

# CITY OF PATASKALA, OHIO

City of Pataskala  
Administrative Offices  
[www.ci.pataskala.oh.us](http://www.ci.pataskala.oh.us)



621 West Broad Street  
Suite 2B  
Pataskala, Ohio 43062  
Telephone: 740-927-2021  
Fax: 740-927-0228

## **NOTICE OF PUBLIC HEARING**

### **CITY OF PATASKALA COUNCIL**

The City of Pataskala Council will hold a public hearing on April 18, 2022, at 6:15 PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following rezoning application will be considered:

Rezoning Application ZON-21-004: to rezone a portion of the property located on Taylor Road SW, Parcel #063-140190-00.000, totaling 36.18 ± acres, in the City of Pataskala from the Planned Manufacturing (PM) Zoning Classification to the Multi-Family Residential (R-M) Zoning Classification.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson  
Clerk of Council





## 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

<b>Applicants:</b>	Karl Billisits, Harmony Development
<b>Owner:</b>	Mark Parrish
<b>Location:</b>	SW Corner of Taylor Road SW and Kennedy Road (PID: 063-140190-00.000)
<b>Acreage:</b>	+/- 26.88
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	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 3<sup>rd</sup> 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 as 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](http://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](#)

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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

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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](http://www.swlcws.com)

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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](mailto:cgilcher@swlcws.com)



# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

## District Headquarters

851 East Broad Street  
Pataskala, Ohio 43062  
740-927-8600 [Office]  
740-964-6621 [Fax]  
[www.westlickingfire.org](http://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](mailto: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](http://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 M. 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](http://www.lhschools.org)

**From:** Doug White <[DWhite@westlickingfire.org](mailto:DWhite@westlickingfire.org)>

**Sent:** Tuesday, December 14, 2021 7:51 AM

**To:** Jack Kuntzman <[jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us)>; Felix Dellibovi <[fdellibovi@ci.pataskala.oh.us](mailto:fdellibovi@ci.pataskala.oh.us)>; Jim Roberts <[jroberts@hullinc.com](mailto:jroberts@hullinc.com)>; Scott Haines <[shaines@hullinc.com](mailto:shaines@hullinc.com)>; Bruce Brooks <[bbrooks@pataskalapolice.net](mailto:bbrooks@pataskalapolice.net)>; Philip Wagner <[pwagner@lhschools.org](mailto:pwagner@lhschools.org)>; Scott Morris <[smorris@lickingcohealth.org](mailto:smorris@lickingcohealth.org)>; 'Chris Gilcher' <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>

**Cc:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>; Lisa Paxton <[lpaxton@ci.pataskala.oh.us](mailto: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)

<b>Property Information</b>		
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

<b>Applicant Information</b>		
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	

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

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

<b>Documents</b>
<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

<b>Rezoning Information</b>
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.



## 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.lickingcountyoio.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):



dotloop verified  
08/05/21 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 retake 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](mailto:kbillisits@gmail.com)



# 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 19<sup>74</sup>, 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 19<sup>79</sup>  
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 follow-  
ing, 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, with-  
out 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 attor-  
neys, 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 pur-  
chase 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.

REC. 319.202 COMPLIED WITH  
GEORGE D. BUCHANAN, AUDITOR  
130.00

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

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

..... his..... 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. Campbell

Paul R. 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.

Pataskala, Ohio 43062

Commission expires April 7, 1981.

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

1171 Lancaster Rd. S.E.

Hebron, Ohio

43025

Received May 14 1979

at 1:33 o'clock P.M.

Recorded May 16 1979

In Licking County

Record of Deeds, Vol. 788

Page 52

Paul R. Hunter

Recorder.

Recorder's Fee - \$7.00

TRANSFERRED

March 14 1979

By Paul R. Hunter

Auditor

By Paul R. Hunter

Deputy

Robert H. Hunter, Notary Public, State of 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



LUMEN®

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'

100' SETBACK

PROP. 8' PATH

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**

0.34

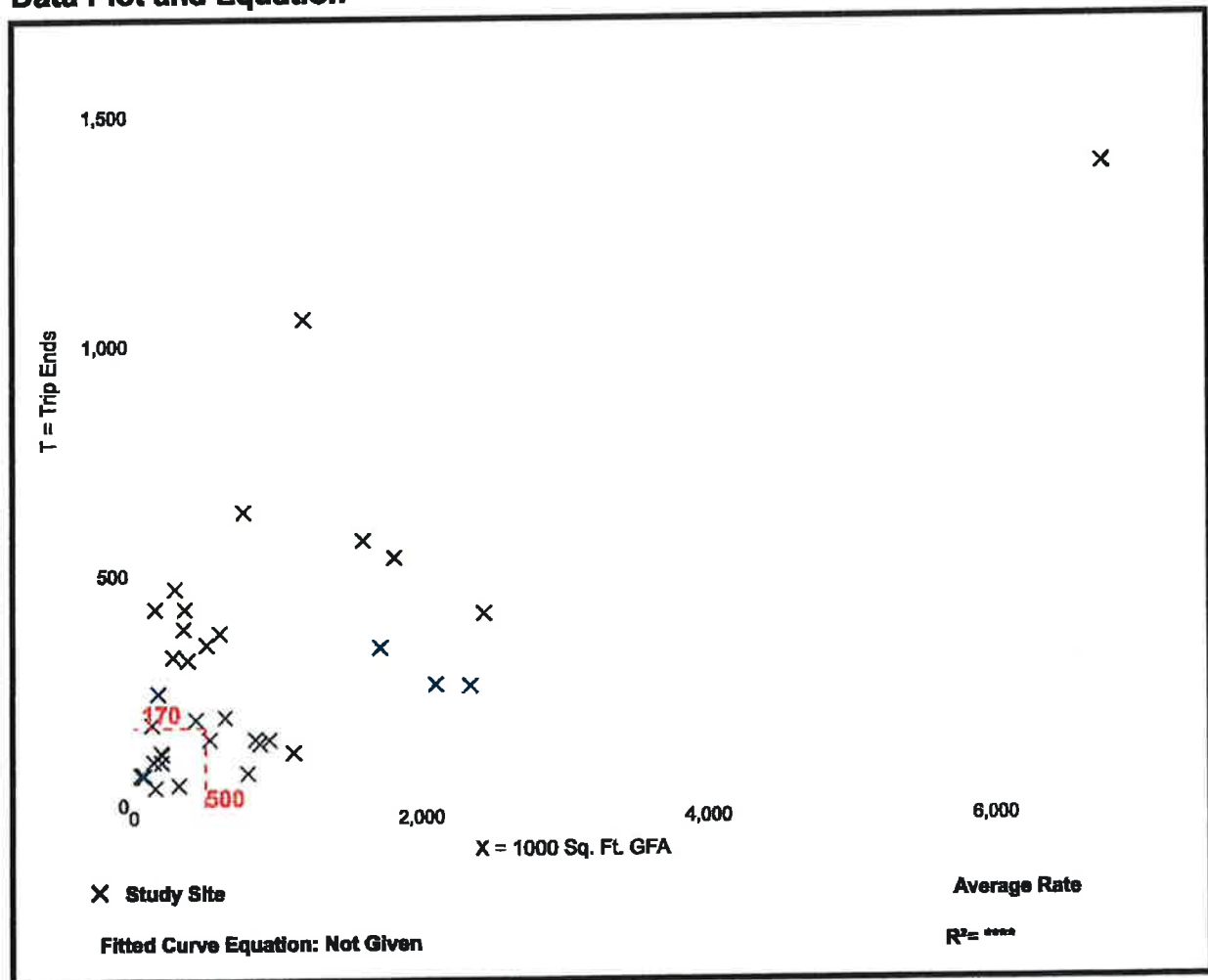
**Range of Rates**

0.09 - 2.85

**Standard Deviation**

0.36

### Data Plot and Equation



*Trip Gen Manual, 11th Edition*

• Institute of Transportation Engineers

## 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

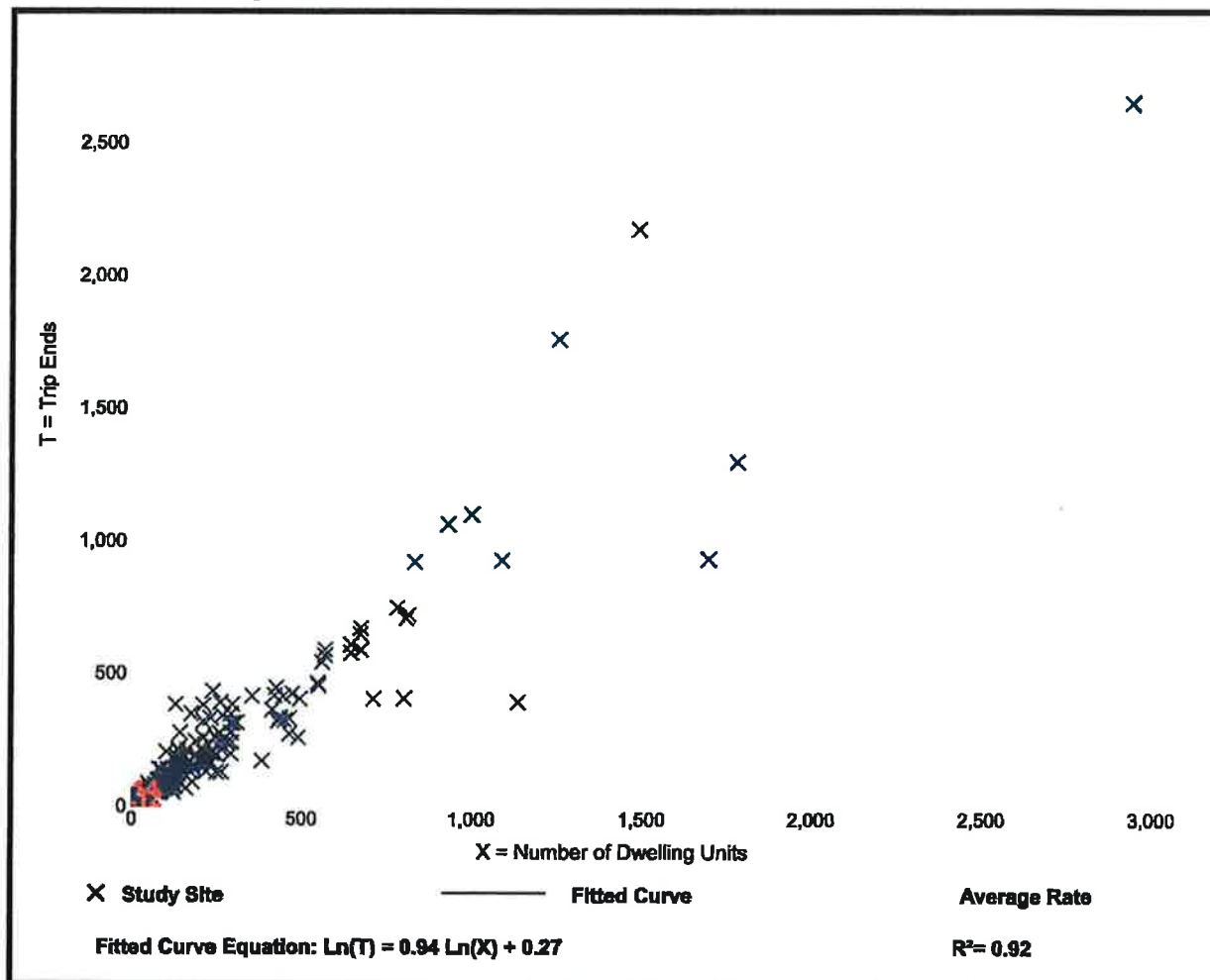
**Range of Rates**

0.35 - 2.98

**Standard Deviation**

0.31

### Data Plot and Equation



*Trip Gen Manual, 11th Edition*

• Institute of Transportation Engineers

## 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

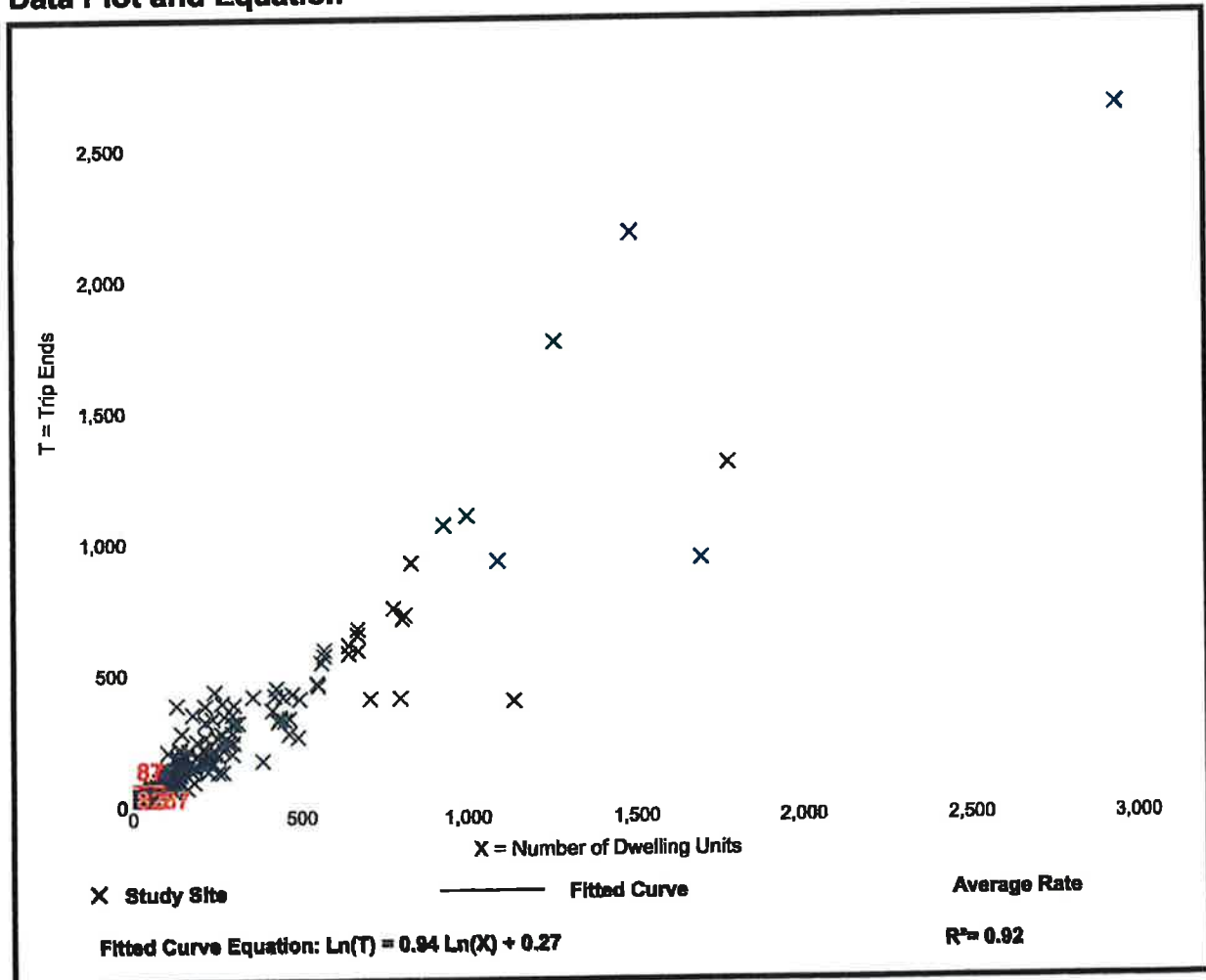
Range of Rates

0.35 - 2.98

Standard Deviation

0.31

### Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

## 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**

0.57

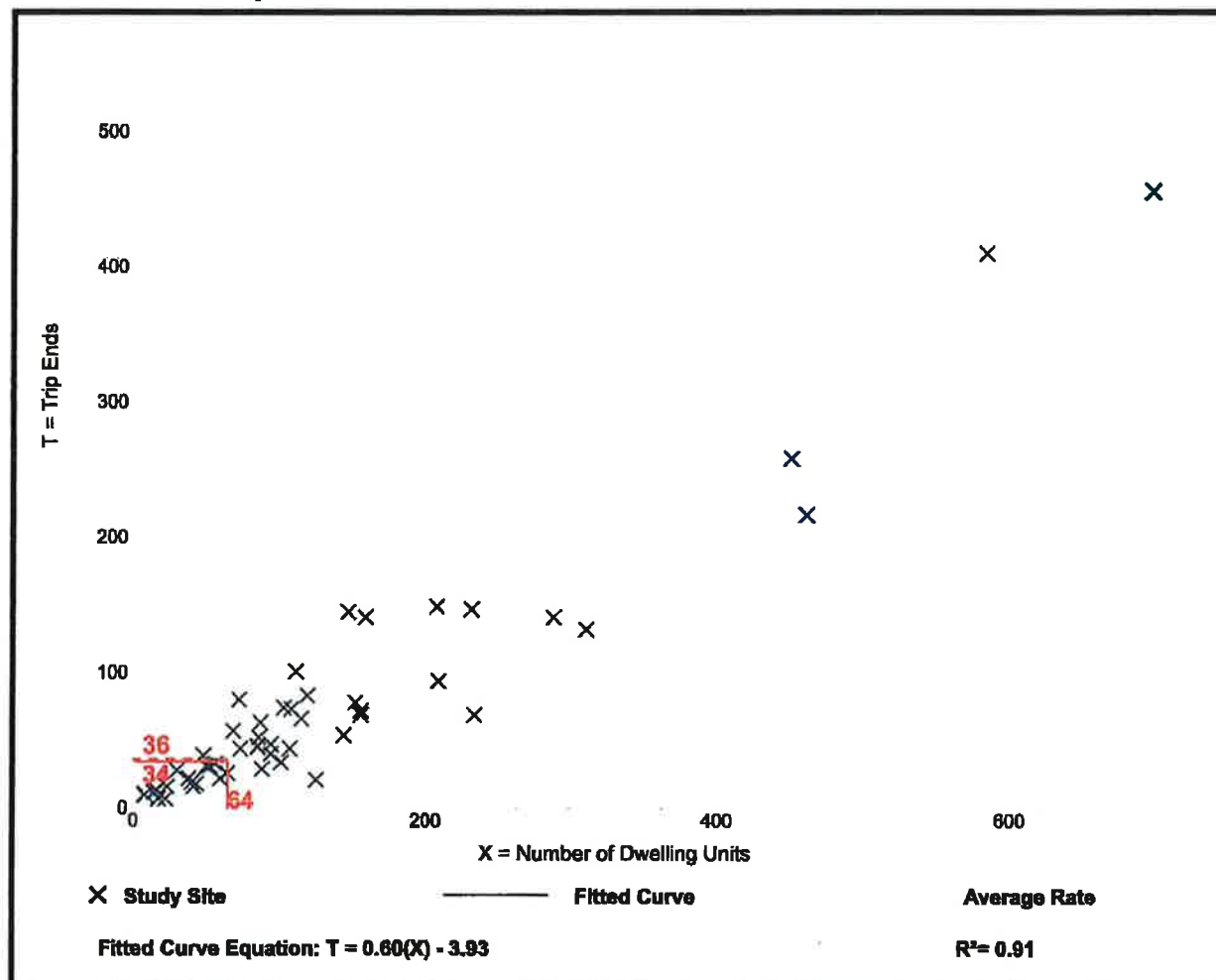
**Range of Rates**

0.17 - 1.25

**Standard Deviation**

0.18

### Data Plot and Equation



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• Institute of Transportation Engineers



## Ice Skating Rink (465)

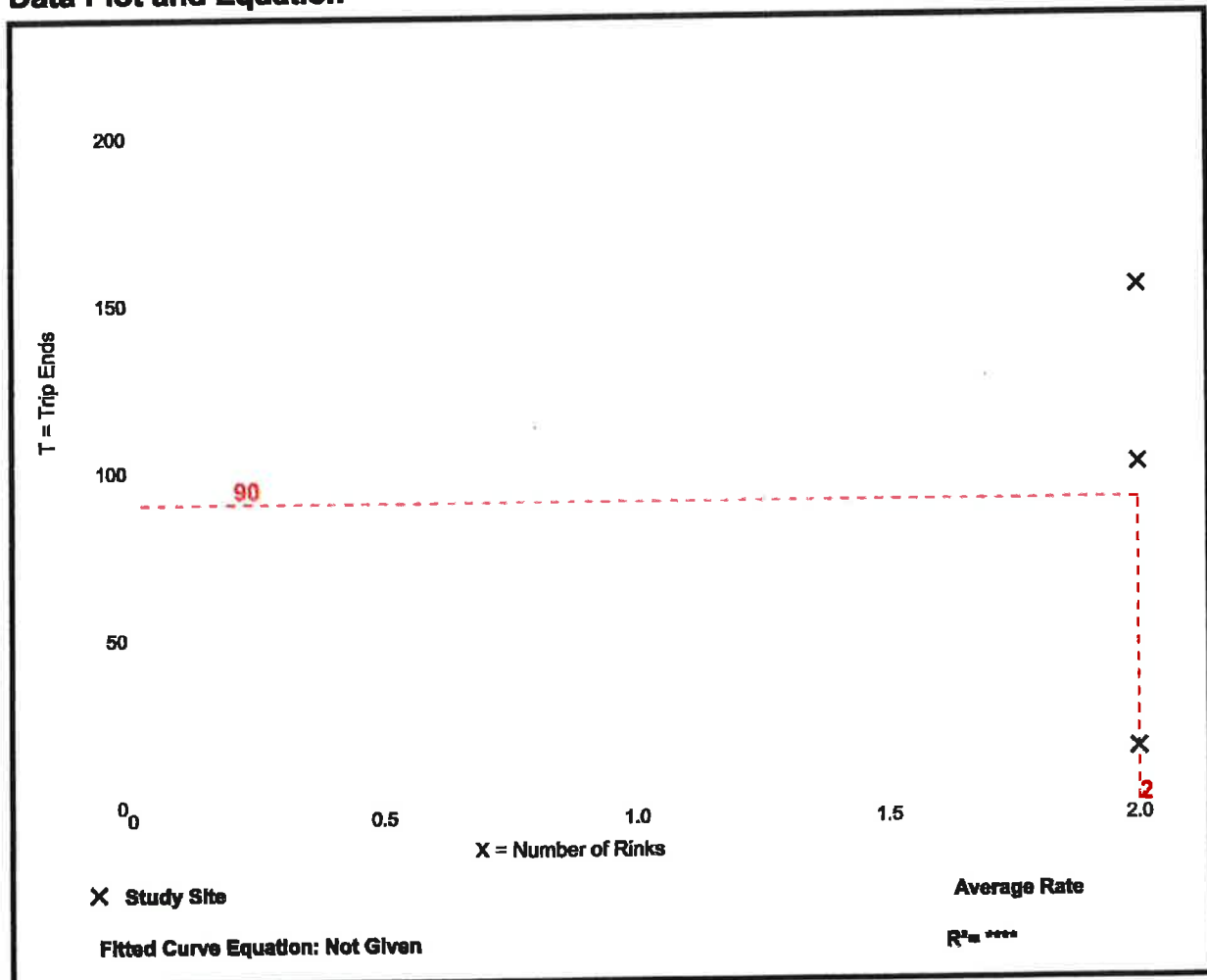
**Vehicle Trip Ends vs: Rinks**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 3  
 Avg. Num. of Rinks: 2  
 Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per Rink

Average Rate	Range of Rates	Standard Deviation
45.17	8.00 - 77.00	34.81

### Data Plot and Equation

**Caution – Small Sample Size**



*Trip Gen Manual, 11th Edition*

• Institute of Transportation Engineers





***Planning and Zoning  
Department***

March 7, 2022

Karl Billisits  
Harmony Development  
1071 Fishinger Road, Suite 202  
Columbus, Ohio 43221

RE: Zoning Application ZON-21-004

Dear Mr. Billisits,

Your request for 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, was given a public hearing on Wednesday, March 2, 2022.

The City of Pataskala Planning and Zoning Commission recommended to disapprove your request.

**The recommendation shall be forwarded to Pataskala City Council for consideration as Ordinance Number 2022-4417 for a public hearing on Monday, April 18, 2022 at 6:15 p.m.**

Should you have any questions, please contact Scott Fulton, Planning and Zoning Director, at (740) 927-2168, [sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us), or Jack Kuntzman, City Planner, at (740) 964-1316, [jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us).

Sincerely,

Lisa Paxton  
Planning and Zoning Clerk

cc: Nathan Painter, Esq.  
Mark Parish  
Zoning Inspector  
File

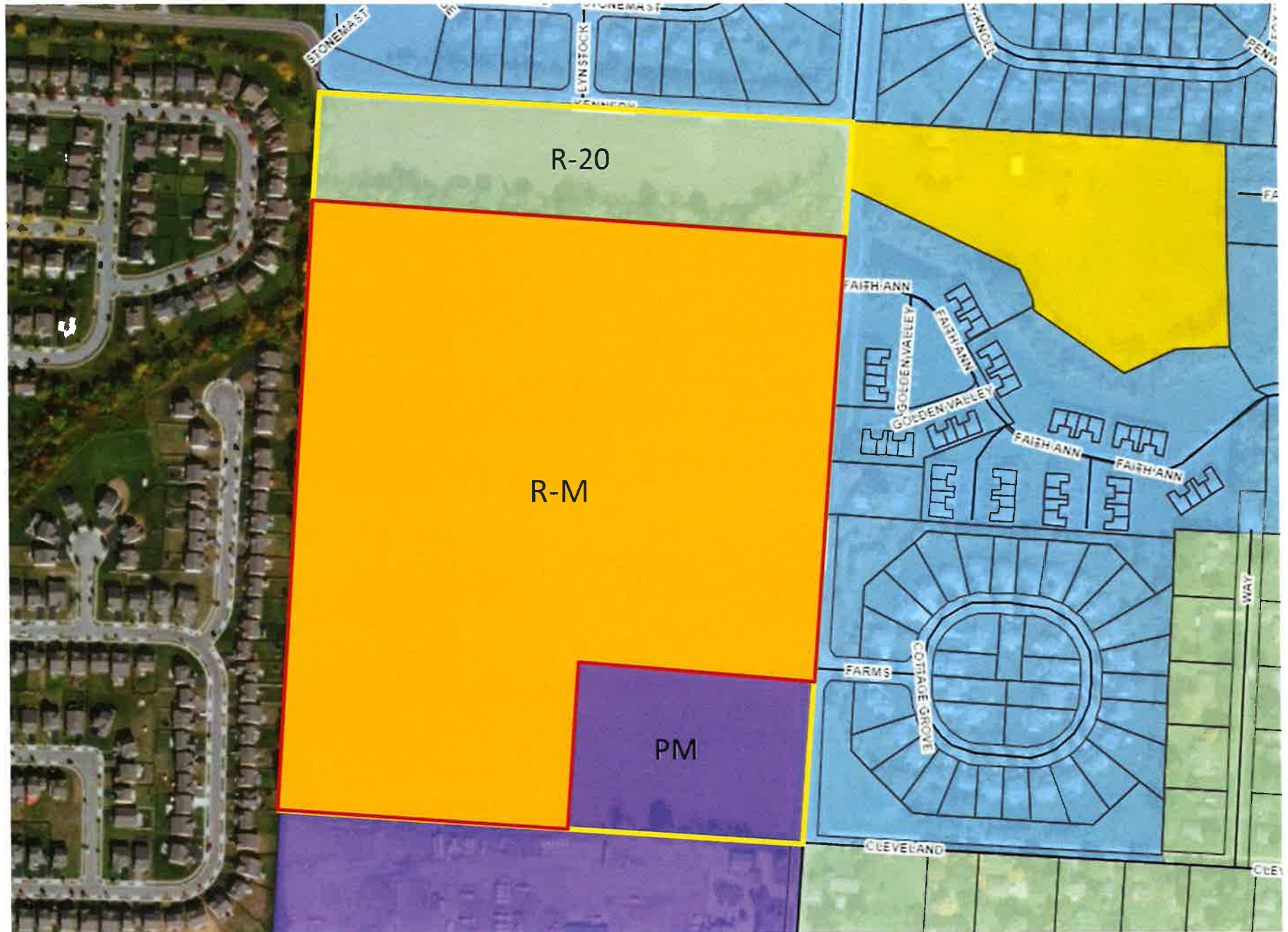


Owner	OwnerAdd	OwnerAdd	OwnerAdd	OwnerAdd	ADDRESS	OwnerCity	OwnerStat	OwnerZip
BROOKSEGE SOUTHWEST HOMEOWNERS ASSOC		PO BOX 354			PO BOX 354	BLACKLICK	OH	43004
FREDERICK NATHANAEL C & JENNIFER M	187	BROOKSEGE	DR		187 BROOKSEGE DR	PATASKAL	OH	43062
AH4R PROPERTIES LLC	23975	PARK SORRENTO STE 300			23975 PARK SORRENTO ST	CALABASA	CA	91302
VAN KIRK FRANK J JR & ELIZABETH J	197	STONEMAST	LOOP		197 STONEMAST LOOP	PATASKAL	OH	43062
ACHARYA KUMARI & PHUYAL LAXMI	203	STONEMAST	LOOP		203 STONEMAST LOOP	PATASKAL	OH	43062
SAUL GERALD ALLEN & ANGELA K	209	STONEMAST	LOOP		209 STONEMAST LOOP	PATASKAL	OH	43062
KHAN GHAZANFUR & TARANNUM	219	STONEMAST	LOOP		219 STONEMAST LOOP	PATASKAL	OH	43062
STRAITON DEREK E & CAROLYN K	225	STONEMAST	LOOP		225 STONEMAST LOOP	PATASKAL	OH	43062
CLAY AUSTIN M	231	STONEMAST LOOP			231 STONEMAST LOOP	PATASKAL	OH	43062
CHRISTIAN STEVEN M & LISA ANN M	239	STONEMAST LOOP			239 STONEMAST LOOP	PATASKAL	OH	43062
JASPER BRIAN D & BETHANY L	245	STONEMAST LOOP			245 STONEMAST LOOP	PATASKAL	OH	43062
BHATTARAI PARASH & LUITEL HARI M	251	STONEMAST	LOOP		251 STONEMAST LOOP	PATASKAL	OH	43062
FERNANDEZ-POLANCO LUIS & POLANCO CLARA C	254	STONEMAST LOOP			254 STONEMAST LOOP	PATASKAL	OH	43062
LIGHTLE DARRELL & BOND ROBIN L	252	STONEMAST LOOP			252 STONEMAST LOOP	PATASKAL	OH	43062
GILLILAND JOHN E & MELANIE O	250	STONEMAST LOOP			250 STONEMAST LOOP	PATASKAL	OH	43062
MORRISON TANYA O & JARED R	246	STONEMAST	LOOP		246 STONEMAST LOOP	PATASKAL	OH	43062
WAIDELICH JANIE M	240	STONEMAST LOOP			240 STONEMAST LOOP	PATASKAL	OH	43062
MADJECKI JOSEPH & RACHEL	234	STONEMAST	LOOP		234 STONEMAST LOOP	PATASKAL	OH	43062
ALTO ASSET COMPANY 2 LLC	5001	PLAZA ON THE LAKE STE 200			5001 PLAZA ON THE LAKE S	AUSTIN	TX	78746
KHAREL DHANA	212	STONEMAST LOOP			212 STONEMAST LOOP	PATASKAL	OH	43062
FOLEY HEATHER R & JONATHAN R	204	STONEMAST LOOP			204 STONEMAST LOOP	PATASKAL	OH	43062
MCGRAW J STEVEN & TAMMY S	200	STONEMAST LOOP			200 STONEMAST LOOP	PATASKAL	OH	43062
LUAllen SCOTT R & MISTY L	194	STONEMAST	LOOP		194 STONEMAST LOOP	PATASKAL	OH	43062
LUTZ PATRICIA A	188	BROOKSEGE	DR		188 BROOKSEGE DR	PATASKAL	OH	43062
SIKORSKI DAVID R	149	BARRY KNOLL	DR		149 BARRY KNOLL DR	PATASKAL	OH	43062
LANTZ JAMES B III	145	BARRY KNOLL	DR		145 BARRY KNOLL DR	PATASKAL	OH	43062
LOPEZ THOMAS ARTHUR	141	BARRY KNOLL	DR		141 BARRY KNOLL DR	PATASKAL	OH	43062
CRUSAN VINCENT W & MARIA L	137	BARRY KNOLL	DR		137 BARRY KNOLL DR	PATASKAL	OH	43062
PARRISH MARK ALLEN	5026	PALMER	RD		5026 PALMER RD	MILLERSPC	OH	43046
R & S TAYLOR ROAD LLC	4636	SHUSTER	RD		4636 SHUSTER RD	COLUMBUS	OH	43214
KHANAL REETA	5847	TAYLOR	RD SW		5847 TAYLOR RD SW	PATASKAL	OH	43062
SPECK STEPHEN D	6051	TAYLOR	RD SW		6051 TAYLOR RD SW	PATASKAL	OH	43062
TAYLOR ESTATES HOMEOWNERS ASSOCIATION	331	COTTAGE GROVE	CIR		331 COTTAGE GROVE CIR	PATASKAL	OH	43062
TAYLOR ESTATES HOMEOWNERS ASSOCIATION	331	COTTAGE GROVE	CIR		331 COTTAGE GROVE CIR	PATASKAL	OH	43062
KYLE PATRICIA A	300	FARMS WAY	DR		300 FARMS WAY DR	PATASKAL	OH	43062
AGRIESTI TULLIO	304	COTTAGE GROVE CIRCLE			304 COTTAGE GROVE CIR	PATASKAL	OH	43062

PATTERSON CURTIS G & SHANNON L	308	COTTAGE GROVE	CIR	308 COTTAGE GROVE CIR	PATASKAL OH	43062
AMH 2015-2 BORROWER LLC	23975	PARK SORRENTO STE 300		23975 PARK SORRENTO ST	CALABAS CA	91302
DRILENOK BORIS & TATIANA	384	COTTAGE GROVE	CIR	384 COTTAGE GROVE CIR	PATASKAL OH	43062
CAIN ROB & DEBBIE	388	COTTAGE GROVE	CIR	388 COTTAGE GROVE CIR	PATASKAL OH	43062
JONKER KIMBERLY S & KERRY L	392	COTTAGE GROVE	CIR	392 COTTAGE GROVE CIR	PATASKAL OH	43062
BRATZ MARIA	396	FARMS	WAY	396 FARMS WAY	PATASKAL OH	43062
ANDY BRYAN S & JULIE L	387	COTTAGE GROVE	CIR	387 COTTAGE GROVE CIR	PATASKAL OH	43062
APEL OTTO F III & BRENDA S	1190	WINTERSON RD STE 300		1190 WINTERSON RD STE 3	LINTHICUM MD	21090
FUNK KRISTIN	301	COTTAGE GROVE	CIR	301 COTTAGE GROVE CIR	PATASKAL OH	43062
DAHAL NILA K	395	COTTAGE GROVE	CIR	395 COTTAGE GROVE CIR	PATASKAL OH	43062
MARONDA HOMES INC	5900	WILCOX	PL	5900 WILCOX PL	DUBLIN OH	43016
CMR INVESTING LLC	2100	STATE ROUTE S		2100 STATE ROUTE 605	SUNBURY OH	43074
TAYLOR SHEILA	395	FAITH ANN	DR	395 FAITH ANN DR	PATASKAL OH	43062
BORIBONG KHANTHONG	5199	MACCLELLAN	ST	5199 MACCLELLAN ST	GROVEPORT OH	43125
COX BRADLEY E & TRACY R	370	GOLDEN VALLEY		370 GOLDEN VALLEY	PATASKAL OH	43062
OGUDEBE-AMECHI JUANITA I TRUSTEE	360	GOLDEN VALLEY	DR	360 GOLDEN VALLEY DR	PATASKAL OH	43062
JOUKWE ELVIS DJEMO	350	GOLDEN VALLEY	DR	350 GOLDEN VALLEY DR	PATASKAL OH	43062
BRYANT TAMMY L & BRYANT TAMMY LANETTE	340	GOLDEN VALLEY	RD	340 GOLDEN VALLEY RD	PATASKAL OH	43062
GRIFFITH PHILIP C II & SUSAN H	5500	HEADLEYS MILL	RD	5500 HEADLEYS MILL RD	PATASKAL OH	43062
GRIFFITH PHILIP C II & SUSAN H	5500	HEADLEYS MILL	RD	5500 HEADLEYS MILL RD	PATASKAL OH	43062
GRIFFITH PHILIP C II & SUSAN H	5500	HEADLEYS MILL	RD	5500 HEADLEYS MILL RD	PATASKAL OH	43062
CUNDIFF CIARA ELISE	460	FAITH ANN	DR	460 FAITH ANN DR	PATASKAL OH	43062
SHEPHERD ALYSSA	480	FAITH ANN	DR	480 FAITH ANN DR	PATASKAL OH	43062
SHANNON DEBORAH L	500	FAITH ANN	DR	500 FAITH ANN DR	PATASKAL OH	43062
CHOINA BRITNEY	520	FAITH ANN	DR	520 FAITH ANN DR	PATASKAL OH	43062
CHIJEVSKY OLGA	300	GOLDEN VALLEY UNIT 3D		300 GOLDEN VALLEY UNIT	PATASKAL OH	43062
VIMAL REAL ESTATE LLC	15639	GRAND BANK	WAY	15639 GRAND BANK WAY	PERRYSBURG OH	43551
SALIARIS MICHELLE L	320	GOLDEN VALLEY		320 GOLDEN VALLEY	PATASKAL OH	43062
WISSINGER TAMMY & ELLIS OVAL F	330	GOLDEN VALLEY	DR	330 GOLDEN VALLEY DR	PATASKAL OH	43062
JOHNSON KAREN J	6219	TAYLOR	RD SW	6219 TAYLOR RD SW	PATASKAL OH	43062
BAUER JANET M	14839	CLEVELAND	RD	14839 CLEVELAND RD	PATASKAL OH	43062

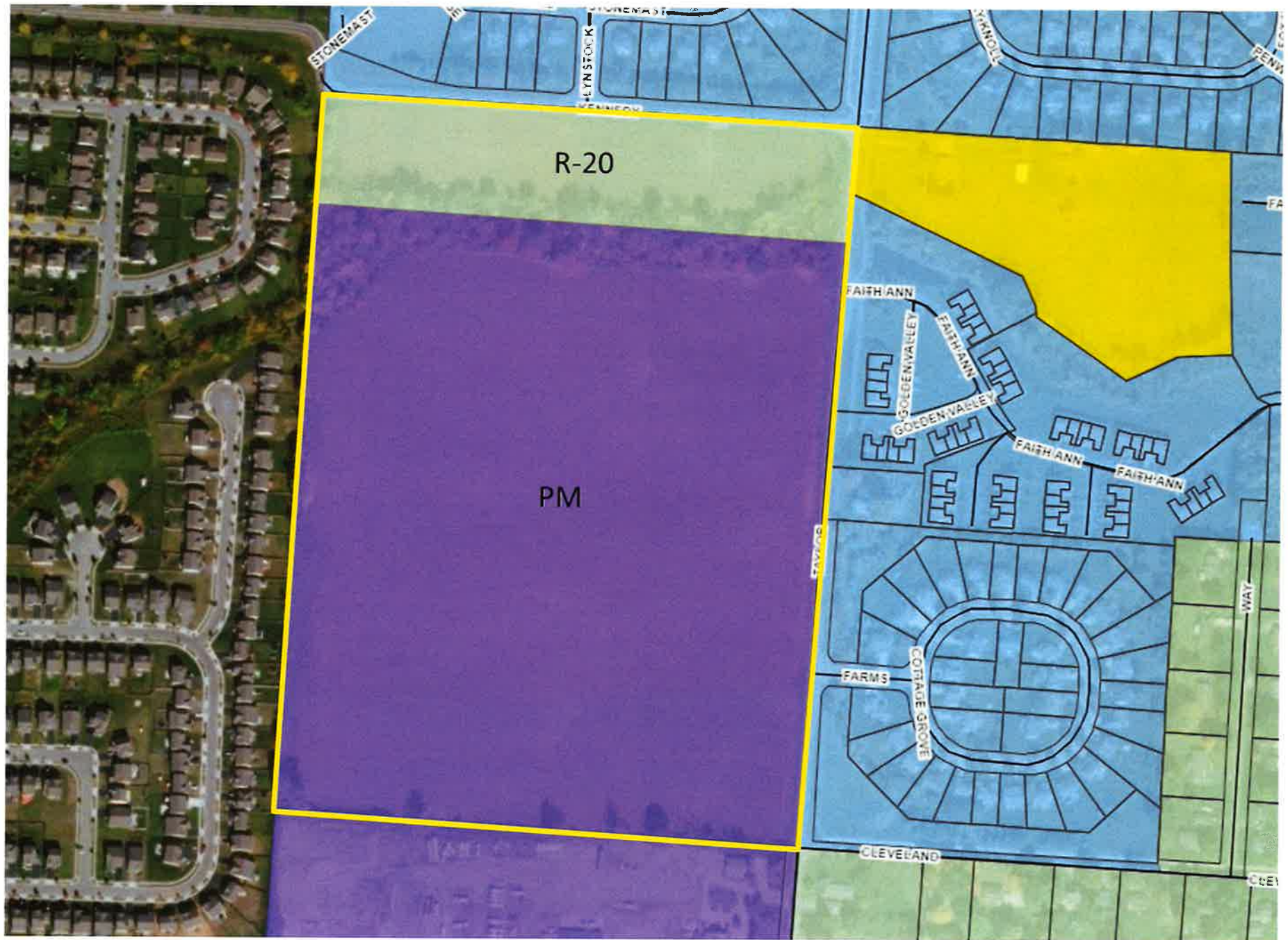


## PROPOSED





# EXISTING







*Planning and Zoning  
Department*

**NOTICE OF PUBLIC HEARING**

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, March 2, 2022 at 6:30 p.m., Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via "City of Pataskala" YouTube page.

The Planning and Zoning Commission will discuss the following applications:

**Final Plan Application FP-22-001:** Scenic View Estates, LLC., is requesting approval of a Final Plan for Phase 1 pursuant to Section 1113.28 of the Pataskala Code for Parcel Nos. 064-068322-00.009 and 064-068087-00.000 located on 0 Middleground Road.

**Rezoning Application ZON-21-004:** Requesting a recommendation of approval to Rezone 36.18 +/- 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 property located at Taylor Road SW and Kennedy Road, Parcel No. 063-140190-00.000.

**Transportation Corridor Overlay District Application TCOD-22-001:** Cory Bonda is requesting approval of a Transportation Corridor Overlay District application for the expansion of an existing self-storage facility for property located at 14067 Broad street SW.

The applications will be available February 23, 2022 on our homepage, [www.cityofpataskalaohio.gov](http://www.cityofpataskalaohio.gov), under the "Planning and Zoning Commission Info" tab.

Please contact the Zoning Clerk at 740-927-4910 or [lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us) if you have any questions.

Planning and Zoning Office Hours, Monday through Friday, 8:00 a.m. to 4:00 p.m.





*Planning and Zoning  
Department*

**NOTICE OF PUBLIC HEARING**

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, March 2, 2022 at 6:30 p.m., Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via "City of Pataskala" YouTube page.

The Planning and Zoning Commission will discuss the following application:

**Rezoning Application ZON-21-004:** Requesting a recommendation of approval 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 property located at Taylor Road SW and Kennedy Road, Parcel No. 063-140190-00.000.

The application will be available February 23, 2022 on our homepage, [www.cityofpataskalaohio.gov](http://www.cityofpataskalaohio.gov), under the "Planning and Zoning Commission Info" tab.

Please contact the Zoning Clerk at 740-927-4910 or [lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us) if you have any questions.

Planning and Zoning Office Hours, Monday through Friday, 8:00 a.m. to 4:00 p.m.





Introduced: 4/18/2022  
Revised:  
Adopted:  
Effective:

## CITY OF PATASKALA

### ORDINANCE 2022-4417

**AN ORDINANCE TO REZONE A PORTION OF THE PROPERTY LOCATED ON TAYLOR ROAD SW, PARCEL #063-140190-00.000, TOTALING 36.18 ± ACRES, IN THE CITY OF PATASKALA FROM THE PLANNED MANUFACTURING (PM) ZONING CLASSIFICATION TO THE MULTI-FAMILY RESIDENTIAL (R-M) ZONING CLASSIFICATION**

**WHEREAS**, Karl Billisits, Harmony Development filed application number ZON-21-004 parcel number 063-140190-00.000, and totaling 36.18 ± acres, from the Planned Manufacturing (PM) zoning classification to the Multi-Family Residential (R-M) zoning classification; and

**WHEREAS**, a public hearing was held by the City Planning and Zoning Commission on March 2, 2022; and

**WHEREAS**, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on February 17, 2022; and

**WHEREAS**, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

**WHEREAS**, upon hearing the application the City Planning and Zoning Commission recommended disapproval of the amendment on March 2, 2022 pursuant to Section 1217.10; and

**WHEREAS**, a public hearing was held by Council on April 18, 2022 pursuant to Section 1217.11; and

**WHEREAS**, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

**WHEREAS**, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA,  
COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS  
ELECTED OR APPOINTED THERETO CONCURRING, THAT:**

Section 1: Council for the City of Pataskala hereby denies the Planning Commission's March 2, 2022 recommendation and therefore approves the Application ZON-21-004. The portion of the property located on Taylor Road SW (063-140190-00.000) totaling 36.18 ± acres is hereby rezoned from the Planned Manufacturing (PM) zoning classification to the Multi-Family Residential (R-M) zoning classification.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the Planned Manufacturing (PM) zoning classification to the Multi-Family Residential (R-M) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

\_\_\_\_\_  
Kathy M. Hoskinson, Clerk of Council

\_\_\_\_\_  
Michael W. Compton, Mayor

Approved as to form:

\_\_\_\_\_  
Brian M. Zets, Law Director