



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

August 14, 2018

Conditional Use Application CU-18-003

Applicant:	Licking Heights Local Schools
Owner:	Licking Heights Local Schools
Location:	4101 Summit Road
Acreage:	154.525 acres
Zoning:	RR - Rural Residential
Request:	Requesting a conditional use pursuant to Section 1227.04(4) of the Pataskala Code to allow for the construction of a school.

Description of the Request:

The applicant is seeking a conditional use to construct the new Licking Heights High School. Schools require a conditional use pursuant to Section 1227.04(4).

Staff Summary:

The property located at 4101 Summit Road is currently vacant. The applicant purchased the property in 2014 with the intent of using it as the site for the new Licking Heights High School, and after having passed a bond issue in 2017, is moving forward with construction.

As proposed, the new high school would be approximately 260,000 square feet in size and would accommodate 1,500 students. The new high school would also include new athletic facilities including a new stadium, new tennis courts and a new multi-purpose field. Approximately 700 parking spaces would be available, well exceeding the minimum parking requirement of approximately 250 parking spaces. Access to the site would be via one entrance from Summit Road and one entrance from Cable Road, both of which would include turn lanes.

Staff Review:

The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.

The Public Service Director's comments reference a submitted traffic study that was reviewed by both the City Engineer and the Public Service Director. The traffic study indicates that turn lanes will be required at both entrances, which as noted above, are shown on the plans to be installed. While the City Engineer has highlighted some technical details with the plan that need to be addressed, these issues when resolved, would not change the need for the turn lanes. The entirety of the Public Service Director's comments are attached.

Surrounding Area:

Direction	Zoning	Land Use
North	RR - Rural Residential	Single-Family Homes Farm Field
East	RR - Rural Residential	Single-Family Homes Current High School
South	RR - Rural Residential	Single-Family Homes
West	RR - Rural Residential	Single-Family Homes Farm Field

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-18-003:

E. Access

2. *Structures should have primary access to a collector thoroughfare*
 - The new high school would have access points onto Summit Road and Cable Road, both of which are classified as Minor Collectors.
3. *Such developments should have primary access to arterial thoroughfares or be located at intersections of arterial and/or collector streets.*
 - The property is located on the corner of Summit Road and Cable Road which are both classified as Minor Collectors.

Department and Agency Review

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

Modifications:

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

1. Traffic control measures shall be installed, as appropriate, pursuant to the traffic study as reviewed and approved by the City Engineer and the Public Service Director.

Resolution:

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

"I move to approve a conditional use pursuant to Section 1227.04(4) of the Pataskala Code for application CU-18-003 ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Scott Fulton](#)
Subject: CU-18-003 - Licking Heights Traffic Study
Date: Tuesday, August 07, 2018 12:39:03 PM

Mr. Fulton,

Good morning. As discussed, the traffic impact study for the proposed Licking Heights High School has been submitted and reviewed by myself and Jobes Henderson & Associates (JHA). On the whole, we believe that the traffic study accurately represents the existing and expected traffic conditions at the proposed site, but there are a couple of technical details that JHA has brought up that I would like to address; namely, that the study was predicated on a staggered start time, and that there is some concern over the adequacy of the projected growth rates used for future traffic. These details are noted and being reviewed, as they will make a difference in the overall accuracy of the study; however, these issues should not preclude Licking Heights from moving forward, as they will not have substantial bearing on the improvements required by the City. To clarify, the study addresses two types of improvements: improvements at proposed new access points, and improvements at existing intersections. Adjusting the growth rate and not staggering the start times, may affect the intersection improvements, but would likely have very little effect on the access point improvements. This distinction is relevant, as historically, the City has only required developers to make improvements at their proposed new access points, and not at existing intersections. Accordingly, I do not see that it would be appropriate to make intersection improvement requirements in this situation.

In summary, the basis of the study is sound, the noted concerns are being addressed, the developer has indicated that the turn lane improvements that will be required by the City are being included as shown on their plan, and it is expected that any adjustments that are needed due to the revisions will be incorporated. Please let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information		
Address: 4101 Summit Road		
Parcel Number: 063 14122800002		
Zoning: Rural Residential	Acres: 154.525	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Applicant Information		
Name: Licking Heights Local School District		
Address: 6539 Summit Road SW		
City: Pataskala	State: OH	Zip: 43062
Phone: (740) 927-6926	Email: pwagner@hschools.org	

Property Owner Information		
Name: Licking Heights Local School District Board of Education		
Address: 6539 Summit Road SW		
City: Pataskala	State: OH	Zip: 43062
Phone: (740) 927-6926	Email: pwagner@hschools.org	

Staff Use
Application Number: CU-18-003
Fee: \$300
Filing Date: 6-21-18
Hearing Date: 8-14-18
Receipt Number: 22866

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"/> Area Map

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

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 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 this 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 not 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 interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings 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 conditional use request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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 conditional use request.

Applicant (Required):

Date:

Property Owner: (Required):

Date:

Conditional Use Information/Narrative

Request

The Licking Heights Local School District Board of Education is formally applying for a Conditional Use Permit through the City of Pataskala, in accordance with Conditional Use Code 1227.04 in Chapter 1215:

1227.04 Conditionally Permitted Uses

A conditional use permit may be issued in accordance with Chapter 1215, and the other provisions of these regulations provided that the applicant can demonstrate that the proposed use is consistent with those general principles outline in Section 1215.04 as well as any additional standards in accordance with any or all of those standards found in Section 1215.05 or other conditions as required by the Board of Zoning Appeals or as noted in the following description:

4. Public and private schools for academic instruction either state accredited or approved by the Board of Zoning Appeals.

This request is being made as the Licking Heights Local School District wishes to begin construction of the new high school located on Parcel Number 201407110013044.

According to Section 1215.04 General Standards Applicable to All Conditional Uses, this project, as a future public high school serving students living in the Licking Heights Local School District and subsequent 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 listed in the application as a public high school.
- 2) Will be harmonious with an in accordance with the general objectives of 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) There is nothing foreseeable that will be hazardous or disturbing to existing or future neighboring uses.
- 5) Our school district is working cooperatively with Southwest Licking Water and Sewer and expect to have all improvements at the site. The high school will be served adequately by essential public facilities and services including streets, police and fire protection, drainage structures, refuse disposal, water and sewer.
- 6) A traffic study has been completed by the school district and a follow up meeting regarding the findings is forthcoming. Please see question #8 to understand how the district is attempting to minimize traffic congestion along Cable Road.
- 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 not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.

- 8) In an effort to mitigate interference with traffic on Cable Road, the project is designed to have a driveway from Mink Road through the back of the current high school which shall traverse through the new high school property and exit onto Summit Road. Further, we will have vehicular approaches to the property which will be designed to further mitigate interference with traffic congestion.
- 9) As the property currently possesses protected wetlands, we will ensure that those boundaries are not disturbed.

Description of the Project:

The Licking Heights Local School District Board of Education, having passed a bond issue for a new high school in May 2017, now desires to move forward in the construction of said high school to be located on Parcel Number 201407110013044 in Licking County. A new high school of approximately 260,000 square feet to be built for 1500 students shall be constructed on this property, with a completion date in late summer/early fall 2020.

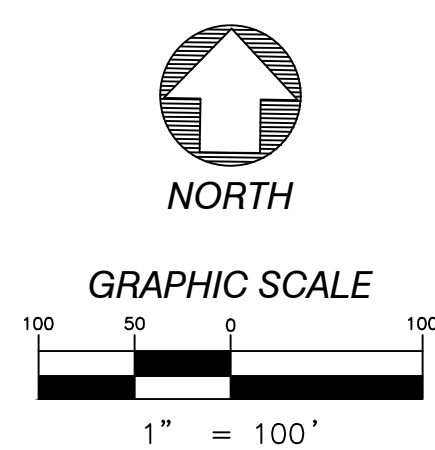
The attached site plan, indicating all property lines and dimensions also outlines:

- Location and dimensions of all existing and proposed buildings and structures
- Setbacks from property lines for all existing and proposed buildings
- Easements and rights-of-way
- Driveways
- Floodplain areas



**LICKING HEIGHT
HIGH SCHOOL
FF 1070.00**

**LICKING HEIGHTS
HIGH SCHOOL
4000 MINK ST.
PATASKALA, OH**



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Commission	17032
Drawn	Checked
RC	GED
Sheet Title	
SITE PLAN	

Revisions

Cad Number
S:\BSHM 3426 Licking Heights High School

Date
05/15/18

TOPOGRAPHIC SURVEY

b s h m

architects, inc.

1020 goodale blvd.
columbus, ohio 43212
614.447.9775
614.447.9775 (fax)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

BENCHMARKS

TBM 1
ELEVATION = 1066.02
CHISELED SQUARE ON A CONCRETE HEADWALL BEING LOCATED ON THE WEST SIDE OF SUMMIT RD SW AND +/- 135' NORTH OF POWER POLE 124FP-86712.

TBM 2
ELEVATION = 1071.33
MAG NAIL SET ON THE EAST FACE OF A POWER POLE (NO NUMBER) BEING LOCATED ON THE WEST SIDE OF SUMMIT RD SW AND +/- 10' NORTH OF A GRAVEL DRIVE.

TBM 3
ELEVATION = 1081.82
MAG NAIL SET ON THE EAST FACE OF A POWER POLE (NO NUMBER) BEING LOCATED ON THE WEST SIDE OF SUMMIT RD SW AND +/- 30' SOUTH OF THE CENTERLINE OF CABLE RD SW.

TBM 4
ELEVATION = 1075.80
MAG NAIL SET ON THE NORTH FACE OF A POWER POLE (NO NUMBER) BEING LOCATED ON THE SOUTH SIDE OF CABLE RD SW AND ON THE PROPERTY LINE BETWEEN ADDRESSES 13771 & 13791.

TBM 5
ELEVATION = 1060.83
MAG NAIL SET ON THE NORTH FACE OF A POWER POLE (NO NUMBER) BEING LOCATED ON THE SOUTH SIDE OF CABLE RD SW AND +/- 100' EAST OF THE CENTERLINE OF WOODSIDE DR SW.

SURVEYOR'S NOTES

- BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN ALL REFERENCES NOTED HEREON RECORDED AT THE LICKING COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER CPS.

- FEATURES DEPICTED ON THIS SURVEY PLAN WERE OBTAINED FROM A FIELD SURVEY AND AERIAL MAPPING PERFORMED BY SANDS DECKER CPS IN FEBRUARY & MARCH 2018.

- WETLAND DELINEATION PROVIDED BY HULL & ASSOCIATES, INC. IN FEBRUARY 2018.

- FEMA ZONE INFORMATION
PANEL: 39089C0286J & 39089C0288J
EFFECTIVE DATE: MARCH 16, 2015
FLOOD ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

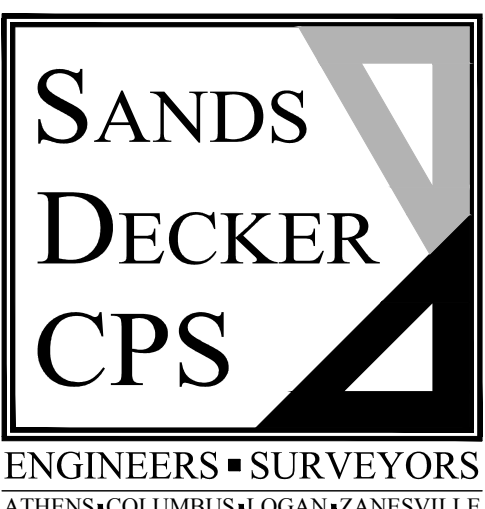
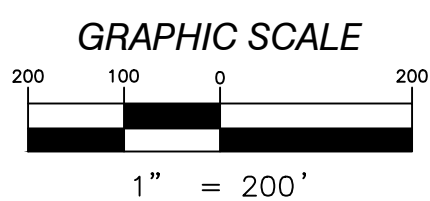
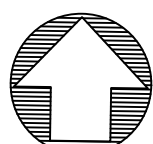
UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKETS A803902114-00A & A803902118-00A:

AEP COLUMBUS SOUTHERN POWER	1-800-672-2231
COLUMBIA GAS OF OHIO	1-800-344-4077
AT&T OHIO	1-800-660-1000
CENTURYLINK	1-888-723-8010
CHARTER COMMUNICATIONS	1-866-849-1945
PATASKALA TRANSPORTATION	1-740-927-4910
NATIONAL GAS & OIL	1-740-927-6731
SOUTHWEST LICKING WATER & SEWER	1-740-927-0410

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS



Commission GB SN
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Sheet Title SITE SURVEY

Revisions

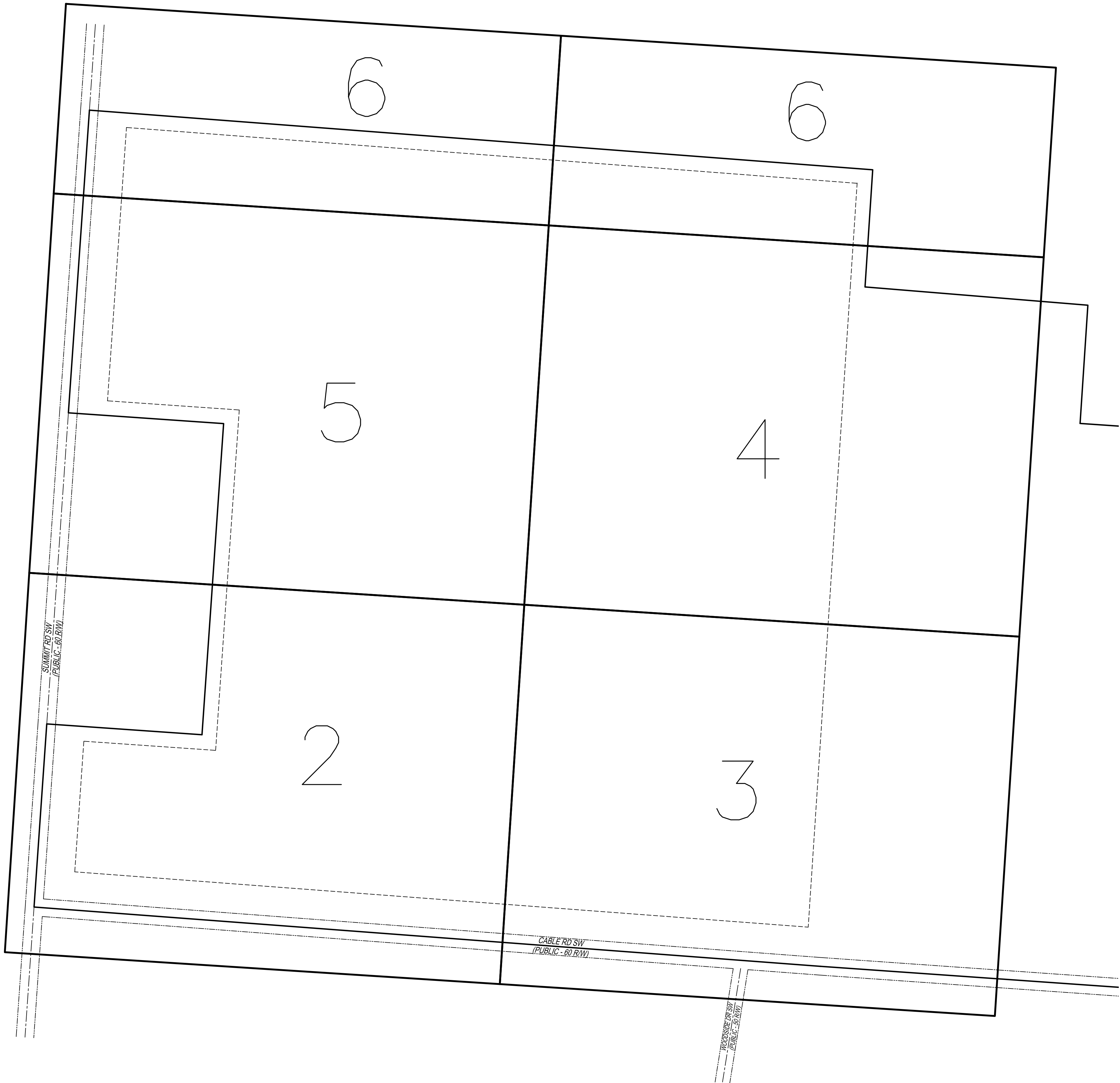
Card Number 2018-03-02
Date

LEGEND

- = PROPERTY LINE
- = DEPRESSED CURB
- = EASEMENT LINE
- R/W — = RIGHT-OF-WAY
- STM --- = STORM LINE
- SAN --- = SANITARY SEWER
- W --- = WATER LINE
- G --- = GAS LINE
- OHEC — = OVERHEAD ELECTRIC & COMMUNICATION LINE
- UGT --- = UNDERGROUND TELEPHONE LINE
- E/G --- = EDGE OF GRAVEL
- D — = DITCH LINE
- S — = SPLIT RAIL FENCE
- T — = TREE LINE
- H — = HAND RAIL
- = MANHOLE
- = DOWNSPOUT
- = CATCH BASIN
- = END OF PIPE
- = CLEANOUT
- = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊗ = GAS MARKER
- ⊗ = COMMUNICATIONS MARKER
- ⊗ = TELEPHONE PEDESTAL
- ⊗ = LIGHT POLE
- ⊗ = POWER POLE
- ⊗ = GUY WIRE
- ⊗ = PULL BOX
- ⊗ = ELECTRIC METER
- ⊗ = TRANSFORMER
- ⊗ = ELECTRIC VAULT
- ⊗ = MAILBOX
- ⊗ = DECIDUOUS TREE
- ⊗ = BUSH
- ⊗ = TREE STUMP
- ⊗ = BOLLARD
- ⊗ = POST
- ⊗ = SIGN
- ⊗ = FINISHED FLOOR
- ⊗ = BENCHMARK
- ⊗ = IRON PIN FOUND
- ⊗ = CONCRETE
- ⊗ = ASPHALT
- ⊗ = FLOOD PLAIN (ZONE A)
- ⊗ = DELINEATED WETLANDS

ABBREVIATIONS

- CPP = CORRUGATED PLASTIC PIPE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- STM = STORM
- MH = MANHOLE
- CB = CATCH BASIN
- TD = TRENCH DRAIN
- TC = TOP OF CASTING
- FFL = FINISHED FLOOR
- CONC = CONCRETE
- HC = HANDICAP RAMP



TOPOGRAPHIC SURVEY

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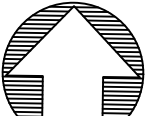
1020 goodale blvd.
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614.447.8770
614.447.9775 (fax)



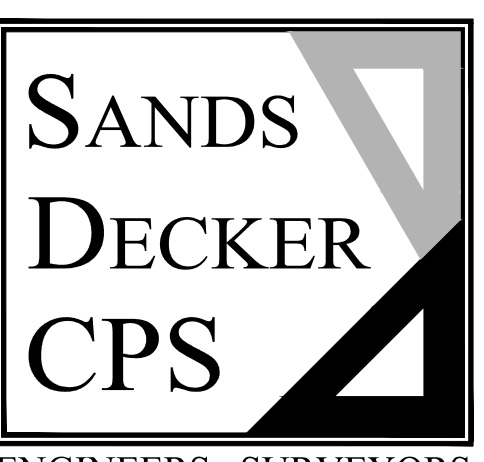
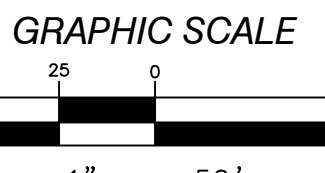
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SHEET 2 OF 6

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 2

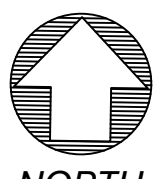
LICKING HEIGHTS LOCAL
SCHOOL DISTRICT
PID: 063-141228-00.002
INST. NO. 201407110013044
(154.525 ACRES BY DEED)

BOARD OF EDUCATION OF LICKING
HEIGHTS LOCAL SCHOOL DISTRICT
PID: 063-140814-01.001
INST. NO. 200006020017558
(57.954 ACRES BY DEED)

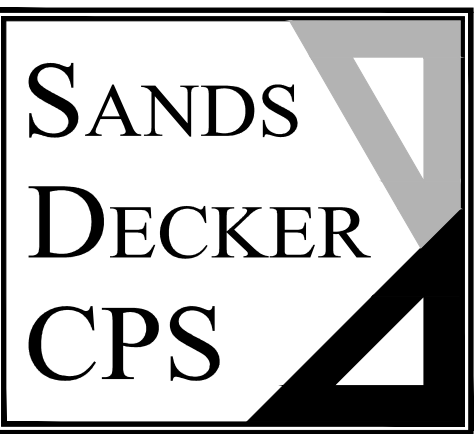
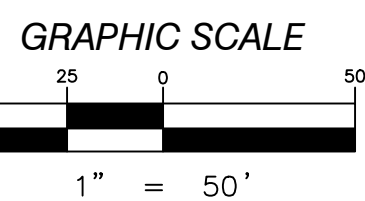
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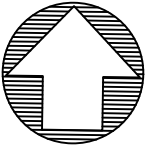
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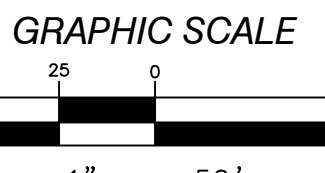
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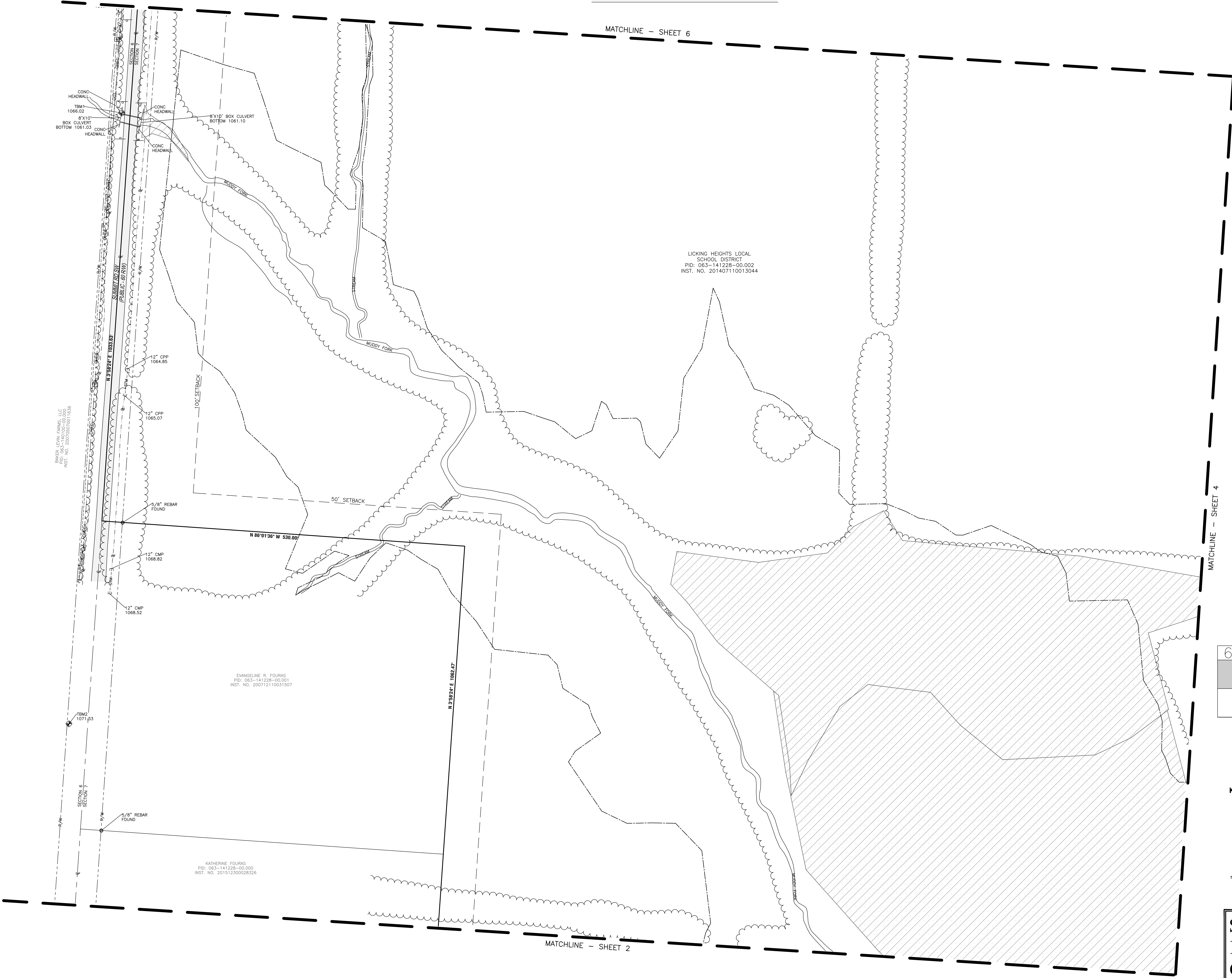
Revisions

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LICKING HEIGHTS LOCAL
SCHOOL DISTRICT
PID: 063-141228-00.002
INST. NO. 201407110013044

EVANGELINE R. FOURAS
PID: 063-141228-00.001
INST. NO. 200712110031507

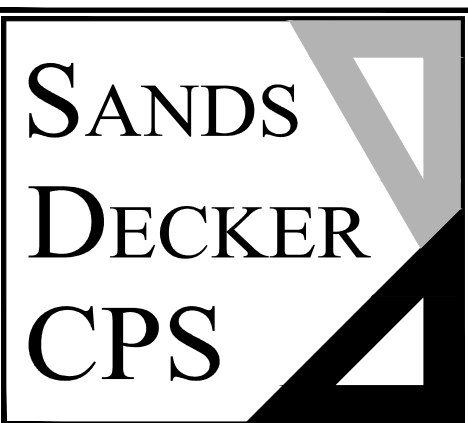
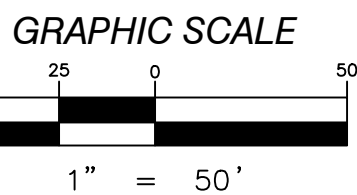
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SANDS DECKER CPS, LLC
PID: 063-1401001
INST. NO. 200705070011636

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614.447.9775
614.447.9775 (fax)



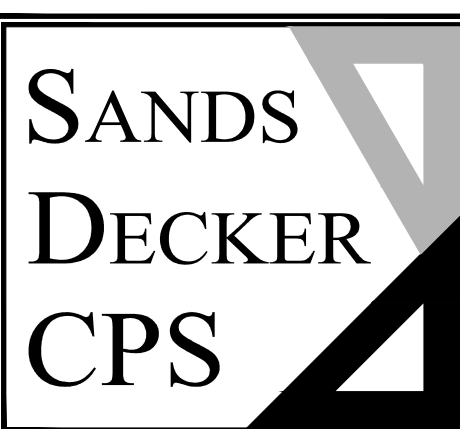
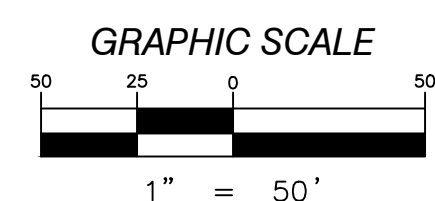
6	6
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2	3



Know what's below.
Call before you dig.



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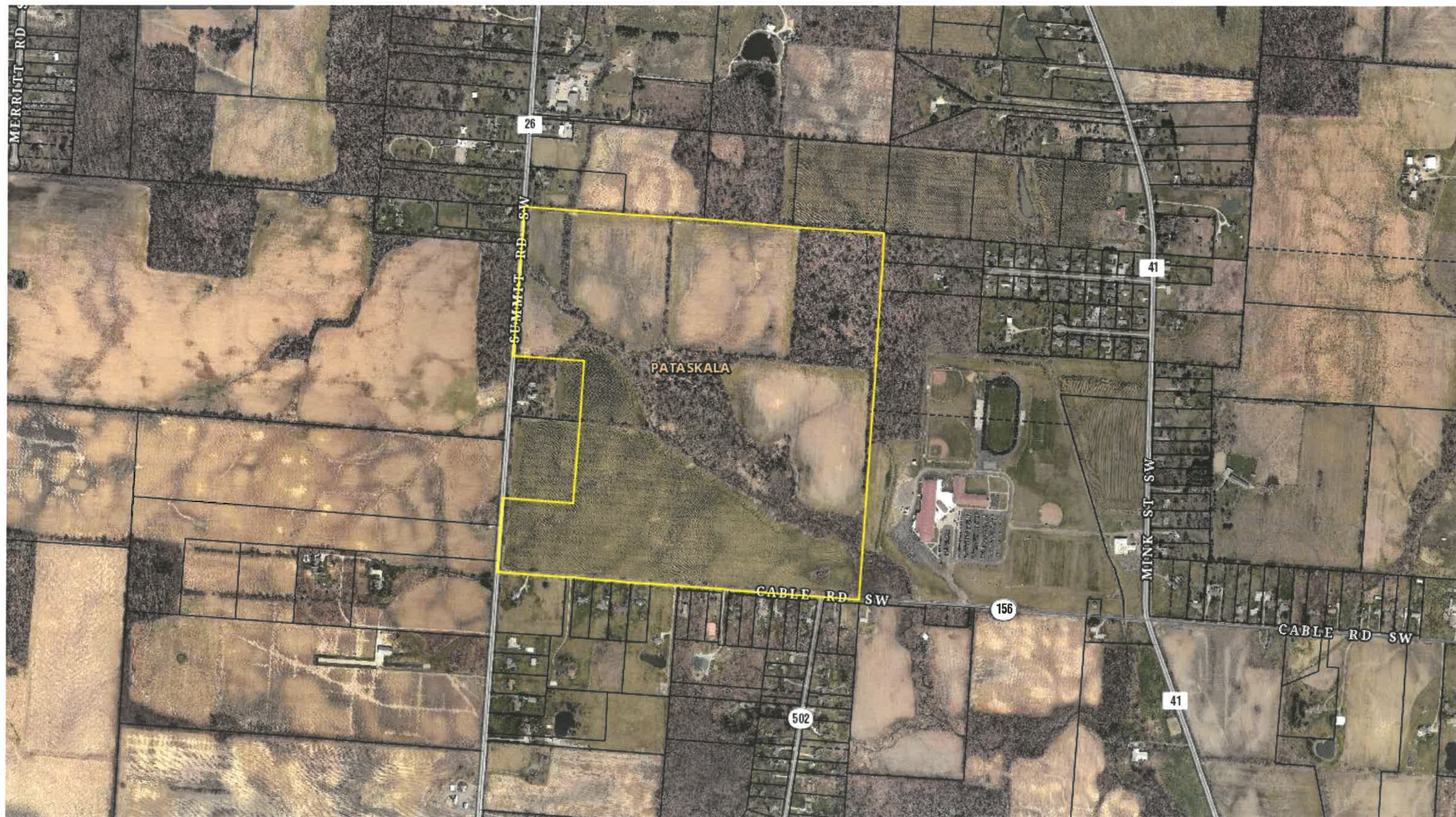
Commission GB SN
Drawn SN Checked

Sheet Title SITE SURVEY

Revisions

Card Number 2018-03-02

Date





Michael L. Smith

Auditor, Licking County, Ohio

LICKING HEIGHTS LOCAL SCHOOL DISTRICT SUMMIT RD

Parcel #: 063-141228-00.002

Rt #: 063-004.00-029.002

1 of 1

ON

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala-Vil-Maps 3 & 4
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 154.525 AC SEC 7 PT

ATTRIBUTES

Story Height:
 Exterior Wall:
 Heating:
 Cooling:
 Basement:
 Attic:

 Total Rooms:
 Bedrooms:
 Family Rooms:
 Dining Rooms:

 Full Baths:
 Half Baths:
 Other Fixtures:

 Year Built:
 Finished Living Area:

 Fireplace Openings:
 Fireplace Stacks:

 Basement Garage(s):
 Basement Finished: No

AREA

First Floor:
 Upper Floor:
 Attic:
 Half Story:
 Crawl:
 Basement:

VALUES (by tax year)

Land Improvement Total

2017	Market	1,066,400	0	1,066,400
	CAUV	283,390	0	283,390
2016	Market	1,142,600	0	1,142,600
	CAUV	421,560	0	421,560
2015	Market	1,142,600	0	1,142,600
	CAUV	421,560	0	421,560

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/11/2014	1 WD - WARRANTY	1500000.00	1720	Y	Y	SCHARE MARC SUCCESSOR TRUSTEE & FOURAS EVANGELINE

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	3512.38	3512.38	7024.76
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	3512.38	3512.38	7024.76
Payments	0.00	3512.38	0.00	3512.38
Net Due	0.00	0.00	3512.38	3512.38



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

You received this notice because you own property in close proximity to the property requesting a conditional use.

The Pataskala Board of Zoning Appeals will hold a public hearing on Tuesday, August 14, 2018 at 6:30 p.m., First Floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Board of Zoning Appeals will discuss the following application:

Conditional Use Application CU-18-003: Licking Heights Local Schools is requesting a conditional use pursuant to Section 1227.04(4) of the Pataskala Code to allow for the construction of a school located at 4101 Summit Road.

The application is available for review at the Pataskala Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available on our website August 9, 2018:

<http://www.cityofpataskalaohio.gov/government/boards-and-commissions/board-of-zoning-appeals/>

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application has not been postponed or rescheduled.

Planning and Zoning office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

BAKER LEVIN FARMS LLC 3319 LIVINGSTON AVE COLUMBUS, OH 43227	WAUGH CARL J & MADELINE 3496 SUMMIT RD PATASKALA, OH 43062	WALTERS PATRICIA F TRUSTEE 3626 SUMMIT RD PATASKALA, OH 43062
FRAILEY JONATHAN E 3601 SUMMIT RD PATASKALA, OH 43062	PACK HELEN V (TOD) 7754 CUMBERLAND CIR CANAL WINCHESTER, OH 43110	MCDONNELL DANIEL W & KATHLEEN M 230 HELEN RD PATASKALA, OH 43062
LICKING HEIGHTS LSD BD OF ED 6539 SUMMIT RD SUMMIT STATION, OH 43073	IRVIN CARY S TRUSTEE 229 HELEN RD PATASKALA, OH 43062	HARDY DANIEL RAY 205 WOODSIDE DR PATASKALA, OH 43062
WIGGINS BETHANY A 6788 NICE CT REYNOLDSBURG, OH 43068	HITE LEAH M 14501 SYCAMORE RD MOUNT VERNON, OH 43050	HITE TODD A 5056 KILLOWEN CT GAHANNA, OH 43230
BLOWERS DAVID PAUL 13891 CABLE RD PATASKALA, OH 43062	WHITING ANTHONY BARRY & NANCY JO 13831 CABLE RD PATASKALA, OH 43062	EVANS WALTER J & DIANE F 13791 CABLE RD PATASKALA, OH 43062
HOGAN PETER & GEIGER LETETIA R 13771 CABLE RD PATASKALA, OH 43062	ZALESKI RONALD J 13751 CABLE DR PATASKALA, OH 43062	ROOP DAVID J 13811 CABLE RD PATASKALA, OH 43062
NEAL JOHN JR & MARIBEL 13731 CABLE RD PATASKALA, OH 43062	ARMSTRONG KIM C 3696 SUMMIT RD PATASKALA, OH 43062	CARRIER MICHELLE A 3710 SUMMIT RD SW PATASKALA, OH 43062
FOURAS EVANGELINE ET AL 4079 SUMMIT RD PATASKALA, OH 43062	FOURAS EVANGELINE R 4079 SUMMIT RD PATASKALA, OH 43062	LICKING HEIGHTS LOCAL SCHOOL DISTRICT 6539 SUMMIT RD PATASKALA, OH 43062
SUMMIT CORP THE 3497 SUMMIT RD PATASKALA, OH 43062	SALAMONY GINA M 4310 SUMMIT RD PATASKALA, OH 43062	MOYLE RICHARD T & LAURA L 36 WOODSIDE DR PATASKALA, OH 43062
HAYES CHRISTOPHER D & BRENDA L 13499 CABLE RD SW PATASKALA, OH 43062	BERNARD DEBORAH K 13401 CABLE RD PATASKALA, OH 43062	SELBE CHRISTOPHER R & JO E 13411 CABLE RD PATASKALA, OH 43062