



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

July 6, 2016

#### Transportation Corridor Overlay District Application TCOD-16-003

<b>Applicant:</b>	Matt and Tracy Dixon
<b>Owner:</b>	Matt and Tracy Dixon
<b>Location:</b>	263 Hazelton-Etna Road
<b>Acreage:</b>	0.51 acres
<b>Zoning:</b>	R-20 – Medium Density Residential District
<b>Request:</b>	Requesting approval of a master sign plan pursuant to Section 1295.13 of the Pataskala Code.

#### Description of the Request:

The applicant is seeking approval of a master sign plan for the installation of a two-sided, 32 square foot total ground sign.

#### Staff Review:

The property located at 263 Hazelton-Etna Road contains a 1,668 square foot single-family home constructed in 1965. The home is a rental property owned by the applicants. In June, a use variance was approved to allow the applicants to use the property as a real estate office for their real estate business. As part of the business the applicant wish to install a two-sided, 32 square foot ground sign. The proposed sign would include the following:

#### Ground Sign

- Located in the eastern portion of the property along Hazelton-Etna Road (State Route 310) perpendicular to the street.
- The sign would be located 10 feet from Headleys Mill Road and 25 feet from Hazelton-Etna Road (State Route 310).
- Sign will be seven (7) feet in height.
- The width of the sign was not indicated in the application.
- The sign will contain one 16 square foot sign panel (32 square feet total).
- The sign panel would be solid black aluminum.
- The sign panels will indicate the brokerage name and logo, the phone number and the agent's team name.
- The letters on the sign would be internally illuminated raised red letters.

**Surrounding Area:**

Direction	Zoning	Land Use
North	AG – Agriculture	Water Tower
East	R-15 – Medium High Density Residential	Subdivision Reserve
South	R-20 – Medium Density Residential	Single-family Home
West	AG – Agriculture	Golf Course

**Master Sign Plans:**

Pursuant to Section 1295.13 of the Pataskala Code, master sign plans are intended to encourage well planned and designed signage within multiple use complexes which expresses unification in design. The Planning and Zoning Commission may grant a bonus of up to 100 percent increase in the number of signs and/or 50 percent increase in the maximum square footage of signs, and/or may permit signs in locations other than normally permitted. If the master sign plan is approved by the Planning and Zoning Commission, it shall be recorded with the Licking County Recorder's office and shall constitute a covenant and must be complied with by all owners, proprietors, lessees or assigns.

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Pataskala Utilities – No comments
- Health Department – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking Schools – No comments

**Modifications:**

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

1. The applicant shall submit a revised master sign plan to the Planning and Zoning Department for review indicating the following:
  - a. The width of the proposed ground sign.
  - b. Colors of the support posts.
  - c. Only the letters and logo on the sign will illuminate.
  - d. Proposed landscaping and mulching around the base of the
2. The base of the Ground Sign shall be constructed with a finished material including but not limited to brick, stone, faux brick, stone, stucco, flat finish metals, decay resistant wood, or composites or synthetics that achieve the appearance similar to natural materials pursuant to section 1295.12(h) of the Pataskala Code.

3. The base of the Ground Sign shall be landscaped pursuant to section 1295.12(g) of the Pataskala Code.
4. The location of the Ground Sign shall meet all requirements of 1295.09(b)(4) of the Pataskala Code.

**Resolution:**

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

"I move to (approve/disapprove) a master sign plan pursuant to Section 1295.13 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



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### MASTER SIGN PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1295)

Property Information	
Address: 263 Hazelton-Etna Rd	
Parcel Number: 064-310926-00.000	
Zoning: R20	Acres: 0.51
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site

Staff Use
Application Number: TCOD-16-008
Fee: \$300-
Filing Date: 6-6-16
Hearing Date: July 6, 2016

Applicant Information		
Name: Matt + Tracey Dixon		
Address: 5694 Headleys Mill Rd		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-592-8900	Email: tracey.dixon@herrealtors.com	

Owner Information		
Name: Matt + Tracey Dixon		
Address: 5694 Headleys Mill Rd		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-592-8900	Email: tracey.dixon@herrealtors.com	

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

Master Sign Plan Information
Describe the Project: We are looking to place a double-sided 32 sqft sign in.

## Documents to Submit

**Master Sign Plan Application:** Submit 1 copy of the Master Sign Plan application.

**Sign Plan:** Submit 14 copies of a sign plan including the following:

- A visual representation of the lettering, illumination, colors, area and height of all proposed signage.
- The location of all signage on the lot and on the buildings.

**Site Plan:** Submit 14 copies of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions of the lot.
- Location and dimensions of all existing and proposed buildings and structures.
- The use of all parts of the lot and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the master sign plan request



**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at [www.lcounty.com/rec](http://www.lcounty.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.lcounty.com/taxparcelviewer/default](http://www.lcounty.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 Master Sign Plan request.

Applicant: 	Date: 6/3/18
Owner: 	Date: 6/3/18

Brokerage

Name/Logo

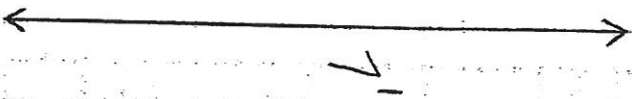
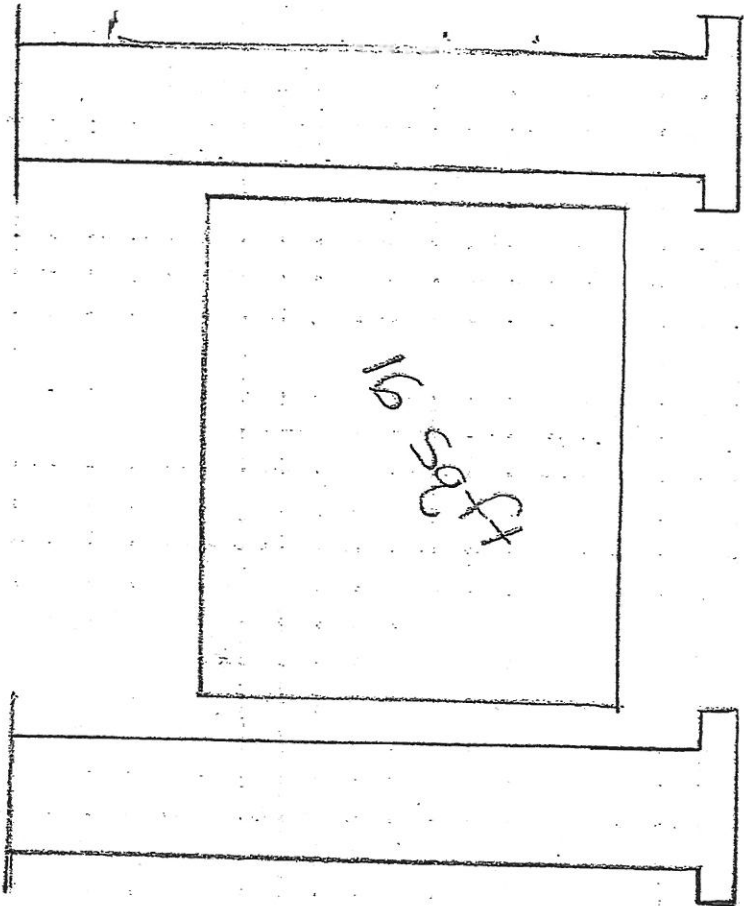
Phone #

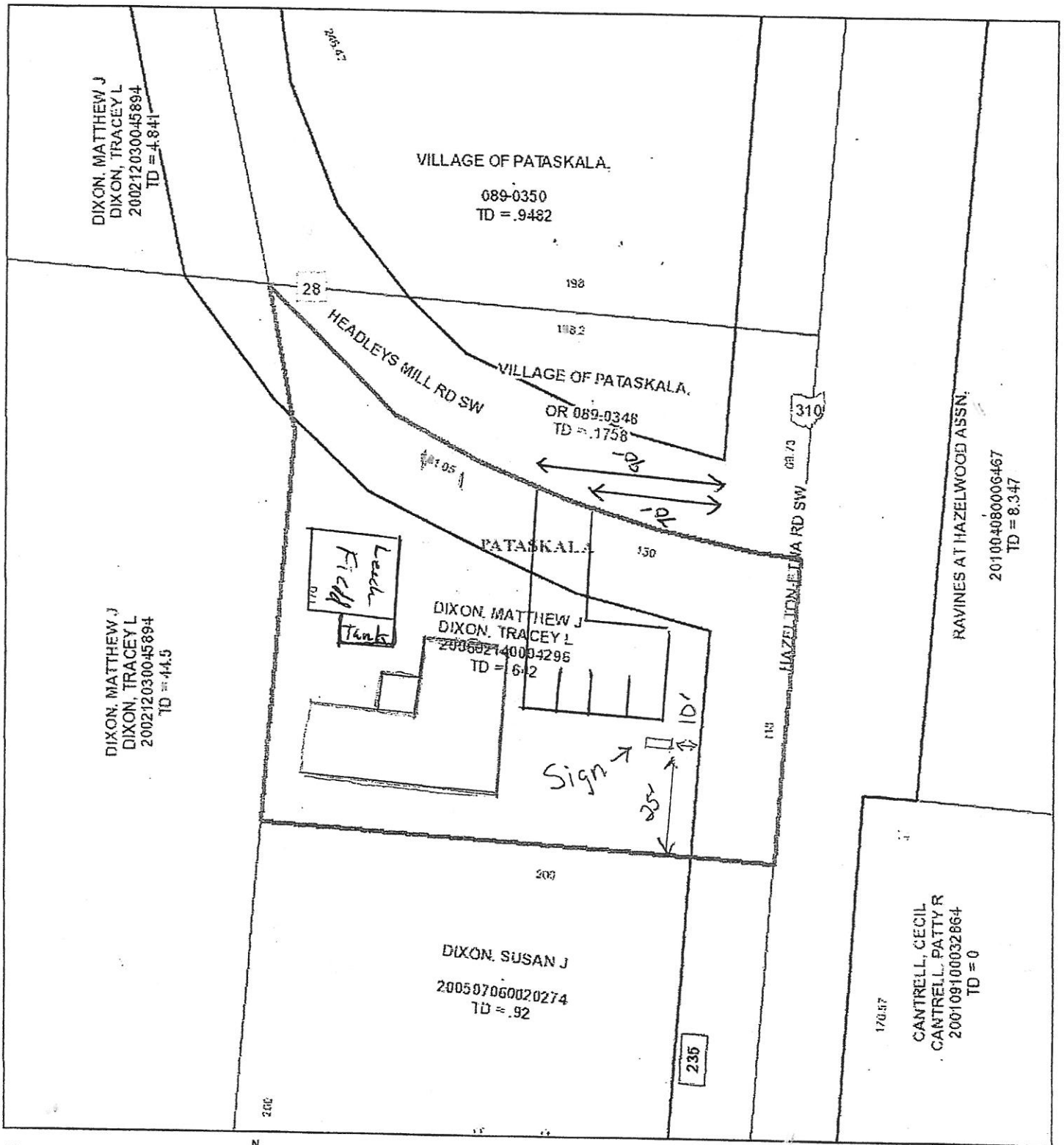
Agents Team Name

-32 sp ft double-sided sign

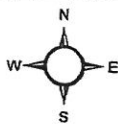
-Sign will have a main panel that will be solid black constructed out of aluminum.

-On both sides of that will be raised red letters that will be illuminated internally.





May 8, 2016



0 50 Feet  
0.01 Miles

LICKING COUNTY TAX MAP

