



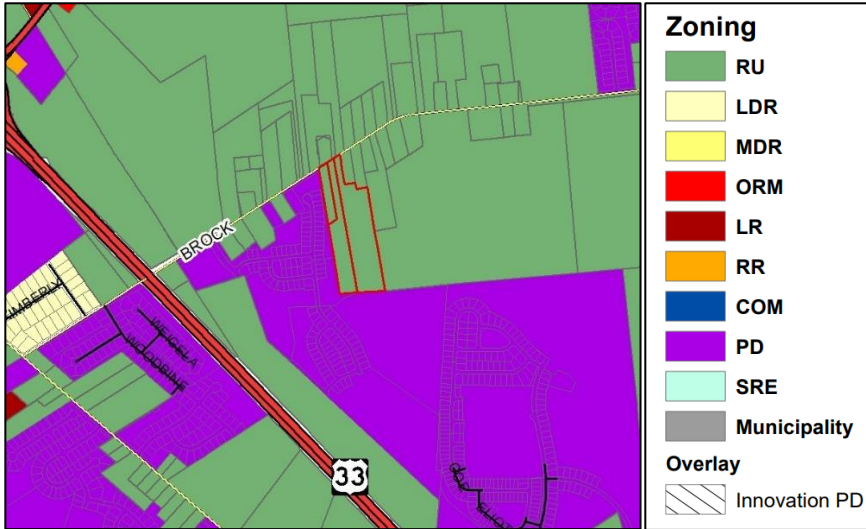
Staff Report – Jerome Township (U) Zoning Amendment

| | |
|----------------------|--|
| Jurisdiction: | <p align="center">Jerome Township Zoning Commission c/o Eric Snowden 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 esnowden@jerometownship.com</p> |
| Applicant: | <p align="center">Edward & Tara Kunzelman 9317 Brock Road Plain City, OH 43064 ekunzelman@bbw.com</p> |
| Request: | <p>The Zoning Commission received an application to rezone three parcels totaling 23.36 +/- acres. The proposal would rezone the acreage from Rural Residential District (RU) to a Planned Development District (PD).</p> <p>Parcels involved:</p> <ul style="list-style-type: none"> • 1700110330000 • 1700110344000 • 1700110345000 <p>Existing Use:</p> <ul style="list-style-type: none"> • “2 existing homes to remain” • The Auditor’s Office notes these are single-family dwellings <p>Proposed Uses:</p> <ul style="list-style-type: none"> • Dwellings, Detached Single-family (2.0 dwelling units per gross acre maximum) • Open space areas, multi-use paths, ponds and stormwater facilities. • Community facilities such as clubhouses, swimming pools, outdoor and recreational activity areas and seating including, community gardens and common mail/parcel facilities/structures. • Accessory uses as may be permitted under the regulations provided for in Chapter 645 of the Zoning Resolution. • Limited home occupations as provided for in Chapter 635 of the Zoning Resolution. • Temporary uses, including multiple temporary real estate sales office and model homes that may be co- |



Staff Report – Jerome Township (U) Zoning Amendment

| | |
|------------------|---|
| | <p>located/grouped as permitted by Chapter 640 of the Zoning Resolution.</p> <ul style="list-style-type: none"> Public service facilities, Essential services. |
| Location: | <p>Located between US Hwy 33 and Glacier Ridge Metro Park, on the south side of Brock Road in Jerome Township, Union County, Ohio.</p> |

| | |
|------------------------|---|
| Staff Analysis: | <p>This staff report considers the Jerome Township Zoning Resolution (ZR), the Jerome Township Comprehensive Plan (Jerome Plan), and the Union County Comprehensive Plan (County Plan).</p> <p>Area Zoning & Vicinity Land Uses. The lots are currently zoned Rural Residential District (RU). Adjacent zoning is Rural Residential District (RU) to the north and east. To the south and west, the adjacent zoning is Planned Development District (PD).</p> |
| |  <p style="text-align: center;"><i>Figure 1: Jerome Twp Zoning Map</i></p> <p>The purpose of the RU District is to preserve rural character and provide land suitable or used for very low-density residences (ZR, pp. 4-9).</p> <p>The purpose of the PD District is to, among other things, “provide an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications”; “allow creation of development standards that respect the unique characteristics, natural</p> |



Staff Report – Jerome Township (U) Zoning Amendment

quality and beauty of the site and the immediate vicinity”; and, “encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district” (ZR, pp. 5-1).

Additionally, 500.01 of the Zoning Resolution identifies additional purposes relative to residential development, including clustered neighborhood design and the utilization of conservation design principles (Jerome ZR, pp. 5-1).



Figure 2: 2023 Aerial Imagery (Union County Auditor)

Existing, adjacent land uses consist of a mix of woodlands and single-family dwellings to the north, Glacier Ridge Metro Park to the east, and a future subdivision development (Homestead at Scotts Farm + Glacier Pointe) to the west/south/east.

Jerome Township Comprehensive Plan

The Jerome Township Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides recommendations (Jerome Plan, pp. 6-2).

The Plan identifies this area as Residential Conservation District. “Residential Conservation Districts are characterized by clustering residential uses for the purpose of preserving large areas of open space and/or significant natural features. Smaller lots are approved as an incentive for developers to preserve the open space and natural features that help define



Staff Report – Jerome Township (U) Zoning Amendment

the character of the community....The amount of open space provided in a conservation development should not be less than 40% of the gross acreage of the property being developed. Depending on the design and the natural features of the site, density can range between 1 and 2 units per gross acres with 2 being the maximum density recommended” (Jerome Plan, pp. 6-8).



| | |
|---|--|
| Agriculture / Rural Residential (28.7% of the Township) | Neighborhood Center (1.1% of the Township) |
| Low Density Residential (2.7% of the Township) | Local Retail (1.3% of the Township) |
| Medium Density Residential (11.5% of the Township) | Regional Retail (2.5% of the Township) |
| High Density Residential (2.8% of the Township) | Mixed Commercial and Retail (2.8% of the Township) |
| Office / Research / Medical (8.5% of the Township) | Conservation Development (23.7% of the Township) |
| Flex Office / Light Industry (8.7% of the Township) | Proposed Roads (County Thoroughfare Plan) |
| | Environmentally Sensitive Areas & Open Space (5.7% existing park land within the Township) |

Figure 3: Land Use Plan (Jerome Plan, pp.6-3)



Staff Report – Jerome Township (U) Zoning Amendment

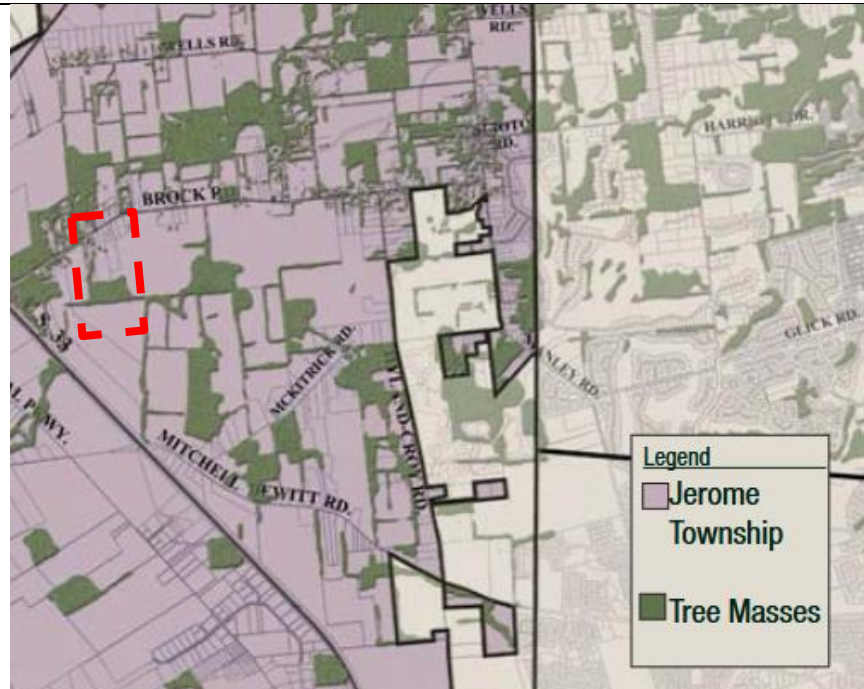


Figure 4: Tree Masses (Jerome Plan, pp.6-3)

After reviewing the conceptual plan, LUC Staff wonders how residential uses are being clustered “for the purpose of preserving large areas of open space and/or significant natural features” (Jerome Plan, 6-8). In its current iteration, the conceptual plan indicates the pond will be reduced in size and the tree stand located on the back 1/3 of the property will be converted to residential lots, right-of-way, and open space. The open spaces at the rear of the property does not appear large enough to meet the minimum criteria required by the Township to qualify in the open space minimum required in the Zoning Resolution (ZR, 5-9).

Union County Comprehensive Plan

The Union County Comprehensive Plan identifies this area as being in the “Southeast Sub-Area” which is a 2-mile buffer along U.S. 33 to the East, from Marysville to Dublin. The Union County Plan recommends a mix of uses that include residential, commercial, and high-density office that can be integrated throughout the Sub-Area in a clustered, context-sensitive manner (County Plan, pp. 72-73).

Regulation Text & Exhibits –Subareas

LUC Staff notes that there are two subareas—A and B—detailed on the “Proposed Subarea Plan” but it is not clear if



Staff Report – Jerome Township (U) Zoning Amendment

or how these will be treated differently by the Regulation Text.

Recommendation 1: LUC Staff recommends determining whether the subareas are necessary and how they may be treated differently.

Regulation Text & Exhibits – Density

The Comprehensive Plan identifies this area as Residential Conservation District and mentions that the density should not exceed 2.0 dwelling units per acre.

It appears that approximately 46 lots are being proposed according to the detailed development plan, putting the density at 1.97 dwelling units per acre.

For context, Homestead at Scotts Farm, the subdivision under construction to the south, has a proposed total density of approximately 1.8 dwelling units per acre with approximately 248 lots.

Recommendation 2: LUC Staff recommends the Township consider how more trees at the rear of the property can be preserved. The Residential Conservation District reads, “Depending on the design and the natural features of the site, density can range between 1 and 2 units per gross acres with 2 being the maximum density recommended” (Jerome Plan, pp. 6-8). This should influence the density of the PUD.

Regulation Text & Exhibits – Pedestrian Circulation

The Jerome Township Zoning Resolution encourages a pedestrian-friendly environment that is interconnected with adjacent neighborhoods (ZR, pp. 5-1). The proposed Regulation Text reads, “Multi-use path and sidewalks...shall be located as indicated on the conceptual site plan” (Access, Roads, and Other Improvements, pp. 10). Other than the lot frontages, it does not appear there are other multi-use paths.

Recommendation 3: LUC Staff recommends clarifying multi-use path/sidewalk locations. At a minimum, a connection between the two subareas and a path around the pond would seem in keeping with the PUD purposes.

Regulation Text & Exhibits – Roof Shape/Pitch

The Jerome Township Zoning Resolution requires that all buildings in a Planned Development District provide roof shape and roof pitch (ZR, pp. 5-5).



Staff Report – Jerome Township (U) Zoning Amendment

| | |
|--|--|
| | <p><u>Recommendation 4:</u> LUC Staff recommends providing the roof shape and roof pitch for the single-family dwelling units because it is not included in the Regulation Text.</p> <p>Regulation Text & Exhibits –Lighting The Jerome Township Zoning Resolution mentions, “if applicable, a preliminary development plan shall include the type and description of all proposed street and parking lot lighting....the preliminary development plan shall specify the proposed pole and luminary design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed”(ZR, pp. 5-6).</p> <p><u>Recommendation 5:</u> Although the maximum height for light posts is provided, additional detail is missing. LUC Staff recommends including a lighting plan that provides information necessary to evaluate the proposed lighting.</p> <p>Regulation Text & Exhibits –Open Space After reviewing the proposed development plan, LUC Staff noticed the open spaces are not dimensioned. This is important because open spaces must meet minimum criteria to count toward the 40% open space requirement. For example, “...small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction” do not count toward the open space calculation (ZR, pp. 5-9).</p> <p><u>Recommendation 6:</u> LUC Staff recommends providing dimensions and acreages on the conceptual plan. This will allow the Township to calculate and verify the 40% minimum open space requirement is provided.</p> |
|--|--|

| | |
|--------------------------------------|--|
| <p>Staff Recommendations:</p> | <p>LUC Staff recommends DENIAL of the zoning amendment as proposed.</p> <p>In its current iteration, the conceptual plan indicates the pond will be reduced in size and the tree stand located on the back 1/3 of the property will be converted to residential lots and right-of-way.</p> <p>Additional, numbered recommendations are provided in the Staff Report for the Township to review and discuss as it works-through the proposal with the applicant.</p> |
|--------------------------------------|--|



Staff Report – Jerome Township (U) Zoning Amendment

| | |
|--|--|
| | This recommendation is made based on requirements in the Jerome Township Zoning Resolution and the Township Comprehensive Plan (2008). |
|--|--|

| | |
|---|---|
| Z&S Committee Recommendations: | <i>Options for action:</i> <ul style="list-style-type: none">• <i>Approval</i>• <i>Approval with Modifications (state modifications)</i>• <i>Denial</i> |
|---|---|