



Staff Report – Allen Township Zoning Amendment

Jurisdiction:	Allen Township Zoning Commission c/o Charlotte Blumenschein (937) 644-4111
Applicant:	Lewco Properties, C. Lewis 8195 Old State Route 161 Plain City, OH 43064 (614) 370-2465
Request:	<p>The Zoning Commission received an application to rezone a 25.217 acre parcel. The proposal would rezone the 25.217 acres from Professional Services District (B-1) to Light Manufacturing District (M-1).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none"> • 0300070480000 <p>Total acreage:</p> <ul style="list-style-type: none"> • 25.217 <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none"> • 25.217 <p>Existing use:</p> <ul style="list-style-type: none"> • Agriculture <p>Proposed use:</p> <ul style="list-style-type: none"> • Light Manufacturing – per application • Warehouse – per submitted letter from David E. Cook.
Location:	The lot is located at the southeast corner of Northwest Pkwy and Honda Pkwy in Allen Twp, Union County. It lies between U.S. 33 and Northwest Pkwy, east of Honda Pkwy.
Staff Analysis:	<p>Vicinity Land Uses & Zoning.</p> <p>The lot currently appears to be used for agricultural purposes. To the north and west appear to be a Honda-related facilities and the terminus of a rail line that runs along Darby-Pottersburg Rd. East of Darby Pottersburg Rd and north of Northwest Pkwy appears to be agricultural land and woodlands, a logistical truck and trailer maintenance facility, a logistical truck terminal, and some single family dwellings. East of the site (between U.S. 33 and Northwest Pkwy) appears to be a trucking business for parking of semi trucks and trailers, a telecommunications tower, and agricultural uses. To the south across U.S. 33 appears to be agricultural lands,</p>



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woodlands, and a single family dwelling. The unincorporated area of Pottersburg is nearby but not adjacent.

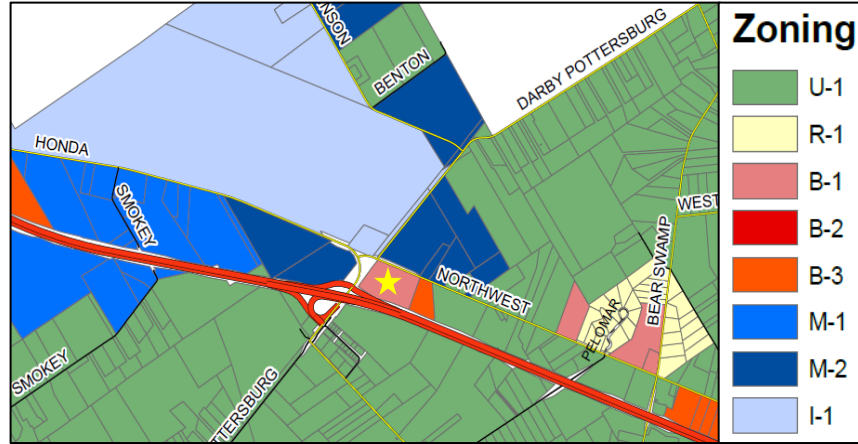


Figure 1: Allen Twp Zoning Map

The site is presently zoned for B-1 Professional Services District. The purpose of the B-1 District is to provide land for professional offices. Residential development is prohibited (Allen Twp Zoning Resolution, pp. 3).

The proposed zoning district is M-1 Light Manufacturing. The purpose of the M-1 District is to provide land for light manufacturing and related offices. Heavy industrial uses are prohibited, and residential uses are objectionable. There are no adjacent M-1 zoned lots; the nearest M-1 District boundary is approximately 1/2 mile to the west.

All nearby lands to the south across U.S. 33 are zoned U-1 Rural District.

To the west and north across the road is M-2 Heavy Manufacturing, the rail line and Honda facility to the northwest is I-1 Special Limited Industrial District. To the east and adjoining is B-3 Heavy Retail/Wholesale District.

The adjacent B-3 district to the east was a 10 acre split which occurred in approximately 2016/2017. The zoning change was from B-1 to B-3.

Allen Twp Comprehensive Plan (2004)

A comprehensive plan is a guide for decision-makers considering land use changes. Allen Township has a comprehensive plan dated 2004.

The site is shown on the Allen Twp Future Land Use Map as planned Commercial (Allen Twp Comprehensive Plan, pp. 4.9). The Allen Plan describes commercial as “a business use or activity at a scale greater than home industry involving retail or wholesale



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marketing of goods and services. The commercial areas may include neighborhood, community, highway, and service commercial uses, as well as office uses” (Allen Plan, pp. 4.11).

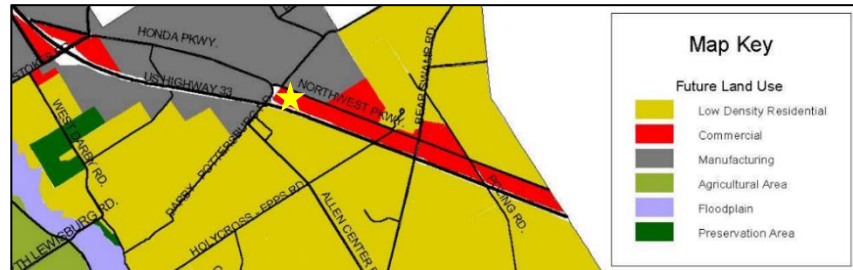


Figure 2: Allen Twp Future Land Use Map (2004)

For added context, the areas on the Future Land Use Map shown as planned Manufacturing are described by the Plan as “...includes all forms of industrial and warehousing development including fabrication, assembly, distribution, and storage” (Allen Plan, pp. 4.12).

Union County Comprehensive Plan (2013)

The Union County Comprehensive Plan acknowledges the importance of the US 33 Corridor. This interchange involves industries critical to the regional economy, industries that have an employment multiplier.

The County Plan identifies this site to be located in the northwest sub-area of the Innovation Corridor (U.S. 33 Corridor) Planning Area. This sub-area is a two-mile wide buffer along U.S. 33 from the Marysville city limits west to the County boundary. The County Plan identifies this area to be a “...hub of manufacturing, automotive, and service industries...” and that “sanitary sewer and water infrastructure is a major obstacle that is an immediate and growing need...” (County Plan, pp. 71-72).

U.S. 33 Corridor Plan (2021)

In this Plan, ODOT does not specifically address the site. However, it does characterize the area as being a part of the 33 Smart Mobility Corridor and the Beta District that is marketing the entire area within the Corridor Plan as a technology test bed for the Midwest, especially with fiber optic cable being installed, which is relevant to Allen Twp along U.S.33 and Northwest Pkwy.

The Plan also identifies the intersection of Honda Pkwy and Northwest Pkwy as an area that needs improvement due to congestion (Corridor Plan, pp. 19) and a current alignment of roads that lead to an awkward intersection. The Plan tasks Union County to investigate realigning Honda Pkwy, Darby Pottersburg Rd, and Northwest Pkwy to become a standard intersection



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	<p>(Corridor Plan, pp. 38), which may affect the traffic flow and layout of the proposed site. Staff recommends that the Township reach out to the County Engineer’s Office to discern the status of any proposed modifications to the road layout near the site.</p> <p>Staff Analysis and Recommendations Based on the previously reviewed plans, Staff believes that manufacturing uses fit with the character of the area at a larger scale. However, the Allen Plan has a narrower view that shows this side of the intersection as planned for commercial use and the existing zoning would mean that there would be an isolated, unrelated M-1 District if approved.</p> <p>The Township Zoning Commission and Trustees should consider all of the evidence and context while making their decision. To help with this, the Allen Plan contains a checklist (Allen Plan, pp. 4.1-4.2) and guiding principles for planned Commercial and Industrial areas (Allen Plan, pp. 4.8) that officials can utilize to help in weighing the different factors that impact the site and the impacts of the site on the immediate vicinity, Township, and region as a whole.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of the proposed zoning parcel amendment. The predominant reason being that it conflicts with the future land use map found in the Allen Township Comprehensive Plan, and it would create an isolated M-1 island, which is unrelated to the existing surrounding zoning districts.</p> <p>Staff further recommends reaching out to the Union County Engineer to inquire about the status of improving the intersection of Honda Pkwy, Darby Pottersburg Rd, and Northwest Pkwy intersection(s).</p>
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<p>Z&S Committee Recommendations:</p>	
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