



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

September 11, 2018

#### Conditional Use Application CU-18-003

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Licking Heights Local Schools  |
| <b>Owner:</b>     | Licking Heights Local Schools  |
| <b>Location:</b>  | 4101 Summit Road   |
| <b>Acreage:</b>   | 154.525 acres  |
| <b>Zoning:</b>    | RR - Rural Residential   |
| <b>Request:</b>   | 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 incorporate 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. The entrance from Cable Road would include a left turn lane in addition to a right turn deceleration lane.

#### 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 Conditional Use request was tabled at the August 14 Board of Zoning Appeals hearing as the Board requested additional information before rendering a decision. Following the August 14 hearing, the Board submitted their questions and comments to Staff via email, which are as follows:

Bruce Ashcraft

*Q: Can you please better inform us as to the future plans to upgrade Cable Road between Mink and Summit Roads? And also the intersections at each?*

A: The City currently has no plans to improve the intersections. As part of this year’s roadway improvement program Cable Road will be receiving a single chip seal between Mink Street and Summit Road. With respect to the school, the City expects the project to make improvements at the access points, but not at the intersections in accordance with past practices.

Rob Platte

*Q: Can we get a clear determination of the classification of the adjacent roads (Summit, Cable, Mink)? I have a different understanding as to the classification of Cable.*

A: Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. The concept of functional classification defines the role that a particular roadway segment plays in serving this flow of traffic through the network. Roadways are assigned to one of several possible functional classifications within a hierarchy according to the character of travel service each roadway provides.

Road classifications within the City are identified in the Master Thoroughfare Plan, which is defined as:

“The comprehensive plan adopted by the Planning and Zoning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the corporate limits of the City and/or unincorporated areas within one and one-half (1 ½) miles thereof.”

Based upon this definition, the comprehensive plan is to be referenced in relation to the Code when identifying roadway classifications. According to the comprehensive plan, the classifications are:

| Roadway     | Classification  |
|-------------|-----------------|
| Summit Road | Minor Collector |
| Cable Road  | Minor Collector |
| Mink Street | Major Collector |

The traffic impact study prepared for the project utilized roadway classifications defined by Ohio Department of Transportation (ODOT), which are:

| Roadway                      | Classification  |
|------------------------------|-----------------|
| Summit Road (North of Cable) | Local Roadway   |
| Summit Road (South of Cable) | Major Collector |
| Cable Road (West of Mink)    | Major Collector |
| Cable Road (East of Mink)    | Local Roadway   |
| Mink Street                  | Major Collector |

A copy of the roadway classification map from the Master Thoroughfare Plan has been included as Exhibit A. The ODOT roadway classifications can be found on page 5 of the traffic study included as Exhibit B.

*Q: Can we get a clear determination of what the City's design standards are? Section 1117.10 Table 2 suggests 33'/36' of pavement with curbs for Collector Streets, but I am thinking that is for roads that allow for on-street parking?*

A: Section 1117.10, Table 2 is from the City's subdivision regulations and is for Collector streets constructed as part of a platted subdivision. The City does not have design standards for Collector streets outside of platted subdivisions.

The Master Thoroughfare Plan recommends the following for Collector Streets:

| Roadway Classification | Pavement Width   | Right-of-Way Width |
|------------------------|--|--------------------|
| Major Collector        | Three (3) 12-foot lanes with right turn deceleration lanes, center left turn lane, curb and gutter, no parking.  | 80 feet            |
| Minor Collector        | Three (3) 12-foot lanes with center left turn lane, curb and gutter, no parking; or two (2) 12-foot lanes and eight (8) foot parking on one (1) side, curb and gutter. | 80 feet            |

*Q: As some others have requested, I would like a better explanation of the findings of the Traffic Impact Study (TIS).*

A: The traffic impact study prepared for the new high school, along with a review by the City Engineer, is included as Exhibit B.

*Q: I'd like to see the rest of the Site Plan. Only sheet C-7 was included with the application.*

A: The most up to date plans for the new high school are included as Exhibit C.

*Q: I'd like to know if the requirements found in Section 1215.05(E)(7), which site "the restrictions in Chapter 1259" were reviewed and was the application found by staff to meet those requirements?*

A: Chapter 1259 of the Pataskala Code outlines the requirements for the Transportation Corridor Overlay District. The purpose of Transportation Corridor Overlay District is to address traffic, signage, landscaping and screening for proposed uses within the overlay district, with approvals being granted by the Planning and Zoning Commission. The Transportation Corridor Overlay District is defined as all land with frontage on any of the following roadways, or parcels within a quarter of a mile of these roadways:

1. Broad Street within the corporate limits of the City

2. Hazelton-Etna Road south of Mill Street to the City corporate line.
3. Hazelton-Etna Road north of Broad Street to the City corporate line.
4. Taylor Road from a point 200 feet south of Kennedy Road south to the City corporate line.
5. Mink Street from the railroad track south to the City corporate line.
6. Summit Road from the railroad track south to the City corporate line.

The proposed location of the new high school does not fall within the boundaries of the Transportation Corridor Overlay District, but Section 1215.05(E)(7) references the requirements of the Transportation Corridor Overlay District may be applicable to a Conditional Use. Section 1259.05 addresses design standards of the Transportation Corridor Overlay District, which includes Traffic Safety Measures such as left turn lanes, right deceleration lanes, or other improvements as approved by the City Engineers. A traffic impact study has been submitted for the proposed high school to address the necessary Traffic Safety Measures. The remaining items of Chapter 1259, such as commercial loading areas or underground transmission lines, are not applicable to the project. Therefore, in Staff's opinion, the application has met the requirements.

TJ Rhodeback

*Q: I would like to see a more detailed drawing of the ingress and egress road traffic patterns for both the middle and high school for the northbound and southbound traffic.*

A: The Applicant has provided an overall site plan of both the new high school and the existing high school showing all access points and associated roadway improvements and a site plan for each access point showing the proposed improvements as indicated on page vii of the traffic impact study. This information is included as Exhibit E.

*Q: I would like to have a discussion regarding the High School as this is a huge tax change for the City to include water and sewer. They have spent \$2 million on the land and are already wanting more money for a more artistic roofline.*

A: A response to this comment from Licking Heights Superintendent, Dr. Wagner, has been included as Exhibit D.

Chadd McKittrick

*Q: I am requesting the traffic "impact" study, which as advised by staff to the Board was not required and as advised by the City Administrator revealed that improvements are necessary even as the current high school stands.*

A: The Traffic impact study prepared for the new high school, along with a review by the City Engineer, is included as Exhibit B.

*Q: I am requesting information as to any and all traffic “impact” studies performed in the last few years and on record for roads in the entire city as comparison to any study done in relation to the new proposed high school.*

A: Two traffic impact studies have been completed for projects since 2014.

The first study was completed in 2014 for Carrington Ridge, a 119-unit apartment development located on Hazelton-Etna Road. The development contains one full movement access and one right in/right out access onto Hazelton-Etna Road. The study recommended no roadway improvements to Hazelton-Etna Road and no intersection improvements. The Carrington Ridge Traffic Impact Study is included as Exhibit F.

The second study was completed in 2016 for Broadmoore Commons, a 273-unit subdivision located on Broad Street. The subdivision contains one full movement access onto Broad Street. The study recommended a westbound left turn lane and an eastbound right turn lane on Broad Street at the subdivision access. The traffic signal was not recommended as part of the study; however, was installed as a compromise with the Fire District because the subdivision only had one access point. The study did not recommend any intersection improvements but did recommend adjusting the signal timing at Broad Street and Mink Street. The Broadmoore Commons Traffic Study is included as Exhibit G.

*Q: I am requesting any information on the “tax change for the city to include water and sewer” as mentioned by Ms. Rhodeback in her email yesterday. I’d like to at least have an understanding as to what that meant.*

A: This question has been referenced above. The specifics of what is meant by the comment would need to be addressed by Ms. Rhodeback.

*Q: I am requesting any information on the school district having “spent \$2million on the land and are already wanting more money for a more artistic roofline” as mentioned by Ms. Rhodeback in her email yesterday. I’d like to at least have an understanding as to what that meant.*

A: This question has been referenced above. The specifics of what is meant by the comment would need to be addressed by Ms. Rhodeback.

The Public Service Director’s comments reference a submitted traffic study that was reviewed by both the City Engineer and the Public Service Director. 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 Public Service Director’s comments are attached.

City Engineer has provided a summary, based upon the traffic study, of the existing access points and proposed improvements and the new access points and the proposed improvements. The City Engineer’s comments are attached.

**Surrounding Area:**

| <b>Direction</b> | <b>Zoning</b>          | <b>Land Use</b>                            |
|------------------|------------------------|--|
| North            | RR - Rural Residential | Single-Family Homes<br>Farm Field          |
| East             | RR - Rural Residential | Single-Family Homes<br>Current High School |
| South            | RR - Rural Residential | Single-Family Homes                        |
| West             | RR - Rural Residential | Single-Family Homes<br>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 by the City's Major Thoroughfare Plan.
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 by the City's Major Thoroughfare Plan.

**Department and Agency Review**

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

**Conditions:**

Should the Board choose to approve the applicant's request, the following conditions 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 conditions" if conditions 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

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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

**From:** Jim Roberts  
**To:** [Scott Fulton](#)  
**Cc:** [BJ King](#)  
**Subject:** LHHS Traffic Items  
**Date:** Wednesday, August 29, 2018 3:53:59 PM

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Scott, confirming our conversation earlier today, following is a summary of the current traffic recommendations for the Licking Heights High School project that the district would be responsible for addressing:

1. New High School Drive on Summit Road
  - a. This would be a two lane drive with a stop sign.
  - b. No upgrades to Summit Road are shown here.
2. New High School Drive and Cable Road
  - a. The school drive would have two egress lanes and one ingress lane on school property. This drive would have a stop sign.
  - b. A westbound right turn lane would be installed on Cable Road
  - c. An eastbound left turn lane would be installed on Cable Road
3. Middle School (existing High School) Drive on Cable Road
  - a. The existing eastbound left turn lane will be extended at the district's cost
4. New Middle School drive on Mink Street
  - a. The drive will be one in and one out with a stop sign.
  - b. No upgrades to Mink Street are proposed.

I hope this clarifies this situation. Please let me know if we can help in any other way.

Jim

**James G. Roberts, P.E.**

Vice President  
Newark Office Manager

**HULL | Newark, Ohio**

Environment / Energy / Infrastructure

o: 740-344-5451 | d: 740-224-0739

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# 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 1412280002   |                                  |
| 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 |

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

| 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 |            |

| 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    |

| 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 |            |

| 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:

6/20/18

Property Owner: (Required):

Date:

06/20/18

## 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.

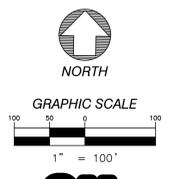
The attached site plan, indicating all property lines and dimensions also outlines:

- 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

Schematic Design  
Licking Heights Local School District  
New High School  
Cable Road, Pataskala, OH 43062



LICKING HEIGHTS  
HIGH SCHOOL  
4000 MINK ST.  
PATASKALA, OH



|             |           |
|-------------|-----------|
| Commission  | 17032     |
| Drawn       | Checked   |
| RC          | GED       |
| Sheet Title | SITE PLAN |

Client Number: 51000001 3420 Licking Heights High School  
Date: 05/15/18

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 NAVD83 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 GPS IN FEBRUARY & MARCH 2018.
- WETLAND DELINEATION PROVIDED BY HULL & ASSOCIATES, INC. IN FEBRUARY 2018.
- FEMA ZONE INFORMATION  
PANEL: 39089C0286J & 39089C0288J  
EFFECTIVE DATE: MARCH 18, 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 GUPS 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 |

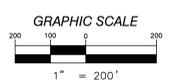
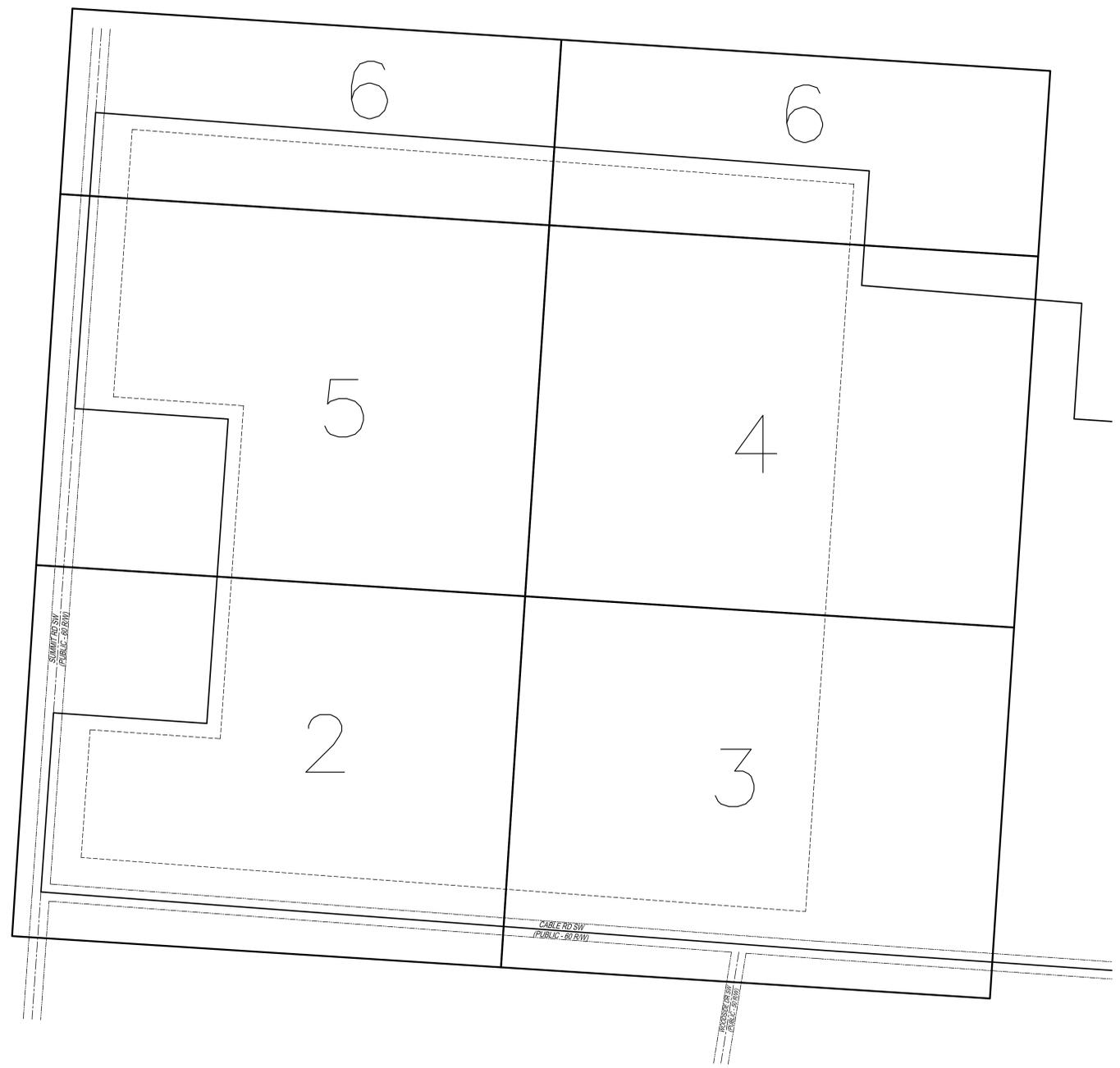
\*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

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
- CM— = COMMUNICATIONS MARKER
- TP— = TELEPHONE PEDESTAL
- LP— = LIGHT POLE
- PP— = POWER POLE
- GW— = GUY WIRE
- PB— = PULL BOX
- EM— = ELECTRIC METER
- TR— = TRANSFORMER
- EV— = ELECTRIC VAULT
- MB— = MAILBOX
- DT— = DECIDUOUS TREE
- B— = BUSH
- TS— = TREE STUMP
- BL— = BOLLARD
- P— = POST
- S— = SIGN
- XF— = FINISHED FLOOR
- B— = BENCHMARK
- IP— = IRON PIN FOUND
- C— = CONCRETE
- A— = ASPHALT
- FP— = FLOOD PLAIN (ZONE A)
- DW— = 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



Commission GB SN  
Drawn GB SN  
Sheet Title SITE SURVEY

Cal Number  
Date 2018-03-02

TOPOGRAPHIC SURVEY

MATCHLINE - SHEET 5



KATHERINE FOURAS  
PID: 063-141228-00.000  
INST. NO. 201512300028326

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

MATCHLINE - SHEET 3

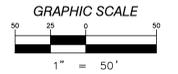
|   |   |
|---|---|
| 6 | 6 |
| 5 | 4 |
| 2 | 3 |



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NORTH



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ENGINEERS • SURVEYORS  
ATHENS • COLUMBUS • LOGAN • ZANESVILLE

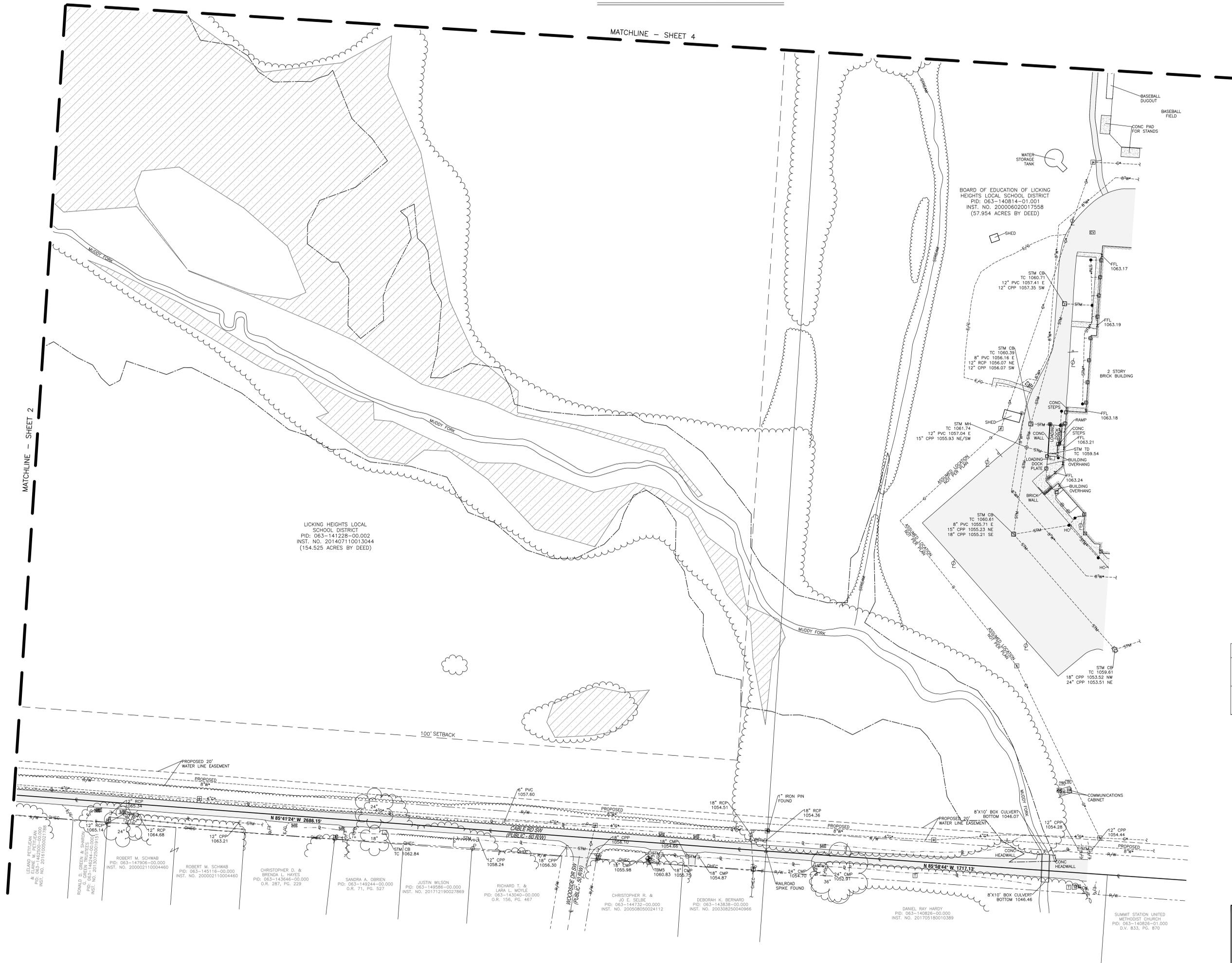
Commission GB SN  
Drawn Checked  
Sheet Title SITE SURVEY

Revision  
Card Number 2018-03-02  
Date

TOPOGRAPHIC SURVEY

MATCHLINE - SHEET 4

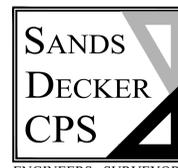
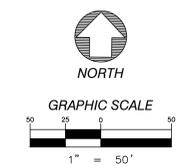
MATCHLINE - SHEET 2



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)

|   |   |
|---|---|
| 6 | 6 |
| 5 | 4 |
| 2 | 3 |



Commission: GB SN  
 Drawn: SN  
 Sheet Title: **SITE SURVEY**  
 Revisions:  
 Date: 2018-03-02

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



TOPOGRAPHIC SURVEY

MATCHLINE - SHEET 6

MATCHLINE - SHEET 4

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

CONC HEADWALL  
TBM1  
1066.02  
8'x10'  
BOX CULVERT  
BOTTOM  
1061.03  
CONC HEADWALL

8'x10' BOX CULVERT  
BOTTOM  
1061.10  
CONC HEADWALL

12" CPP  
1064.85

12" CPP  
1065.07

12" CMP  
1066.82

12" CMP  
1068.52

5/8" REBAR  
FOUND

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

KATHERINE FOURAS  
PID: 063-141228-00.000  
INST. NO. 201512300028326

SANDS DECKER CPS, LLC  
PID: 063-14010000  
INST. NO. 200705070011636

N 86°01'36" W 530.00'

N 37°58'24" E 1062.47'

100' SETBACK

50' SETBACK

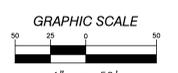
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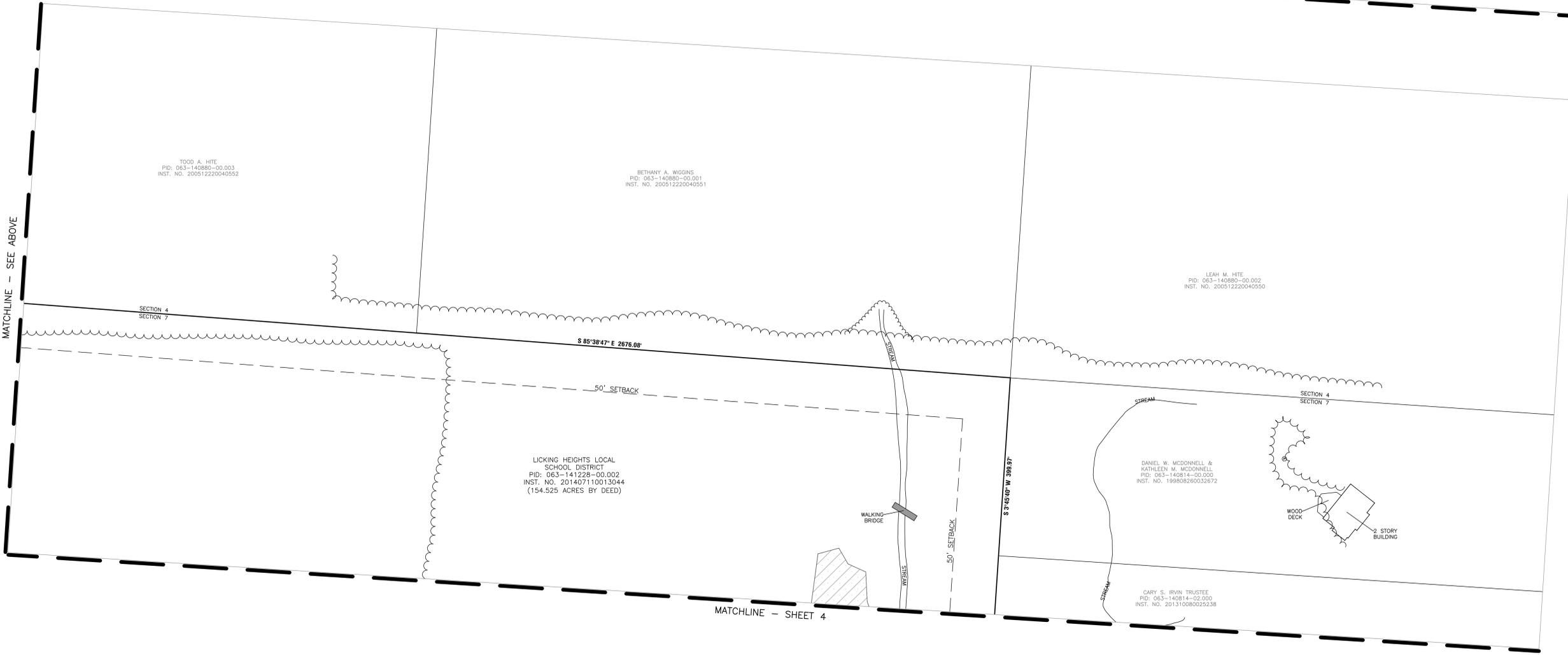
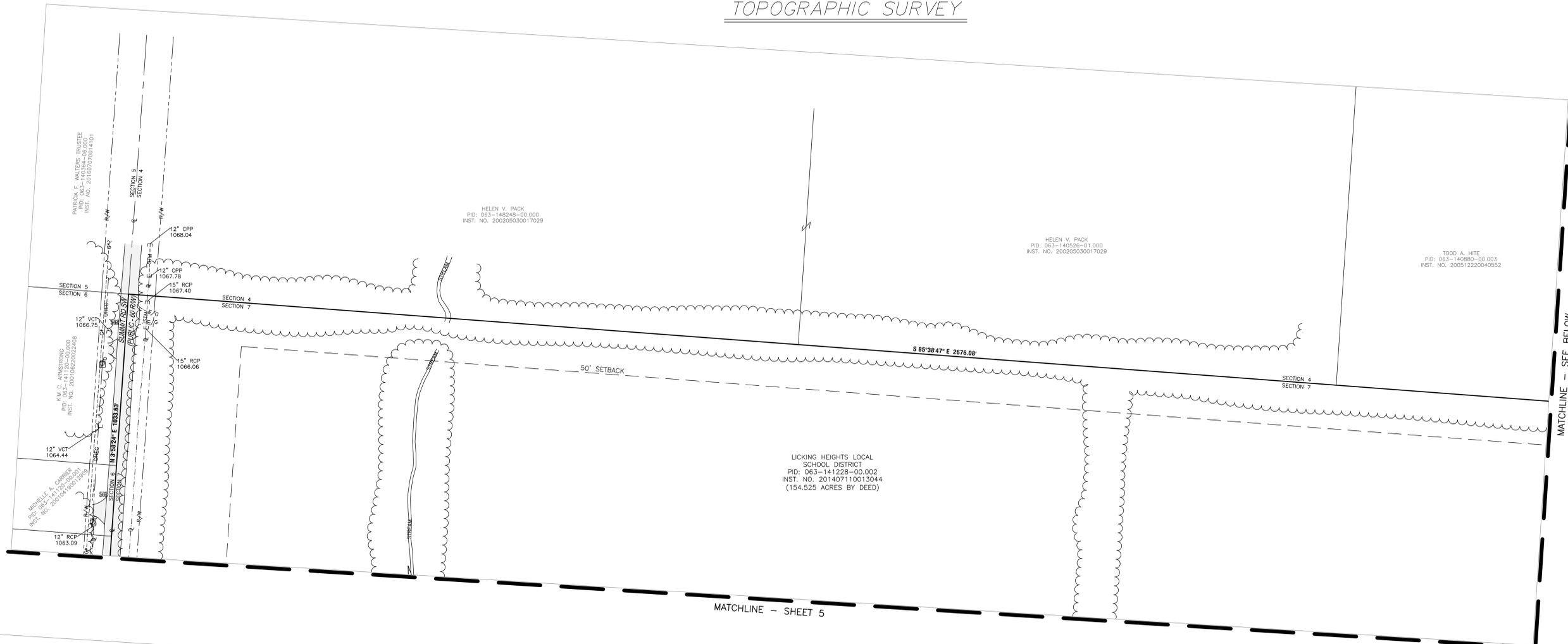
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Commission: GB SN  
Drawn: SN  
Sheet Title: SITE SURVEY

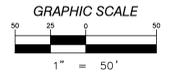
Call Number: 2018-03-02  
Date:

MATCHLINE - SHEET 2

TOPOGRAPHIC SURVEY



|   |   |
|---|---|
| 6 | 6 |
| 5 | 4 |
| 2 | 3 |



|             |             |         |
|-------------|-------------|---------|
| Commission  | GB          | SN      |
| Drawn       |             | Checked |
| Sheet Title | SITE SURVEY |         |
| Revisions   |             |         |
| Call Number | 2018-03-02  |         |
| Date        |             |         |

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# 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



**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                   |    |
|------------------------------|----|
| <b>Story Height:</b>         |    |
| <b>Exterior Wall:</b>        |    |
| <b>Heating:</b>              |    |
| <b>Cooling:</b>              |    |
| <b>Basement:</b>             |    |
| <b>Attic:</b>                |    |
| <b>Total Rooms:</b>          |    |
| <b>Bedrooms:</b>             |    |
| <b>Family Rooms:</b>         |    |
| <b>Dining Rooms:</b>         |    |
| <b>Full Baths:</b>           |    |
| <b>Half Baths:</b>           |    |
| <b>Other Fixtures:</b>       |    |
| <b>Year Built:</b>           |    |
| <b>Finished Living Area:</b> |    |
| <b>Fireplace Openings:</b>   |    |
| <b>Fireplace Stacks:</b>     |    |
| <b>Basement Garage(s):</b>   |    |
| <b>Basement Finished:</b>    | No |

| AREA                | VALUES (by tax year) |           |             |           |
|---------------------|----------------------|-----------|-------------|-----------|
|                     |                      | Land      | Improvement | Total     |
| <b>First Floor:</b> | Market               | 1,066,400 | 0           | 1,066,400 |
| <b>Upper Floor:</b> | 2017 CAUV            | 283,390   | 0           | 283,390   |
| <b>Attic:</b>       | Market               | 1,142,600 | 0           | 1,142,600 |
| <b>Half Story:</b>  | 2016 CAUV            | 421,560   | 0           | 421,560   |
| <b>Crawl:</b>       | Market               | 1,142,600 | 0           | 1,142,600 |
| <b>Basement:</b>    | 2015 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    |         |
| <b>TAXES</b>     |          |          |          |         |
|                  | 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

FRAILEY JONATHAN E  
3601 SUMMIT RD  
PATASKALA, OH 43062

LICKING HEIGHTS LSD BD OF ED  
6539 SUMMIT RD  
SUMMIT STATION, OH 43073

WIGGINS BETHANY A  
6788 NICE CT  
REYNOLDSBURG, OH 43068

BLOWERS DAVID PAUL  
13891 CABLE RD  
PATASKALA, OH 43062

HOGAN PETER & GEIGER LETETIA R  
13771 CABLE RD  
PATASKALA, OH 43062

NEAL JOHN JR & MARIBEL  
13731 CABLE RD  
PATASKALA, OH 43062

FOURAS EVANGELINE ET AL  
4079 SUMMIT RD  
PATASKALA, OH 43062

SUMMIT CORP THE  
3497 SUMMIT RD  
PATASKALA, OH 43062

HAYES CHRISTOPHER D & BRENDA L  
13499 CABLE RD SW  
PATASKALA, OH 43062

WAUGH CARL J & MADELINE  
3496 SUMMIT RD  
PATASKALA, OH 43062

PACK HELEN V (TOD)  
7754 CUMBERLAND CIR  
CANAL WINCHESTER, OH 43110

IRVIN CARY S TRUSTEE  
229 HELEN RD  
PATASKALA, OH 43062

HITE LEAH M  
14501 SYCAMORE RD  
MOUNT VERNON, OH 43050

WHITING ANTHONY BARRY & NANCY  
JO  
13831 CABLE RD  
PATASKALA, OH 43062

ZALESKI RONALD J  
13751 CABLE DR  
PATASKALA, OH 43062

ARMSTRONG KIM C  
3696 SUMMIT RD  
PATASKALA, OH 43062

FOURAS EVANGELINE R  
4079 SUMMIT RD  
PATASKALA, OH 43062

SALAMONY GINA M  
4310 SUMMIT RD  
PATASKALA, OH 43062

BERNARD DEBORAH K  
13401 CABLE RD  
PATASKALA, OH 43062

WALTERS PATRICIA F TRUSTEE  
3626 SUMMIT RD  
PATASKALA, OH 43062

MCDONNELL DANIEL W & KATHLEEN M  
230 HELEN RD  
PATASKALA, OH 43062

HARDY DANIEL RAY  
205 WOODSIDE DR  
PATASKALA, OH 43062

HITE TODD A  
5056 KILLOWEN CT  
GAHANNA, OH 43230

EVANS WALTER J & DIANE F  
13791 CABLE RD  
PATASKALA, OH 43062

ROOP DAVID J  
13811 CABLE RD  
PATASKALA, OH 43062

CARRIER MICHELLE A  
3710 SUMMIT RD SW  
PATASKALA, OH 43062

LICKING HEIGHTS LOCAL SCHOOL  
DISTRICT  
6539 SUMMIT RD  
PATASKALA, OH 43062

MOYLE RICHARD T & LAURA L  
36 WOODSIDE DR  
PATASKALA, OH 43062

SELBE CHRISTOPHER R & JO E  
13411 CABLE RD  
PATASKALA, OH 43062