



Staff Report – Jerome Township Zoning Amendment: VN-10

Jurisdiction:	Jerome Township Zoning Commission c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	Jerome Village Company, LLC 375 N. Front Street Suite 200 Columbus, OH 43215 (614) 286-2055 barokb@nationwide.com davidfisher@kephartfisher.com
Request:	<p>The Zoning Commission received an application to rezone 69.590 acres. The proposal would rezone the acreage from Rural Residential District (RU) to Planned Development District (PD).</p> <p>Parcel(s)/Acre(s) involved:</p> <ul style="list-style-type: none">• 1700100310000• 1700100560000• 1700100340000 <p>Total acreage:</p> <ul style="list-style-type: none">• 69.590 acres <p>Existing use:</p> <ul style="list-style-type: none">• Agriculture• Single Family Dwelling <p>Proposed use:</p> <ul style="list-style-type: none">• Single Family Dwellings
Location:	The land involved is on the s of the intersection of Jerome Rd and Blaney Rd (Home Rd).
Staff Analysis:	<p>Jerome Village received final approval in July 2007 and has been modified several times since 2007.</p> <p>Plan & Uses.</p> <p>The Township's Comprehensive Plan identifies this area as a Medium Density Residential (Plan, pp. 6-3) with more medium-density residential to the north and south, and Higher-Density Residential to the west across Jerome Rd.</p>



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The Plan encourages medium-density residential developments to consist of single-family dwellings on lots of a size that offers an alternative to large-lot subdivisions to create population densities that act as a transition between higher intensity uses and lower density residential, as well as to attract neighboring commercial and office uses (Plan, pp. 6-6). These uses should range between 1 unit and 3 units per acre. Neighboring Concord Township, in Delaware County has the adjacent land zoned and planned for “Farm Residential” which is similar to Jerome Township’s Rural Residential.

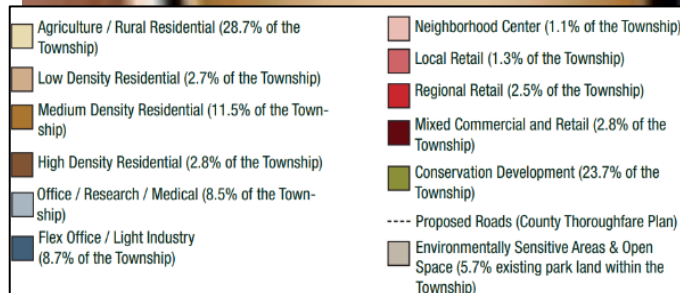


Figure 1: Jerome Township Land Use Plan (Plan pp. 6-3)

Adjacent and nearby uses appear to be mostly single-family dwellings, including the VN-5 subdivision to the south, with some agriculture as well.

The submitted application and site plan calls for 149 lots and a density of 2.14 dwelling units per acre and 25.39 acres (36%) of open space. At the completion of full build out of the Jerome Village Development, not less than 40% of the



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	<p>gross land area of the development shall be open space per the Regulation Text.</p> <p>Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text specified by the Zoning Resolution are satisfied.</p> <p>Traffic Impact A traffic study is included with the submittal. It includes scoping/MOU correspondence with the Union County Engineer's Office, which has conditionally approved the MOU upon the condition that their comments are incorporated.</p>
Staff Recommendations:	Staff recommends APPROVAL of the proposed rezoning to Planned Development (PD) based on the Jerome Township Comprehensive Plan. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.
Z&S Committee Recommendations:	