



PLANNING

To: Josh Skluzacek, City Engineer and Community Development Director

From: Natalie Birchak, City Planner

RE: North Energy Center Residential Plat, Rezone, and FLUM Amendment

December 30th, 2024

Recently, City Planning staff was contacted regarding zoning on a property within the City's Extra-Territorial Zone (ETZ), located in the East ½ of the East ½ of the Southwest ¼ of Section 16, Township 140 N, Range 96 W. The North Energy Center Residential Subdivision plat had been recorded with the Stark County Recorder's Office in 2020. Planning staff determined the North Energy Center Residential minor plat was never brought before City Commission for final approval. Staff also determined public hearings on this item, as well as the following related items, were held before the City's Planning & Zoning Commission on September 15th, 2020:

- A Future Land Use Map (FLUM) amendment from INDUSTRIAL to RESIDENTIAL for the same property; and
- A zoning map amendment from Limited Industrial (LI) to Rural Residential (RR) for the same property.

Both the Planning & Zoning Commission and staff recommended approval of all three requests. None of these items were scheduled for action before the City Commission.

City staff contacted the current property owner and, based upon the owner's response, staff is bringing all three requests before City Commission for final approval. The first readings for the FLUM Amendment and Zoning Map Amendment are scheduled for the January 7th, 2025 Commission meeting. City staff anticipates the second hearing for the FLUM Amendment and the Zoning Map Amendment will be held at the January 21st, 2025 Commission meeting. Approval of the proposed North Energy Center Residential Subdivision will be scheduled for the January 21st, 2025 meeting.