PLANNING COMMISSION MEETING TUESDAY, APRIL 9, 2024 6:00 P.M. Council Chambers 40 W MAIN ST, NEWARK, OH 43055

### <u>AGENDA</u>

### 1. CALL TO ORDER

### 2. APPROVAL OF MINUTES FOR THE MARCH 12, 2024 PLANNING COMMISSION MEETING

### **PUBLIC HEARING**

### 3. ZONING CHANGE FOR 15 MESSIMER DR. AND 55 SCHAFFNER DR., Newark, Ohio Application Number : PC-23-05 Owner: Licking Memorial Health Systems, Licking Memorial Hospital Applicant: Licking County Board of DD Current Zoning: GO – General Office and MFH Multi-Family High Rise Proposed Zoning: MFR - Multi-Family Residence

### 4. ZONING CHANGE FOR 359 THORNWOOD DR., Newark, Ohio

Application Number : PC-24-06 Owner: Jessica Binning Applicant: Jessica Binning Current Zoning: Single-Family Residence, RL – Low Density Proposed Zoning: AD- Agricultural

### **OLD BUSINESS**

### 5. RECOMMENDATION FOR 326 BELLE VISTA AVE., Newark, Ohio

Application Number : PC-23-40 Owner: Lp168 Property LLC Applicant: Lei Yang Current Zoning: Single Family Residence – RH – High Density Proposed Zoning: MFR - Multi-Family Residence

### 6. RECOMMENDATION FOR 994 MT. VERNON RD., Newark, Ohio

Application Number : PC-24-08 Owner: Jacob Jones Applicant: Jacob Jones Current Zoning: Single-Family Residence, RM – Medium Density Proposed Zoning: MFR – Multi-Family Residence

### NEW BUSINESS

There is none this meeting

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 14, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, April 15, 2024 4:30 P.M.

OBDINANCE NO. 24-09 pours BY:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 15 MESSIMER DRIVE AND 55 SCHAFFNER DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216684-00.000 AND PARCEL TAX ID #054-216684-00.003 FROM THAT OF GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 20\_\_\_.

PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_\_\_
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_\_\_
DATE APPROVED BY MAYOR: \_\_\_\_\_\_
DATE APPROVED BY MAYOR: \_\_\_\_\_\_\_
DIrector of Law
DESCRIPTION APPROVED: \_\_\_\_\_\_
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

## City of Newark Planning Commission Zoning District Change Application

Zoning File #	
PC Application #C-	24-05
Date Received: 1- 8-	-24
Received by:	
Amount Due:\$300.00	
Paid By: (circle one)	
Check #	Cash
Receipt #	1.1.1

### CITY OF NEWARK, OHIO | PLANNING COMMISSION

District Change		District Establishment (Newly Annexed)	
	Or	vner	and a second second
Property Owner: Lickin	g Memorial Health Systems Licking Mem	orial Haspelal	Telephone: 230-564-4062
Address: 1320 W. Mai		E-mail: CWebster@Imh	
City: Newark	State: Ohio	Zip: 43055	Fax: J
	gendas mailed rather than e-mailed [	]	
	Applicant/9	Representative	
Representative: Lickin	y County Baard of DD	Same as above 🗆	Telephone: 740-349-6588
Address: 116 N.23		E-mail: jason. umsto	
City: Newark	State: Ohid	Zip: 43055	Fax:
	gendas mailed rather than e-mailed [	]	
And the second s	Property	Location	
Street Address: 15 Mess	imer Drive		
Parcel Tax ID #: 054-2	16634-01.000	Number of Acres: 1,498	
Lot Number: (if applicab		Property Platted? Yes D No 🕅	
	District Cl	assification (Zoning C	Code 08-33, see <u>www.newarkohio.net</u> )
Present Zoning Distric	xt:	Proposed Zoning Distric	<b>:</b>
AD Agricultural		AD Agricultural	
CD Conservation		CD Conservation	Itutional
CSI Church School I     DC Downtown	institutional	DC Downtown	induorial
GB General Busines	8	GB General Business	
GC General Comme		GC General Commercial	
GI General Industria		Gi General Industrial	
GO General Office		GO General Office	
HB High Intensity Bu	isiness	HB High Intensity Busin	less
LB Limited Intensity		LB Limited Intensity Bu	siness
LC Limited Commercia	cial	LC Limited Commercia	
LI Limited Industrial		LI Limited Industrial	
LO Limited Office		LO Limited Office	
MB Medium Intensity		MB Medium Intensity Business	
MFC Multi-Family Co		MFC Multi-Family Condo     MEH Multi-Family High Bigg	
MFH Multi-Family Hi		MFH Multi-Family High Rise     MFR Multi-Family Residence	
<ul> <li>MFR Multi-Family Re</li> <li>Overlay Historic</li> </ul>	esidence	Overlay Historic	Dence
Planned Unit Develo	oment	Planned Unit Developm	pent
	Residence Manufactured Home	RMH Single-Family Residence Manufactured Home	
☐ Single-Family Reside		Single-Family Residence	
RS-Suburban RL-Low [	Density RM-Medium Density RH-High Density		sity RM-Medium Density RH-High Densit
RZL Single-Family R		RZL Single-Family Res	
SFC Single-Family C	Condo	SFC Single-Family Con	
TFR Two-Family Res	sidence	TFR Two-Family Resid	ence

Planning Commission Zoning District Change Application Page 1 of 2

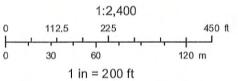
This Application only applies to the 1.498 acre parcel that will result after 0.625 acres is split from 054-216684-01.0         0.873 acres is split from 054-216685-00.003, and the 0.625 acres and 0.873 acres are combined into a 1.498 acre parcel. Lot split/consolidation application is attached.         Reputer Documentation and Process Overview         Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.         Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned       Moke: Tax Maps can be provided by the Engineering new wew.         Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned       Moke: Tax Maps can be provided by the Engineering Review.         Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels       Note: toget Description or Valid deed description)         Note: As 3000 Application and required documentation       Nate the Engineering Department to Schedule an Engineering Review.         Call the Newark City Engineering Department to Schedule an Engineering Review.       Call the Newark City Engineering Department to Schedule an Engineering Review.         Note: A \$3000 Application Fee must accompany this Application. Make check payable to "City of Newark".       State the Planning Commission Meetings.         Newark City Engineering Department + 40 W. Main Street (1st Floor).       Note: Tag Tag Deplacation Fee must accompany this Application. Make check			PC-24-05
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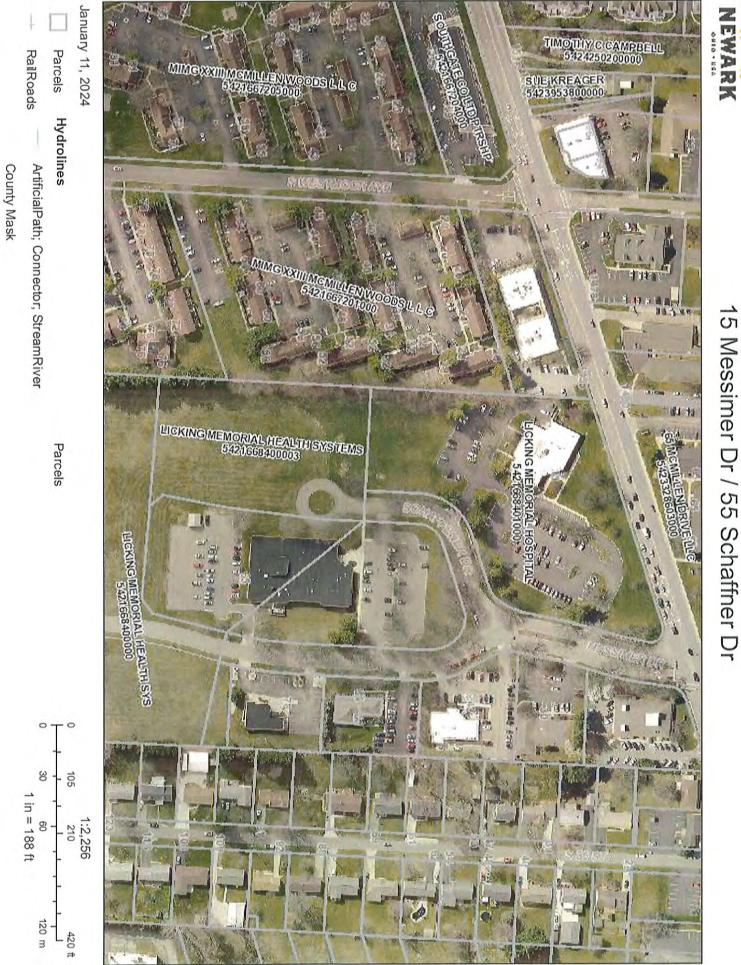


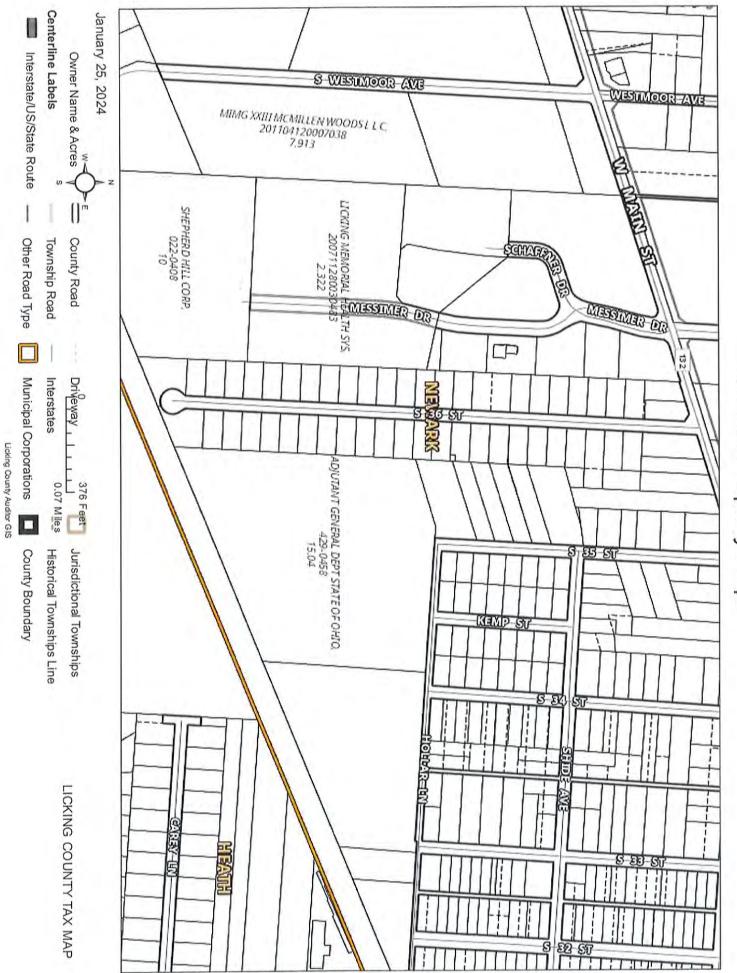
## Proposed Zoning Change - Schaffner Drive



February 5, 2024







OnTrac Property Map

### DESCRIPTION FOR A 1.498 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Newark, Third Quarter of Township 2, Range 12, United States Military Lands and being 0.625 acre tract (Parcel Number 054-216684-01.000) of a 4.01 acre tract conveyed to Licking Memorial Hospital Instrument Number 199004120005803 and being 0.873 acres of a 2.322 acre tract (Parcel Number 054-216684-00.003) as conveyed to Licking Memorial Health Systems as in Instrument Number 200711280030483, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 1.498 acre tract more particularly bounded and described as follows:

Beginning at a 5/8" rebar found at the southeastern corner of said 4.01 acre tract, the southwestern corner of the Schaffner Drive as recorded in Plat Book 13, Page 117, northwest corner of a 1.449 acre tract as conveyed to Licking Memorial Health Systems in Instrument Number 200711280030483;

Thence across said 2.322 acre tract Instrument Number 200711280030483 the following (3) courses and distances;

South 3°21'20" West, 158.54 feet to an iron pin set;

South 10°32'42" West, 31.85 feet to an iron pin sel;

North 86°35'02" West, 196.32 feet to an iron pin set;

Thence, North 3°21'20" East, 369.76 feet along the easterly line of a 4.726 acre tract as conveyed to MIMG XVII McMillen Woods LLC in Instrument Number 201104120007038 to an iron pin set, passing an iron pin set at 190.15 feet;

Thence, South 63°03'43" East, 218.56 feet with what represents a new line along said 4.01 acre tract to an iron piu set, in the westerly Right-of-Way line of Schaffner Drive;

Thence, South 3°21'20" West, 92.38 feet along the westerly Right-of-Way line of said Schaffner Drive to the **Point of Beginning** and **containing 1.498 acres** more of less according to a survey made by Verdantas in October of 2023;

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

ave)IIIIIIIIII

1 1-1-11

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS, 7830".

Subject to all valid and existing easements, restrictions and conditions of record.

October 10, 2023

Kevin T. Blaine, P.S.

Surveyor No. 7830

Z:\Project Files\KA-LZ\LickingDis\18921 - LCBDD Lot Split Combo\CAD\Survey\Legals

Page 1 of 1

ORDINANCE NO.

BY: ROtto

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 359 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216606-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD – AGRICULTURAL DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD - AGRICULTURAL DISTRICT, Zoning Code of the City of Newark.

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_\_ Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

MAYOR

FORM APPROVED:

Director of Law

DESCRIPTION APPROVED:

Brian Morehead, Engineer

Prepared by the Office of the Director of Law



Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax City of Newark Planning Commission Zoning District Change Application

Zoning File #	
PC Application #PC	-29-00
Date Received: 1-1 c	5-24
Received by:i> k	emp
Amount Due:\$300.00	
Paid By: (circle one)	
Check # 10 39	Gash
Receipt # 1628	66

### CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13			
X District Change		District Establishmer	nt (Newly Annexed)
	Or	vner	
Property Owner: Jessi	ca Binning (forme	riv Sullivah	Telephone: 7404031972
Address: 359 Thor		E-mail: jessicabil	nning 1993 cgmail.com
City: Newark	State: OH	Zip: 43056	Fax:
I would prefer to have ager	ndas mailed rather than e-mailed 🗆	]	
	Applicant/A	Representative	
Representative:		Same as above 🕅	Telephone:
Address:		E-mail:	
City:	State:	Zip:	Fax:
	idas mailed rather than e-mailed	1	
	A DE LA D	Location	
Street Address: 259 T			EL.
Street Address: 359 T		wark, of 430	
Parcel Tax ID #: 054-	216606-00.000	Number of Acres: 1	
Lot Number: (if applicable)	L	Property Platted? Yes [	
all a mainte	District Cl	assification (Zonin	ng Code 08-33, see <u>www.newarkohio.net</u> )
Present Zoning District:		Proposed Zoning Dist	rict:
AD Agricultural CD Conservation		AD Agricultural	
CSI Church School Insti	tutional	CSI Church School I	nstitutional
DC Downtown		DC Downtown	
GB General Business		GB General Busines	
GC General Commercial GI General Industrial		GC General Comme	1/10/10/17
GO General Office		GI General Industrial	
□ HB High Intensity Busine	226	B HB High Intensity Bu	siness
□ LB Limited Intensity Bus		LB Limited Intensity B	
LC Limited Commercial		LC Limited Commerce	
LI Limited Industrial		LI Limited Industrial	
LO Limited Office		LO Limited Office	
MB Medium Intensity Business     MEC Multi Family Condo			
<ul> <li>□ MFC Multi-Family Condo</li> <li>□ MFC Multi-Family Condo</li> <li>□ MFH Multi-Family High Rise</li> <li>□ MFH Multi-Family High Rise</li> </ul>			
☐ MFR Multi-Family Resid		│ □ MFH Multi-Family High Rise │ □ MFR Multi-Family Residence	
Overlay Historic	enec	Overlay Historic	sidence
Planned Unit Developme	ent	Planned Unit Develop	oment
RMH Single-Family Res	idence Manufactured Home		Residence Manufactured Home
X Single-Family Residence	e (Circle one)	Single-Family Reside	ence (Circle one)
	M-Medium Density RH-High Density		ensity RM-Medium Density RH-High Density
RZL Single-Family Resid		RZL Single-Family R     SEC Single-Family C	
<ul> <li>SFC Single-Family Condo</li> <li>TFR Two-Family Residence</li> </ul>		<ul> <li>SFC Single-Family C</li> <li>TFR Two-Family Res</li> </ul>	

Planning Commission Zoning District Change Application Page 1 of 2

		Zoning File #	PC-2, 4-0 6 PC Application #
	and the second second	Property Use	
Present Use: Primary	Residence	Proposed Prima	duse: ary residence + outdoor recreationa
		Additional Comments	
Reason For Reque Seo att			
	Required D	Documentation and Proces	ess Overview
<ul> <li>present, attach his/her behalf.</li> <li>Obtain a Tax M Note: Tax Maps</li> <li>Obtain a Legal Note: Legal Des</li> <li>Obtain a Parce Note: Aerial map</li> <li>Call the Newar Newark City En Note: The Engin</li> <li>Submit Applica Newark City En Note: A \$300 Ap</li> <li>Attend the Plan Newark City Con Note: be prepare</li> <li>I hereby certify that</li> <li>Property Owner Sig</li> <li>Sworn and subscritt</li> <li>My Commission Ex</li> </ul>	an Authorization Letter from Itap and Auditor's Parcel Nu- can be provided by the Engine Description of parcels to be cription must be reviewed and el Drawing or Map showing to s can be provided by the Engine k City Engineering Department - 40 W eering/ Zoning Authorization S at the information provide gnature:	m the property owner, giving the imbers of the parcels to be re-zo beering Department during the Engine a re-zoned. (typically a survey de stamped approved during the Engine the location of all buildings on the ineering Department during the Engine to schedule an Engineering V. Main Street (2nd Floor). (740) 67 Signature must be obtained prior to V tation V. Main Street (2nd Floor) y this Application. Make check pay and Council Meetings Street (1st Floor). Sign and Council Members' guestic Owner Acknowledgement	neering Review. escription or valid deed description) gineering Review. he parcels igineering Review. a Review 570-7727 Application processing-See Office Use below. hyable to "City of Newark". ions regarding your application it nd factual to the first of my knowledge. DEBRA L KELLE NOTARY PUBLIC DEBRA L KELLE NOTARY PUBLIC Comm. Expires 01-18-2024 Office Use Only Approved with Conditions Date: 2/5/224
		Recommendation to Cour	ncil – Office Use Only
Appro		Denied 🗖	Approved with Conditions
Planning Director S	ignature:		Date:
Contact the Clerk	mmission Recommendation k of Council regarding Coun s Office 40 W Main St (2nd Fl	on: ncil Public Hearing and Final Vote loor-Mayor's Office) (740) 670-751	te dates. 516.

Jessica Binning Wedding and Events Venue 359 Thornwood Dr Newark, OH 43056 740-403-1972 jessicabinning1993@gmail.com January 2024

### **General Company Description**

A little about me: I have always had a deep-rooted connection to this community; born and raised in Heath until I graduated from Heath High School in 2011 and moved to Columbus for college. I've always been a hard-working person and carried an unwavering ambition to fulfill my entrepreneurial dream of opening a unique wedding and events venue. In early 2023, my husband and our two little girls moved back to our roots and purchased an 11-acre property on Thornwood Dr to pursue this dream. Our primary home is on the property that we have spent fixing up over the last year. I wanted to live where my business would be located to ensure a watchful and attentive eye to oversee the operations and activities of this opportunity.

The property provides a picturesque landscape of woods, a beautifully stocked pond, and a horse barn. The wedding and events venue will provide a blend of modernized indoor and outdoor spaces. While weddings take center stage, our versatile space will be well-equipped to host a range of other occasions including corporate events, birthday parties, indoor/outdoor retreats, and community gatherings.

### Land Use:

- Primary business season: May to October (Friday-Sunday)
- Hours of operation: events end by 11 PM and off the premises by 12 AM
- Indoor and outdoor recreational facilities
- Outside event catering
- Alcohol/Liquor license
- Farm animals on property (i.e., horses, chickens, etc.)
- Vendors caterers, florists, DJ, food trucks, etc.

Building #1 (subject to final survey)

- Primary use for weddings and other large events
- Accommodate up to 200 people

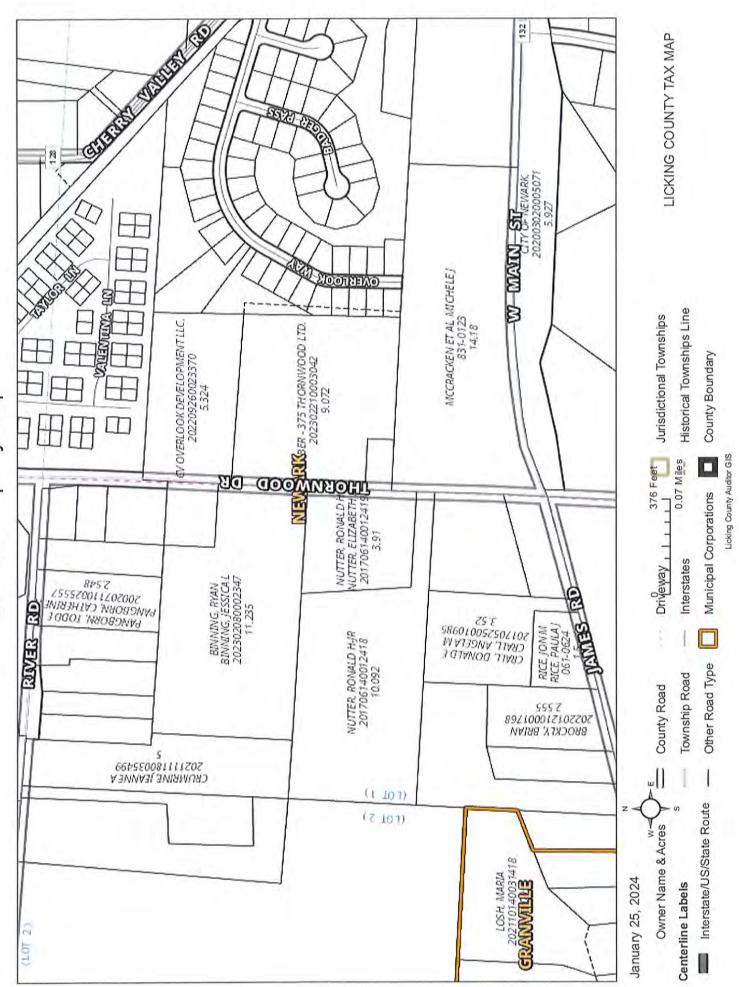
Building #2 (subject to final survey)

- Multi-purpose building (corporate events, indoor/outdoor retreats, community events, rehearsal dinners, etc)
- Accommodate up to 75 people

### Next Steps

Upon approval, the following actions will begin:

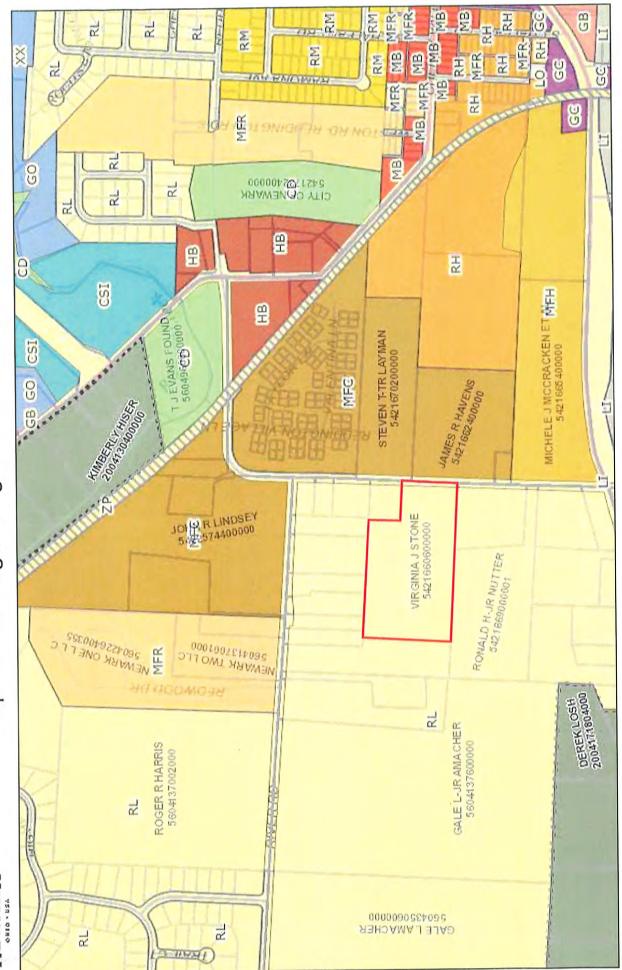
- · Register the business name with the secretary of state
- Attorney to draw out separation of parcels from personal residence
- Determine legal structure
- Submit liquor license application
- Apply for a Commercial Loan
- Secure contractor/builder
- Obtain required permits



OnTrac Property Map



# Proposed Zoning Change - 359 Thornwood Dr



February 5, 2024

1,320 ft

1:7,200 660

330

ε

4001

1 in = 600 ft

200

100

0 0

Zoning Classification

RH - High Density Single Family Residence District

RM - Medium Density Single Family Residence District

RS - Suburban District





## 359 Thornwood Dr.



Ε

8

 $^{40}$  1 in = 120 ft

8

0

ArtificialPath; Connector; StreamRiver

RailRoads

County Mask



**DAVID RHODES** 

NEWARK CITY DIRECTOR OF PUBLIC SERVICE City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

April 9, 2024

RE: APPLICATION NO. PC-23-40 for Zoning District Change

Location: 326 Belle Vista Ave. Current Zoning Classification: Single-Family Residence, RH – High Density District Requested Zoning Classification: MFR Multi-Family Residence Owner/Applicant: Lp168 Property LLC/Lei Yang

Re: 24-01 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCES -RH - HIGH DENSITY DISTRICT TO MFR - MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, March 12, 2024. Upon consideration of the information presented, the following actions are recommended:

 The zoning classification for the parcel at 326 Belle Vista Ave. shall remain Single-Family Residence, RH – High Density District. Ordinance 24-01 is not recommended for passage and approval by Council.

Sincerely,

David Rhodes Newark City Planning Commission Director

Cc: Law Director Zoning Inspector City Engineer

ORDINANCE NO. \_24-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this	day of	, 20
		PRESIDENT OF COUNCIL
ATTEST:Clerk c	of Council	
DATE FILED WI	TH MAYOR:	
DATE APPROVE	ED BY MAYOR:	
MAYOR	Anti	
FORM APPROV	ED: Director of Law	
DESCRIPTION /		prehead, Engineer

Prepared by the Office of the Director of Law



Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax City of Newark Planning Commission Zoning District Change Application

Zoning File #
PC Application # PC-23-40
Date Received: Gcc / 12/13/03
Received by:
Amount Due:\$300.00
Paid By: (circle one)
Check # _ 300.00 (Cash
Receipt # 162857

CITY OF NEWARK, OHIO   PLANNING COMMISSIC	CITY	OF NEWARK.	OHIO	PLANNING C	COMMISSIO
-------------------------------------------	------	------------	------	------------	-----------

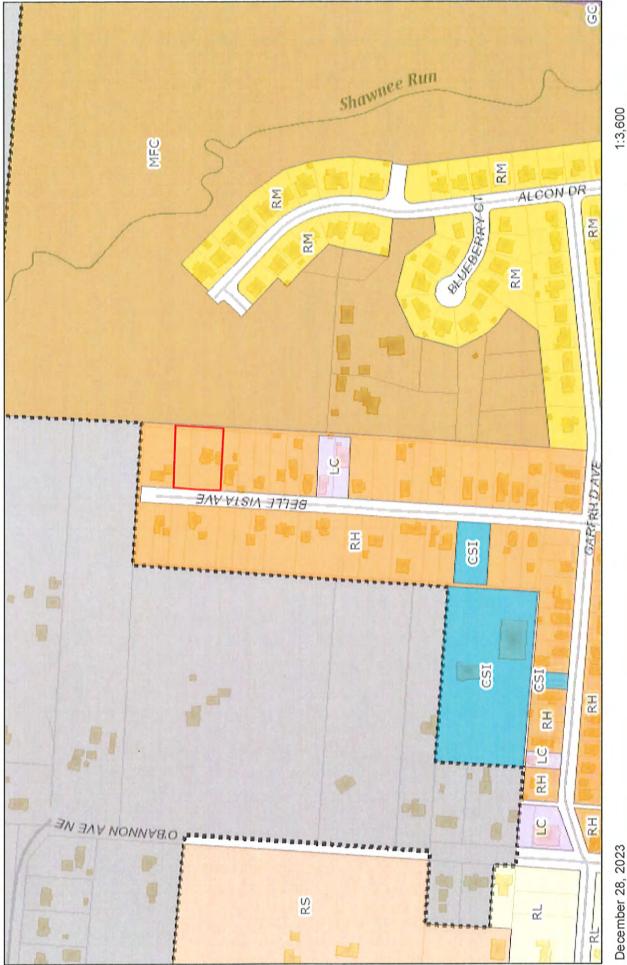
Rev 8/13		
District Change	District Establishment (	Newly Annexed)
Ou	mer	
Property Owner: LP163 Property LLC		Telephone: 614-886-5885
Address: 1719 Hill Rd N	E-mail: EVALIKESWIN	ne@Gmail.com
City: Pickerington State: 01-	Zip: 43/47	Fax:
I would prefer to have agendas mailed rather than e-mailed 🗖		
Applicant/R	epresentative	المالية خيرا وتعر
Representative: LEI TANG	Same as above 🗹	Telephone: 614-886-5885
Address: 1719 Hill Rol N	E-mail:	
City: Pickerington State: 014	Zip:	Fax:
I would prefer to have agendas mailed rather than e-mailed		
Property	Location	and the second second
Street Address: 326 Belle Vista Ave	Newark, OF	43055
Parcel Tax ID #: 054-19 040-00.00 054-01044-00.00		
Lot Number: (if applicable) 98 199 100	Property Platted? Yes X	No 🗆
District Cla	ssification (Zoning C	Code 08-33, see <u>www.newarkohio.net</u> )
Present Zoning District:	Proposed Zoning Distric	t:
<ul> <li>AD Agricultural</li> <li>CD Conservation</li> <li>CSI Church School Institutional</li> <li>DC Downtown</li> <li>GB General Business</li> <li>GC General Commercial</li> <li>GI General Industrial</li> <li>GO General Office</li> <li>HB High Intensity Business</li> <li>LC Limited Intensity Business</li> <li>LC Limited Industrial</li> <li>LO Limited Office</li> <li>MB Medium Intensity Business</li> <li>MFC Multi-Family Condo</li> <li>MFR Multi-Family Residence</li> <li>Overlay Historic</li> <li>Planned Unit Development</li> <li>RMH Single-Family Residence Manufactured Home</li> <li>Single-Family Residence Zero Lot Line</li> <li>SFC Single-Family Residence Zero Lot Line</li> </ul>	□ Single-Family Residend	ial ness siness l Business do Rise dence nent sidence Manufactured Home ce <b>(Circle one)</b> nsity <b>RM</b> -Medium Density <b>RH</b> -High Density sidence Zero Lot Line

Flood Zone: X

Planning Commission Zoning District Change Application Page 1 of 2



# Proposed Zoning Change - 326 Belle Vista Ave



200 m 660 ft 1 in = 300 ft1:3,600 330 165 20 010



376 + 0 Belle Vista Ave.

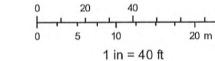


### December 15, 2023

Parcels

Street Labels

### County Mask



1:480

80 ft

### **Hydrolines**

- ArtificialPath; Connector; StreamRiver
- RailRoads -----

ØRDINANCE NO. 24-03 BY:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 994 MT VERNON ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-274176-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this	day of	, 20
		PRESIDENT OF COUNCIL
ATTEST:	of Council	
Clerk d	of Council	
DATE FILED WI	TH MAYOR:	
DATE APPROVI	ED BY MAYOR: _	
MAYOR	Ann	
FORM APPROV	ED: Director of La	aw
DESCRIPTION		Manaharad Englisher
	Bria	n Morehead, Engineer

Prepared by the Office of the Director of Law

### EXHIBIT "A"

Situated in the State of Ohio, County of Licking, City of Newark and being in Quarter 1, Township 2, Range 12, United States Military Lands and being a part of Lot 3 of Albert S. Stephan's Riverview Addition recorded in Plat Book 4, Page 93 and being all of Tract Three conveyed to ASP Construction Corp., An Ohio Corporation, in Official Record Volume 722, page 839, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for references at a 5/8" uncapped rebar found at the intersection of the southerly right-of-way of Riverview Drive (38 feet in width) with the easterly right-of-way of Mt Vernon Road (State Route 13) ( 60 feet in width), said rebar also being the northwesterly corner of Lot 4 of said Subdivision;

Thence, with the easterly right-of-way of said Mt. Vernon Road, South 18 degrees 26 minutes 00 seconds East, 140.00 feet to a 5/8" uncapped rebar found at the southwesterly corner of said Lot 4, the northwesterly corner of Lot 3 of said Subdivision and BEING THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, leaving said easterly right-of-way and with the common line between said Lots 3 & 4, North 88 degrees 18 minutes 06 seconds East, 173.29 feet to an iron pin set on said line;

Thence, leaving said common line and crossing said Lot 3 with the following two (2) courses:

- 1) South 29 degrees 10 minutes 05 seconds East, 75.56 feet to an iron pin set;
- South 88 degrees 18 minutes 06 seconds West, (parallel to the northerly line of said Lot 3), 187.99 feet to an iron pin set in the easterly right-of-way of said Mt. Vernon Road.

Thence, with the easterly right-of-way of said Mt. Vernon Road, North 18 degrees 26 minutes 00 seconds West, 70.00 feet to THE PLACE OF BEGINNING, CONTAINING 0.278 acres more or less, subject to all legal easements and rights-of-way of record and records in their respective utility offices.

Iron pins set are 30" x 1" O.D. with yellow plastic caps inscribed "HYDE P.S. 7529".

Basis of bearings is the easterly right-of-way of Mt. Vernon Road (State Route 13) as North 18 degrees 26 minutes 00 seconds West per Plat Book 4, page 93 and is for angular purposes only.

PPN: 54-274176-00.000

Description

Div. of Englandring City of Hewark, Ohio



Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

## City of Newark Planning Commission Zoning District Change Application

Zoning File #
PC Application # PC-24-0 0
Date Received: 1-12-24
Received by: Planne
Amount Due:\$300.00
Paid By: (circle one)
Check# 334 Cash
Receipt # 162 86 8

1

### CITY OF NEWARK, OHIO | PLANNING COMMISSION

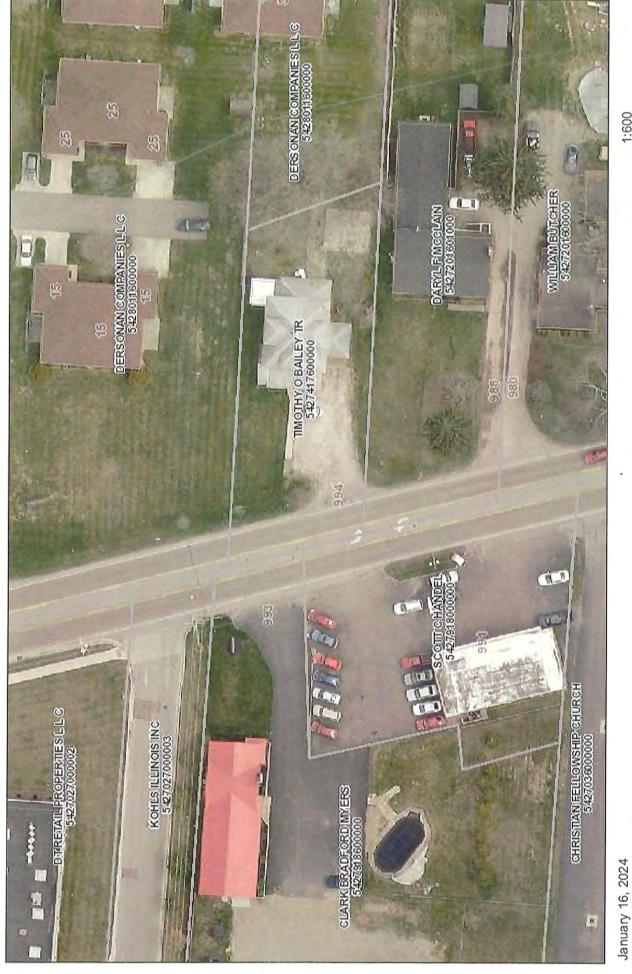
NOV OT D		_	
M District Change	District Establishment (Newly Annexed)		
Or	vner		
Property Owner: Jacob Jones	Telephone: 740-973-	4	
Address: 8370 Stickle Rd	Telephone: 740-973-44 E-mail: Jones Jake 740 & gmail. Com Zip: 43071 Fax: -		
City: Saint louisville State: Ohio	Zip:43071 Fax: -		
I would prefer to have agendas mailed rather than e-mailed [			
Applicant/9	<i>epresentative</i>		
Representative:	Same as above 🗹 Telephone:		
Address:	E-mail:		
City: State:	Zip: Fax:	-	
I would prefer to have agendas mailed rather than e-mailed [		-	
	Location		
	Rd		
Parcel Tax ID #: 054-274176-00 000	Number of Acres: , 2810		
Lot Number: (if applicable) 3	Property Platted? Yes I No		
District Cl	assification (Zoning Code 08-33, see <u>www.newarkohio.net</u> )		
Present Zoning District:	Proposed Zoning District:		
AD Agricultural	AD Agricultural     CD Conservation		
CD Conservation CSI Church School Institutional	CD Conservation     CSI Church School Institutional		
DC Downtown	DC Downtown		
GB General Business	GB General Business		
GC General Commercial	GC General Commercial		
GI General Industrial	GI General Industrial		
<ul> <li>GO General Office</li> <li>HB High Intensity Business</li> </ul>	GO General Office     HB High Intensity Business		
LB Limited Intensity Business	LB Limited Intensity Business		
LC Limited Commercial	LC Limited Commercial		
LI Limited Industrial	LI Limited Industrial		
LO Limited Office	LO Limited Office		
MB Medium Intensity Business     MEC Multi Family Condo	MB Medium Intensity Business     MFC Multi-Family Condo		
<ul> <li>MFC Multi-Family Condo</li> <li>MFH Multi-Family High Rise</li> </ul>	MFH Multi-Family Condo		
MFR Multi-Family Residence	MFR Multi-Family Residence		
Overlay Historic	Overlay Historic		
Planned Unit Development	Planned Unit Development		
RMH Single-Family Residence Manufactured Home	RMH Single-Family Residence Manufactured Home		
Single-Family Residence (Circle one)			
DO Cubushan Di Law Dansity DD Madium Dansity DH Link Dansity	Single-Family Residence (Circle one)	in l	
RS-Suburban RL-Low Density RM Medium Density RH-High Density	RS-Suburban RL-Low Density RM-Medium Density RH-High Dens	ity	
RS-Suburban RL-Low Density Medium Density RH-High Density RZL Single-Family Residence Zero Lot Line SFC Single-Family Condo		ity	

Planning Commission Zoning District Change Application Page 1 of 2

		PC-24-08
	Zoning File #	PC Application #
and the second second	Property Use	West Contraction of the second
Vacant lot	Proposed	Use: Tripber .
	Additional Comments	
Reason For Request:		
<b>Required Dod Complete Application Form – must include th</b>	cumentation and Proces	
<ul> <li>present, attach an Authorization Letter from this/her behalf.</li> <li>Obtain a Tax Map and Auditor's Parcel Number Note: Tax Maps can be provided by the Engineer</li> <li>Obtain a Legal Description of parcels to be reviewed and state of the Note: Legal Description must be reviewed and state of the Newark City Engineering Department - 40 W. Note: Aerial maps can be provided by the Engine</li> <li>Call the Newark City Engineering Department - 40 W. Note: The Engineering/ Zoning Authorization Sign Submit Application and required documentate Newark City Engineering Department - 40 W. Note: A \$300 Application Fee must accompany II</li> <li>Attend the Planning Commission Meetings a Newark City Council Chambers, 40 W. Main State Note: be prepared to answer Planning Commission</li> </ul>	bers of the parcels to be re-zon ing Department during the Engine e-zoned. (typically a survey de amped approved during the Engine e location of all buildings on the sering Department during the Engine to schedule an Engineering Main Street (2nd Floor). (740) 6' nature must be obtained prior to tion Main Street (2nd Floor). (740) 6' nature must be obtained prior to tion Main Street (2nd Floor) his Application. Make check pay and Council Meetings treet (1st Floor). ion and Council Members' question	eering Review. escription or valid deed description) ineering Review. the parcels gineering Review. Review 70-7727 Application processing-See Office Use below. yable to "City of Newark".
hereby certify that the information provided	wner Acknowledgemen	
1 - 12		Date: 01/12/2024
Property Owner Signature:	Taulou	.20 24 (
Sworn and subscribed before me this	_ day of	>,202
My Commission Expires:	24	Notary Public
Engineering/Zo	ning Authorization – (	Office Use Only
Approved 🖻	Denied 🗆	Approved with Conditions
Engineering Signature:	/	Date: 1/19/2024
Comments/Conditions: Deschiption	APPROUSD FOR ZO	www. AURROSSS.
Planning Commission I	Recommendation to Cou	ıncil – Office Use Only
Approved 🗆	Denied 🗆	Approved with Conditions □
Planning Director Signature:		Date:
Conditions:		
After Planning Commission Recommendatio	cil Public Hearing and Final Vo	ote dates.
Clerk of Council's Office 40 W Main St (2nd Fle	oor-Mayor's Office) (740) 670-7	516.



## 994 Mt. Vernon Rd.



Hydrolines County Mask ArtificialPath; Connector; StreamRiver

RailRoads

+

Street Labels

Parcels

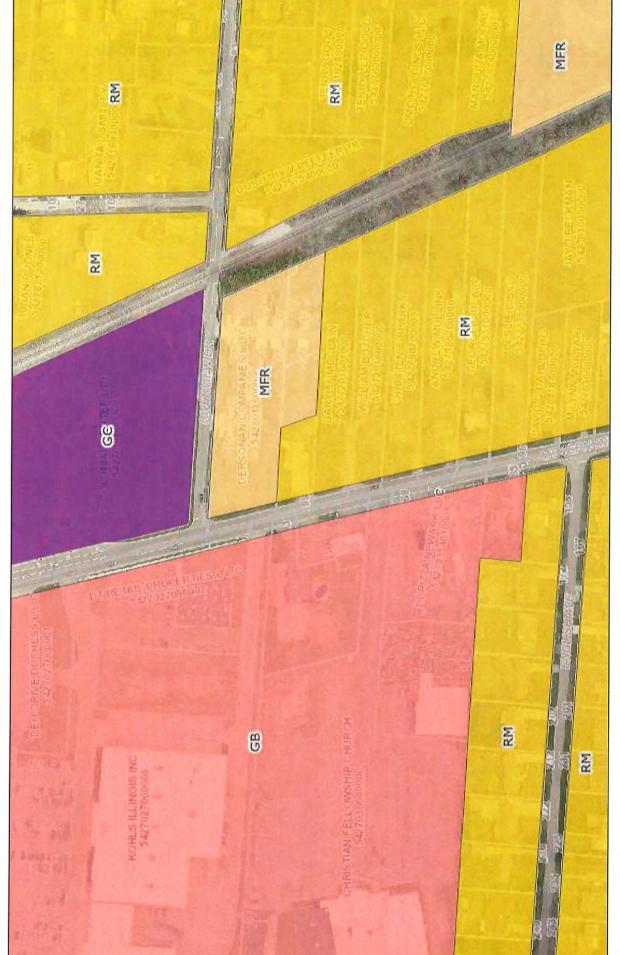
1:600 25 50 100 ft 5 10 20 m 1 in = 50 ft

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# 994 Mt. Vernon Rd.



January 16, 2024