



Monday, April 27, 2026 • 6:00 p.m.

CASE 10: Z-26-5 – ST. ALBANS TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: St. Albans Township Zoning Resolution
Articles: Section 605: Submission to County Planning Commission, Article 13: Planned Development District; Section 13.02 (C,7): Overview, Section 13.04 (A,1): Planned Development District Standards, and Article 17: Agricultural District; Section 1704: General Requirements
Description: A request for a non-binding recommendation for a proposed text amendments to Article 13: Planned Development District and Article 17: Agricultural District.
Township: St. Albans
Applicant: St. Albans Township Zoning Commission (c/o Rae Ann Crawford, Secretary), 8488 Jug Street, Alexandria, OH 43001
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

Background:

The St. Albans Township Zoning Commission has submitted a zoning text amendment application to the Licking County Planning Commission (LCPC) requesting a non-binding recommendation in accordance with Section 519.12 of the *Ohio Revised Code* (ORC). The St. Albans Township Zoning Commission is proposing changes to the PUD standards as well as Agricultural District. The recommendation of the Commission will be forwarded to the township trustees for consideration.

Commission Role:

The Commission is to review the proposed **zoning amendment** for conformance to applicable regulations and plans, the Ohio Revised Code, and generally accepted planning principles. As part of this non-binding review, the Commission should consider all aspects of the proposed regulations and determine, after weighing applicable factors, whether the applicant has proposed code changes that are in the best interest of the individual township and Licking County according to the following general criteria:

1. That the proposed zoning amendment is generally consistent with the goals and objectives of the township's comprehensive plan and/or other applicable planning documents;
2. That the proposed code amendments are in keeping with the requirements of the Ohio Revised Code; and
3. That the regulations as proposed meet the generally accepted principles of good land use planning and accepted land use practices.

Considerations:

- **Article 13: Planned Unit Development District**
 - ✓ **13.02 (C,7) Conditions of Approval:** With the proposed changes, the township is requiring that *"...no real property shall be included in an Application and Development Plan unless the Application and Development Plan provides the Applicant's intent and commitment to enter into a development agreement with the Township containing terms satisfactory to the Township (the "Economic Development Agreement")."* The site is also required through the Economic Development Agreement the property and uses voluntary involvement and participation in one or more economic development programs (i.e. New Community Authority, Joint Economic Development District, and/or Tax Increment Financing District). In their letter of justification, the township indicated that establishing an Economic Development Agreement in place of a JEDD, is for the township.

- ✓ **13.04 (A,1) Planned Development District Standards:** The township is proposing to remove the 5-acre minimum requirement and instead allow the district to function with no minimum acreage.

- **Article 17 – Agricultural District.** Within the Agricultural District, the Township is proposing to reduce the setback requirements as indicated below. Staff identifies no issue with the proposed reductions.

Setback Requirement	Current Setback	Proposed Change
Front	100 feet	50 feet
Side	50 feet	35 feet
Rear	100 feet	50 feet

- **Prosecutor’s Office Review.** The County Prosecutor’s Office (LCPO) has reviewed the proposed modifications and noted that they do not have any comments.
- **Ohio Revised Code.** Proposed regulations, as amended with the suggested changes from both the LCPC staff and the County Prosecutor, would conform to the requirements as specified within Section 519 of the Ohio Revised Code.

Staff Findings & Recommendation: Approval [Non-Binding]

Staff finds that the proposed amendments to the St. Albans Township Zoning Code generally match the spirit and intent of the adopted St. Albans Township Comprehensive Plan. The zoning changes, if amended, will be consistent with the Ohio Revised Code and will provide updated standards for the citizens of St. Albans Township. Based on these findings, staff recommends non-binding approval of the proposed zoning changes.

[END OF REPORT]

March 18, 2026

Licking County Planning Commission

20 S Second St.

Newark, OH 43055

Dear Sir:

St. Albans Township Zoning Commission would like to make three changes in the zoning resolution.

- 1) 13.02 (C)(7) – strike the current language requiring JEDD and adopt new language requiring an Economic Development Agreement with the Township.
- 2) 13.04 (A)(1) – strike the current 5 acre minimum to support using the district with no minimum acreage.
- 3) Article 17 – Ag, section 1704 General Requirements 3-5 – reduce setbacks.

Thank you,
Rae Ann Crawford
Zoning Secretary

7) Conditions of Approval

~~(a) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in a Planned Development District shall be included in a Final Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which St. Albans Township is a contracting party.~~

Unless otherwise excluded by resolution approved by the Township Trustees, no real property shall be included in an Application and Development Plan unless the Application and Development Plan provides the Applicant's intent and commitment to enter into a development agreement with the Township containing terms satisfactory to the Township (the "Economic Development Agreement"). Such Economic Development Agreement terms may include, but are not limited to, the property's and uses' voluntary involvement and participation in one or more economic development programs, such as and without limitation, a New Community Authority, Joint Economic Development District, and/or Tax Increment Financing District. No Application shall be approved unless this condition of providing the Applicant's intent and commitment to enter an Economic Development Agreement is met at the time of filing the complete Application. No permits or Certificates of Zoning Compliance shall be issued by the Township until such time that all real property that is part of an Application has fulfilled this condition by the preparation, finalization, and execution of such a development agreement. In the event that the Agreement has not been finalized and/or executed at the time the Township Trustees are considering taking action on the Application and Development Plan, the Trustees in their sole and absolute discretion may approve the Application and Development Plan subject to condition(s), which may include, but are not limited to, a condition that the Economic Development Agreement shall be finalized and executed within six (6) months following such approval.

13.04 Planned Development District Standards

Except as otherwise authorized by the Zoning Commission and the Board of Trustees, PD districts shall comply with the following development standards:

A) Density and Intensity of Uses

- ~~1) All PDs shall have a minimum site area of five acres.~~
- 2)1) All PDs shall comply with the standards set forth in Table 13.04-1.
- 3)2) A minimum of 35 percent of the floor area in a PD-MU shall be residential dwelling unit.

There shall be a front yard of not less than ~~100~~ 50 feet in depth (from the center of the road). Except where road right-of-way exceeds 60 feet, the setback shall be not less than 70 feet from the right-of-way.

4. Side Yard: There shall be side yards of not less than ~~50~~ 35 feet on each side (exclusive of road right-of-way).

5. Rear Yard: There shall be a rear yard of not less than ~~100~~ 50 feet (exclusive of road right-of-way).