



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

November 8, 2016

Conditional Use Application CU-16-010

Applicant:	Rosemary Morgan Trust
Owner:	James Morgan & Rosemary Morgan
Location:	7095 Summit
Acreage:	12.25 Acres
Zoning:	LB – Local Business
Request:	Requesting a conditional use pursuant to Section 1247.04(22) of the Pataskala Code to allow for the use of mini-storage facilities.

Description of the Request:

The applicant is seeking a conditional use to allow the property to be used for four (4) mini-storage facilities.

Staff Summary:

The property is currently vacant. The applicant is proposing to construct four (4) mini-storage facilities due to customer demand as an extension to Morgan Storage located at 14135 Broad Street SW, north of the proposed property. An access drive would extend to the lot from the rear of 14135 Broad Street SW. Each facility is proposed to be 40' x 180' (7,200 square feet) and would be setback 25 feet from the south property line.

According to the applicant, additional parking spaces for campers, cars, and Uhauls would be installed on the lot. All proposed landscaping, lighting, fencing, and setbacks would meet the minimum requirements.

Staff Review:

The following review does not constitute recommendations but merely conclusions and suggestions based on the summary

According to the proposed site plan, all landscaping, lighting, fencing, parking, and setback requirements would be met. The location is within ¼ mile of Summit Road, which requires a TCOD Application through the Planning Commission. The Planning Commission will review the landscaping, lighting, fencing, and other requirements pursuant to Section 1259 and Section 1247. The Board of Zoning Appeals' responsibility is to determine if the proposed use is suitable for the location.

Surrounding Area:

Direction	Zoning	Land Use
North	GB – General Business	Storage units, Single-family homes
East	R-20 – Medium Density Residential	Vacant
South	LB – Local Business R-20 – Medium Density Residential	Church, Vacant
West	GB – General Business R-20 – Medium Density Residential	Two-Family home, Single-Family home

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

- 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
- 3. 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.*
- 4. Will not be hazardous or disturbing to existing or future neighboring uses.*
- 5. 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.*
- 6. 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.*
- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
- 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
- 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-16-010:

- 4. Site location should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area.*
- 5. Such uses should be properly landscaped to be harmonious with surrounding residential uses in accordance with Chapter 1283*
- 7. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.*

Department and Agency Review

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

Modifications:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the business.
2. Drainage shall not impact off site locations.
3. A Transportation Corridor Overlay District Application shall be submitted.
4. The two parcels at 7095 Summit Rd and 14135 Broad St. shall be combined.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to (approve/disapprove) a conditional use pursuant to Section 1247.04(22) of the Pataskala Code for application CU-16-010 ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1213)

Property Information		
Address: 14135 Broad St. SW Pataskala OH 43062		
Parcel Number:		
Zoning: LB	Acres: 12.25	
Water Supply: N/A	N/A	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:	NA	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: CU-16-010
Fee: \$300
Filing Date: 10-17-16
Hearing Date: 11/8/16

Applicant Information		
Name: James Morgan & ROSEMARY MORGAN		
Address: 14067 Brad St. SW Pataskala		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 740-927-0311	Email: MORGANU STORAGE @ GMAIL	

Owner Information		
Name: ROSEMARY MORGAN TRUST		
Address: 14135 BROAD ST SW		
City: PATASKALA	State: OHIO	Zip: 43062
Phone: 614-966-3976	Email: MORGANU STORAGE	

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

Conditional Use Information
Request (Include Section of Code):
Describe the Project: See Attached

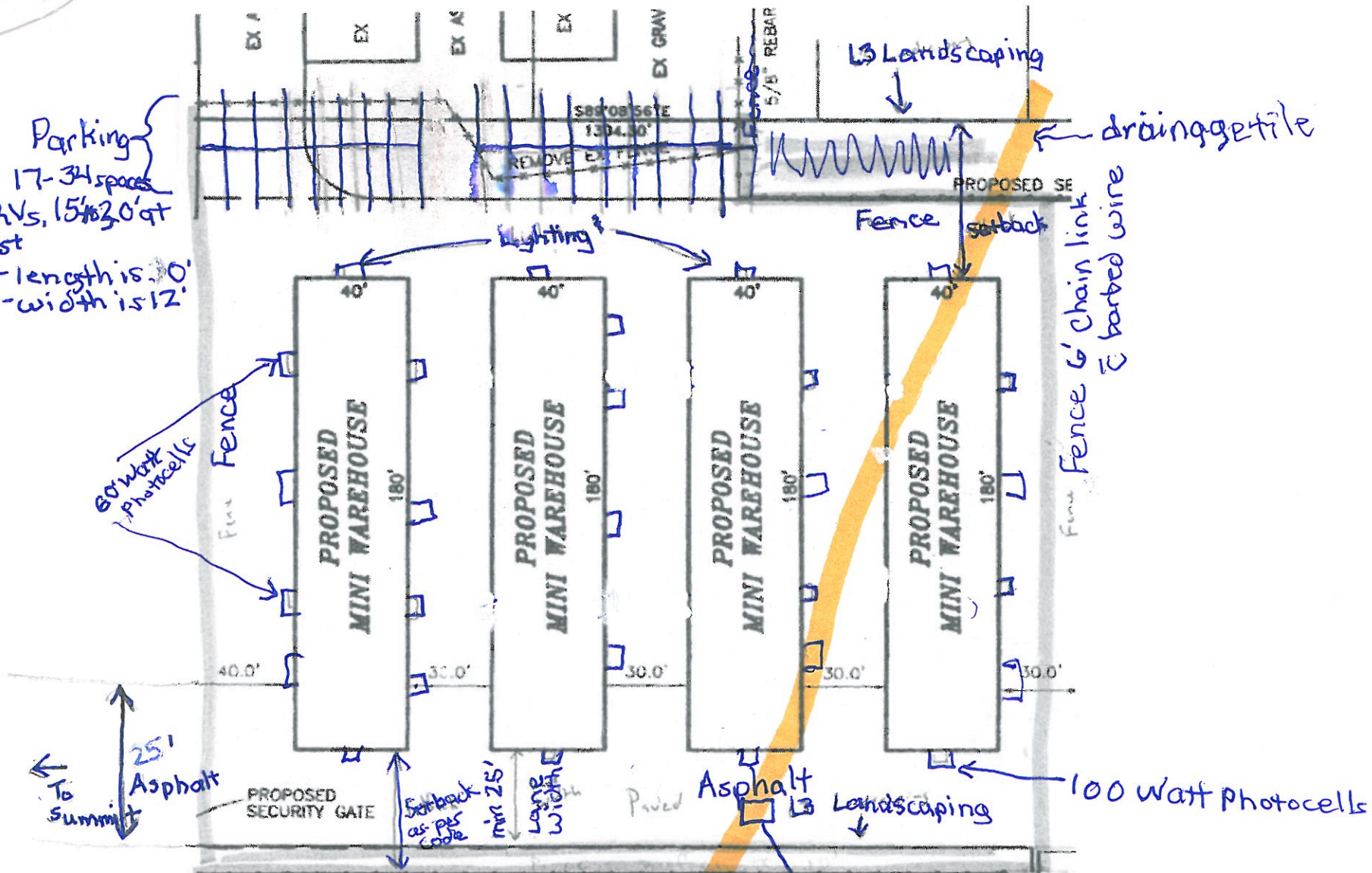
Morgan U Storage Development Plan

We would like to create an additional 4 buildings added onto our facility in addition to more parking spaces for campers, cars and Uhauls, etc. This would benefit the Pataskala community by expansion, jobs, and additional tax revenue. We are looking to provide the community with what we feel is their demand for additional storage space and spaces to park vehicles so that communities are left uncluttered and clean. We intend to provide a facility that the city and the community will be proud of and not one that the city will wish was not here. In the end, we have simply outgrown our current facility and would like to use our own property adjacent to our current existing property that is owned by the same for this project.

Each building is set to be 40' x 180' and then will be apportioned down into smaller sized storages from 5'x10' to 12'x30'. One building, we hope to make temperature controlled. The height of the buildings is 14' with a slope down to approximately 7 1/2'. There will be one building with 16' peak down to slope of approximately 12'. They will be brown with white gabled roofs and will pole barn structure and metal. There is an existing 12" drainage tile from the Prater property through our property and into the church existing drainage tile area and tap box in the open field area behind it and subsequently into the creek. We also have drainage open on both areas beside the building area into the east and west of the building area as we own both sides next to where the building will take place. The area around the buildings will be paved. Lighting will be 4 lights per building per driveway and the lighting will also have lighting on the ends of the gables on each building. Side lights will be 60 Watt LEDs and the gabled ends will be 100 Watt LEDs controlled by photocell.

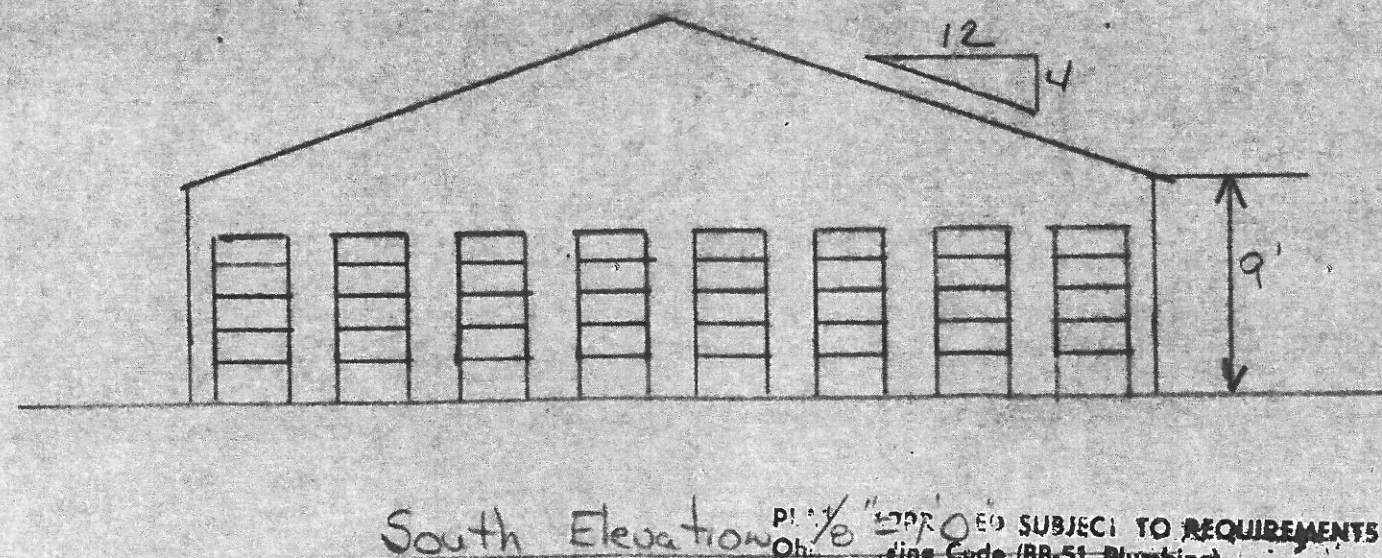
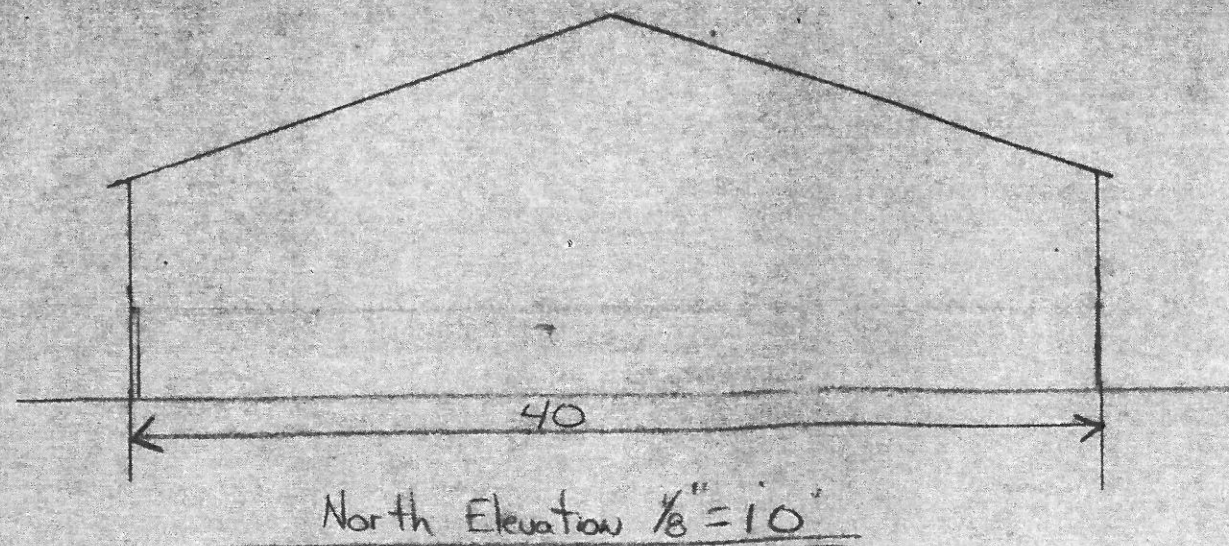
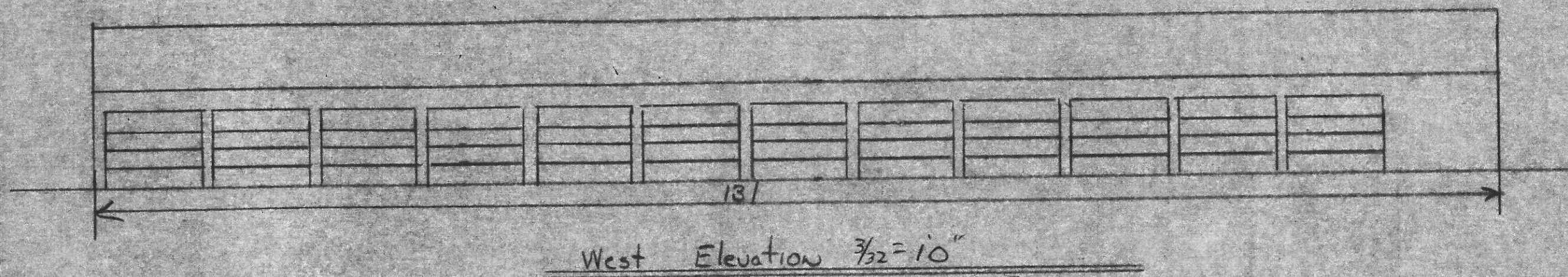
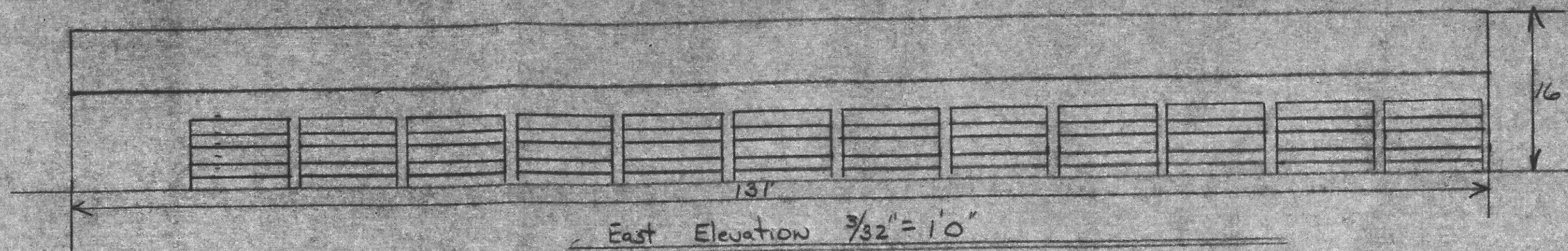
As for the parking lot area for RVs, cars and Uhauls, etc., there will be an allowance made for a 30' driveway though the middle. There will be parking for 17 additional vehicles. There will also be a 30' driveway off of Summit Rd. There will be a setback of 110 feet along the church property. Gravel will be used on that road until construction is complete so that road is not destroyed and then asphalt will be added. Landscaping will be added as per city code and as amended on drawing. Fence is to be 6' tall chain link with barbed wire at the top.

Parking
17-34 spaces
if RVs, 15' x 30' at
least
- length is 30'
- width is 12'



- Fence - Height & Material
- RV Parking - Show spaces w/ dimensions & number of spaces
- Building Height
- ~~Proposed~~ Proposed drainage
- Building elevations - Can take picture of existing buildings if they will be the same
- Area around building must be paved
- New 18" x 18" drainage tap box & drainage grill on top
- Another drainage tap box exists for church property as well





Specifications

Proposed 40' group S1+
 Total Design
 Siding Panels to
 Siding to be
 Roofing to be 7/8"
 Attach Metal
 Footings Calculat
 + 2500 PS.
 Pressure treatm
 Timbers - Header
 be #2 c
 All other to
 Wind Load
 No Repair wo
 * 502.2 Area Cal.
 for over 25% or 1

PLUMBING SUBJECT TO REQUIREMENTS OF:
 Ohio Building Code (BB-51, Plumbing).
 Contact State or Local Health Department.
 Ohio Elevator Code

Morgan U Storage

From: Morgan U Storage <morganustorage@gmail.com>
Sent: Monday, October 17, 2016 3:01 PM
To: morganustorage@gmail.com
Subject: photo

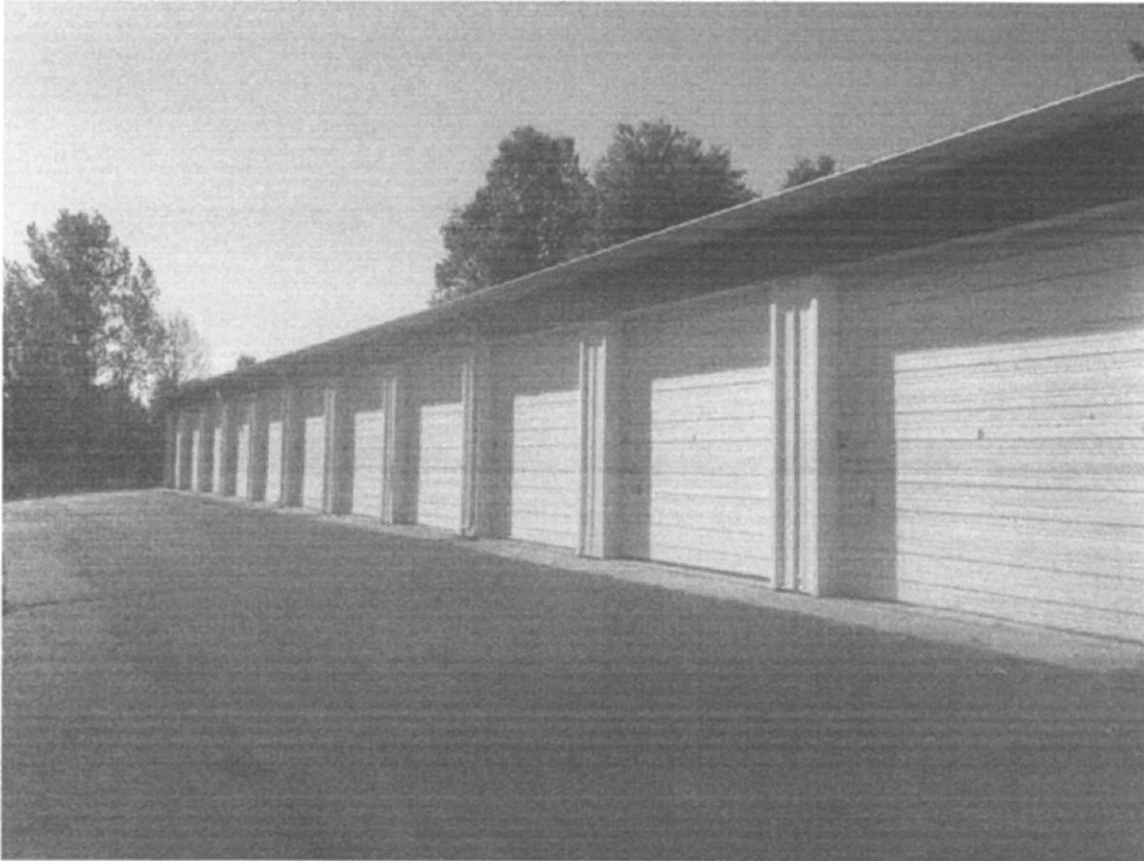
p



Christel Morgan, MBA
Morgan - U - Storage
14135 Broad St.
Pataskala, OH 43062

Morgan U Storage

From: Morgan U Storage <morganustorage@gmail.com>
Sent: Monday, October 17, 2016 3:05 PM
To: morganustorage@gmail.com
Subject: photo



Christel Morgan, MBA
Morgan - U - Storage
14135 Broad St.
Pataskala, OH 43062

OnTrac[®] Summary Information For The 2015 Tax Year

Parcel Number: 063-147282-00.000

Owner: MORGAN ROSEMARY TRUSTEE

Address: 14135 E BROAD ST PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2015 Rates: 85.32000 (Full) / 72.18750 (Effective)

Land Use: 480 Commercial warehouses

Class: Commercial

Legal Description: LOT 20 PT 2.00 AC

Mailing Address: MORGAN ROSEMARY TRUSTEE

14067 BROAD ST SW

PATASKALA OH 43062

Market Land Value: \$200,000

Market Improvement Value: \$327,500

Total Market Value: \$527,500

Sale Date: 1/2/2003

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No

OWNER1	OWNER2	Address	City	State	Zip Code
EVANS, CRAIG L	EVANS, PAMELA K	326 WOODS EDGE LOOP	PATASKALA	OH	43062
COUGHLIN INVESTMENTS LTD,	,	PO BOX 1474	PATASKALA	OH	43062
COUGHLIN INVESTMENTS LTD,	,	PO BOX 1474	PATASKALA	OH	43062
COUGHLIN INVESTMENTS LTD,	,	PO BOX 1474	PATASKALA	OH	43062
CROWN EAST PROPERTIES INC,	,	PO BOX 1474	PATASKALA	OH	43062
CHURCH - PROVIDENCE PRESBYTERIAN CHURCH,	,	7095 SUMMIT RD	PATASKALA	OH	43062
EQUITY TRUST COMPANY-CUST,	,	9329 RUSTON LN	REYNOLDSBURG	OH	43068
MORGAN TR, ROSEMARY	,	14067 BROAD ST SW	PATASKALA	OH	43062
MCCLELLAN, CHARLES V-TR	CHARLES V MCCLELLAN REVOCABLE LIVING TRU,	16007 MCKEE HILL RD	FRAZEYSBURG	OH	43822
COBAUGH, DIANA E	,	BOX 30588	GAHANNA	OH	43230
COBAUGH, DIANA E	,	BOX 30588	GAHANNA	OH	43230
R P INVESTMENTS INC,	R P INVESTMENTS INC L L C,	8670 E MAIN ST	REYNOLDSBURG	OH	43068
R P OHIO INVESTMENTS L L C,	RP OHIO INVESTMENTS L L C,	8670 E MAIN ST	REYNOLDSBURG	OH	43068
BAIRD, JUDITH Y	BAIRD, JUDITH YVONNE	12705 CABLE RD	PATASKALA	OH	43062
BAIRD, BRUCE J	BAIRD, JUDITH Y	12705 CABLE RD	PATASKALA	OH	43062
FARRIS, LOTTIE	,	317 WOODS EDGE LOOP	PATASKALA	OH	43062
HENSCHEN, JAMES F	HENSCHEN, DONNA L	315 WOODS EDGE LOOP	PATASKALA	OH	43062
GEISER, KENNETH L	GEISER, PAMELA J	13921 BROAD ST	PATASKALA	OH	43062
D W REAL ESTATE LTD,	DW REAL ESTATE LTD,	900 BUCKEYE PARK RD	COLUMBUS	OH	43207
R P OHIO INVESTMENTS L L C,	RP OHIO INVESTMENTS L L C,	PO BOX 4409	SUMMIT STATION	OH	43073
MAY, TIMOTHY M	MAY, CHERYL L	13861 E BROAD ST	PATASKALA	OH	43062
MAY, TIMOTHY M	MAY, CHERYL L	13861 E BROAD ST	PATASKALA	OH	43062
JAYJOHN, JAMES T	JAYJOHN, BEVERLY V	321 WOODS EDGE LOOP	PATASKALA	OH	43062
R P OHIO INVESTMENTS L L C,	RP OHIO INVESTMENTS L L C,	PO BOX 4409	SUMMIT STATION	OH	43073
MORGAN TR, ROSEMARY	,	14067 BROAD ST	PATASKALA	OH	43062
RLW FAMILY LTD PTRSHP,	R L W FAMILY LTD PTRSHP,	9759 CHAUCER CT	PICKERINGTON	OH	43147
GEIST, MARK E	GEIST, SUSAN C	319 WOODS EDGE LOOP	PATASKALA	OH	43062
FALLING LEAF HOMEOWNERS ASSN INC,	,	900 BUCKEYE PARK RD	COLUMBUS	OH	43207
MORGAN TR, ROSEMARY	,	14067 BROAD ST SW	PATASKALA	OH	43062
HOLLAND, STACY L-TR	JULIUS PRATER TRUST,	10410 BLACK RUN RD	FRAZEYSBURG	OH	43822
HOLLAND, STACY L-TR	JULIUS PRATER TRUST,	10410 BLACK RUN RD	FRAZEYSBURG	OH	43822

From: Jim Roberts
To: [Zachary Cowan](#)
Cc: [Scott Fulton](#); [Alan Haines](#); [Scott Haines](#)
Subject: BZA Review
Date: Monday, October 31, 2016 9:42:25 PM

Zack, JHA has reviewed the items on the agenda for the November 8, 2016 Board of Zoning Appeals meeting. We offer comments below on the cases where we have comments. If no comments are listed, we did not have any issues or concerns from an engineering perspective on the case.

Case CU-16-007 299 W. Broad Street

- It is difficult from the aerial to determine the layout of the property, but a car repair facility does generate a steady flow of traffic during business hours. The city needs to be sure no traffic or safety concerns will be created by this use of the property.
- Adequate parking must be available for both cars to be worked on and customers.
- Drainage is also a key component for a site of this usage and must be designed to city standards.
- Special requirements for sanitary sewer connections are often needed where automobile fluids are likely to be leaked. The city must ensure all requirements and regulations, whether city or other agency, are met.
- We recommend a full site design be submitted for this project to ensure the above items and any others that might arise are addressed.

Case CU-16-009 4151 Mink Street SW

- This site may also potentially generate traffic that the city must ensure can be handled both on-site as well as on the roads leading to the site.
- Parking, drainage, and trailer parking must be accounted for with the double usage of the property (stables and a psychiatry operation).
- How are public utilities going to be handled on this property.
- We recommend a full site plan be developed for approval prior to any construction of this property.

Case CU-16-010

- This use of the property will create a full coverage of the land with impervious surface, either asphalt or gravel. For this reason, a full site plan is recommended prior to approval of this project.
- Drainage calculations will be required.
- Traffic must be evaluated for both on-site and off-site impacts.

These three cases can be considered for the end use by BZA, but before any construction is

approved, we recommend all 3 be required to submit full design plans for review and approval by the city.

We thank you for the opportunity to review these plans for Pataskala and are happy to address any questions or concerns.

Thanks. Jim

James G. Roberts, P.E.

PRESIDENT

Jobes Henderson

A HULL COMPANY

59 Grant Street | Newark, Oh 43055

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