



**Jobs**

**GROW OUR BASE**



**People**

**LIVE WELL**



**Preservation**

**PRESERVE OUR HERITAGE**

# CITY OF JOHNSTOWN **GROWTH FRAMEWORK**



**In 2023, the City of Johnstown has reached an inflection point. Central Ohio's economic development efforts have been successful in landing numerous large-scale investments, punctuated by the Intel Corporation's plan to construct its next fabrication facility in Western Licking County, just three miles from the City. To address these ever-increasing development pressures, the City of Johnstown Growth Framework presents a cohesive set of planning objectives that prioritize job growth, vibrant and sustainable land use patterns, and upholding preservation of natural resources. Now is the time for the City to set expectations for new development, solidify long-term plans, and engage in new partnerships to establish Johnstown's position in the Central Ohio region. This development pressure represents a once-in-a-generation opportunity to use the values of the Johnstown community to shape the built environment and create the community that residents and business owners desire. This turning-point necessitates immediate, decisive action by Johnstown leadership to capitalize on the development opportunities within the region.**

## Acknowledgments

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Thank you to all community members and stakeholders who participated in the Our Values: Our Opportunity process. We would also like to specifically thank the following individuals listed on the right for their guidance and direction throughout the planning process.

## 2023 Comprehensive Plan Update

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The Johnstown Comprehensive Plan was last updated in 2020. Compared to most municipalities, this is quite a recent update. However, the announcement of the Intel semi-conductor production facility has urged the City to revisit its set of planning documents to realign policy goals with recent economic developments within the Central Ohio region. The City of Johnstown Growth Framework is a formidable first step toward updating the Comprehensive Plan.

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### **City Staff**

Sean Stanearth | City Manager  
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## Terms Defined

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The City of Johnstown Growth Framework introduces several interrelated planning concepts that require further clarification regarding their relationship to other planning procedures and future City objectives:

**Comprehensive Plan:** an adopted public document that serves as a guide for policy decisions about physical development within the City of Johnstown and acts as a legal rationale for future policy, zoning, and planning decisions.

**Growth Framework:** a supplementary component to the City's 2023 Comprehensive Plan, which aims to articulate the community's preference for the ideal character of future development opportunities within the Growth Framework Planning Area.

**Growth Framework Map (Figure 2):** a diagram that spatially designates general Opportunity Areas within the Growth Framework Planning Area.

**Growth Framework Planning Area:** a geographic land area outside of the City's municipal boundaries that encompass all non-incorporated lands in the Johnstown-Monroe School District and portions of Jersey, Monroe, Liberty, and St. Albans Townships.

**Opportunity Areas:** a set of three general outcomes as a result of land developments within the Growth Framework Planning Area. These three categories include Jobs, People, and Preservation, and are illustrated on the Growth Framework Map (Figure 2).

**Land Development Regulations:** a consolidated set of processes, tools, and regulations that govern development of all lands within the City and are aligned with community aspirations.

# 1. INTRODUCTION

The purpose of the City of Johnstown Growth Framework is to establish and express high-level goals that Johnstown aspires to achieve as growth occurs and properties are annexed into the City. This framework establishes the location and mix of land uses that will inform growth decisions by the City of Johnstown over the next ten years. The community's principles for growth and conservation guide this framework and provide the common direction for "where" and "how" Johnstown will grow in the future. The Development Principles established in this framework represent aspirational goals of the community gathered from public input and validated by Johnstown leadership.

## Purpose

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This framework presents the high-level growth goals for Johnstown and the community's informing principles. In addition, the framework articulates the City's intention with respect to the character and makeup of future physical growth in the lands surrounding Johnstown. The development of the Intel fabrication facility along Mink Road has and will increase development pressure for properties between Johnstown and New Albany and throughout the Johnstown-Monroe School District. The community, like the broader region, is intending to leverage this generational investment at its borders to improve the qualities of life, place, and opportunity for current and future residents. In addition, this document is supported by, and interfaces with, the other various regulatory tools adopted by Johnstown such as the Comprehensive Plan and Code of Ordinances.

## Applicability

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As a stand-alone document, this framework cannot be used to entitle any future development. The Growth Framework is one of multiple regulatory tools used to guide physical development within Johnstown, in addition to future policy measures adopted as a result of forwarding this document's implementation strategy (see Chapter 5). Most notably, to promote large-scale master planning as Johnstown grows, this Growth Framework should be used in concert with the adopted Planned Development (PD) District. These

## Intent

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The City of Johnstown Growth Framework intends to:

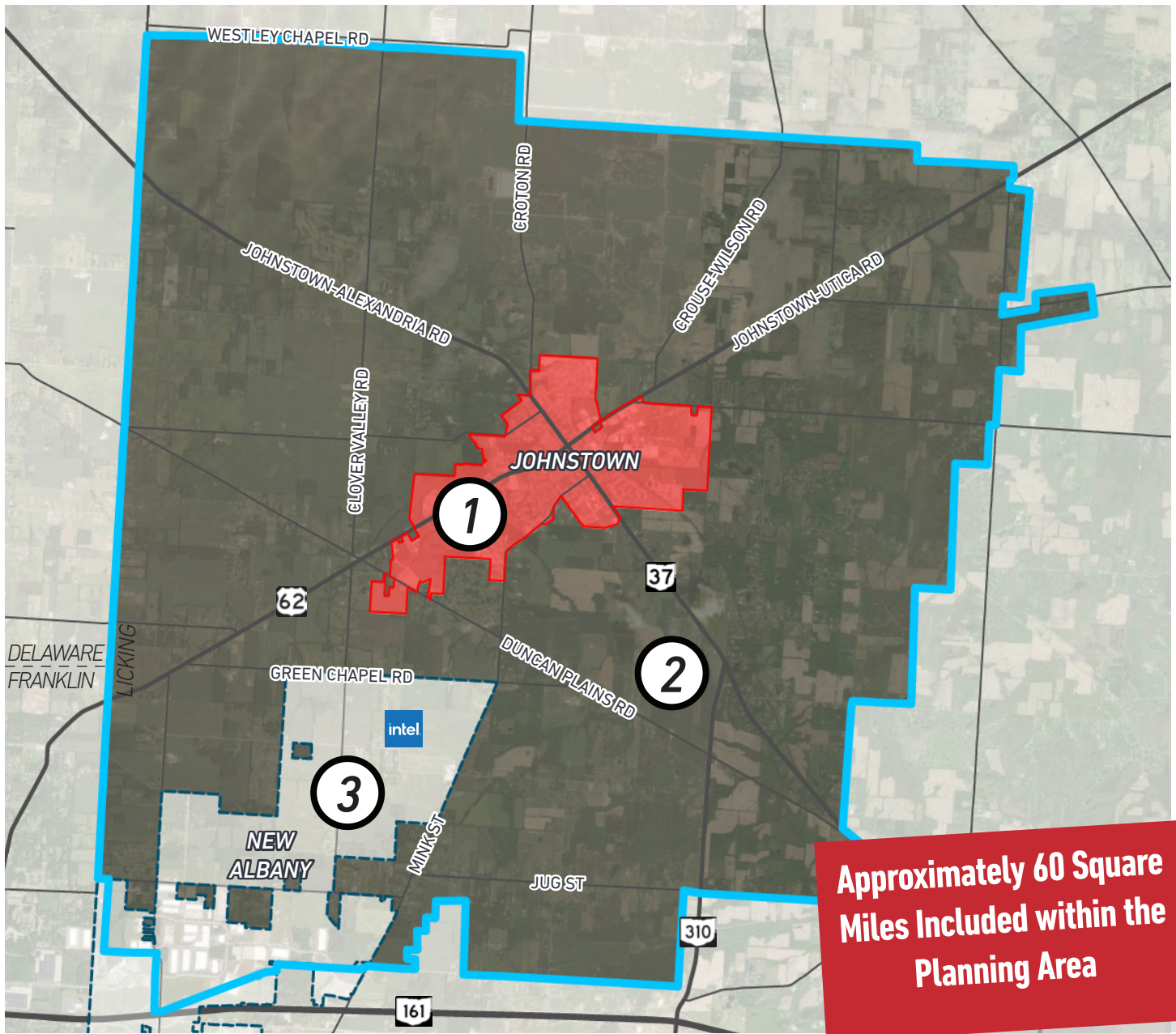
- » clearly state the community's preferences for types of future development growth and the subsequent characteristics of such uses of land.
- » identify opportunities for public utility expansion
- » recognize the significant impacts on existing roadway infrastructure and the school district as a result of increased economic development activity in the region.
- » **NOT** identify specific parcels for future development, City annexation, and/or public utility expansion.
- » **NOT** legally permit and/or restrict specific future development proposals

tools are intended to be used on a temporary basis to allow development to be appropriately reviewed and conditions applied as necessary until Johnstown comprehensively updates development requirements that take the place of the PD process. Utilizing this process will allow requisite time for Johnstown to review existing land development regulations and amend them to meet the community's goals while still accommodating pertinent development.






Figure 1

## Growth Framework Planning Area



**Approximately 60 Square Miles Included within the Planning Area**

### Legend

-  Planning Area
-  Johnstown City Limits
-  Existing Township Property outside of Johnstown, but within the Planning Area (under consideration of this Growth Framework)
-  City of New Albany

## 1. INTRODUCTION

# Regulatory Context

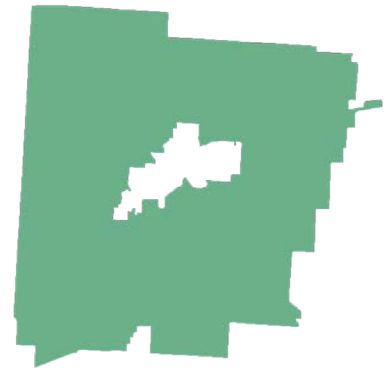
**The Growth Framework is one tool within a larger toolkit of regulatory documents that will guide development within Johnstown. To fully leverage the Development Principles and Growth Framework Map, the Comprehensive Plan and Code of Ordinances must support the overall Growth Framework. The descriptions below illustrate how the various regulatory tools within Johnstown interact to accomplish the goals of the community.**

### Growth Framework

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Applied to lands within the Planning Area, but outside of Johnstown municipal boundaries.

- » Provides high-level guidance to staff and appointed and elected officials when reviewing annexation requests for compliance with the Comprehensive Plan and Code of Ordinances.
- » Expresses community intent/expectations to residents and developers for outward growth.

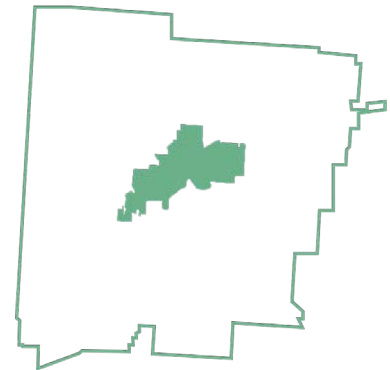


### Comprehensive Plan

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Applies to all properties within Johnstown and acts as a legal rationale for community planning objectives.

- » Establishes desired character and general guidelines to shape where and how development occurs within Johnstown.
- » Includes Action Items to be pursued by the City with detailed recommendations, which encompasses several topics beyond land use, such as transportation, economic development, parks and recreation, and community services.



### Code of Ordinances / Land Development Regulations

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These enable the Action Items established in the Comprehensive Plan. All developments must adhere to the standards prescribed within these documents.

- » Regulations adopted by law (ordinance) that control all aspects of development in fine-grain detail.
- » Applied to all development, reviewed by applicable Johnstown boards, commission, and staff as development occurs.

**GROWTH FRAMEWORK**

reflecting broad community objectives for development growth outside of Johnstown



**COMPREHENSIVE PLAN**

specific land use and planning objectives that apply to all properties within Johnstown

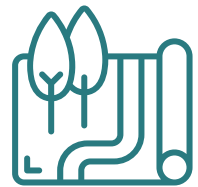
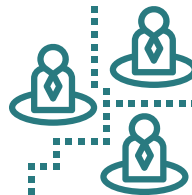


Residential Mixed Use and Conservation Residential are examples of land use types that achieve multiple high-level community aspirations



**LAND DEVELOPMENT REGULATIONS**

regulations adopted by law (ordinance) that control all aspects of development in fine-grain detail and enable action items established in the Comprehensive Plan

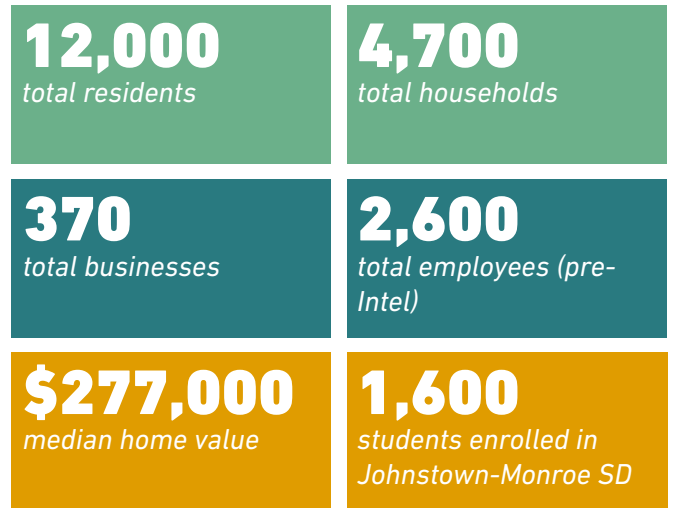


# 2. ANALYSIS AND KEY FINDINGS

Current trends and public input were gathered throughout the creation of this framework. Interviews with community stakeholders, public engagement workshops, and online polling were all utilized to gather information, analyze findings, and understand the major influences likely to shape future growth within Johnstown.

## Planning Area Analysis and Community Snapshot

The Growth Framework is supported by various analysis methods and local and regional datasets. The focus of the framework is within the near term (5-year) when the most significant growth pressure is anticipated for Johnstown. The framework analysis included investigation of existing conditions and data, demographics and trends, transportation, housing, utilities, community character, examination of previous plans, and GIS analysis and mapping. The Growth Framework uses the key findings from this analysis as a basis for the Development Principles and Growth Framework Map recommendations.



## Key Findings

- » The Intel Corporation’s plan to develop its next computer chip fabrication facility in western Licking County represents **one of the largest, single economic development wins in the Midwest.**
- » The Intel project, along with broader economic growth trends, presents a significant opportunity to **solidify and expand the City’s revenue stream through the next decade.**
- » **The City’s water and wastewater system are nearing capacity** relative to the projected growth and potential absorption of said growth into the planning area.
- » **Housing costs in the planning area have increased dramatically** through the three years of the pandemic but most notably following the Intel announcement.
- » **Trip demand could double or triple on several roadways in the planning area** by the “opening day” for the new Intel fabrication facility in 2025.
- » Land uses are traditionally rural, but that has the potential to change.
- » Fiscal conditions and trends point to continued growth.
- » Front lot development and large lot contiguity will limit the development potential in the southeastern portions of the Planning Area and focus developable land to the south and west.
- » **Moving forward, developable land will be highly sought after.**



# 3. PRINCIPLES FOR GROWTH AND CONSERVATION

Over the next decade, the City of Johnstown will be faced with a series of difficult questions. These decisions can impact the qualities of life, place, and opportunity for residents over the next generation. It is critical, therefore, for the community to put forward its argument for the type of community it's intending to become. The principles for growth and conservation present the broadest articulation of this initial argument. These statements – collectively – describe “where” and “how” the City will invest, preserve, enhance, and protect its community. They are derived from sentiments shared during the community conversations series and represent the collective voice of hundreds of residents and business owners.

## WE WILL **GROW OUR BASE** | More Jobs, More Revenue

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- » Commercial and industrial development adds to the community.
- » Annexation decisions are based on a rational plan.
- » New growth pays for its own infrastructure and provides a long-term net fiscal benefit.
- » New land uses introduced are jobs-oriented.
- » New development helps the City raise the average salary.
- » Buildings have four-sided architecture, sites are well-landscaped, and buffering is utilized where appropriate.

## WE WILL **LIVE WELL** | Great Neighborhoods, Strong Community

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- » Residential development is based on a holistic site plan.
- » The site plan stitches into the existing community in terms of character, access, and other criteria.
- » The housing product mix and density are calibrated to ensure positive outcomes for the Johnstown-Monroe School District.
- » Community developers commit to building neighborhoods - not subdivisions - that add to the richness and quality of life in Johnstown.
- » The City applies strong, but clear standards to site plan reviews to ensure consistent and quality outcomes.
- » New neighborhoods provide a mix of high-quality housing types.
- » Neighborhoods can integrate logical secondary uses that support the primary use (residential) within the development.

## WE WILL **PRESERVE OUR HERITAGE** | Direct Growth, Demand Quality

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- » Streams and source groundwater is protected for current and future needs.
- » Woodlots are treated as an environmental constraint and are preserved within development when at all possible.
- » The community is connected through an ever-growing network of multi-use trails that leverage stream corridors and existing rights-of-way.
- » The community's parks network and offerings grow and diversify with new investment and development. The City exceeds national standards for park space per resident.
- » New development includes best practices with respect to street trees, open space, and stormwater management.

# 4. GROWTH FRAMEWORK

The Growth Framework is a road map illustrating the major concepts for where and how Johnstown should guide future physical development. The intent is to preserve the small-town character and independence that makes Johnstown distinct from its neighboring municipalities, while expanding employment opportunities and diversifying housing options. This framework expresses the general expectations of new development as lands are annexed into Johnstown. The **OPPORTUNITY AREAS** used in this document aim to establish 1) the preferred outcomes for future development, 2) where certain land uses are appropriate, and 3) how new development should interface with and support the existing Johnstown community.

The Growth Framework Map (see Figure 2, pg. 8) spatially delineates the community's preferred outcomes within **OPPORTUNITY AREAS** for lands outside of Johnstown's city limits, but considered within the Growth Framework. The pages following include specific development principles for each use typology identified, which align with the long-term goals of the community. This includes identifying lands appropriate for development, the general form that physical development should follow, and how differing land uses should interact with one another.

The Growth Framework is not intended to be applied on a parcel-by-parcel basis. The boundaries of the character areas are intentionally blurred to allow flexibility on behalf of City leadership. This framework should be used in concert with the Land Use Character Areas established in the Comprehensive Plan and applied accordingly to achieve the City's goals. The Growth Framework is only intended to provide high-level guidance to assist in decision making as properties are annexed into Johnstown.

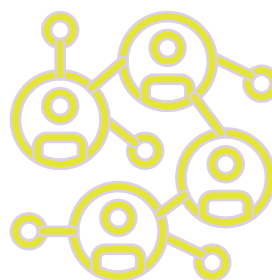
The **OPPORTUNITY AREAS** established in this Growth Framework are broken into three categories: Jobs, People, and Preservation. Expanded descriptions of these character categories are on the following pages, but are generally described as:

## OPPORTUNITY AREAS



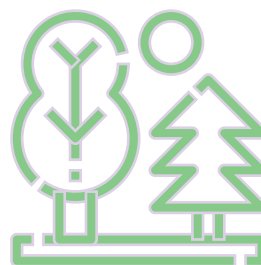
### JOBS

Areas focused on supporting employment based uses. Secondary uses may include limited retail/commercial services or multifamily residential.



### PEOPLE

Areas to support a variety of housing types in thoughtful, organized patterns that are additive and well-connected to existing neighborhoods. Secondary uses may include limited retail or office uses.

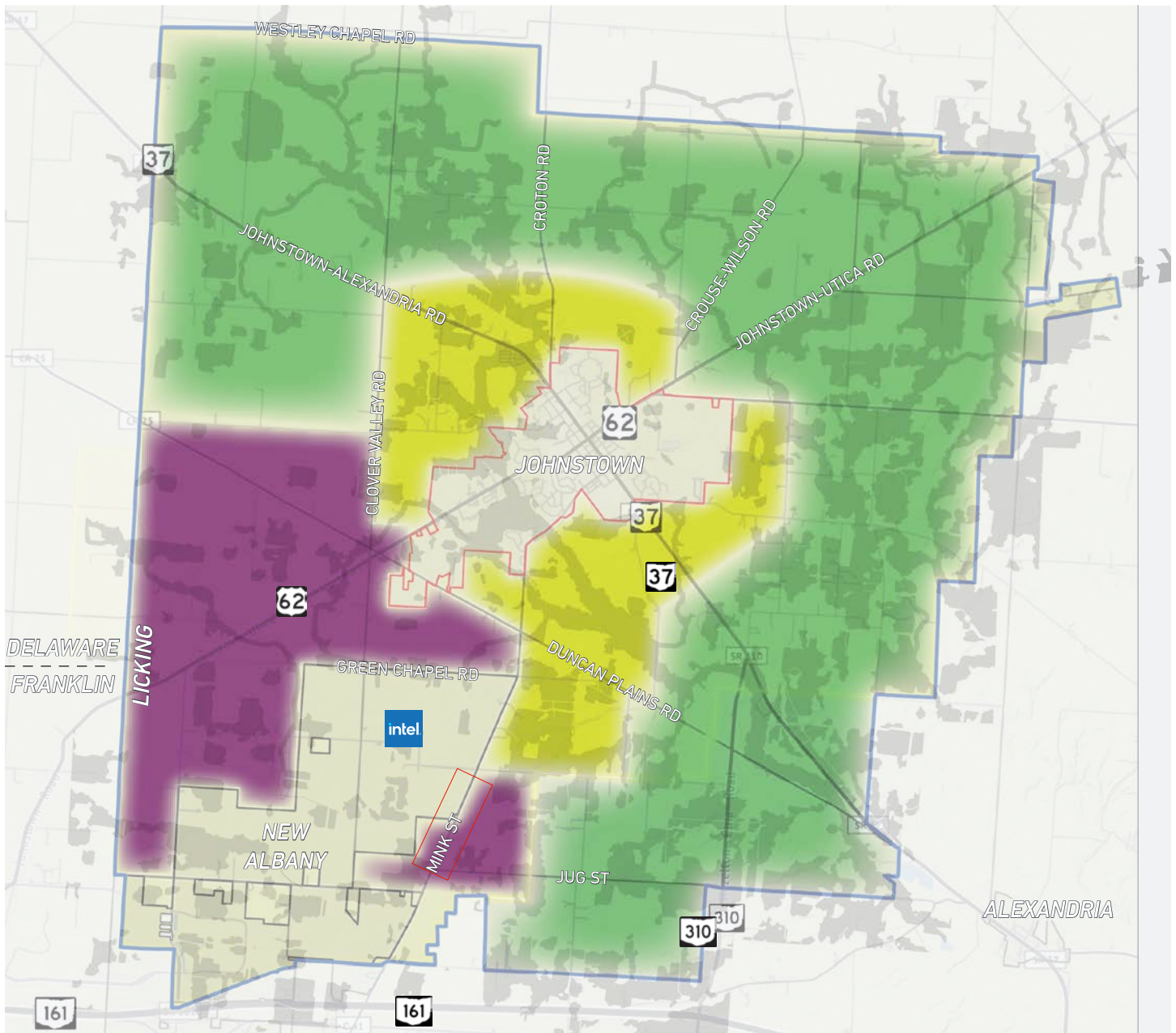


### PRESERVATION

Areas to preserve existing rural land use patterns. Uses generally include agriculture uses, very-low density residential, conservation subdivisions, and natural open space.

Figure 2

## Growth Framework Map



### Legend

- Preservation
- Jobs
- People
- Environmental Constraints

Potential  
Build-Out

**30**  
square miles within  
Preservation Area

**50%**  
of Planning Area  
preserved

**+10 million**  
total building square  
footage<sup>1</sup>

**+5,000**  
net new employees<sup>2</sup>

**+10,000**  
new housing units<sup>3</sup>

**+\$27 million**  
net property tax revenue  
for new housing units<sup>4</sup>

<sup>1</sup>Calculated based on .2 F.A.R. situated on 20% of the total land area within the Jobs Opportunity Area  
<sup>2</sup>Calculated based on existing employee/residential population ratio (.23) and projected new housing units  
<sup>3</sup>Calculated based on an average of 4 dwelling units per acre  
<sup>4</sup>Calculated based on median annual property tax payment in Licking County (\$2,726).

## 4. GROWTH FRAMEWORK

# Illustrative Land Use Breakdown

The following section aims to briefly outline the specific types of land uses that should be considered for future planned developments in the Planning Area. It is recommended that each **OPPORTUNITY AREA** should share a healthy combination of land use types described below, which is further outlined in detail in the following section. In considering these land use types, the City should further contemplate the scope of its future land development regulations in relation to each type of land use and their respective emerging trends. In doing so, the City can better prepare for future development applications facilitated through efficient approval processes, aligning with community objectives, and reflecting the contemporary demands of large-scale development sites.

## EMPLOYMENT

Primary Opportunity Area: **Jobs**

The City should consider the following types of land uses in preparation for accommodating an influx of and high-wage, high-skilled employment demand as a direct result of Intel's investment in the region, in addition to a vast network of start-up and tertiary industries that will accompany such industries.

- » **Professional Offices** - low to mid-rise structures, built for specific end-users or for a mix of companies
- » **Data Centers** - large-scale sites, high levels of water usage, high-skilled employment
- » **Flex Facilities** - a mix of professional offices, light production, and research and development
- » **Light Industrial Facilities (Indoor)** - last-mile fulfillment centers, small warehousing and truck terminals





## COMMERCIAL (SERVICE, RETAIL, RESTAURANT)

Primary Opportunity Area: **People**

In addition to the potential expansion and adaptive reuse of Johnstown's existing commercial corridor along SR 62, the City should consider the types of commercial offerings that will serve the greater Planning Area, which will develop alongside and/or in support of master-planned residential developments, office parks, and employment centers.

- » **Neighborhood Commercial** - small-scale retail, restaurants, breweries, coffee shops, boutiques, with an emphasis on ground-floor transparency and pedestrian activation
- » **Regional Commercial** - retail establishments serving the broader Planning Area and beyond



*Light Industrial Facilities  
(Indoor)*

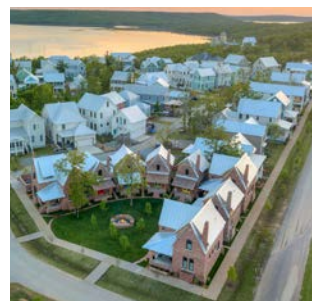
*Flex Facilities*

## HOUSING

Primary Opportunity Area: **People**

As housing opportunities expand within the Planning Area, the City should prioritize requiring a healthy mix of housing types as part of any proposed land development. Through thoughtful design guidelines that establish the form and scale of residential structures, the City can accommodate a wide-variety of housing densities that sufficiently provide options for 1) long-standing Johnstown residents who want to age in place, 2) service industry employees that sustain the City's attractions and entertainment offerings, and 3) new residents and families joining Johnstown's community.

- » **Single-Family** - mix of attached and detached dwelling units within cluster developments
- » **Townhomes** - low-rise dwelling units that share common party walls, typically with private backyards
- » **Apartments** - three to five story structures with on-site amenities, common open space, and parking





## 4. GROWTH FRAMEWORK

# Illustrative Land Use Breakdown

### OPEN SPACE

#### Primary Opportunity Area: **People**

In support of any new planned development, the City should consider regulatory measures to ensure the facilitation of public and/or common open space, conservation of sensitive land areas, and regional connections to active transportation corridors throughout Central Ohio. This may include the following types of land uses.

- » **Trail Connections** - where applicable, promoting the construction of bike lanes, sidewalks, and way-finding
- » **Public Recreation** - new park spaces, floodplain activation, and opportunities for sports activities
- » **Public Squares** - centralized common areas within planned developments



### AGRICULTURE

#### Primary Opportunity Area: **Preservation**

The City of Johnstown, along with the surrounding Planning Area, share a rich agricultural heritage that remains at the forefront of the City's values. As development expands further from the core of Johnstown's downtown, agricultural land uses should play a key role in serving as a gradient that gradually transitions development from residential and mixed-use to fully preserved lands.

- » **Agriculture Operations** - crop production, raising of livestock, mills
- » **Agritourism** - supporting long-standing agricultural landowners in diversifying opportunities on their existing land and/or within existing farm structures
- » **Incidental Agriculture Sales, Repair, Storage** - ancillary uses directly related to agriculture operations

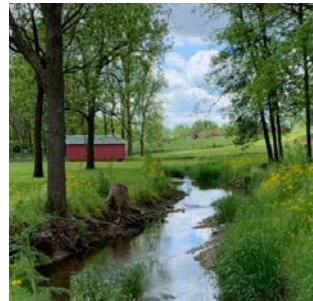


## NATURAL FEATURES

### Primary Opportunity Area: **Preservation**

Existing natural features span across and throughout each opportunity area as outlined in this document. Future planning efforts should uphold the natural conditions already present on land areas proposed for development to the greatest extent feasible. As part of any planned development, regulatory provisions should be included for the protection of the following existing characteristics. This list is not all-encompassing.

- » Streams and Rivers
- » Agricultural Soils
- » Floodplains
- » Fields and Woods



# Jobs

**The Jobs Framework Character Area is designed to support and accommodate the increased demand for employment uses such as low-impact industrial and commercial service uses in response to the Intel semi-conductor production facility. These land uses should be conveniently connected to highly accessible regional transportation routes and near population centers that provide convenient access for prospective employees.**

Significant demand for industry, professional offices, and related services in support of the new Intel facility is now present throughout the region. There are thousands of acres of land around the Intel facility that can support development once utilities are expanded in the area.

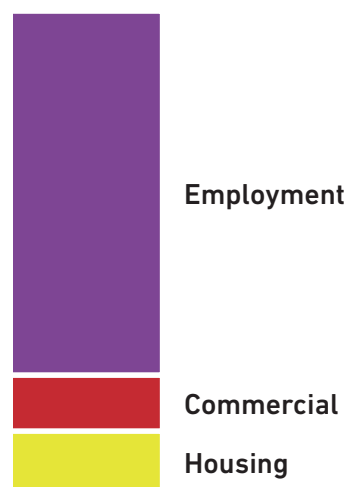
To meet this drastic increase in demand for employment uses, scalable, flexible facilities are needed. These businesses conduct value-added operations and have significant logistics components to fulfill orders. These uses benefit from proximity to similar uses to take advantage of shared infrastructure, labor pools, and other resources. Facilities within this character area should be designed to grow and accommodate changing uses as production techniques and technology change over time. Scalability is a key focus to respond to changing market demands and accommodation of multiple users. These areas may include commercial and residential uses, but are generally at a smaller scale than comparable commercial or mixed-use areas.

These areas should be thoughtfully designed and respond to similar development types in the area to minimize visual impacts from adjacent roadways and between lower intensity uses. While not a primary focus, development of these facilities should include pedestrian amenities such as protected bike lanes, separated multi-use trails, and sidewalks where opportunities exist to connect pedestrian mobility facilities across jurisdictions. The use of berms, substantial vegetative buffers, and low maintenance vegetation should be used in combination to create visually appealing environments that enhance the character of Johnstown.

### INTENT

- » Co-locate uses in districts designed to support increased vehicular traffic, and be developed using design guidelines that create an aesthetically pleasing end product.
- » Respond to the significant increase in demand for employment-based uses due to the development of the Intel semi-conductor production facility.
- » Prioritize circulation of vehicular traffic while providing separate pedestrian facilities, as appropriate, to connect with the emerging trail system programmed within the New Albany International Business Park.
- » Minimize environmental impacts through thoughtful site design, innovative stormwater management systems, and minimizing removal of established woodlots.

### Illustrative Land Use Breakdown







*Separated Bike Path / Leisure Trails*



*Vegetated Buffer / Screen*



*Technical Training Facilities*



*Corporate Campuses*



*Flexible Industrial Spaces*



*Hotel and Convention Space*



*Thoughtfully incorporated multi-family neighborhoods*

## 4. GROWTH FRAMEWORK

# People

**The People Opportunity Area is designed to provide needed housing in a pattern that creates vibrant, walkable environments typical to traditional, American neighborhoods. Development patterns within this character area include mixed-use developments that support accompanying residential neighborhoods featuring a variety of housing typologies and price-points. This character type is intended to enhance existing neighborhoods within Johnstown.**

People are the life-blood of every community. Through the public engagement process residents, leadership, and stakeholders all shared what makes a great community from their perspective. Several common themes emerged through the plan development process: solidifying an identity for Johnstown, ensuring growth does not outpace development of school facilities, and expanding/connecting community amenities.

Development within the People Opportunity Area should embody the common themes established via public input. New development should be people-focused and include plentiful recreational amenities, establish meaningful connections between new and existing development, and prioritize user experience over basic development yield. In addition, new development should focus on creating walkable residential development patterns supported by purposeful inclusion of neighborhood-scale retail and restaurant uses.

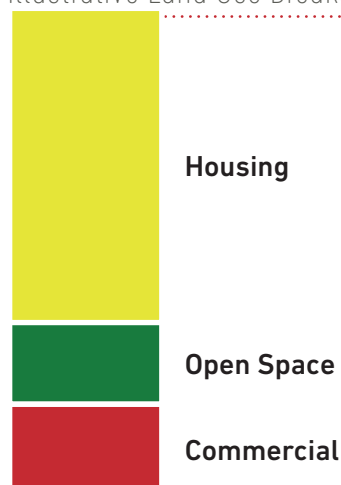
A mix of residential and appropriately scaled commercial uses create opportunities for residents to address their daily needs within their neighborhood. This reduces overall vehicular trips on roadways within the community and strengthens community relationships as people walk or bike to their neighborhood shops.

Residential development within this Opportunity Area should be configured in well-connected block patterns that support a variety of residential typologies. A healthy neighborhood should include for-rent and for-sale units in a variety of typologies. This allows residents of all ages and income levels to locate throughout the neighborhood, strengthening the feeling of community within Johnstown.

### INTENT

- » Establish vibrant, walkable neighborhoods that allow residents to meet their daily needs without needing to leave Johnstown.
- » Connect residents to each other and to downtown through robust pedestrian infrastructure.
- » Include multiple housing typologies, for-rent and for-sale, at varying price points throughout the community.
- » Provide incentives for new development to add additional and more diverse recreational amenities than currently exist within the community.
- » Create multi-generational neighborhoods that support residents in all stages of life.

### Illustrative Land Use Breakdown







Memorable Community Character



Vegetative Parking Lot Screening



Engaging Public Spaces



Urban Scale and Amenities



Quality Recreation and Leisure Spaces



Recognizable Identity

# Preservation

**The Preservation Opportunity Area is designed to preserve the established rural character of lands surrounding Johnstown. The intent of this Opportunity Area is to preserve the existing land use patterns of agricultural operations, very low density residential, and natural open spaces.**

Preservation of rural character is important to residents of Johnstown. However, it is generally understood that some development will still happen in these rural portions of the Planning Area.

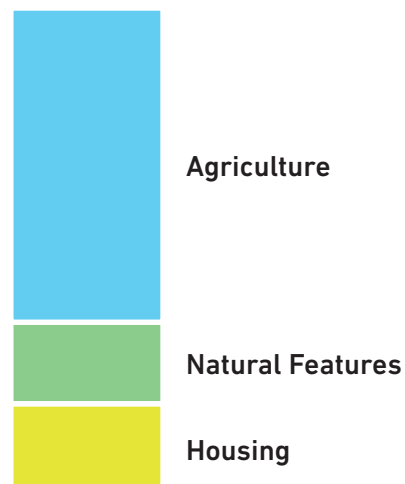
Development within these areas is sparse, with primary land use being agricultural production fields, very low density residential (generally one unit per three acres or more), and natural open space. Minimal growth is anticipated within these portions of the planning area due to lack of centralized water and sewer utilities outside of the current Johnstown boundaries.

While this Opportunity Area is primarily concentrated to the north and east of the Planning Area, where existing and future development is at its lowest density, considerations emphasized as part of preservation efforts should be applied and enforced across the board and for all future developments.

## INTENT

- » Preserve lands not suitable for development within agricultural land use patterns that make use of the favorable terrain and soil compositions in the area.
- » Promote land uses that are appropriate for rural areas not served by potable water and sanitary sewer services.
- » Utilize cluster subdivisions and other land use patterns that minimize land clearing and protect existing environmentally sensitive areas.
- » Emphasize site design that does not impede on existing sightlines and viewsheds characteristic to rural communities, specifically along adjacent roadways, crossroads, and properties.

## Illustrative Land Use Breakdown







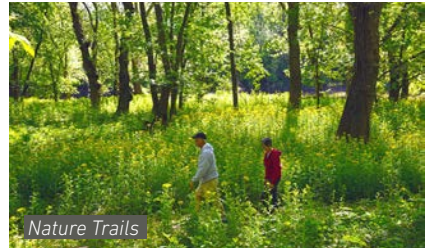
*Embrace Community Open Spaces*



*Preserve Agricultural Heritage and Character*



*Connected Community Greenways*



*Nature Trails*



*Very Low Density Single-Family Development*



# 5. IMPLEMENTATION STRATEGY

The action items established below represent the highest priority items that should be actively pursued and achieved by Johnstown. These strategies will allow the City to leverage the mounting development pressure in the area, solidify Johnstown as a regional stakeholder, and establish the long-term intent of being a primary utility provider within the region. The items below are listed in order of priority based on input received from the community and leadership.

## 1. Establish a Planned Development (PD) Zoning Tool

- » The existing Code of Ordinances that govern development within Johnstown is outdated, and does not allow the types and styles of development the market demands. Updating the overall Code of Ordinances will be a lengthy process. As an interim measure, a Planned Development (PD) tool is recommended. The PD will allow for large-scale, mixed-use developments that expand housing and employment options, all while guided by modern design guidelines and fiscally and environmentally sustainable land use practices. This PD follows a similar process as a traditional rezoning, but is a negotiation between an applicant and the City for items such as architectural standards, allowable density, phasing, and infrastructure improvements.



**IMPLEMENTED**  
MAY 2023

**City Council adopted Ordinance 1164: Planned Development (PD) District**, providing for a Master Planning process for future large-parcel development proposals. This is only the first step in achieving a holistic policy approach that articulates the City's long-term land use goals. A PD application requires robust, detailed application submittals. The adopted ordinance and associated master plan requirements for these PD districts establish fine-grain details including, but not limited to, minimum standards for architectural character, minimum landscape requirements, buffering standards, and transportation and mobility illustrations and studies.

## 2. Establish a Utility Expansion Implementation Strategy

- » Johnstown currently provides water and sewer service to properties within the municipal boundaries. As the City generally does not provide services outside of its boundary, excess capacity has only kept pace with past growth trends. The development pressure created by the Intel semi-conductor facility has fundamentally disrupted the past growth trends. In order to leverage the significant increase in development pressure, large-scale expansions of the potable water and sanitary sewer systems will be necessary to accommodate new developments within Johnstown. Establishing an actionable, implementable long-range utility expansion plan is key to solidifying Johnstown as a regional utility provider and curb proposed expansions by other utility providers in the region.

## 3. Comprehensive Plan Update

- » The Johnstown Comprehensive Plan was last updated in 2020. While this is a recent update, the development landscape has changed significantly due to the Intel announcement. Now is an appropriate time to validate the findings of the current Comprehensive Plan and put in motion actions to accommodate the changing landscape.

New development should be used to benefit the community through increased aesthetics, additional employment opportunities, and enhanced public amenities. The Comprehensive Plan houses the “big ideas” for the community and these ideas should be based on current trends data and reflect the goals of the community.

#### 4. Update and Expand Development Regulations

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- » The existing Code of Ordinances for Johnstown are outdated and do not yield the types of development desirable to the community. While the PD tool noted in item one is a stop-gap measure, a comprehensive update of Johnstown’s land development regulations is needed to mandate the type, quality, and aesthetics that all development must meet. Establishing standards for architectural character, appropriate building materials, landscaping standards, and analyzing allowable uses throughout the community should be included in this update. The land development regulations are technical in nature and should be informed by the public input gathered during the Comprehensive Plan update.

#### 5. Pursue Strategic Partnerships within the Central Ohio Region

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- » To better accommodate change generated by new development, as regional issues arise, Johnstown will be best served by a robust and diverse network of strategic partnerships. Participation in regional planning efforts and partnerships with peer communities and state-wide agencies will solidify the Johnstown position. These partnerships will also afford the opportunity for Johnstown to guarantee its seat at the table for ongoing regional initiatives and planning efforts.

#### 6. Engage and Participate in Regional Processes

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- » There are multiple agencies with influence and jurisdiction within central Ohio and Johnstown. Moving forward, ongoing participation in regional processes related to potable water and sanitary sewer, transportation, long-range planning, and culture/arts programs is critical. Engagement in these processes spreads awareness of Johnstown, ensures the viewpoint of the City is reflected in regional efforts, and enhances the quality of life for Johnstown residents.

**These action items are necessary first steps in realizing the goals of the community to create lasting memories, provide quality education opportunities, and establish an easily identifiable character that embody all that is — Johnstown. Accomplishing the Growth Framework action items is a community effort involving numerous stakeholder groups representing the entire set of neighborhoods that make up Johnstown.**