



**Staff Report – Jerome Township Zoning Amendment**

<p><b>Jurisdiction:</b></p> <p><b>Applicant:</b></p>	<p><b>Jerome Township Zoning Commission</b> c/o Shelby Christian 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480</p> <p><b>Schottenstein Real Estate Group</b> c/o Brad Holland 2 Easton Oval, Suite 510 Columbus, OH 43219 (614) 418-8914</p>
<p><b>Request:</b></p>	<p>The Zoning Commission received an application to rezone two parcels totaling 12.64 +/- 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"> <li>• 1700310360000</li> <li>• 1700310470000</li> </ul> <p>Existing Use:</p> <ul style="list-style-type: none"> <li>• Residential per application</li> <li>• <i>Note: The Auditor’s Office indicates the larger parcel is agricultural with a single-family dwelling. The smaller parcel is/was a landscaping business.</i></li> </ul> <p>Proposed Use:</p> <ul style="list-style-type: none"> <li>• Dwellings, Attached Multi-Family (max 136 dwelling units/10.8 units per gross acre)</li> <li>• Community Facilities—e.g. clubhouses, pools, common mail facilities, structures, dog parks, pickle ball courts</li> <li>• Utilities and other site improvements, such as storm water management ponds, basins, etc.</li> <li>• Accessory uses as may be permitted by under the regulations provided for in Chapter 645 of the Zoning Resolution.</li> <li>• Limited home occupations as provided for in Chapter 635 of the Zoning Resolution.</li> </ul>
<p><b>Location:</b></p>	<p>Located on the west side of Hyland-Croy Road, and just south of Glacier Ridge Metro Park in Jerome Township, Union County, Ohio.</p>



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**Staff Analysis:**

This staff report considers the Jerome Twp Zoning Resolution (Jerome ZR), the Jerome Twp Comprehensive Plan (Jerome Plan), and the Union County Comprehensive Plan (County Plan).

**Area Zoning & Land Use.**

The lot is currently zoned Rural Residential District (RU). Adjacent zoning is Rural Residential District (RU) to the north, a Planned Development District (PD) to the south (Jacquemin Farms), additional PDs are located farther south of Weldon Road, and Commerce District (COM) to the west across US 33. The City of Dublin is zoned, and there appear to be residential Planned Unit Developments (PUD) to the east.

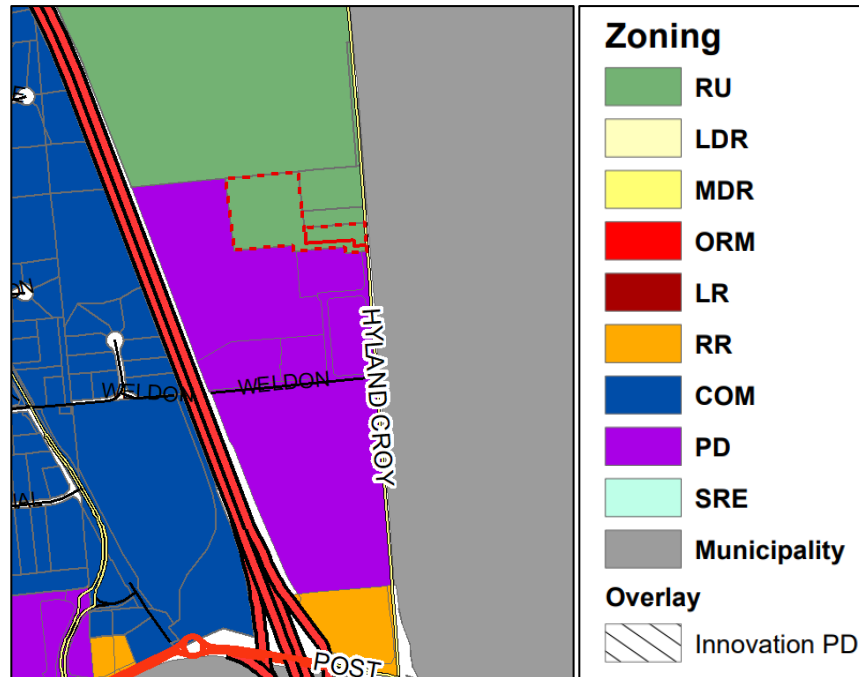


Figure 1: Jerome Twp Zoning Map

The purpose of the RU District is to preserve rural character and provide land suitable or used for very low-density residences (Jerome ZR, pp. 4-9).

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 development projects that exhibit creative planning and design in ways that



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cannot be achieved through a standard zoning district...” (Jerome 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 from Union County Auditor

Nearby land uses appear to be Glacier Ridge Metro Park to the north, single-family dwellings to the east, and multi-family dwellings to the south. Commercial uses include Jacquemin Farms and several commercial uses planned south along Hyland-Croy Road. However, those are undeveloped.


### **Jerome Twp Comprehensive Plan**

The Jerome Township Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides recommendations (Jerome Plan, pp. 6-3).

The Plan identifies this area as Mixed Commercial and Retail (also called “Mixed Use Office/Retail”). “Mixed use developments feature a mix of commercial uses and sometimes contain higher density residential uses (Jerome Plan, pp. 6-7).



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<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f5deb3; border: 1px solid black; margin-right: 5px;"></span> Agriculture / Rural Residential (28.7% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential (2.7% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c08060; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential (11.5% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #804020; border: 1px solid black; margin-right: 5px;"></span> High Density Residential (2.8% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a0c0ff; border: 1px solid black; margin-right: 5px;"></span> Office / Research / Medical (8.5% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #406080; border: 1px solid black; margin-right: 5px;"></span> Flex Office / Light Industry (8.7% of the Township)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Center (1.1% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e06060; border: 1px solid black; margin-right: 5px;"></span> Local Retail (1.3% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d04040; border: 1px solid black; margin-right: 5px;"></span> Regional Retail (2.5% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #802020; border: 1px solid black; margin-right: 5px;"></span> Mixed Commercial and Retail (2.8% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808040; border: 1px solid black; margin-right: 5px;"></span> Conservation Development (23.7% of the Township)</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Proposed Roads (County Thoroughfare Plan)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d0d0d0; border: 1px solid black; margin-right: 5px;"></span> Environmentally Sensitive Areas &amp; Open Space (5.7% existing park land within the Township)</li> </ul>
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*Figure 3: Land Use Plan (Jerome Plan, pp.6-3)*

**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. 73-74).

**Regulation Text & Exhibits – Comments on Access**  
 The Jerome Township Zoning Resolution calls for all street and road right-of-way and pavement width dimensions, curb cut spacing, and other related circulation standards to be provided via the preliminary development plan (Jerome ZR, pp. 5-15).



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The property is intended to have frontage along Hyland-Croy Road, with access through Jerome Grand. There is not an access point proposed on Hyland-Croy Road.

Recommendation 1: Site circulation is within a large parking lot. It is the understanding of LUC staff that no public or private right-of-way is proposed. The private road labels should be removed, and minimum dimensions for driveway isles and parking spaces should be referred to in the Regulation Text.

### **Regulation Text & Exhibits – Comment on Density**

The proposal includes two concept plans labeled “Site Plan” and “Alternative Site Plan”.

- Site Plan: 16 dwellings, 136 dwelling units, density of 10.8 dwelling units per acre (Proposal, Exhibit C-1)
- Alternative Site Plan: 14 dwellings, 100 dwelling units, density of 7.9 dwelling units per acre (Proposal, Exhibit H)

In the Comprehensive Plan, it is difficult to define what is desired in the Mixed Use Office/Retail district, including densities for High Density Residential and Commercial.

*A reading of the Mixed Use Office/Retail gives ambiguous direction, “Mixed use developments feature a mix of commercial uses and sometimes contain higher density residential uses. They are typically associated with a higher density mix of office and smaller commercial uses that support the office uses including restaurants and convenience retail....Areas of mixed use can be smaller in scale and can infill near higher density ‘community centers’ or can be much larger in scale and located closer to high traffic areas...” (Jerome Plan, pp. 6-12).*

Because the Mixed Use Office/Retail does not identify densities for High Density Residential, staff assumes those densities are the same or similar to the recommendations for High Density Residential. That section reads, *“High Density Residential uses typically have densities ranging between 3 and 6 dwelling units per acre and...may include...a variety of housing alternatives for young professionals, starter homes for young couples, empty nesters, and retired or elderly citizens making it possible for these people to stay in the community” (Jerome Plan, pp. 6-7).*



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The PD District Regulations read, “Increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community (Jerome ZR, pp. 500.07, 2).

Recommendation 2: LUC staff believes the density in the “Alternative Site Plan” is more conforming to the Comprehensive Plan.

### **Regulation Text & Exhibits – Comments on Open Space**

The Jerome Township Zoning Resolution requires a Planned Development District (PD) to have a minimum of 20 percent of open space that is compatible in size, nature, and design of the development (Jerome ZR, pp. 5-8).

The addition of roadways to the proposed open space could cause the development to fall below the 20 percent minimum requirement (Jerome ZR, pp. 5-8).

Retention Ponds may be permitted in open space provided they are designed and maintained as natural features blending into the landscape (Jerome ZR, pp. 5-8).

The proposed open space appears to contain a basin, which has been labeled as “non-preserved”.

Recommendation 3: LUC staff recommends clarifying the pond in the open space is a retention pond. Otherwise, there may not be enough open space provided.

### **Regulation Text & Exhibits – Comments on Setbacks**

The proposed parcel ID numbers are used as a reference for setbacks. For example, “Rear Yard (east) Setback: 30 feet building and parking along PID 170031050000 and 1700310370000,” (Jerome Grand Phase II PD, pp. 4).

Recommendation 4: LUC staff does not recommend using the proposed parcel ID numbers as a reference for setbacks as these are subject to change in the future.

Recommendation 5: The proposed setbacks for the south side and west side of the development are proposed as 0 feet. LUC staff recommends using caution when applying 0 ft setbacks as it could lead to structures being built with no space in between. Based on Exhibit C-1 and Exhibit H, a setback of 0 feet does not seem warranted.



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	<p><b>Regulation Text &amp; Exhibits – Comments on Parking</b> In the section of the Regulation Text labeled “Other Development Standards,” there appears to be an error in the parking requirements. This section reads, “All dwellings shall provide two parking spaces.”</p> <p><u>Recommendation 6:</u> LUC staff does not believe this is the intent of the proposal. LUC staff believes the correct intent of the proposal is for two parking spaces per dwelling unit, not per dwelling.</p> <p><u>Recommendation 7:</u> Additionally, the proposal does not mention parking space dimensions, such as the minimum width of a parking space or driveway aisles. LUC staff recommends clarifying the minimum parking space dimensions and minimum driveway aisle dimensions.</p> <p><b>Regulation Text &amp; Exhibits – Comments on Development Standards</b> <u>Recommendation 8:</u> LUC staff recognized language throughout the proposal that would indicate portions of the proposal are subject to change. LUC staff recommends refraining from using language that portrays this proposal as not final.</p>
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<p><b>Staff Recommendations:</b></p>	<p>Staff recommends <b><i>APPROVAL WITH MODIFICATIONS</i></b> of the proposed zoning amendment. Recommendations are indicated by <u>underline</u> and numbered (1-8) in the staff report.</p> <p>This recommendation is made based on the Jerome Township Zoning Resolution and Comprehensive Plan (2008).</p>
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<p><b>Z&amp;S Committee Recommendations:</b></p>	
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