



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

November 2, 2022

Rezoning Application ZON-22-004

Applicants:	Connie J. Klema
Owner:	Pataskala Retail 2, LLC.
Location:	7164 Hazelton-Etna Road SW (PID: 064-153276-00.000)
Acreage:	+/- 4.63-acres
Zoning:	LB – Local Business
Request:	Requesting a recommendation of approval for a Rezoning from LB – Local Business to PDD – Planned Development District, and approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for the expansion of “Heritage Town Center”.

Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone approx. 4.63-acres from the LB – Local Business zoning district to the PDD – Planned Development District as an additional subarea of the adjacent “Heritage Town Center” Planned Development District.

Staff Summary:

The 4.63-acre property located at 7164 Hazelton-Etna Road SW is currently zoned LB – Local Business, and is an undeveloped, partially wooded property. Right-of-way frontage for the property is only along Hazelton-Etna Road SW to the east, with a small, deteriorated asphalt driveway leading into the property. There is an existing stub street coming to the south of the property from the existing Heritage Town Center development, which the subject property borders along its northern edge. To the north and west of the property is the Pataskala Ridge subdivision.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone the 4.63-acre property from the LB – Local Business zoning district to the PDD – Planned Development District, as well as approval of their Preliminary Plan. The proposed rezoning to PDD – Planned Development District will include the 4.63-acres into the existing Heritage Town Center planned development as ‘Subarea E’.

As the proposal is for a rezoning, should the Planning and Zoning Commission recommend approval; the Application will then go before City Council for final approval. The Applicant will need to appear before the Planning and Zoning Commission for approval of their Final Plan prior to any development taking place.

A general summary of the proposed ‘Subarea E’ is included on the next page.

Setbacks

- From R/W: 36-feet for Parking / 43-feet for Buildings.
- West/North Property Lines: 25-feet for Parking / 25-feet for Buildings.
- South Property Line: 15-feet for Parking adjacent to existing Heritage Town Center, remainder of south property line to be used for access to/from Subarea 'E' and to have no required setback.
- Building-to-Building: Minimum 10-foot separation between structures in Subarea 'E'.

Buffers

- West/North Property Lines: 25-foot width.
- South Property Line: 15-foot width when adjacent to existing Heritage Town Center.

Proposed Uses

- Permitted Uses: All permitted uses in the GB – General Business district, including, but not limited to, restaurants, tap rooms with on-site brewing, auto and/or farm implement sales, wholesale business or warehousing (so long as no processing, fabrication, or assembly is involved and conducted entirely within an enclosed building), building trade material sales (if conducted entirely within an enclosed building), grocery stores, etc.
- Conditional Uses: All Conditional Uses in the GB District shall all be Conditional in Subarea 'E'.
- Not Permitted Uses: Auto Service Stations, Gas Stations, Cemeteries.

Open Space

- 29.72-acres (47.7%) throughout entirety of Heritage Town Center.

Access and Parking

- Vehicular access shall only be through Subarea 'D' to the south.
 - Unless additional access is required by the West Licking Joint Fire District.
- Existing pedestrian/cyclist path shall be extended north along frontage of Subarea 'E'.
- Parking/Loading requirements shall be complaint with Chapter 1291 of the Pataskala Code and delineated on the Final Plan.

Architectural and Design Standards

- Shall mirror the architectural and design standards of the Subarea 'D', the existing retail area to the South.
- Maximum Building Height = 35-feet.

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

Planning and Zoning Staff

From the October 5, 2022 Hearing:

The Future Land Use Map recommends the area as "Medium Density Mixed Use". Which is defined in the Comprehensive Plan (2021) as "allow(ing) for both residential and neighborhood focused commercial (retail/office) that primarily serves residents within the surrounding neighborhoods of the City". Recommended uses are: detached/attached single-family, multi-family, retail, and office at a density of 30-50% of the site area, or 5-10 units/acre. As proposed, the inclusion of this parcel into the overall "Heritage Town Center" Planned Development District would be in line with the recommendations of the Comprehensive Plan.

The Staff has compiled a list of comments from the Planning and Zoning perspective, which is attached to this Staff Report.

While Staff understands the intent behind the proposed Preliminary Plan not featuring any proposed building locations, lots, internal roadways, parking, etc., As there are yet no definitive users decided for the site, Staff feels having a minimum standard for the density of the proposed development to be a necessity. Other items mentioned within the attached list of Staff Comments of note would be:

- Clarification of Landscaping Standards
- Inclusion of Divergences (such as those already granted to the existing Planned Development District, and those needed for the addition of Subarea 'E').
- Standards for proposed signs. The Master Sign Plan referenced in the Development Text only includes the existing commercial areas of Heritage Town Center, include the standards mentioned in the Master Sign Plan within the Development Text of Subarea 'E'.

For the November 2, 2022 Hearing:

The Staff has compiled a list of comments from the Planning and Zoning perspective, which is attached to this Staff Report. Those which have been addressed are ~~struck through~~, those which remain are left as-is, and new comments are in red.

A maximum density 10,000-square feet per gross acre ("gross acreage": without consideration as to right-of-way, streets, parking areas, etc.) has been proposed for Subarea 'E'. With a parcel size of 4.632-acres, the maximum density of the subarea would be 46,320-square feet (1.06-acres), or 22.89% of the total area, not including any paved surface areas such as access roads or parking, or stormwater facilities.

Landscaping standards have been clarified on the plan. North, south, and west property lines shall be screened by a six (6) foot tall vinyl privacy fence. Six (6) to seven (7) foot height at the time of planting evergreen trees will be installed at 12 to 15-feet on center for the length of the fence. A divergence has been requested to forgo installing any perimeter screening along the frontage of Hazelton-Etna Parkway.

A list of Divergences, including those already granted to the existing development, has been included in the Development Text. However, a Divergence from Section 1291.05(A)(4) of the Pataskala Code is still required as the minimum parking setback from the right-of-way will be less than 40-feet (36-foot proposed).

Public Service Director (Full comments attached)

Access shall only be through south parcel.

Pataskala Utility Director (Full comments attached)

The Utility Department has no issue with this zoning request. It must be stated that capacity at the Water Reclamation Facility is extremely limited and will not be guaranteed ahead of the issuance of a Permit To Install by the EPA. There are several developments in the planning stage that will be competing for said capacity. Developers are encouraged to take this into consideration as they move forward with this process.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	PDD – Planned Development District	Pataskala Ridge (Single-Family)
East	PDD – Planned Development District	Vacant
South	PDD – Planned Development District	Heritage Town Center (Retail/Condominiums)
West	PDD – Planned Development District	Pataskala Ridge (Single-Family)

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 – No Comments.
- SWLCWSD – No Comments.
- Police Department – No Comments.
- West Licking Joint Fire District – See attached.
- Southwest Licking School District – No Comments.

Modifications:

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

- The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.

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-22-004 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

ZON-22-004 Staff Review

November 2, 2022

General

- Create a title page with signature lines, project name, utility providers, regional vicinity map.
 - Signature lines for: Applicant, Chairperson of the PZC, City Administrator, Planning and Zoning Director, Public Service Director, City Engineer, Utilities Director (No council signature on the development plan, only in the text).
- Disclaimer referring to Pataskala Code?
 - Disclaimer was added referring to Chapter 1255 of Pataskala Code. But this leaves out all other sections of Pataskala Code.
 - If you plan on following the requirements of Pataskala Code, aside from those standards that have already been outlined in the Development Text, add the statement “in all other cases where this Development Text is silent, current Pataskala Code shall prevail”.
- Development Text:
 - Add page numbers to the Development Text.
 - Density?
 - Maximum number of buildings, maximum lot coverage for Subarea ‘E’? Anything like that?
 - Path extension shall meet City standard.
 - Signage (pg. 14, Development Text):
 - No standards included for additional signage. Previously approved sections include maximum sizes, location on development plans, illumination, etc.
 - Landscaping (pg. 14, 15):
 - ~~What standards do these buffer areas have to meet? Landscape plan has some standards, these should be reflected in the text. (height, type, opacity, spacing, etc.).~~
 - Interior landscaping?
 - Divergences:
 - ~~As this subarea is included as part of the original PDD, originally requested and approved Divergences will need to be included in the development text. No divergences were included.~~
 - Additional Divergences that will need to be requested and justified, in the text:
 - ~~Divergence from Section 1283.07(c) of the Pataskala Code to allow for no L2 type landscaping along the frontage of the parcel.~~
 - Divergence from Section 1291.05(A)(4) of the Pataskala Code to allow for less than the required 40-foot minimum spacing between the public right-of-way and any parking and/or loading area (36-foot parking setback proposed along right-of-way).
- Plan Comments:
 - Subarea Enlargement Plan:
 - Setbacks:
 - Why not just have the setback lines along the south property line extend all the way to the front? Access drives don’t count towards setbacks. Will you have parking or buildings in this area?
 - ~~Vehicle Parking:~~
 - ~~What are the lot/lease areas mentioned? Minimum lot sizes?~~

- ~~Note has been removed.~~
- ~~Vehicle Parking Requirements:~~
 - ~~If you plan on just going with Pataskala Code for the minimum requirements, just note “Parking shall be regulated per Pataskala Code” unless you plan to differ from some standards.~~
 - ~~For drive-throughs, does this apply to all types of drive-throughs? Just restaurants? What about banks with a drive-through? The requirements are different for banks than for restaurants.~~
 - ~~Notes have been removed from plans.~~
- Notes:
 - Landscaping; “...to meet the requirements of the Development Standards Text”. No standards are given in the Development Text.
- Landscape Buffer Plan:
 - What type of screening is required along the south property line? North and West state trees and fence, none listed for south property line.
 - Describe in the Development Text. As a general rule, everything on the development plan should be described as such in the Development Text, and everything described in the Development Text should be shown on the Development Plan.
 - Spacing for evergreen trees? Is it supposed to form a continuous line of foliage?
 - Include in text as well.
 - ~~Required opacity for fence, 100%?~~
 - No landscaping along frontage? If not – will need an additional divergence. L2?
 - Divergence requested – pending PZC approval.

Chapter 1255 – Planned Development Districts

1255.10 – Development Standards

- ~~1255.10(i) Maximum Impervious Surfaces~~
 - ~~1255.10(i)(2): For areas proposed for commercial, office, or uses mixed in vertical arrangement, in the development, the amount of impervious surface coverage must not exceed 80% of each such area.~~
 - ~~Covered by disclaimer in Development Text.~~
- 1255.10(j): Off-street parking, loading, and service areas shall be adequate to serve the needs of the development. Parking lots shall have vegetative or decorative fencing screens of 30" tall between the lot and the street. Parking lots shall have vegetative or decorative fencing screens of 30" tall between the lot and the street. Parking areas serving non-residential areas shall provide 100% opaque screens of minimum 7 feet in height if abutting residential areas
 - Will need a Divergence from this section for frontage along Hazleton-Etna Road, and for 6' fence height abutting north, south and west residential uses.
- 1255.10(k): Trash handling areas for all non-residential and multifamily use shall be set on paved pads and enclosed by masonry walls on three sides, with lockable 100% opaque gates.
 - Trash handling areas mentioned briefly in development text, need standards for screening. Height of screening, material, location may be a big one. Behind or in front of buildings? Distance from adjacent residential units (we've had complaints before from other developments that are adjacent to existing residential units. The trash truck will come around 4AM and start banging the dumpster around). Otherwise state screening shall be in accordance with Chapter 1283 if you want to use Pataskala Code.

- ~~1255.17(a)(3)(C): A regional context map; indicating the proposed site and all areas within 2,000 feet in all directions; showing the basics of the proposed layout of the proposed project and property lines of the adjacent areas.~~
- 1255.17(a)(3)(E): The applicant shall submit the application materials, which shall include:
 - 1255.17(a)(3)(E)(1): Boundaries of the area proposed for development, dimensions and total acreage.
 - Dimensions of boundaries.
 - 1255.17(a)(3)(E)(2): Existing public rights-of-way, ~~buildings, permanent facilities,~~ access points and easements on, and adjacent to, the site.
 - Label easements adjacent to site, include existing right-of-way widths.
 - ~~1255.17(a)(3)(E)(4): Existing zoning district boundaries and jurisdictional boundaries~~
 - 1255.17(a)(3)(E)(5): ~~Existing utility systems~~ and providers.
 - 1255.17(a)(3)(E)(6): The location of existing topography showing contour lines at vertical intervals of not more than 5 feet, highlighting ridges, rock outcroppings and other significant topographical features and identifying any areas with slopes over 5%.
 - Contours are shown with no elevations given. What intervals are they at?
- 1255.17(a)(3)(F): The Preliminary Development Plan map shall include a plan for the entire area of the proposed Planned District Project and shall be drawn to an appropriate scale with accurate boundaries of the entire project including a north arrow. The Preliminary Development Plan portion of the application shall include:
 - 1255.17(a)(3)(F)(1): ~~The general layout of the proposed internal road system, indicating the proposed vehicular right of way of all proposed public streets, general indication of private streets and pedestrian circulation, bike paths and other trail systems, access drive locations, improvements to existing streets, and traffic control requirements.~~
 - ~~1255.17(a)(3)(F)(7): A summary table showing total acres of the proposed development; the number of acres devoted to each type of land use, including streets and common areas; the number of dwelling units by type and density for each residential use area and the building height(s) and square footage as proposed for retail, office, industrial and institutional uses, by use area; and the number of parking spaces provided for each use area; Estimated total population, size, employment or other measurements of the scale of the project at each phase and at buildout.~~
 - ~~1255.17(a)(3)(F)(9): The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.~~
 - 1255.17(a)(3)(F)(11): Included with the site plan shall be the proposed location and proposed character of all signs for the entire development (sign master plans are encouraged).
 - Master Sign Plan referenced in Development Text, include signage renderings from previous Text & Master Sign Plan.
 - ~~1255.17(a)(3)(F)(13): Space for signatures of the applicant and the Chair of the Planning and Zoning Commission, and for the dates of Planning and Zoning Commission and City Council approvals.~~
 - ~~Create a title page with the name, regional context map, site statistics table, signature blocks, notes, etc. Laid out like your typical plan set.~~

- 1255.17(a)(3)(G): Development Standards Text; a development standards text document including the special requirements that will govern the design and layout of the proposed Planned District, including: Architectural guidelines for each subarea, or phase.
 - 1255.17(a)(3)(G)(1): Architectural drawings demonstrating the prototypical design of the proposed buildings, to demonstrate the exterior design, character and general elements in sufficient detail to indicate the proposed visual character of the development.
 - None included.
 - 1255.17(a)(3)(G)(3): Any provisions that depart from applicable standards set forth in the City of Pataskala Zoning Code addressing signage, landscaping, appearance and parking will be described and justified.
 - Still need Divergence from 1291.05(A)(4) as mentioned above.

Jack Kuntzman

City Planner

City of Pataskala

t: 740-964-1316

e: jkuntzman@ci.pataskala.oh.us

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Antonio Anzalone](#)
Subject: RE: Pataskala PZC Review Memo for 11-02-2022
Date: Monday, October 24, 2022 4:46:47 PM
Attachments: [image001.png](#)

Jack,

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

1. ZON-22-004
 - a. As detailed in the application, access shall be cross access from the south, and no additional access from SR 310 shall be permitted.
2. PP-22-002
 - a. The Administration has been working with Coughlin for quite some time to achieve a TIF Agreement, and along with that, a plan for improvements at, and adjacent to, this project site. As part of those meetings and negotiations, the access points and access types have been vetted and are acceptable as laid out and in accordance with the proposed TIF. The following is a general summary of planned improvements and who is responsible for them as currently understood and anticipated to be detailed in the TIF Agreement.
 - i. ODOT
 1. The City applied for, and was awarded, ODOT funding to replace the traffic signal, and all related equipment, including mast arms and controller, at the intersection of Summit and Broad St.
 2. To complete this aspect of the project with consideration for the future, some right-of-way is needed from Coughlin on 3 out of the 4 corners at this intersection.
 - a. Coughlin will dedicate this right-of-way in exchange for the TIF Agreement.
 - ii. Licking Heights
 1. Licking Heights will dedicate the existing section of Bristol Dr., east of Summit, to the City in exchange for Coughlin installing a bus lane across the eastern part of the school property that is north of the development site.
 - iii. Coughlin
 1. TIF Improvements
 - a. Coughlin will make the following improvements that will be paid back by the TIF
 - i. Extension of Bristol Dr. to Broad St. including all associated infrastructure, but excluding the traffic signal.
 - ii. The addition of left turn lanes on the north and south approaches at Summit Road at Broad St.
 - iii. Widening Broad St. between Summit Road and the extension of Bristol Dr., as necessary, to create a contiguous full section on Broad St. (To keep Broad St. from pinching in and going back out between

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [kperkins@laca.org](#); [Alan Haines](#); [Kevin Miller](#); [laitken@lhschools.org](#)
Subject: RE: Pataskala PZC Review Memo for 11-02-2022
Date: Monday, October 24, 2022 9:30:18 AM
Attachments: [image002.png](#)
[image003.png](#)

Jack,

Please see my comments below in red.

Thank you,

Chris Sharrock
City of Pataskala
Utility Director
430 South Main Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799



"The soldier is the Army. No army is better than its soldiers." – Gen George Patton

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Friday, October 14, 2022 3:27 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org
Subject: Pataskala PZC Review Memo for 11-02-2022

Good Afternoon Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **November 2, 2022**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

ZON-22-004: Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

The Utility Department has no issue with this zoning request. It must be stated that capacity at the Water Reclamation Facility is extremely limited and will not be guaranteed ahead of the issuance of a Permit To Install by the EPA. There are several developments in the planning stage that will be competing for said capacity. Developers are encouraged to take this into consideration as they move forward with this process.

PP-22-002: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, October 24th.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo:

 [PZC Review Memo for 11-02-2022](#)

Respectfully,

JACK R. KUNTZMAN
City Planner
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Phone: 740-964-1316



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PRELIMINARY PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: 7164 HAZELTON-ETNA Rd. PATASKALA	
Parcel Number: 064-153276-00.000	
Zoning: LOCAL BUSINESS DISTRICT	Acres: 4.352 (w/out ROW)
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: 2017-22-004
Fee: 500 ✓ 2500 ER. ✓
Filing Date: 8-5-22
Hearing Date: 9-7-22

Applicant Information		
Name: CONNIE J. KLEMA ATTORNEY		
Address: P.O. BOX 991		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614 374 8488	Email: cklemaaattorney@gmail.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Preliminary Plan
<input checked="" type="checkbox"/> Supplementary Info
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: PATASKALA RETAIL 2 LLC		
Address: 340 ALANA DR.		
City: NEW LENOX	State: ILL	Zip: 60451
Phone: 614 327 9594	Email: cmoores@willowcommunities.com	

Preliminary Plan Information
Describe the Project:
SEE ATTACHED

Documents to Submit

Preliminary Plan Application: Submit 14 copies of the preliminary plan application.

Preliminary Plan: Submit 14 copies of a preliminary plan 24 x 36 inches in size containing the following:

- a) Proposed name of the subdivision
- b) Location by section, range, township or other official surveys
- c) Names, addresses and phone numbers of the owner, subdivder, an Ohio Registered Professional Engineer who prepared the plan, or Registered Surveyor who prepared the plan, and the appropriate registration numbers and seals of each.
- d) Date of survey.
- e) Scale of the plan, not less than 100 feet to the inch, and north arrow.
- f) Boundaries of the subdivision, its acreage, and deed book and page number of lands within the proposed subdivision.
- g) Names of adjacent subdivisions, owners of adjoin parcels of unsubdivided land, and the location of their boundary lines.
- h) Locations, widths, and names of existing streets, railroad rights of way, easements, parks, permanent buildings, corporation and township lines, location of wooded areas and any other significant topographic and natural features within and adjacent to the plan for a minimum distance of 200 feet.
- i) Zoning classification of the tract and adjoining properties and a description of the proposed zoning changes, if any.
- j) Existing contours at an interval of not greater than two (2) feet if the slope of the ground is 15 percent or less, and not greater than five (5) feet where the slope is more than 15 percent.
- k) Existing storm and sanitary sewers, water lines, culverts, and other public utilities underground structures, and power transmission poles and lines, within and adjacent to the tract.
- l) Location, names and widths of typical cross section and right of way width of proposed streets and easements.
- m) Building setback lines with dimensions.
- n) Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with existing system.
- o) Layout, lot number of and approximate dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width of the building line shall be shown.
- p) Parcels of land in acres and/or parts of acres to be preserved for public use, or to be reserved by covenant for residents of the subdivision.
- q) The location and width of sidewalks and spacing of street lighting.
- r) A vicinity map at a scale of not less than 2,000 feet to the inch shall show all existing subdivisions, roads, tract lines, nearest existing thoroughfares and the most advantageous connections between roads in the proposed subdivision and those of the neighboring area.

Supplementary Information: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- a) Statement of proposed use of all lots, giving types number of dwelling units and any type of business or industry.
- b) Location and approximate dimensions of all existing buildings.
- c) For commercial and industrial development, the location, dimensions, approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development and storm drainage detention of retention facilities.
- d) Description of the proposed covenants and restrictions.
- e) The extension or improvements of, including any oversize requirements to the City Central Water and Wastewater Treatment Systems that may be required by the City, to be constructed by the Subdivider at the Subdivider's expense, and according to all City ordinances. (See Section 1113.14)
- f) Calculations which develop the water and sanitary sewer demand rates for the subdivision.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcountv.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcountv.com/taxparcelviewer/default.

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 preliminary plan request.

Applicant:	<i>Conni J. Klema attorney</i>	Date:	<i>7/28/22</i>
Owner:	<i>Jonathan A. Wilcox</i>	Date:	<i>8/3/22</i>

PRELIMINARY DEVELOPMENT PLAN
FOR THE AMENDED
PLANNED DEVELOPMENT DISTRICT (PDD)
ADDING SUBAREA “E”
HERITAGE TOWN CENTER

City of Pataskala, Ohio

Submitted By:
Pataskala Retail 2 LLC
250 W. Old Wilson Bridge Rd., suite 140
Worthington, OH 43085 Phone:
(614) 327-9594

Contact Person :
Cris Moore
250 W. Old Wilson Bridge Rd., suite 140
Worthington, OH 43085 . Phone:
(614) 327-9594
Email : cmoore@wilcoxcommunities.com

Prepared By:
Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062
Email: cklemaattorney@gmail.com

Land Planner:
Faris Planning & Design
4876 Cemetery Road
Hilliard, Ohio 43026
Phone: (614) 487-1964

SIGNATURE PAGE

CHAIRPERSON OF PLANNING & ZONING DATE CITY OF PATASKALA

DIRECTOR OF PLANNING DATE CITY OF PATASKALA

SECTION I

Overall Development Narrative

DEVELOPMENT NARRATIVE

History of the Development

The Heritage Town Center property was designed to be a 107.5-acre mixed-use development straddling both sides of S.R. 310 in the City of Pataskala. The original developer re-zoned the property in 2003 from agricultural use to a Planned Development District (PDD) with various sub-areas to provide for a mix of uses. The plan envisioned a 2-acre town square to serve as the hub for the community, as well as a pedestrian friendly office/retail section that would give the feel of a small town. Besides the town square and retail areas, most of the approximately 60 acres to the west of S.R. 310 were planned to be residential and wooded preserve areas, and the 47.5 acres on the east side of S.R. 310 were planned for commercial use. Ultimately, the intent was for the property to serve as an attractive gateway into Pataskala's downtown from the South.

The first development of the PDD was of the 6-acre parcel located on the western side along the southern frontage of S.R. 310 now known as Tuscany Gardens assisted living facility, and two of three planned retail buildings were built on a 6-acre parcel located on the western side along the northern frontage of S.R. 310.

Pataskala Retail, LLC, and Pataskala Investment Partners, LLC, two affiliate companies of Worthington-based Wilcox Communities, acquired the remaining retail property and undeveloped residential land to the west of S.R. 310 and are currently completing development of the PDD's western side, Subareas B, C, & D in accordance with the Final Development Plan amendments approved in 2017 and 2019.

Current Status of PDD:

The land west of S.R. 310 contains Sub-areas A, B, C, and D in the original approved PDD in 2003. Subarea A is developed with the Tuscany Gardens assisted living facility. Subarea B, C, & D are being developed by Wilcox Communities. The land east of S.R. 310 contains Sub-areas E, F, G, and H which have not been altered by amendment from the 2003 PDD and are not proposed to be altered by this Amended PDD.

Proposed Amendment:

The proposed Amendment to the PDD is to add approximately 4.35 acres that is contiguous to Subarea D along the frontage of S.R. 310 to the PDD. This acreage is proposed to have the same uses as Sub-area D and will be identified as Sub-area E of the PDD.

SECTION II

General Development Standards

(All Development Standards are the same as currently approved for the PDD with the exception of Sub-area E, which is being added to the PDD by this Amendment and zoned for uses and with Development Standards as delineated herein)

SUB-AREA B (Condominium)

1. General Standards

Sub-Area Gross Acreage:	23.38 Acres
Number of Units:	90
Typical Lot Size:	N/A (condominium)
Building Setbacks:	20' Front / 20' Side / 25' Rear & Perimeter
Open Space Percentage:	67.69%
Preserve Area:	10.06 Acres (Preserve 2)
Net Density:	3.95 Units Per Acre (90 Units / 22.78 Net Buildable Acres)

2. Permitted & Conditional Uses

Residential condominium units shall be the only permitted use.

3. Building, Setback & Height Restrictions

The maximum number of condominium units in the sub-area shall not exceed ninety (90); provided, however, the sub-area may contain fewer units subject to final engineering or in order to meet other technical requirements without additional amendment to the Final Development Plan.

All buildings shall be single-story, slab-on-grade structures containing four, five, or six units with a maximum height of 25' from the top of foundation to the ridge of roof line.

Unit square footages shall not be less than 1,100 square feet for a two-bedroom unit.

4. Architectural & Design Standards

Each condominium unit shall have an attached garage which can accommodate not less than two (2) cars. All units shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall • finish materials will be a combination of cultured stone and high-quality vinyl siding with a minimum nominal thickness of .042". The cultured stone shall be used on a portion of the front facade of each building and vinyl siding shall be used on the remaining areas. The vinyl siding will have traditional appearance such as 4" horizontal beveled profile and may also utilize vinyl accent patterns such as board & batten and/or cedar shake. The stone shall be laid in a random ashlar pattern.

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the cultured stone and siding colors. Pitched roofs with gables or hips at ends will have a minimum slope of 6: 12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations. Shutters shall be used judiciously on the front elevation of each building and not on every window.

Lighting will be provided through decorative coach lights on the front of each building in lieu of post lights in the front yard. In addition to the coach lights on each building, there will also be several decorative street lamps throughout the residential areas, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

Each condominium unit will have a maximum 8 foot by 8 foot patio constructed of concrete or similar material. The patio shall not encroach more than 50 percent into the required setback.

5. Roads & Parking

Both roads within the sub-area, Town Center Way and Town Center Loop, are proposed to be 24' wide private roads to be maintained by the condominium association.

The extension of Emswiler Way is proposed to be a public road with a 72' right of way.

There are 4 parking spaces per condominium unit. Including common areas, the condominium development will include a total of 377 parking spaces.

6. Signage

There will be a single-sided, illuminated sign at the entry to the neighborhood off Emswiler Way (see exhibit). It will not exceed 6' wide by 3 '4" high and will be located within the landscaped entry feature. Signage throughout the neighborhood will be architecturally compatible with the buildings.

7. Landscaping

Each building will be professionally landscaped as shown on the attached landscape exhibits. Typical building planting plans have been provided as well as the entry landscape feature and the clubhouse landscape plan. Additionally, a total of twenty 6-7' spruce trees will be planted along the border of sub-area A to provide some visual screening. Finally, a series of landscape beds and 2" caliper trees will be planted along the sub-area's frontage on Emswiler Way, which will maintain a quality appearance but won't create a negative separation between the subareas.

SUB-AREA C (Condominium / Single-Family)

1. General Standards

Sub-Area Gross Acreage:	19.69 Acres
Number of Units/Lots:	84 Condo Units (or) 49 SF Lots
Minimum Lot Size:	N/A (condominium) (or) 6,000 Square Feet CSF)
Building Setbacks:	Condo - 20' Front / 20' Side / 25' Rear & Perimeter SF - 25' Front / 5' Side / 25' Rear & Perimeter
Open Space Percentage:	55.42% Condo (or) 53.64% SF

Preserve Area:	7.18 Acres (Preserve 1)
Net Density:	4.55 Condo Units Per Acre (84 Units (18.47 Net Buildable Acres) (or) 2.65 SF Lots Per Acre (49 Lots / 18.47 Net Buildable Acres)

2. Permitted & Conditional Uses

Residential condominium units or Residential single-family homes shall be the only permitted use.

3. Building, Setback & Height Restrictions

The maximum number of condominium units in the sub-area shall not exceed eighty-four (84), or the maximum number of single family lots shall not exceed forty-nine (49); provided, however, the sub-area may contain fewer units or lots subject to final engineering or in order to meet other technical requirements without additional amendment to the Final Development Plan.

All condominium buildings shall be single-story, slab-on-grade structures containing four, five, or six units with a maximum height of 25' from the top of foundation to the ridge of roof line.

All single-family homes shall have one or two stories, with or without basements, and shall have a maximum height of 35' from the top of foundation to the ridge of roof line.

Condominium unit square footages shall not be less than 1,100 square feet for a two-bedroom unit.

Single family home square footages shall not be less than 1,300 square feet for a ranch and 1,800 square feet for a two-story.

4. Architectural & Design Standards

Condominiums:

Each condominium unit shall have an attached garage which can accommodate not less than two (2) cars. All units shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall finish materials will be a combination of cultured stone and high-quality vinyl siding with a minimum nominal thickness of .042". The cultured stone shall be used on a portion of the front facade of each building and vinyl siding shall be used on the remaining areas. The vinyl siding will have traditional appearance such as 4" horizontal beveled profile and may also utilize vinyl accent patterns such as board & batten and/or cedar shake. The stone shall be laid in a random ashlar pattern.

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the cultured stone and siding colors. Pitched roofs with gables or hips at ends will have a minimum slope of 6:12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations. Shutters shall be used judiciously on the front elevation of each building and not on every window.

Lighting will be provided through decorative coach lights on the front of each building in lieu of post lights in the front yard. In addition to the coach lights on each building, there will also be several decorative street lamps throughout the residential areas, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

Each condominium unit will have a maximum 8 foot by 8 foot patio constructed of concrete or similar material. The patio shall not encroach more than 50 percent into the required setback.

Single Family:

Each single-family home shall have an attached garage which can accommodate not less than two (2) cars. All homes shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall finish materials will be a combination of brick veneer, stone or cultured stone, wood lap siding, cement fiber siding, and high-quality vinyl siding with a minimum nominal thickness of .042".

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the exterior elevations. Pitched roofs with gables or hips at ends will have a minimum slope of 6:12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations.

In addition to the coach lights on each home or post lights in each front yard, there will also be several decorative street lamps throughout the neighborhood, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

5. Roads & Parking

Both Heirloom Drive and Licking River Road are proposed to be 24' wide private roads to be maintained by the condominium association.

Richwood Drive is proposed to be a public road with a 50' right of way.

There are 4 parking spaces per condominium unit and 4 parking spaces per single family lot. Including common spaces, the condominium development will include a total of 344 parking spaces and the single-family development will include a total of 196 parking spaces.

6. Signage

Signage throughout the neighborhood will be architecturally compatible with the buildings and will maintain a consistent and professional appearance with the overall development.

7. Landscaping

Each condominium building will be professionally landscaped as shown on the attached landscape exhibits. Typical building planting plans have been provided. A total of twelve 6-7' spruce trees will be planted along the border of sub-area D to provide some visual screening. L-4 landscape screening per Section 1283.06 will be installed along the boundary with the Pataskala Ridge subdivision to the north, as shown in the overall landscape plan (see exhibit). A total of twelve 6-7' spruce trees will be planted along the border of the Willis property to the north, as shown in the overall landscape plan. Finally, a series of landscape beds and 2" caliper trees will be planted along the sub-area's frontage on Emswiler Way, which will maintain a quality appearance but won't create a negative separation between

the subareas.

SUB-AREA D (Retail)

1. General Standards

Sub-Area Gross Acreage:	6.55 Acres
Building Setbacks:	36' to Parking / 43' to Building / 25' to Rear & Perimeter
Open Space Area:	0.7 Acres
Net Density:	Maximum of 10,000 sq. ft. per acre

2. Permitted & Conditional Uses

All uses permitted in the GB district including, but not limited to, restaurants without entertainment, public & private schools, public parks & playgrounds, governmental buildings, theaters, religious institutions, auto and/or farm implement sales, trade or commercial schools, wholesale business or warehousing when no processing, fabrication, or assembly is involved if conducted entirely in an enclosed building, public garages, building trade equipment material sales if conducted in an entirely enclosed building, furniture and appliance stores and repair, motion picture or recording studios, grocery stores, accessory buildings and structures and their related uses.

Additional permitted uses are neighborhood or community recreational facilities, clinic and daycare facilities, public and private commercial swimming pools, funeral home providing there are no cremation facilities on the premises, auto accessory store provided there is no outside storage, auto service and gas stations to be excluded (see chapter 1281 of City of Pataskala Zoning Code), contractors office without exterior on-site storage, pet shop provided that all animals are housed within the principle buildings, veterinarian clinic, lodge and fraternal organizations, medical or medical-related office or clinic, law offices, insurance and real estate offices, bank and financial institutions, utility company offices, planning architecture and engineering offices, and other professional offices, tap rooms with on-site brewing and accessory uses.

All conditional uses permitted in the GB district shall also be conditionally permitted.

3. Building, Setback & Height Restrictions

A third commercial building may be constructed on the vacant lot in the sub-area, or alternatively two smaller buildings may be constructed. The maximum height of the building(s) shall be 35'.

4. Architectural & Design Standards

The new building(s) shall be consistent with the architectural style and exterior elevations of the existing retail buildings in the sub-area. Wall finish materials will be a combination of brick in earth tone colors, natural or cultured stone, precast concrete with the appearance of a traditional limestone wall, wood or cement fiber siding, and stucco or EIFS.

Wall surface can consist of a maximum of 85% stucco or EIFS, excluding glass. Siding should be traditional profiles such as 4" horizontal beveled. Siding surfaces may not be more than 25% of any wall surface, and use of siding is not acceptable within 3 feet of the ground. All walls should be natural colors.

Roofs visible from a public street level view will have natural or simulated slate or tile, wood shakes, dimensional 30-year shingles, standing seam panels, or copper. Roofs not visible from a public street level view may have single-ply membrane roof systems. Sloped roofs are required on all buildings 15-feet or lower.

Windows may be wood, aluminum, or aluminum clad, and glass can be tinted or clear, but not reflective.

Exterior lights may be antiqued materials, steel, aluminum or copper. Exterior light fixtures shall have an appropriate scale and appearance when visible.

5. Roads & Parking

Except for the potential modification of the northernmost access into the sub-area, there are no new roads proposed as part of this sub-area.

There is a total of 189 parking spaces.

6. Signage

Two new monument signs will be constructed along Hazelton-Etna Road to better advertise the sub-area's businesses. The primary monument sign will be an illuminated, multi-paneled sign not to exceed 96" wide by 90" tall. It will be built

near the main intersection of Hazelton-Etna Rd. and Emswiler Way (see exhibit). The secondary monument sign will be an illuminated, multi-paneled sign not to exceed 72" wide by 60" tall. It will be built near the northernmost entry point into the sub-area (see exhibit). Both monument signs will be located 10' from the right of way.

Each sign in the sub-area must be architecturally compatible with the associated retail building structure. Signage may be incorporated into building features such as awnings, windows, architectural banding, and cornices to add to the visual interest of the town center and enhance the pedestrian experience. Building mounted signage shall be located in fascia of the building and/or on the awning or can be attached as a projected sign.

A master sign plan will be developed to ensure consistency throughout the development.

7. Landscaping

Both monument signs will be installed in a professionally landscaped planting bed with a variety of plants to complement the signage structures. Full plan lists and layouts are provided in the attached exhibits.

Proposed Amendment to PDD :

SUB-AREA E (Retail)

1. General Standards

Sub-Area Gross Acreage:	4.352 acres (without ROW); 4.632 acres (with ROW)
Building & Parking Setbacks:	At ROW: 36' to Parking / 43' to Building At west and north Property line: 25' for Building & Parking At south Property line: 15' for Parking & 25' for Building (adjacent to existing Heritage Town Center); the remainder of the south Property Line is the area to be used for access to and from Sub-area E and has no setbacks
Buffer Widths:	25' at north & west Property line 15' at south Property line adjacent to existing Heritage Town Center
Building Density:	The square footage of any and all buildings cannot total more than 10,000 square feet per gross acre

Open Space:

With the Property, the PDD has a total of 29.72 acres of open space which is 47.7 % open space

2. Permitted and Conditional Uses

Unless excepted herein, all uses permitted in the GB district are permitted in Subarea E including, but not limited to, restaurants, tap rooms with on-site brewing, public & private schools, public parks & playgrounds, governmental buildings, theaters, religious institutions, auto/or farm implement sales, trade or commercial schools, wholesale business or warehousing when no processing, fabrication, or assembly is involved if conducted entirely in an enclosed building, public garages, building trade equipment material sales if conducted in an entirely enclosed building, furniture and appliance stores and repair, motion picture recording studios, grocery stores, accessory buildings and structures and their related uses.

In addition, neighborhood or community recreational facilities, clinic and daycare facilities, public and private commercial swimming pools, funeral home providing there is no cremation facilities on the premises, auto accessory store provided there is no outside storage, contractor's office without exterior on-site storage, pet shop provided that all animals are housed within the principal buildings, veterinarian clinic, lodge and fraternal organizations, medical or medical related office or clinic, law offices, insurance and real estate offices, bank and financial institutions, utility company offices, planning architecture and engineering offices, and other professional offices.

The following are not permitted uses: auto service stations, gas stations, cemeteries.

All conditional uses permitted in the GB district shall also be conditional uses in Subarea E.

3. Building, Setback & Height Restrictions

The Preliminary Development Plan delineates the portion of the Property that can be developed with buildings and parking, which is the acreage bound by the building and parking setback lines. Buildings will have a minimum of 10' separation, one from the other. The location of buildings, parking and development improvements on the Property will be as approved in the Final Development Plan. The maximum height of a building is 35' (Building Height: The vertical distance measured from the average elevation of the proposed finished grade at the base point of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs. (See Section 1205.05A of the Zoning Code.)

4. Architectural & Design Standards

Buildings shall be consistent with the architectural style and exterior of the existing retail buildings in Subarea D. Wall finish materials will be a combination of brick in earth tone colors, natural or cultured stone, precast concrete with appearance of a traditional limestone wall, wood or cement fiber siding, and stucco or EIFS.

Wall surface can consist of a maximum of 85% stucco or EIFS, excluding glass. Siding will be traditional profiles such as 4" horizontal beveled. Siding surfaces may not be more than 25% of any wall surface, and use of siding is not acceptable within 3 feet of the ground. All walls will be natural colors.

Roofs visible from a public street level view will have natural or simulated slate or tile, wood shakes, dimensional 30-year shingles, standing seam panels, or copper. Roofs not visible from a public street level view may have single-ply membrane roof systems. Sloped roofs are required on all buildings with a height of 15' or lower.

Windows may be wood, aluminum, or aluminum clad, and glass can be tinted or clear but not reflective.

Exterior lights may be antiqued materials, steel, aluminum or copper. Exterior light fixtures shall have an appropriate scale and appearance when visible.

5. Roads & Parking

Vehicular access to Subarea E will be by and through Subarea D as delineated on the Preliminary Development Plan. The existing walking/biking trail that fronts on Subarea D shall be extended north along the frontage of Subarea E to its north property line, its width and surface matching the existing trail. Parking for all uses on Subarea E shall be located on Subarea E will be as delineated on the Preliminary Plan unless reduced by an approved variance therefrom. In the event the West Licking Fire Department requires an additional emergency access to Sub-area E, said emergency access shall be designed and constructed as approved in the Final Development Plan.

6. Signage

Signage for Subarea E will be provided in one or both of the existing monument signs located at the intersection of Hazelton-Etna Road and Emswiler Way and at the northernmost entry point into Subarea D. In addition, all signage will be in accordance with the Master Sign Plan for Heritage Town Center and shall include a monument sign at the frontage of the Property adjacent to the Hazelton-Etna Road ROW and signage on building features such as awnings, windows, architectural banding, and cornices as will be delineated in the Final Development Plans for Sub-area E. Building mounted signage shall be located in fascia of the building(s) and/or on an awning or attached as a projected sign.

7. Landscaping & Buffering

Buffering shall be required to be installed in the "Buffer Areas" located along the west, north, and south Property lines as delineated on the Final Development Plan prior to the granting of the final Certificate of Compliance for Subarea E. Landscaping located along

Hazelton-Etna Road shall be designed and approved with the Final Development Plan. Unless otherwise delineated in the Preliminary Development Plan, all landscaping and buffering shall be completed in accordance with the zoning code.

8. Miscellaneous

- a. All disposal/dumpsters will be located in Sub-area E and screened in accordance with the Final Development Plan.
- b. Storm water facilities serving Sub-area E will be located on Sub-area E.
- c. Sub-area E has access to public water, sanitary and electric and the extension of the these to serve the development shall be underground.
- d. Unless otherwise stated in this PDD Amendment, Development Standards shall be in accordance with Chapter 1255

SECTION III

Code Deviations:

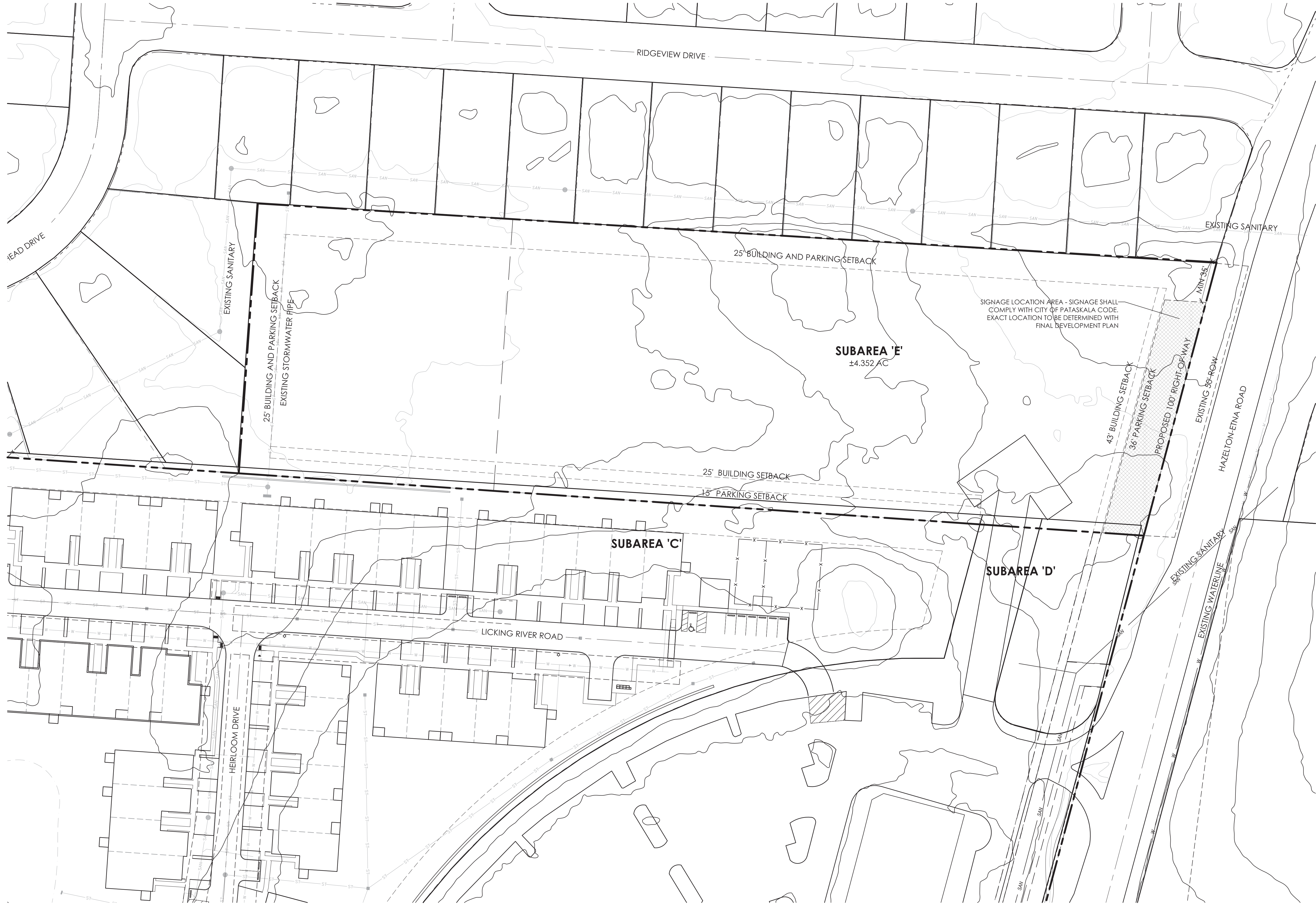
The PDD received approval for the following Deviations. This proposed amended PDD includes a request for a Deviation for Subarea E in bold:

1. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L2 landscape screening in Subarea C along Richwood Drive & Emswiler Way along Subarea D.

Applicant requests a deviation with respect to L2 landscape screening in Subarea E along S.R. 310 to permit landscaping to be setback 36' from the right-of-way and not 40' (this is in accordance with the current PDD Subarea D).

2. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening in Subarea C along the adjacent Willis property.
3. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening and construction of a 7' fence in Subarea C along the adjacent Subarea D retail property.
4. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L2 landscape screening in Subarea B along Emswiler Way.
5. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L4 landscape screening in Subarea B along the electrical easement to the south.

6. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening in Subarea B along the adjacent Subarea A nursing home.
7. The Applicant received a deviation from section 1121.15(B) with respect to pole-type lights in the front yard of each lot in the condominium subareas.



PROJECT SUMMARY TABLE

ZONING
CURRENT ZONING: LB, LOCAL BUSINESS

PARCEL DATA
OWNER: PATASKALA RETAIL 2, LLC
STREET ADDRESS: 7164 HAZELTON-ETNA RD
PARCEL ID: 064-153276-00.000

SITE DATA
TOTAL SITE AREA: ±4.632 AC

UTILITY OWNERS

COLUMBIA GAS TRANSMISSION
P.O. BOX 34
HOMER, OHIO 43027-0034
(740)-892-2552

COLUMBIA GAS OF OHIO
935 BUCKEYE AVENUE
NEWARK, OHIO 43055
(740)892-2552

ENERGY COOPERATIVE
11339 MOUNT VERNON ROAD
UTICA, OHIO 43080
1-800-255-6815

SPRINT UNITED TELEPHONE
P.O. BOX 3555
MANSFIELD, OHIO 44907
(419)755-8811

PATASKALA UTILITIES DEPARTMENT
430 S. MAIN STREET
PATASKALA, OHIO 43062
(740)927-4134

PATASKALA PUBLIC SERVICE DEPARTMENT
621 W. BROAD STREET, SUITE 2b
PATASKALA, OHIO 43062
(740)927-0145

AMERICAN ELECTRIC POWER COMPANY
215 N. FRONT ST
COLUMBUS, OHIO 43215-2291
(614)464-7348

NOTES

THE SITE DOES NOT INCLUDE ENVIRONMENTAL FEATURES. EXISTING BUILDING PREVIOUSLY DEMOLISHED.

LANDSCAPING WILL BE SHOWN WITH FINAL DEVELOPMENT PLAN TO MEET THE REQUIREMENTS OF THE CITY OF PATASKALA CODE

SITE LAYOUT AND UTILITIES WILL BE SHOWN ONCE USERS ARE KNOWN ON THE FINAL DEVELOPMENT PLAN.

FEMA FLOODPLAIN DATA

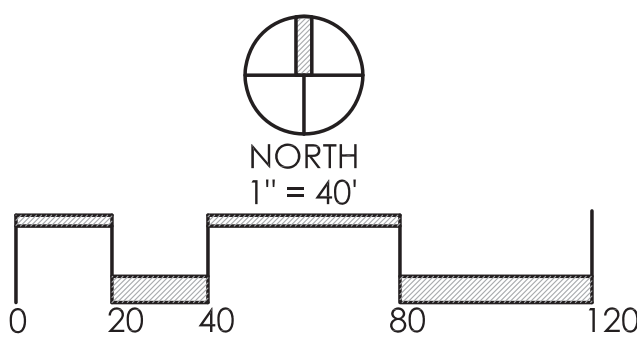
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0407H AND 39089C0426J WHICH BEARS EFFECTIVE DATES OF 05/02/2007 AND 03/16/2015.

SUBAREA ENLARGEMENT PLAN

HERITAGE TOWN CENTER

PREPARED FOR PATASKALA RETAIL 2, LLC
DATE: 9/30/22

SHEET 3/4



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com





*OR OWNER APPROVED EQUAL

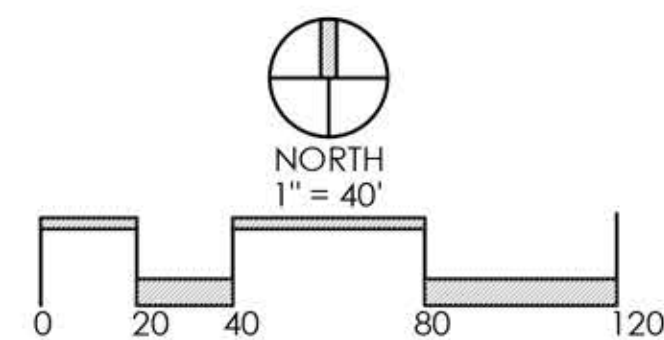
① 6' HEIGHT VINYL PRIVACY FENCE
SCALE: N.T.S.

LANDSCAPE BUFFER PLAN

HERITAGE TOWN CENTER

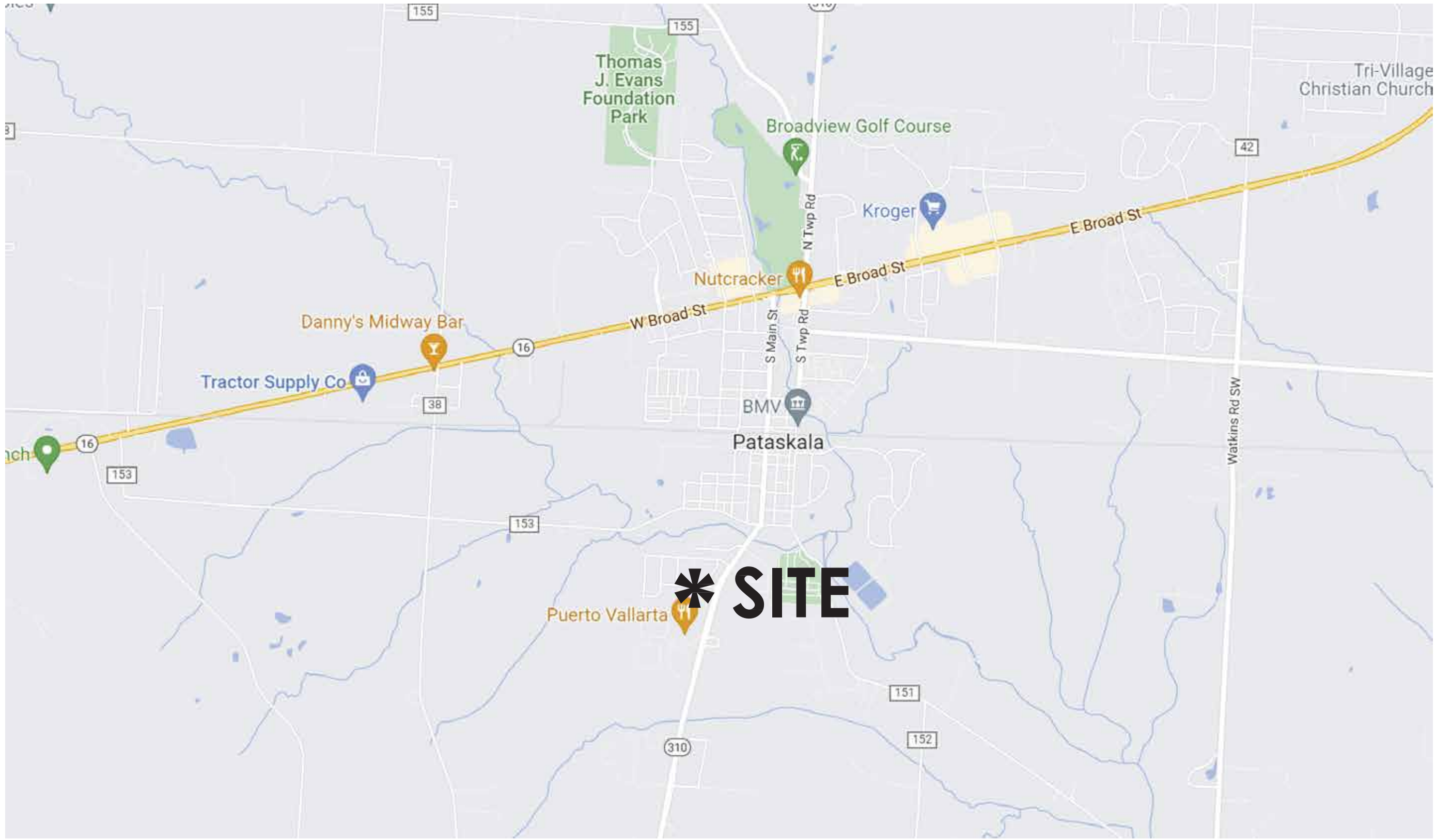
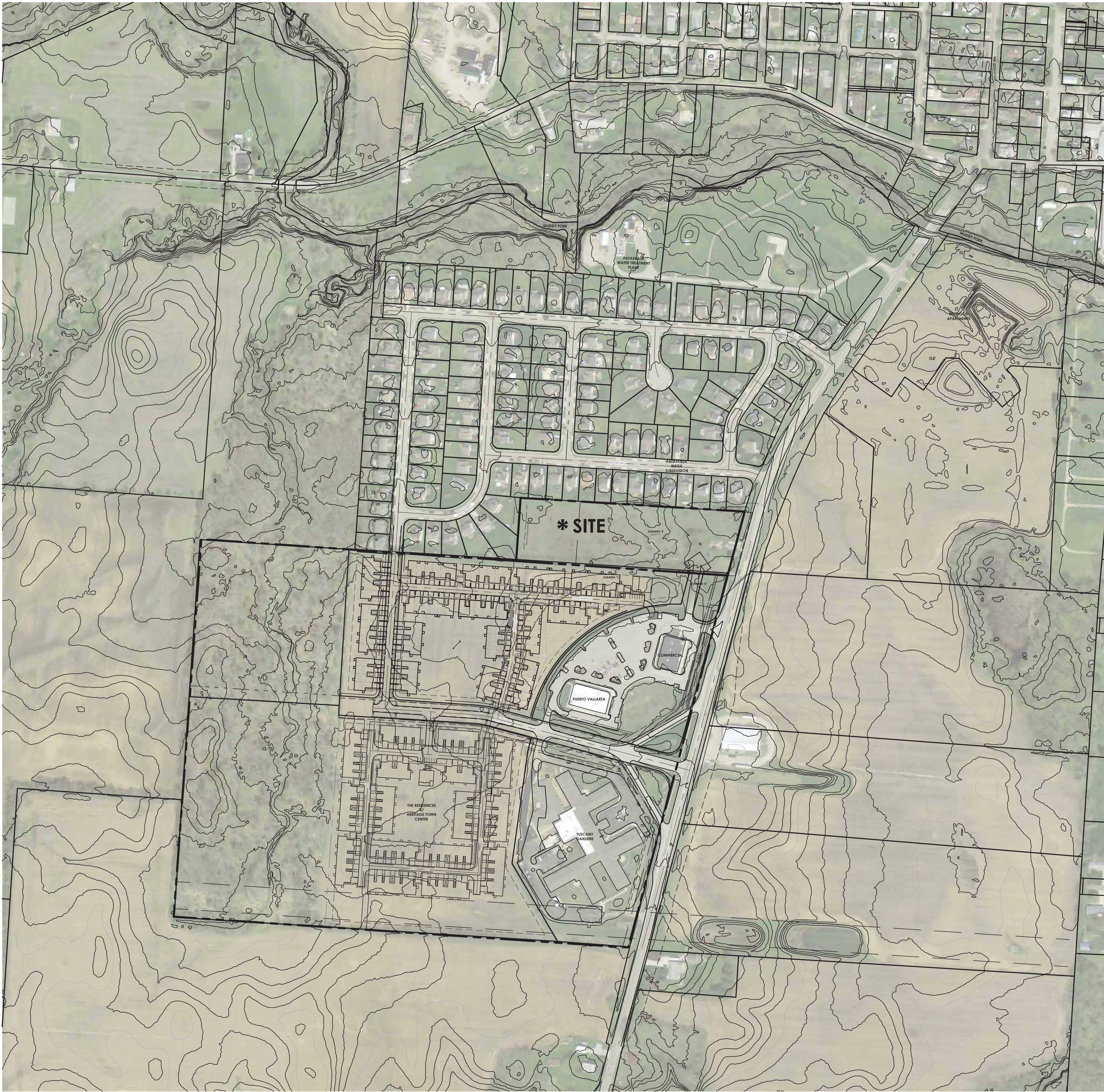
PREPARED FOR PATASKALA RETAIL 2, LLC
DATE: 9/30/22

SHEET 4/4



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



1 VICINITY MAP
SCALE: N.T.S.

PROJECT SUMMARY TABLE

<u>ZONING</u>		<u>PLANNING AND ZONING COMMISSION DATE:</u>	
CURRENT ZONING: LB, LOCAL BUSINESS			
<u>PARCEL DATA</u>			
OWNER:	PATASKALA RETAIL 2, LLC	CITY COUNCIL APPROVAL	DATE
STREET ADDRESS:	7164 HAZELTON-ETNA RD		
PARCEL ID:	064-153276-00.000		
<u>SITE DATA</u>			
TOTAL SITE AREA:	±4.632 AC	CHAIR OF PLANNING AND ZONING COMMISSION	DATE

UTILITY OWNERS

COLUMBIA GAS TRANSMISSION
 P.O. BOX 34
 HOMER, OHIO 43027-0034
 (740) 892-2552

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 935 BUCKEYE AVENUE
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 AMERICAN ELECTRIC POWER COMPANY
 215 N. FRONT ST
 COLUMBUS, OHIO 43215-2291
 (614) 464-7348

NOTES

THE SITE DOES NOT INCLUDE ENVIRONMENTAL FEATURES. EXISTING BUILDING PREVIOUSLY DEMOLISHED.

LANDSCAPING WILL BE SHOWN WITH FINAL DEVELOPMENT PLAN TO MEET THE REQUIREMENTS OF THE CITY OF PATASKALA CODE.

SITE LAYOUT AND UTILITIES WILL BE SHOWN ONCE USERS ARE KNOWN ON THE FINAL DEVELOPMENT PLAN.

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0407H AND
39089C0426J WHICH BEARS EFFECTIVE DATES OF 05/02/2007 AND
03/16/2015.

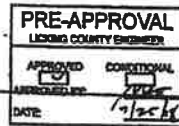
REGIONAL CONTEXT

HERITAGE TOWN CENTER

PREPARED FOR PATASKALA RETAIL 2, LLC
DATE: 9/30/22

SHEET 1 / 4





"APPROVED"
Exempted Lot Split
City of Pataskala

44 14
Date Approved
10-10-18

Civil & Environmental Consultants, Inc.

"A"

DESCRIPTION OF A 0.358 ACRE PARCEL

Situated in the State of Ohio, County of Licking, City of Pataskala, and being all out of a 6.155 acre parcel of land conveyed to Pataskala Retail, LLC of record in Instrument Number 201703200005678, all references to records being on file in the Office of the Recorder, Licking County, Ohio, said 0.358 acre parcel being more fully described herein;

BEGINNING FOR REFERENCE at a MAG Nail set in the centerline intersection of Hazelton-Etna Road (S.R. 310) and Emswiler Way of record in Instrument Number 200501070000791;

Thence, North 14°57'23" East, a distance of 729.98 feet, with the centerline of said Hazelton-Etna Road, to a point in the centerline of said Hazelton-Etna Road;

Thence, North 75°02'37" West, a distance of 50.00 feet, through the Right-of-Way of said Hazelton-Etna Road, to a 1/4" iron pipe found (M.E. Companies cap) at the northeast corner of said 6.155 acre parcel, the southeast corner of a 0.075 acre parcel (Third Parcel) of land conveyed to Robert G. & Betty J. Willis, of record in Deed Book 826, Page 553 and being on the west Right-of-Way line of said Hazelton-Etna Road, said 1/4" iron pipe also being the TRUE POINT OF BEGINNING;

Thence, South 14°57'23" West a distance of 153.87 feet, with the east line of said 6.155 acre parcel and the west Right-of-Way line of said Hazelton-Etna Road, to an iron pin set at a point of curvature on the east line of said 6.155 acre parcel and on the west Right-of-Way line of said Hazelton-Etna Road;

Thence, through said 6.155 acre parcel the following four (4) courses:

1. Thence 62.83 feet, along the arc of a tangent curve to the right, having a radius of 40.00 feet, a central angle of 90°00'00", the chord of which bears South 59°57'23" West, a chord distance of 56.57 feet, to an iron pin set;
2. North 75°02'37" West a distance of 23.50 feet, to an iron pin set;
3. Thence 36.13 feet, along the arc of a tangent curve to the right, having a radius of 23.00 feet, a central angle of 90°00'00", the chord of which bears North 30°02'37" West, a chord distance of 32.53 feet, to an iron pin set;
4. North 14°57'23" East a distance of 154.03 feet, to an iron pin set on the north line of said 6.155 acre parcel and on the south line of said 0.075 acre parcel;

Thence, South 86°03'37" East a distance of 88.12 feet, with the north line of said 6.155 acre parcel and the south line of said 0.075 acre parcel to the TRUE POINT OF BEGINNING, containing 0.358 acres, more or less, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of North 75°02'37" was held on the centerline of Emswiler Way, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Mark Alan Smith in June of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

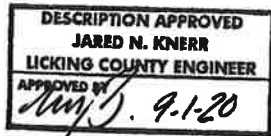
Mark Alan Smith, P.E.
Registered Surveyor No. 8232

7/25/18

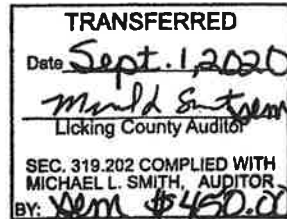
Date

Date Printed: 7/25/18
File Name: 170008-SV02-SRV-0.358 AC Lot Split.docx

Page 1 of 1:



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9/1/2020 1:18 PM MFPE8QUTRE TT
Bryan A. Long Licking County Recorder



20-16062

GENERAL WARRANTY DEED

ROBERT G.L. WILLIS and BETTY JEAN WILLIS, husband and wife, of Licking County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to PATASKALA RETAIL 2, LLC, an Ohio limited liability company, whose tax mailing address is 250 W. Old Wilson Bridge Road, Suite 140. Worthington, OH 43085, the following **REAL PROPERTY**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR PROPER LEGAL DESCRIPTION.

EXCEPT FOR the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and further subject to all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

PARCEL NUMBER: 064-153276-00.000, 064-152712-00.005

Prior Instrument: 201901280001637

PROPERTY ADDRESS: 7164 Hazelton-Etna Road, Pataskala, OH 43062



0115PA00800000010000



0115PA00800000011310

EXECUTED BY Grantor(s) this 29th day of August, 2020.


ROBERT G.L. WILLIS


BETTY JEAN WILLIS

STATE OF OHIO, COUNTY OF Licking, ss:

BE IT REMEMBERED, that on this 29th day of August, 2020, before me, the subscriber, a Notary Public in and for said County and State, personally came ROBERT G.L. WILLIS and BETTY JEAN WILLIS, husband and wife, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their/his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



KAREN L. LASH
Notary Public
In and For the State of Ohio
My Commission Expires
August 3, 2024


Notary Public

This Instrument Prepared By: BRUCE H. BURKHOLDER, ESQ.; Isaac, Wiles, Burkholder & Teetor LLC,
Two Miranova Place, Suite 700, Columbus, Ohio 43215 (614)221-2121.

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>Paul J. Boeshart</i>
DATE:	8-19-20

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

August 12, 2020

Job No. 20-6287

Surveyor's Description ~ All of Parcel No. 064-153276-00.000 ~ 4.632 ACRES

Situated in the State of Ohio, Licking County, City of Pataskala, Quarter Township 4, Township 1 North, Range 15 West of the U.S. Military Lands. The parcel herein described is known as being all of the same lands conveyed to **Robert G & Betty J Willis** as described in **Deed Volume 826 Page 0553**, (all documents are recorded in the Records Office, Licking County) and is better described as follows:

Beginning for a point of reference at a 3/4" Iron Pipe Found at the Southeast corner of Lot 103 of the Pataskala Ridge Section 2 Phase 2 Subdivision (Plat Book 16 pg. 127) and being the True Point of Beginning;

Thence, easterly bearing South 86°30'02" East a distance of 48.51 Feet to a point in the centerline of Hazelton-Etna Road (State Route 310);

Thence, with the centerline of said Hazelton-Etna Road, bearing South 14°19'18" West a distance of 243.60 Feet to a point;

Thence, leaving said road and with the northerly lines of Robert G L & Betty Jean Willis (Instr. No. 201901280001637), Pataskala Retail LLC (Instrument No. 201703200005878), and Pataskala Investment Partners LLC (Instr. No. 201712220028157) bearing North 86°04'08" West, passing 1/2" Iron Pin found at 29.97 Feet, a 3/4" Iron Pin at 50.93 Feet, a 5/8" Iron Pin at 139.29 Feet, a total distance of 832.36 Feet to a Wood Corner Post;

Thence, with the easterly line of Lots 77 and 78 of the Pataskala Ridge Section 2 Phase 1 subdivision (PB. 16 pg. 152) bearing North 04°01'55" East a distance of 233.01 Feet to a 3/4" Iron Pipe Found;

Thence, with the southerly line of Lots 90 thru 103 of the Pataskala Ridge Section 2 Phase 2 subdivision (PB 16 pg. 127) bearing South 86°30'02" East a distance of 827.40 Feet to the True Point of Beginning.

Containing 4.632 Acres and being subject to all legal roads, easements and restrictions of record. North is based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the South Linde of Pataskala Ridge Section 2 Phase 2 as bearing South 86°30'02" East and are used to denote angles only.

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in August, 2020.

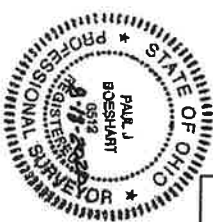
Paul J. Boeshart
Paul J. Boeshart, Professional Land Surveyor
 Registration No. S-6512



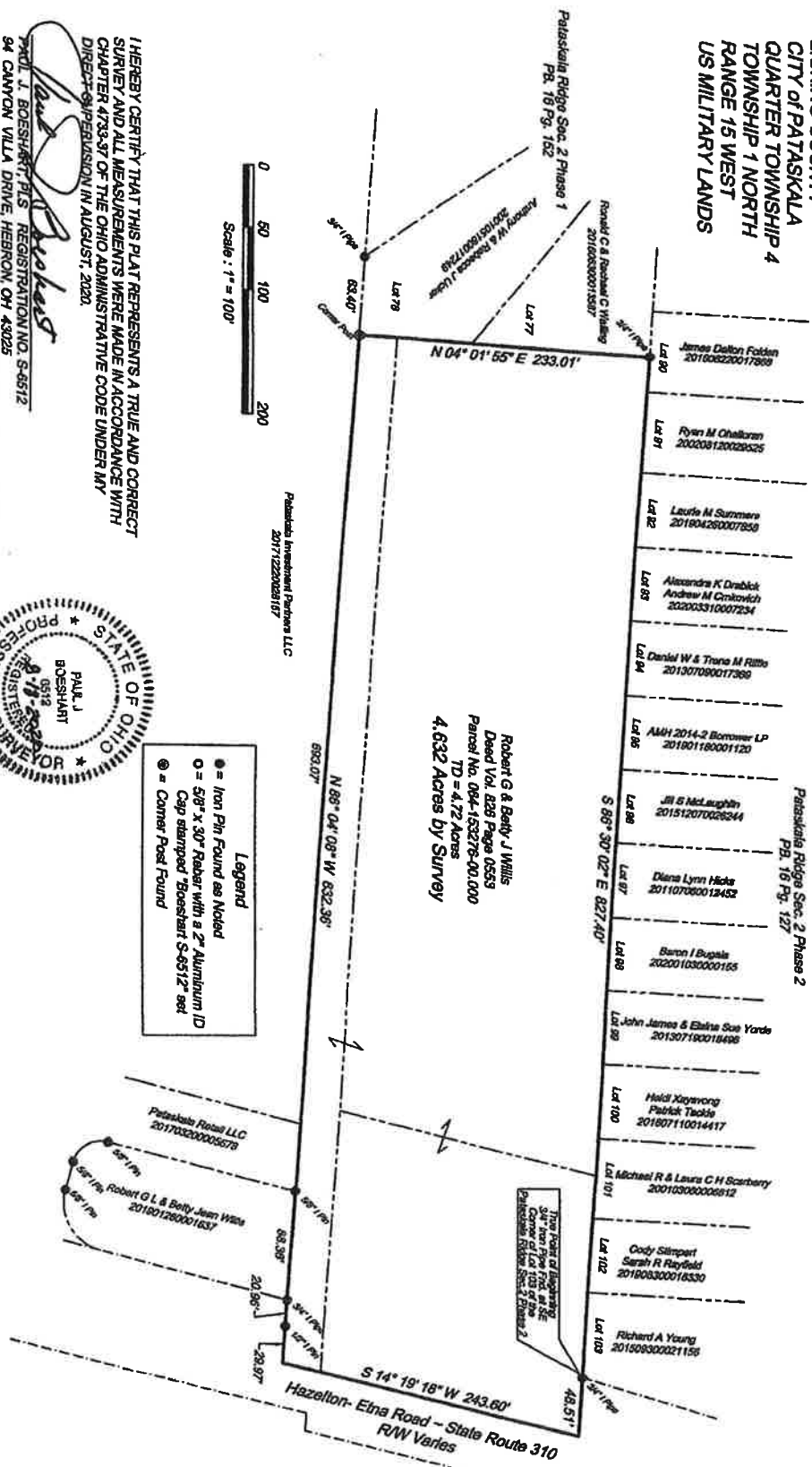
STATE of OHIO
LICKING COUNTY
CITY of PATASKALA
QUARTER TOWNSHIP 4
TOWNSHIP 1 NORTH
RANGE 15 WEST
US MILITARY LANDS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN AUGUST, 2020.

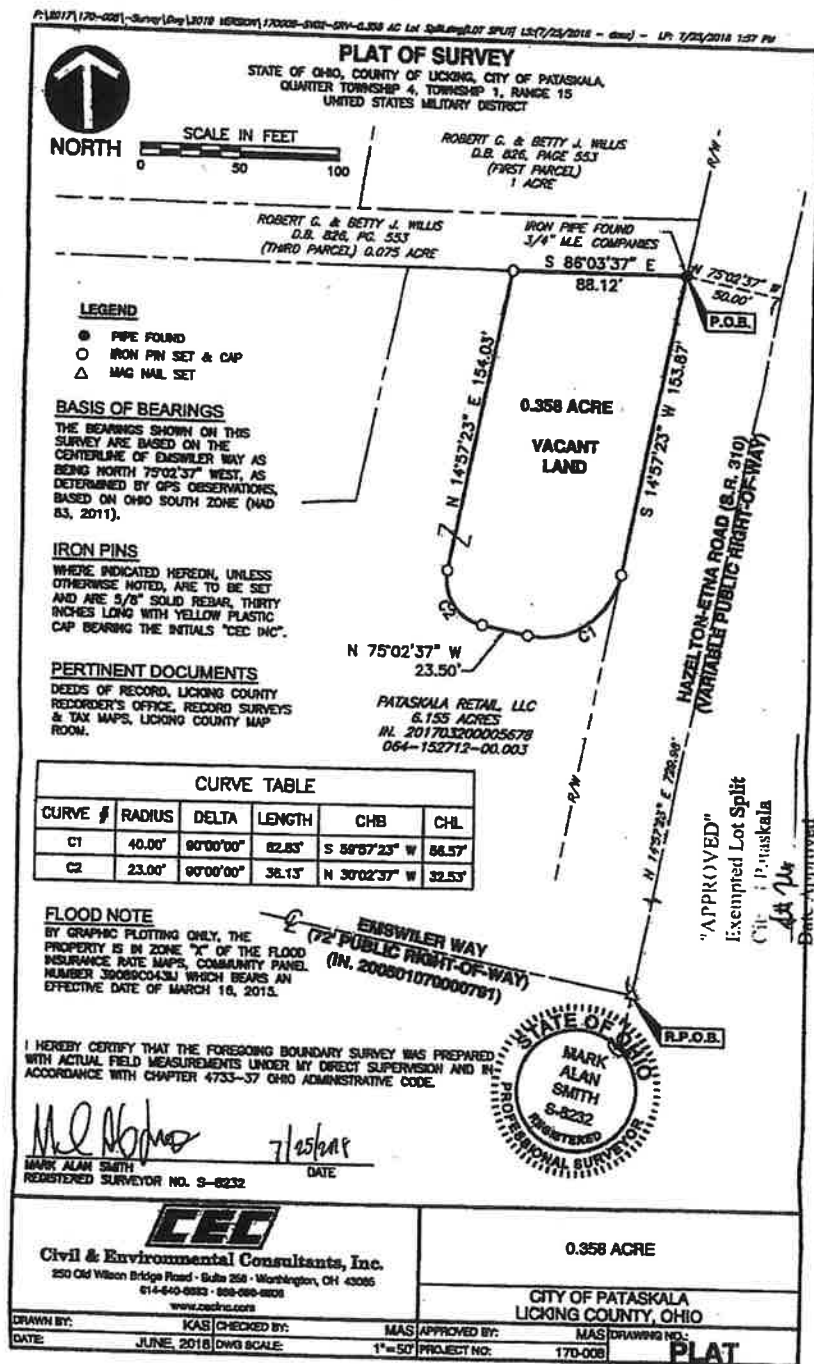
Paul J. Boeshart
PAUL J. BOESHART, PLS. REGISTRATION NO. S-6512
24 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-628-4130 CELL: 740-616-0812 EMAIL: pboeshart@hotmail.com



- Legend**
- = Iron Pin Found as Noted
 - = 5/8" x 30" Rebar with a 2" Aluminum ID
 - Cap stamped "Boeshart S-6512" set
 - ⊙ = Corner Post Found



Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, as established by Global and RTK GPS Observations, and was determined by using NGS, OPUS-S service, with the South Line of Pataskala Ridge Sec. 2 Phase 2 as bearing South 66° 30' 02" East and are used to denote angles only.



OnTrac Property Map



July 21, 2022

Centerline Labels

Street Number Only

Sales - 2022

Owner Name & Acres

Interstate/US/State Route

County Road

0 188 Feet

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TAX MAP