



Staff Report – Jerome Township Zoning Amendment

Jurisdiction:	Jerome Township Zoning Commission c/o Taylor Hoover 9777 Industrial Parkway Plain City, OH 43064
Request:	The Jerome Township Board of Trustees initiated a parcel amendment, by resolution, to rezone a lot from Rural Residential District (RU), Medium Density Residential District (MDR), and Planned Development District (PD) to Medium Density Residential District (MDR). Parcel(s) involved: <ul style="list-style-type: none"> • 1700340080000 Acreage proposed to be rezoned: <ul style="list-style-type: none"> • 7.64 acres +/- Existing Use: <ul style="list-style-type: none"> • Quasi-Public Use Proposed Use: <ul style="list-style-type: none"> • Quasi-Public Use
Location:	This parcel is located at the southwest corner of the intersection of Jerome Rd and Ryan Pkwy in Jerome Township, Union County.

Staff Analysis:	<p>Background</p> <p>The supporting documents provided to LUC contain a letter dated June 8, 2021. In this letter, the Jerome Township Zoning Inspector informed the Board of Trustees that the parcel in question lies in three separate zoning districts. The Inspector believes that this could have allowed for errors by previous zoning inspectors as well as make it difficult for the current owner (Jerome United Methodist Church) to make improvements to the property or be granted zoning permits. Especially so, because one of the districts is the Jerome Village PD.</p> <p>Vicinity Land Uses & Zoning</p> <p>Land uses to the south, east, and north appear to be residential in nature, with the proposed lot lying just north of the unincorporated community of Jerome. Also to the north, across Ryan Pkwy, there appears to be a large unimproved lot</p>
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that the use of is unclear. Land to the west appears to contain a drainage basin, a wooded area, and general open space.

When it comes to the zoning districts, the lot is surrounded on the north, west, and south by Planned Development District, and to the east and south by MDR.



Figure 1. Jerome Twp Zoning Map

Zoning Resolution

The Zoning Resolution is comprehensive and it establishes zoning districts, and provides purpose and intent of each of those districts.

The purpose of the RU District is to "preserve rural character and provide for land which is suitable for very low density residences as defined in the Comprehensive Plan". (Zoning Resolution pp.4-13)

The purpose of the MDR District is to "provide opportunity to develop single-family residential lots at more traditional suburban densities where appropriate, as defined by the Comprehensive Plan". (Zoning Resolution, pp.4-19)

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 cannot be achieved through a standard zoning district." (Zoning Resolution, pp.5-1)



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Comprehensive Plan

A comprehensive plan is a guide for decision-makers considering land use changes. The Jerome Township Comprehensive Plan was last updated in 2008.

The Plan’s vision for future land use in that location is Residential Conservation District. The Residential Conservation District is characterized by clustered residential uses for the purpose of preserving large areas of open space and/or significant natural features. They are typically designed as planned unit developments (a.k.a. Planned Development District) (County Plan, pp.111 & 134).

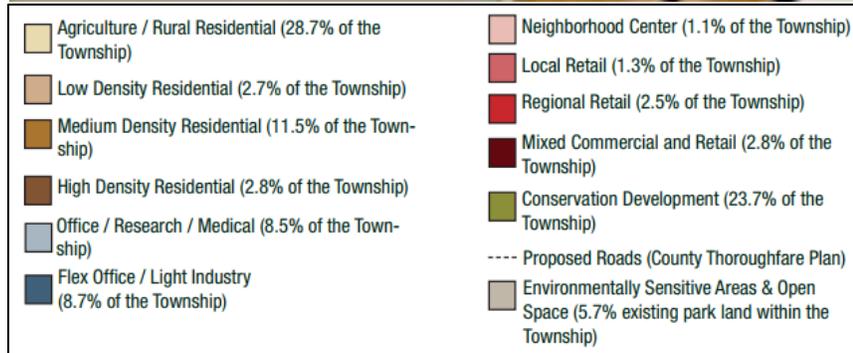


Figure 2. Jerome Twp Future Land Use Map



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	<p>Staff Comments</p> <p>In this situation, the Township is attempting to simplify the zoning on the lot, eliminate an island of RU, and bring the lot closer to alignment with the existing surrounding zoning districts. Staff has reviewed the possible zoning districts, and have determined that MDR is the most appropriate zoning district. The church is not part of the PD, so forcing them to comply with development standards and processes doesn't make sense.</p> <p>Although this does not align with the future land use map suggestion of "Conservation Development", the decision to rezone to MDR brings the property in line and in harmony with the existing land uses and character in the vicinity. So while it may not be a "perfect" solution, it is still a viable one.</p> <p>Staff recommends making sure contact is made with the Church and any of their comments and concerns taken into consideration. Staff also recommends reviewing the site layout to ensure that any potential nonconformities do not cause a bigger issue, as well as just to generally be aware of any nonconformities that may impact future improvement.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of the proposed zoning amendment. In addition, staff also recommends taking any comments or concerns of the Church into consideration, and to review the site layout for any nonconformities to avoid future conflicts.</p>
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<p>Z&S Committee Recommendations:</p>	
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