Special Planning & Zoning Commission Meeting
Monday, July 7, 2025 - 5:30 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Approval of Minutes
   a. June 10, 2025
4. Recommendation to Council on Application # 5-31-25 Zoning Map Amendment; 11076, 11718, 11662, 11820, 11850 Green Chapel Road
   a. Application & Staff Report
5. Other Business
6. Adjourn

Planning & Zoning Commission
Tuesday, June 10, 2025 - 6:30 PM
MINUTES

1. Call to Order

Vice Chairman Ryan Green called to order the Planning and Zoning Commission meeting for Tuesday, June 10, 2025 at 6:35 p.m.

2. Roll Call

Present - Ryan Green, Kristen Hurst, Kyle Cook, Mark Zolendziewski
Absent - Steve Dyer

Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner/MKSK, Teresa Monroe - Clerk of Council

Public present - Kimberlee Hughes, Shelli Writesel, Aaron Underhill

3. Public Comment on items not on the agenda

1. Kimberlee Hughes

- Said she is hoping to use her three minutes to get answers, she came two weeks ago and left documentation for review. Was told she would be contacted within two weeks and has heard nothing. Came tonight to see if she can get answers to the questions she left.

Ryan Green said he appreciates her coming in tonight and asked if staff had anything new on this. Sean Staneart stated that the zoning officer only works three days a week, he did relay the information to Terry and asked him to review the narrative provided and prepare a summary for him. Mr. Staneart said Terry has not had the opportunity to do that yet and that he did not want to reach out to the resident prior to having that information from Terry, hopefully by the end of the week we should be able to reach out, there are just staff limitations at this point. Mr. Green added the we just need time to process this, with a part time zoning enforcement team, it is tough, he said to continue to reach out and they will get back to her as soon as they have an answer.

4. Approval of Minutes

a. May 27, 2025

ACTION:	Ryan Green moved to approve as written; Kyle Cook seconded and the vote was as follows:
AYES:	Ryan Green, Kyle Cook, Mark Zolendziewski
NOES:	None
ABSTAIN:	Kristen Hurst; absence

Passed 3 - 0

5. Application # 5-31-25 Zoning Map Amendment; 11076, 11718, 11662, 11820, 11850 Green Chapel Road

a. Application

Some internal miscommunication relative to submission of this application left staff with little time for review and to provide a staff report. Sean Staneart said he communicated with the applicant prior to this meeting and the course of action he recommends, if they are agreeable, is to give staff an opportunity to thoroughly review this application. In accordance with the city ordinance and proper procedure for this submission, the Public Hearing will take place tonight. The ordinance

then allows thirty days for this board to make a recommendation to council. Aaron Underhill, attorney for the applicant who was present for the application, said that he has no issue with tabling this and returning to the next meeting. He said this application is being made based on three pending annexations of property along the perimeter of the existing Planned District, as they have done previously, they are adding these into the PD district and filling in some "missing teeth". They are also modifying some internal boundary lines to create more opportunity for economic development and industrial type uses. Mr. Underhill said he knows there will be a public hearing tonight, and he recommends continuing the public hearing, if people want to speak once they have more information that is only fair. Mr. Green asked if this had to be tabled or just make the recommendation within the thirty days. Mr. Underhill said his opinion is the thirty days is for their benefit, he just wants to make sure they are not shortchanging the public in terms of their ability to react to more information. Whether tabled or continued, he thinks irrelevant. Mr. Staneart said it is in the boards purview to take the thirty days to review it further.

Public Hearing

1. Shelly Writesel

- Said she is just a little confused as to everything going on around her, she lives on Green Chapel, across the street from all these houses. Said she is unclear if that was New Albany or Johnstown. Mr. Zolendziewski showed her the map included in the packet and where the boundaries were. She asked about water, Mr. Green said there is a lot to be determined with that.

There were no further comments and Mr. Green closed the Public Hearing.

Mr. Green said the board would take a look at this in the next thirty days. Mr. Staneart said it will be considered on June 24th, they will have a staff report and another time for public comments. Mr. Underhill said making sure the action is taken within the thirty days is the important thing, if they come back at the next meeting, that will be plenty of time.

Ms. Writesel had some further questions, Mr. Staneart said he would be happy connect off line to let her know everything that is happening.

6. Zoning Inspector

   a. May 2025 report

7. Other Business

   No further business.

8. Adjourn

ACTION:	Ryan Green moved to adjourn; Mark Zolendziewski seconded and all were in favor.
AYES:	Ryan Green, Kristen Hurst, Kyle Cook, Mark Zolendziewski
NOES:	None
ABSTAIN:	None

Passed 4 - 0

The meeting ended at 6:55 pm.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

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

MAP AMENDMENT PERMIT APPLICATION: CHAPTER #1137

Application Number: 5-31-25 Date: 5/20/2025

FEES:

Number of Certified Letters to Contiguous Property Owners: _____ @ $8.53 Total: $_____

Newspaper Advertising Expense: $_____ & Applicable acres: _____ @ $10 per acre: $_____

Application Fee: $600

Total Fee Amount: $5740.00 Paid: Check # 1006 / Cash: _____

(PLEASE PRINT)

Applicant's Name: The NACO Land Company Phone: (614) 335-9320

Mailing Address: c/o Underhill + Hodge LLC 8000 Walton Pkwy, Suite 120 City: New Albany State: OH Zip: 43054

E-mail Address: aaron@uhlawfirm.com Zoning District: AG Proposed District: PD

Property Address: 11076, 11718, 11662, 11820, 11850 Green Chapel Road Johnstown, Ohio 43031

Business name: N/A

Description of the property to which Amendment would apply if enacted: Licking County Auditor parcel numbers → See back

Proposed Zoning District: PD

Present use of property: Five single-family homes

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property for which the Non-Conforming use is proposed or desired and the mailing addresses of all such persons.
3. Attach a vicinity map that shows the property lines, streets, existing and proposed.

4. Attach a statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment, and proposed, existing and proposed.

5. Attach a list of any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

**** The undersigned is applying for a Map Amendment Permit for the following use; said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.*

Applicant's Signature: By: [signature] *Date:* 05/20/2025
Aaron Underhill
Attorney for Applicant

OFFICE USE ONLY:

Date Received in Office: 5/20/25 By: Jashbrook

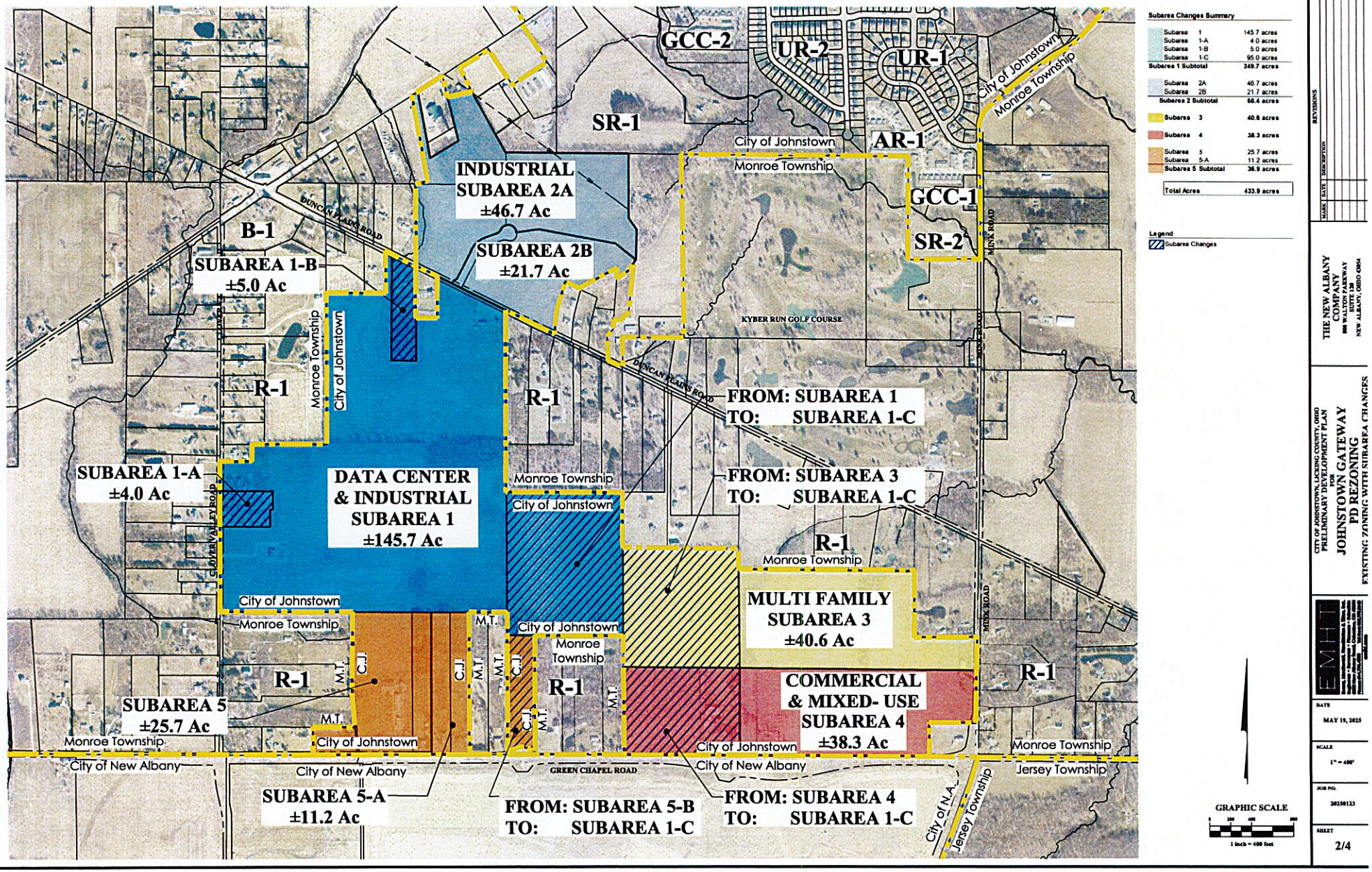
Planning and Zoning Commissioners Hearing Date: ____/____/____

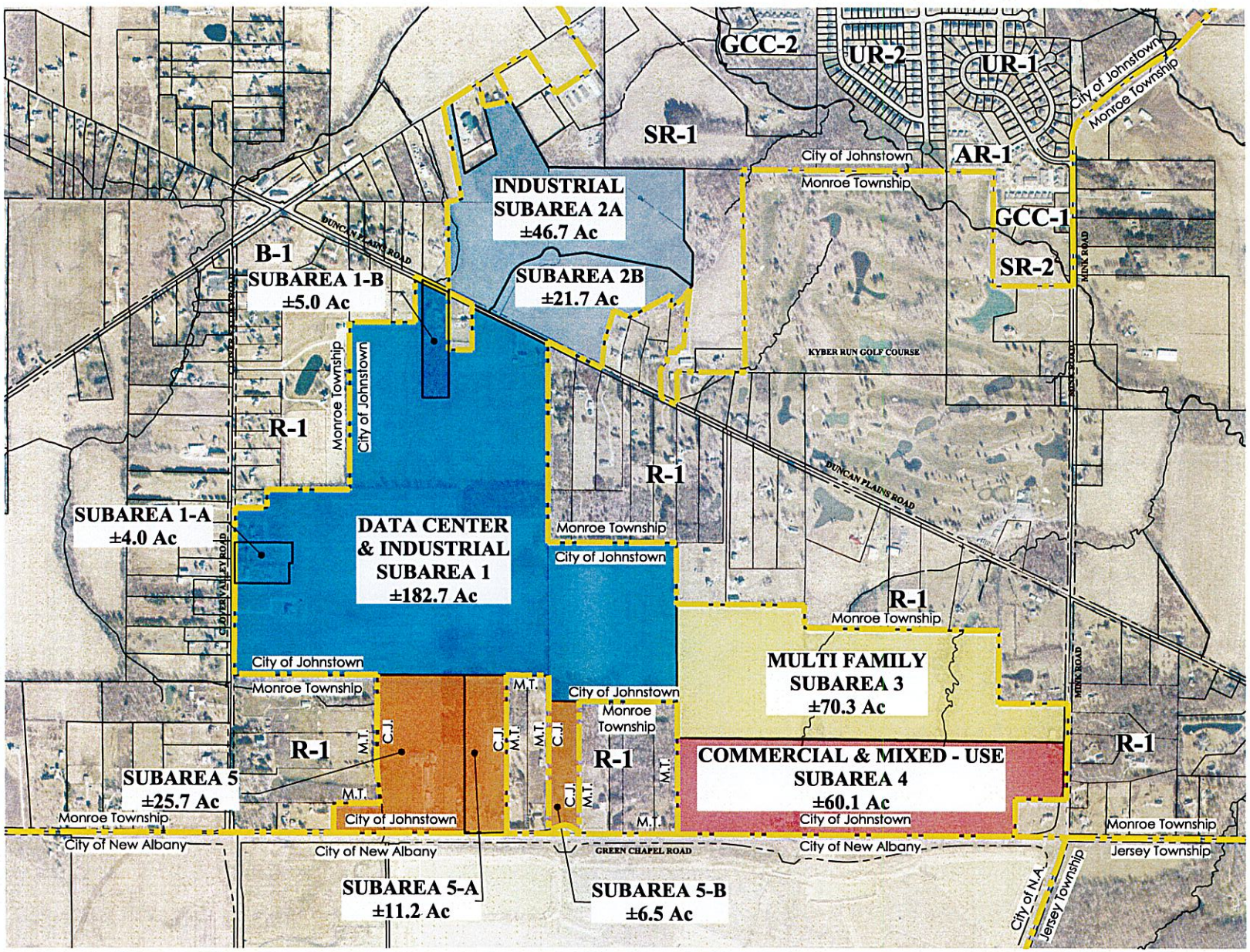
Permit was Approved Issued on Date: ____/____/____

Permit was Denied on Date: ____/____/____

Commission Chairperson Signature: x_____

Additional Comments or Requirements: _____


GCC-2
UR-2
UR-1
SR-1
AR-1
GCC-1
SR-2
B-1
R-1
INDUSTRIAL SUBAREA 2A ±46.7 Ac
SUBAREA 2B ±21.7 Ac
SUBAREA 1-B ±5.0 Ac
SUBAREA 1-A ±4.0 Ac
DATA CENTER & INDUSTRIAL SUBAREA 1 ±145.7 Ac
SUBAREA 5 ±25.7 Ac
SUBAREA 5-A ±11.2 Ac
MULTI FAMILY SUBAREA 3 ±40.6 Ac
COMMERCIAL & MIXED- USE SUBAREA 4 ±38.3 Ac
FROM: SUBAREA 1 TO: SUBAREA 1-C
FROM: SUBAREA 3 TO: SUBAREA 1-C
FROM: SUBAREA 5-B TO: SUBAREA 1-C
FROM: SUBAREA 4 TO: SUBAREA 1-C
City of Johnstown
Monroe Township
City of New Albany
Jersey Township
City of N.A.
DUNCAN PLAINS ROAD
GREEN CHAPEL ROAD
MINK ROAD
GLOVER VALLEY ROAD
KYBER RUN GOLF COURSE
M.T.
C.J.
Subarea Changes Summary
Subarea 1 145.7 acres
Subarea 1-A 4.0 acres
Subarea 1-B 5.0 acres
Subarea 1-C 95.0 acres
Subarea 1 Subtotal 249.7 acres
Subarea 2A 46.7 acres
Subarea 2B 21.7 acres
Subarea 2 Subtotal 68.4 acres
Subarea 3 40.6 acres
Subarea 4 38.3 acres
Subarea 5 25.7 acres
Subarea 5-A 11.2 acres
Subarea 5 Subtotal 36.9 acres
Total Acres 433.9 acres
Legend
Subarea Changes
GRAPHIC SCALE
1 inch = 400 feet
REVISIONS
MARK DATE DESCRIPTION
THE NEW ALBANY COMPANY
8000 WALTON PARKWAY SUITE 120 NEW ALBANY, OHIO 43054
CITY OF JOHNSTOWN, LICKING COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
JOHNSTOWN GATEWAY
PD REZONING
EXISTING ZONING WITH SUBAREA CHANGES
EMH&T
DATE MAY 19, 2025
SCALE 1" = 400'
JOB NO. 20250133
SHEET 2/4



Summary

Subarea 1		182.7 acres
Subarea 1-A		4.0 acres
Subarea 1-B		5.0 acres
Subarea 1 Subtotal		191.7 acres
Subarea 2A		46.7 acres
Subarea 2B		21.7 acres
Subarea 2 Subtotal		68.4 acres
Subarea 3		70.3 acres
Subarea 4		60.1 acres
Subarea 5		25.7 acres
Subarea 5-A		11.2 acres
Subarea 5-B		6.5 acres
Subarea 5 Subtotal		43.4 acres
Total Acres		433.9 acres

NOTE:
Map depicts City boundaries following approval of pending annexation of 0.285.03 acres.

GRAPHIC SCALE
0 200 400 800
1 inch = 400 feet

REVISIONS
MARK | DATE | DESCRIPTION

THE NEW ALBANY COMPANY
8000 WALTON PARKWAY
SUITE 120
NEW ALBANY, OHIO 43054

CITY OF JOHNSTOWN, LICKING COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
JOHNSTOWN GATEWAY
PD REZONING
EXISTING ZONING

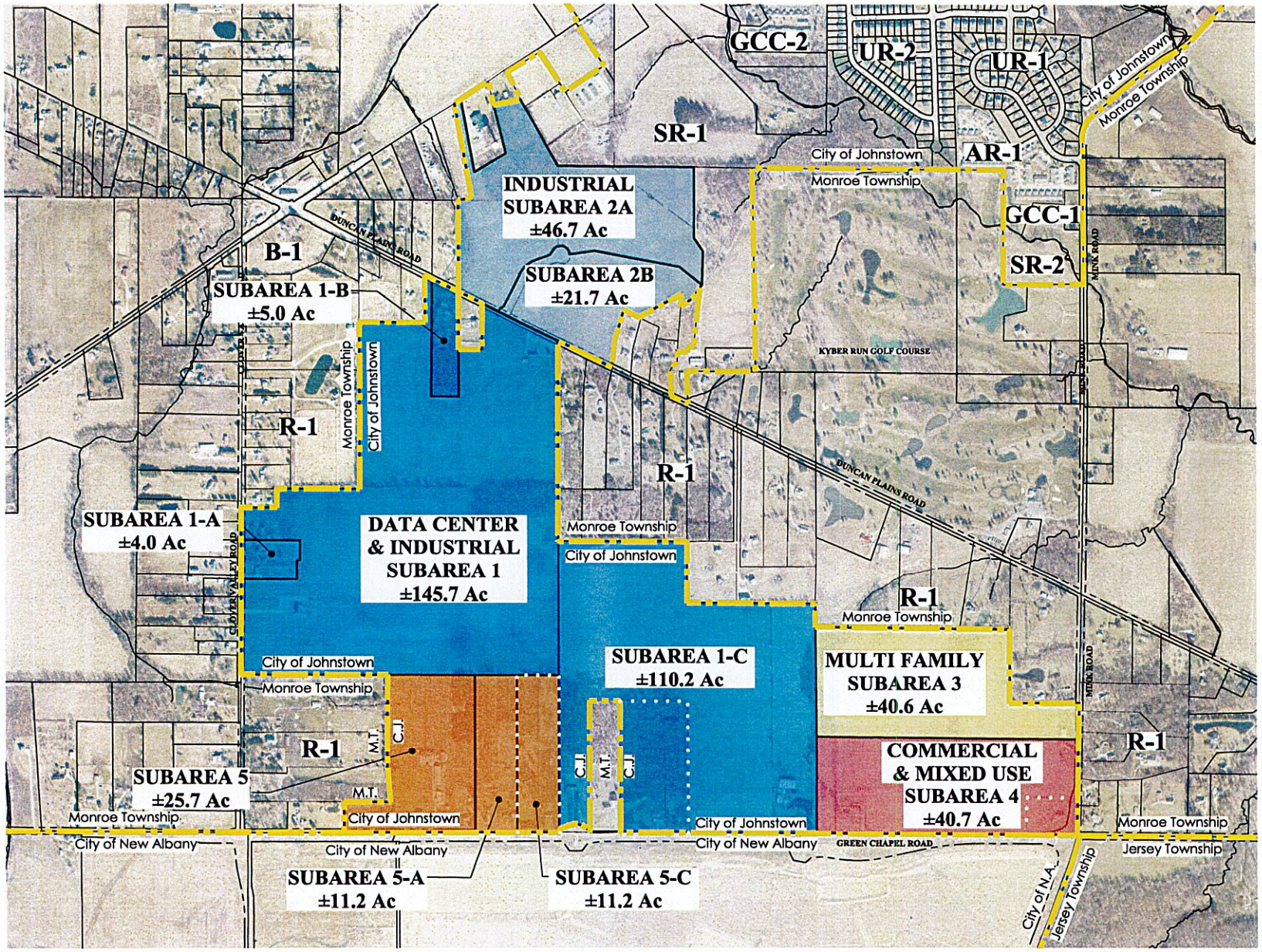
EMH&T

DATE
October 24, 2024

SCALE
1" = 400'

JOB NO.
20250123

SHEET
1/4


GCC-2
UR-2
UR-1
SR-1
City of Johnstown
Monroe Township
AR-1
GCC-1
SR-2
INDUSTRIAL
SUBAREA 2A
±46.7 Ac
SUBAREA 2B
±21.7 Ac
B-1
SUBAREA 1-B
±5.0 Ac
DUNCAN PLAINS ROAD
KYBER RUN GOLF COURSE
MINK ROAD
R-1
SUBAREA 1-A
±4.0 Ac
DATA CENTER
& INDUSTRIAL
SUBAREA 1
±145.7 Ac
GLOVER AVENUE
SUBAREA 1-C
±110.2 Ac
MULTI FAMILY
SUBAREA 3
±40.6 Ac
COMMERCIAL
& MIXED USE
SUBAREA 4
±40.7 Ac
SUBAREA 5
±25.7 Ac
M.T.
C.J.
SUBAREA 5-A
±11.2 Ac
SUBAREA 5-C
±11.2 Ac
GREEN CHAPEL ROAD
City of New Albany
Jersey Township
City of N.A.
Proposed Zoning Summary
Subarea 1 145.7 acres
Subarea 1-A 4.0 acres
Subarea 1-B 5.0 acres
Subarea 1-C 110.2 acres
Subarea 1 Subtotal 264.9 acres
Subarea 2A 46.7 acres
Subarea 2B 21.7 acres
Subarea 2 Subtotal 68.4 acres
Subarea 3 40.6 acres
Subarea 4 40.7 acres
Subarea 5 25.7 acres
Subarea 5-A 11.2 acres
Subarea 5-C 11.2 acres
Subarea 5 Subtotal 48.1 acres
Total Acres 462.7 acres
Legend
Parcel Additions with Annexation into the City of Johnstown is in process
GRAPHIC SCALE
1 Inch = 400 feet
REVISIONS
MARK DATE DESCRIPTION
THE NEW ALBANY COMPANY
8000 WALTON PARKWAY SUITE 120 NEW ALBANY, OHIO 43054
CITY OF JOHNSTOWN, LICKING COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN FOR
JOHNSTOWN GATEWAY
PD REZONING
PROPOSED ZONING
EMH&T
DATE
MAY 19, 2025
SCALE
1" = 400'
JOB NO.
30158123
SHEET
4/4

JOHNSTOWN OPPORTUNITY PLANNED DEVELOPMENT DISTRICT (PD)

ADDENDUM #3

May 20, 2025

ARTICLE I: BACKGROUND

Section 1.1 Introduction and Summary. The Johnstown Opportunity Planned Development District (the "PD District") was approved in 2023 by Johnstown City Council as Ordinance Number 19-2023 (the "Original PD District Ordinance"), and includes property zoned for a mix of uses as detailed in an approved development text and associated plans. Addendums to the PD District were previously approved on two occasions, with the first addendum adding 9.0+/- acres to the PD District and the second adding a total of 17.7+/- acres. Prior to the approval of this Addendum #3 to the PD District, there are a total of 433.9+/- acres in the PD District.

This application provides for a third addendum to the PD District as permitted under Section 1164.01(e) of the Codified Ordinances. This addendum will accomplish the following objectives:

(a) Adding three additional areas to the PD District to include properties which are being annexed to the City, bringing the total land within the PD District to 462.7+/- acres. These additional areas are referred to herein as the "Addendum #3 Properties" and include:

(i) 15.1+/- acres having frontage on Green Chapel Road, as generally identified on the Additional Property Map;

(ii) 2.4+/- acres located to the northwest of and adjacent to the intersection of Green Chapel Road and Mink Street, as generally identified on the Additional Property Map;

(iii) 11.2+/- acres with frontage on Green Chapel Road which are located to the east of and adjacent to existing Subarea 5-A of the PD District, as generally identified on the Additional Property Map; and

(b) The modification and expansion of Subarea 1 of the PD District, resulting in an increase from 191.7+/- acres to 264.9+/- acres. This is being accomplished by including the 15.1+/- acres referenced in Section 1.1(a)(iii) above, reclassifying the 6.5+/- acres formerly known as Subarea 5-B of the PD District as Subarea 1, and by shifting 29.7+/- acres previously within Subarea 3 and 19.4+/- acres previously within Subarea 4 into Subarea 1.

Section 1.2 Subareas. Following approval of this text, the subareas within the PD District are as follows:

(a) Subarea 1 has 264.9+/- acres (as compared to 191.7+/- acres prior to the approval of this text), further delineated as follows:

(i) Subarea 1 contains 145.7 acres, Subarea 1-A contains 4.0+/- acres, and Subarea 1-B contains 5.0+/- acres, for a total of 154.7+/- acres under the ownership of Cologix Johnstown LLC; and

(ii) Subarea 1-C contains 110.2 acres owned by an affiliate of the applicant.

(b) Subarea 2A and Subarea 2B are unchanged and consist of 46.7+/- acres and 21.7+/- acres, respectively.

(c) Subarea 3 has 40.6+/- acres (as compared to 70.3+/- acres prior to the approval of this text).

(d) Subarea 4 has 38.3+/- acres (as compared to 60.1+/- acres prior to the approval of this text).

(e) Subarea 5 is unchanged and has 25.7+/- acres. Subarea 5A is unchanged and has 11.2+/- acres. Subarea 5B (6.5+/- acres) has been eliminated and incorporated into Subarea 1-C. Subarea 5-C has been created and includes 11.2+/- acres, bringing the total acreage among Subarea 5, Subarea 5A, and Subarea 5C to 48.1+/- acres (as compared to 43.4+/- acres prior to the approval of this text).

Section 1.2 **Application and Interpretation.** This zoning text applies standards and requirements which are specific to the land located within it. Once the zoning application to which it applies is approved and legally effective, the Addendum #3 Properties shall be deemed to be part of the PD District, along with the real property that was the subject of the Original PD District Ordinance and the first and second addendums thereto. The Addendum #3 Properties are under contract for purchase (and are therefore controlled by) The NACO Land Company LLC, which owns a significant amount of property within the existing portions of the PD District. This makes the Addendum #3 Properties eligible to be added to the PD District pursuant to Codified Ordinances Section 1164.01(e)(ii). In the future, additional land may be made subject to this text or to the text approved in the Original PD District Ordinance (and addendums thereto) in accordance with rules and procedures detailed in Codified Ordinances Chapter 1164, including (but not limited to) Section 1164.01(e).

References are made herein to the "PD Text", which is defined to mean "the zoning text that was approved in the Original PD District Ordinance, as amended and supplemented by the zoning texts that were approved in prior addendums to the PD District and in this Addendum #3." In the event of a conflict between any provision of the PD Text and the Codified Ordinances, the provision in the PD Text shall govern. When the PD Text is silent on a particular matter, the Codified Ordinances shall be applied.

ARTICLE II: USES. The permitted and conditional uses that are applicable to each of Subareas 1 through 5 as detailed in the PD Text shall apply to Subareas 1 through 5 of the PD District. In addition, electric substations shall be permitted uses in Subarea 1, and telecommunications towers shall be conditional uses in Subarea 1 and Subarea 5, subject to the review and approval requirements of Codified Ordinances Chapter 1131.

ARTICLE III: DENSITY

Section 3.1 Non-Residential Uses. Regulation of the density of non-residential uses will occur by the application of the maximum lot coverage standards as well as building height limitations, minimum setbacks, and other objective requirements provided throughout the PD Text, as applicable to each subarea that is delineated in the accompanying subarea plan.

Section 3.2 Residential Uses. For purposes of calculating permitted residential density within the PD District, the gross acreage of the PD District shall include, in addition to acreage that is included in the PD District prior to the effective date of this zoning text, the Addendum #3 Additional Properties. The units attributable to the acreage within this addendum shall be deemed to be "Qualified Units" as defined in the PD Text.

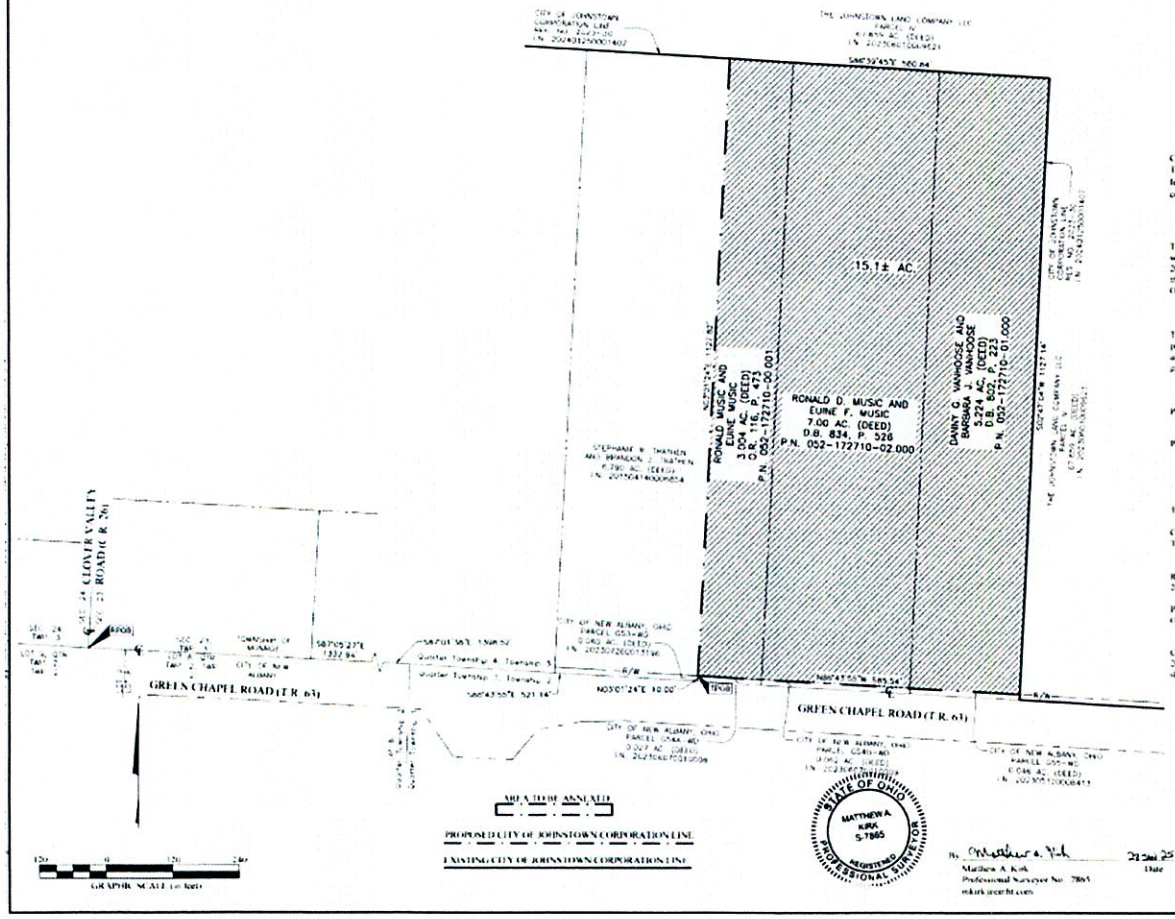
ARTICLE IV: POST-ZONING PROCEDURES. The review procedures for development proposals on the real property that is the subject of this addendum shall be the same as those provided in the zoning text that was approved in the Original PD District Ordinance.

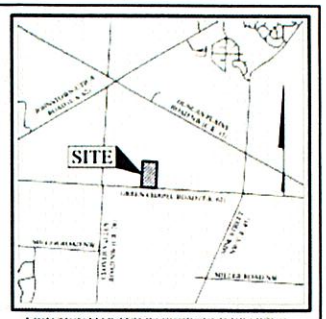
ARTICLE V: DEVELOPMENT STANDARDS AND REQUIREMENTS. For each portion of the Addendum #3 Additional Properties, the development standards, architectural requirements, landscaping standards, traffic and street requirements, and all other standards and requirements of the PD Text shall be applied based upon the subarea in which that portion of real property is located as detailed in the accompanying subarea plan.

ARTICLE VI: MISCELLANEOUS. Following the approval of this text, the applicant shall update all documents, plans, and other written materials that were approved as part of the Original PD District Ordinance, the PD District Addendum #1 Ordinance, the PD District Addendum #2 Ordinance, and the ordinance which approves this addendum in order to consolidate documentation of the standards and requirements which apply to the entirety of the PD District, as amended.

Additional Property Map Page 1 of 3

Subarea 1-C: 15.1+/- Acres





LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Contiguity Note:
Total perimeter of annexation area is 3421.34 feet, of which 1707.98 feet is contiguous with the City of Johnstown giving 50% perimeter contiguity.

Proposed Annexation
of 15.1 ± acres to the City of Johnstown

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____ 20___, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

_____
Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Johnstown, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____, 20___ _____ Commissioner

Petition Approved _____, 20___ _____ Commissioner

_____ Commissioner

Transferred this ___ day of _____ 20___ upon the duplicates of this office.

Containing _____ acres.
Transfer Fee _____
_____ Licking County Auditor

Received for Record _____ 20___ at _____ (AM-PM) and recorded _____ 20___ in plat ordinance, petition, etc. in Plat Book Volume ___ Page ___

Plat Fee _____
Ordinance, etc. Fee _____
_____ Licking County Recorder

Council for the City of Johnstown, Ohio, by ordinance _____ passed _____ 20___ and approved by the mayor on _____ 20___ did accept the territory shown hereon for annexation to the City of Johnstown, Ohio, a municipal corporation.

Attest _____
Clerk, City of Johnstown

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By: _____ 21 Jan 25
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

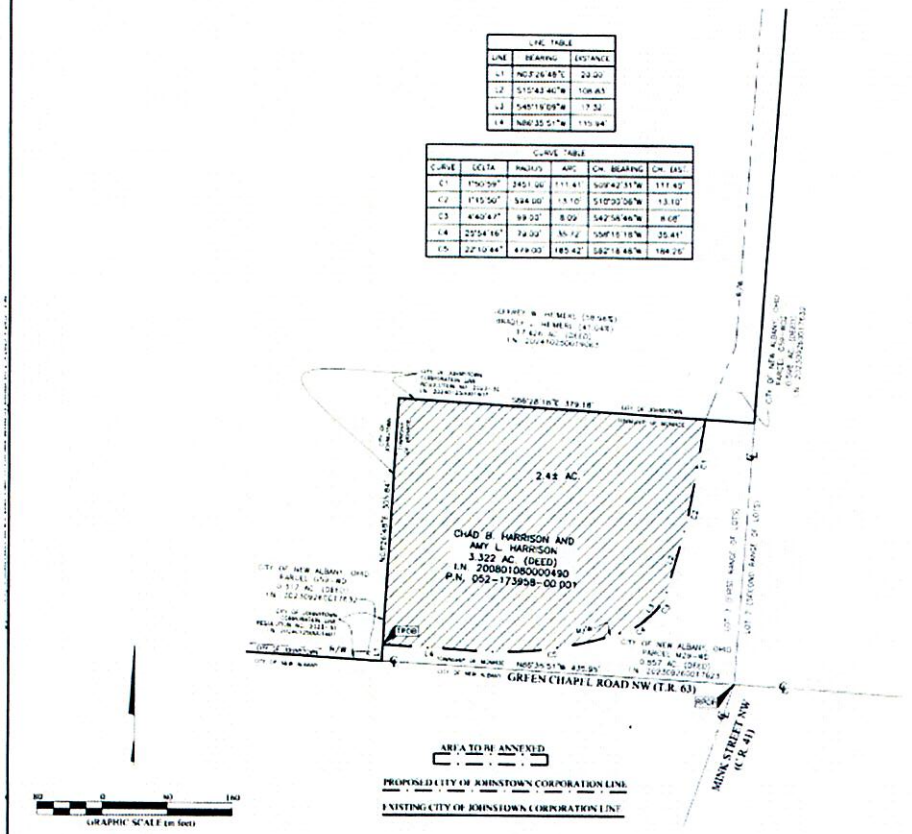
Date:	January 28, 2025
Scale:	1" = 120'
Job No:	2025-0013
Sheet:	1 of 1

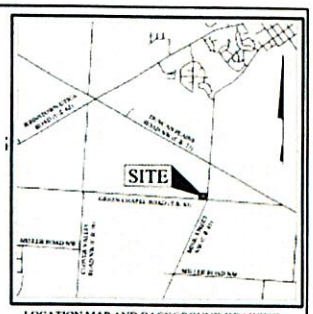
REVISIONS

MARK	DATE	DESCRIPTION

Additional Property Map Page 2 of 3

Subarea 4-A: 2.4+/- Acres





LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Contiguity Note:
Total perimeter of annexation area is 1280.85 feet, of which 685.02 feet is contiguous with the City of Johnstown giving 53% perimeter contiguity

Proposed Annexation
of 2.4 ± acres to the City of Johnstown

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, 20___, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code

_____
Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Johnstown, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same

Board of Licking County Commissioners

Petition Received _____, 20___ _____ Commissioner

Petition Approved _____, 20___ _____ Commissioner

_____ Commissioner

Transferred this ___ day of _____, 20___, upon the duplicates of this office

Containing _____ acres
Transfer Fee _____

_____
Licking County Auditor

Received for Record _____, 20___, at _____ (AM PM) and recorded _____, 20___, in plat ordinance, petition, etc. in Plat Book Volume ___, Page ___

Plat Fee _____
Ordinance, etc. Fee _____

_____
Licking County Recorder

Council for the City of Johnstown, Ohio, by ordinance _____ passed _____, 20___, and approved by the mayor on _____, 20___ did accept the territory shown hereon for annexation to the City of Johnstown, Ohio, a municipal corporation.

Attest _____
Clerk, City of Johnstown

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 4 Feb 25
Matthew A. Kirk
Professional Surveyor No. 7865
Date

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
1800 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	February 4, 2025
Scale:	1" = 80'
Job No:	2024-1012
Sheet:	1 of 1

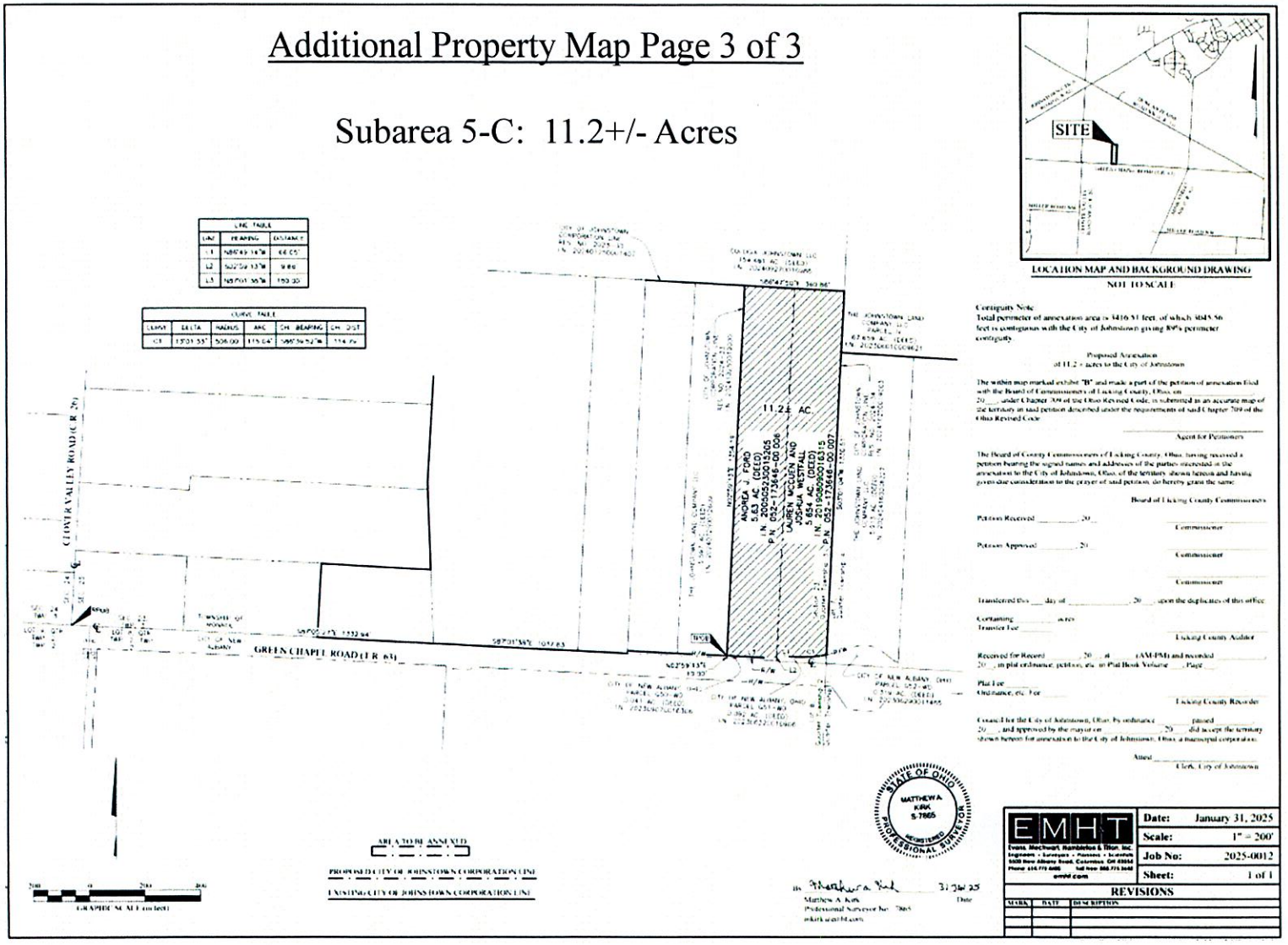
REVISIONS

MARK	DATE	DESCRIPTION

Harrison Parcel Survey Services / 20241012 VS-ANNX 01

Additional Property Map Page 3 of 3

Subarea 5-C: 11.2+/- Acres



Property Owners
28.7+/- Acres
Johnstown Opportunity PD District
Addendum #3

APPLICANT/OWNER:
The NACO Land Company LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

OWNER:
Andrea Ford
11850 Green Chapel Road
Johnstown, OH 43031

OWNER:
Lauren McCuen and Joshua Westfall
11820 Green Chapel Road
Johnstown, OH 43031

OWNER:
Chad & Amy Harrison
11076 Green Chapel Road
Johnstown, OH 43031

OWNER:
Danny and Eunie Music
11718 Green Chapel Road
Johnstown, OH 43031

Adjacent Property Owners
28.7+/- Acres
Johnstown Opportunity PD District
Addendum #3

The NACO Land Company LLC
8000 Walton Parkway, Suite 200
New Albany, OH 43054
PN: 053-172800-00.000

Intel Corporation
Attn: Ashit Parekhji
2200 Mission College Blvd., RNB 6-91
Santa Clara, CA 95054
PN: 095-111846-00.000

Cologix Johnstown LLC
1601 19th Street
Denver, CO 80202
PN: 053-176178-00.000

Bello Woods LLC
8853 Windy Hollow Road
Johnstown, OH 43031
PN: 037-111396-00.000

Jeffery and Bradley Heimerl
3891 Mink Road
Johnstown, OH 43031
PN: 053-173958-00.000

Shelli Writesel
10902 Green Chapel Road
Johnstown, OH 43031
PN: 052-173880-00.000

Kevin and Elijah Johnson
4772 Mink Street
Johnstown, OH 43031
PN: 052-176466-00.000

Stephanie and Brandon Trathen
11730 Green Chapel Road
Johnstown, OH 43031

JOHNSTOWN OPPORTUNITY PD DISTRICT – ADDENDUM #3

FISCAL IMPACT STATEMENT

This statement is in support of a rezoning application for 28.7+/- acres to be added to the existing Johnstown Opportunity Planned District (the "PD District"). The acreage consists of three areas, one of which is 2.4+/- acres located to the northwest of and adjacent to the intersection of Green Chapel Road and Mink Street which will become part of Subarea 4 of the PD District. The second area is 11.2+/- acres with frontage on Green Chapel Road which is located to the east of and adjacent to existing Subarea 5-A of the PD District, and is identified on as Subarea 5-C in the revised zoning. The third area is 15.1+/- acres also having frontage on Green Chapel Road, and will be part of Subarea 1-C in the revised zoning. The properties are adjacent to the existing Johnstown Opportunity Planned Development District and meet the criteria for being added to that zoning district as provided in Codified Ordinances Chapter 1164. In addition to adding the aforementioned properties, this application will move existing subarea boundary lines within the existing PD District in order to provide more acreage which is available for industrial-type development.

This application, once approved, will provide for additional industrial and commercial development opportunities. The City will benefit from income taxes collected from both employees and businesses which may work or locate in the district. The applicant will subject the land that is the subject of this application to an annual New Community Authority assessment charge that can be used by the City to fund infrastructure needs. The timing for development of the site is dependent upon market conditions.

SUBAREA 1
145.7 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, Section 23, Township 3, Range 15, United States Military District, being part of that 154.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315, in the westerly line of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence North 86° 47' 50" West, with the southerly line of said 154.481 acre tract, a distance of 2678.77 feet to a point in the easterly right of way line of Clover Valley Road;

Thence North 03° 08' 54" East, with said easterly right of way line, a distance of 789.58 feet to a point;

Thence crossing said 154.481 acre tract the following courses and distances:

South 86° 30' 56" East, a distance of 466.11 feet to a point;

North 03° 27' 34" East, a distance of 175.00 feet to a point;

South 86° 30' 56" East, a distance of 25.18 feet to a point;

North 03° 29' 22" East, a distance of 174.81 feet to a point; and

North 86° 33' 01" West, a distance of 491.41 feet to a point in the easterly right of way line of said Clover Valley Road;

Thence North 03° 08' 54" East, with said easterly right of way line, a distance of 296.29 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 86° 58' 27" East, a distance of 262.25 feet to a point;

North 03° 08' 54" East, a distance of 160.00 feet to a point;

South 86° 58' 27" East, a distance of 115.25 feet to a point;

South 87° 09' 08" East, a distance of 590.72 feet to a point;

North 02° 53' 09" East, a distance of 1444.17 feet to a point; and

South 87° 03' 02" East, a distance of 563.06 feet to a point;

Thence South 87° 03' 02" East, crossing said 154.481 acre tract, a distance of 61.98 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 02° 54' 22" West, a distance of 651.62 feet to a point;

South 87° 05' 24" East, a distance of 225.05 feet to a point;

North 02° 54' 22" East, a distance of 413.63 feet to a point;

South 87° 05' 38" East, a distance of 199.88 feet to a point; and

North 02° 59' 42" East, a distance of 340.83 feet to a point in the southerly right of way line of Duncan Plains Road;

Thence with said southerly right of way line the following courses and distances:

South 60° 30' 23" East, a distance of 407.80 feet to a point;

South 60° 16' 51" East, a distance of 293.15 feet to a point; and

South 60° 39' 47" East, a distance of 25.12 feet to a point;

Thence with the boundary of said 154.481 acre tract the following courses and distances:

South 02° 48' 47" West, a distance of 1232.60 feet to a point;

South 02° 46' 25" West, a distance of 456.84 feet to a point; and

South 03° 11' 58" West, a distance of 1145.54 feet the POINT OF BEGINNING, containing 145.7 acres of land, more or less.

SUBAREA 1-C
110.2 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lots 6 and 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being comprised of all or part of the following tracts of land: that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386, that 5.178 acre tract conveyed as Parcel VI to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386, that 6.938 acre tract conveyed to Euine F. Music by deed of record in Official Record 116, Page 473 and Instrument Number 202504110006174, and that 2.977 acre tract conveyed to Euine Music by deed of record in Official Record 116, Page 473 and Instrument Number 202504110006174 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner that 0.092 acre tract conveyed as Parcel G51-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010906, the northwesterly corner of that 0.319 acre tract conveyed as Parcel G52-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306290011465, the southeasterly corner of that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315, in the northerly right of way line of Green Chapel Road (T.R. 63);

Thence North 03° 01' 04" East, with the easterly line of said 5.654 acre tract, a distance of 1330.51 feet to the southeasterly corner of that 151.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986;

Thence North 03° 11' 58" East, with the easterly line of said 151.481 acre tract, a distance of 1145.54 feet to a the southwesterly corner of that 2.099 are tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 200506280019429;

Thence South 87° 06' 30" East, with the southerly line of said 2.009 acre tract, the southerly line of that 8.616 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 200105300018833, the southerly line of that 6.189 acre tract conveyed to Michael G. Rush and Corinna M. Rush by deed of record in Instrument Number 199906080024239, and the southerly line of that 5.731 acre tract conveyed to Michael D. Petry and Diane M. Petry by deed of record in Deed Book 753, Page 242, a distance of 1094.40 feet to the southwesterly corner of that 5.049 acre tract conveyed to Steven A. Oltman and Susan L. Oltman by deed of record in Official Record 2, Page 426, the northwesterly corner of that 5.920 acre tract conveyed to Valerie A. Bryan and John D. Titman by deed of record in Instrument Number 201707060014190;

Thence South 02° 53' 32" West, with the westerly line of said 5.920 acre tract, a distance of 528.35 feet to the southwesterly corner of said 5.920 acre tract;

Thence South 86° 32' 13" East, with the southerly line of said 5.920 acre tract and the southerly line of that 5.716 acre tract conveyed to Gregory D. Haggit and Victoria S. Haggit by deed of record in Instrument Number 200312300060394, a distance of 717.40 feet to a point;

Thence South 86° 32' 09" East, with the southerly line of said 5.716 acre tract, a distance of 383.22 feet to a point in the westerly line of that 12.607 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601;

Thence South 02° 24' 10" West, partly with said westerly line and partly crossing said 170.623 acre tract, a distance of 1983.58 feet to a point in the centerline of said Green Chapel Road;

Thence North 86° 43' 55" West, with said centerline, a distance of 1113.79 feet to a the southeasterly corner of that 0.046 acre tract conveyed as Parcel G55-WD to City of New Albany, Ohio by deed of record in Instrument Number 202305120008413;

Thence North 02° 47' 04" East, with the easterly line of said 0.046 acre tract, a distance of 10.00 feet to a point at the northeasterly corner of said 0.046 acre tract, in the northerly right of way of said Green Chapel Road;

Thence North 86° 43' 55" West, with said northerly right of way line, a distance of 585.42 feet to the southeasterly corner of that 6.73 acre tract conveyed as Parcel V to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence with the boundary of said 6.73 acre tract the following courses and distances:

North 03° 01' 24" East, a distance of 1127.82 feet to a point;

North 86° 39' 45" West, a distance of 259.88 feet to a point; and

South 03° 01' 24" West, a distance of 1118.13 feet to a point in the northerly right of way line of said Green Chapel Road;

Thence with said northerly right of way line the following courses and distances:

North 86° 43' 55" West, a distance of 8.54 feet to a point;

With the arc of a curve to the right, having a central angle of 06° 53' 12", a radius of 87.00 feet, an arc length of 10.46 feet, a chord bearing of North 56° 11' 14" West and chord distance of 10.45 feet to a point;

North 52° 44' 39" West, a distance of 55.78 feet to a point;

With the arc of a curve to the left, having a central angle of 58° 34' 32", a radius of 105.00 feet, an arc length of 107.35 feet, a chord bearing of North 82° 01' 55" West and chord distance of 102.73 feet to a point; and

With the arc of a curve to the right, having a central angle of 11° 28' 15", a radius of 506.00 feet, an arc length of 101.30 feet, a chord bearing of South 74° 24' 57" West and chord distance of 101.13 feet to the POINT OF BEGINNING, containing 110.2 acres of land, more or less.

SUBAREA 3
40.6 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being part of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning at the southwesterly corner of that 12.607 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601;

Thence South 86° 16' 46" East, with the southerly line of said 12.607 acre tract, the southerly line of that 6.016 acre tract conveyed to David L. Simon by deed of record in Instrument Number 2021105060013601, the southerly line of that 6.048 acre tract conveyed to Dan L. Tschakert and Linda S. Emmenegger, Trustees by deed of record in Instrument Number 200612040034926, and the southerly line of that 6.062 acre tract conveyed to William Michael Carter and Angela Maria Carter by deed of record Instrument Number 200602160004633, a distance of 1670.38 feet to a point in the westerly line of that 10.148 acre tract conveyed to Licking Rural Electrification, Inc. by deed of record in Instrument Number 202212150029283;

Thence South 03° 12' 44" West, with said westerly line and with the westerly line of that 5 acre tract conveyed to Ralph B. Wood, Jr. by deed of record in Official Record 838, Page 170 and Instrument Number 202304280007411, a distance of 635.46 feet to a point at the southwesterly corner of said 5 acre tract;

Thence South 87° 07' 14" East, with the southerly line of said 5 acre tract, a distance of 567.36 feet to a point in the westerly right of way line of said Mink Street;

Thence South 04° 06' 39" West, with said westerly right of way line, a distance of 326.41 feet to a point;

Thence crossing the 170.623 acre tract the following courses and distances:

North 86° 14' 35" West, a distance of 2219.20 feet to a point; and

North 02° 24' 10" East, a distance of 952.36 feet to the TRUE POINT OF BEGINNING, containing 40.6 acres of land, more or less.

SUBAREA 4
40.7 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Lot 7 (First Range of Lots), Quarter Township 4, Township 3, Range 15, United States Military District, being comprised of part of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386 and all of the remainder of that 3.322 acre tract conveyed to Chad B. Harrison and Amy L. Harrison by deed of record in Instrument Number 200801080000490 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Green Chapel Road (T.R. 63) and Mink Street (C.R. 41);

Thence North 86° 35' 30" West, with the centerline of said Green Chapel Road, a distance of 435.95 feet to the southeasterly corner of that 0.317 acre tract conveyed as Parcel G59-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017632;

Thence North 03° 27' 09" East, with the easterly line of said 0.317 acre tract, a distance of 10.00 feet to a point in the northerly right of way line of said Green Chapel Road, the TRUE POINT OF BEGINNING for this description;

Thence North 86° 35' 30" West, with said northerly right of way line, a distance of 1379.75 feet to a point;

Thence North 86° 43' 55" West, with said northerly right of way line, a distance of 0.12 feet to a point at the northwesterly corner of said 0.317 acre tract;

Thence South 02° 38' 03" West, with the westerly line of said 0.317 acre tract, a distance of 10.00 feet to a point in the centerline of said Green Chapel Road;

Thence North 86° 43' 55" West, with said centerline, a distance of 408.82 feet to a point;

Thence crossing said 170.623 acre tract the following courses and distances:

North 02° 24' 10" East, a distance of 833.31 feet to a point; and

South 86° 14' 35" East, a distance of 2219.20 feet to a point in the westerly right of way line of said Mink Street;

Thence with said westerly right of way line the following courses and distances:

South 04° 06' 39" West, a distance of 400.59 feet to a point;

South 22° 10' 41" West, a distance of 98.35 feet to a point;

With the arc of a curve to the right, having a central angle of 01° 50' 59", a radius of 3451.00 feet, an arc length of 111.41 feet, a chord bearing of South 09° 42' 31" West and chord distance of 111.40 feet to a point;

With the arc of a curve to the right, having a central angle of 01° 15' 50", a radius of 594.00 feet, an arc length of 13.10 feet, a chord bearing of South 10° 00' 06" West and chord distance of 13.10 feet to a point; and

South 15° 43' 40" West, a distance of 108.83 feet to a point in the northerly right of way line of said Green Chapel Road;

Thence with said northerly right of way line the following courses and distances:

With the arc of a curve to the right, having a central angle of 04° 40' 47", a radius of 99.00 feet, an arc length of 8.09 feet, a chord bearing of South 42° 58' 46" West and chord distance of 8.08 feet to a point;

South 45° 19' 09" West, a distance of 17.32 feet to a point;

With the arc of a curve to the right, having a central angle of 25° 54' 16", a radius of 79.00 feet, an arc length of 35.72 feet, a chord bearing of South 58° 16' 18" West and chord distance of 35.41 feet to a point;

With the arc of a curve to the right, having a central angle of 22° 10' 44", a radius of 479.00 feet, an arc length of 185.42 feet, a chord bearing of South 82° 18' 48" West and chord distance of 184.26 feet to a point;

North 86° 35' 31" West, a distance of 115.94 feet to a point; and

South 03° 26' 48" West, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 40.7 acres of land, more or less.

SUBAREA 5-C
11.2 ACRES

Situated in the State of Ohio, County of Licking, City of Johnstown, in Section 23, Township 3, Range 15, United States Military District, being comprised of all of that that 5.654 acre tract conveyed to Lauren McCuen and Joshua Westfall by deed of record in Instrument Number 201908090016315 and all of that 5.63 acre tract conveyed to Andrea J. Ford by deed of record in Instrument Number 200505230015205 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner that 0.092 acre tract conveyed as Parcel G51-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306220010906, the northwesterly corner of that 0.319 acre tract conveyed as Parcel G52-WD to City of New Albany, Ohio by deed of record in Instrument Number 202306290011465, the southeasterly corner of said 5.654 acre tract and in the northerly right of way line of Green Chapel Road (T.R. 63);

Thence with said northerly right of way line the following courses and distances:

With the arc of a curve to the right, having a central angle of 13° 01' 33", a radius of 506.00 feet, an arc length of 115.04 feet, a chord bearing of South 86° 39' 52" West and chord distance of 114.79 feet to a point;

North 86° 49' 22" West, a distance of 66.05 feet to a point;

South 02° 59' 13" West, a distance of 9.86 feet to a point; and

North 87° 01' 38" West, a distance of 180.00 feet to a the northeasterly corner of that 0.041 acre tract conveyed as Parcel G49-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309070016307, the southeasterly corner of that 36.912 acre tract conveyed as Parcel I to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence North 02° 59' 13" East, with the easterly line of said 36.912 acre tract, a distance of 1354.19 feet to a point in the southerly line of that 151.481 acre tract conveyed to Cologix Johnstown, LLC by deed of record in Instrument Number 202409270016986;

Thence South 86° 47' 50" East, with said southerly line, a distance of 360.86 feet to a point in the westerly line of that 170.623 acre tract conveyed as Parcel II to The NACO Land Company LLC by deed of record in Instrument Number 202504290007386;

Thence South 03° 01' 04" West, with said westerly line, a distance of 1330.51 feet to the POINT OF BEGINNING, containing 11.2 acres of land, more or less.

	Property Owners **28.7+/- Acres** **Johnstown Opportunity PD District** **Addendum #3**	
APPLICANT/OWNER: The NACO Land Company LLC 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054	**OWNER:** Andrea Ford 11850 Green Chapel Road Johnstown, OH 43031	**OWNER:** Lauren McCuen and Joshua Westfall 11820 Green Chapel Road Johnstown, OH 43031
OWNER: Chad & Amy Harrison 11076 Green Chapel Road Johnstown, OH 43031		**OWNER:** Danny and Eunie Music 11718 Green Chapel Road Johnstown, OH 43031
	Adjacent Property Owners **28.7+/- Acres** **Johnstown Opportunity PD District** **Addendum #3**	
The NACO Land Company LLC 8000 Walton Parkway, Suite 200 New Albany, OH 43054 PN: 053-172800-00.000	Intel Corporation Attn: Ashit Parekhji 2200 Mission College Blvd., RNB 6-91 Santa Clara, CA 95054 PN: 095-111846-00.000	Cologix Johnstown LLC 1601 19th Street Denver, CO 80202 PN: 053-176178-00.000
Bello Woods LLC 8853 Windy Hollow Road Johnstown, OH 43031 PN: 037-111396-00.000	Jeffery and Bradley Heimerl 3891 Mink Road Johnstown, OH 43031 PN: 053-173958-00.000	Shelli Writesel 10902 Green Chapel Road Johnstown, OH 43031 PN: 052-173880-00.000
Kevin and Elijah Johnson 4772 Mink Street Johnstown, OH 43031 PN: 052-176466-00.000	Stephanie and Brandon Trathen 11730 Green Chapel Road Johnstown, OH 43031	

Ad Preview

NOTICE OF PUBLIC HEARING

The Johnstown Planning & Zoning Commission will hold a public hearing on Tuesday, June 10, 2025, at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031, regarding:
An amendment to the official zoning map of the City of Johnstown, Ohio in accordance with Section 1137 of its Codified Ordinances.
To amend the official zoning map of the City of Johnstown for **Parcel numbers 052-173958-00.001 (11076 Green Chapel Rd.); 052-172710-02.000 (11718 Green Chapel Rd.); 052-172710-01.000 (11662 Green Chapel Rd.); 052-173646-00.007 (11820 Green Chapel Rd.); and 052-173646-00.006 (11850 Green Chapel Rd.)** from Agricultural (AG) to **Planned Development (PD).**
Within thirty days after the conclusion of such public hearing, a recommendation will be made by the Commission to Council.
By: Teresa Monroe, Clerk of Council. June 2, 2025
City of Johnstown
599 South Main Street
Johnstown, Ohio 43031
740-967-3177 (Office)
NADV,June.2,'25#11340732

2/2

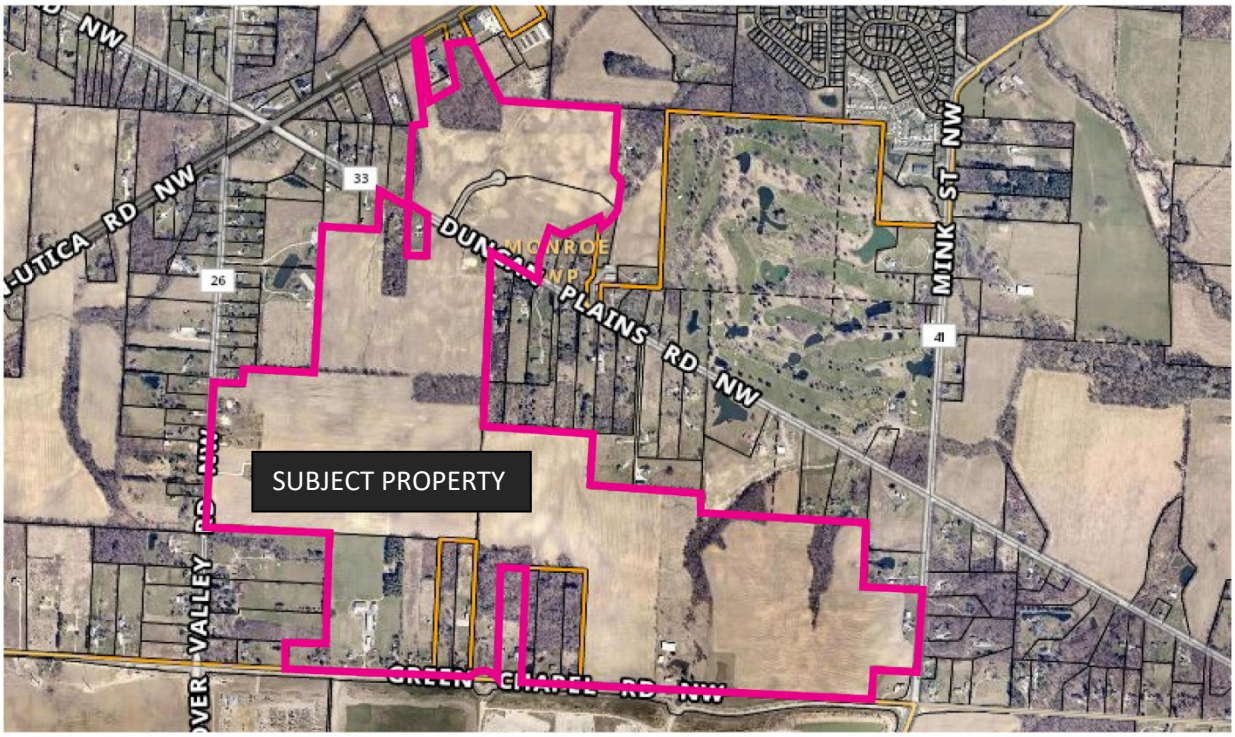
PLANNING STAFF REPORT

APPLICATION 5-31-25 | MAP AMENDMENT (PD ZONING DISTRICT)

INTRODUCTION

To:	Planning and Zoning Commission & City Council
Reviewer:	Trevor Traphagen, AICP (MKSK)
Applicant:	The NACO Land Company c/o Underhill & Hodge, LLC
Request:	Amend the City of Johnstown Zoning Map to incorporate additional parcels into the Johnstown Opportunity Planned Development District (PD District) and move subarea boundaries within the PD.
Recommendation:	Consider the request to expand the PD District and the adjustment of the boundaries for Subareas 1, 3, and 4. See further recommendations on page 3.

PROPERTY LOCATION MAP



PROPERTY INFORMATION

Property Location:	Three areas totaling +/- 28.7 Acres along Green Chapel Road.	**Property Owner:**	Johnstown Land Company II, LLC
Land Use Designation:	Employment and Planned Neighborhood	**Overlay District:**	No
Existing Zoning Designation:	Planned Development (PD)	**Design Review District:**	No

BACKGROUND INFORMATION

This request is to incorporate approximately 28.7 acres of land into the Johnstown Opportunity Planning Development District (PD District), and to adjust the boundaries of Subarea 1, 3, and 4. The PD District was originally adopted in 2023 (Ord 19-2023), and has been expanded by two previous addendums to incorporate approximately 9.0 acres and 17.7 acres of land into the PD District. This request will be Addendum 3 to the PD District and will incorporate a total of six (6) parcels with frontage along Green Chapel Road. No changes to allowable uses or increase of residential density (other than that allowed per Section 3.3 of Ord 19-2023), is proposed as part of this application.

The applicant provided multiple maps that illustrate the parcels being included into the PD District, and the adjustment of Subareas 1, 3, and 4. See the application package for an expanded narrative and maps further explaining the proposed amendment.

COMPREHENSIVE PLAN REVIEW

The comprehensive plan designates the subject properties as “Employment” and “Planned Neighborhood”. The description of the Employment and Planned Neighborhood land use included in the comprehensive plan states:

> Employment describes land areas that are ideal to facilitate high-wage employment growth, these areas are scaled to accommodate a wide range of building footprints, where new industries may require a variety of facilities for integrated supply chains, ranging from distribution centers, research and development facilities, warehousing, and data storage.
>
> Planned Neighborhoods are defined by contemporary conservation design principles and incorporates all the best characteristics of Johnstown’s existing residential neighborhoods. Planned neighborhoods include open space, protection of stream corridors, trail connections, stormwater retention strategies, and a network of streets that provide multiple connections to existing arterials and adjacent neighborhoods.

Reviewer Comment: The proposed PD zoning aligns with these future land use designations. The City’s Growth Framework identifies this area as “Jobs”, which is consistent with the expansion of Subarea 1.

EXISTING ZONING SUMMARY

The existing PD District was adopted to facilitate the growth of employment-based uses within the City along with a mixed-use component in the southeast portion of the overall PD District. Over time, the applicant has expanded the PD District as additional properties have been acquired by the applicant. This application is similar to previous requests in that this application will add six (6) additional parcels to the PD District. The PD District establishes allowable uses, development standards (setbacks, height, impervious coverage, etc), access requirements, and mechanisms to provide open space. This application does not propose to change any of the existing development standards.

REQUESTED ZONING SUMMARY

The applicant is requesting to adjust the boundaries of Subareas 1, 3, and 4 of the PD District. Based on discussions with the applicant, the subarea adjustment is being requested to create a more uniform parcel of approximately 100 acres along Green Chapel Road. This change also reflects market trends that support additional employment-based uses. To create this more uniform parcel to facilitate additional employment growth, Subareas 3 (Multifamily) and 4 (Commercial Mixed Use), are proposed to be reduced in area. As with previous requests, additional residential density in the form of 3 DU/AC will be included in the overall permitted density, if this request is approved. Based on the proposed addition of 28.7 acres, a total of 86 dwelling units will be added to the PD District.

Subarea 3 is currently approximately 70.3 acres and is proposed to be reduced to 40.6 acres. No changes to the allowable residential density are proposed as part of this application.

Subarea 4 is currently approximately 60.1 acres and is proposed to be reduced to 38.3 acres. No changes to the allowable uses, residential density, or percentage use mix are proposed as part of this application.

CONCLUSION

The proposed application aligns with the goals of the Comprehensive Plan and Chapter 1165 of the City's Codified Ordinances. Final development plans, as required by Chapter 1165.02, will be required before any development can occur. This allows for review of the overall site orientation, building footprints, access points, open space allotments, and parking areas.