



Introduced: May 7, 2018
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2018-4314

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 14379 EAST BROAD STREET, PARCEL NUMBER 063-146946-00.000, 14359 EAST BROAD STREET, PARCEL NUMBER 063-143604-00.000, 14305 COLUMBUS ROAD, PARCEL NUMBER 063-141930-00.000, AND 14271 COLUMBUS ROAD, PARCEL NUMBER 063-141306-00.000, TOTALING 20.35 ± ACRES, IN THE CITY OF PATASKALA, FROM THE MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT (R-87) ZONING CLASSIFICATION AND GENERAL BUSINESS DISTRICT (GB) ZONING CLASSIFICATION TO THE GENERAL BUSINESS DISTRICT (GB) ZONING CLASSIFICATION.

WHEREAS, Rose Oberst and Charles McClellan filed rezoning application ZON-18-002, parcel numbers 063-146946-00.000, 063-143604-00.000, 063-141930-00.000, and 063-141306-00.000, totaling 20.35 ± acres, from the General Business (GB) zoning classification and the Medium-Low Density Residential District (R-87) zoning classification to the General Business (GB) zoning classification, pursuant to Section 1217.02, and

WHEREAS, a public hearing was held by the City of Pataskala Planning and Zoning Commission on March 7, 2018, pursuant to Section 1217.07, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on February 22, 2018, and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

WHEREAS, the City Planning and Zoning Commission made its recommendation as provided for in Section 1217.13 of the Codified Ordinances on March 7, 2018, and

WHEREAS, a public hearing was held by Council on May 7, 2018 pursuant to Section 1217.11, and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing, pursuant to Section 1217.12, and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing

was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The properties located at 14379 East Broad Street, parcel number 063-146946-00.000, 14359 East Broad Street, parcel number 063-143604-00.000, 14305 Columbus Road, parcel number 063-141930-00.000, and 14271 Columbus Road, parcel number 063-141306-00.000, belonging to Rose Oberst and Charles McClellan is hereby rezoned to the General Business District (GB) zoning classification from the General Business District (GB) zoning classification and the Medium-Low Density Residential (R-87) zoning classification as shown on Exhibit A with one condition.

Section 2: This rezoning shall be subject to the following condition due to the proximity of residentially used properties, and to prevent the potential for nuisance:

- a. L4 landscaping buffer, pursuant to Section 1283.06(5) of the Pataskala Code, shall be installed along the east property line of 14305 Columbus Road, parcel number 063-141930-00.000.

Section 3: The Official Zoning Map of the City of Pataskala, Ohio, is hereby amended and revised by changing the zoning of the properties from the General Business (GB) zoning classification and the Medium-Low Density Residential (R-87) zoning classification to the General Business District (GB) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 4: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 5: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director