



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

September 7, 2016

Rezoning Application ZON-16-005

Applicant:	Fraker Family Trust – Chris Gray
Owner:	Lewis & Betty Fraker
Location:	7000 Creek Rd.
Acreage:	4.3 acres
Zoning:	AG – Agriculture District
Request:	Requesting to rezone property from AG - Agriculture to R-20 – Medium Density Residential per Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone the properties from AG - Agriculture to R-20 – Medium Density Residential in order to split the property to sell the main dwelling and keep the existing pole barn in the family.

Staff Summary:

The property located at 7000 Creek Road contains a 1,147 square foot home constructed in 1988 and an approximately 3,100 square foot pole barn. The pole barn is currently being used as storage and as a workshop. The main dwelling is a single-family home. The minimum lot requirements in an R-20 District is a width of 100 feet and a minimum square footage of 20,000. The property would conform with the approval of the proposed zone change requirements. The applicant has submitted Variance Application VA-16-019 to allow for the pole barn to be located on a lot without a principle structure.

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

The Future Land Use Map designates the property for Mixed Use. The proposed R-20 zoning would be in line with the Future Land Use Map. The future land use of the area south of the property is R-20. Should the rezoning request plan be approved by the Planning and Zoning Commission, the recommendation will proceed to City Council for consideration.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agriculture	Recreation Center
East	R-7 – Village Single Family Residential	Vacant
South	AG – Agriculture	Sewer Plant
West	M-1 – Light Industrial AG – Agriculture	Manufacturer Cemetery

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
- Utilities Department – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Southwest Licking Heights School District – No Comments

Modifications:

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

- None

Resolution:

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

"I move to (approve/disapprove) rezoning application number ZON-16-005 per Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



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Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 7000 Creek Rd. Pataskala, OH 43062		
Parcel Number: 064-068808-02.000		
Current Zoning: Residential	Proposed Zoning: Single R-20	Acres: 4.30
Water Supply: Ag.		
<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

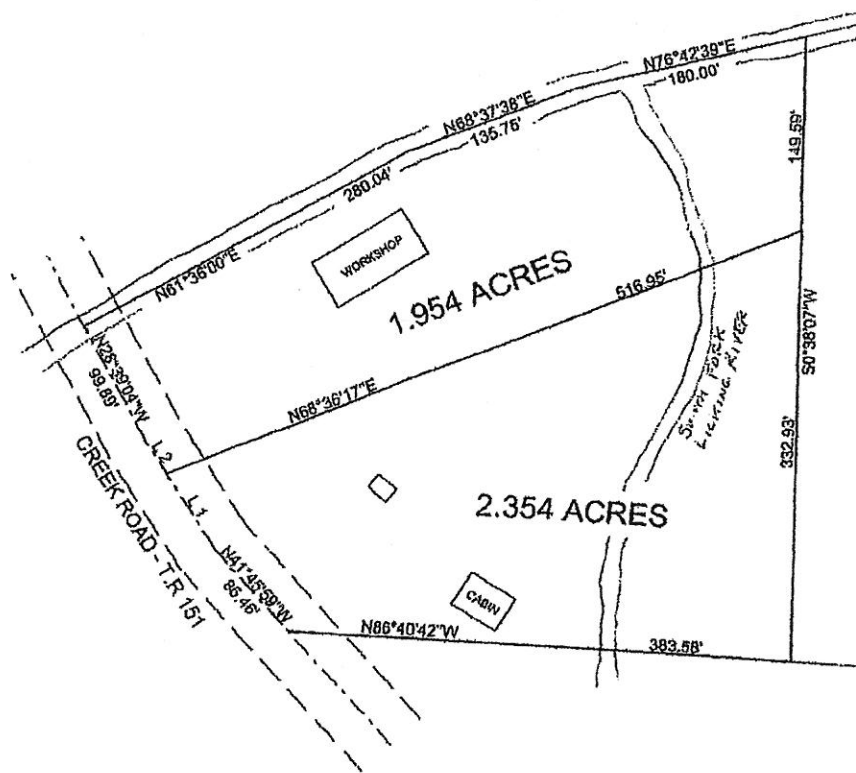
Staff Use
Application Number: 20N-16-005
Fee: \$750
Filing Date: 8-5-16
Hearing Date: 9-7-16

Applicant Information		
Name: Fraker Family Trust - Chris Gray		
Address: Le Mill St		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-404-2018	Email: Chrisgray100@gmail.com	

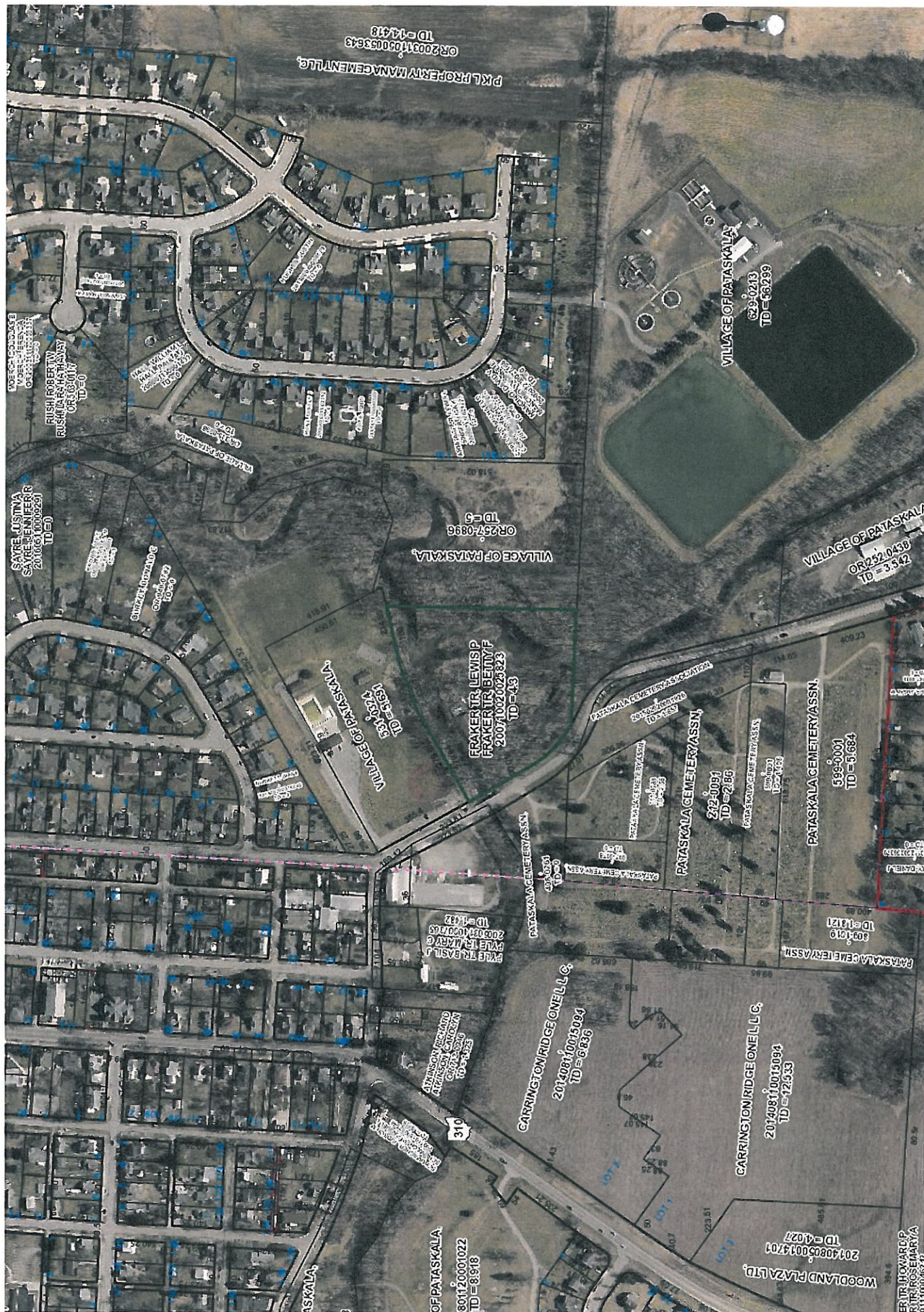
Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/>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

Owner Information		
Name: Lewis & Betty Fraker - Estate		
Address: 7000 Creek Rd		
City: Pataskala	State: OH	Zip: 43062
Phone: 740-404-2018	Email: chrisgray100@gmail.com	

Rezoning Information
Request (Include Section of Code): #2
Describe the Project (Include Current Use and Proposed Use): lot to be split into 2 lots with shared entrance driveway. lot w/house to remain at 2.354 acres. lot w/pole barn to be 1.954 acres.



Line	Bearing	Distance
1	N32°47'06\"W	68.53'
2	N32°47'06\"W	31.48'



P.K.L. PROPERTY MANAGEMENT LLC
OR20031030033643
ID=44418

VILLAGE OF PATASKALA
629-0213
TD=63299

RUSH ROBERT W
RUSH PATRICIA M
OR161017
TD=0

SAYRE JUSTINA
SAYRE JENNIFER
2010010009291
TD=0

VILLAGE OF PATASKALA
OR257-0896
ID=5

VILLAGE OF PATASKALA
OR252-0438
TD=3542

FRAKER TR LEWIS P
FRAKER TR BETTY F
2007102025323
TD=43

VILLAGE OF PATASKALA
537-3324
TD=5351

PATASKALA CEMETERY ASSN
2005000000000
TD=455

PATASKALA CEMETERY ASSN
242-0091
ID=283

PATASKALA CEMETERY ASSN
599-0001
TD=5164

PAUL TR EARL J
2003010000000
ID=147

PATASKALA CEMETERY ASSN
495-0051
TD=0

PATASKALA CEMETERY ASSN
809-1010
ID=18121

CARRINGTON RIDGE ONE LLC
20140810015094
TD=6836

CARRINGTON RIDGE ONE LLC
20140810015094
ID=72533

MINOR TR JENNIFER
MINOR TR JENNIFER
20140810015094
ID=72533

WOODLAND PLAZA LTD
20140800014701
ID=4027

OF PATASKALA
801120001022
ID=8918

ER TR HOWARD P
ER TR HOWARD P
20140810015094
ID=72533

OWNER1	OWNER2	Address	City	State	Zip Code
FRAKER TR, LEWIS P	OWNER2	7000 CREEK RD	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,	FRAKER TR, BETTY F	PO BOX 561	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,	,	PO BOX 561	PATASKALA	OH	43062
VILLAGE OF PATASKALA,	,	621 W BROAD ST STE 2B	PATASKALA	OH	43062
VAMPIRE OPTICAL COATINGS INC,	,	63 E MILL ST	PATASKALA	OH	43062
VILLAGE OF PATASKALA,	,	621 W BROAD ST STE 2B	PATASKALA	OH	43062
VILLAGE OF PATASKALA,	,	621 W BROAD ST STE 2B	PATASKALA	OH	43062
PATASKALA CEMETERY ASSN,	,	PO BOX 561	PATASKALA	OH	43062
VAMPIRE OPTICAL COATINGS INC,	,	63 E MILL ST	PATASKALA	OH	43062
VILLAGE OF PATASKALA,	,	621 W BROAD ST STE 2B	PATASKALA	OH	43062
PATASKALA CEMETERY ASSOCIATION,	,	PO BOX 561	PATASKALA	OH	43062

Bryan A. Long
Licking County Recorder



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Recorded: 10/2/2007 11:56:39 AM

Prepared:

Pages: 2

Document Type: DEED

Consideration:

Grantor: FRAKER, LEWIS P / FRAKER, BETTY F

Grantee: FRAKER, LEWIS P-TR / FRAKER, BETTY F-TR / FRAKER FAMILY TRUST

Legal Description: Sub: PATASKALA, Acr: 4.300, EPIN: 0114PA01100000008000

Marginal:

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Licking County Recorder's Support:

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