A small portion (roughly 315-feet) of the proposed land to be rezoned has frontage on Worthington Road (Old State Route 161) which is a Major Collector, with an AADT of 2,147 in 2017.
- Approximately 1,850-feet of the land has frontage on Putnam Road which is lower order with an AADT of 234 in 2016.

#### Utilities

- Currently, the area in question is not served by public water and wastewater utilities. Therefore, the site would need to be supported by on-site septic and well systems(s).
- As per an email from Chris Gilcher, Utilities Superintendent of Southwest Licking Community Water & Sewer District, *The District is currently in planning to service this area with both water and sanitary sewer. The District recently put out a "Request for Qualifications" for engineering services for the drinking water in this area. Also, we have contracted with an engineer to perform a sanitary sewage collections system study for the Worthington Road/Jersey Twp. area.*
- The new Mink Street Interchange and the probable growth that it will lead to, as well as the City of New Albany continuing to move East annexing portions of Jersey Township, there is growing pressure to establish public water and wastewater to service this area.
- According to the Columbus Adjusted RFPA map (included in the slides with this report), the parcels in question are within the Licking County Sewer District No. 9 and the 161 Service Planning Area. This service area is where lines will be located, if and when water and sewer lines are extended.

#### Compatibility of Zoning Districts

- The proposed rezoning will be compatible with surrounding uses as long as the area to be rezoned is minimized to include the area of the site closer to Worthington Road. This better aligns with the area specified for Neighborhood Commercial on the Future Land Use Map as well as the character of the area. Allowing the rezoning to extend as far south as the applicant proposed will permit the possibility of commercial uses in an area where they are not planned for and may not be able to be supported without costly infrastructure improvements.

#### Vision of Future Land Use Plan

- The vision of the *Comprehensive Plan* and Jersey Township Future Land Use Map, which shows a portion of this area as Neighborhood Commercial can be achieved with a reduction in the area to be rezoned. Staff believes that allowing the existing parcels to be rezoned with a majority of the frontage along Putnam Road,



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will overload a lower order road that is not meant to serve commercial uses. A reconfiguration of the lots to provide frontage along Worthington Road should keep Putnam Road from being overburdened. In addition commercial uses south on Putnam Road would disrupt the current and planned land use patterns given the many single-family homes on Putnam Road as well as in the adjacent residential subdivision to the west (Cole Estates Addition).

### Terrain & Floodplain

- The parcels are relatively flat and do not appear to contain any topographical issues.
- The parcels are not within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone.

### Property Available in Zoning District

- Three of the applicant's parcels with frontage on Worthington Road were previously rezoned to Neighborhood Business.
- Other parcels of varying sizes along Worthington Road have been rezoned to Neighborhood Business, including 41-aces +/- to the northeast of this site.

### LCPC Staff Recommendation

- The *Jersey Township Future Land Use Map* shows the area paralleling Worthington Road to a depth of about 500-feet as Neighborhood Commercial. Beyond that point, the map designates the area as Rural Residential-2.
- Due to a majority of the area being designated as Rural Residential and because Putnam Road is not improved to the level of Worthington Road, staff recommends that the maximum area to be rezoned is limited to approximately 950-feet parallel to Worthington Road. Limiting the rezoning to this area will better align with the depth with the adjacent established commercial district to the West and reduce the amount of traffic on Putnam Road.
- Staff also recommends that the area that is rezoned, in addition to the three lots that were previously rezoned to Neighborhood Business, which will include a total of six existing lots, be reconfigured so that all of the parcels have frontage along Worthington Road. This will limit the amount of traffic accessing developments from Putnam Road.

## ZONING – MAP AMENDMENT

2020-007-Z

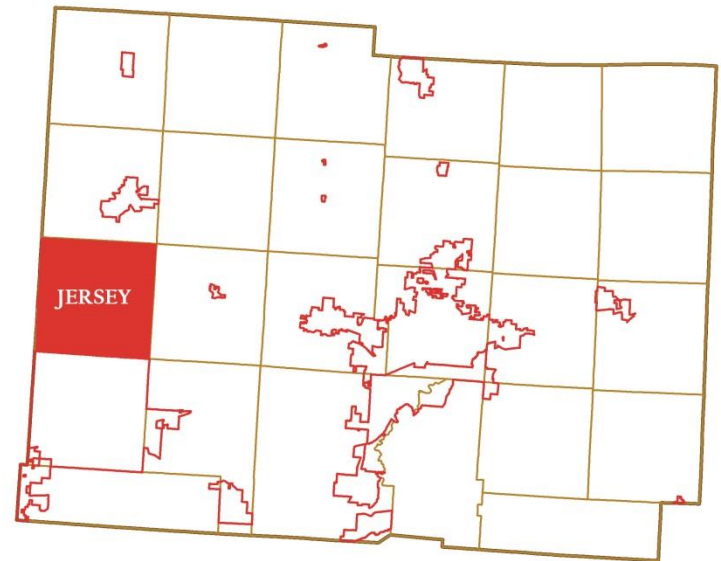
Jersey Township Zoning Resolution

-Rural Residential District (RR) to Neighborhood Business District (NB)

- Putnam Road

## APPLICANT

Jersey Township Zoning Commission  
C/o Anne Evans and Howard Evans Sr

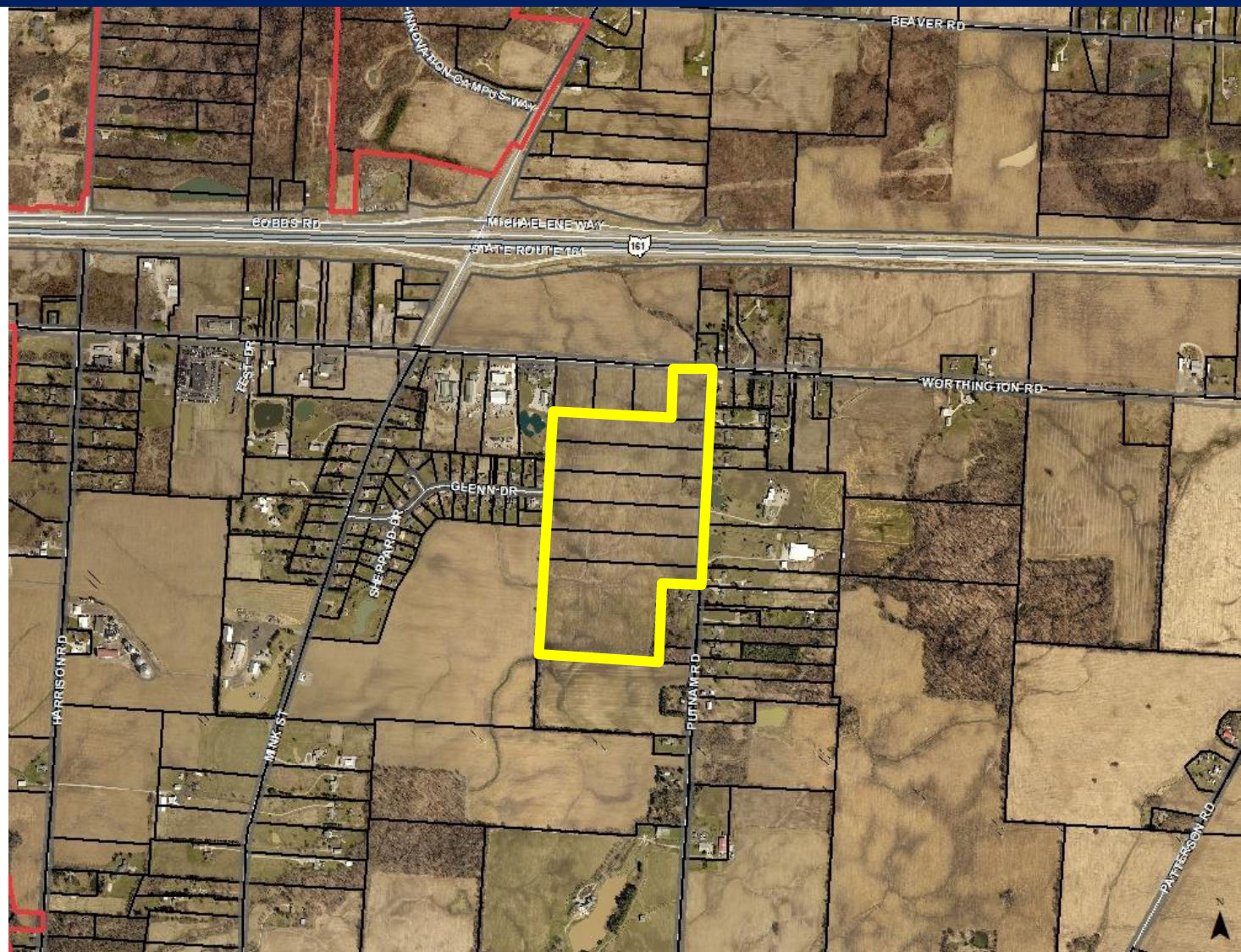








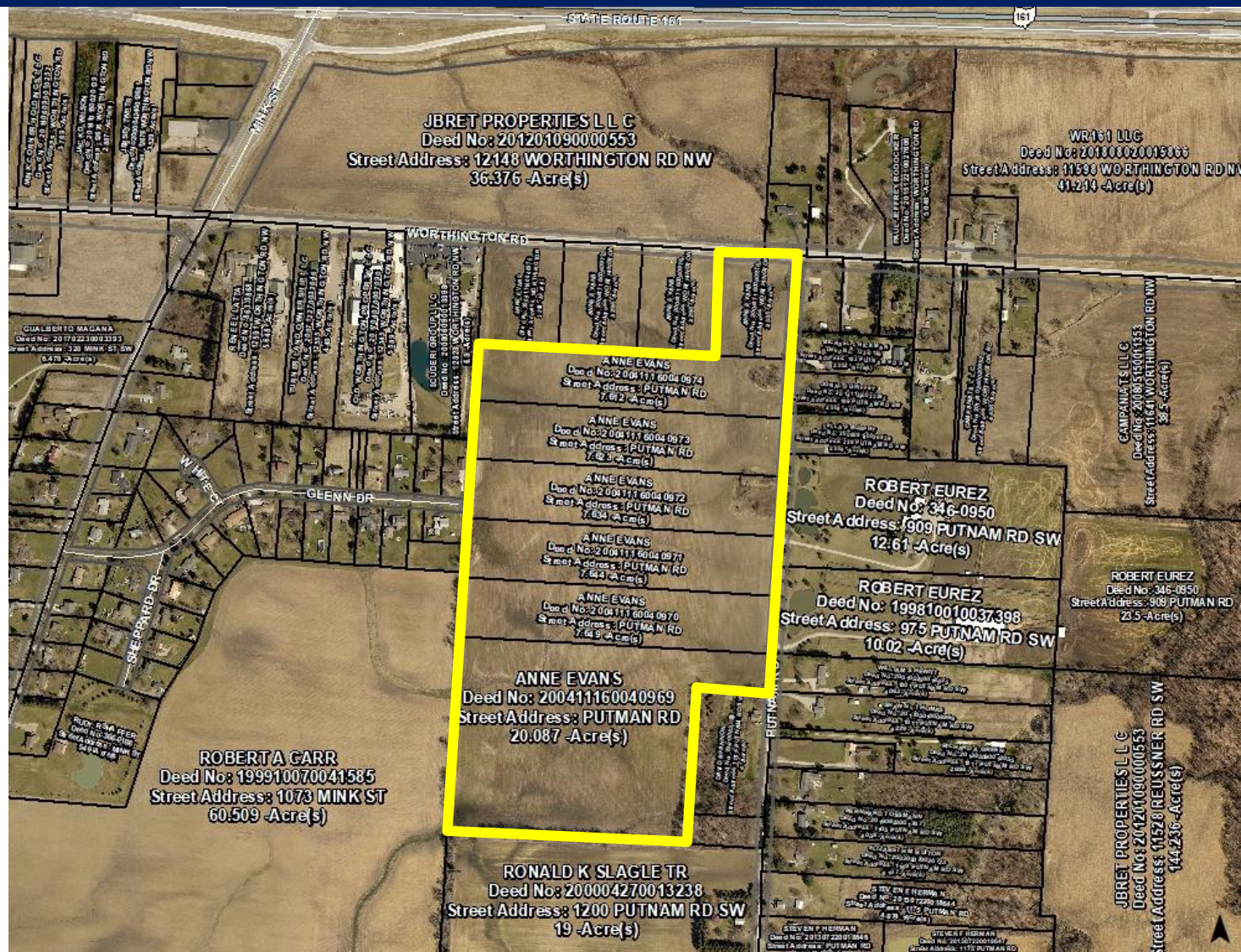
 Area Proposed  
To Be Rezoned



AREA MAP



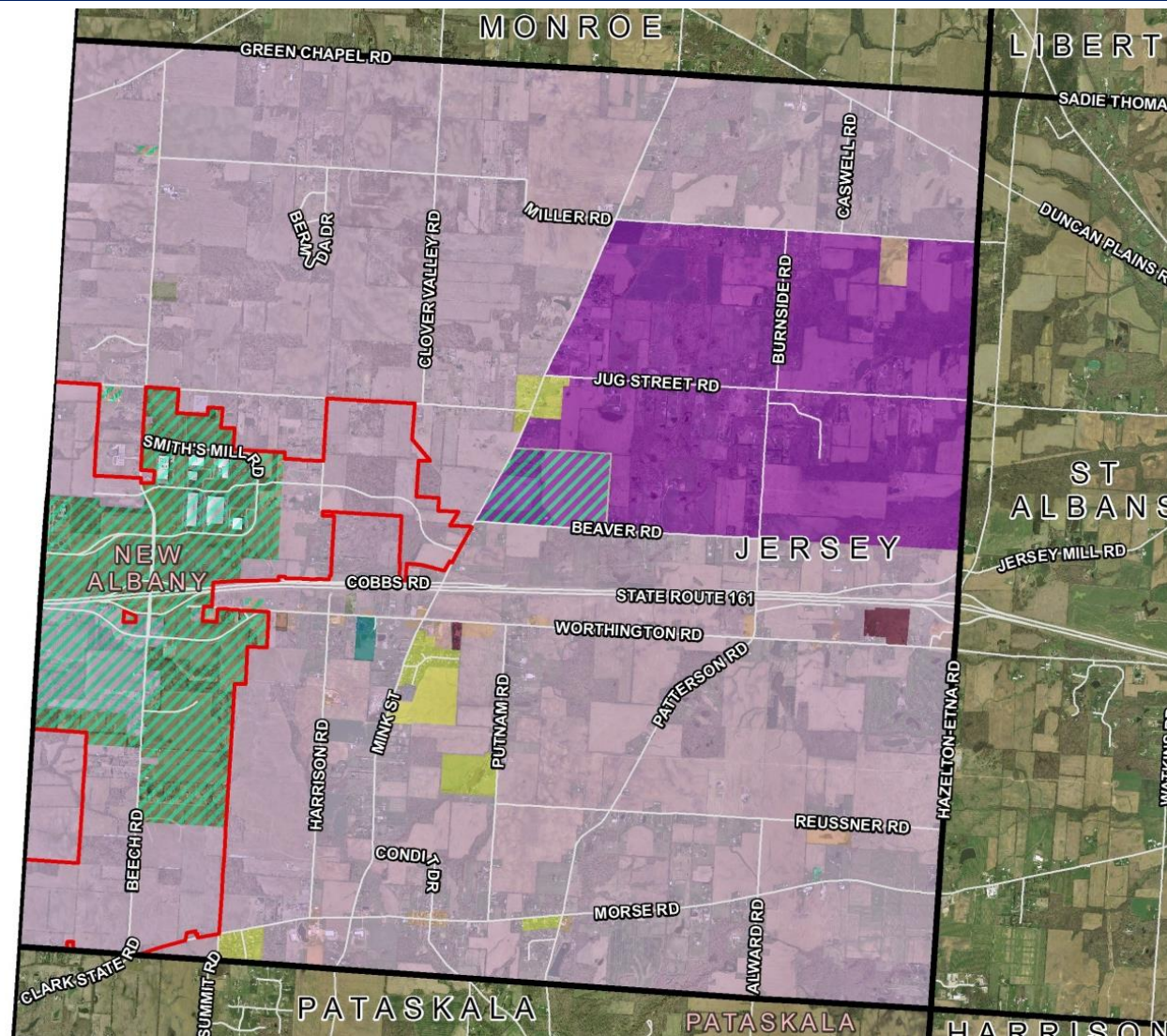
Area Proposed  
To Be Rezoned



SITE MAP



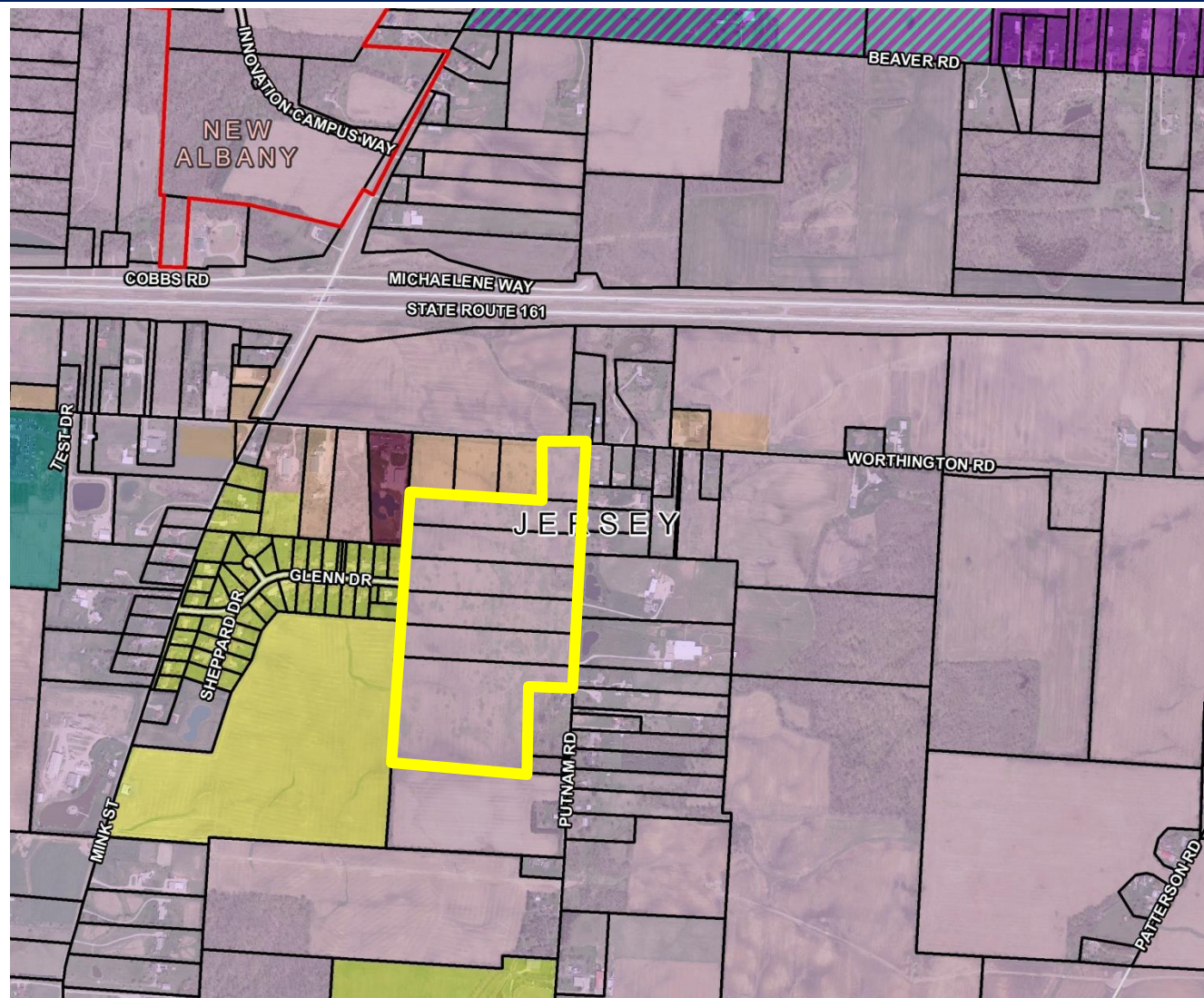
- NB, Neighborhood Business
- GB-1, General Business District 1
- B-2, Business District 2
- GB-2, General Business District 2
- GB, General Business
- M-1, Manufacturing
- R-1, Residential
- R-2, General Residential
- R-3, Multi Residential
- RR, Rural Residential
- RR3, Rural Residential
- MUOD, Mixed Use Office Dist.



## ZONING MAP

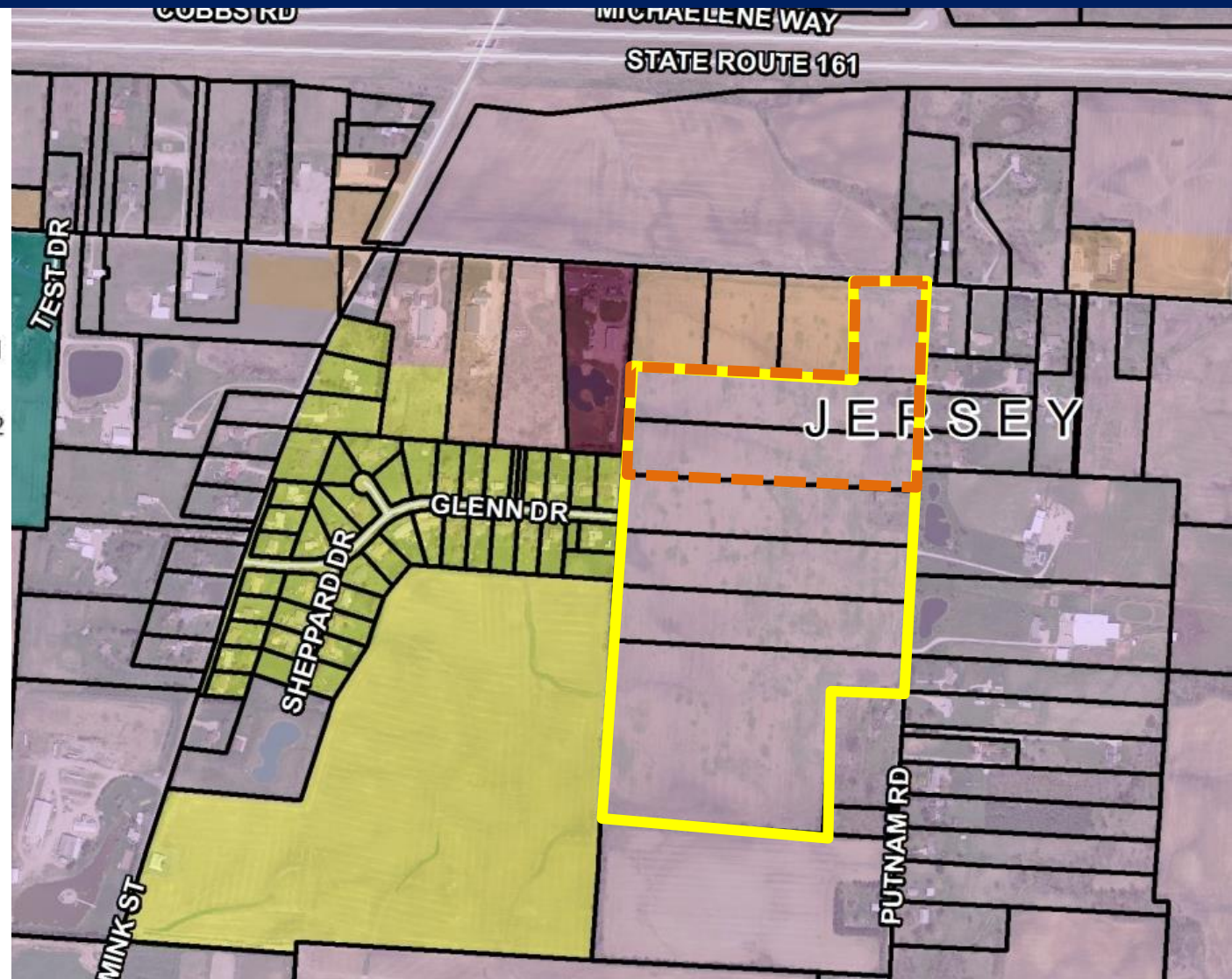
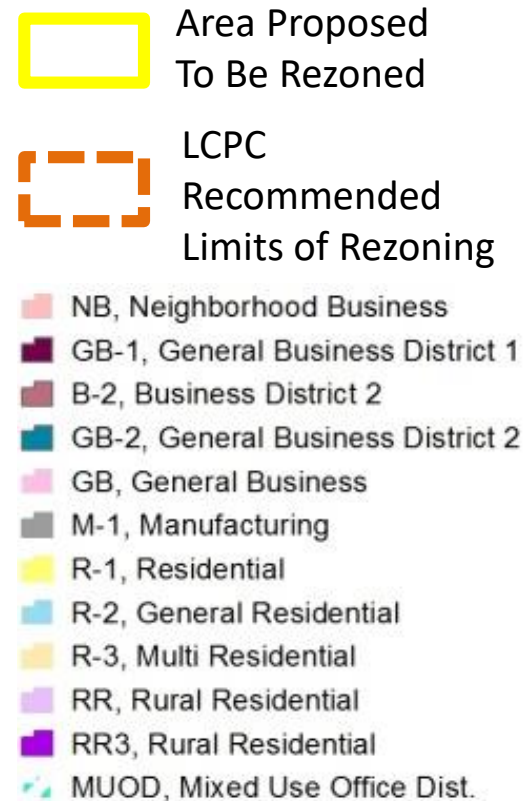


-  Area Proposed To Be Rezoned
-  NB, Neighborhood Business
  -  GB-1, General Business District 1
  -  B-2, Business District 2
  -  GB-2, General Business District 2
  -  GB, General Business
  -  M-1, Manufacturing
  -  R-1, Residential
  -  R-2, General Residential
  -  R-3, Multi Residential
  -  RR, Rural Residential
  -  RR3, Rural Residential
  -  MUOD, Mixed Use Office Dist.



## ZONING AREA MAP





## ZONING AREA MAP



# THE JERSEY TOWNSHIP FUTURE LAND USE MAP



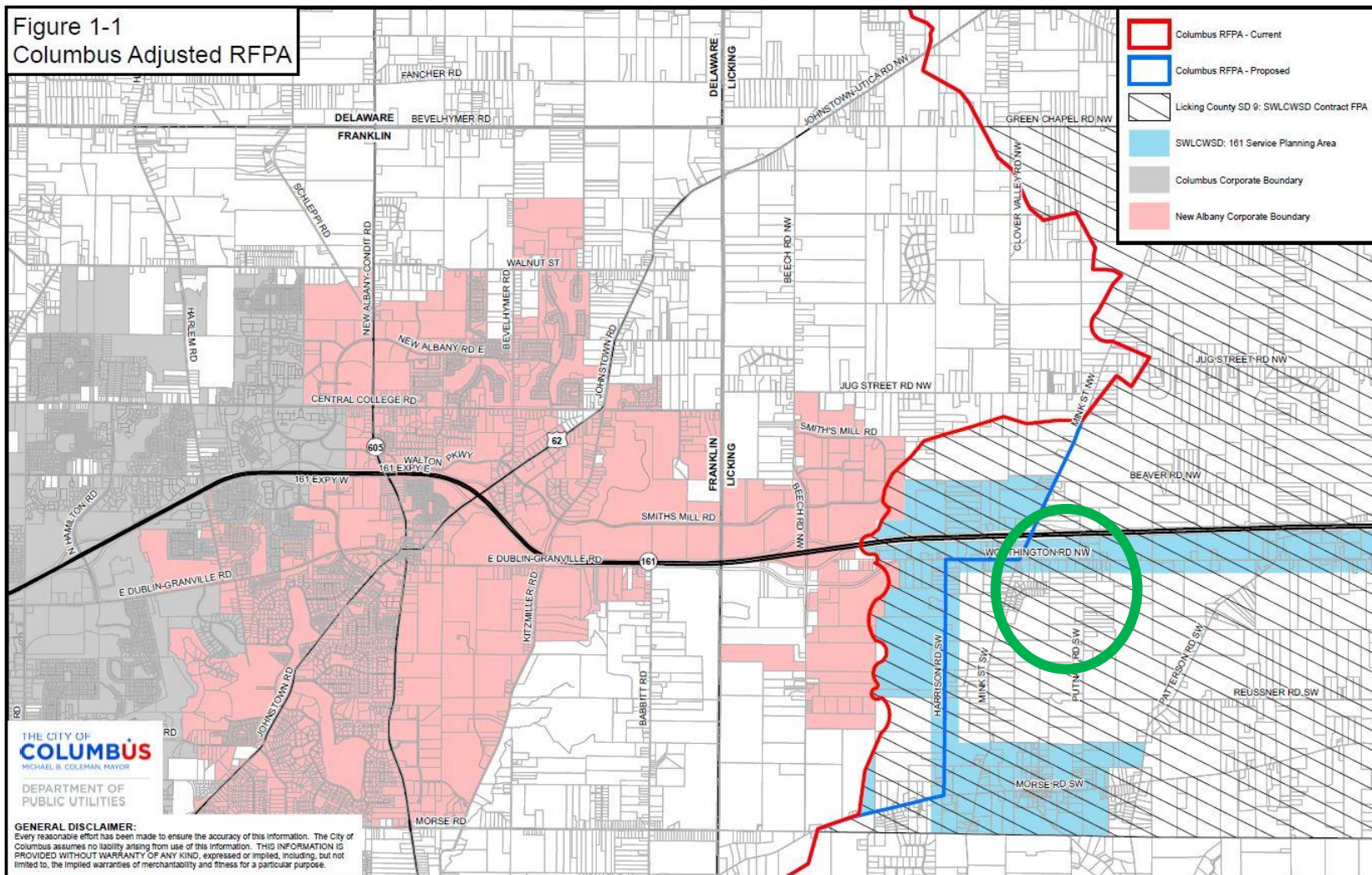
## Legend

- COMMERCIAL
- RESIDENTIAL
- TRADITIONAL NEIGHBORHOOD
- NEIGHBORHOOD COMMERCIAL
- MIXED USE - OFFICE & LIGHT MANUFACTURING
- RURAL RESIDENTIAL-1
- RURAL RESIDENTIAL-2



## FUTURE LAND-USE MAP





Regional Facility Planning Area (RFPA)

# COLUMBUS ADJUSTED RFPA MAP

