



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

Current Projects

➤ **Planning and Zoning Commission**

February 1, 2023 Hearing: The following application is scheduled to be heard at the February 1, 2023 Planning and Zoning Commission hearing:

- Application TCOD-22-002: PVL Investments, LLC is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of a Retirement Home, Independent Living Villas, and associated site improvements for the property located at 200 West Broad Street (*Tabled December 7, 2022*)

March 1, 2023 Hearing: At this time, no applications have been submitted for the March 1, 2023 Planning and Zoning Commission hearing. The application deadline is February 3, 2023.

➤ **Board of Zoning Appeals**

February 14, 2023 Hearing: No applications were submitted for the February 14, 2023 Board of Zoning Appeals hearing; therefore, it has been canceled.

➤ **Ordinance 2023-4442**

- Redwood USA, LLC c/o Jake Shields is requesting to rezone from the AG – Agricultural and R-20 – Medium Density Residential zoning districts to the PDD – Planned Development District pursuant to 1217.13 of the Pataskala code for the properties located at 6197 Mink Street (PID 063-140952-00.000) and 0 Mink Street (PID 063-141630-00.000)
- The Planning and Zoning Commission recommended disapproval of the application on September 7, 2022.
- A Council public hearing is scheduled for February 6, 2023 at 6:15pm
- The applicant withdrew their request on January 18, 2023 (attached).

➤ **Ordinance 2022-4440**

- Connie J. Klema is requesting to rezone from the LB – Local Business zoning district to the PDD – Planned Development zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 7164 Hazelton-Etna Road.
- The Planning and Zoning Commission recommended approval of the application on November 2, 2022 with the following condition:

- The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- A Council public hearing was held on January 17, 2023 at 6:30pm.

➤ **Ordinance 2022-4424**

- Joe Clase, Plan 4 Land, is requesting to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course)
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022 with the following condition:
 - The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- Originally, a Council public hearing was to be held on September 19, 2022 at 6:30pm; however, revised plans were not submitted in time to legally advertise the public hearing. Therefore, the hearing will need to be rescheduled until the revised plans are submitted and the public hearing can be legally advertised.
- As of September 9, 2022, the applicant is investigating changes to the plan which could require a recommendation from the Planning and Zoning Commission prior to proceeding on to Council.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **FEMA FIRM Update**

- FEMA has released updated preliminary Flood Insurance Rate Maps (FIRM) for Licking County that include portions of Pataskala.
- A virtual community officials meeting was held on June 28, 2022 from 10:30am to 12:00pm
- A virtual flood plain map information open house was held on June 28, 2022 from 5:00pm to 7:00pm.
- A lengthy PowerPoint presentation explaining the process is available upon request.
- Staff will keep Council apprised as the process continues and more information is available.

➤ **JEDD Expansion**

- As a stipulation of the CRA agreement (Ordinance 2021-4393), the TPA property located on the north west corner of Mink Street and Refugee Road must petition to join the JEDD, which was done.
- All JEDD parties (Pataskala, Newark, and Harrison Township) must pass resolutions permitting the expansion of the JEDD to include the TPA property.
 - Pataskala Resolution 2022-075 was passed by Council on September 6, 2022
 - Harrison Township Resolution 2022 09 06 01 was passed by the Trustees on September 6, 2022
 - Newark's resolution was passed on October 3, 2022 and became effective on November 3, 2022.
- The petition was approved by the JEDD Board on January 10, 2023.

- Staff is working with the Montrose Group to complete the next steps in the JEDD expansion process.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it will be presented to City Council.

➤ **Comprehensive Plan**

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

➤ **Summit Road TIF**

- Staff is working to finalize the TIF agreement with the developer and Mr. Schwallie.
- The developers application was tabled at the September 7, 2022 Planning and Zoning Commission hearing.
- The developer submitted a Preliminary Plan amendment for the project that will appear at the September 7, 2022 Planning and Zoning Commission hearing.

- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- Staff spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.

From: [Will Sharer](#)
To: [Scott Fulton](#)
Cc: [Glen Dugger](#); [Tim Hickin](#); [robert.dyer](#)
Subject: RE: [External] RE: Proposed Redwood Neighborhood in Pataskala
Date: Wednesday, January 18, 2023 10:14:00 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.

Hi Scott,

We would like to formally withdraw the application submitted by Redwood USA, LLC for the rezoning of 46.9 acres located at 6197 Mink St. SW to a PDD.

Do we need to be physically present for the February 6th Council Meeting?

Please let us know if you need any other information to remove the project from the agenda.

Thank you,

Will Sharer
Acquisitions Operations Manager



Office: [216.339.0944](tel:216.339.0944) byRedwood.com

7007 East Pleasant Valley Road, Independence, OH 44131

[Securely upload your documents here](#)

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From: Tim Hickin <thickin@ci.pataskala.oh.us>

Sent: Tuesday, January 17, 2023 5:12 PM

To: robert.dyer <bdyer@assetadv.net>

Cc: Will Sharer <WSharer@byRedwood.com>; Glen Dugger <gdugger@smithandhale.com>; Scott Fulton <sfulton@ci.pataskala.oh.us>

Subject: [External] RE: Proposed Redwood Neighborhood in Pataskala

You don't often get email from thickin@ci.pataskala.oh.us. [Learn why this is important](#)

Gentlemen,

Today our Council Clerk sent out invitations for committee and hearings for February 6th Council meeting. The public hearing for your development was in that invite. If you indeed want to withdraw your application as discussed, please send that request to Mr. Fulton via e-mail so we can stop the process.

Sincerely,

Timothy Hickin

City Administrator-City of Pataskala

thickin@ci.pataskala.oh.us

740-964-2416

From: robert dyer <bdyer@assetadv.net>

Sent: Wednesday, January 11, 2023 11:00 AM

To: Tim Hickin <thickin@ci.pataskala.oh.us>

Cc: Will Sharer <WSharer@byRedwood.com>; Glen Dugger <gdugger@smithandhale.com>

Subject: Proposed Redwood Neighborhood in Pataskala

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Tim,

I hope you had a great time in Florida. Sun with lots of golf. I just left you a voicemail but also wanted to follow up with an email. When you met with Glen Dugger and me last week you mentioned that you were going to check with your law director on the ability for Redwood to withdraw its rezoning application so that we can better address comments from planning staff and to meet with residents sometime in the future. I am checking to see if you had that conversation. Let me know the results. Thanks, and have a great week.

Bob Dyer

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