

PLANNING COMMISSION MEETING
TUESDAY, August 8, 2023 6:00 P.M.
Council Chambers
40 W MAIN ST, NEWARK, OH 43055

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES FOR THE July 11, 2023 PLANNING COMMISSION MEETING

PUBLIC HEARING

3. ZONING CHANGE FOR 235 EAST MAIN ST., NEWARK OHIO

Application Number : PC-23-16
Owner: Brewers Real Estate
Applicant: Steven Brewer
Current Zoning: Single Family Residence RH- High Density District
Proposed Zoning: MB - Medium Intensity Business

4. ZONING CHANGE FOR THORNWOOD DRIVE, NEWARK OHIO

Application Number : PC-23-17
Owner: Michele J and Cynthia S. McCracken
Applicant: Scott Hartley
Current Zoning: GC - General Commercial District
Proposed Zoning: MFH Multi-Family High Rise District

5. ZONING CHANGE FOR WEST MAIN STREET, NEWARK OHIO

Application Number : PC-23-18
Owner: Englefield Frederick William IV Trustee and Kennedy Group 1991 LLC
Applicant: Scott Hartley
Current Zoning: GC - General Commercial District
Proposed Zoning: MFH Multi-Family High Rise District

6. ZONING CHANGE FOR 1975 CHERRY VALLEY ROAD, NEWARK OHIO

Application Number : PC-23-18
Owner: Englefield Frederick William IV Trustee and Kennedy Group 1991 LLC
Applicant: Scott Hartley
Current Zoning: Single-Family-Residence, RH-High Density District
Proposed Zoning: MFH Multi-Family High Rise District

7. **Consider Ordinance No. 23-22** AN ORDINANCE AMENDING PORTIONS OF THE CURRENT ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO ADOPTED MAY 5, 2009 BY ORDINANCE 08-33A AND IMPLEMENTING ADDITIONAL ARTICLES OF THE ZONING CODE OF THE CITY OF NEWARK, OHIO

OLD BUSINESS

There is none this meeting

NEW BUSINESS

8. ZONING CHANGE FROM TBZ FOR 900 & 906 SHARON VALLEY ROAD

Application Number : TBZ-23-02

Owner: Bryan McAnally

Applicant: Bryan McAnally

Current Zoning: Multi-Family Residential

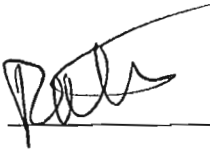
Proposed Zoning: General Office - GO

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

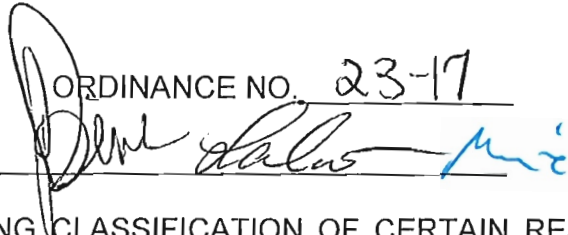
There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, SEPTEMBER 12, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY AUGUST 21, 2023 4:30 P.M.

BY:



Banner

ORDINANCE NO. 23-17


AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 235 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-205116.00.000 AND PARCEL TAX ID #054-204636.00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY DISTRICT TO MB MEDIUM INTENSITY BUSINESS 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 MB MEDIUM INTENSITY BUSINESS 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 Department
 40 West Main St, 2nd 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

Office Use Only
 Zoning File # _____
 PC Application # PC-23-16
 Date Received: 5-23-23
 Received by: P. Camp
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # 1071 Cash
 Receipt # 949543

Rev 2/13

<input checked="" type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
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Owner

Property Owner: <u>BREWERS Real Estate</u>	Telephone: <u>740 973 9969</u>
Address: <u>228 E MAIN ST</u>	E-mail: <u>brewer0769@gmail.com</u>
City: <u>Newark</u> State: <u>OH</u>	Zip: <u>43055</u> Fax: <u>740 345 4314</u>

I would prefer to have agendas mailed rather than e-mailed

Applicant/Representative

Representative: <u>Steven Brewer</u>	Same as above <input type="checkbox"/>	Telephone: <u>740-973-9969</u>
Address: <u>9800 Heron DR</u>	E-mail: <u>brewer0769@gmail.com</u>	
City: <u>Thornville</u> State: <u>OH</u>	Zip: <u>43076</u> Fax: _____	

I would prefer to have agendas mailed rather than e-mailed

Property Location

Street Address: <u>235 E Main St Newark, OH 43055</u>	
Parcel Tax ID #: <u>054-205 116 -00.000</u>	Number of Acres: <u>0.15 / 0.06</u>
Lot Number: (if applicable) <u>054-204 636 -00.000</u>	Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

District Classification (Zoning Code 08-33, see www.newarkohio.net)

Present Zoning District: <u>Lot 1053 Rear PT</u> <u>Lot 1053 Front</u> <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 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</u> -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	Proposed Zoning District: <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 checked="" 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
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Property Use

Present Use: Drug + Squatter house

Proposed Use: Business District use like Neighbor and Dor-Mar

Additional Comments

Reason For Request: Businesses in Area instead of houses helps clean up the area. Dor-Mar will use this Parcel.

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
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 5-4-23

Sworn and subscribed before me this 4th day of May, 2023

My Commission Expires: 5/11/2024 [Signature] Notary Public

Engineering/Zoning Authorization - Office Use Only

Approved [x] Denied [] Approved with Conditions []

Representative Signature [Signature] Date 5/25/2023

Comments/Conditions: Description approved for zoning purposes

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.

Exhibit A

Parcel 1

Situated in the County of Licking in the State of Ohio, and in the City of Newark and bounded and described as follows:

Tract 1

Being Lot Number Ten Hundred Fifty-three (1053) in Fred H. Wilson's Addition to the said City of Newark, Ohio, as recorded in Volume 1 of Plats, page 132, Recorder's Office, Licking County, Ohio and being the same property conveyed to Mabel Redman by deed from A.A. Stasel, Executor, dated ay 16, 1916, and recorded in Volume 233 of Deed Records, at page 349, EXCEPT one hundred six (106) feet off the South end thereof.

Tract 2

Being part of Lot #1053 in Wilson's Addition to the City of Newark, Ohio, and recorded in Volume One of the Plat Records of Licking County, Ohio, at page 132. Commencing at a point in the west line of Lot #1053 at a point 50 feet north of the southwesterly corner of said lot; thence, east parallel with the south line of Lot 49 feet to the easterly line of said lot; thence, northerly along the easterly line of said lot 56 feet to a point; thence, westerly, 48 feet on a line parallel with the southerly line of said lot to the easterly line of an alley and the westerly line of said lot; thence, southerly 56 feet along the westerly line of said lot, to the place of beginning.

Property Address: 235 E Main Street, Newark, Ohio 43055

Parcel Numbers: 054-205116-00.000

Prior Instrument References: Vol 745, Page 703

Parcel 2

Situated in the County of Licking in the State of Ohio, and in the City of Newark and bounded and described as follows:

Being fifty (50) feet off the South end of Inlot Number One Thousand Fifty-three (1053) in Wilson's Addition to the City of Newark, as the same is designated and described on the Plat of said Addition, recorded in Volume 1 of Plat Records, at Page 132, in the Recorder's Office of Licking County, Ohio.

Property Address: 235 E Main Street, Newark, Ohio 43055

Parcel Numbers: 054-204636-00.000

Prior Instrument References: 200609130026877

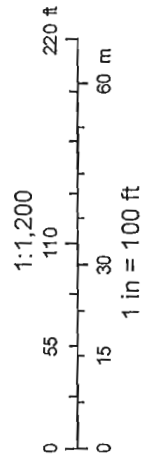
DESCRIPTION **APPROVED** *FOR ZONING PURPOSES*
By *John R. Mahan*
Div. of Engineering
City of Newark, Ohio

Parcel 1 & 2

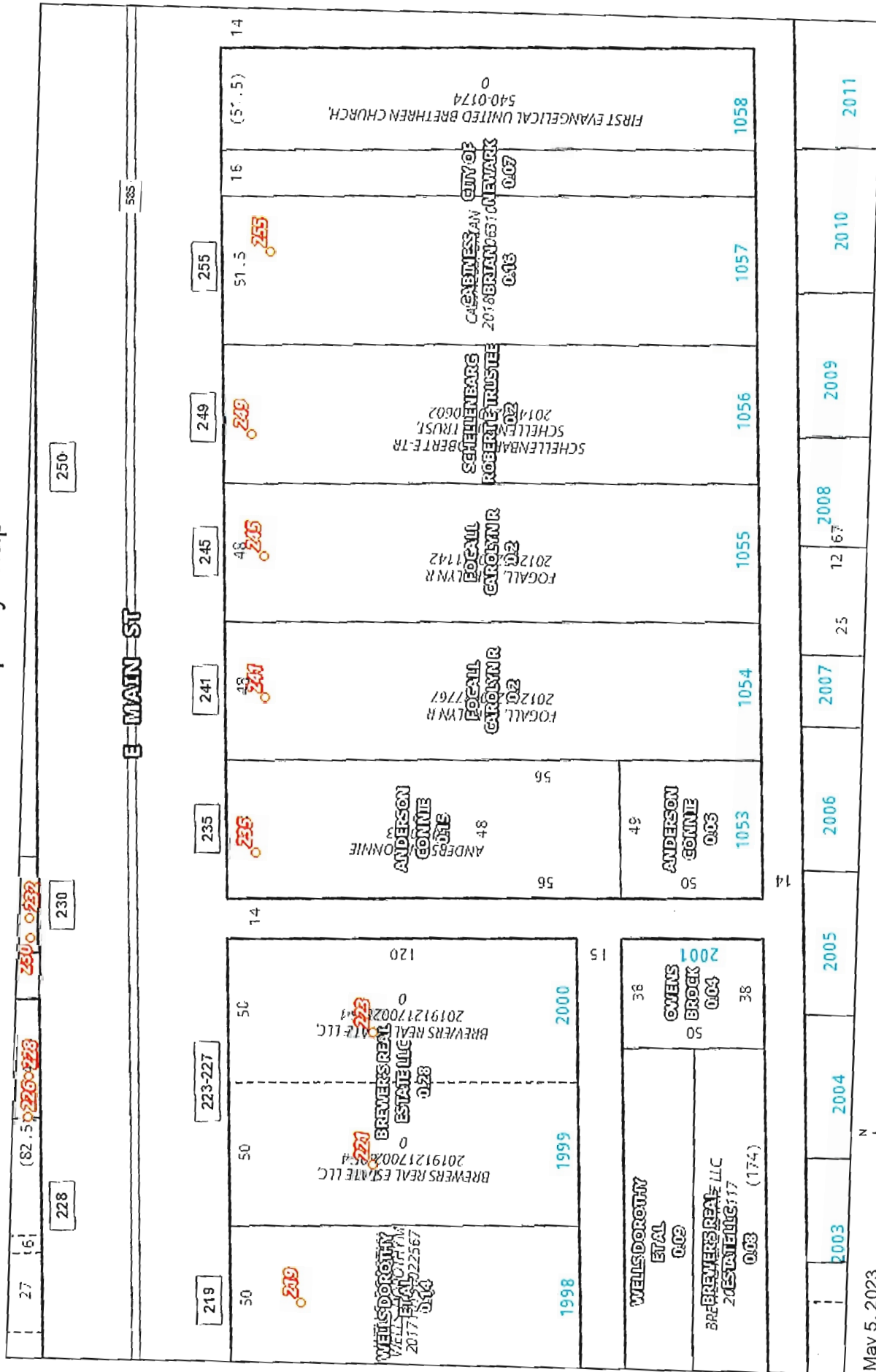
235 East Main St



May 25, 2023



OnTrac Property Map



May 5, 2023

- Street Number Only
- Sales - 2023
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road 47 Feet
- Township road 0.01 Miles
- Other Road Type
- Municipal Corporations

BY: *Peter* *Baker* *Dine Lator* *me* ORDINANCE NO. 23-20

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216654.00.000 FROM THAT OF GC GENERAL COMMERCIAL DISTRICT TO MFH MULTI-FAMILY HIGH RISE 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 GC GENERAL COMMERCIAL DISTRICT TO MFH MULTI-FAMILY HIGH RISE 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 Department
 40 West Main St, 2nd 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

Office Use Only:
 Zoning File # PC-23-17
 PC Application # 11
 Date Received: 5/18/23
 Received by: S-15-2-3
 Amount Due: \$100.00 ✓
 Paid By: (circle one)
 Check # 1209 Cash
 Receipt # 949550

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Michele J & Cynthia S McCracken		Telephone: 740-344-4160	
Address: 495 Granville Street		E-mail:	
City: Newark	State: OH	Zip: 43055	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: Scott Hartley		Same as above <input type="checkbox"/>	Telephone: 740-963-1083
Address: 2964 Peachtree Road Suite 585		E-mail: SH@VistaRP.com	
City: Atlanta	State: GA	Zip: 30305	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: Thornwood Drive Newark, OH 43055			
Parcel Tax ID #: 054-216654-00.000		Number of Acres: 14.18	
Lot Number: (if applicable)		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
<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 checked="" 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 checked="" 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	

Property Use

Present Use:

Proposed Use:

Additional Comments

Reason For 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: *Wendy S Miller* Date 5.15.23
 Signed and subscribed before me on this 15 day of May, 2023
 My Commission Expires: 12-13-2026
 Notary Public



Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature *Ben R. Mohr* Date 5/25/2023

Comments/Conditions: DESCRIPTION APPROVED AS NOTED, FOR ZONING PURPOSES

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.

Zoning File #

PC Application #

PC-23-17

Property Use

Present Use: Vacant land

Proposed Use: 310-unit multifamily development

Additional Comments

Reason For 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.](#)
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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 *Cynthia McBracken*

dotloop verified
05/11/23 1:12 PM EDT
R4KF-PWTO-ZJ6N-16AY

Michele McBracken

dotloop verified
05/11/23 1:06 PM EDT
ZJ5Z-ZZWO-E7VL-YTUQ

Sworn and subscribed before me this _____ day of _____, 20_____

My Commission Expires: _____ Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature _____ Date _____

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.

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

ALTA Commitment Form 06-17-06
Revised 08-01-2016

Exhibit A

File No.: CTA-7492

Loan No.:

Situated in the County of Licking, in the State of Ohio, and in the Township of Granville and bounded and described as follows: (now in the City of Newark)

Being part of the Third Quarter of the Second Township of the Twelfth Range of the United States Military Lands; Beginning at a point 96 rods north of the southwest corner of said Second Township; thence north along the center of a public highway 612 feet to a stake; thence south 89°58' east passing an iron pin at twenty (20) feet at a distance of 1277 feet; thence south 2°57' east 431.7 feet to a point in the center of County Road No. 132 (THORNTON DRIVE); thence along the center of County Road No. 132 (WEST MAIN ST.) as follows: south 87°52' west 602 feet to a point; south 82° west 445.5 feet to a point; and south 69°30' west 275.55 feet to the place of beginning containing 14.18 acres, more or less.

Subject to highway easements and other easements of record

Being part of the real estate conveyed by MAttie F. Roush and Herbert R. Roush, her husband, to Trava C. Simross by deed dated MArch 18, 1942, and re-recorded in Vol. 348, Page 243 of Deed Records in the office of the Recorder of Licking County, Ohio

DESCRIPTION

APPROVED

As NOTED,
FOR ZONING
PURPOSES

By

Div. of Engineering

City of Newark, Ohio

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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File No. CTA-7492

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 8 of 9



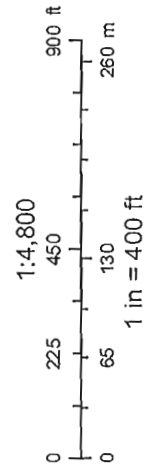
West Main, Thornwood, Cherry Valley



May 25, 2023

Zoning Classification

- RH - High Density Single Family Residence District
- RM - Medium Density Single Family Residence District
- RS - Suburban District





Michael L. Smith

Auditor, Licking County, Ohio

MCCRACKEN MICHELE J & CYNTHIA S THORNWOOD DR

Parcel #: 054-216654-00.000

Rt #: 054-005.00-059.000

Tax District: 054 - NEWARK CITY-NEWARK CSD
 School District: NEWARK CSD
 Neighborhood: 00122 Newark -- Commercial
 Classification: 502 Resid Unplat 10-19.99 acres
 Acreage:
 Property Desc: 13 -2 -3 14.18A

1 of 1



ATTRIBUTES

Story Height:
 Exterior Wall:
 Heating:
 Cooling:
 Basement:
 Attic:

 Total Rooms:
 Bedrooms:
 Family Rooms:
 Dining Rooms:

 Full Baths:
 Half Baths:
 Other Fixtures:

 Year Built:
 Finished Living Area:

 Fireplace Openings:
 Fireplace Stacks:

 Basement Garage(s):
 Basement Finished: No

AREA

First Floor:
 Upper Floor:
 Attic:
 Half Story:
 Crawl:
 Basement:

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	88,300	0	88,300
	CAUV	0	0	0
2020	Market	88,300	0	88,300
	CAUV	0	0	0
2019	Market	67,900	0	67,900
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	633.67	633.67	1267.34
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	3.00	3.00	6.00

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR CAUV Dog License Downloads Forms GIS Homestead Taxes Other

- Map
- BOR
- Card
- CAUV
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- Parcel
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FIND YOUR PARCEL ?

Owner How'd I search this?

054-216654-00.000
MCCRACKEN MICHELE J
& CYNTHIA S
THORNWOOD DR
NEWARK, OH 43055

Acres: 14.18
13-2-3 14.18A

Land: \$88,300
Improv: 50
Total: \$88,300

Transfer Date:
Amount:
Conveyance:
Valid Sale:

Homestead: No
Owner Occ: No
Foreclosure: No
Certified Delq: No
On Contract: No
Bankruptcy: No
Tax Lien: No

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BY: [Signature] [Signature] [Signature] [Signature] [Signature] ORDINANCE NO. 23-19

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS WEST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216636.00.000 FROM THAT OF GC GENERAL COMMERCIAL DISTRICT TO MFH MULTI-FAMILY HIGH RISE 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 GC GENERAL COMMERCIAL DISTRICT TO MFH MULTI-FAMILY HIGH RISE 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 Department
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-6911 Fax

City of Newark
Planning Commission
Zoning District Change Application

www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # PC-23-18
 PC Application # "
 Date Received: 5/12/15
 Received by: CCC
 Amount Due: \$100.00 ✓
 Paid By: (circle one)
 Check # 1209 Cash
 Receipt # 749550

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Englefield Frederick William IV Trustee & Kennedy Group 1991 LLC		Telephone: 740-928-8215	
Address: PO Box 1187		E-mail: Billjr@englefieldoil.com	
City: Newark	State: OH	Zip: 43055	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: Scott Hartley		Same as above <input type="checkbox"/>	Telephone:
Address: 2964 Peachtree Road Suite 585		E-mail: SH@VistaRP.com	
City: Atlanta	State: GA	Zip: 30305	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: W Main Street Newark, OH 43055			
Parcel Tax ID #: 054-216636.00.000		Number of Acres: 10.66	
Lot Number: (if applicable)		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District: <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 checked="" 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		Proposed Zoning District: <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 checked="" 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	

Zoning File #

PC-23-18

PC Application #

Property Use

Present Use: Vacant Land

Proposed Use: 310-unit multifamily development

Additional Comments

Reason For 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 5/19/23

Sworn and subscribed before me this 19 day of May, 2023

My Commission Expires: 3/19/28

Patricia Phelps
Notary Public



PATRICIA PHELPS
Notary Public
State of Ohio
My Comm. Expires
March 19, 2028

Engineering/Zoning Authorization - Office Use Only

Approved

Denied

Approved with Conditions

Representative Signature: [Signature]

Date 5/25/2023

Comments/Conditions: Description Approved for Zoning Purposes

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.

DESIGNATION
APPROVED
FOR ZONING
ADDRESS

By [Signature]
Div. of Engineering
City of Newark, Ohio

Exhibit A

File No.: CTA-7479

Loan No.:

Property 1:
Parcel I (054-216636-00.000):

Situated in the County of Licking; in the State of Ohio, and in the City of Newark and bounded and described as follows;

Being part of 3rd Quarter of the 2nd Township of the 12th Range of the U.S.M. Tract; beginning at a point 96 rods north of the southwest corner of said 2nd Township; thence north 37 .09 rods to a stake; thence east 150 rods to a stone for a corner; thence south 16 .43 rods to a stake in the center of the public highway; thence south 53° west 10.43 rods along said road to a stake; thence along said road north 88 1/2° west 55.28 rods to a stake; thence 86 1/2 degrees west along said road 54.55 rods to a stake; thence south 85° west 27 rods to a stake in the road; thence south 74° west 16.7 rods to the place of beginning, containing 27 acres, more or less, excepting therefrom the following: All that part thereof east of the New York Central Railroad, estimated to contain 1.46 acres; 14.18 acres conveyed by Treva C. Simross and Theodore W. Simross, husband and wife, to Joseph W. and Anice F. McCracken, by deed dated June 15, 1954 and recorded in Volume 460, page 462, of the Licking County, Ohio Deed Records; .7 acres conveyed by Treva C. Simross and Theodore IN. Simross, to James Edward Simross by deed dated August 27, 1958 and recorded in Volume 511, page 537 of the Licking County, Ohio Deed Records.

The amount intended to be conveyed being 10.66 acres, more or less, subject to the rights of the railroad company.

SUBJECT to all conditions, easements and restrictions of record, zoning regulations and all legal highways.

Parcel No. 054-216636-00.000
Prior Instrument Reference: Deed Vol. 681, Pg. 735, Licking County, Ohio Recorder's Office
Address of Property: W. Main Street, Newark, Ohio

Parcel II (054-216642-00.000):

Situated in the County of Licking, in the State of Ohio and in the City of Newark, formerly Township of Granville, and bounded and described as follows:

Being in the third quarter, section, second township, and 13th range, United States Military Lands; beginning at a post on the west right of way of the Toledo and Ohio Central Railway Company at a point where said right of way line is intersected by the line running east and west between the lands formerly owned by George Kilworth on the south and Nancy Showman on the north; thence west on said line 936.42 feet to a stake; thence north 613 feet to a stake; thence east 492 feet to the west right of way line of the Toledo and Ohio Central Railway Company; thence in a southeasterly direction, on the said right of way line 891 feet to the place of beginning, containing 10 1/2 acres, being Lots 9, 10, 11 and 12 as shown on a plat of Showman Heights made for Nancy Showman by C. L. Reamer, Surveyor.

SUBJECT to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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ordinances, rules and regulations.

And excepting therefrom the following:

DESCRIPTION FOR A 0.120 ACRE TRACT:

Situated in the State of Ohio, County of Licking, City of Newark, being a part of that 10.5 acre tract (Parcel No. 054-216642-00.000) as conveyed to F. W. Englefield and James M. Kennedy by deed of record in Official Records Volume 129, Page 159, all references being as those of record in the Recorder's Office, Licking County, Ohio, said 0.120 acre tract being more particularly bounded and described as follows:

Beginning at a PK nail found on the westerly line of that tract, formerly the T. & C.O. Railroad (Parcel No. 019-041262-02.000) as conveyed to The Thomas J. Evans Foundation by deed of record in Deed Book 809, Page 1018, marking the northeasterly corner of said 10.5 acre tract;

Thence along the said westerly line and the easterly line of said 10.5 acre tract, southeasterly along the arc of a curve to the right (Radius=1772.45', Delta=6°18'26"), a chord bearing and distance of South 42°41'30" East, 195.02 feet to an iron pin set;

Thence across said 10.5 acre tract the following two (2) courses and distances;

North 55°21'42" West, 186.77 feet to an iron pin set; and

North 31°16'10" West, 46.46 to a P.K. nail set in the northerly line of said 10.5 acre tract;

Thence along said northerly line, South 86°49'40" East, a distance of 45.62 feet to the Point of Beginning and containing 0.120 acres, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in December of 2010.

The bearings in the above description are based on bearing taken from the description of that 4.456 acre tract as conveyed to Steven T. Layman, Trustee by deed of record in Instrument Number 200806180014172.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283"

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

Remaining acreage after exception is 10.38 acres.

Parcel No. 054-216642-00.000
Prior Instrument Reference: Deed Vol. 724, Pg. 956, Licking County, Ohio Recorder's Office
Address of Property: 1975 Cherry Valley Rd., Newark, OH

Property 2:

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West Main, Thornwood, Cherry Valley

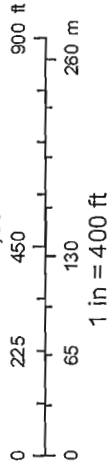


May 25, 2023

Zoning Classification

- RH - High Density Single Family Residence District
- RM - Medium Density Single Family Residence District
- RS - Suburban District

1:4,800





Michael L. Smith

Auditor, Licking County, Ohio

ENGLEFIELD FREDERICK WILLIAM IV TRUSTEE & KENNEDY GROUP 1991 LLC

Parcel #: 054-216636-00.000

W MAIN ST

Rt #: 054-005.00-053.000

Tax District: 054 - NEWARK CITY-NEWARK CSD
 School District: NEWARK CSD
 Neighborhood: 00122 Newark -- Commercial
 Classification: 400 Commercial vacant land
 Acreage:
 Property Desc: 10.66 AC R12 T2 Q3



ATTRIBUTES

Story Height:
 Exterior Wall:
 Heating:
 Cooling:
 Basement:
 Attic:

 Total Rooms:
 Bedrooms:
 Family Rooms:
 Dining Rooms:

 Full Baths:
 Half Baths:
 Other Fixtures:

 Year Built:
 Finished Living Area:

 Fireplace Openings:
 Fireplace Stacks:

 Basement Garage(s):
 Basement Finished: No

AREA

First Floor:
 Upper Floor:
 Attic:
 Half Story:
 Crawl:
 Basement:

VALUES (by tax year)		Land	Improvement	Total
2021	Market	149,200	0	149,200
	CAUV	0	0	0
2020	Market	149,200	0	149,200
	CAUV	0	0	0
2019	Market	149,200	0	149,200
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/20/2019	2 EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	ENGLEFIELD F W & KENNEDY GROUP 1991 LLC
01/29/2015	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	ENGLEFIELD F W & J M K

IMPROVEMENTS

Description	Yr Built	SqFt	Value
TAXES			
	Prior	1st Half	2nd Half
Taxes/Reductions	0.00	1236.95	1236.95
Pen/Int/Adj	0.00	0.00	0.00
			Total
			2473.90

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

- Map
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values
- Help
- Login

FIND YOUR PARCEL
Owner
[Trouble Searching?](#)

054-216636-00,000
ENGLEFIELD FREDERICK
WILLIAM IV TRUSTEE &
KENNEDY GROUP 1991
LLC
W MAIN ST
NEWARK, OH 43055

Acre: 10.66
10.66 AC R12 T2 Q3

Land: \$149,200
Improv: \$0
Total: \$149,200

Transfer Date: 12/20, 2019
Amount: \$0
Conveyance: 99999
Valid Sale: No
Homestead: No
Owner Occ: No
Foreclosure: No
Certified Delq: No
On Contract: No
Bankruptcy: No

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