

**PLANNING COMMISSION MEETING  
TUESDAY, MAY 10, 2022 6:00 P.M.  
Council Chambers  
40 W MAIN ST, NEWARK, OH 43055**

## **AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE APRIL 12, 2022 PLANNING COMMISSION MEETING**

### **OLD BUSINESS**

- 3. RECOMMENDATION FOR ZONING CHANGE FOR MULTIPLE PARCELS ON HUDSON AVE., ELMWOOD AVE., MT. VERNON RD.**  
Application Number : PC-22-04  
Owner: Multiple Owners  
Applicant: Newark Planning Commission  
Current Zoning: CSI – Church School Institutional; GO- General Office; LB – Limited Intensity Business; MB – Medium Intensity Business; MFR – Multi-Family Residence; Single-Family Residence-RH-High Density; TRF – Two-Family Residence  
Proposed Zoning: DC – Downtown District
- 4. RECOMMENDATION FOR ZONING CHANGE FOR 1303 LOGPOND DRIVE**  
Application Number : PC-22-07  
Owner: Eric W. Skipper  
Applicant: John Roush  
Current Zoning: GB – General Business District  
Proposed Zoning: MFR – Multi-Family Residence District
- 5. RECOMMENDATION FOR ZONING CHANGE FOR 170 RIVERVIEW DR.**  
Application Number : PC-22-08  
Owner: SokoMac Investments LLC  
Applicant: Conrad Sokolowski  
Current Zoning: GB – General Business District  
Proposed Zoning: MFR – Multi-Family Residence District

### **NEW BUSINESS**

- 6. SITE PLAN REVIEW FOR OFFICE BUILDING ADDITION FOR EDWARD JONES CO., 711 W. CHURCH ST.**  
Application Number : PC-22-18  
Owner: Jeff and Jane Cox, 711 West Church St., Newark, Oh  
Applicant: The Works – Northpoint Ohio LLC, 19 North 4<sup>th</sup> Street, Newark, Oh

### **MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 14, 2022, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MAY 16, 2022 4:30 P.M.**



**DAVID RHODES**  
NEWARK CITY  
DIRECTOR OF PUBLIC

City Hall  
40 West Main Street  
Newark, Ohio 43055-5531  
www.newarkohio.net

(740) 670-7703  
drhodes@newarkohio.net

May 6, 2022

RE: APPLICATION NO. PC-22-04 for Zoning District Change

Location: Multiple Parcels on Hudson Ave., Elmwood Ave., Mt. Vernon Rd.

Parcel #: Multiple

Current Zoning Classification: CSI – Church School Institutional; GO- General Office; LB – Limited Intensity Business; MB – Medium Intensity Business; MFR – Multi-Family Residence; Single-Family Residence-RH-High Density; TRF – Two-Family Residence

Requested Zoning Classification: DC – Downtown District

Applicant: Newark Planning Commission

Re: **Ordinance No. 22-08** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS MULTIPLE PARCELS ON HUDSON AVENUE, ELMWOOD AVENUE AND MT. VERNON ROAD BETWEEN SR I6 AND ST. CLAIR/HOOVER STREETS (SEE ATTACHED EXHIBIT 1), CITY OF NEWARK, LICKING COUNTY, OHIO, FROM THAT OF CSI-CHURCH SCHOOL INSTITUTIONAL; GO – GENERAL OFFICE; LB – LIMITED INTENSITY BUSINESS; MB – MEDIUM INTENSITY BUSINESS; MFR – MULTI-FAMILY RESIDENCE; SINGLE FAMILY RESIDENCE – RH – HIGH DENSITY AND TRF – TWO –FAMILY RESIDENCE DISTRICTS TO DC – DOWNTOWN 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, April 12, 2022 and the following were public comments for and against this proposal:

**Steve Layman, 9 North 3<sup>rd</sup> Street** – Mr. Layman explained that when the new zoning ordinance was created in 2008, there was a new map drawn and that everything was zoned at that time as it was, such as Two Family Residence, Single Family Residence etc. Since that time a number of houses have been torn down and those lots are now zoned in ways that really do not make sense. I do not own any property in this district. I do represent the Newark Development Partners who is a community investment corporation with a partnership between the City and

the Chamber of Commerce and that board owns property within this district and is in favor of the rezoning. The Downtown District is the broadest district, it allows for commercial, retail and residential. If you look at the nature of the area, there's residential, commercial, retail a church, there is office and there is all kind of different stuff. To allow for a productive re-use in that area it just seemed appropriate to get the zoning lined up that would allow a multitude of different things. That's how we got here to this application.

**Scott Lowry, 190 Hudson Ave.** – Mr. Lowry had questions as far as the implications to them as property owners. He questioned the situation in the current Downtown Area as far as the flowers etc. and if eminent domain will apply in the future. He also questioned if this will create a change in the property taxes for the area.

**Mayor Hall** – Mayor Hall explained that the Downtown Area has a SID (Special Improvement District) that has defined lines and that the downtown property owners pay into that to have services above and beyond what is provided by the City tax dollars. He explained that the area would not be automatically included in that. He said there could possibly be another SID or an extension of the current SID, but that it would require a certain percentage of people in that area to be compliant with that and that he doesn't feel that in the near future that would be instituted. He also explained that those property owners would not inherit that SID agreement and responsibility. The Mayor went on to explain how a SID is formed and how it works. The Mayor explained the intent of the rezoning is to uplift the area being rezoned. It also prompts some investors and developers to do some things in the area. The Mayor says he sees no reason to take anyone's ground, because the City wants private sector to develop the ground. The Mayor explained the Newark Develop Partners is an arm of the City and Chamber that the City looks to for help in redeveloping and improving areas. The Mayor also mentioned the previous one way traffic plan tended to bring down the neighborhood, therefore the implementation of the two way traffic pattern again. As far as the property tax increase, the Mayor and Mr. Layman do not anticipate a substantial increase in the property taxes, other than the normal reappraisal that is done by the County every three years. While this may warrant an increase in the appraisals, that would also warrant higher property values for the properties involved.

**Carol Floyd, 198, Mt. Vernon Road** – Mrs. Floyd spoke as a citizen, not a member of the Planning Commission. She explained that she lives in this area and has for the past 59 years. Since she has lived there she has seen lots of change in the area, good and bad. She also stated that she would not be voting on this next month because she has a vested interest. She also made everyone aware that the City has already voted to expand the Downtown District out West Main Street to 11<sup>th</sup> Street. She explained that there has always been a business across the street from her residence, in the beginning it was a little grocery store, but has changes several times over the years. She also explained that there are currently businesses and offices all around her. She doesn't see that this would create problems for the people living in the area and feels that in the long term it could improve things. She wanted everyone to know that she thinks this could change the area over time, but doesn't see anything drastic happening real soon because this will all be private investors involved.

**Holly Watson, 258 Hudson Ave.** – Ms. Watson questioned what exactly is different with this zoning change.

**Brian Morehead, City Engineer** – Mr. Morehead suggested spending some time reading the zoning code. He said if you read that, you will see that the DC District is the most open in the City as far as requirements such as parking, setbacks and landscaping and it's open for a lot of different types of development and uses.

**Mayor Hall** – The Mayor explained with that being said about the DC District and it's requirements, it still doesn't mean that people can do whatever they want, most still have to

come through the Planning Commission and they have goals to try to help improve the area and lift some things up and that the City also has a responsibility to keep a certain amount of commercial taxation to keep the City viable.

**Ms. Watson** – Ms. Watson asked how it's currently zoned as it relates to business.

**Mayor Hall and Mr. Morehead** – They explained there are currently 7 different types of zoning there.

**Ms. Watson** – Ms. Watson questioned, then what does this add to it or change.

**Mr. Layman** – Mr. Layman explained that when the map was redrawn they tried to rezone things as what they were at that time, so you could have three adjacent properties all zoned differently and if those properties were torn down, you couldn't do something across all three lots because they are all zoned differently, so this is an attempt to allow reasonable development and redevelopment to happen specifically where houses have been torn down. The Zoning Code started out with 11 different zones and went to 22.

**Mayor Hall** – I just want to interject that there are a lot of different little parts and pieces when it comes to zoning, you can't just do whatever you want. There are building codes and Planning Commission etc. so you can't just do whatever you want even though it may come under a zoning code.

**Ms. Watson** – Who is responsible for controlling the quality. Two different businesses don't necessarily compare to another.

**Mayor Hall** – What you need to understand is zoning only allows for zoning but does not necessarily dictate what will end up going in there. The Council in the end votes on everything, so that's why you should keep in touch with your Council Member. This Zoning Change will allow for the neighborhood to be more uniform and more attractive in the end.

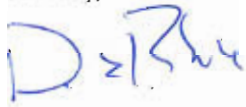
**Ms. Watson** – Would this increase police presence in the area?

**Mayor Hall** – Not necessarily. They are on a call basis, so if there were more calls then, yes. If there is deemed a need for more patrols then they would increase their patrols.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the multiple parcels on Hudson Ave., Elmwood Ave. and Mt. Vernon Rd. shall be changed to DC - Downtown District. Ordinance 22-08 is recommended for passage and approval by Council.

Sincerely,



David Rhodes  
Newark City Planning Commission Director

Cc: Law Director  
Zoning Inspector  
City Engineer



Planning Commission  
 c/o Engineering Department  
 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

[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

**Office Use Only**  
 Zoning File # N/A  
 PC Application # PC-22-04  
 Date Received: 1/24/22  
 Received by: P/NoMP  
 Amount Due: \$100.00 NC  
 Paid By: (circle one)  
 Check #      Cash  
 Receipt #     

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: Multiple Property Owners – See attached list of parcels and owners		Telephone:	
Address:		E-mail:	
City:	State:	Zip:	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: Newark City Planning Commission		Same as above <input type="checkbox"/>	Telephone: 740-670-7727
Address: 40 West Main Street		E-mail: engadmin@newarkohio.net	
City: Newark	State: Ohio	Zip: 43055	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: Multiple parcels on Hudson Ave, Elmwood Ave, and Mt Vernon Rd, between SR 16 and St Clair / Hoover Street			
Parcel Tax ID #: See attached list		Number of Acres:	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> <span style="float: right;">(Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a>)</span>			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input checked="" type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input checked="" type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input checked="" type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input checked="" type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH-High Density</u> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input checked="" type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input checked="" type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

**Property Use****Present Use:**

CSI, GO, LB, MB, MFR, RH and TFR Districts

**Proposed Use:** DC District**Additional Comments****Reason For Request:**

Expansion of the Downtown Commercial District to allow a greater variety of mixed-use development of these parcels in the future.

**Required Documentation and Process Overview**

- Original Application Form – must contain notarized signature of the property owner
- Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the [Licking County Engineer's Office](#) for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. [Licking County Engineer's Office is located at 20 Scuth 2<sup>nd</sup> St \(3<sup>rd</sup> Floor\) Newark, OH 43055 \(740\) 670-5280.](#)
- Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)  
**Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department**
- A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
- Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
- Call the [Newark City Engineering/Zoning Department](#) to schedule a Zoning and Legal Description Review. [Newark City Engineering/Zoning Department is located at 40 W. Main Street \(2nd Floor\) Newark, OH 43055 \(740\) 670-7727](#)  
**Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.**
- Submit all application materials to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
- Attend the [Planning Commission Meetings](#) and [Council Meetings](#) held in Newark City Council Chambers, 40 W. Main Street (1<sup>st</sup> Floor) throughout the process. The process typically takes 3 -4 months to complete.  
**Note: be prepared to answer Planning Commission and Council Member's questions regarding your application**

**Owner Acknowledgement**

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: \_\_\_\_\_

Date 2/9/2022Sworn and subscribed before me this 10<sup>th</sup> day of February, 2022My Commission Expires: 5/11/2024

Notary Public

**Engineering/Zoning Authorization – Office Use Only**Approved Denied Approved with Conditions Representative Signature: Ben R. MohrDate 2/10/2022

Comments/Conditions: \_\_\_\_\_

**Planning Commission Recommendation to Council – Office Use Only**Approved Denied Approved with Conditions   
(See Letter of Recommendation)

Planning Director Signature: \_\_\_\_\_

Date \_\_\_\_\_

Conditions: \_\_\_\_\_

**After Planning Commission Recommendation:**

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote.  
[Clerk of Council's Office](#) is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

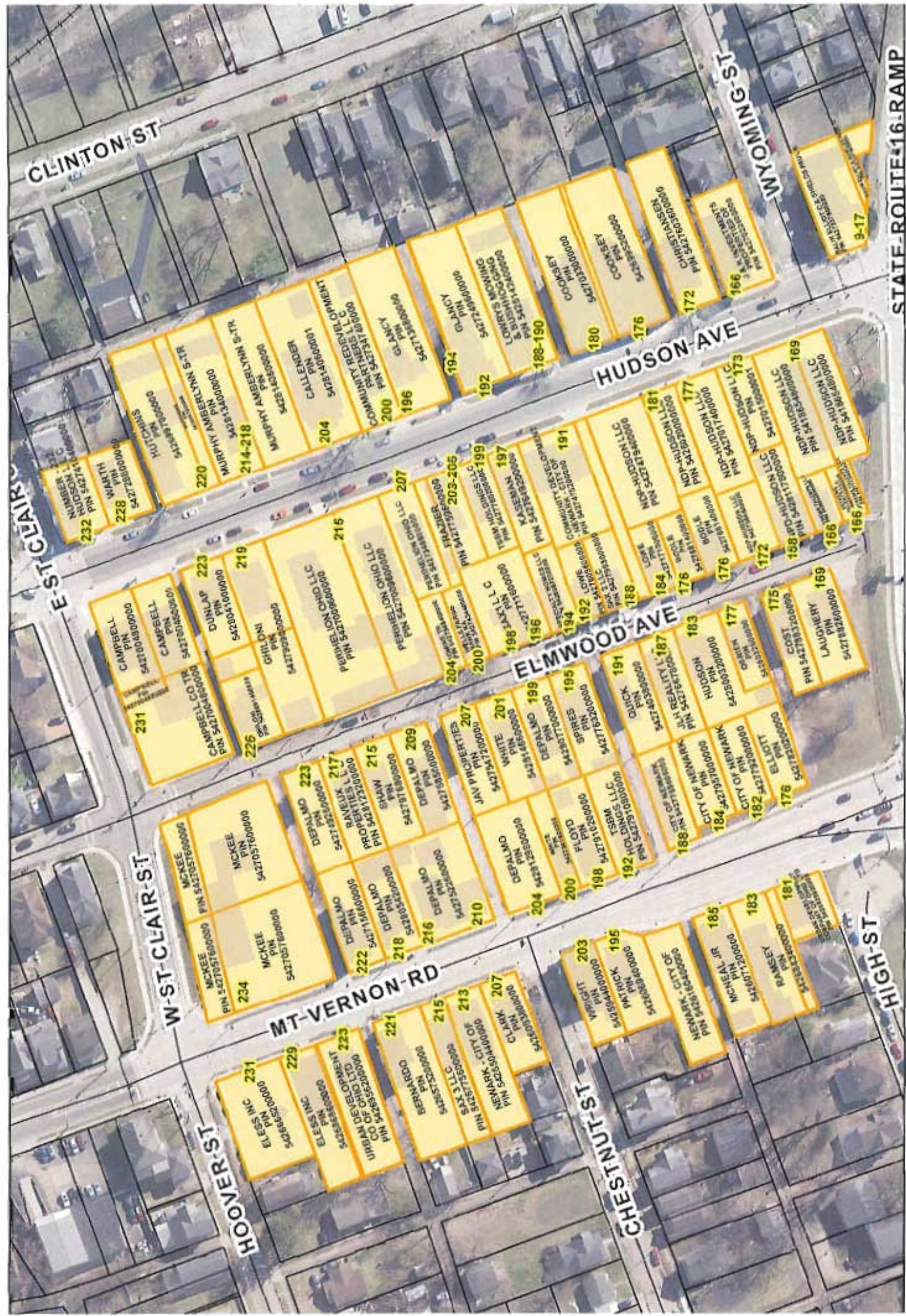
	PARCEL NUMBER	FIRST NAME	LAST NAME	PHYSICAL ADDRESS
1	5427337800000	SHIELDS PAUL G	BAUM ELLIOT C	9-17 WYOMING ST
2	5426575200000	EDITH IRENE	BERNARDO	221 MT VERNON RD
3	5427881400000	CHARLES T-CO-TR	BODLE	176 ELMWOOD AVE
4	5428140600001	ROBERT C	CALLENDER	204 HUDSON AVE
5	5427004800000	LARRY L	CAMPBELL	231 HUDSON AVE
6	5427603600000	VICKY M	CHRISTIANSEN	172 HUDSON AVE
7	5426083800000	ASHLEY C	CLARK	207 MT VERNON RD
8	5427475200000		COMMUNITY DEVELOPMENT - NEWARK - CITY OF	191 HUDSON AVE
9	5427347400000		COMMUNITY REDEVELOPMENT PARTNERS L L C	200 HUDSON AVE
10	5427033000000	RAYMOND T	COOKSEY	180 HUDSON AVE
11	5426995200000	RAYMOND T & LORI J	COOKSEY	176 HUDSON AVE
12	5427883200000	NATALIE	COST	175 ELMWOOD AVE
13	5427585000000	GERALD	DEPALMO	209 ELMWOOD AVE
14	5428077000000	GERALD	DEPALMO	199 ELMWOOD AVE
15	5428129800000	GERALD P	DEPALMO	204 MT VERNON RD
16	5427492600000	GERALD	DEPALMO	223 ELMWOOD AVE
17	5427156600000	GERALD P	DEPALMO	222 MT VERNON RD
18	5428054200000	GERALD P	DEPALMO	218 MT VERNON RD
19	5427522600000	GERALD P	DEPALMO	210 MT VERNON RD
20	5428041000000	DIANA	DUNLAP	223 HUDSON AVE
21	5426665200000		ELESS INC	231 MT VERNON RD
22	5426868600000		ELESS INC	229 MT VERNON RD
23	5427820200000	STEVEN SETH	ELLIOTT	176 MT VERNON RD
24	5427712800000		EXTREME TALENTS LLC	164 ELMWOOD AVE
25	5428044000000		EXTREME TALENTS LLC	166 ELMWOOD AVE
26	5427910200000	CAROL A	FLOYD	198 MT VERNON RD
27	5427759600000	MYRTLE	FRAZIER	203-205 HUDSON AVE
28	5427909000000	DANIEL A	GHILONI	219 HUDSON AVE
29	5428091400000	MARGARET	GHILONI	226 ELMWOOD AVE
30	5427249600000	GREGORY	GLANCY	192-194 HUDSON AVE
31	5427136800000	GREGORY E	GLANCY	196 HUDSON AVE
32	5428003200000	LINDA L	HUDSON	183 ELMWOOD AVE
33	5426997000000	KERBY D & MARY B	HUTCHINS	220 HUDSON AVE
34	5427022800000		J & K INVESTMENTS PROPERTIES OF CENTRAL OHIO LL	166 HUDSON AVE
35	5427547200000		JAV PROPERTIES	205-207 ELMWOOD AVE
36	5427667800000		JLH REALTY LLC	187 ELMWOOD AVE
37	5427649200000	BARB	KASEMAN	197 HUDSON AVE
38	5427882600000	BETH A	LAUGHERY	169 ELMWOOD AVE
39	5427609600000	GARY A & SONDR	LOWE	192 ELMWOOD AVE
40	5427171000000	GARY A & SONDR	LOWE	184 ELMWOOD AVE
41	5428142400000		LOWRY'S MOWING & BUSHHOGGING	188-190 HUDSON AVE
42	5427057600000	ERIC N & PRISCILLA A	MCKEE	234 MT VERNON RD
43	5426071200000	JOSEPH D	MCNEAL JR	185 MT VERNON RD
44	5428134000000	AMBERLYN S	MURPHY	214-218 HUDSON AVE
45	5428140600000	AMBERLYN S	MURPHY	210 HUDSON AVE
46	5428020000000		NDP-HUDSON LLC	181 HUDSON AVE
47	5427017400000		NDP-HUDSON LLC	177 HUDSON AVE
48	5418654800000		NDP-HUDSON LLC	169 HUDSON AVE
49	5427015000001		NDP-HUDSON LLC	173 HUDSON AVE
50	5427479400000		NDP-HUDSON LLC	185 HUDSON AVE
51	5427366600000		NDP-HUDSON LLC	172 ELMWOOD AVE
52	5428117800000		NDP-HUDSON LLC	168 ELMWOOD AVE
53	5427765600000		NEWARK - CITY OF	188 MT VERNON RD
54	5426180400000		NEWARK - CITY OF	191 MT VERNON RD
55	5426504400000		NEWARK - CITY OF	213 MT VERNON RD
56	5427792000000		NEWARK - CITY OF	182 MT VERNON RD
57	5427957000000		NEWARK - CITY OF	184 MT VERNON RD
58	5427765600000		NEWARK - CITY OF	188 MT VERNON RD
59	5427410400000		NUMBER - 232 HUDSON L L C	232 HUDSON AVE
60	5428032600000	SON	OBRIEN	177 ELMWOOD AVE
61	5426069400000	RANDY L	PATRICK	195 MT VERNON RD

	PARCEL NUMBER	FIRST NAME	LAST NAME	PHYSICAL ADDRESS
62	5427009600000		PERIHELION OHIO LLC	215 HUDSON AVE
63	5427346800000		PERIHELION OHIO LLC	207 HUDSON AVE
64	5427403800000	CHARLES E-JR	QUICK	191 ELMWOOD AVE
65	5426843400000	CHRISTOPHER	RAMSEY	183 MT VERNON RD
66	5428123200000		RAVEUX PROPERTIES L L C	217 ELMWOOD AVE
67	5427545400000	ROBERT C	ROMINE TR	204 ELMWOOD AVE
68	5427993000000		SAX 2 LLC	188 ELMWOOD AVE
69	5426775600000		SAX 3 LLC	215 MT VERNON RD
70	5427711600000		SAX 1 LLC	196-198 ELMWOOD AVE
71	5427976800000	JOHN & AMY	SHAW	215 ELMWOOD AVE
72	5428087200000		SPECIALTY HOMES LLC	194 ELMWOOD AVE
73	5427763200000	KAY	SPIRES	195 ELMWOOD AVE
74	5427910800000		TSBM HOLDINGS LLC	192 MT VERNON RD
75	5427760200000		TSBM HOLDINGS LLC	199 HUDSON AVE
76	5426956200000		URBAN DEVELOPMENT CO OF OHIO LTD	223 MT VERNON RD
77	5426829000000		URBAN DEVELOPMENT COMPANY OF OHIO LTD	181 MT VERNON RD
78	5427288000000	KONNIE C-TR	WARTH	228 HUDSON AVE
79	5427434400000		WELLS FARGO BANK NA	200 ELMWOOD AVE
80	5427561600000	CHRISTINE S-TR	WHITE	200 MT VERNON RD
81	5428146600000	CHRISTINE S-TR	WHITE	201 ELMWOOD AVE
82	5425944000000	PAUL	WRIGHT	203 MT VERNON RD

*Process & Addresses*

**APPROVED** FOR ZONING PURPOSES  
 by *Paul Stahl* 2/9/2022  
 Div. of Engineering  
 City of Newark, Ohio



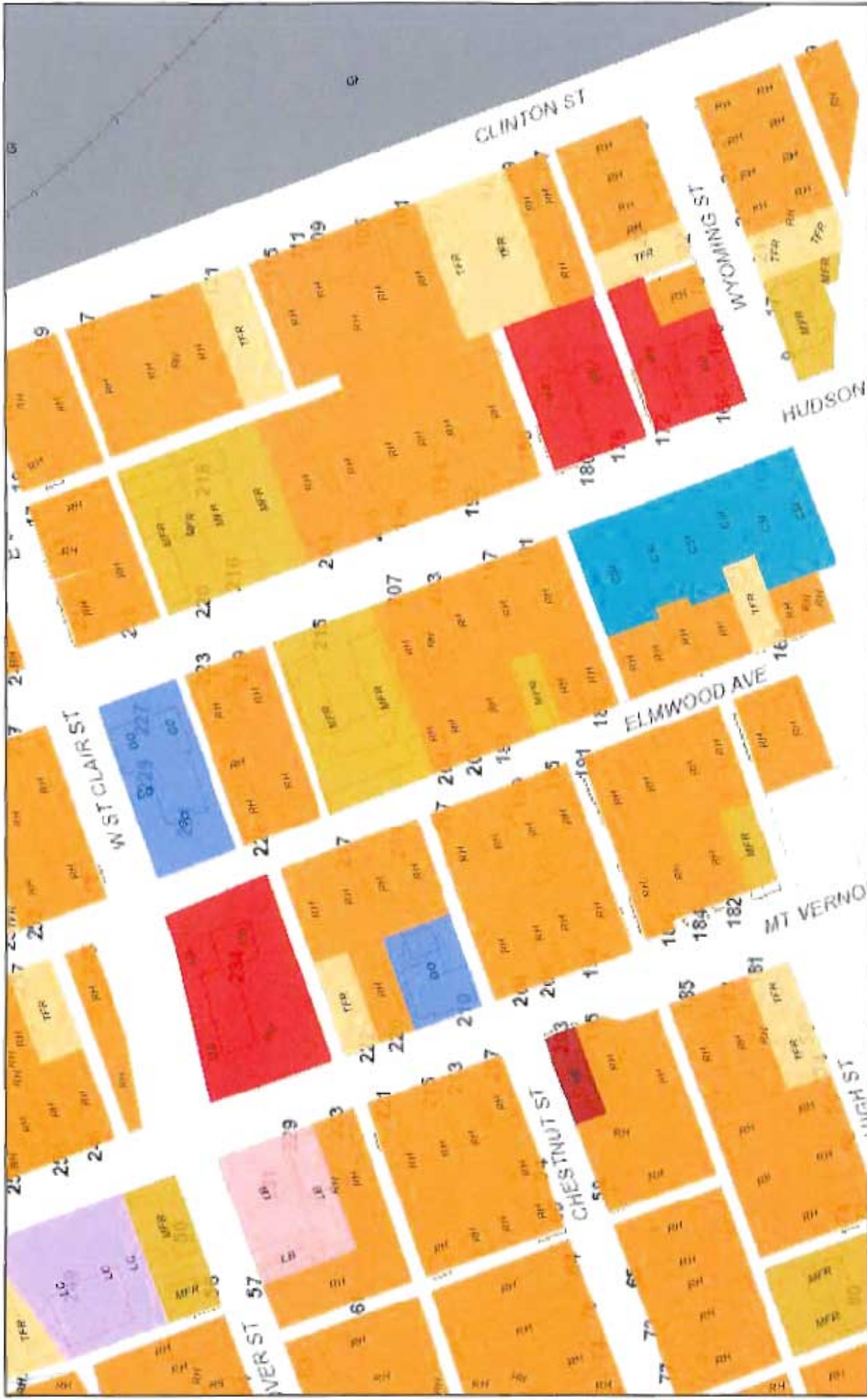


**Legend**  
 Building Outlines  
 PARCFIS

**HUDSON  
CORRIDOR**

1 inch = 125 feet  
 JANUARY 20, 2022





January 25, 2022





**DAVID RHODES**  
NEWARK CITY  
DIRECTOR OF PUBLIC

City Hall  
40 West Main Street  
Newark, Ohio 43055-5531  
www.newarkohio.net

(740) 670-7703  
drhodes@newarkohio.net

May 6, 2022

RE: APPLICATION NO. PC-22-07 for Zoning District Change

Location: 1303 Logpond Dr.

Parcel #: 054-269904.00.000

Current Zoning Classification: GB – General Business District

Requested Zoning Classification: MFR – Multi- Family Residence District

Applicant: John Roush

Re: **Ordinance No. 22-09** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 1303 LOG POND DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID # 054-269904.00.000 (ZONING CHANGE OF ONLY 3.648 ACRES) FROM THAT OF GB – GENERAL BUSINESS 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, April 12, 2022 and there were no public comments for or against this proposal.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 1303 Logpond Drive shall be changed to MFR -- Multi-Family Residence. Ordinance 22-09 is recommended for approval by Council.

Sincerely,

A handwritten signature in blue ink that reads "David Rhodes".

David Rhodes

Newark City Planning Commission Director

Cc: Law Director  
Zoning Inspector  
City Engineer



Planning Commission  
 c/o Engineering Department  
 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

[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

**Office Use Only**  
 Zoning File # \_\_\_\_\_  
 PC Application # PC-22-07  
 Date Received: 2/1/22  
 Received by: P. Kemp  
 Amount Due: \$100.00  
 Paid By: (circle one)  
 Check # 27709 Cash  
 Receipt # 537115

Form 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: ERIC W. SKIPPER		Telephone: 843-425-6786	
Address: 7794 KINGS COLLEGE AVE APT 453		E-mail: ewskipper@gmail.com	
City: GERMANTOWN	State: TN	Zip: 38138	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: JOHN ROUSH		Same as above <input type="checkbox"/>	Telephone: 614-206-2778
Address: 13375 NATIONAL RD. SW, SUITE D		E-mail: JOHN@EXPRESSWASHCONCEPTS.COM	
City: REYNOLDSBURG	State: OH	Zip: 43068	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: 1303 LOG POND DR.			
Parcel Tax ID #: 054-269904-00.000		Number of Acres: 5.138 (ZONING CHANGE OF ONLY 3.648 AC)	
Lot Number: (if applicable) 8		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>District Classification</b> <small>(Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a>)</small>			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input checked="" type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Flood: A/AE

PC-22-07

Property Use

Present Use: OPEN FIELD, GRASS/VEGETATION

Proposed Use: MULTI-FAMILY APARTMENTS

Additional Comments

Reason For Request: THE PROPOSED ZONING CHANGE WILL MATCH THE MFR ZONING OF THE ADJACENT PROPERTY, TO THE WEST, CURRENTLY UNDER DEVELOPMENT FOR 3 STORY APARTMENTS (THE LP, PHASE 1). THIS REQUEST WOULD ALLOW FOR A PHASE 2 OF THE LP APARTMENTS, AS SHOWN IN THE ATTACHED EXHIBIT. ZONING CHANGE IS FOR ONLY 3.648 ACRES OF THE ORIGINAL 5.138 ACRES. REMAINING 1.49 ACRES TO BE EXCLUDED FROM THIS REQUEST.

Required Documentation and Process Overview

- Original Application Form - must contain notarized signature of the property owner
Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit http://www.lcounty.com/Treasurer to print out Real Estate Tax parcel information and a parcel map. Licking County Engineer's Office is located at 20 South 2nd St (3rd Floor) Newark, OH 43055 (740) 670-5280.
Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description) Note: Legal Description must be reviewed and stamped approved by the Newark City Engineering Department
A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review. Newark City Engineering/Zoning Department is located at 40 W. Main Street (2nd Floor) Newark, OH 43055 (740) 670-7727 Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.
Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W. Main Street (1st Floor) throughout the process. The process typically takes 3 -4 months to complete. Note: be prepared to answer Planning Commission and Council Member's questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature]

Date 2/1

Sworn and subscribed before me this 1 day of FEBRUARY, 2022

My Commission Expires: 4/15/24

[Signature] Notary Public



Engineering/Zoning Authorization - Office Use Only

Approved [checked] Denied [ ] Approved with Conditions [ ]

Representative Signature [Signature]

Date 2/9/2022

Comments/Conditions:

Planning Commission Recommendation to Council - Office Use Only

Approved [ ] Denied [ ] Approved with Conditions [ ] (See Letter of Recommendation)

Planning Director Signature:

Date:

Conditions:

- After Planning Commission Recommendation: Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

# OnTrac Property Map



January 27, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- Township Road
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Other Road Type
- Driveway

LICKING COUNTY TAX MAP



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**Tract B: 3.648 Acres**

**Part Eric W. Skipper Parcel: Instrument No. 2021-11100034525**

Situated in the City of Newark, County of Licking, State of Ohio, and being a part of Lots 2 & Lot 8 in the Second Quarter, Township 2N, Range 12W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 5.138 Acre parcel conveyed to Eric W. Skipper, as recorded in Instrument No. 2021-11100034525, in the Licking County Deed Records, and being all of P.P.N. 054-269904-00.000, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found marking the Northwest corner of Log Pond Drive (45' Wide) Dedication, as recorded in Plat Book 17, Page 291, and being the Northeast corner of a parcel conveyed to PWREI Log Pond, LLC, as recorded in Instrument No. 2015-03260005641;

Thence, N 88°31'08" W 452.03 feet with the North line of said parcel conveyed to PWREI Log Pond, LLC, to a 5/8" o.d. iron pin found on the East line of a 9.727 Acre parcel conveyed to Shanghi Enterprises, LLC, as recorded in Instrument No. 2020-12170034718;

Thence, S 39°54'39" W 50.00 feet continuing with the boundary of said parcel conveyed to PWREI Log Pond, LLC, the same being the boundary of said parcel conveyed to Shanghi Enterprises, Inc., to an iron pin set, marking the Northeast corner of said parcel conveyed to Skipper of which this description is a part;

Thence, N 50°05'24" W 279.16 feet with the North line of said parcel conveyed to Skipper, of which this description is a part, the same being the South line of said parcel conveyed to Shanghi Enterprises, Inc., to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 3.648 Acre parcel herein to be described;

Thence with a line across said parcel conveyed to Skipper, of which this description is a part, with the following two (2) courses and distances:

- 1) S 39°54'36" W 149.71 feet to an iron pin set;
- 2) S 12°08'40" W 159.56 feet to an iron pin set on the South line thereof, and being on the North line of a 10.039 Acre parcel conveyed to Newark Area Soccer Association, Inc., as recorded in Instrument No. 2020-12220035204, and passing over an iron pin set at 60.00 feet;

Thence, N 77°51'20" W 20.00 feet with the North line of said parcel conveyed to Newark Area Soccer Association, Inc., the same being the South line of said parcel conveyed to Skipper of which this description is a part, to an "inaccessible point" at the Northeast corner of a parcel conveyed to T.J. Evans Foundation, as recorded in Deed Book 782, Page 872;

Thence with the South line of said parcel conveyed to Skipper, of which this description is a part, the same being the boundary of said parcel conveyed to T. J. Evans Foundation, with the following three (3) courses and distances:

- 1) N 79°30'24" W 398.77 feet to an inaccessible point;
- 2) N 70°32'08" W 93.02 feet to an inaccessible point;
- 3) N 00°27'19" E 226.37 feet to a 5/8" o.d. iron pin found on the South line of said parcel conveyed to Shanghi Enterprises, LLC, and passing over a 5/8" o.d. iron pin found at 13.41 feet;

Thence with the North line of said parcel conveyed to Skipper, of which this description is a part, the same being the South line of said Shanghi Enterprises, LLC, with the following four (4) courses and distances:

- 1) S 88°56'20" E 165.00 feet to an iron pin set;
- 2) S 50°05'24" E 150.00 feet to an iron pin set;
- 3) N 39°54'36" E 250.26 feet to an iron pin set;
- 4) S 50°05'24" E 243.23 feet to the **PRINCIPLE PLACE OF BEGINNING**.

*DESCRIPTION*

**APPROVED**

*FOR ZONING PURPOSES*

By

*[Signature]*

Div. of Engineering  
 City of Newark, Ohio





**S.A. ENGLAND SURVEYING**

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Said parcel as surveyed contains 3.648 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the Flood Zone 'AB' Plain, as per Community Panel No. 39089C0333J, dated March 16, 2015, of the FEMA Maps of this area.

The bearings of the above description are based on the South line of Lot 2, as being N 88°56'20" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2018 and August of 2021.

Dated

2/1/12

Job No. 3717-21LI-TractB

Scott A. England P.S.  
Ohio Registered Surveyor #7452



# Plat of Survey

City of Newark, County of Licking, State of Ohio, part Lot 2 & Lot 8 of the Second Quarter, Section 2, Township 2N, Range 12W, of the United States Military Lands.

## PROPERTY LOCATION:

Situated in the City of Newark, County of Licking, State of Ohio, and being part of Lot 2 & Lot 8 in the Second Quarter, Section 2, Township 2N, Range 12W, of the United States Military Lands.

Being a Survey of a 5.136 Acre parcel conveyed to Eric W. Skipper, as recorded in Instrument No. 2021-11100034525 the Licking County Deed Records, and being all of Auditor's P.P.N. 054-269904-00.000.

Subject to the Flood Zone 'AE' Plain, as per Community Parcel No. 39089C03331, dated March 16, 2013, of the FEMA Maps of this area.

Shanghai Enterprises, LLC  
9.727 Acres  
Instrument No. 2020-12170034718

LOT 2  
LOT 8

S 88°56'20" E  
165.00'

N 00°27'19" E 226.37'

S 50°05'24" E  
150.00'

N 39°54'36" E  
250.26'

S 50°05'24" E  
243.23'

N 39°54'36" E  
149.71'

S 50°05'24" E  
279.16'

N 39°54'36" E  
183.05'

S 39°54'39" W  
233.05'

N 88°31'08" W  
452.03'

N 79°30'24" W  
398.77'

N 77°51'20" W  
251.48'

N 12°08'40" E  
159.56'

N 70°32'08" W  
93.02'

N 12°08'40" E  
60.00'

N 77°51'20" W  
231.48'

N 79°30'24" W  
20.00'

N 12°08'40" E  
99.56'

N 77°51'20" W  
251.48'

N 79°30'24" W  
398.77'

N 12°08'40" E  
159.56'

N 70°32'08" W  
93.02'

N 12°08'40" E  
60.00'

Eric W. Skipper  
5.138 Acres  
Instrument No. 2021-11100034525

T.J. Evans Foundation  
93.423 Acres  
Deed Book 782, Page 872

Newark Area Soccer Association, Inc.  
10.039 Acres  
Instrument No. 2020-12220035204

Tract 'A'  
1.490 Acres

Tract 'B'  
3.648 Acres

P.O.C.: IRON PIN FOUND AT NW CORNER  
LOG POND DRIVE (45' Wide)  
DEDICATION (P.B.17, Page 291)

## LEGEND

- - 3/4" o.d. Iron Pipe Found
- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped 'S.A. England #S-7452'
- - 5/8" o.d. Iron Pin Found
- △ - Mag Nail Set

Graphic Scale



1 Inch = 100 Feet

## BASIS OF BEARING

The bearings of this plat are based on the South line of Lot 2, as being N 88°56'20" W, and is an assumed Meridian used to denote angles only.

## PREPARED BY:

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

2/1/22

Date

Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452





# Proposed Zoning Change - 1303 Log Pond Dr



February 10, 2022





**DAVID RHODES**  
NEWARK CITY  
DIRECTOR OF PUBLIC

City Hall  
40 West Main Street  
Newark, Ohio 43055-5531  
www.newarkohio.net

(740) 670-7703  
drhodes@newarkohio.net

May 6, 2022

RE: APPLICATION NO. PC-22-08 for Zoning District Change

Location: 170 Riverview Dr.

Parcel #: 054-276750-00.000 and 054-270288-00.000

Current Zoning Classification: GB – General Business District

Requested Zoning Classification: MFR – Multi- Family Residence District

Owner/Applicant: SokoMac Investments LLC; Conrad Sokolowski

Re: **Ordinance No. 22-10** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 170 RIVERVIEW DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID # 054-276750-00.000 AND 054-270288-00.000 FROM THAT OF GB – GENERAL BUSINESS DISTRICT TO MFR – MULTI- FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Ladies and Gentlemen:

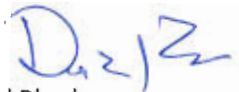
A Public Hearing was held by the City of Newark Planning Commission on Tuesday, April 12, 2022 and the following were public comments for and against this proposal:

**Conrad Sokolowski, 5019 Clancy Ct, Gahanna** – I am the owner of the property. The long term goal was to do a multi- unit residence there and in the meantime I had an idea of doing some kind of storage facility, but after speaking to the neighbors, it was highly frowned upon since it's primarily a residential area the idea didn't go over very well. So, I'm just here to get it re-zoned to expedite my long term goal of making it a multi-unit residence.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 170 Riverview Dr. shall be changed to MFR – Multi-Family Residence. Ordinance 22-10 is recommended for passage and approval by Council.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Rhodes', with a stylized flourish at the end.

David Rhodes  
Newark City Planning Commission Director  
Cc: Law Director  
Zoning Inspector  
City Engineer



Planning Commission  
 c/o Engineering Department  
 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**  
[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

**Office Use Only**  
 Zoning File # \_\_\_\_\_  
 PC Application # PC-22-08  
 Date Received: 2-2-22  
 Received by: [Signature]  
 Amount Due: \$100.00  
 Paid By: (circle one)  
 Check # 125 Cash  
 Receipt # 537123

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <b>SokoMac Investments, LLC</b>		Telephone: (860)490-4822	
Address: <b>5019 Clancy CT</b>		E-mail: <b>conradsokolowski@yahoo.com</b>	
City: <b>Columbus</b>	State: <b>Ohio</b>	Zip: <b>43230</b>	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <b>Conrad Sokolowski</b>		Same as above <input checked="" type="checkbox"/>	Telephone: (860)490-4822
Address: <b>5019 Clancy CT</b>		E-mail: <b>conradsokolowski@yahoo.com</b>	
City: <b>Columbus</b>	State: <b>Ohio</b>	Zip: <b>43230</b>	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <b>170 Riverview Dr   Newark   OH   43055</b>			
Parcel Tax ID #: <b>054-276750-00.000 &amp; 054-270288-00.000</b>		Number of Acres: <b>1.67</b>	
Lot Number: (if applicable) <b>29 &amp; 30</b>		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Two Parcel Lot)	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural	<input type="checkbox"/> CD Conservation	<input type="checkbox"/> AD Agricultural	<input type="checkbox"/> CD Conservation
<input type="checkbox"/> CSI Church School Institutional	<input type="checkbox"/> DC Downtown	<input type="checkbox"/> CSI Church School Institutional	<input type="checkbox"/> DC Downtown
<input checked="" type="checkbox"/> GB General Business	<input type="checkbox"/> GC General Commercial	<input type="checkbox"/> GB General Business	<input type="checkbox"/> GC General Commercial
<input type="checkbox"/> GI General Industrial	<input type="checkbox"/> GO General Office	<input type="checkbox"/> GI General Industrial	<input type="checkbox"/> GO General Office
<input type="checkbox"/> HB High Intensity Business	<input type="checkbox"/> LB Limited Intensity Business	<input type="checkbox"/> HB High Intensity Business	<input type="checkbox"/> LB Limited Intensity Business
<input type="checkbox"/> LC Limited Commercial	<input type="checkbox"/> LI Limited Industrial	<input type="checkbox"/> LC Limited Commercial	<input type="checkbox"/> LI Limited Industrial
<input type="checkbox"/> LO Limited Office	<input type="checkbox"/> MB Medium Intensity Business	<input type="checkbox"/> LO Limited Office	<input type="checkbox"/> MB Medium Intensity Business
<input type="checkbox"/> MFC Multi-Family Condo	<input type="checkbox"/> MFH Multi-Family High Rise	<input type="checkbox"/> MFC Multi-Family Condo	<input type="checkbox"/> MFH Multi-Family High Rise
<input type="checkbox"/> MFR Multi-Family Residence	<input type="checkbox"/> Overlay Historic	<input checked="" type="checkbox"/> MFR Multi-Family Residence	<input type="checkbox"/> Overlay Historic
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> RMH Single-Family Residence Manufactured Home
<input type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> Single-Family Residence (Circle one)	<input type="checkbox"/> Single-Family Residence (Circle one)
<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density	<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density	<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density	<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	<input type="checkbox"/> SFC Single-Family Condo	<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	<input type="checkbox"/> SFC Single-Family Condo
<input type="checkbox"/> TFR Two-Family Residence	<input type="checkbox"/> TFR Two-Family Residence	<input type="checkbox"/> TFR Two-Family Residence	<input type="checkbox"/> TFR Two-Family Residence

Flood: A/AE

Property Use

Present Use: Vacant Lots

Proposed Use: Two-Story Multi Family Residence 24-30 units

Additional Comments

Reason For Request: As rezoning is required to construct multi-residence structure, which neighbors and owners are highly in favor of as opposed to a business establishment.

Required Documentation and Process Overview

- Original Application Form - must contain notarized signature of the property owner
Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the Licking County Engineer's Office for a tax map or visit http://www.lcounty.com/Treasurer to print out Real Estate Tax parcel information and a parcel map.
Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
Call the Newark City Engineering/Zoning Department to schedule a Zoning and Legal Description Review.
Submit all application materials to the Newark City Engineering/Zoning Department for inclusion on a Planning Commission Agenda.
Attend the Planning Commission Meetings and Council Meetings held in Newark City Council Chambers, 40 W. Main Street (1st Floor) throughout the process.

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Date February 1, 2022
Sworn and subscribed before me this 1st day of February, 2022
My Commission Expires: May 8, 2023 [Signature] Notary Public

Notary Public, State of Ohio
Comm. Expires May 08, 2023
Franklin County

Engineering/Zoning Authorization - Office Use Only

Approved [X] Denied [ ]
Representative Signature [Signature] Date 2/6/2022
Comments/Conditions:



Planning Commission Recommendation to Council - Office Use Only

Approved [ ] Denied [ ]
Approved with Conditions [ ] (See Letter of Recommendation)
Planning Director Signature: \_\_\_\_\_ Date \_\_\_\_\_
Conditions: \_\_\_\_\_

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. Clerk of Council's Office is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JW Oct 26, 2021

02121194804093012000

02121194804093011000

TRANSFERRED

Oct 26, 2021  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: CR 180.00

InstrID:202110260032745	10/26/2021
Pages:2	F: \$34.00 2:35 PM
Bryan A. Loug	T20210032225
Licking County Recorder	

### GENERAL WARRANTY DEED

**JASON R. OFFENBAKER**, married to **MISTI OFFENBAKER**, for valuable consideration paid, grants, with general warranty covenants to **SOKOMAC INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY**, the following real property:

Situated in the State of Ohio, County of Licking: Being Lot Numbers 29 and 30 in Stephan's Riverview Addition to the City of Newark, Ohio, according to the Plat of said Addition recorded in Volume 4, at Pg. 93-94, of the Plat records of Licking County, Ohio, to which reference is here had and made for Greater Certainty of description.

Tax Mailing Address: 5019 Clancy Ct., Gahanna, OH 43230

Subject to restrictions contained on the plat, deed, covenants, conditions, and restrictions, or other documents noted in a Title Search Report.

Permanent Parcel Number: 054-270288-00.000 & 054-276750-00.000

Prior Instrument Reference: 201712220028146

Property Address: 170 Riverview Drive, Newark, OH 43055


LEGAL Description


DISCREPANCY  
APPROVED  
for zoning purposes  
By: [Signature]  
Div. of Engineering  
City of Newark, Ohio



**MISTI OFFENBAKER**, spouse of **JASON R. OFFENBAKER**, releases all rights of dower therein.

Executed by **JASON R. OFFENBAKER** and **MISTI OFFENBAKER**, the 25<sup>th</sup> day of OCTOBER, 2021.

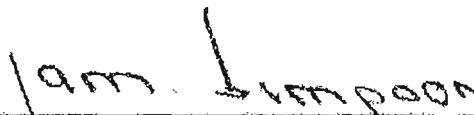
  
 \_\_\_\_\_  
**JASON R. OFFENBAKER**

  
 \_\_\_\_\_  
**MISTI OFFENBAKER**

State of Ohio  
County of Delaware

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of OCTOBER, 2021 by **JASON R. OFFENBAKER** and **MISTI OFFENBAKER**.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

This document was prepared by:  
Matt W. Trivelli  
Sandhu Law Group, LLC  
1213 Prospect Ave., STE 300  
Cleveland, OH 44115  
(216) 373-1001  
2021-10-0631-158756

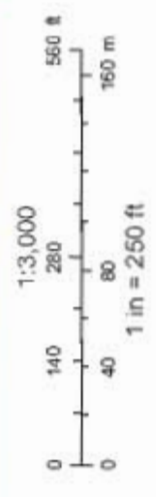


James P. Simpson  
Notary Public, State of Ohio  
My Commission Expires 03/07/2026

# Proposed Zoning Change - 170 Riverview Dr



February 8, 2022



LOT#29

Address		
N/A SOKOMAC INVESTMENTS LLC -- 170 RIVERVIEW DR		
Engineer's Pin	Owner	Auditor's PIN
02121194804093012000	N/A SOKOMAC INVESTMENTS	054-270288-00.000
Tax Acreage	Deed Acreage	Official Record
0	0	202110260032745

Parcel# 054-270288-00.000



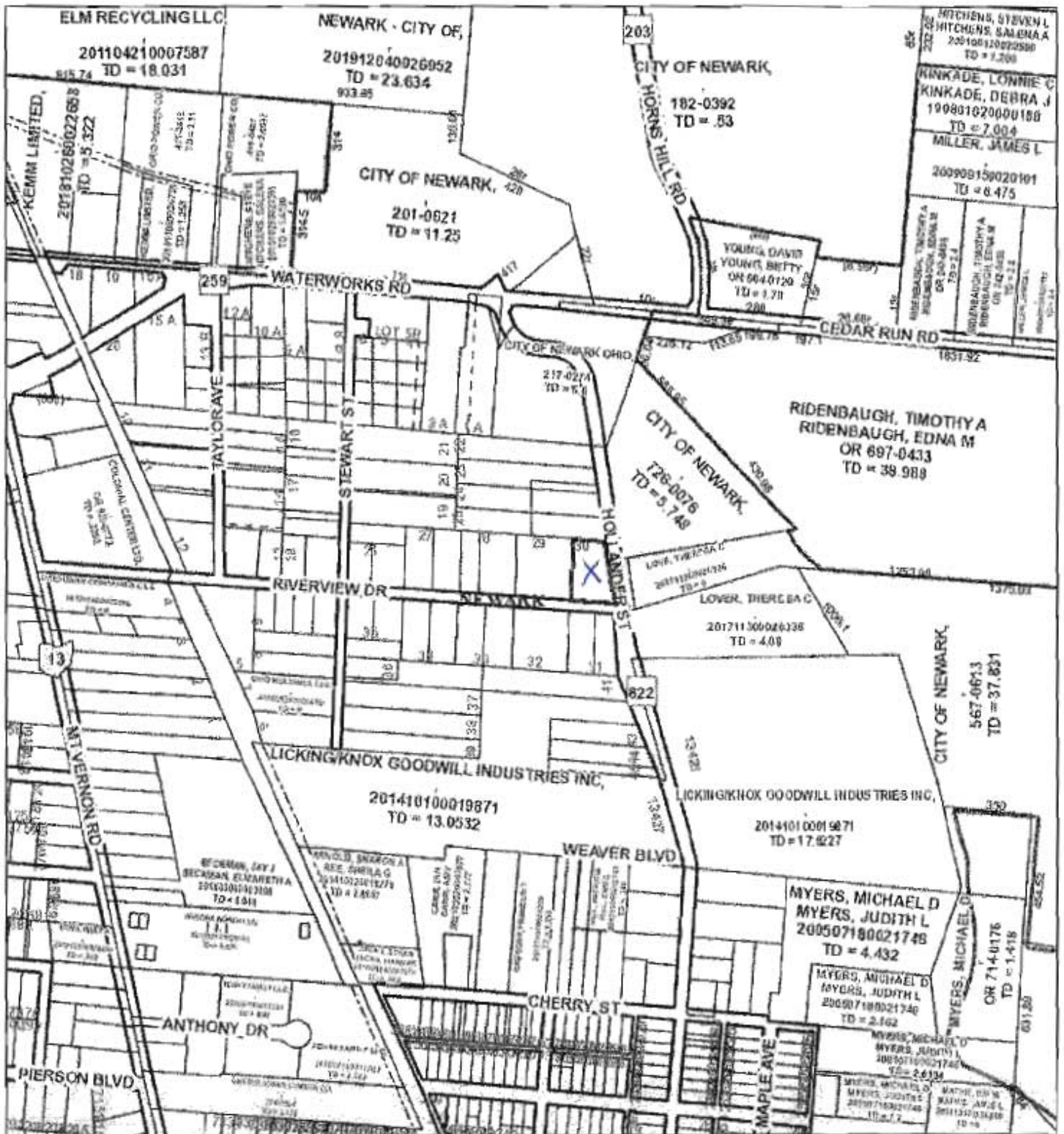
Property Report

LOT #30

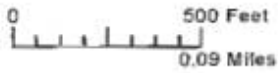
Address		
N/A KOKOMAC INVESTMENTS LLC -- 170 RIVERVIEW DR		
Engineer's Pin	Owner	Auditor's PIN
02121194804093011000	N/A KOKOMAC INVESTMENTS	054-276750-00.000
Tax Acreage	Deed Acreage	Official Record
0	0	202110260032745

Parcel # 054-276750-00.000

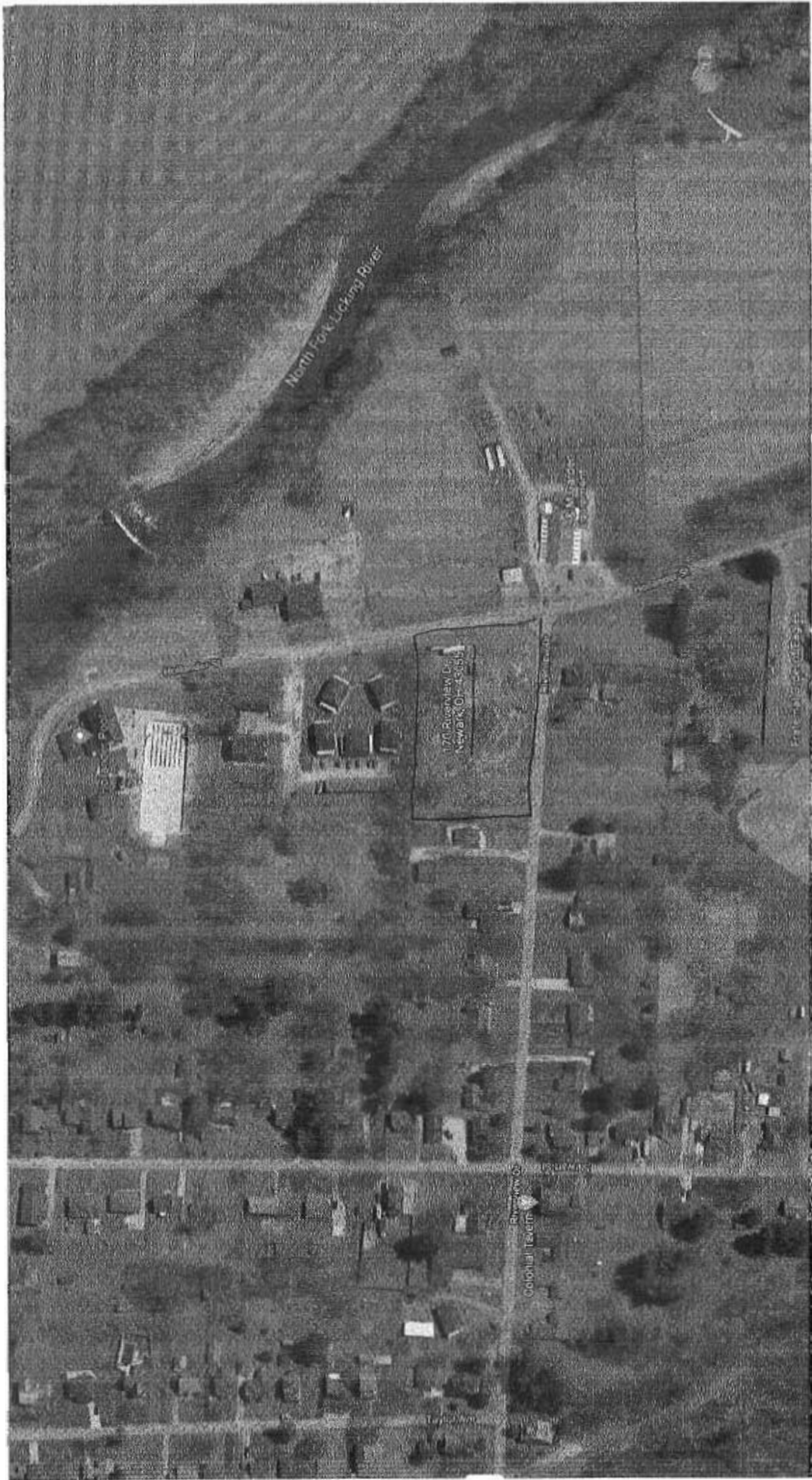
LOT#30



February 1, 2022



LICKING COUNTY TAX MAP



AERIAL VIEW #1

**SITE STUDY - CONCEPT "E"**  
 SCALE: 1" = 40'-0"  
 DATE: JANUARY 21, 2022

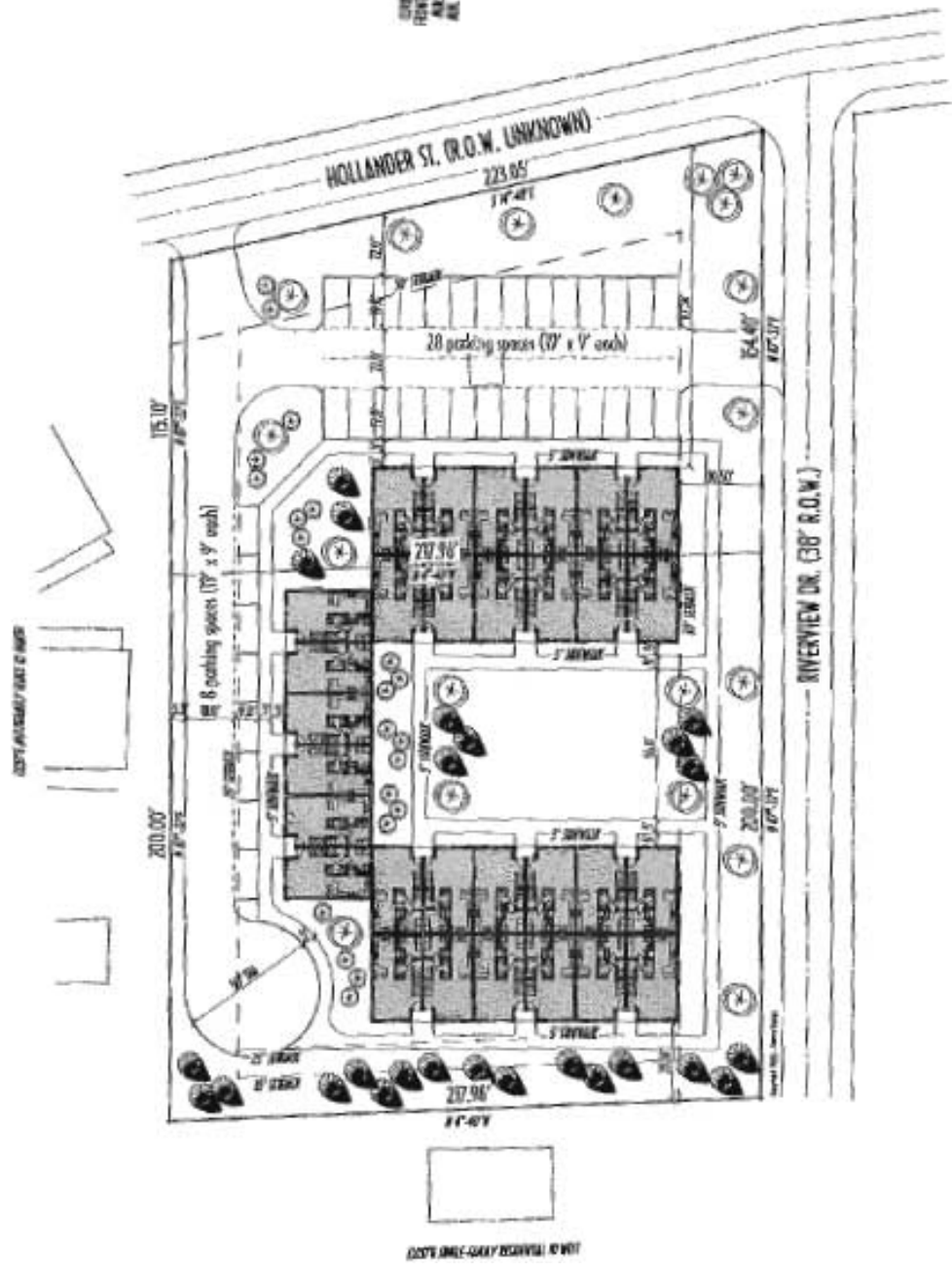
PREPARED BY:  
 PROJECT NO.: 220118-20-0001 &  
 220118-20-0002  
 DATE: 01/21/2022  
 LOCATION: 10000 100TH AVE  
 COLUMBIA HEIGHTS, MN



EXISTING PARKING  
 FROM ESTIMATED  
 100' x 200' LOTS  
 AND 100' x 100' LOTS

01 - REMOVAL, RECONSTRUCT, REPAIR  
 02 - NEW

STREET OF 100' WIDE PARKING TO 4' WIDE ON LOT 6 TO 12' WIDE BACK TO ALLEY  
 TO FULL OCCUPANCY LOT 100' x 100' (2,000 SQ. FT.)  
 TO 100' x 100' PARKING SPACES (10' x 10' EACH) (10,000 SQ. FT.)  
 LANDSCAPING PERMANENT FOR RETAINMENT ONLY - FINAL LANDSCAPE DESIGN SHALL BE PREPARED BY ARCHITECT / LANDSCAPE ARCHITECT FOR APPROVAL ONLY - FINAL DESIGN SHALL BE PREPARED BY ARCHITECT



- Proposed Structure -  
 (Approximate)



**GENERAL NOTES**

- THE EXISTING UTILITIES SHOWN ON THIS SITE PLAN WERE LOCATED BASED UPON OBSERVABLE FIELD EVIDENCE AND UTILITY RECORDS SUPPLIED BY THE OWNER. UNDERGROUND LINES WERE NOT PHYSICALLY LOCATED. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED OR INCORRECTLY DOCUMENTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION CONSULT WITH UTILITY COMPANY IMMEDIATELY FOR ACTION TO BE TAKEN. COORDINATE W/ OWNER & UTILITY COMPANY IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY COMPANY.
- FIELD ADJUSTMENTS IN ELEVATION AND LOCATION OF PROPOSED UTILITIES MAY BE MADE IF APPROVED BY ENGINEER / ARCHITECT OR ARRANGEMENTS SHALL BE MADE TO MOVE THE UTILITY TO PROVIDE ADEQUATE CLEARANCE. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 72 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR FACILITIES.
- TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED TO THEIR FULL DEPTH WITH AGGREGATE AS SPECIFIED IN ITEM 504 O.D.O.T. SPECIFICATIONS, LATEST EDITION. ALL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM DENSITY OF 13% FOR MATERIAL W/ A STANDARD PROCTOR DENSITY GREATER THAN 125 POUNDS PER CUBIC FOOT.
- SITE IMPROVEMENTS SHALL INCLUDE PAVING ( GRAVEL ) AND PROPER DRAINAGE INSTALL PER CODE.
- TESTING & SUPERVISION OF EARTHWORK SHALL BE THE RESPONSIBILITY OF THE OWNER AS DIRECTED BY THE CONTRACTOR.
- ALL EXCAVATION AND GRADING SHALL COMPLY WITH ALL REQUIREMENTS AND STANDARDS SET FORTH IN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL PER THE OHIO DEPARTMENT OF ENVIRONMENTAL RESOURCES. NOTE: PROVIDE EROSION AND SEDIMENT CONTROL IF IT IS REQUIRED BY LOCAL MUNICIPALITY.
- IT IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND OWNER TO INSURE THAT GRADING OF SITE AND PLACEMENT OF MATERIALS WILL NOT PRODUCE PONDING. ALL FINISHED SURFACES SHALL BE FLOOD TESTED FOR WATER PONDING. ROUGH GRADE AND FINISH GRADE SHALL NOT IMPED THE NATURAL FLOW OF WATER.
- MINIMUM SOIL BEARING SHALL BE 2000 PSI (TYP.)
- MECHANICALLY COMPACT THE SUB-GRADE OF THE SLAB ON GRADE TO A FIRM AND NON-YIELDING CONDITION. REMOVE ALL VEGETATION, ROOTS, TOPSOIL, DEBRIS AND ANY SOFT AREAS ENCOUNTERED AND BACKFILL WITH A SUITABLE COMPACTED GRANULAR MATERIAL, SUCH AS BANK RUN SAND AND GRAVEL OR CRUSHED STONE. DO NOT USE PYRITIC AND/OR EXPANSIVE MATERIALS SUCH AS MINE TAILINGS, CERTAIN SHALES, OPEN HEARTH SLAG.
- FOR SLABS ON GRADE SHALL BE BASED ON AT LEAST 36" OF IMPORTED, STRUCTURALLY COMPACTED SELECT AND INERT BACKFILL MATERIAL. THE TOP 4" TO 6" OF NEW FILL SHALL BE GRAVEL. THE REMAINING BALANCE OF FILL MATERIAL SHALL BE OF A GRANULAR AND LOW PLASTIC NATURE ( UNIFIED CLASSIFICATION AS LISTED GW, GC, SW, SP, SC, OR CL ) HAVING A PLASTICITY INDEX NOT EXCEEDING ( TWELVE ) 12. THESE FILL SOILS / MATERIALS SHALL BE MIXED THOROUGHLY TO SLIGHTLY OVER OPTIMUM PLACED IN THIN HORIZONTAL LAYERS - 8" MAXIMUM LOOSE DEPTH AND COMPACTED TO AT LEAST 90% OF STANDARD PROCTOR DENSITY ( ASTM D698 ), AND BROUGHT TO DESIRED GRADE BENEATH SLABS.
- BACKFILL AND SOILS UNDER FOUNDATIONS & EQUIPMENT PADS SHALL BE PLACED TO 95% ( MIN. ) OF STANDARD PROCTOR DENSITY AND BROUGHT TO DESIRED GRADE.
- PROVIDE AND MAINTAIN TEMPORARY ENCLOSURES, FENCES AND BARRICADES AS REQUIRED BY GOVERNING LOCAL ORDINANCES. PROVIDE TEMPORARY DOOR AND WINDOW ENCLOSURES AS REQUIRED.
- EARTHWORK INCLUDES EXCAVATION FOR ALL FOOTINGS, PARKING AND SIDEWALKS, TRENCHING FOR UTILITIES AND DRAINAGE LINES, AND HILL INCLUDE ROUGH AND FINISH GRADING ( INCLUDING REDISTRIBUTION OF EXISTING TOPSOIL ON SITE ) FOR POSITIVE DRAINAGE AWAY FROM NEW CONSTRUCTION AND OFF OF PAVED AREAS.
- PROTECT EXISTING TREES AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS AND BRANCHES. DO NOT STOCKPILE CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL WITHIN DRIP LINE.
- REMOVE TOPSOIL FROM ALL BUILDING AREAS AND AREAS TO BE PAVED ( GRAVEL ) OR CONCRETE. TOPSOIL MAY BE USED FOR FILL IN NON-BUILDING AREAS AS INSTRUCTED BY OWNER / ARCHITECT.
- CONTRACTOR AND SUB CONTRACTORS SHALL CONFINE ACTIVITIES TO THE PROJECT SITE, EXISTING RIGHT-OF-WAYS, TEMPORARY EASEMENTS & PERMANENT EASEMENTS, AND SHALL NOT ENTER UPON OTHER PROPERTIES WITHOUT WRITTEN PERMISSION OF THE OWNER.

**SANITARY SEWER**  
CITY OF NEWARK  
1003 E. MAIN STREET  
NEWARK, OHIO 43095  
740-344-6764

**GAS**  
COLUMBIA GAS OF OHIO  
1-800-344-4071

**TELEPHONE**  
WINDSTREAM  
66 N. 4th STREET  
NEWARK, OHIO 43095  
740-344-8710

**CABLE T.V.**  
SPECTRUM CABLE  
33 N MAIN ST. #109  
NEWARK, OH 43095  
740-306-3040

**WATERLINE**  
NEWARK WATER DEPT.  
34 S. FIFTH STREET  
NEWARK, OHIO 43095  
740-344-6750

**ELECTRICITY**  
AMERICAN ELECTRIC POWER  
771 HOPKINS DRIVE  
HEATH, OHIO 43051  
1-800-672-2231

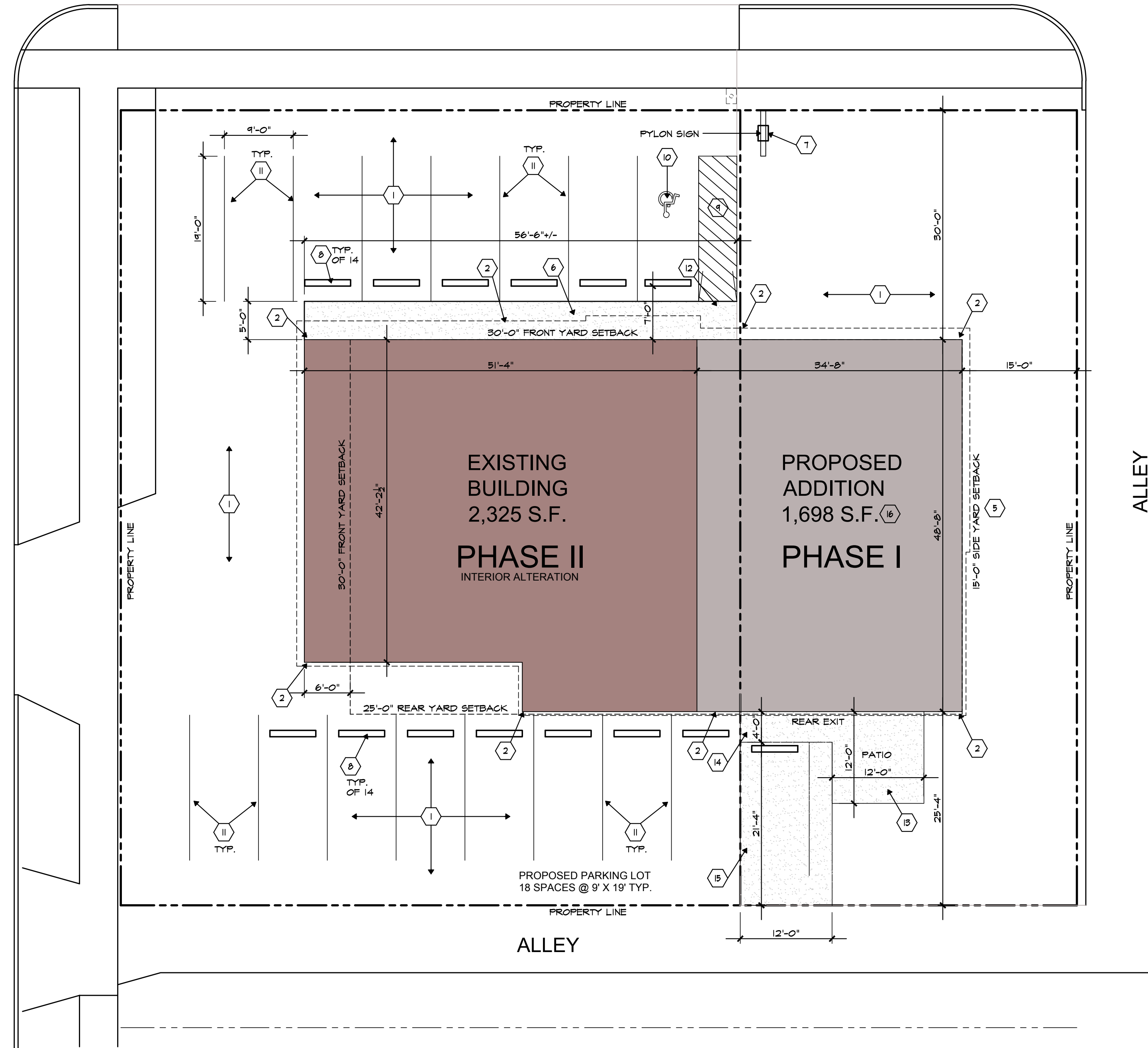
**UNDERGROUND UTILITIES**

**TWO WORKING DAYS BEFORE YOU DIG**

**CALL 1-800-362-2764 (TOLL FREE)**

**OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY**

**CHURCH STREET**



**ARCHITECTURAL SITE PLAN**

1" = 10'-0"

**CODED NOTES**

- EXISTING PAVED PARKING LOT, STORM WATER, CURB CUT, ETC. PROVIDE ALLOWANCE TO SEAL AND STRIP.
- PROVIDE DOWNSPOUTS AT LOCATIONS SHOWN. PROVIDE SPLASH BLOCK OR DROP DOWN THRU NEW SG. TO ROUND 4" PVC BOOT. TIE DOWN SPOUTS TOGETHER W/ COMMON 6" AND RUN OUT STORM.
- REMOVE PORTION OF EXISTING SIDEWALK AND EXISTING ENTRY DECK AS REQ'D FOR NEW ADDITION - SEE SHT. D-1
- NEW LANDSCAPING - COORDINATE WITH OWNER ON LANDSCAPING ALLOWANCE. RETAIN TOP SOIL ON SITE AND REUSE IN NEW LAWN / PLANTING BEDS. EXCESS EXCAVATED MATERIAL NOT USED TO BE REMOVED OFF SITE AND LEGALLY DISPOSED OF.
- PROVIDE VINYL PAD FOR NEW CONDENSING UNIT. (COORDINATE WITH SHEET M-1)
- 5'-0" W. 4" POURED CONC. SIDE WALK W 6 X 6 1.4 X 1.4 W.W.F. OVER 4" GRAVEL. PROVIDE CONTROL JOINTS @ 5'-0" O.C. BROOM FINISH & SEAL.
- NEW PYLON SIGN - PROVIDE ELEC. TO SIGN LOCATION COORDINATE W/ SIGN MANUFACTURER / CONTRACTOR (CONSULT OWNER ) SIGN FOUNDATION DESIGN AND PERMITS) BY OTHERS.
- PROVIDE NEW PRE-CAST PARKING BLOCKS AS SHOWN
- 5" WIDE PAINTED STRIPS @ 45 DEG. @ H.C. PARKING.
- 4'-0" X 4'-0" HANDICAP PARKING SYMBOL & HANDICAP PARKING SIGN PER A.D.A. PROVIDE 60" STRIPPED ACCESS AISLE ADJACENT TO H.C. PARKING SPACE(S)
- 4" WIDE YELLOW PARKING LINES ( AS SHOWN )
- NO CURB - ADA ACCESSIBLE SLOPE AWAY FROM BUILDING
- 12'-0" X 12'-0" X 4" POURED CONC. PATIO W 6 X 6 1.4 X 1.4 W.W.F. OVER 4" GRAVEL. PROVIDE CONTROL JOINTS @ 4'-0" O.C. BROOM FINISH & SEAL.
- 4'-0" W. 4" POURED CONC. SIDE WALK W 6 X 6 1.4 X 1.4 W.W.F. OVER 4" GRAVEL. PROVIDE CONTROL JOINTS @ 4'-0" O.C. BROOM FINISH & SEAL. SAW CUT EX. ASPHALT FOR CLEAN TRANSITION BETWEEN NEW AND EXISTING
- 12'-0" X 21'-4" +/- 5" POURED CONC. PARKING SPACE W 6 X 6 1.4 X 1.4 W.W.F. OVER 4" GRAVEL. PROVIDE CONTROL JOINTS @ 4'-0" O.C. BROOM FINISH & SEAL. SAW CUT EX. ASPHALT FOR CLEAN TRANSITION BETWEEN NEW AND EXISTING
- COORDINATE NEW M.E.P. TIE-IN LOCATIONS AND PHASING PLAN - PROVIDE CONSTRUCTION COST PER PHASE

**GENERAL NOTES**

- FIELD VERIFY ALL DIMENSIONS
- PROVIDE BLOCKING AS REQUIRED FOR ALL FURNITURE AND EQUIPMENT SUPPLIED BY OWNER
- FLOOR PLAN AS BUILT DIMENSIONS PROVIDED BY OWNER. FIELD VERIFY DIMENSIONS FOR PLAN SCALED ACCURACY.
- PROVIDE C.J. (30'-0" MAX ) IN CORRIDORS AND NEW TO EXISTING WALL TRANSITIONS - PER GYPSUM CONSTRUCTION HANDBOOK ( LATEST EDITION )
- COORDINATE PHASING SCHEDULE WITH OWNER PROVIDED PHASING PLAN - PROVIDE CONSTRUCTION COST PER PHASE

**SITE INFORMATION**

FOR EXISTING PARCEL# 054-233430-00.000

ZONING DISTRICT = HB  
 LOT AREA = 13,000 S.F.  
 BUILDING FOOTPRINT = 2,325 S.F.  
 BUILDING ADDITION = 1,698 S.F.  
 PARKING AREA = 6,000 S.F.  
 GREEN SPACE AREA = 3,158 S.F.  
 LANDSCAPE AREA = 300 S.F.

PER SECTION 130.6 OF CITY OF NEWARK ZONING CODE

OFF STREET PARKING 1 PER 300 S.F.  
 EXISTING = 17  
 REQUIRED = 14  
 PROPOSED = 18

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR RENOVATION OF BUILDING IS NOT ALL INCLUSIVE ON THIS SHEET. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, APPENDIX, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS.

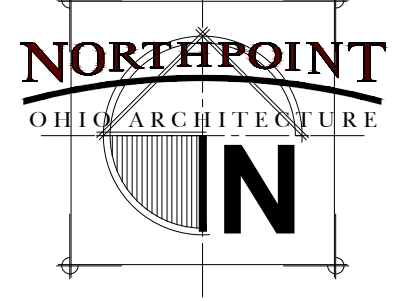
FIELD VERIFY BUILDING INFORMATION PRIOR TO STARTING NEW WORK AND NOTIFY ARCHITECT UPON EXISTING BUILDING CONDITION DISCREPANCY. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, UTILITIES, STRUCTURE, CLEARANCES, AND DIMENSIONS.



**Edward Jones**

2022 OFFICE ADDITION & INTERIOR ALTERATION

711 West Church Street  
Newark, Ohio 43065



**19** NORTH 4th STREET  
NEWARK, OHIO 43055

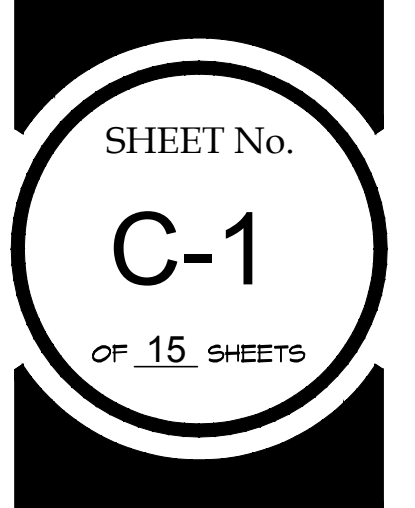
BRIDGING THE GAP BETWEEN  
**Art & TECHNOLOGY**  
EST. 1999

TEL: (740) 349-3222  
FAX: (740) 349-3221

DRAWN BY	PMC / JDA
CHECKED BY	PMC
COMMISSION NO.	21082
DATE	5 APRIL 2022
REVISIONS	
<input type="checkbox"/>	SCHEMATIC DESIGN SET
<input type="checkbox"/>	DESIGN DEVELOPMENT SET
<input type="checkbox"/>	OWNER'S FINAL REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	BUILDING PERMIT SET
<input type="checkbox"/>	BID SET - (4/4/2022)
<input type="checkbox"/>	RECORD* AS BUILT* SET

NORTHPOINT ARCHITECTURAL CONSULTANTS RETAINS AUTHORITY AND THE CONTROL OF THIS ARCHITECTURAL WORKS OF THIS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPRODUCTION OF THIS PRINT ON OR FOR OTHER PROJECTS WITHOUT THE ARCHITECT'S APPROVAL AND PERMISSION IS PROHIBITED.

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PHILIP M. CLAGGETT  
ARCHITECT  
OHIO NO. 11947







## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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### MAY 10, 2022 PLANNING COMMISSION MEETING

#### Application:

1. *PC FILE 22-18: SITE PLAN FOR OFFICE BUILDING ADDITION FOR EDWARD JONES CO., 711 WEST CHURCH STREET*

#### Staff Report & Recommendations:

##### **Overview:**

The applicant intends to build a 1700 S.F. office building addition on the parcel adjacent to the existing building. The adjacent parcel previously had a house on it, which has since been demolished.

The Site Plan Review Committee submitted comments on 5/5/2022 regarding this application. Reviewers included:

- Mark Mauter, Development Director
- Brandon Metzger, Acting Fire Chief
- Bruce Gossett, Aaron Holman, NFD
- Craig Riley, Deputy Police Chief
- Roger Loomis, Utilities Superintendent
- Adam Bernard, Utilities Engineer
- Lindsey Brighton, Stormwater Utility
- Nick Shultz, Street and Traffic Engineer
- Don Hiltner, Senior Engineer
- Brian Morehead, City Engineer
- George Carter, Zoning Inspector

##### A. Zoning District:

This site is zoned Medium Intensity Business District (MB); the proposed use is a permitted use.

**Flood Zones:** There are no flood zones identified on this site.

##### B. Safety Division Review:

The Police and Fire Divisions have expressed no concerns with this proposal.

##### C. Height Restrictions:

Maximum height in this district is 30', and this plan meets the requirement.

##### D. Lot Area & Setbacks:

The proposed addition meets the setback requirements, and the additional structure still meets the lot area requirements.

A lot combination (PC 21-48) was approved in October 2021.

##### E. Off-Street Parking & Loading:

The required number of parking spaces for the entire proposal is 14 spaces, 18 parking spaces are shown on this plan, which exceeds the code requirements.



## CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

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F. Corner Lots:

1. No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The existing site is legal non-conforming with regard to the landscape requirements, as there is limited landscaping on this site. The lawn area in the front and side yards will remain around the proposed addition, which will be beneficial to the neighboring property.

H. Public & Private Roadways – Access Management:

No new driveways are proposed. This proposal will not increase the uncontrolled access on West Church Street with the existing building, which is not ideal; any change to the parking layout would eliminate spaces.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No other comments at this time.

K. Engineering / Utilities:

No specific services to the building addition have been proposed, and it is anticipated that services would be extended from the existing building. Engineering will follow up for compliance prior to construction.

There has not been a stormwater management plan submitted, but the proposed addition is nearly equal in area to the previous house and garage on the site, so we feel no further design is needed. No further submittals needed for zoning approval. The designer should ensure storm drainage from downspouts, etc, do not cause an issue for the adjacent parcel.

L. Other Standards/Regulations

No other comments at this time.

**Recommendations:**

Our staff recommends approval of this site plan at this time, no further changes are requested.

If approved by Planning Commission, the zoning certificate will be granted.

**Planning Commission Action on Recommendation:**

- \_\_\_\_\_ Approved As Submitted
- \_\_\_\_\_ Approved As Noted, With Contingencies
- \_\_\_\_\_ Denied

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Date