



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects

➤ **Planning and Zoning Commission**

March 2, 2022 Hearing: The following applications are scheduled to be heard at the March 2, 2022 Planning and Zoning Commission hearing:

- Application ZON-21-004: Karl Billisits, Harmony Development, is requesting to rezone 26.88 acres of a 48.49-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 for the property located at 0 Taylor Road (Parcel No. 063-140190-00.000). (*Tabled January 5, 2021*)
- Application FP-22-01: Scenic View Estates, LLC is requesting approval of a Final Development Plan pursuant to Section 1255.14 of the Pataskala Code for Phase 1 of the Scenic View Estates subdivision. (*Tabled February 2, 2022*).
- Application TCOD-22-001: Cory Bonda is requesting approval of a Transportation Corridor Overlay District application Pursuant to Section 1259.07 of the Pataskala Code to allow for the expansion of an existing self-storage facility (Pataskala Storage) for the property located at 14067 Broad Street SW.

April 6, 2022 Hearing: At this time, the following applications are scheduled to be heard at the April 6, 2022 Planning and Zoning Commission hearing. The application deadline is March 4, 2022.

- Application ZON-22-001: The City of Pataskala is requesting to rezone three properties from the R-87 – Medium-Low Density Residential district to the PM – Planned Manufacturing district for the properties located at 12520, 12510 and 12490 Refugee Road SW.

➤ **Board of Zoning Appeals**

March 8, 2022 Hearing: The following applications are scheduled to be heard at the March 8, 2022 Board of Zoning Appeals hearing.

- Application VA-22-004: Josh Wise is requesting a variance from Section 1221.07(B)(2)(ii) of the Pataskala Code to allow for a patio that would fail to meet the rear yard setback for the property located at 21 Depot Street.
- Application VA-22-005: Aaron Crater is requesting a variance from Section 1221.05(D)(1) of the Pataskala Code to allow for the construction of an accessory building within the front

yard setback when adjacent to a public right-of-way for the property located at 186 Cedar Street.

- Application VA-22-006: Benjamin Pacheco Robles is requesting variances from Section 1221.05(D)(1) to allow for a principal structure to be located behind an accessory structure and from Section 1225.05(C)(2) to allow for a principal structure that would fail to meet the required side yard setback for the property located at 3994 Hazelton-Etna Road SW.
- Application VA-22-007: Stephen Buhrts is requesting a use variance from Section 1267.03(B)(1) of the Pataskala Code to allow for an automobile related use to be considered a permitted home occupation for the property located at 14767 Morse Road SW.
- Application CU-22-004: Stephen Buhrts is requesting a conditional use to allow for a home occupation consisting of general automotive repair to be located on the property at 14767 Morse Road SW.

April 12, 2022 Hearing: At this time, no applications have been submitted for the April 12, 2022 Board of Zoning Appeals hearing. The application deadline is March 11, 2022.

➤ **OX-B's Appeal**

- Mr. Holbrook received his first (of three) Mobile Food Vendor permit allowing him to operate until March 4, 2022.
- Mr. Holbrook has been notified, in writing, of the status of his appeal and his need to submit a Mobile Food Vendor application on or before January 3, 2022.
- Council approved an appeal by Joe Holbrook thereby allowing OX-B's to receive a maximum of three (3) Mobile Food Vendor permits in the 2022 calendar year to operate from the property located at 80 Oak Meadow Drive.
- Pursuant to Section 719.11 of the Pataskala Code, Joe Holbrook is appealing a decision by the Planning and Zoning Department to disapprove a mobile food vendor permit for OX-B's located at 80 Oak Meadow Drive.
- During the height of Covid-19, the Administration relaxed strict enforcement of the regulations for mobile food vendors, amongst other things. In this instance, strict conformity to the definition of a mobile food vendor (i.e. mobile food trailer).
- As the height of Covid-19 has passed, the Planning and Zoning Department is now enforcing the regulations as written; therefore, a shipping container does not qualify as a mobile food trailer as defined.
- A public hearing before Council was held on December 6, 2021 at 6:15pm.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.

- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Montrose is working on the creation of a CRA for the northwest “innovation” district as outlined in the Comprehensive Plan.

➤ **Development Committee**

- A Development Committee meeting was held on Thursday, February 24, 2022 at 5:00pm
- The Development Committee made a motion to have the Planning and Zoning Department initiate the process of rezoning 12520, 12510 and 12490 Refugee Road SW from the R-87 – Medium-Low Density Residential district to the PM – Planned Manufacturing district on behalf of the residents.
- The Development Committee recommended that work be continued on the establishment of the Northwest Innovation CRA.

➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
- The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: “Consider the use of impact fees as a tool plan for and cover the cost associated with future development”.
- Montrose is working on the creation of a CRA for the northern “innovation” district as outlined in the Comprehensive Plan as Action 4.2.2 which states: “Continue to market and explore opportunities for the northern innovation district”.
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: “Establish the area as a primary showplace for the City through public and private improvements”.

➤ **Summit Road TIF**

- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- Staff spoke with the developer’s attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.

- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.