



## Staff Report – Jerome Township Zoning Amendment

<b>Jurisdiction:</b>	<b>Jerome Township Zoning Commission</b> c/o Elizabeth Morrisson 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 <a href="mailto:emorrison@jerometownship.com">emorrison@jerometownship.com</a>
<b>Applicant:</b>	<b>PDC Land Company, LLC</b> c/o Evan Bishop 8026 Industrial Pkwy. Plain City, OH 43064 (614) 504-0759 <a href="mailto:evan@pebbleconstruction.com">evan@pebbleconstruction.com</a>
<b>Request:</b>	<p>The Zoning Commission received an application to rezone 35.520 +/- acres. The proposal would rezone the acreage from a Planned Development District (PD) to a Planned Development District (PD).</p> <p>Parcels involved:</p> <ul style="list-style-type: none"><li>• 1400070610020 and 1400070610010 – Subarea A (16.74 +/- acres)</li><li>• 1400060190010 and 1400060190020 – Subarea B (16.53 +/- acres)</li></ul> <p>Existing Use:</p> <ul style="list-style-type: none"><li>• Various office and light industrial uses as indicated in the Regulation Text included with the preliminary development plans (May 2019).</li></ul> <p>Proposed use:</p> <ul style="list-style-type: none"><li>• Various office and light industrial uses as indicated in the Regulation Text included with the preliminary development plans (November 2025).</li></ul>
<b>Location:</b>	<p>The parcels are located at the Industrial Parkway and New California Drive intersection. The properties have frontage along the east side of Industrial Parkway. The properties are within 0.5 miles of the interchange at US Hwy 42 and US Hwy 33.</p>
<b>Staff Analysis:</b>	<p>This staff report considers the Jerome Township Zoning Resolution (Resolution), the Jerome Township</p>



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Comprehensive Plan (Jerome Plan), and the Union County Comprehensive Plan (County Plan).

### Area Zoning:

The property is currently zoned Planned Development (PD). The adjacent zoning is Rural Residential District (RU), Local Retail (LR), and residential PUDs (Reserve at New California and New California Hills/Woods). There is limited Regional Retail District (RR) and Commerce District (COM) nearby.

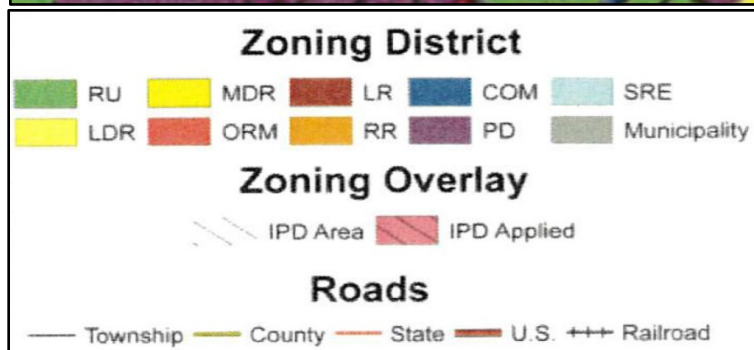


Figure 1: Jerome Twp Zoning Map (July 2025)

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” and “encourages unified



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development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district” (Resolution, pp. 5-1).

Section 500.02 of the Resolution identifies additional purposes relative to commercial and office development, including minimizing “negative impacts and conflicts with rural agriculture and residential development”, creating a “pedestrian friendly environment”, “interconnecting with adjacent neighborhoods”, and “master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur” (Resolution, pp. 5-2).

Furthermore, Section 500.03 of the Resolution identifies purposes for industrial development, including “the clustering of industrial uses”, minimizing potential negative impacts and conflicts with rural agriculture and residential development”, and ensuring that the development “be properly managed and the development standards of the PD District clearly specified so that Township officials completely understand the design and impact of a development proposal” (Resolution, pp. 5-2).



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Figure 2: 2024 Aerial Image from Union County Auditor GIS

The lot is already part of the PDC Commerce Park PUD, which was approved by the Township in 2019. The PUD features perimeter setbacks for the property which exceed those required for commercial districts as well as pre-existing mounded and planted landscaping which encompasses most of the perimeter. The applicants state the intent of this is to “screen and soften the proposed development”.

Staff compared the PDC Commerce Park PUD uses to the proposed uses in this amendment. The proposed PD appears to expand the list of available uses from the existing PUD.

Based on the proceeding notes in this report, staff questions the following uses:

- 4422 (Home Furnishing Stores)
- 44412 (Paint and Wallpaper Stores)
- 518 (Data Processing, Hosting, and related services)
  - Staff recommends making this a conditional use.
- 4411 (Automobile Dealers)
- 4412 (Other Motor Vehicle Dealers)
- 44512 (Convenience Stores)



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### Jerome Twp Comprehensive Plan

The Jerome Township Comprehensive Plan is a guide for decision-makers considering land use changes, and its Future Land Use Section provides recommendations (Jerome Plan, pp. 52-61).

The area where this lot is located is within a planned “Employment” district. These areas “aim to provide a long-term employment base for the Township” and “have access to centralized water and sewer utilities provided by the City of Marysville”. Ideal land uses for this area include, but are not limited to “flex industrial, warehousing, data centers, medical facilities, office headquarters, research and development, logistics, and light manufacturing” (Jerome Plan, pp. 61).

The Jerome Plan lists multiple “statements of intent” for Employment districts. These include:

- Promote land uses that generate high-wage job growth in the Township.
- Enforce high quality site development standards that protect and enhance the Township’s rural character.
- Maintain sufficient landscape buffers and building setbacks from residential uses and from public rights-of way to protect rural viewsheds.
- Protect environmentally sensitive areas, like woodlots, stream corridors, and highly-erodible soils.

Given that Industrial Parkway is the primary access for this type of district, the Plan notes that emphasis should be placed on “preserving rural viewsheds”, “screening employment buildings from the public right-of-way”, and thoughtfully approaching access, traffic, and safety. This includes “anticipating future thoroughfare improvements” (Jerome Plan, pp. 61).



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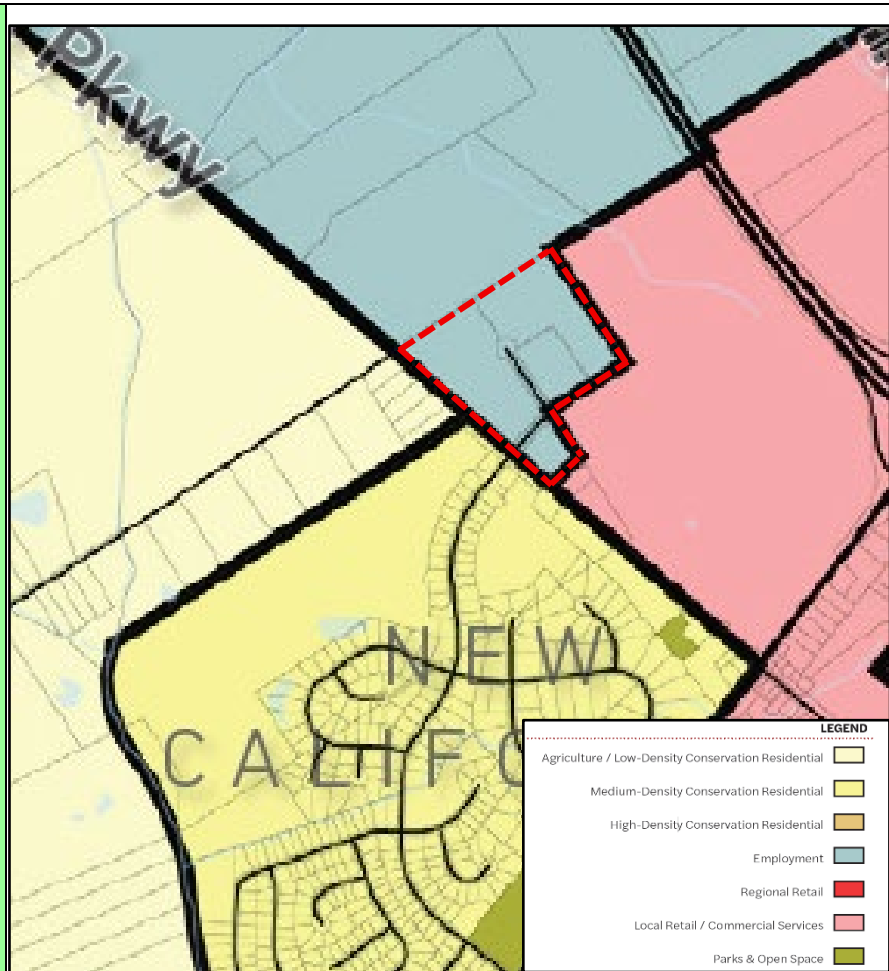


Figure 3: Future Land Use Map (Jerome Plan, pp. 54)

### Union County Comprehensive Plan

The Union County Comprehensive Plan does not make any specific recommendations for the property. However, the County Plan does call for the development and marketing of high-quality industrial parks and sites throughout the county (County Plan, pp. 132), protecting commercial and industrial corridors (County Plan, pp. 153), and encouraging creative re-use of existing properties (County Plan, pp. 155).

### Regulation Text & Exhibits

Staff analyzed the proposed Regulation Text and offers the following recommendations:

- **Application**

- The applicant has not provided a statement of how this proposed amendment of the Regulation Text relates to the Jerome



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	<p>Township Comprehensive Plan, which the Zoning Commission requires for a complete application (500.08, 3, p, xiv). Staff recommends that this statement be provided.</p> <ul style="list-style-type: none"><li>• <b>II. Permitted Uses &amp; III. Conditional Uses</b><ul style="list-style-type: none"><li>○ Staff questions the following uses:<ul style="list-style-type: none"><li>▪ 4422 (Home Furnishing Stores)</li><li>▪ 44412 (Paint and Wallpaper Stores)</li><li>▪ 518 (Data Processing, Hosting, and related services)<ul style="list-style-type: none"><li>• Staff recommends making this a conditional use.</li></ul></li><li>▪ 4411 (Automobile Dealers)</li><li>▪ 4412 (Other Motor Vehicle Dealers)</li><li>▪ 44512 (Convenience Stores)</li></ul></li></ul></li><li>• <b>IV. Development Standards</b><ul style="list-style-type: none"><li>○ <b>9. Screening &amp; Landscaping</b><ul style="list-style-type: none"><li>▪ The Regulation Text ties itself to the Zoning Resolution standards. As a result, certain requirements like preserving the existing tree line (as mentioned in the existing Regulation Text) would no longer be included. Staff recommends the inclusion of some of the existing screening and landscaping requirements.</li></ul></li></ul></li></ul>
<b>Staff Recommendations:</b>	<p>Staff recommends <b>APPROVAL WITH MODIFICATIONS</b> of the proposed zoning text amendment. Those modifications are:</p> <ul style="list-style-type: none"><li>• <b>Application</b><ul style="list-style-type: none"><li>○ The applicant has not provided a statement of how this proposed amendment of the Regulation Text relates to the Jerome Township Comprehensive Plan, which the Zoning Commission requires for a complete application (500.08, 3, p, xiv). Staff recommends that this statement be provided.</li></ul></li><li>• <b>II. Permitted Uses &amp; III. Conditional Uses</b><ul style="list-style-type: none"><li>○ Staff questions the following uses:</li></ul></li></ul>



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