



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### PLANNING AND ZONING COMMISSION

#### AGENDA

Wednesday, December 5, 2018

6:30 p.m.

1. Call to order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business

#### A. Rezoning Application ZON-18-004 – Tabled May 2, 2018

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | Maronda Homes Inc. of Ohio  |
| <b>Owner</b>      | Maronda Homes Inc. of Ohio  |
| <b>Location:</b>  | Wagon Avenue – Homesteads of the Border Place Subdivision   |
| <b>Acreage:</b>   | 40.43 acres   |
| <b>Zoning:</b>    | PDD – Planned Development District  |
| <b>Request:</b>   | Requesting approval of a Preliminary Plan for Homesteads of the Border Place Section 3 pursuant to Section 1255.19 of the Pataskala Code. |

#### B. Rezoning Application ZON-18-005 – Tabled April 4, 2018

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Amanda Webb - Grand Communities  |
| <b>Owner:</b>     | Watcon Engineering (agent for owner)   |
| <b>Location:</b>  | 200 West Broad Street  |
| <b>Acreage:</b>   | 40.975 acres   |
| <b>Zoning:</b>    | R-10 – High Density Residential  |
| <b>Request:</b>   | Requesting a recommendation of a rezoning from R-10 – Medium Density Residential to PDD – Planned Development District and for approval of a Preliminary Plan for the Expansion of Settlement at Pataskala pursuant to Section 1255.13(b) of the Pataskala Code. |

#### C. Preliminary Plan Application ZON-17-007 – REMOVE FROM TABLE - Tabled August 1, 2017

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | NVR, Inc   |
| <b>Owner:</b>     | Suburban Acquisitions II, LLC  |
| <b>Location:</b>  | Refugee Road SW (063-141384-00.000)  |
| <b>Acreage:</b>   | 106.3341 acres   |
| <b>Zoning:</b>    | PDD – Planned Development District   |
| <b>Request:</b>   | Requesting approval of a Preliminary Plan pursuant to Section 1255.19 of the Pataskala Code for the Hunter's Crossing Subdivision. |

#### D. Rezoning Application ZON-18-010 – Tabled November 7, 2018

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | City of Pataskala  |
| <b>Location:</b>  | City Wide  |
| <b>Request:</b>   | Requesting to amend Section 521.11 – Weeds and Other Nuisances pursuant to Section 1217.10 of the Pataskala Code |

**5. New Business**

**A. Rezoning Application ZON-18-012**

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Grand Communities, LLC   |
| <b>Owner</b>      | P & G Pataskala Ltd.   |
| <b>Location:</b>  | 200 West Broad Street  |
| <b>Acreage:</b>   | 4.85 acres   |
| <b>Zoning:</b>    | GB – General Business  |
| <b>Request:</b>   | Requesting a recommendation of a rezoning from GB – General Business to R-10 – High Density Residential pursuant to Section 1217.10 of the Pataskala Code. |

**B. Preliminary Plan Application PP-18-002**

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | Grand Communities, LLC  |
| <b>Owner</b>      | P & G Pataskala Ltd.  |
| <b>Location:</b>  | 200 West Broad Street   |
| <b>Acreage:</b>   | +/- 49 acres  |
| <b>Zoning:</b>    | R-10 – High Density Residential / GB – General Business   |
| <b>Request:</b>   | Requesting approval of a Preliminary Development Plan pursuant to Section 1113.11 of the Pataskala Code for the Heron’s Manor Subdivision located at 200 West Broad Street. |

**6. Other Business**

**A. Pre-Application Review – Broad and Mink Planned Development District**

**7. Approval of meeting minutes**

**A. November 7, 2018 Regular Meeting Minutes**

**9. Adjournment to Wednesday, January 2, 2018**