Planning & Zoning Commission Meeting
Tuesday, October 26, 2021 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
   a. October 12, 2021
6. Application Z-21-160
   a. Certificate of Appropriateness; 670 W. Coshocton
7. Application 2021-143-Z
   a. Concord Crossing East Preliminary Plat
8. Zoning Ordinance Draft
   a. Article 35
9. Other Business
10. Adjourn

Planning & Zoning Commission
Tuesday, October 12, 2021 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Ryan Green called to order the Planning and Zoning Commission meeting for October 12, 2021 at 6:30 p.m.

2. Roll Call

   Present - Chairman Ryan Green, Ron Danne, Jesse Coppel, Ben Lee, Jon Merriman
   Absent - None

   Staff present - Bailey Klimchak - Village Planner, Marvin Block - Council member, Jim Blair - Zoning Inspector,

   Public present - Mary Queen Cool, Travis Van Deest

3. Pledge of Allegiance

4. Public Comment

   No comments

5. Approval of Minutes

   a. September 28, 2021

ACTION:	Ryan Green moved to Approve as written; Benjamin Lee seconded and all were in favor.
AYES:	Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 - 0

6. Zoning Ordinance Draft

   a. Finish 34.09 - begin 35.00

   Mr. Lee updated the commission that it was approved to move forward with Kim Littleton and the $2,000 estimate for the sign piece. Ms.Klimchak said she had her first meeting with him and the design team today, they are getting started.

   Commissioners continued review of the zoning code draft beginning with Section 34.09(J) Additional Signage Requirements. Discussions on illumination, changeable copy and electronic message center signs, non-conforming and abandoned signs. Completed review

of Section 34, Ms. Klimchak edited as discussed.

Brief overview and discussion on beginning Article 35 Sexually Oriented Business; Commissioners to review sections and email questions or comments on the draft to Ms. Klimchak.

7. Zoning Inspector

a. September 2021 Zoning Report
Review of Mr. Blair's report; questions answered.

8. Other Business

1. Mr. Lee referenced the Corridor District on the map on page eight of the Design Review Standards document and regulations that call for buildings to be pretty close to the road; said in an area that has a speed limit of 55 mph, that feels like a little bit of a miss. His suggestion is to remove parcels from the Corridor District map that are within the 55 mph zone. Discussion and opinions given; Mr. Lee said he thinks that area needs to have buildings, at this moment, further back from the road because of the inherent safety risks of having a higher speed limit. He does not think it is a risk with aesthetics in that area and if and when the speed limit drops and that corridor meets more of the intent behind the corridor district, it would be easy enough to add those parcels back in to the overlay district. Mr. Green's opinion is that they can ask for a variance. Mr. Coppell said if variances will be given, they might as well take the parcels out now. Mr. Green added that there is a vision for that area and businesses should be held to the standard.

ACTION:	Benjamin Lee moved to remove those parcels from the Corridor District; Ron Danne seconded and the vote was as follows:
AYES:	Ron Danne, Jesse Coppel, Benjamin Lee
NOES:	Ryan Green, Jon Merriman
ABSTAIN:	None

Passed 3 – 2 Forwarded to Council

2. Discussion on definitions of hotel, motel and short-term/transient accommodations. Mr. Lee said Upper Arlington recently enacted a conditionality to Airbnb's, they updated definitions and prohibited in residential districts; his proposal is to redefine what we have in our zoning code under 1121.02a35 to use what Upper Arlington has as a definition for "hotel" and "motel". Also suggests adding to 1121.02a90 a new definition for "transient accommodations" which would cover Airbnb's and update SR-1, SR-2, UR-1, UR-2 and AR-1 to prohibit hotel and transient accommodations in residential districts and update in 1155, 1157, 1167 and 1169 (GCC-1, GCC-2, VC and Village Commercial) to conditional.

ACTION:	Benjamin Lee moved to move forward with this as written in Ordinance form to Council; Ryan Green seconded and the vote was as follows:
AYES:	Jon Merriman, Jesse Coppel, Ben Lee, Ron Danne, Ryan Green

NOES: None
ABSTAIN: None

Passed 5-0 Forwarded to Council

3. Jim Blair updates: said he is still conversing with the person interested in having a Dunkin Donuts here. Also got Licking County Building Codes involved with the White Cross Lodge building, they had someone who inspects properties for Newark inspect the building, said it was safe except the carbon monoxide level.

4. Updates given on upcoming applications for next meeting; Concord East and a COA for a privately owned building on the property behind Wendy's.

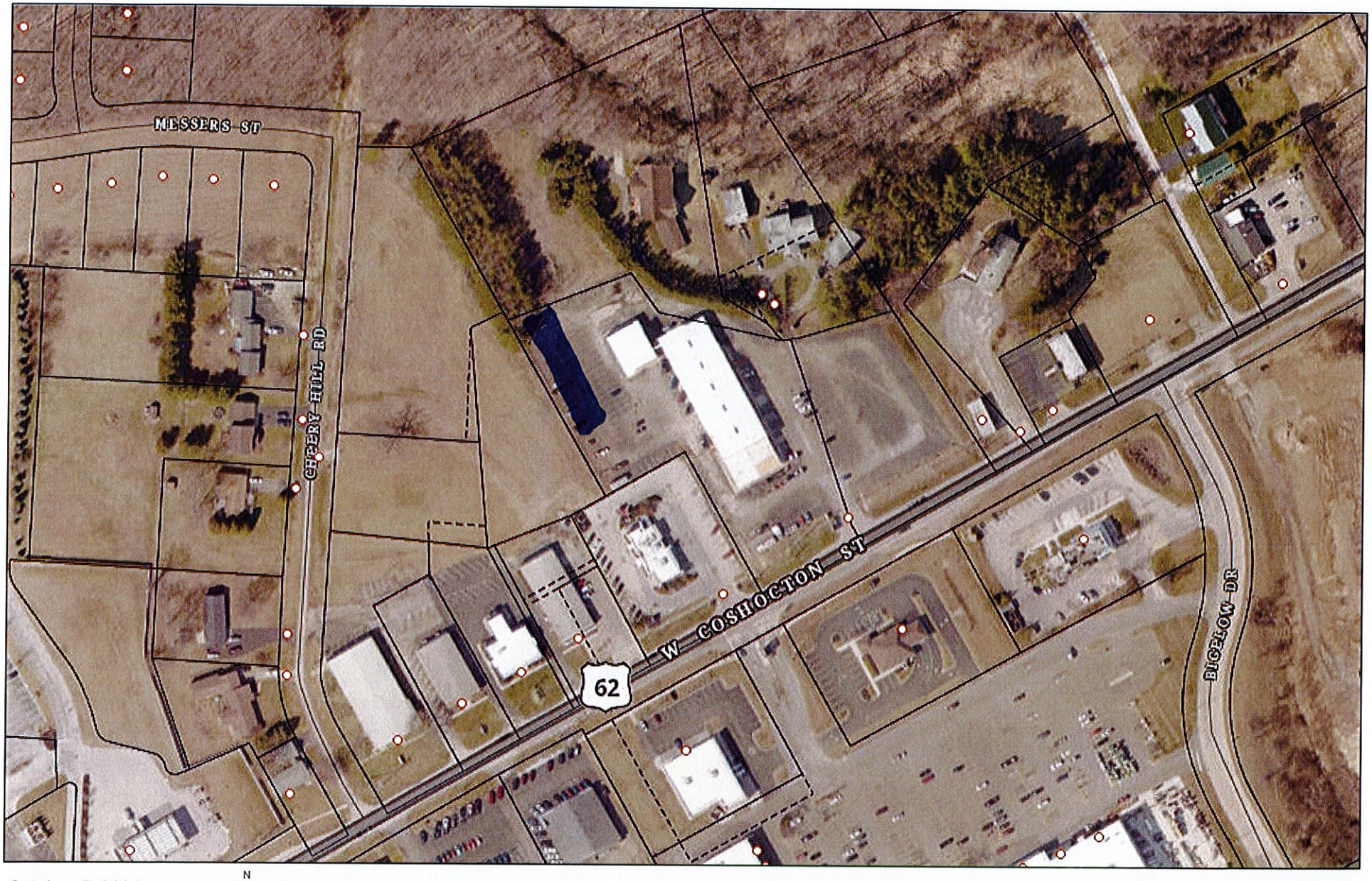
9. Adjourn

ACTION: Benjamin Lee moved to Adjourn; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at approximately 8:30 pm

OnTrac Property Map



October 5, 2021

N
W E
S

Street Number Only

Sales - 2021

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

0 188 Feet

0.04 Miles

Township Road

Other Road Type

Driveway

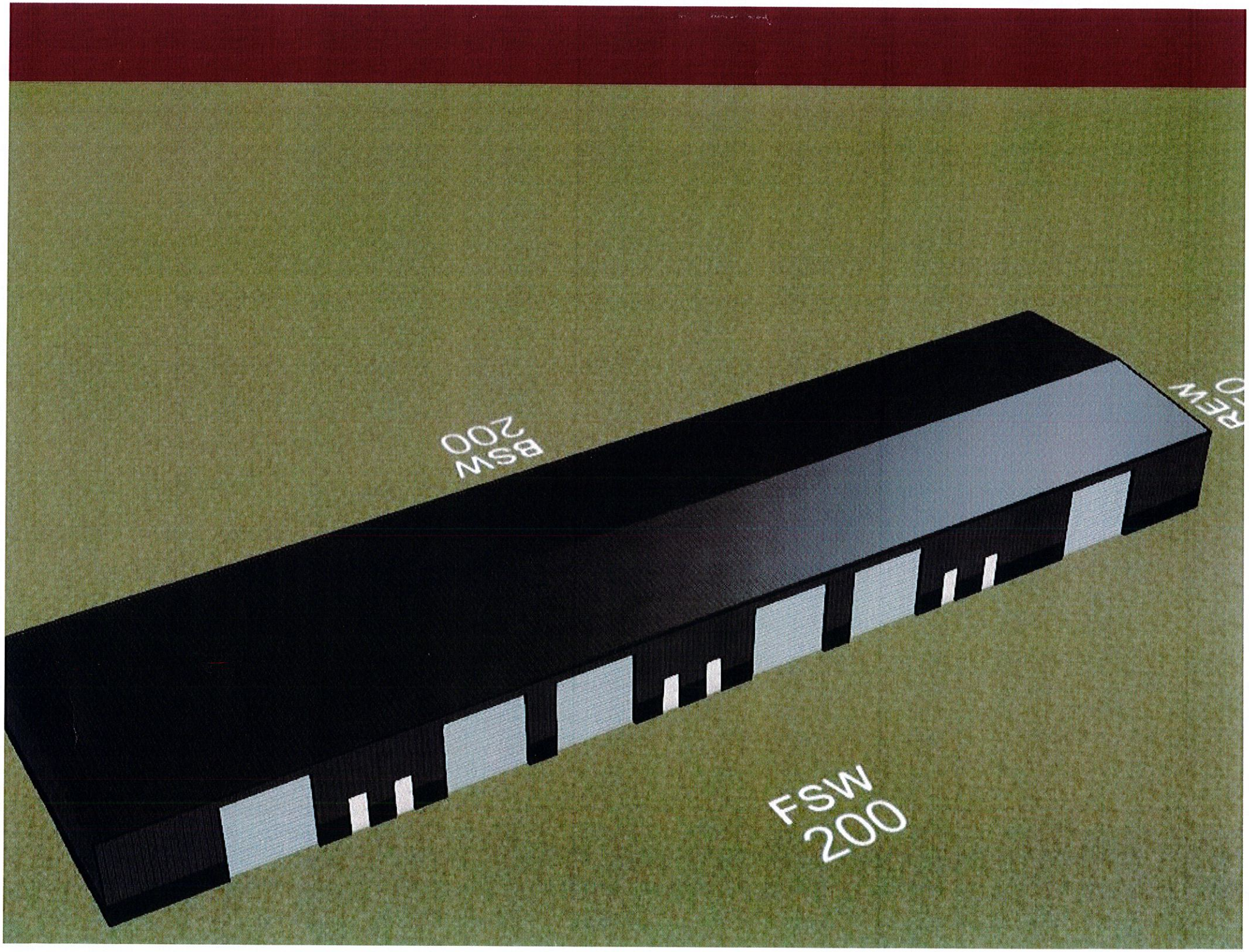
Interstates

Municipal Corporations

Jurisdictional Townships

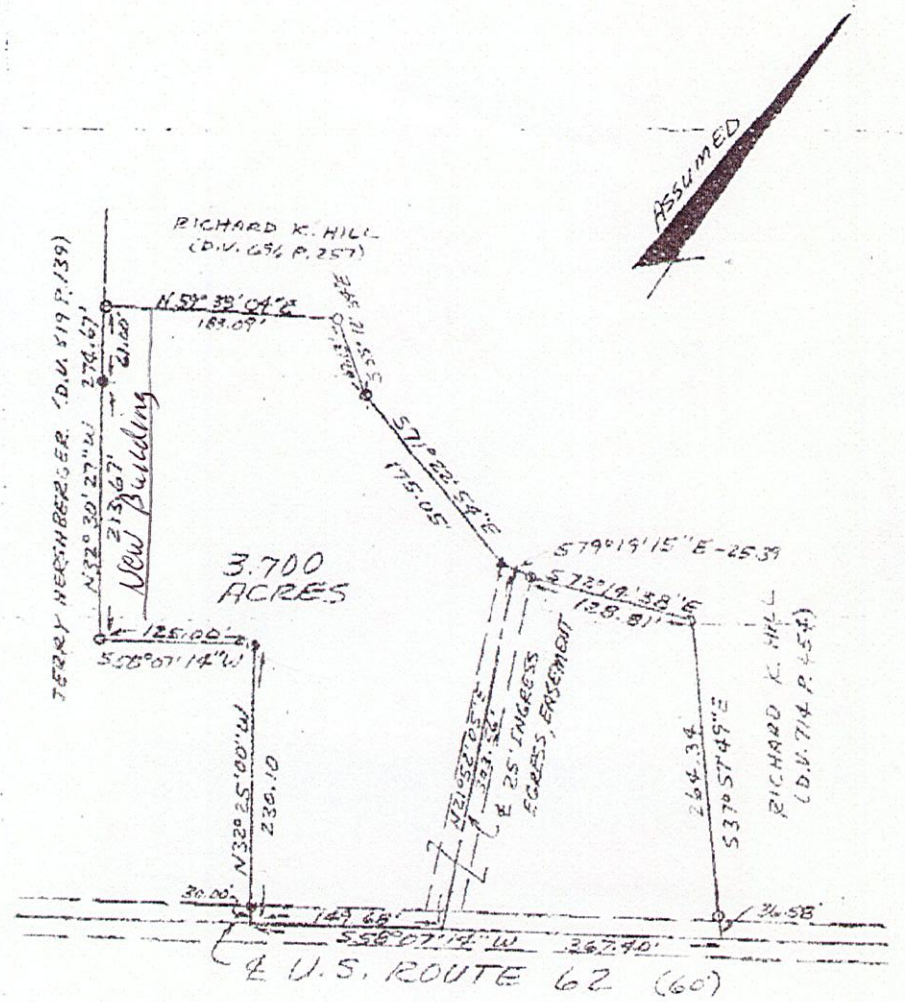
Licking County Auditor GIS

LICKING COUNTY TAX MAP


BSW
200
FSW
200

SURVEY FOR
RICHARD R. HILL
RANGE 15, TOWNSHIP 2, QUARTER TOWNSHIP 4, LOT 3, USMS,
VILLAGE OF JOHNSTOWN, MONROE TOWNSHIP, LICKING COUNTY, OHIO

Scale 1" = 100' Date 8-6-1992 P.B ____ P. ____ D.V. 714 P. 454 L.
D.V. 696 P. 257



LEGEND
- IRON PIPE FOUND
- 5/8" X 30" IRON PIPE SET

I hereby certify that the foregoing drawing was prepared from an actual survey of the premises.
Drawn by ____

Registered Surveyor No. 6553

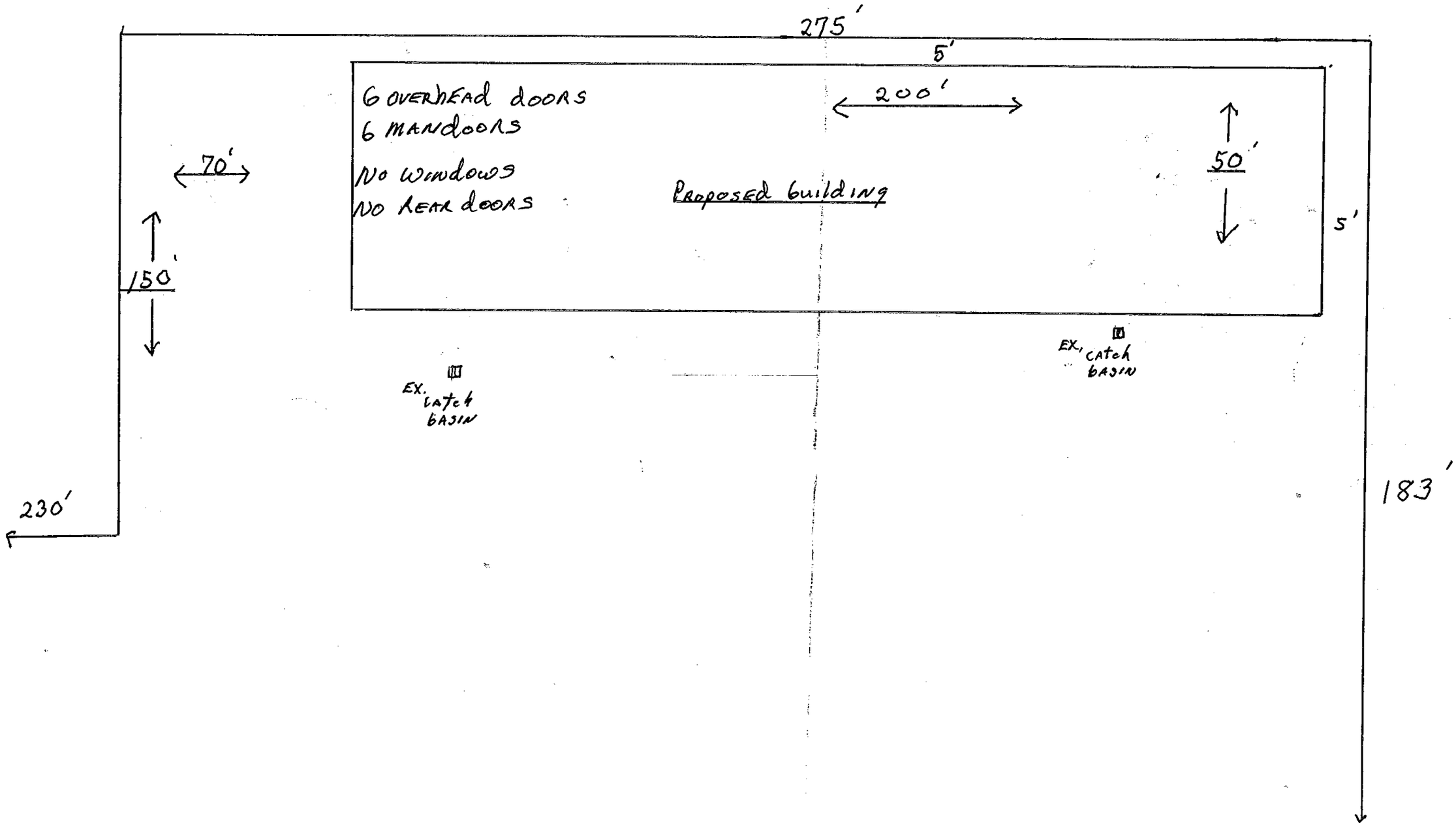
VANCE SURVEYING
LAND SURVEYOR
28 Downs Road, Mount Vernon, Ohio 43050

Johnstown

465-12

10.6.2021 10:11

670 W. Coshocton



Village of Johnstown
Administrative Offices
www.johnstownohio.org

VILLAGE OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177
Fax: 740-967-3519

JOHNSTOWN, OHIO
MAR 09 2021
PAID

Pd. in Full
3.9.2021
JA Blair

Preliminary Plat Application

Application Number: 2021-143-Z

Fees:
Base Fee of $1,500 + $100/lot (single family) OR $750 plus $50/acre or partial acre (non-single family)

Total fee amount: $ 19,100 **Paid:** 19,100 **Check/~~cash~~:** # 1508

The undersigned is applying for a Preliminary Plat Approval for the following use; said approval to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to **Chapter 1105.**

Applicant Name: JOSEPH A CIMINELLO Phone: 614.207.7607

Mailing Address 7958 CAWERTON SQ City: NEW ALBANY

Email address: CIMINELLOJ@AOL.COM

Property Owners (If different from Applicant): JOHNSTOWN LAND HOLDING LLC

Property address: Concord Rd. Johnstown, Ohio

Zoning District: PUD

Proposed name of Subdivision: Concord Crossing East

Size of Subdivision: ± 174 homes

Number of Proposed Lots: 174

In addition, the following items must accompany this application:

1. Ten (10) copies of a preliminary plat
2. A PDF copy of the submittal

I certify the information contained in this application and attachments is true and accurate.

Applicant's signature: _____ *Date:* 3 / 9 / 21

Office use only

Date received in office:
3 / 9 / 2021 by: Jim Blair

Planning and Zoning Commissioners hearing date: 3 / 23 / 2021

Permit was approved issued on date: _____/_____/_____

Permit was denied on date: _____/_____/_____

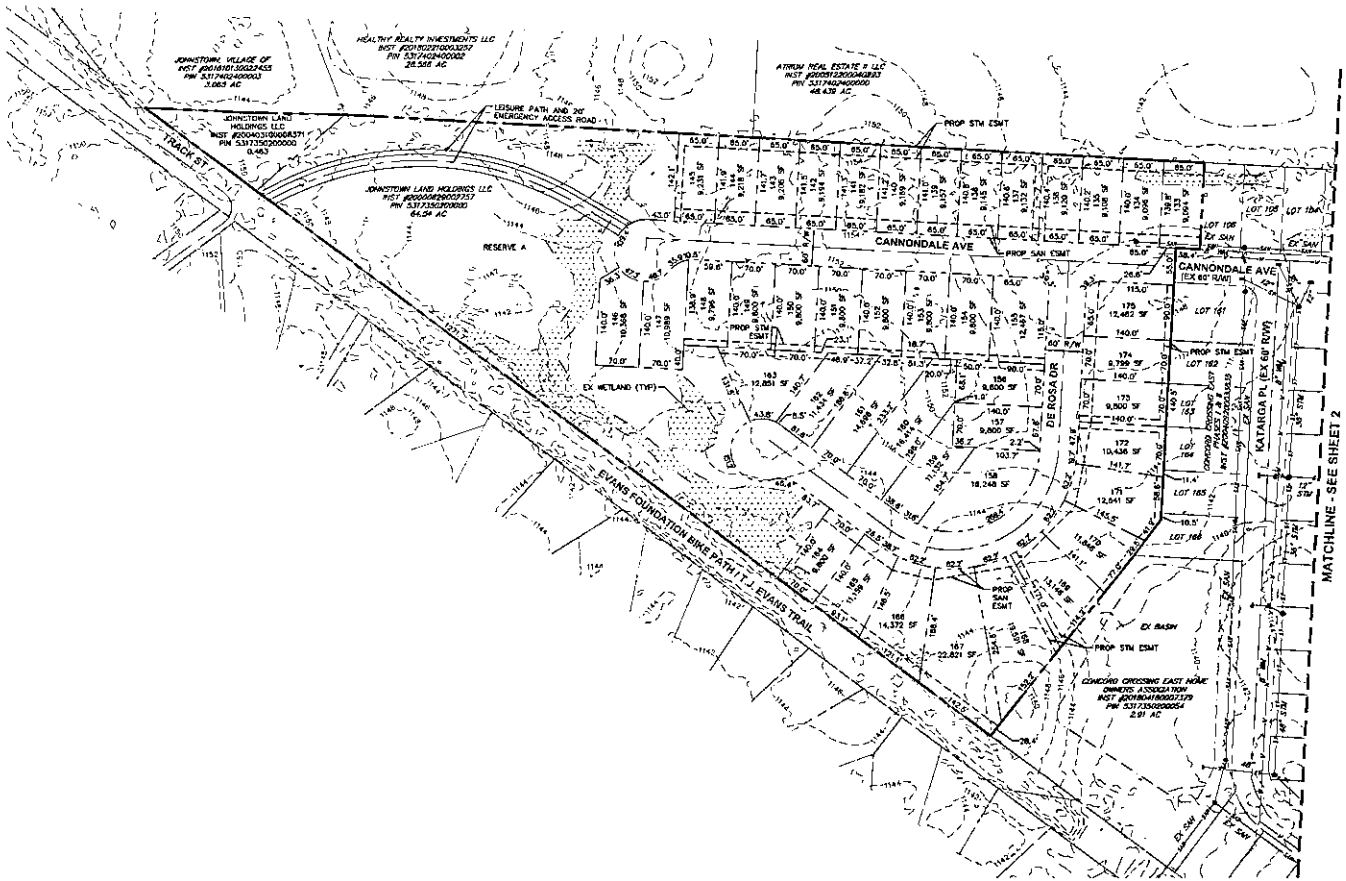
Commission Chairperson Signature:

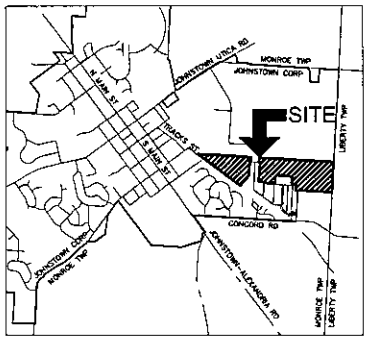
_____

Additional comments or requirements:

_____

_____





VICINITY MAP
SCALE: 1"=2000'

NOTES

THIS DRAWING REPRESENTS A PRELIMINARY PLAT OF 64.76 ACRES LOCATED IN THE VILLAGE OF JOHNSTOWN CURRENTLY OWNED BY JOHNSTOWN LAND HOLDINGS LLC, CONTAINING 176 LOTS AND ROAD RIGHT-OF-WAY.

INFORMATION COMPILED ON THIS PLAN IS BASED ON LICKING COUNTY GIS AND DEEDS AND NOT FROM A FIELD SURVEY.

CURRENT VILLAGE OF JOHNSTOWN ZONING: PLANNED UNIT DEVELOPMENT (PUD)

PLANNED UNIT DEVELOPMENT ZONING SUMMARY:

MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 25'
MINIMUM SIDE SETBACK: 5'

PROPERTY OWNER:
JOHNSTOWN LAND HOLDINGS LLC
POTTER HOMES CO
PO BOX 313
LEWIS CENTER, OH 43035

DEVELOPER:
JOE CIMINELLO
567 LAZELLE RD
WESTERVILLE, OH 43081
TEL: (614) 207-7607
EMAIL: CIMINELLO@AOL.COM

PLAT PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, STE 200
COLUMBUS, OH 43235
TEL: 614-454-6599

CURRENT SITE LAYOUT - 176 PROPOSED LOTS MEETING PUD ZONING REQUIREMENTS.

PROPOSED ROADWAY - 28' WIDE PAVEMENT WITH CURB & GUTTER, 4' SIDEWALK ACROSS ALL LOT FRONTAGES, 60' RIGHT-OF-WAY SHOWN.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING STORM MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER BODY
- EXISTING WETLAND
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER BODY

OHIO LICENSED PROFESSIONAL ENGINEER E-75390
MY LICENSE EXPIRES ON 12/31/2021

DATE

No.	REVISIONS	DATE	BY	APR DATE	APR BY

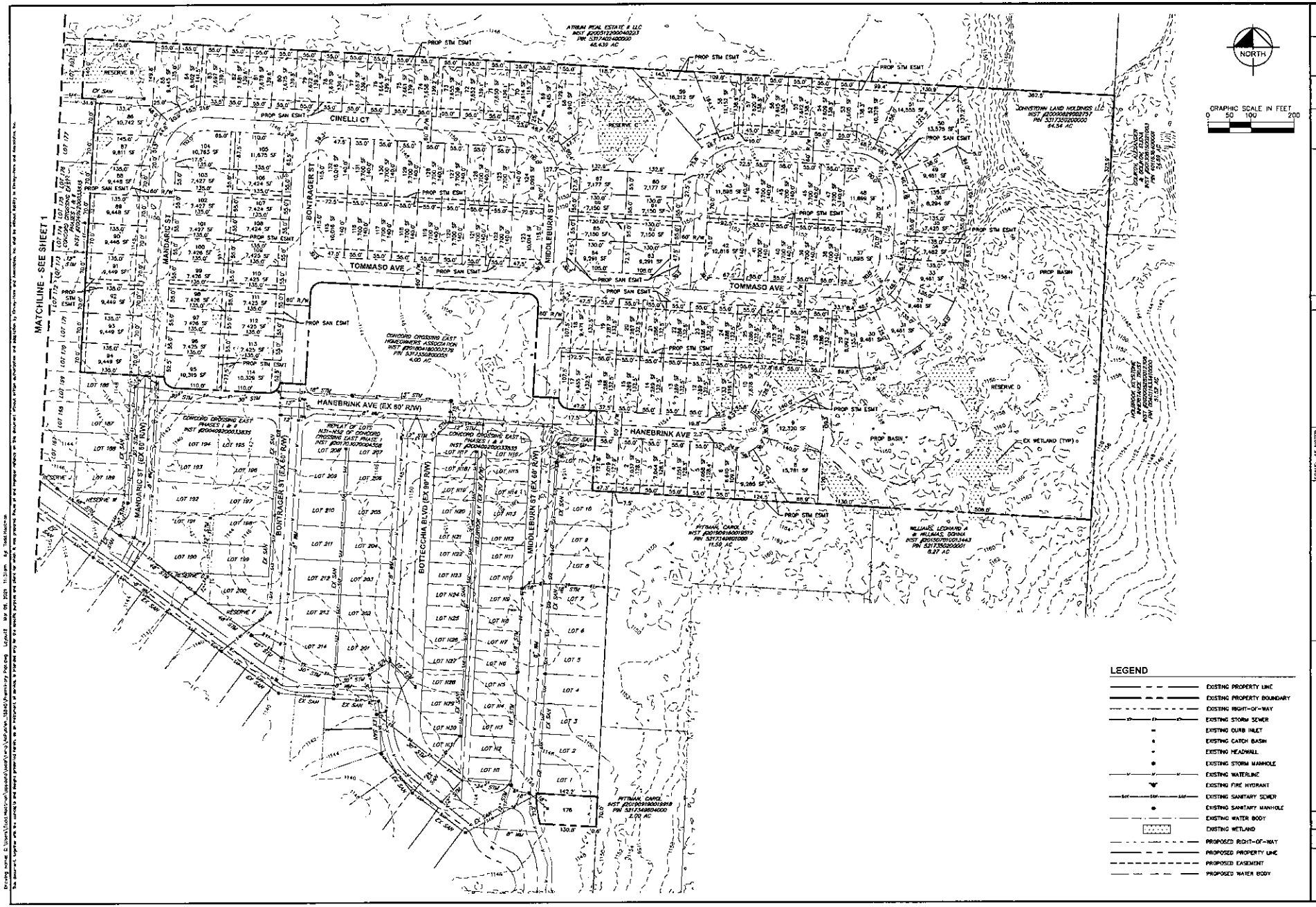
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235 PHONE: 614-454-6599
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCR
DRAWN BY: TJH
CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE: 03/09/2021
KHA PROJECT NO. 190017003
SHEET NUMBER
1
OF 2



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COLUMBUS, OH 43235
PHONE: 614-354-9350
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MJR
DRAWN BY: TJH
CHECKED BY: MJR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE: 03/09/2021
KHA PROJECT NO. 190017003
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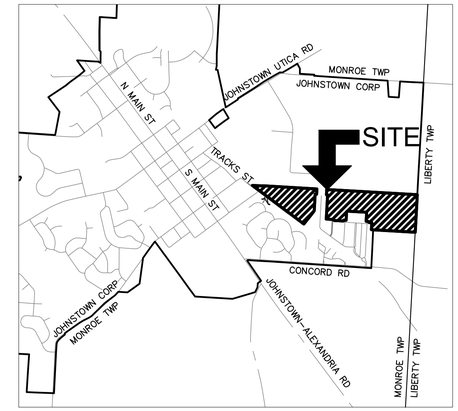
2
OF 2



VICINITY MAP

SCALE: 1"=2000'

NOTES

THIS DRAWING REPRESENTS A PRELIMINARY PLAT OF 64.76 ACRES LOCATED IN THE VILLAGE OF JOHNSTOWN CURRENTLY OWNED BY JOHNSTOWN LAND HOLDINGS LLC, CONTAINING 166 LOTS AND ROAD RIGHT-OF-WAY.

INFORMATION COMPILED ON THIS PLAN IS BASED ON LICKING COUNTY GIS AND DEEDS AND NOT FROM A FIELD SURVEY.

CURRENT VILLAGE OF JOHNSTOWN ZONING: PLANNED UNIT DEVELOPMENT (PUD)

PLANNED UNIT DEVELOPMENT ZONING SUMMARY:

MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 25'
MINIMUM SIDE SETBACK: 5'

PROPERTY OWNER:
JOHNSTOWN LAND HOLDINGS LLC
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PROPOSED ROADWAY - 28' WIDE PAVEMENT WITH CURB & GUTTER. 4' SIDEWALK ACROSS ALL LOT FRONTAGES. 60' RIGHT-OF-WAY SHOWN.

NOTE

* DENOTES FRONTAGE AT SETBACK

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING STORM SEWER
- EXISTING CURB INLET
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- EXISTING WATER BODY
- EXISTING WETLAND
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER BODY

OHIO LICENSED PROFESSIONAL ENGINEER E-75300 DATE
MY LICENSE EXPIRES ON 12/31/2021

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCR
DRAWN BY: TJH
CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
8/16/2021

KHA PROJECT NO.
190017003

SHEET NUMBER
1
OF 2

Drawing name: K:\CLB_LDEV\190017003_Ciminello_Concord_Crossing_East\2 Design\CAD\PlanSheets\Preliminary Plat\Preliminary Plat.dwg Layout1 Aug 16, 2021 6:31pm by: Todd.Hoctman
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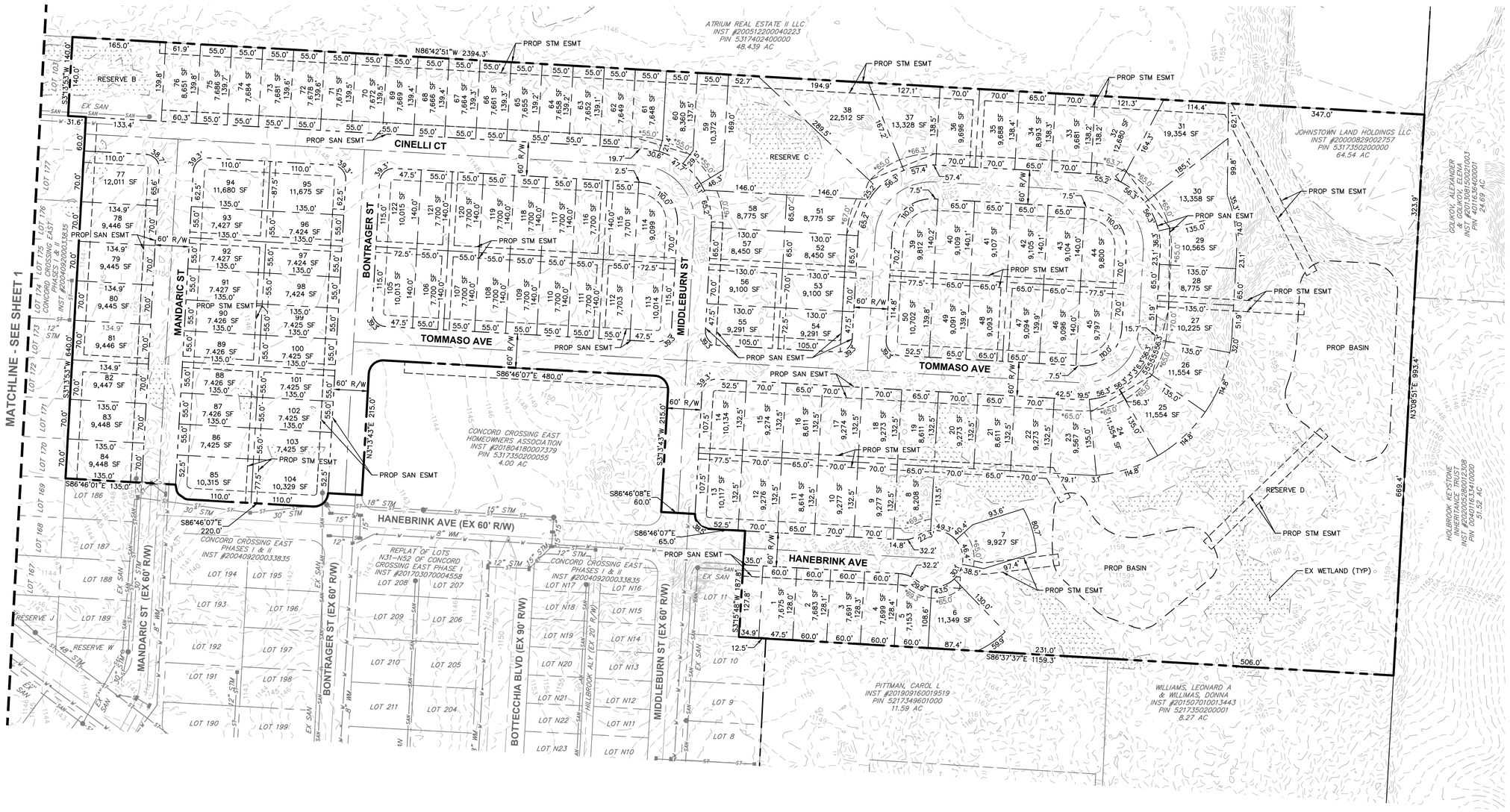

NOTE

* DENOTES FRONTAGE AT SETBACK

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- EXISTING WATER BODY
- EXISTING WETLAND
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER BODY

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SCALE: AS NOTED
DESIGNED BY: MCR
DRAWN BY: TJH
CHECKED BY: MCR

PRELIMINARY PLAT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE: 8/16/2021

KHA PROJECT NO. 190017003

SHEET NUMBER

2

OF 2

Drawing name: K:\CLB_LDEV\190017003_Ciminello_Concord_Crossing_East\2 Design\CAD\PlanSheets\Preliminary Plat\Preliminary Plat.dwg Layout2 Aug 16, 2021 6:31pm by: Todd.Hoatmon
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LEGEND

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- EXISTING SANITARY MANHOLE
- EXISTING WATER BODY
- EXISTING WETLAND
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED WATER BODY
- 55' FRONTAGE
- 65' FRONTAGE
- 70' FRONTAGE

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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DESIGNED BY: MCR
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LOT FRONTAGE EXHIBIT

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE: 05/27/2021

KHA PROJECT NO. 190017003

SHEET NUMBER

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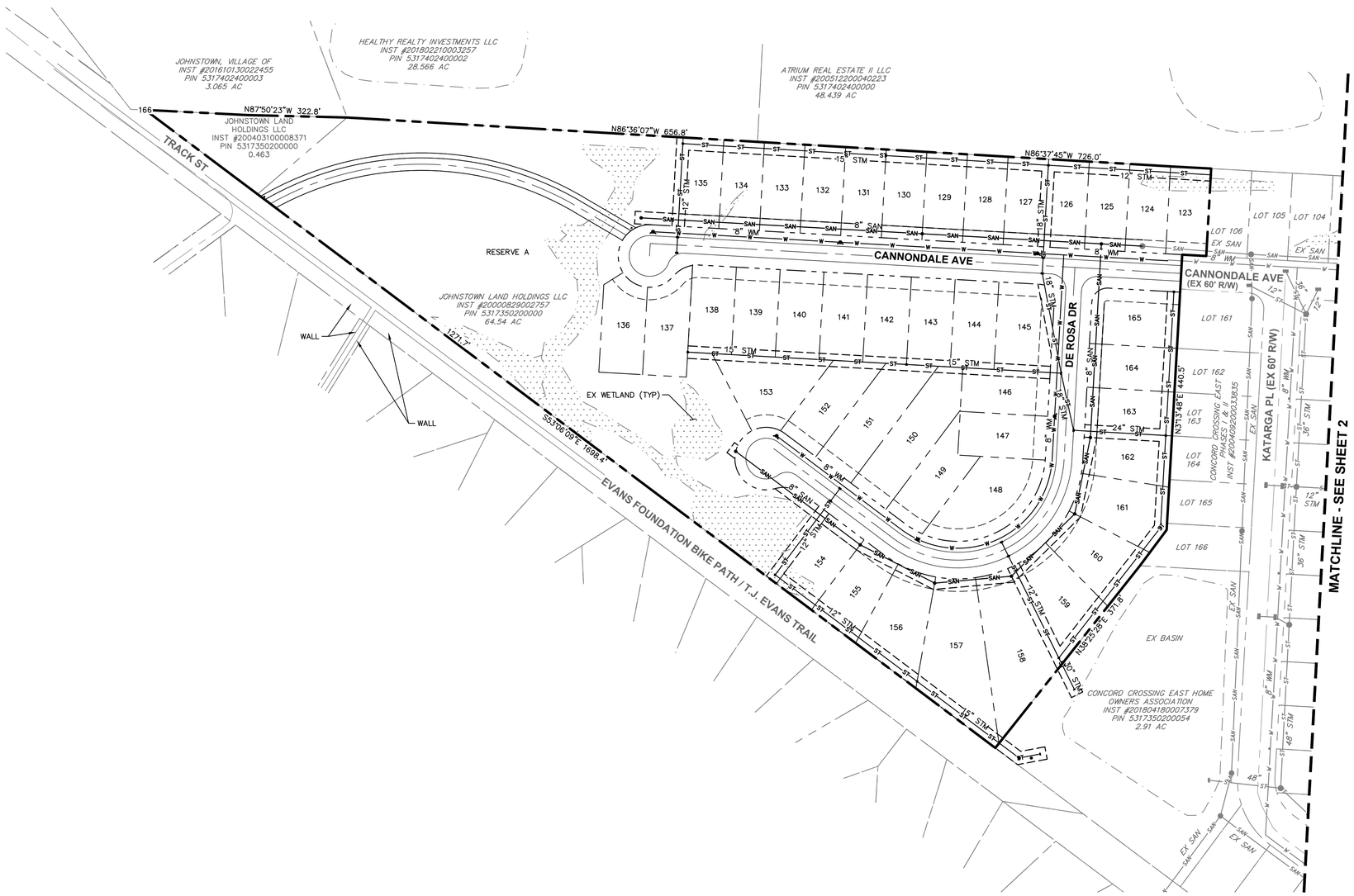

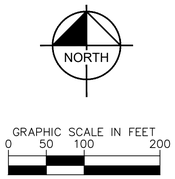

LEGEND

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- PROPOSED STORM MANHOLE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

OHIO LICENSED PROFESSIONAL ENGINEER E-75300 DATE
MY LICENSE EXPIRES ON 12/31/2021

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCR
DRAWN BY: TJH
CHECKED BY: MCR

UTILITY PLAN

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE:
8/16/2021

KHA PROJECT NO.
190017003

SHEET NUMBER
1
OF 2

Drawing name: C:\Users\Todd.Hoolman\appdata\local\temp\AcPublish_9624\Utility Plan.dwg Layout1 Aug 16, 2021 6:31pm by: Todd.Hoolman
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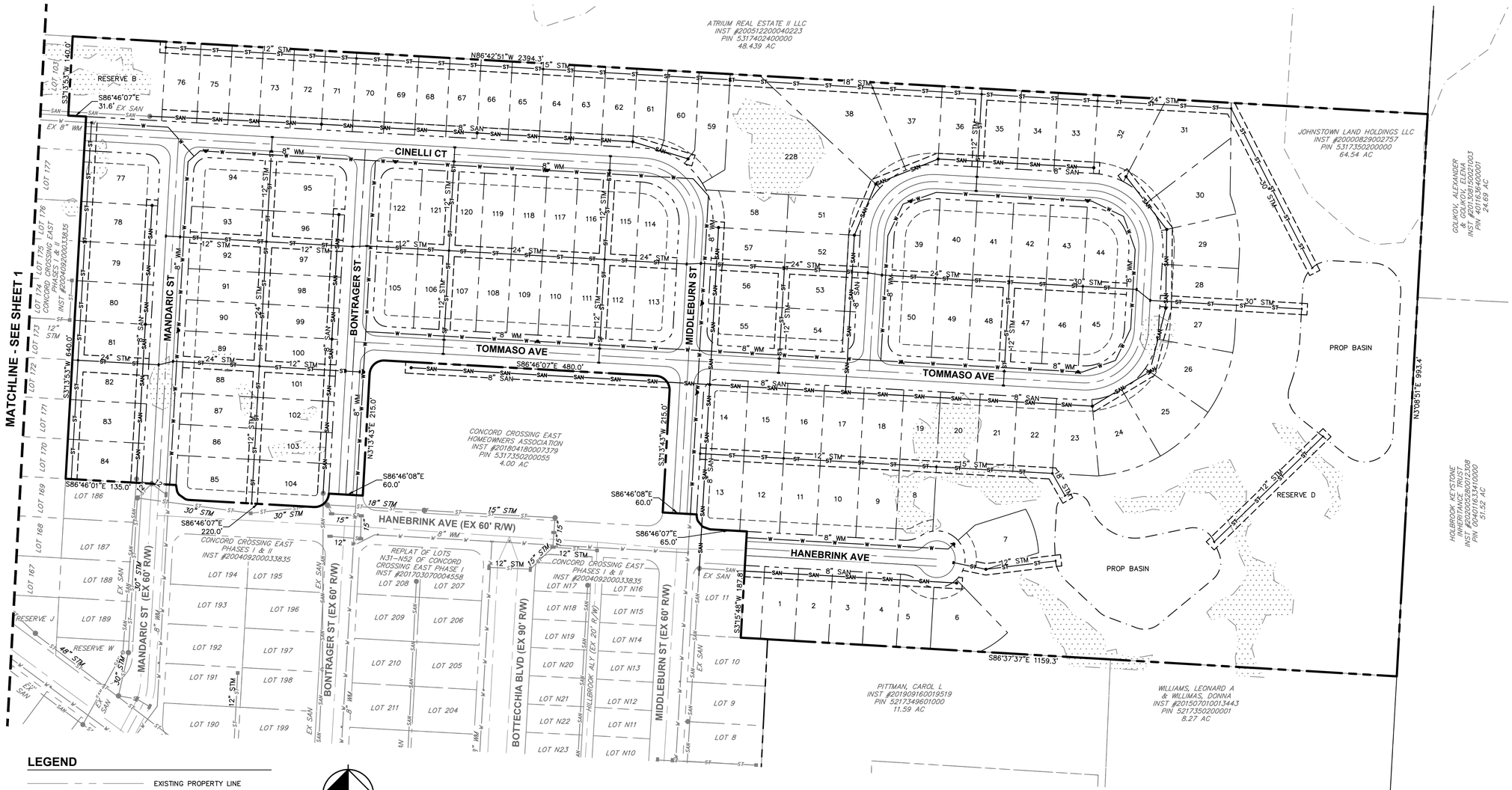

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- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: MCR
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UTILITY PLAN

CONCORD CROSSING EAST
JOHNSTOWN, OHIO

ORIGINAL ISSUE: 8/16/2021
KHA PROJECT NO. 190017003
SHEET NUMBER
2
OF 2

Drawing name: C:\Users\Todd.Hostman\appdata\local\temp\AcPublish_9624\Utility Plan.dwg Layout2 Aug 16, 2021 6:31pm by: Todd.Hostman
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CITY IMPACT ANALYSIS

Concord Crossing East Buildout

October 21, 2021

Prepared by Bailey Klimchak, City Planner

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Buildout Project Details

Property Size: 64.54 Acres

Proposed Single Family Units: 165

Zoned: PUD

Background

In 2004, the development was approved under UR-2 zoning with Phase 2 consisting of 200 lots. Planning and Zoning approved a number of variances for the development on January 7, 2004. The number has been reduced by 25 lots to 175. Phase 1 of the subdivision is in the process of being built out.

Water and Sewer Impact

At complete buildout, the City will receive approximately $2,565,750 in capacity and tap fees (water and sewer) based on the current rate charged by the City ($15,550 per ¾" connection).

$15,550 capacity fee X 165 units = $2,565,750

Using 2021 rates and assuming each unit uses the minimum water amount (up to 2,000 gallons a month) the City will receive $64,370 in water and sewer revenue each year at full build out. In 2020, Council approved a rate increase schedule for water and sewer rates. Those rates and the reflected yearly revenue has been calculated in the table below.

165 units X $32.51 per month X 12 months = $64,370

Year	Rate	Buildout Revenue
2021	$32.51	$64,370
2022	$34.13	$67,577
2023	$35.84	$70,963
2024	$37.63	$74,507
2025	$39.51	$78,230
2026	$41.49	$82,150
2027	$43.56	$86,249
2028	$45.74	$90,565
2029	$48.03	$95,099

At full project build out, water usage will increase by 3.96 million gallons per year. Our current facility produces 365,000,000 gallons of water per year. The City will see a 1% increase in water consumed per year. Waste water is going to be comparable but hard to quantify because the City does not meter waste water.

165 units X 2,000 gallons a month X 12 months = 3,960,000 gallons per year

The water and sewer facilities are unique in that the capacity charge collected goes towards the upgrade of the new facility. Having money on hand helps reduce the amount of funds needed to borrow in the future. Any new development removes capacity from the facility but the City charges a fee to recover (via a new facility) the capacity in the future.

Currently, the City serves approximately 2286 customers at 700,000 gallons a day (70% capacity). This number includes the New Day waterline, which came online in early 2021, and bulk accounts. The City experiences peak days in the summer when it produces approximately 800,000 gallons a day. The City has started on preparation of a new water facility and will begin construction of the new facility when 90% capacity is reached.

Assuming the remaining lots of Creekside Preserve (84), Leafy Dell (14), and Raccoon Creek Estates (4) come online as well as the remainder of Concord Crossing East (165) we will be able to accept 276 new housing units before reaching 80% capacity at our water facility. The City provides water to 2730 customers and we are at 65% capacity at our water treatment facility. The 175 units proposed for the Concord Crossing East buildout will generate $2,721,250 in water facility capacity fees at the current rate. Our current water treatment facility was constructed in 1995 for $2,000,000.

Future Water Customers	Units	
Creekside Preserve	84	
Concord East	165	
Maronda/Leafy Dell	14	
Raccoon Creek Estates	4	
Total Potential Customers	267	
Total Current Customers	2286	70%
Total Customer Capacity	3265	100%
Total Current and Potential Customers	2553	78%
Build new facility at 90%	2939	
New Customers until 90% capacity used	326	

Income Tax Impact

The City's median income for owner occupied housing units in 2019 was $57,500. The City collects a 1% income tax on those living within the City. When complete, the Concord Crossing East buildout will generate $94,875 annually in income tax.

165 units X $57,500 X 1% = $94,875

Cost of Community Services studies have been completed across the United States to determine the fiscal impact of new development. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets. The median cost to provide public services for each dollar of revenue raised for residential use is $1.16, commercial/industrial is $0.30 and agriculture is $0.37. This highlights the need to attract commercial uses that provide jobs and tax revenue but not place a burden on community facilities. When evaluating any development, you must look at the entire community and land use within. Taking a "residential only" and "zero sum" approach while evaluating a new neighborhood is fundamentally flawed. If this were the case, a community is overcharging commercial businesses that contribute more to the tax base than use in expenses.

Density

The proposed density for the Concord Crossing East buildout is 2.7. The table below shows the density of the proposed Concord Crossing East buildout compared to the City zoning districts.

Zoning	Density/Acre	Development Potential of 64.5 Acres
SR-1	2.17	139
CCEast Buildout	2.71	165
SR-2	3.22	207
UR-1	4.58	295
UR-2	5.80	374

School District

Analyzing the student data from October 2019, the buildout will produce 135 students at full build out utilizing the Leafy Dell neighborhood student ratio (.86 student per unit).

165 units X .82 students = 135.3 students

As of fiscal year 20, the Johnstown-Monroe School District has an enrollment of 1,686 students living in the district and attending district facilities. The additional 135 new students represents an increase of 8%.

Property Tax Income

The amount of property tax received by the City will be dependent on the valuation imposed by the Licking County Auditor. The City receives 4% of the collected income tax. Property tax levies are voted upon by the public. Real estate tax bills are allocated according the voted levies.

Other Potential Affected Services

There are other governmental and quasi-governmental agencies that may be effected by the completion of the Concord Crossing subdivision. They receive property tax dollars generated from any increase in property value.

- Licking Park District
- Licking County Library System (Mary E. Babcock Library)
- Licking County Mental Health Board
- Licking County Developments Disability Levy
- Licking County Senior Citizens
- Licking County Children Services
- Licking County General Fund
- Licking County Joint Vocational School (CTEC)
- Monroe Township General Fund
- Monroe Township Fire Department

CITY OF JOHNSTOWN
STAFF REPORT

Application Number: 2021-143-Z
Parcel #: 053-173502-00
Commission Date: 10/26/2021

Applicant: Joseph Ciminello
Zoning District: PUD

Project Narrative:
The applicant has submitted a preliminary plat to develop approximately 65 acres of land into single family homes. The land is located off of Concord Road at the back of the Concord Crossing East subdivision and is currently undeveloped. The plan features 165 new lots ranging in size, a reduction of 10 lots since Planning and Zoning last reviewed the plat in April 2021. Frontages start at 55 feet and also range up in size to 70 feet. The roads in the new addition will connect to the existing roads in Concord Crossing East and will all have sidewalks. A nature preserve is located on the west side of the property with a leisure path and emergency access road that will connect to the bike path and Douglas Road. Council has confirmed the PUD zoning. The applicant also has preliminary plans to connect the development to Commerce Drive to the north.

The density of the preliminary plat up for consideration today is 2.71 units per acre. In 2004, a variance was granted to decrease the minimum lot area from 7,500 to 5,000 square feet for the neo-traditional lots. Those lots can be seen on page 2 of the preliminary plan. The majority of the lots match the 7,500 square foot minimum. In addition to the minimum lot area variance, the following variances were granted in 2004:

a. Reduce the side yard from 7.5 feet to 5 feet for all lots
b. Reduce the minimum lot width from 55 feet to 50 feet for neo-traditional lots
c. Reduce the minimum front yard from 30 feet to 6 feet for neo traditional lots
d. Reduce the minimum front yard from 30 feet to 20 feet for all traditional lots
e. Reduce the minimum rear yard from 25 feet to 15 feet for neo-traditional lots
f. Increase the maximum lot coverage from 35% to 50% for neo traditional lots
g. Allow fences to be erected closer than 10 feet from a structure

1179.02 PRELIMINARY RECOMMENDATION BY PLANNING AND ZONING COMMISSION; DECISION BY COUNCIL.

a) At its next regularly scheduled meeting the Planning and Zoning Commission shall review the preliminary development plan and application to determine if it is consistent with the intent and purpose of this Zoning Ordinance; whether the proposed development advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the surrounding area justify the deviation from standard district and shall issue a preliminary recommendation of approval in principle, approval in principle with modifications or conditions, or recommended disapproval of the application. Thereafter, the applicant may submit a final development plan subject to the provisions below. Recommendation for approval in principle or approval in

principle with modifications or conditions shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility.

b) The Commission shall base its recommendation on the following criteria:
    1. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD;
    2. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan;
    3. The area surrounding such development can be planned and zoned in coordination and substantial compatibility with the PUD;
    4. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed;
    5. The proposed development is consistent with the intent and purpose of this Zoning Ordinance;
    6. The proposed development advances the general welfare of the community and neighborhood;
    7. The benefits, combination of various land uses, and the surrounding area justify the deviation from standard district.

c) The Commission will provide its recommendation to Council within thirty days of action, unless otherwise requested by the Applicant. Council will schedule a public hearing on the preliminary development plan on its agenda for consideration in accordance with Council rules. Council may approve the preliminary development plan; approve the preliminary development plan with modifications or conditions; or disapprove the preliminary development plan. Council may adopt the modifications and conditions, if any, recommended by the Planning and Zoning Commission, in whole or in part, and may add its own modifications and conditions. Council approval of the preliminary development plan or approval of the preliminary development plan with modifications or conditions shall constitute a rezoning of the site to the requested PUD district and the development text shall become the zoning regulation of the PUD district.

Recommendation: Staff recommends approval of the Preliminary Plat.