



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

March 2, 2022

Rezoning Application ZON-21-004

Applicants:	Karl Billisits, Harmony Development
Owner:	Mark Parrish
Location:	SW Corner of Taylor Road SW and Kennedy Road (PID: 063-140190-00.000)
Acreage:	+/- 26.88
Zoning:	PM – Planned Manufacturing
Request:	Requesting a recommendation of approval to Rezone 36.18 acres of a 48.9-acre parcel from the PM – Planned Manufacturing District to the R-M – Multi-Family Residential District pursuant to Section 1217.13 of the Pataskala Code.

Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone approx. 36.18-acres (up from 26.88-acres) of an overall 48.9-acre property at the southwest corner of the intersection at Taylor Road SW and Kennedy Road from PM – planned Manufacturing to RM – Multi-Family Residential.

Staff Summary:

This Application was first brought before the Commission during the November 3, 2021, regularly scheduled meeting. Previously, the Applicant had been before the Commission to informally present a concept plan and gather feedback at the July 7, 2021, Planning and Zoning Commission (PZC) meeting. At the November 3, 2021, hearing, the PZC tabled the Application until a later date. During the January 5, 2022, PZC hearing, the Application was removed from the table for discussion regarding revisions made to the proposed rezoning following the Commission's feedback from the November 3rd hearing. After discussion, the Applicant requested that the Application be tabled again, and the Commission tabled the Application. Following this, the Applicant appeared at the February 2, 2022, PZC Hearing and requested the Application be removed from the table and a decision be made on the Application as presented at the January 5, 2022, hearing. The Commission voted to leave the Application tabled. As such, the Applicant has requested that the Application be removed from the table, and requests a decision from the Planning and Zoning Commission at the March 2, 2022 public hearing.

The 48.9-acre property is located at the southwest corner of the intersection of Taylor Road SW and Kennedy Road. Taylor Road SW being to the east of the property, and Kennedy Road to the north. A creek runs west to east through the northern portion of the property, with existing tree cover on both sides of the creek. The remaining parts of the property are used for agricultural purposes. Currently, the lot is split-zoned, with the frontage along Kennedy Road being zoned R-20 – Medium Density Residential while the remaining part is currently zoned PM – Planned Manufacturing.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone an approximately 36.18-acres (up from 26.88-acres) portion of the PM – Planned Manufacturing zoned land to RM – Multi-Family Residential. This will leave four (4) (up from three (3)) ‘Subareas’ of the overall development: 7.72-acres to remain zoned R-20 – Medium Density Residential, 26.61-acres to be rezoned to RM – Multi-Family Residential, a further 9.57-acres also to be rezoned to RM – Multi-Family Residential, and 5.0-acres to remain zoned PM – Planned Manufacturing. Staff would like to note that the request is for a Rezoning, and the Applicant has included the site plans submitted with this application as a concept. As such, they are not beholden to the plans as submitted and are subject to change. A general summary of the revised concept plan is below.

Subarea A1

- Remain zoned R-20 – Medium Density Residential.
- 7.72-acres.
- 12 single-family lots with frontage on Kennedy Road.
 - Lot 12 to be a corner lot with frontage on both Kennedy Road and Taylor Road SW.
- R-20 Standards: Minimum Lot width/size of 100-feet and 20,000-square feet (0.459-acres).
- Access
 - Each single-family lot to have a driveway onto Kennedy Road.
- Landscaping/Screening
 - None indicated.

Subarea A2

- Proposed Rezoning from PM – Planned Manufacturing to RM – Multi-Family Residential.
- 26.61-acres (previously 26.88-acres)
- 87 lots (previously 193 “Townhome” Units between 33 buildings)
- Access
 - One (1) two-way access (unknown size) onto Taylor Road SW, directly opposite access to 6051 Taylor Road SW (single-family home).
 - One (1) two-way access (unknown size) onto Taylor Road SW, directly opposite Farms Way.
 - Note for “Emergency Access Only” included in NE corner of proposed Subarea A2, however, location of Emergency Access not shown.
- Landscaping/Screening
 - Mounding and Trees between Taylor Road SW and residential units.

Subarea A3

- Remain zoned PM – Planned Manufacturing.
- 5.0-acres (down from 14.30-acres)
- Unknown Use (previously Office/Warehouse Condominium Development).
- Landscaping/Screening
 - Mounding and Trees between Taylor Road SW.
 - Previously: Mounding and Trees between Taylor Road SW and between Subarea A2 to the North.

Subarea A4

- Proposed Rezoning from PM – Planned Manufacturing to RM – Multi-Family Residential.

- 9.57-acres
- 64 dwelling units across 12 buildings.
- Landscaping/Screening
 - None indicated.

Residential Density

- Subarea A1 (R-20): 1.55 units per acre
- Subareas A2 and A4 (RM): 4.17 units per acre (previously 7.1 units per acre).
- Overall: 3.17 units per acre.

As indicated by the Applicant in their submitted Narrative Statement; the proposed plans have been revised to incorporate feedback gained during the previous Planning and Zoning Commission hearing held in November of 2021, as well as suggestions from City Staff, the Licking Heights Local School District, and surrounding neighbors. As mentioned above, it is the Applicant's request that a decision be made on the Application as proposed during the March 2, 2022 PZC hearing.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff

The Future Land Use Map recommends the area as "Medium Density Residential", which is defined in the Comprehensive Plan (2021) as being "characterized by communities with a range of single-family housing options with on-site, shared amenities". The Comprehensive Plan recommends the uses within the Medium Density Residential area as detached single-family homes, with a development intensity recommended at 35-50% of the maximum gross site area or 2 to 6 units-per-acre with walkable areas near major commercial centers suited to the higher density range while undeveloped, rural areas may be better suited to the lower density range.

Open space should be incorporated into the site, with preservation of natural features as well as recreational paths that link into larger networks. The recommended open space retention is 50-65% of the gross site area. Further stated within the Comprehensive Plan; Architecture should be distinct, with high quality, natural materials. Traditional design elements including buildings that face the street, front porches, windows on each elevation, and parking to the side or rear and screened from view

As proposed, the Applicant intends to construct attached condominium townhomes. The City's current Comprehensive Plan, adopted June 7, 2021, recommends detached single-family homes. The Comprehensive Plan further recommends the development intensity to be between two (2) to six (6) units per acre. As proposed, the density of the RM – Multi-Family Residential (Subarea A2 and A4) is 4.17 units per acre. As such, the proposed density falls within the range recommended within the Comprehensive Plan, however, the use as attached multi-family does not.

The Applicant was able to reduce the density of the multi-family development by decreasing the total number of units from 193 to 151 and increasing the acreage from 26.88-acres total to 33.18-acres. Staff does have some confusion regarding subarea A2, as the proposed lots appear to be for single-family homes, however the Site Data Table for Subarea A2 lists the use as "townhomes". Staff would like some clarification on how these townhomes will be laid out within these lots. Single-family homes would not be permitted within the RM – Multi-Family Residential zoning. Additionally, Subareas A4 and A3 are switched around on the plan and the Site Data Table (A3 is listed as the 9.57-acre RM zoned area in the

table but labelled as the PM zoned area on the plan). For this review, the labels shown on the plan are assumed to be the correct subarea identifiers.

As part of this Rezoning Request, the Applicant has included a site plan. It should be noted that this is subject to change, and the Applicant is not beholden to this site plan as proposed. There will be several more steps the Applicant will need to undertake before the final layout is approved, with subsequent public hearings to determine compliance with Pataskala Code. Should this Rezoning Request be approved, the Applicant shall need to submit a Preliminary Development Plan to go before the Planning and Zoning Commission for approval, followed up by site engineering approval through the Construction Plans Application (administrative), and finally a Final Development Plan which will return to the Planning and Zoning Commission for final approval. Any required Variance(s) shall go before the Board of Zoning Appeals.

At the November 3, 2021, hearing questions were raised that required an opinion from the Law Director. Those questions and responses are as follows:

Q: Does a property require a base residential zoning in order to rezone to a PDD – Planned Development District?

A: Short answer, no. Section 1255.10(a)(1) states “Tracts of land shall have the same applicable gross density of dwellings per acre, as prescribed by the base zoning classification(s) associated with the property prior to rezoning to a Planned Development”. Therefore, if a property has a commercial or industrial zoning classification no dwellings would be permitted and the applicable gross density of a potential PDD would be zero. Based upon this, it would appear that a base residential zoning would be required.

It is the Law Director’s opinion that density should be considered as part of the plan itself and not solely on the base zoning classification. Additionally, density bonuses are allowed pursuant to Section 1255.10(a)(2) and the criteria for approval of a PDD indicates conformity with the recommendations of the Comprehensive Plan. A portion of the subject property is currently residentially zone as well. A divergence from the requirements of Section 1255.10(a)(1) could be requested that, if granted, would alleviate this concern altogether.

Q: Are semi-trucks permitted to travel on Taylor Road between Cleveland Road and Havens Corners Road?

A: Yes, trucks are permitted on Taylor Road between Cleveland Road and Havens Corners Road so long as they are traveling to a specific destination on Taylor Road, through truck traffic is not permitted. Furthermore, trucks must use a state route to get there until it is no longer possible. To use the subject property as an example, the truck must use Broad Street (State Route 16) to get to Taylor Road, drive north on Taylor to the property, load and/or unload, then return to Broad Street to continue on their route.

Any development would be subject to the Residential Appearance Standards of Chapter 1296, as well as the Impact Fees. Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Public Service Director (Full comments attached)

- The Public Service Director's comments are general observations of the plans as submitted and are subject to change.
- Multiple accesses on Kennedy Road not acceptable.
 - Potential for common access drive?
- Left turn lane and/or Traffic Study will be needed.
- Development subject to Impact Fees.
- Subarea A3 drive should align with Farms Way.
- 15' of additional ROW needed on Taylor Road.
- Trees on lots in protection zone? Or Tree Replacement?
- Stream corridor protection – 25' buffer.
- Private or public streets?
 - If Public: 50' ROW minimum. 28' street width, back of curb and parking one side of street only.
- 90 degree turns/eyebrows as shown do not meet code.
- Access points on Taylor Road are questionable for full access, which will depend on spacing and other factors, including considerations for a left turn lane, which will be almost certainly be required considering the plans as shown.
- Access drive/intersection shown at the southwest corner of the proposed development needs more detail for consideration prior to approval.
- Is the stub street to the south at the southwest corner necessary?
- Further commentary to be provided with subsequent applications.

Southwest Licking Community Water and Sewer District (Full comments attached)

- In general, there is water and sanitary service available in the area. However, **capacity is not reserved** until such time that all requirements for tap permit have been fulfilled, expected sanitary flow is evaluated, and all fees have been paid.
- After reviewing details of proposed project, the district's facilities, and current usage data; the District cannot guarantee sanitary sewer capacity at this time and concluded that the sanitary sewer mains within this drainage tributary are insufficient to serve the project as proposed. The District is designing sanitary sewer infrastructure in the area, and is in the early stages of planning to add sanitary sewer capacity.

West Licking Joint Fire District (Full comments attached)

- All streets that are 28' or less in width shall have signs posted on the fire hydrant side of the street stating "NO PARKING "
- Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
- The Fire Districts permit application and permit fees shall be paid in full prior to the start of construction.
- The Fire Districts regulations can be found on our website at westlickingfire.org

Licking Heights Local Schools (Full comments attached)

The Superintendent has reaffirmed their concerns with the proposal due to the density of the RM zoning.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	PDD – Planned Development District	Brooksedge Subdivision (Single-Family)
East	R-87 – Medium-Low Density Residential PDD – Planned Development District	Single-Family Home The Woods at Taylor Estates (Condominiums) Taylor Estates (Single-Family)
South	Planned Manufacturing	Concrete Manufacturing
West	R2 – Residential (City of Columbus)	Single-Family Homes

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments.
- City Engineer – No comments
- Public Service – See attached
- SWLCWSD – See Attached.
- Police Department – No Comments.
- West Licking Joint Fire District – See attached.
- Licking Heights School District – See attached.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-21-004 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Scott Morris](#); "Chris Gilcher"
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 01-05-2021
Date: Thursday, December 9, 2021 2:40:59 PM
Attachments: [RE Pataskala PZC Review Memo for 11-03-2021.msg](#)

Jack,

My comments on the applications for the subject PZC meeting are as follows:

1. ZON-21-004
 - a. All of my previous comments, attached, with the exception of comment b, are still applicable.
 - b. In addition to those comments:
 - i. 90 degree turns/eyebrows as shown do not meet code.
 - ii. Access points on Taylor Road are questionable for full access, which will depend on spacing and other factors, including considerations for a left turn lane, which will be almost certainly be required considering the plans as shown.
 - iii. Access drive/intersection shown at the southwest corner of the proposed development needs more detail for consideration prior to approval.
 - iv. Is the stub street to the south at the southwest corner necessary?
2. REP-21-007
 - a. No comments or concerns with the plan as shown.

Let me know if any questions or comments.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, December 8, 2021 11:08 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Scott Morris <smorris@lickingcohealth.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 11-03-2021
Date: Monday, October 25, 2021 3:44:56 PM

Jack,

Good afternoon. I have the following comments regarding applications for the 11-3-21 PZC hearing:

1. ZON-21-004
 - a. Kennedy Road multiple accesses not acceptable
 - i. Use common access drive?
 - b. Stub streets not acceptable if public
 - c. Left turn lane and/or traffic access study needed
 - d. Development is subject to Impact Fees
 - e. Subarea A3 drive should align with Farms Way
 - f. 15' of ROW on Taylor Road
 - g. Trees on lots in protection zone? Or tree replacement?
 - h. Stream corridor protection – 25' buffer
 - i. Private or public streets?
 - i. If public
 1. 50' ROW minimum
 2. 28' street width, back of curb and parking one side of street only
 - i. Further commentary will likely be provided with the submission of engineering plans.

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, October 13, 2021 10:37 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>



Southwest Licking Community Water & Sewer District

Mailing: P.O.Box 215
Etna, Ohio 43018

Administrative Office: 69 Zellers Lane
Pataskala, Ohio 43062

Phone: 740.927.0410

Fax: 740.927.4700

Website: www.swlcws.com

October 25, 2021

Harmony Development
c/o: Karl Billisits
1071 Fishinger Road, Suite 202
Columbus, OH 43221

Re: Water/Sanitary Utility Location Request – Taylor Road SW (063-140190-00.000)

Dear Mr. Billisits,

Preliminarily, it appears that:

1. With relation to potable water services, the District has a 12" water main on Taylor Road SW; and
2. With relation to sanitary sewer services, the District has a 12" sanitary sewer main on Taylor Road SW.

While there is general availability of water and sanitary sewer in this area, **capacity is not reserved** until such time that all the requirements for the tap permit have been fulfilled, the expected sanitary flow is evaluated, and all fees have been paid. Sewer capacity is dynamic and subject to decrease pending ongoing development. Please review SWLCWS District Rules and Regulations Section 106.

Specifically, the District has reviewed its sanitary sewer capacities based on the information submitted to it. After reviewing the details of this project, the District's facilities, and current usage data, the District cannot guarantee sanitary sewer capacity at this time. Specifically, the District has concluded that the sanitary sewer mains within this drainage tributary are insufficient to serve this project as proposed. The District is designing sanitary sewer infrastructure in the area, and the District is in the early stages of planning to add sanitary sewer treatment capacity by way of a wastewater treatment facility in Wagram.

If you have any questions, please feel free to contact me at any time.

Sincerely,

Christopher Gilcher
Utilities Superintendent
614-348-6627
cgilcher@swlcws.com



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
Pataskala, Ohio 43062
740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

February 21, 2022
Subject: ZON-21-004

Jack,

The West Licking Fire District has reviewed the plans for the planed mix use development on Taylor Rd. and we have the following comments.

- 1) All streets that are 28' or less in width shall have "NO PARKING" signs posted on the fire hydrant side of the street.
- 2) Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
- 3) The Fire Districts permit application shall be completed and permit fee paid in full prior to the start of construction.

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

Doug White
dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org



From: [Philip Wagner](#)
To: [Doug White](#); [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Scott Morris](#); [Chris Gilcher](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#); [Todd Griffith](#)
Subject: RE: Pataskala PZC Review Memo for 01-05-2021
Date: Wednesday, December 22, 2021 10:42:45 AM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack,

Regarding, ZON-21-004 (REVISED PLAN): The revised plan reduces the number of Townhouse (69) and increases the number of single family homes (93) for a total of 162 units. We maintain our previously stated concerns regarding the density of housing and the impact upon area infrastructure and the enrollment growth of the school district. Therefore, the school district strongly rejects the revised plan. We understand current zoning provides for more dense housing; therefore, the school district would remain neutral on a further revision that eliminates all townhomes and instead provides a plan for single family homes.

REP-21-004 – The purpose of the replat would be to create a conforming lot that allows access from Sims Rd. The school district has no comment about this proposed replat.

Please let me know if there are question or comments.

Philip Wagner

Philip H. Wagner, Ph.D.

Superintendent

Licking Heights Local Schools

Honoring our legacy. Inspiring the present. Ready for the future.

6539 Summit Road, S.W.

Pataskala, Ohio 43062

www.lhschools.org

From: Doug White <DWhite@westlickingfire.org>
Sent: Tuesday, December 14, 2021 7:51 AM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Philip Wagner <pwagner@lhschools.org>; Scott Morris <smorris@lickingcohealth.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: RE: Pataskala PZC Review Memo for 01-05-2021

Jack,



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: Taylor Road SW (SE corner of Taylor Road and Kennedy Road)		
Parcel Number: 063-140190-00.000		
Current Zoning: PM	Proposed Zoning: R-M	Acres: 26.88
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Applicant Information		
Name: Karl Billisits, Harmony Development		
Address: 1071 Fishinger Road, Suite 202		
City: Columbus	State: Ohio	Zip: 43221
Phone: (614) 774-0320	Email: kbillisits@gmail.com	

Property Owner Information		
Name: Mark Parrish		
Address: Taylor Road SW		
City: Pataskala	State: Ohio	Zip: 43062
Phone: (614) 306-3716	Email: mparrish@mirion.com	

Rezoning Information
Request (Include Section of Code):
Harmony Development is requesting a zoning change from the existing Planned Manufacturing (PM) district to a Multi-Family Residential District in accordance with Chapter 1239.
Describe the Project (Include Current Use and Proposed Use):
The current zoning is established as a Planned Manufacturing (PM) district and the land is currently being farmed. The proposed R-M zoning district would down-zone the land parcel to a residential zoning district that better conforms to the City's adopted comprehensive plan. The residential use would also conform better to the existing residential developments contiguous to this land parcel.

Staff Use
Application Number:
201-21-004
Fee:
750
Filing Date:
10-8-21
Hearing Date:
11-3-21
Receipt Number:
000299

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):



Date:

Property Owner (Required):

Mark Parrish

dotloop verified
08/06/21 9:07 AM EDT
GCYH-NCVR-J3ZZ-ITBN

Date:

From: [Karl Billisits](#)
To: [Tim Hickin](#); [Scott Fulton](#)
Cc: [Nathan Painter](#); [Karl Billisits](#); [Greg Comfort](#)
Subject: Taylor Road Mixed Use Plan Update
Date: Friday, November 26, 2021 8:10:39 AM
Attachments: [Taylor Road Mixed Use Plan 11-22-21.pdf](#)

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Tim and Scott,

Hope you both had a good Thanksgiving. Thanks for meeting with us on Tuesday to discuss our proposed development on Taylor Road. Attached is an electronic version of the plan for your use. We would like to remove from the table our application at the next available Planning Commission meeting. We will retable the application at the end of the meeting subject to the consent of the commission.

The plan modifications we have made were done to incorporate the suggestions and direction received from the city, school district and surrounding residents. Our goal is to update the interested parties at the meeting and review the revisions. As we discussed, a down zoning and reduction in use typically requires an increased amount of interactions to accomplish a balanced approach with the surrounding property uses. We continue to be optimistic that a residential development is the proper use of the property for the surrounding owners.

Let us know if you have any questions or concerns.

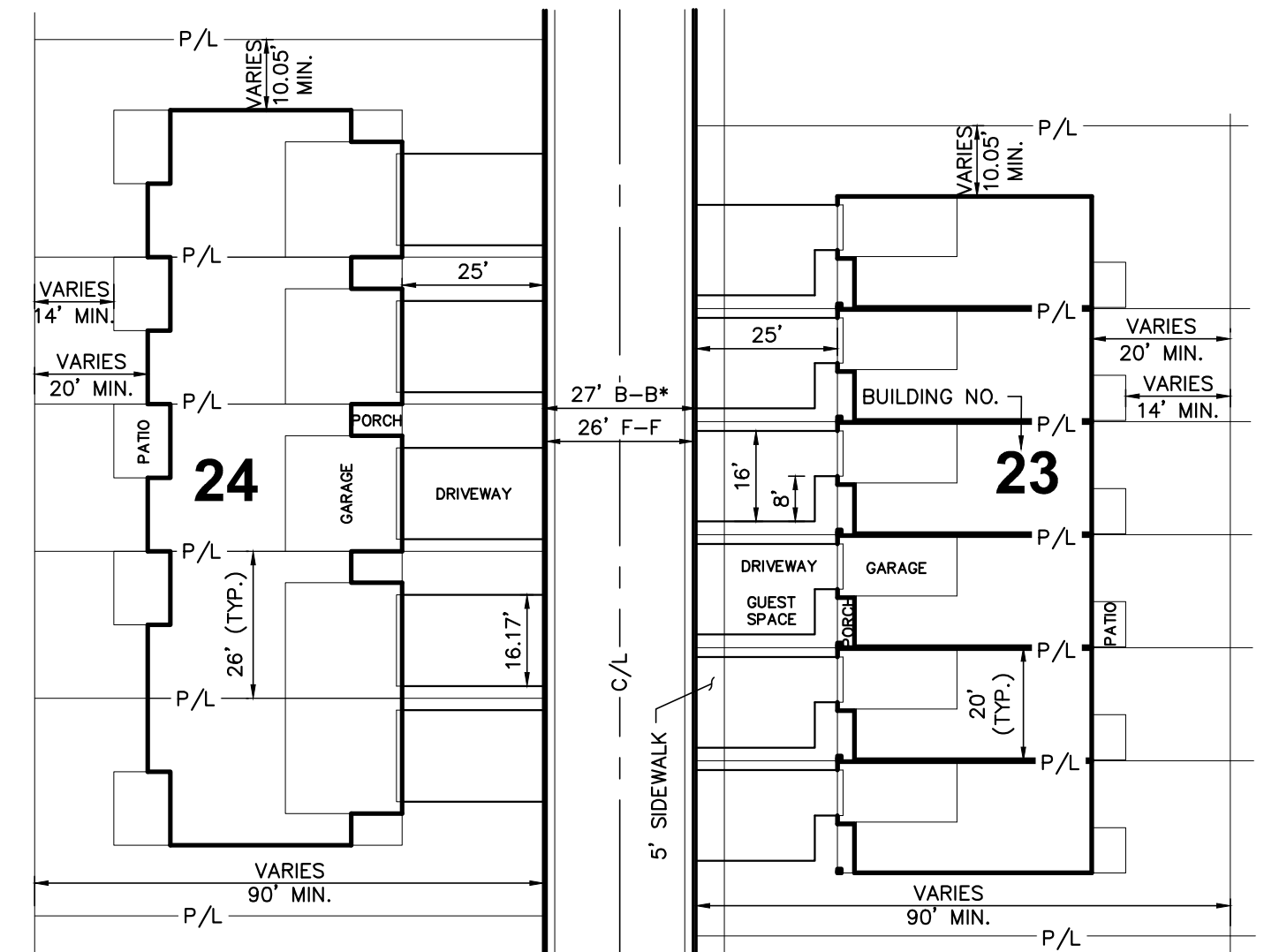
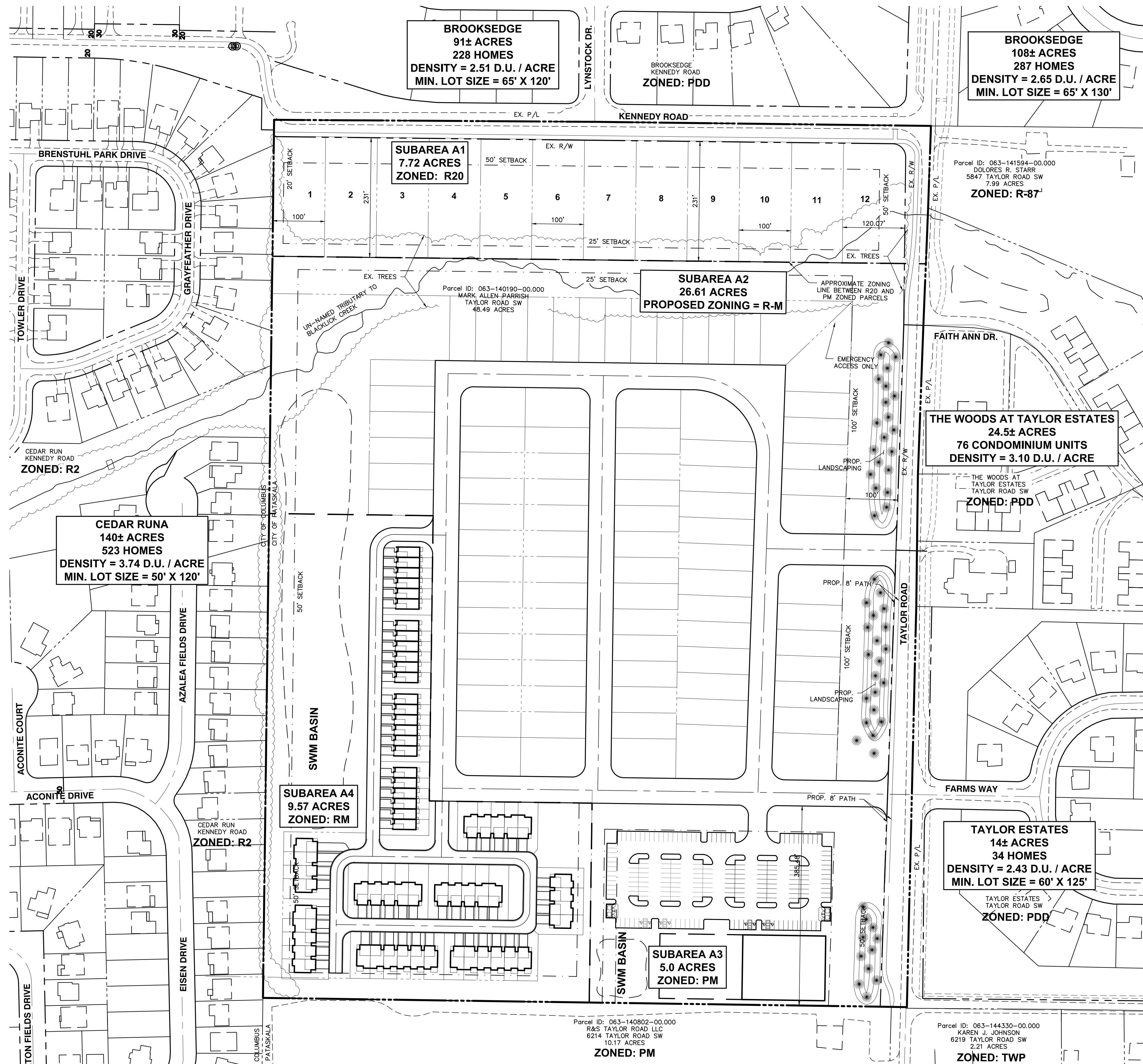
Thanks,

Karl

--

Karl Billisits, P.E.
Principal
Harmony Development Group, LLC
1071 Fishinger Road, Suite 202
Columbus, Oh 43221
Office: 888-445-3041
Mobile: 614-774-0320
Skype karl.billisits
[Kbillisits@harmonydg.com](mailto:kbillisits@harmonydg.com)

kbillisits@gmail.com



*RESERVE FOR PRIVATE ROAD EXTENDS FROM BACK-OF-CURB TO BACK-OF-CURB

TYPICAL LOT LAYOUTS

No Scale

SITE DATA TABLE:

ZONING: TBD
ZONING ADDRESS: TAYLOR ROAD SW
PATASKALA, OHIO 43062

SITE AREA:
GROSS AREA = 48.90 AC TOTAL

SUBAREA A1: R20 ZONING
LAND AREA = 7.72 ACRES
LOTS = 12 SF LOTS
TO CONFORM TO R20 STANDARDS

SUBAREA A2:	R-M ZONING REQUESTED
LAND AREA =	26.61 ACRES
TOWNHOMES =	87 DWELLING UNITS
OPEN/PLAY AREA	1,000 SF / 5 UNITS = 17,400 SF REQUIRED xxxx SF PROVIDED

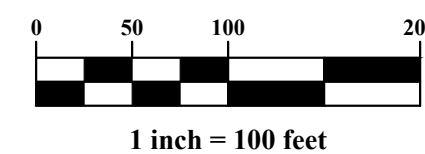
SUBAREA A3:	R-M ZONING REQUESTED
LAND AREA =	9.57 ACRES
TOWNHOMES =	64 DWELLING UNITS
OPEN/PLAY AREA	1,000 SF / 5 UNITS = 12,800 SF REQUIRED XXXX SF PROVIDED

RESIDENTIAL DENSITY:
TOTAL LAND AREA = 43.90 ACRES
PROPOSED UNITS = 163 DWELLING UNITS
RESIDENTIAL DENSITY = 3.71 DWELLING UNITS / ACRE

SUBAREA A4: PM ZONING
LAND AREA = 5.00 ACRES
TO CONFORM TO PM STANDARDS



GRAPHIC SCALE

[illegible]

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 15th day of February 1974, the last
Will and Testament of John W. Blauser deceased,
was admitted to Probate and record in the Probate Court of Licking
County, Ohio, and on the 15th day of February 1979
Howard G. Robinson w. as
duly appointed and qualified as executor of said
decendent by said Probate Court, and is now the lawful executor
of the estate said testat. or.

That said last Will and Testament, among other provisions, contains the following, to-wit:

"Item XXII. I nominate and appoint Howard G. Robinson, to be my executor to serve without bond. If Howard G. Robinson, shall not serve, then I nominate and appoint the Ohio National Bank of Columbus, Ohio, as executor to serve without bond.

I give my executor full power to retain any of my real or personal property, without liability for any loss or depreciation by reason of such retention; to sell (at public or private sale), lease or mortgage the whole or any part of my real or personal property, for such prices (whether more or less than their appraised value), and upon such terms as he deems advisable; to file a federal income tax return on my behalf; to continue, incorporate or liquidate any business in which I may be engaged without liability for any losses, and without complying with Ohio Revised Code Section 2113.30 or any other law of similar import; to exercise the option created by Section 642 (g) of the Internal Revenue Code (relating to the deduction of administrative expenses) in his absolute and uncontrolled discretion, without any reimbursement or adjustment of the shares of the beneficiaries hereto as a result of exercising said option; to compound, compromise, settle and adjust all claims and demands in favor of or against my estate; to release any mortgages or evidence of indebtedness, to complete any contracts I may have entered into before my death; to make distribution in cash or in kind; to employ such attorneys, agents and consultants as he may deem necessary in the administration of my estate, and to pay to them from my estate, reasonable compensation for services rendered by them; to purchase a burial lot and grave marker for me, if I have not done so during my lifetime; to have any marker previously erected to be properly inscribed, to execute, perform, follow and comply with the powers and authority hereinbefore vested as he in his sole and absolute discretion deems best, with full power and authority to execute, acknowledge and deliver all conveyances and instruments as may be necessary or convenient so that the foregoing powers may be executed without obtaining any order of Court or confirmation thereof, the receipts of my executor being a complete discharge and acquittance for the purchase money received from any such sale, conveyance or transaction.

My executor shall have full power and authority to settle my estate as speedily as possible and shall deliver as soon as it may be done, all of my property and estate to my legatees and devisees as set forth herein, without necessarily awaiting the expiration of the statutory time to close the estate.

And Whereas, the said testator... died seized in fee simple of the real estate 33
hereinafter described, and in order to carry out the provisions of said last Will and
Testament and.....

it is necessary to sell said real estate.

Now, therefore,..... Howard G. Robinson

as..... executor.

as aforesaid, in pursuance to the said provisions of the said last Will and Testament
of said..... John W. Blauser..... deceased, and by
virtue of the statute in such cases made and provided, and of the powers vested in
him..... and for and in consideration of the premises, and the sum
of..... Sixty-five thousand and 00/100..... Dollars (\$ 65,000.00), paid,
or secured to be paid to..... him..... by said..... Mark Allen Parrish.....,
the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey
to the said..... Mark Allen Parrish.....
his..... heirs and assigns forever, the following Real Estate situated in the County
of..... Licking..... in the State of..... Ohio..... and in
the..... Township of Lima..... and bounded and described as follows:

Being Lot No. Thirty-eight (38) in the Third Quarter of the First Township,
Fifteenth Range, United States Military Lands, containing 100 acres, more or
less.

EXCEPTING HOWEVER, the east part of said lot lying east of the centerline of
Lima Township Road #169, containing 51.50 acres being excepted out of said
lot by three separate conveyances, to-wit:

2 acres conveyed by Charles H. Evans to Frank A. Evans, by warranty deed
dated March 16th, 1943 filed for record March 22nd, 1943, at 10:12 A.M., and
recorded in Vol. 353, Page 203, Deed Records, Licking County, Ohio.

4 acres conveyed by John A. Trenor and Marie L. Trenor (wife and Charles W.
Trenor (unmarried), to Percy G. Sampson and Fannie Sampson, dated January
14, 1944, filed for record February 14, 1944, at 2:25 P.M., and recorded in
Vol. 359, Page 36, Deed Records, Licking County, Ohio.

45.5 acres conveyed by John W. Blauser and Carrie W. Bluser, Husband and Wife
to Harold B. Wagy and Dorothy Wagy, by warranty deed recorded in Vol. 428,
page 64, Deed Records, Licking County, Ohio.

Being a part of the same premises conveyed by John A. Trenor, et al. to John
W. Blauser and Carrie M. Blauser by warranty deed dated September 12, 1945,
recorded in Vol. 369, Page 10, and Parcel 3, of the Certificate of Transfer from
Carrie M. Blauser, deceased to John W. Blauser, dated February 25, 1960, re-
corded in Vol. 528, page 265 Deed Records, Licking County, Ohio.

Subject to all planning, zoning and other governmental land use regulations and
restrictions, if any, and all easements, leases, street and highway rights of
way and any and all other conditions and restrictions of record, if any.

The parcel herein conveyed containing 48.49 acres, more or less.

SEC. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
CU 130.00

DESCRIPTION APPROVED JOHN N. WATKINS Licking County Engineer	
TAX MAP DWG. NO. 5	BY: [Signature]

To Have and to Hold said premises, with all the privileges and appurtenances
thereto belonging, to the said..... Mark Allen Parrish.....

..... he is..... heirs and assigns forever, as fully and completely
..... as..... he....., the said..... Howard G. Robinson

as such executor by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said Howard G. Robinson

as such executor hereunto set his hand, this 14th day of March A. D. 1979.

Signed and acknowledged in the presence of

Joseph E. Campbelle

Paul B. Hunter

Howard G. Robinson

Howard G. Robinson, executor

of Estate of John W. Blauser, deceased



THE STATE OF OHIO

Licking County, ss.

Be it Remembered, that on this 14th day of March 1979.

before me, the subscriber, a Notary Public

in and for said County, personally came the above named

Howard G. Robinson as executor

of estate of the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed as such executor for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

This Instrument prepared by:

Howard G. Robinson, Co. L.P.A.

Commission expires April 7, 1981.

Pataskala, Ohio 43062

2340° X

DEED
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM

Howard G. Robinson, executor
of the estate of
John W. Blauser

TO

Mark Allen Parrish
Rt. 2
1171 Lakeside Rd. S.E.
Hebron, OH 43025

Received May 14 1979
at 1-33 o'clock P.M.
Recorded May 16 1979
In Jackson County
Record of Deeds, Vol. 788
Page 37

Recorder's Fee - \$7.50

TRANSFERRED
March 14 1979
Mary D. Buchanan
Auditor
By CN
Deputy
BARRY BROWN, FULTON, SPRINGFIELD, OHIO



An **AEP** Company

BOUNDLESS ENERGY™

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

9/20/2021

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard
Gahanna, Ohio 43230

RE: AVAILABILITY OF ELECTRICAL SERVICE

P.I.D. 063-140190-00

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a residential mixed-use development on 48.49± acres is located on the southwest side of Taylor Rd SW and Kennedy Rd, in Pataskala, Licking County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor



Ohio Bell Telephone Company T: 6142235449
111 N 4TH ST F: 6142234105
Suite
COLUMBUS, OH 43215 www.att.com

October 05, 2021

Matt Kish
ADVANCED CIVIL DESIGN, INC
781 Science Boulevard
Gahanna, Ohio

RE: Parcel ID 063-140190-00 Taylor Rd. Townhomes

Dear Mr. Kish:

This letter is in response to your request for information on the availability of service at the above Parcel 063-140190-00 by AT&T.

This letter acknowledges that the above referenced Parcel is located in an area served by AT&T. Any service arrangements for the Taylor rd. Townhomes will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Taylor Rd. Townhomes.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Eileen Dunbar
AT&T Engineering
Telecommunications Specialist
111 N. Fourth St. Rm 802
Columbus, Ohio
614 620-3656

Date: 10/8/2021

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

RE: Will Serve Letter for Parcel ID is 063-140190-00

Dear: Thomas

Recently you approached Lumen/CenturyLink about providing a “will serve” letter to serve the above-mentioned parcel in Delaware County. CenturyLink appreciates the opportunity to provide this site with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with the Developer to determine the needs for service for the referenced parcel. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and in compliance with the prevailing Terms and Conditions of the Price List that CenturyLink will decide.

As a public utility, many of the telecommunication’s services provided by CenturyLink are regulated by State Public Service Commissions and the Federal Communications Commission. The service you request will be provided for under the prevailing Terms and Conditions of the Price List posted on our CenturyLink web site.

Lumen/CenturyLink would be able to provide fiber optic and copper-based services, provided access is from the east, or Taylor Rd. Due to the exchange boundary as determined by Public Utilities Commission of Ohio, the local exchange carrier to the north, or Kennedy Rd is AT&T, and Lumen would not be able to provide services from that direction. I have included a Google Earth image that indicates Lumen/CenturyLink underground facilities in the area of the above-mentioned parcel.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Jeff Schoonover
Network Implementation Engineer II
740-263-2819

MEMO

Date: January 5, 2022
Re: Taylor Road Mixed Use Development – City of Pataskala, Ohio
Attn: **Karl Billisits, PE – Harmony Development**
From: Mark I. Mann, PE - Director, Transportation Services

This memo is to illustrate the differences in the volume of trips generated based on the existing zoning uses and the proposed zoning uses for the planned Mixed Use Development in the southwest corner of Taylor Road and Kennedy Road in Pataskala Ohio.

Based on the existing zoning, and the provided proposed zoning and site plan, attached, the allowed existing and proposed uses are as follows:

Existing – 12 single family residential lots (LUC 210) along the northern edge of the property, and 500,000 sq. ft of multi-user industrial development (LUC 130) and a Skating Rink with 2 ice sheets (LUC 465) on the remaining property.

Proposed – 12 single family residential lots (LUC 210) along the northern edge of the property, 87 single family residential units (LUC 210), 64 Townhome units (LUC 215), and a Skating Rink with 2 ice sheets (LUC 465) on the remaining property.

With the above land uses the existing zoning would allow up to 274 trips in the PM peak of the adjacent roadway. Fourteen trips would be from the 12 single family lots and 170 trips would be from the 500k sq. ft of industrial development and 90 trips from the Skating Rink.

The proposed zoning would allow up to 227 trips in the PM peak of the adjacent roadway. Fourteen trips would be from the 12 single family lots, 87 trips from the 87 single family units, 36 trips from the 64 townhomes, and 90 trips from the Skating Rink.

The proposed mixed use development will generate about 47 **less** trips in the PM peak hour of the adjacent roadway than the current zoning.

Additionally, using MORPC count data from 2019, the proposed uses would add approximately 10% **less** traffic to Taylor Road than under the existing zoning.

Sincerely,



Mark I. Mann, PE
Director – Transportation Services

THE WOODS AT TAYLOR ESTATES
24.5± ACRES
76 CONDOMINIUM UNITS
DENSITY = 3.10 D.U. / ACRE

THE WOODS AT
TAYLOR ESTATES
TAYLOR ROAD SW
ZONED: PDD

FAITH ANN DR.

EX. P/L

EX. R/W

TAYLOR ROAD

EMERGENCY
ACCESS ONLY

100' SETBACK

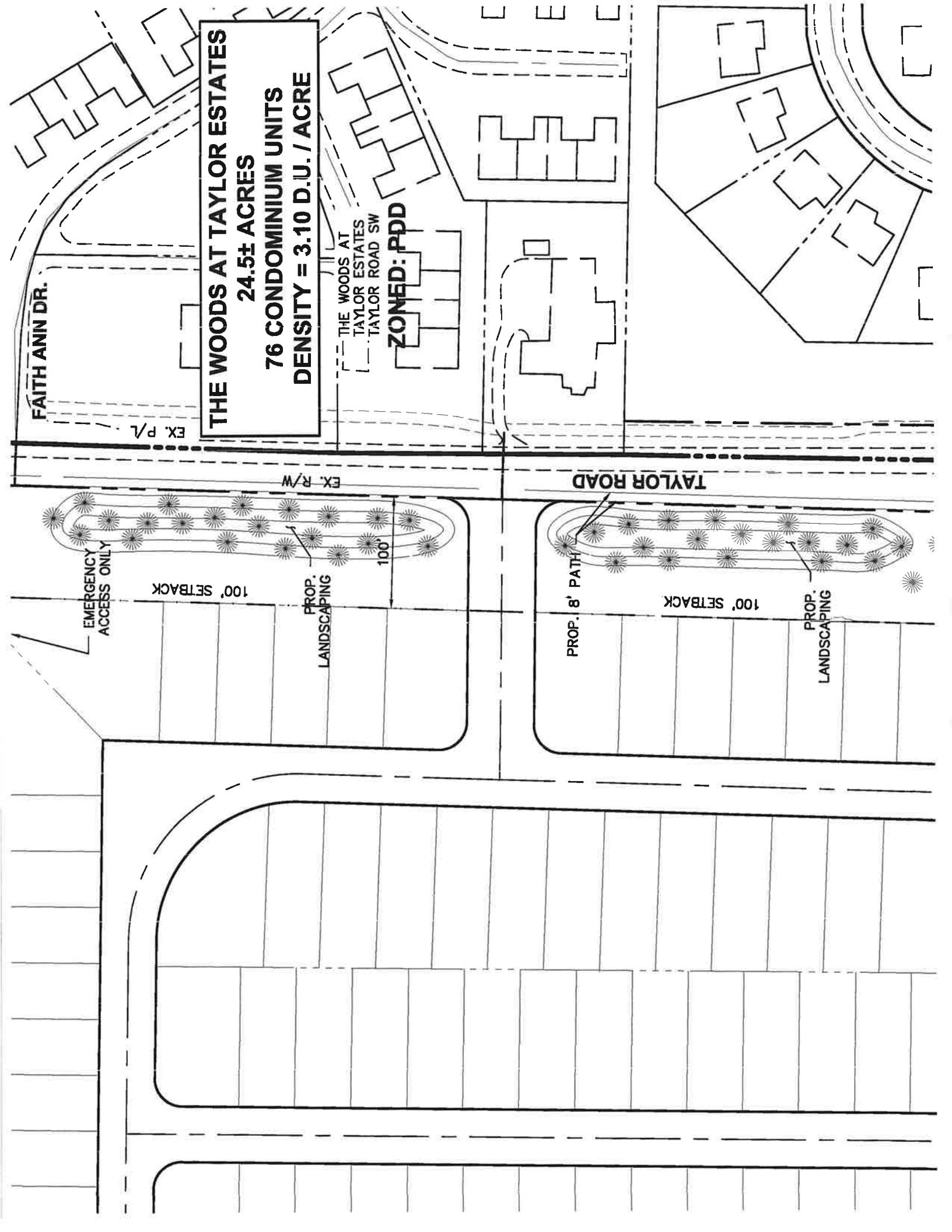
PROP.
LANDSCAPING

100'

PROP. 8' PATH

100' SETBACK

PROP.
LANDSCAPING



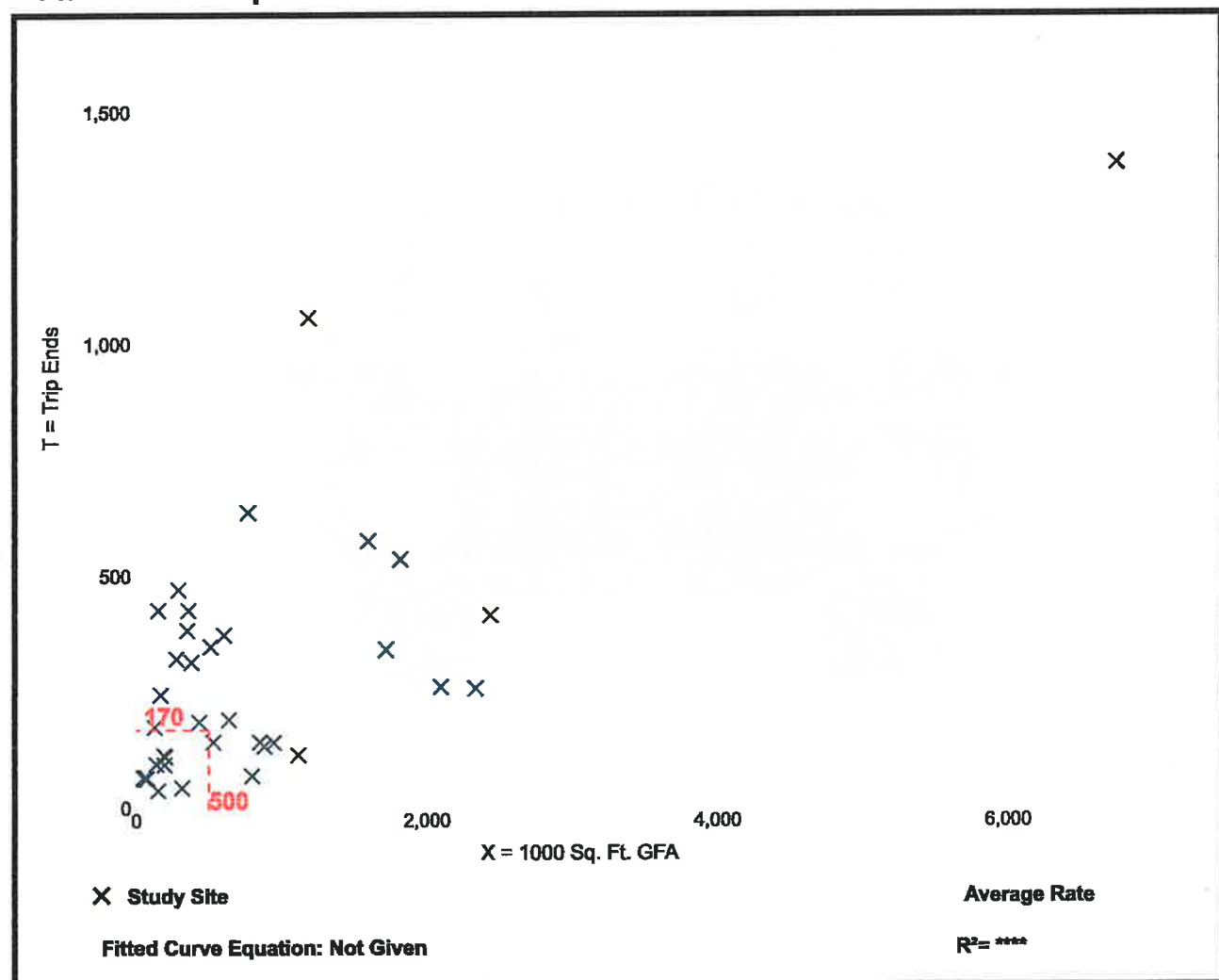
Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 899
 Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 208

Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.94

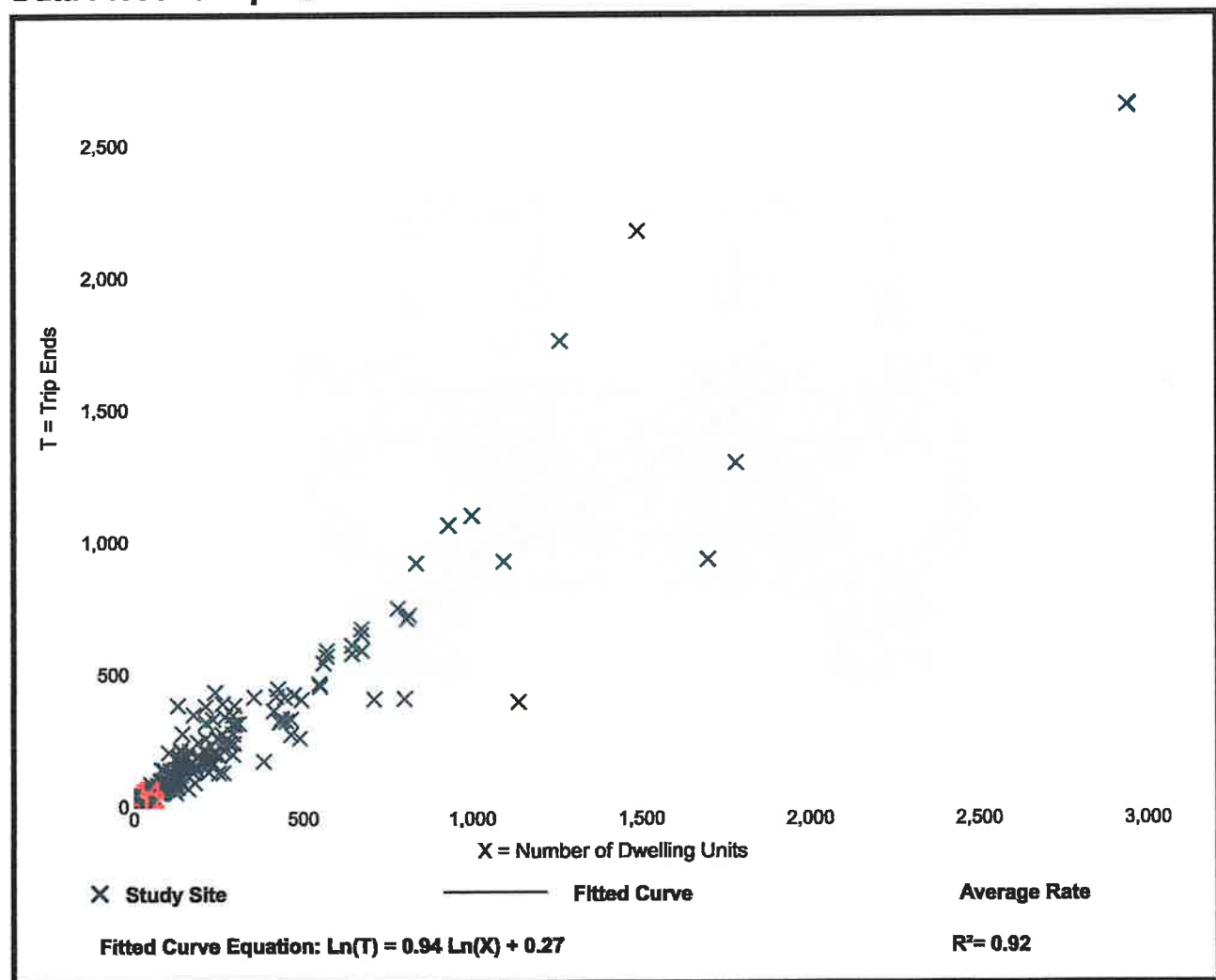
Range of Rates

0.35 - 2.98

Standard Deviation

0.31

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.94

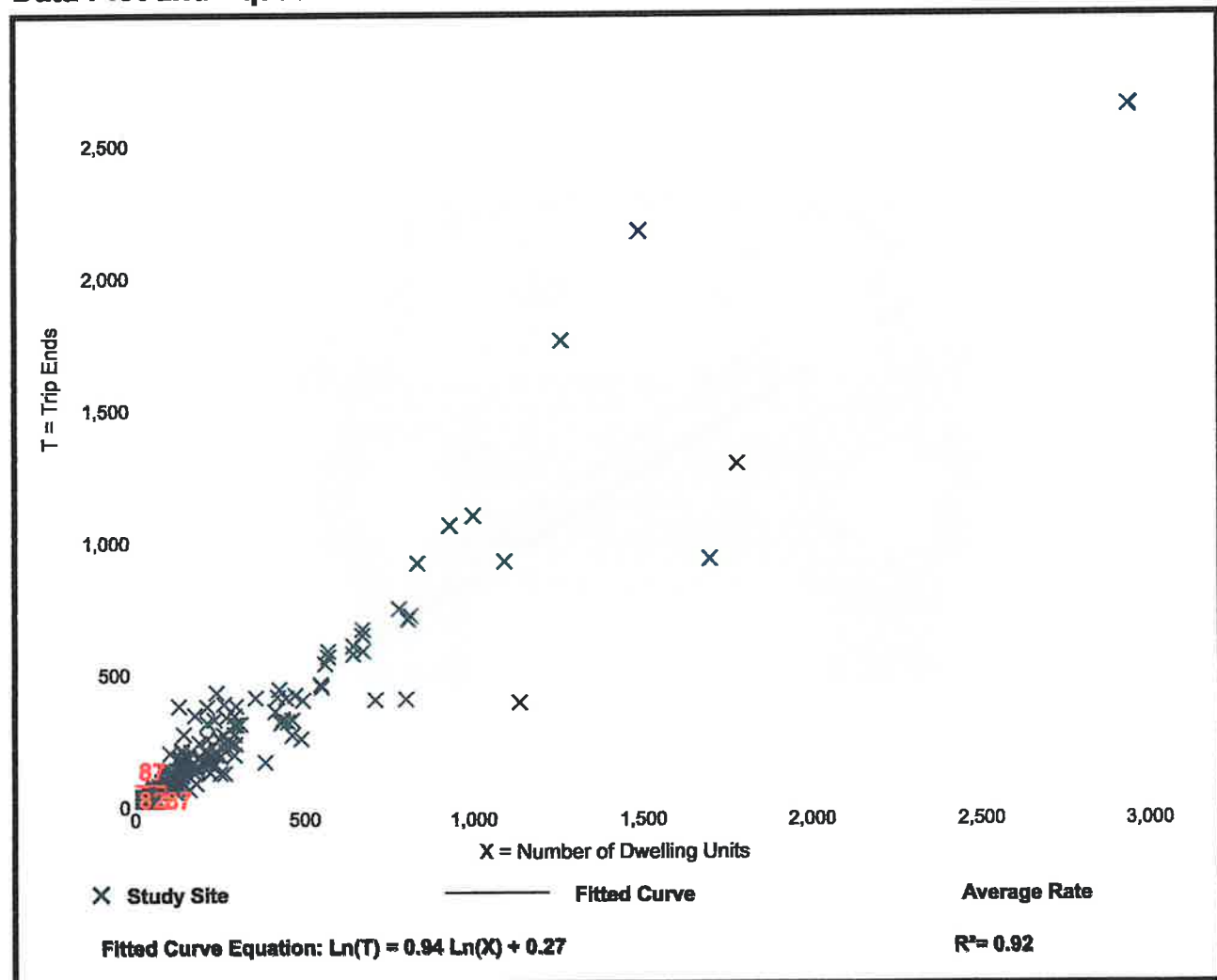
Range of Rates

0.35 - 2.98

Standard Deviation

0.31

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

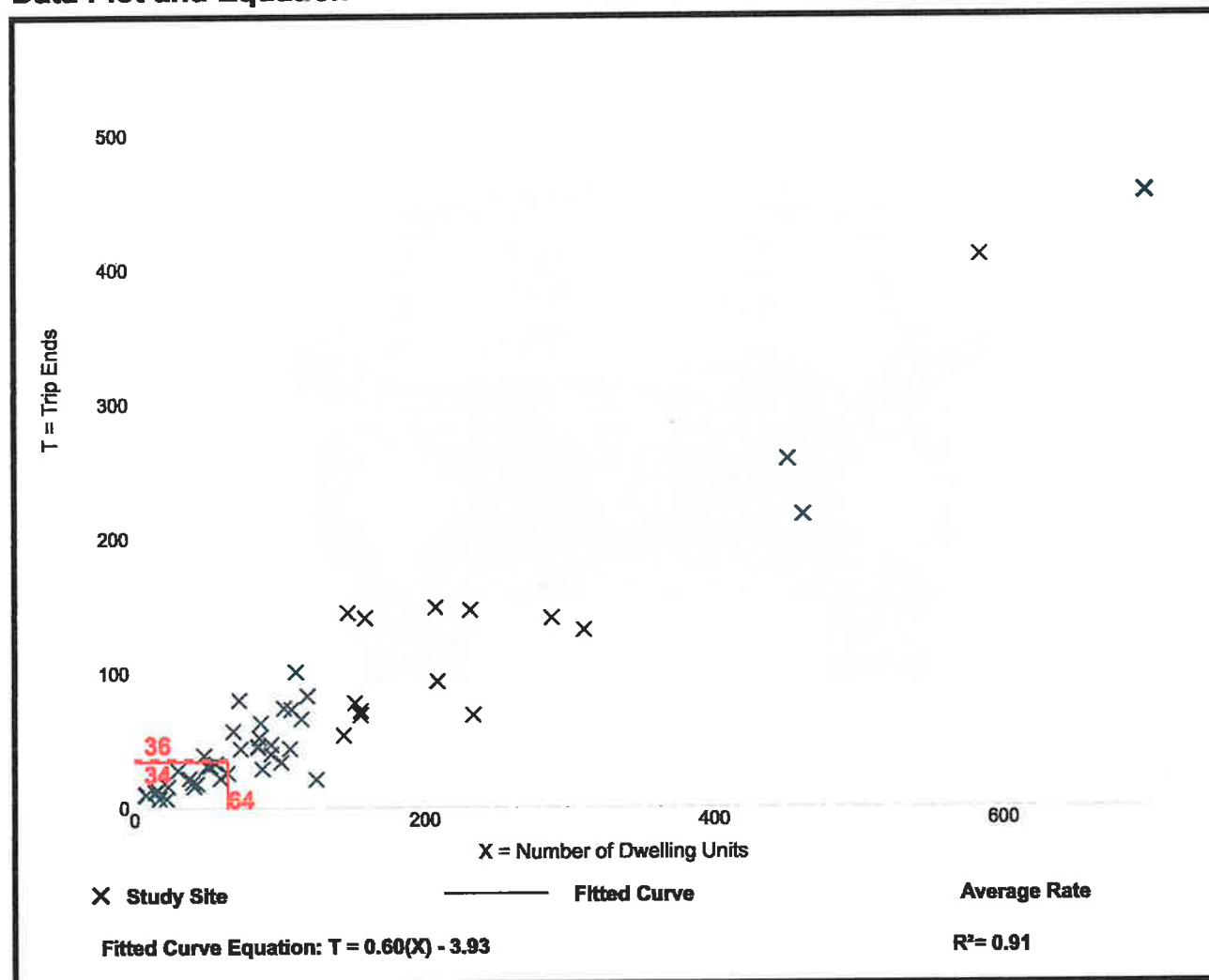
Standard Deviation

0.57

0.17 - 1.25

0.18

Data Plot and Equation



Ice Skating Rink (465)

Vehicle Trip Ends vs: Rinks
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Rinks: 2
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Rink

Average Rate

45.17

Range of Rates

8.00 - 77.00

Standard Deviation

34.81

Data Plot and Equation

Caution – Small Sample Size