

MEMO
AUGUST 2018

PATASKALA COMPREHENSIVE PLAN

EXISTING CONDITIONS SUMMARY

OVERVIEW

Information summarized in this memorandum was prepared to provide insight on current demographics, land use, natural environment, infrastructure, and projected population data in Pataskala. This information will inform future development and land use decisions as provided in the Plan. The U.S. Census, American Community Survey, and City GIS data were the main sources of data aggregated for this report. Full-sized maps and legends as well as additional demographic and physical environment data are included in the Appendix.

COMMUNITY PROFILE

A rapidly growing community with a 49% increase in population since 2000. From 2000 to 2016, the City experienced a 49% increase in population. Although the population growth rate slowed after the recession, Pataskala is situated within the growing Central Ohio region, which is expected to grow by half a million to a million people by 2050.

A relatively younger, family-oriented community. Compared to nearby communities, Pataskala has a relatively younger population with a median age of 37.5 years. Similarly, there is a higher percentage of the population that are children and those who are having families (30-49 years old), when compared to Licking County.

Residents are educated, in-demand workers who receive higher incomes, compared to nearby communities, but the City is losing out on this potential tax base as most workers commute outside the City for work. With strong educational attainment (58% of residents have some college education), Pataskala residents are a highly skilled workforce and this has equated to residents making more, on average, than households in nearby communities. Median income in the City is over \$12,000 higher than the County. These factors also help contribute to the low unemployment rate of 4% in the City, while the County experiences a higher rate of 7%.

At the same time, many workers in Pataskala commute outside of the City for work. This may be attributed to a lack of commercially zoned areas or employment centers. Currently, top industries in the City include: Retail Trade (15.9%); Educational Services (15.4%), Accommodation & Food Service (12.7%), Health Care & Social Assistance (11.1%).

Racially homogeneous but growing African American population. Residents are predominantly White (89%). However, there is a growing Black/African American population that has increased by 133% from 2000 to make-up 7% of the community in 2016.

Regional and national growth of millennial and baby boomer populations. The Central Ohio region is projected to increase by a half million to a million people by 2050. With this growth, the senior population is expected to double, and households with children will account for less than 20% of the total growth (MORPC Insight 2050). On a national scale, these two populations make-up over half of the population. These populations may have an impact on housing development, as they show similar preferences for attached housing and housing on smaller lots, located in walkable, mixed-use neighborhoods.



Population

15,225

(49% increase since 2000)

Median Age

37.5

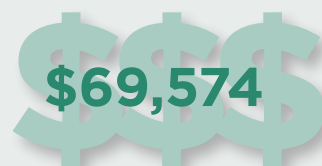
Heath (39.2)

Reynoldsburg (35.9)

Groveport (42.8)

Licking County (39.8)

Median Household Income



\$69,574

Heath (\$44,656)

Reynoldsburg (\$61,648)

Groveport (\$56,750)

Licking County (\$57,571)



Total Jobs

3,179

86%

of working Pataskala residents work outside of the City

PHYSICAL ENVIRONMENT

Approximately 66% of the City's land area is in agriculture and vacant use, which creates potential for growth and conservation.

With nearly 12,000 acres of land in agriculture or vacant use (see Figure 1-1), much of the City's land is developable. This creates an opportunity for Pataskala to grow while retaining its rural charm and community character that residents enjoy.

Public facilities and utilities are concentrated along Broad Street and Main Street, with less service in the northern portion of the City. City facilities like schools, fire,

police, and administrative services are located mostly along the Broad Street corridor and S.R. 310. Water and sewer services are provided by the Pataskala Utility Department (mostly eastern half of the City) and the South West Licking County Water and Sewer District (mostly western half of the City). However, many residents do not have access to water and sewer service. As development occurs, planning for efficient use and expansion of facilities and utilities will improve service and decrease costs.

There is an east/west divide in the community resulting from the merge between the Village and Township. Since the merge of the Village of Pataskala and Lima

Township in 1996, two distinct communities remain that attend different schools, live different lifestyles (suburban versus rural), and generally visit different areas for shopping and entertainment.

Pataskala lacks a city center that all residents identify with and where people can gather as a community.

Rooted in the east/west divide, some residents view Olde Towne as the city center of Pataskala while others feel there is no true center. Creating and investing in a city center where all residents can live, work, play, and gather, will improve the sense of community and place for residents and visitors.

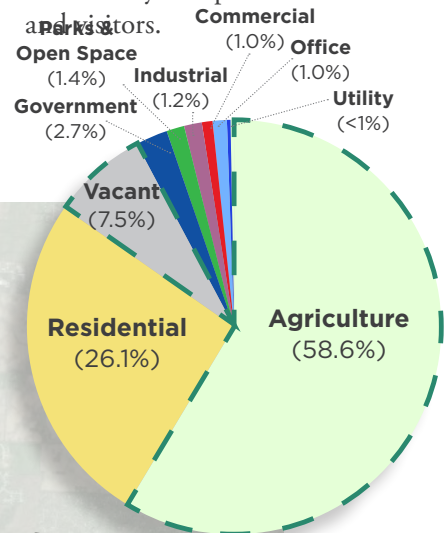


Figure 1-1: Pataskala Land Use

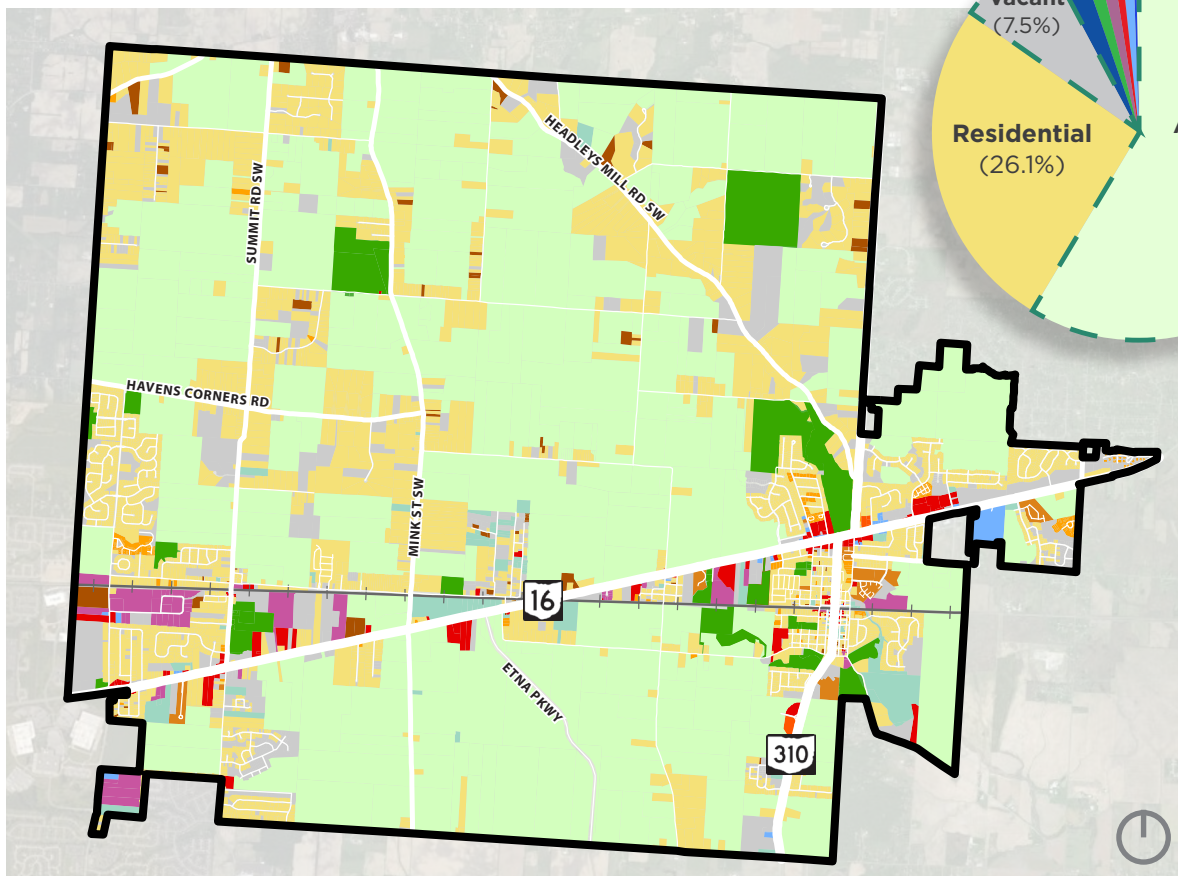
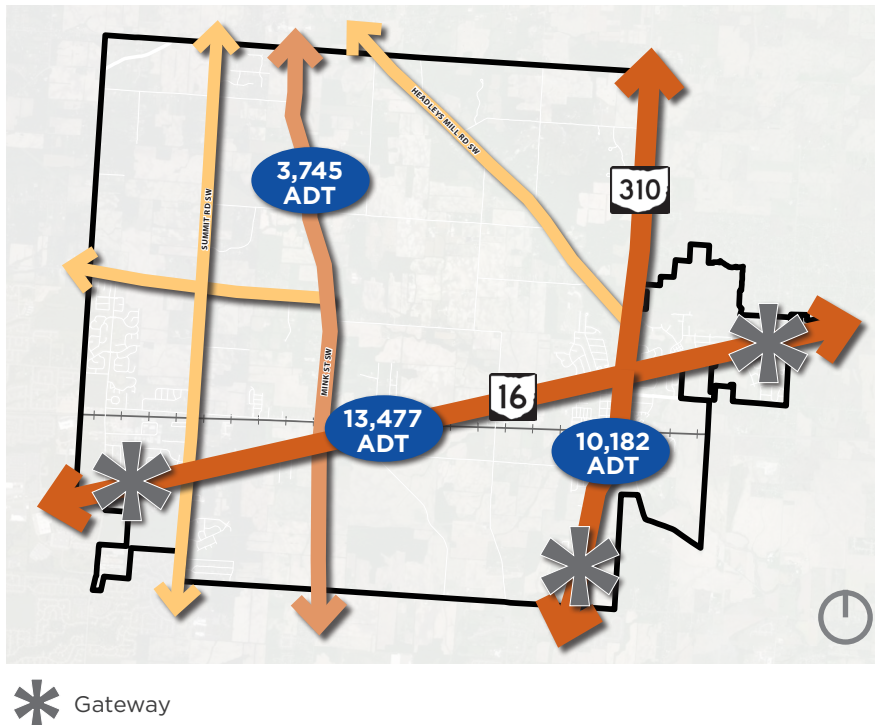


Figure 1-2: Major Thoroughfares



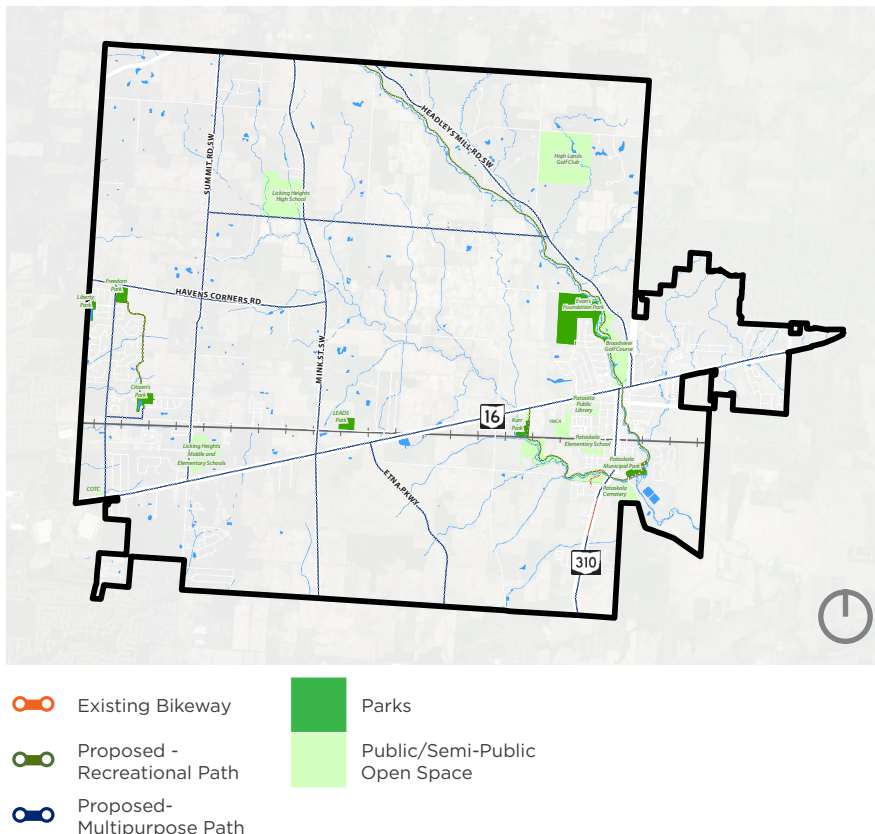
The current lack of east-west connections creates travel barriers. Currently, Broad Street is Pataskala's only citywide east-west connection, which accommodates, on average, nearly 13,500 average daily trips (ADT). Expanding the east-west street network as well as non-motorized options including bikeways and pedestrian paths can increase travel options, safety, and help to physically connect the community.

The City has considerable park acreage per person but much of this is located in one large park on the east side. Pataskala has approximately 151 acres of parkland (approximately 10 acres per 1,000 residents) and with seven parks in the City, there are 2,175 residents per park. This aligns with typical park and recreation agencies which have, on average, 10.1 acres of parkland per 1,000 residents and one park for every 2,114 residents (National Recreation and Park Association).

However, much of the park acreage is located on the eastern side. To improve access to parks for all residents, additional small to medium sized parks should be located throughout the western and central areas.

Expansion of the park system including programming can improve service and access for residents. Strategic expansion of the parks and open space system including increasing programming and renovation of existing parks can improve the types of amenities offered by the park system.

Figure 1-3: Parks, Open Space, & Bikeways



Full-sized maps and legends are located in the Appendix.

DEVELOPMENT SCENARIOS

With much of the City undeveloped and zoned residential, there is potential for considerable residential development in the future. Therefore, an analysis incorporating population growth scenarios and build-out under current zoning was performed. This population growth and build-out analysis was meant to illustrate how population growth may occur in the future under different assumptions.

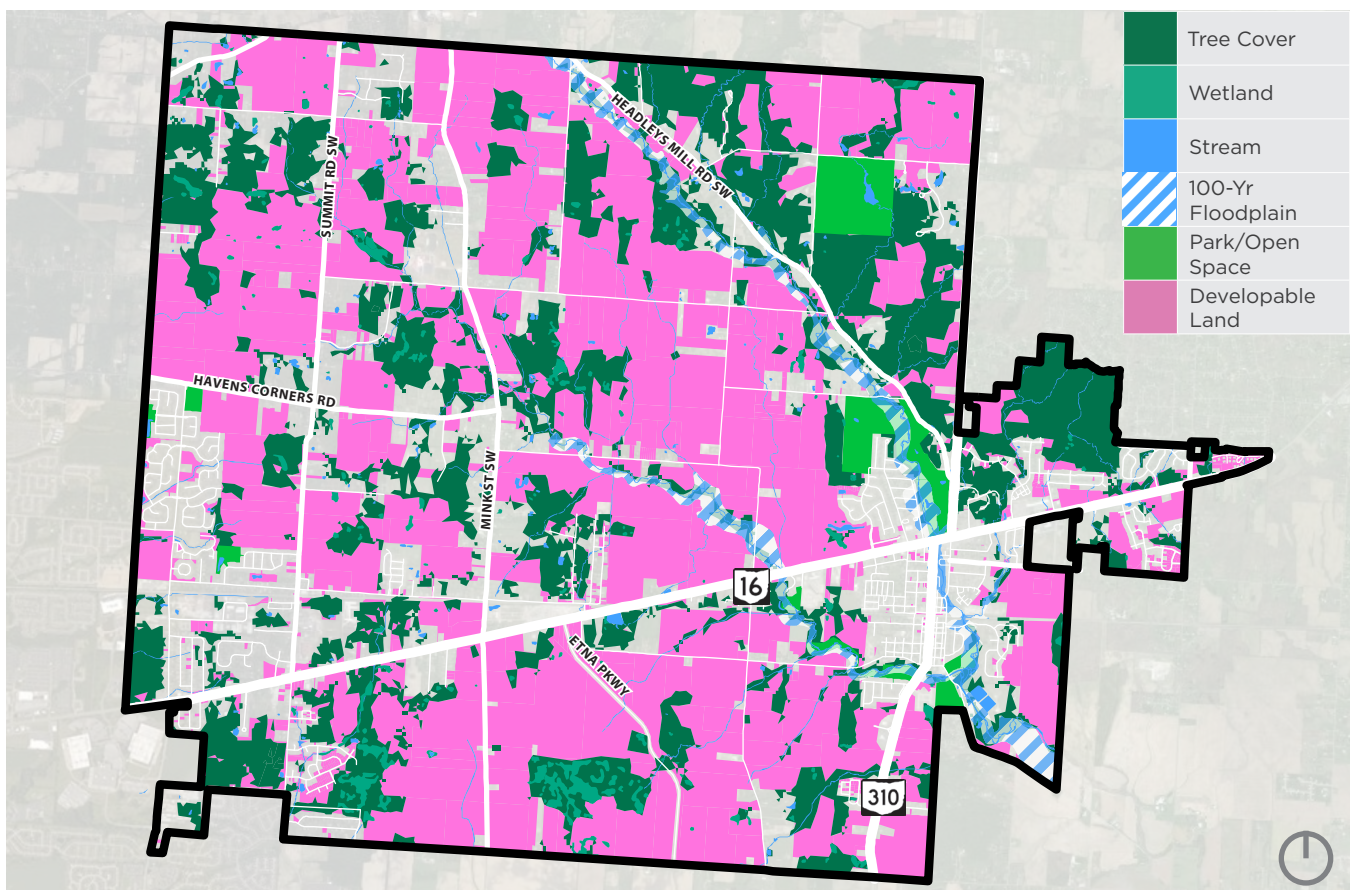
Developable land in the City was determined by removing areas that are already developed or are environmentally sensitive including tree cover, wetlands, streams, and open space. Of the 18,000 acres in the City, approximately 8,800 were categorized as developable.

This developable land was overlaid with current zoning to determine residential development capacity (assuming 2.5 residents per unit), which showed that complete **build-out of the developable land under current zoning could accommodate up to 11,342 additional residents.**

Figure 1-4: Additional Residents under Current Zoning

DISTRICT	DU/AC	DEV. LAND (AC)	ADDTL UNITS (MAX)	ADDTL RESIDENTS
Rural Residential	1	1,272	1,272	3,181
Medium-Low Density Residential	1	1,223	1,223	3,058
High Density Residential	4	108	434	1,085
Agriculture	0.1	4,234	423	1,058
Planned Development District	1	373	373	934
Village Single Family Residential	6	35	211	528
Multi-family Residential	3	70	209	522
Medium Density Residential	2	100	200	501
Medium-High Density Residential	2	67	133	333
Manufactured Home Residential	4	14	57	142
TOTAL		7,497	4,537	11,342

Figure 1-5: Developable Land



Development hinges on projected population growth for the City. Three growth scenarios (low, moderate, and high) were tested to compare growth rates with potential development in the City. The low scenario is based on the growth rate from 2010 to 2016 and would add 100 people and 40 households per year. The high growth rate is based on the growth rate from 2000 to 2016 and would add 500 people and 200 households per year. The moderate, or in between rate, would add 300 people and 120 households per year. By 2040, the three scenarios show a potential to add 2,000 (low), 6,000 (moderate), or 11,000 (high) additional residents in Pataskala.

Residential land in Pataskala would be essentially built-out by 2040, if the high growth rate occurred under current zoning. Under the high growth scenario, all residentially zoned land could potentially be developed. This could have consequences for the character of the community, if development is not properly planned for to reflect the desires of residents. Furthermore, population growth could be even higher than under the high scenario because the City is situated in a growing region and has ample developable land.

Figure 1-6: Growth Scenarios: Residents & Household Per Year

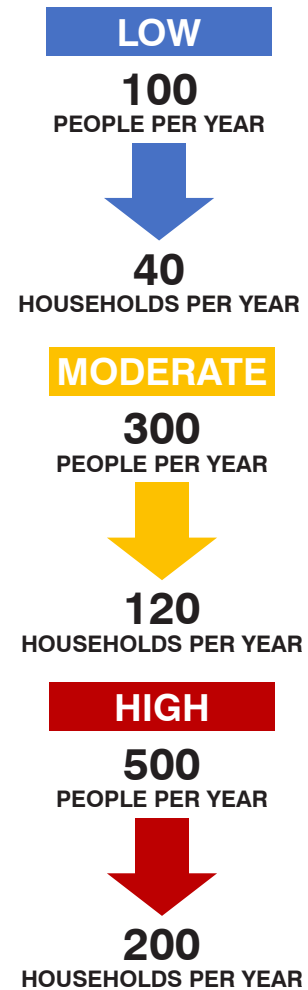
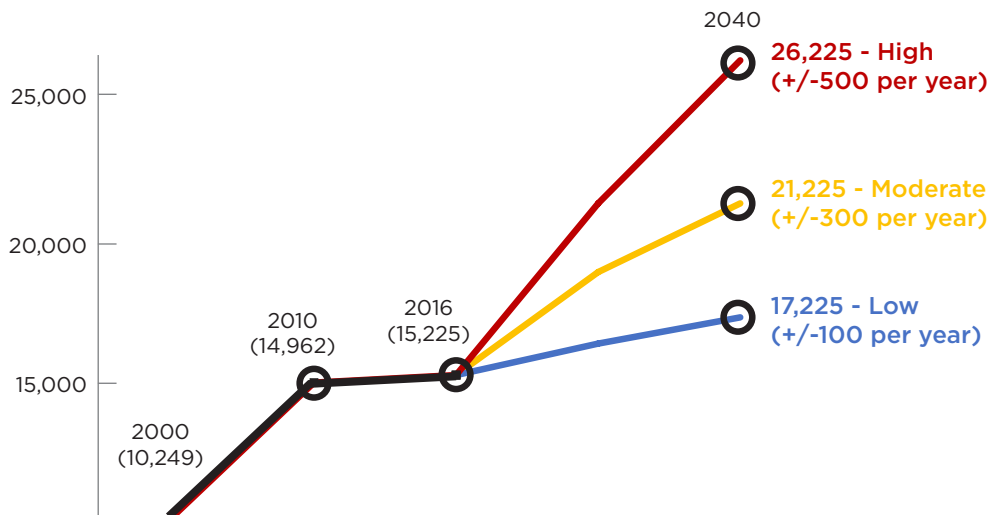


Figure 1-7: Growth Scenarios: Population by 2040



STEERING COMMITTEE 2 PRESENTATION

The follow is the presentation from Steering Committee Meeting 2 that includes full-sized maps and legends as well as additional demographic and physical environment data.

PATASKALA COMPREHENSIVE PLAN

Steering Committee Meeting #2
Tuesday, June 5th, 2018



AGENDA

Steering Committee #2

- 01 SC1 Review
- 02 Existing Conditions
Demographics, Housing, Land
Use, Natural Environment,
Mobility
- 03 Growth Scenarios
- 04 Community Survey
- 05 Updated Schedule
- 06 Next Steps



01 SC1 REVIEW

01

ISSUES

SC1 Review

ISSUES

- Lack identity
- Division in community (school districts, Village vs. Township, Broad St. bridge)
- No alternative transportation options
- Traffic now and in the future
- No central gathering space
- Need more industrial employment & small businesses
- Lack infrastructure to support businesses
- Broad Street (traffic, aesthetics, etc.)
- No “step-up to” housing

01

OPPORTUNITIES

SC1 Review

OPPORTUNITIES

- City can/should have an identity
- Significant land resources (blank slate)
- Growing city
- Can unify the community through planning
- Balance in housing possible
- Potential to attract businesses
- Infrastructure does not have to be disruptive
- Strong schools that can drive community feel
- Plan for a vision for Broad Street

01

FUTURE DEVELOPMENT

SC1 Review

What does the future look like?

- 6.5/10
- 1 being status quo
- 10 being high intensity development (e.g. Dublin)





02 EXISTING CONDITIONS

(NEW AND IMPROVED!)

02

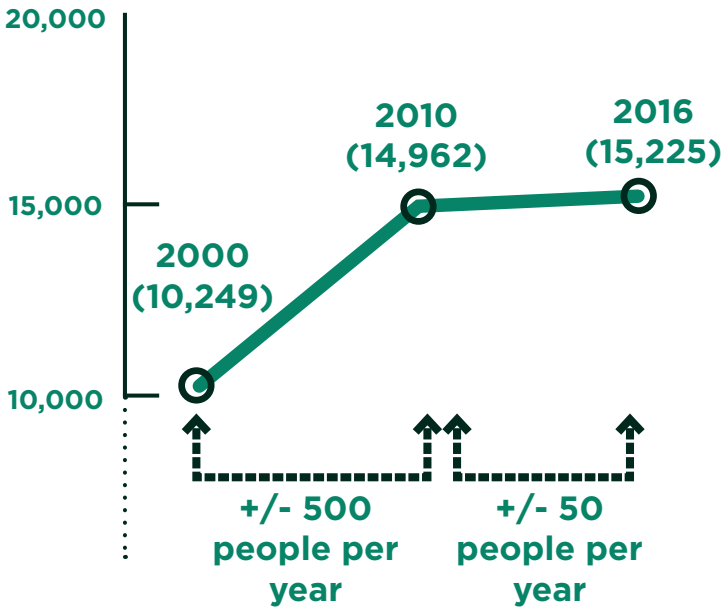
POPULATION

Existing Conditions



Population
15,225
(49% increase
since 2000)

Significant
population
growth leading up
to the recession.



02

AGE

Existing Conditions

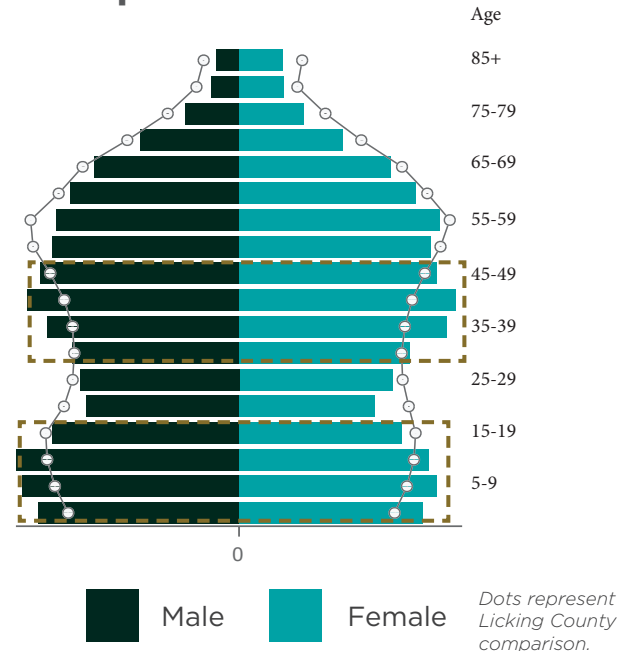
Relatively younger population...

Median Age

37.5

Heath (39.2); Reynoldsburg (35.9)
 Groveport (42.8); Licking County (39.8)
 Ohio (39.3)

Population Cohort



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02

EDUCATION

Existing Conditions

...with comparable
 educational attainment.

No High School
 Diploma

8%

Heath (11%)
 Reynoldsburg (6%)
 Groveport (6%)
 Licking Cty. (10%)
 Ohio (11%)

High School
 Graduate

35%

Heath (42%)
 Reynoldsburg (27%)
 Groveport (39%)
 Licking Cty. (36%)
 Ohio (34%)

Some College
 & Associates

31%

Heath (29%)
 Reynoldsburg (36%)
 Groveport (35%)
 Licking Cty. (31%)
 Ohio (29%)

Bachelor/Grad/
 Professional

27%

Heath (17%)
 Reynoldsburg (31%)
 Groveport (20%)
 Licking Cty. (23%)
 Ohio (27%)

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02

HOUSING TYPE

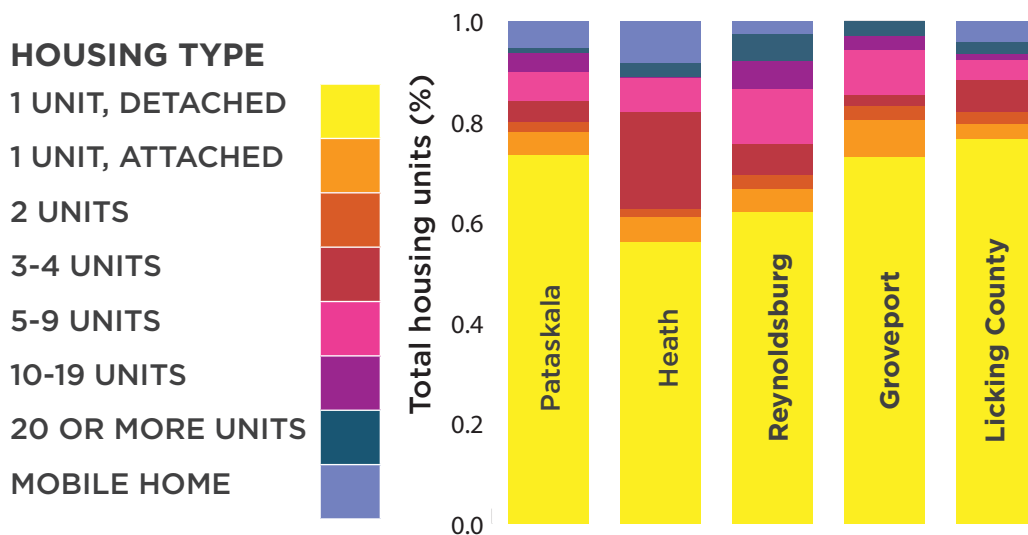
Existing Conditions

HOUSING TYPE	PATASKALA			HEATH	REYNOLDSBURG	GROVEPORT	LICKING COUNTY
	2000	2010	2016	2016	2016	2016	2016
1 UNIT, DETACHED	72.4	71.3	73.4	56.0	62.0	72.9	76.6
1 UNIT, ATTACHED	2.4	4.4	4.4	5.1	4.6	7.5	2.8
2 UNITS	2.7	0.8	2.0	1.5	2.8	2.7	2.5
3-4 UNITS	5.1	5.3	4.3	19.3	6.2	2.3	6.4
5-9 UNITS	5.5	6.3	5.7	6.8	10.8	8.9	3.9
10-19 UNITS	3.9	3.4	3.9	0.2	5.7	2.7	1.3
20 OR MORE UNITS	0.6	1.4	1.0	2.7	5.3	3.0	2.3
MOBILE HOME	7.4	7.0	5.3	8.4	2.6	0.0	4.3

02

HOUSING TYPE

Existing Conditions



Pataskala's current housing stock is less diverse than surrounding communities and may not serve projected Central Ohio growth.

(87% of projected growth will be families without children)

02

HOUSING AGE

Existing Conditions

Relatively new building stock that is unlikely to be redeveloped in the near-term.



55%

of buildings were built between 1990 and 2009

**Median Year
Structure Built**
1993

Heath (1979)

Reynoldsburg (1983)

Groveport (1977)

Licking County (1976)

Ohio (1967)

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02

EMPLOYMENT

Existing Conditions

Top Industries

1	Retail trade	15.9%
2	Educational services	15.4%
3	Accomm. & food services	12.7%
4	Health care & social assistance	11.1%



86%
of working Pataskala residents work outside of the City

**2015 Work Area Profile Report*

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02

EMPLOYMENT

Existing Conditions

Pataskala residents are a highly skilled workforce and are making more, on average, than households in adjoining communities, although much of this tax revenue is not realized in the City.

Unemployment Rate

4%

Heath (6%)
Reynoldsburg (6%)
Groveport (4%)
Licking County (7%)
Ohio (7%)

Median Household Income

\$69,574

Heath (\$44,656)
Reynoldsburg (\$61,648)
Groveport (\$ 56,750)
Licking County (\$57,571)
Ohio (\$50,674)

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02

REGIONAL TRENDS

Existing Conditions

25%

Is the projected population increase in Central Ohio by 2050.

87%

Of growth in the Columbus MSA will be households without children.
 (from 2010-2030)

Regional demographics are changing.

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02

NATIONAL TRENDS

Existing Conditions

45%

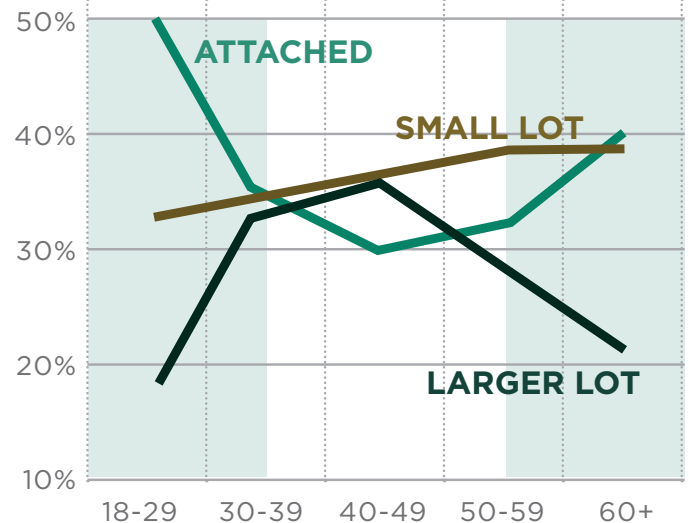
Of the national population are the millennial and boomer generations.

72%

Of households are without children
(up from **55% in 1970**).

Millennial and boomer generations prefer attached housing on smaller lots.

Housing Preference by Age



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02

KEY DEMOGRAPHIC FINDINGS

Existing Conditions

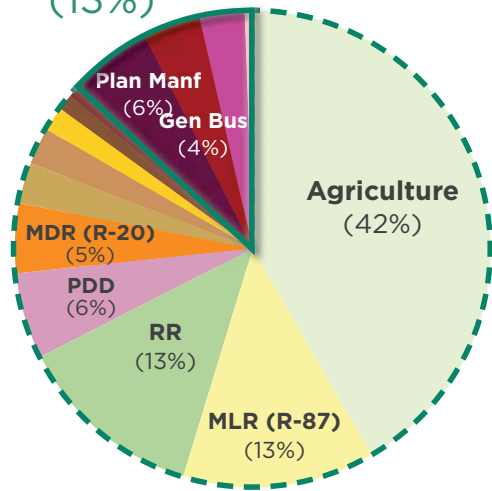
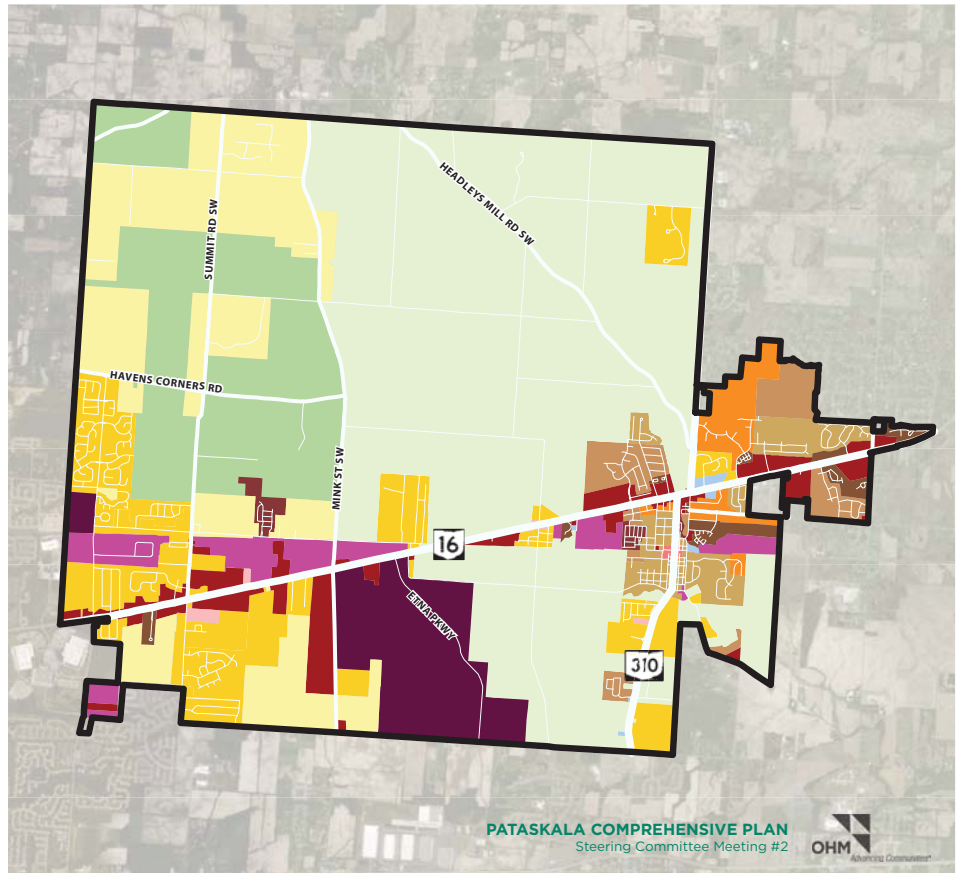
- Significant population growth leading up to the recession
- Relatively younger population with comparable education.
- Predominantly single family, detached homes that may not accommodate all demographics.
- Relatively new building stock that is unlikely to be redeveloped in near-term.
- Lack of professional employment options creates a commuter population.
- Residents still have access to high wage jobs in nearby communities.
- Changing regional/national demographics impacts housing preference.

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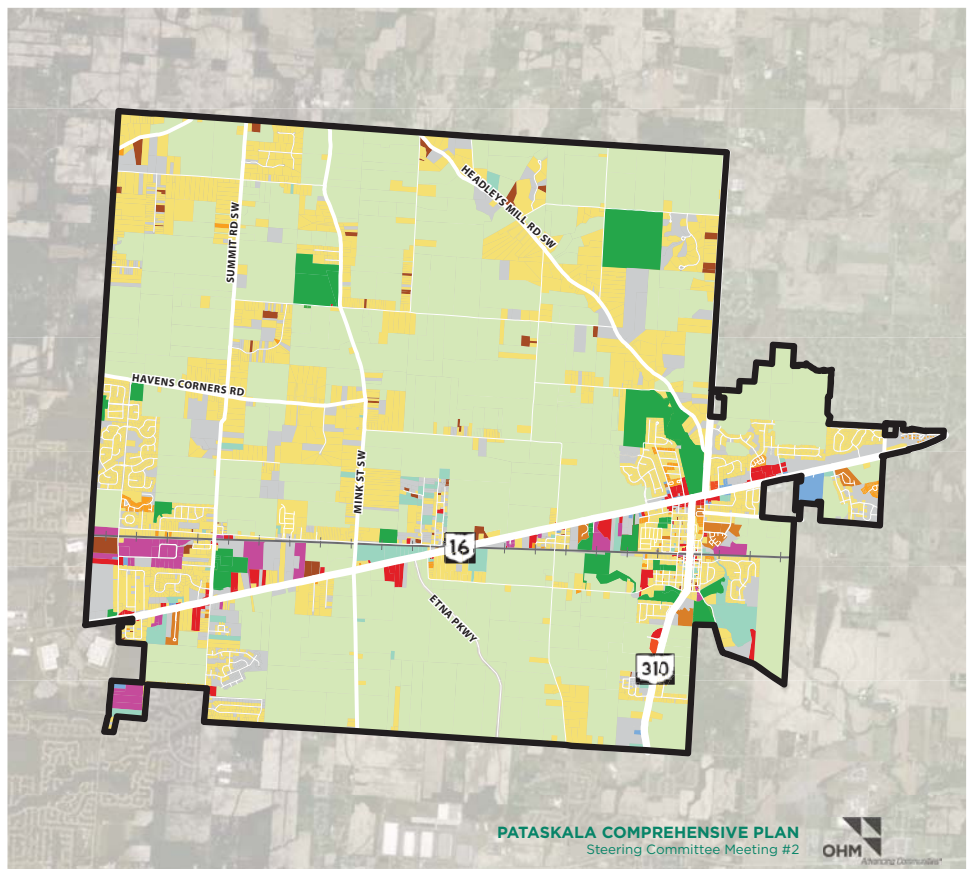
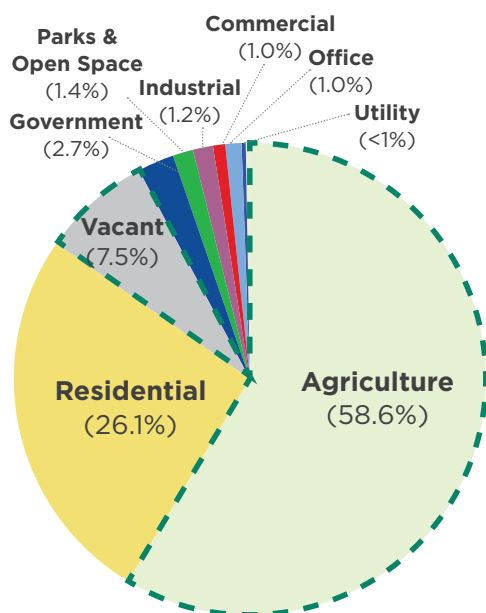


ZONING

Existing Conditions

**Non-Residential
(13%)****Residential
(87%)****LAND USE**

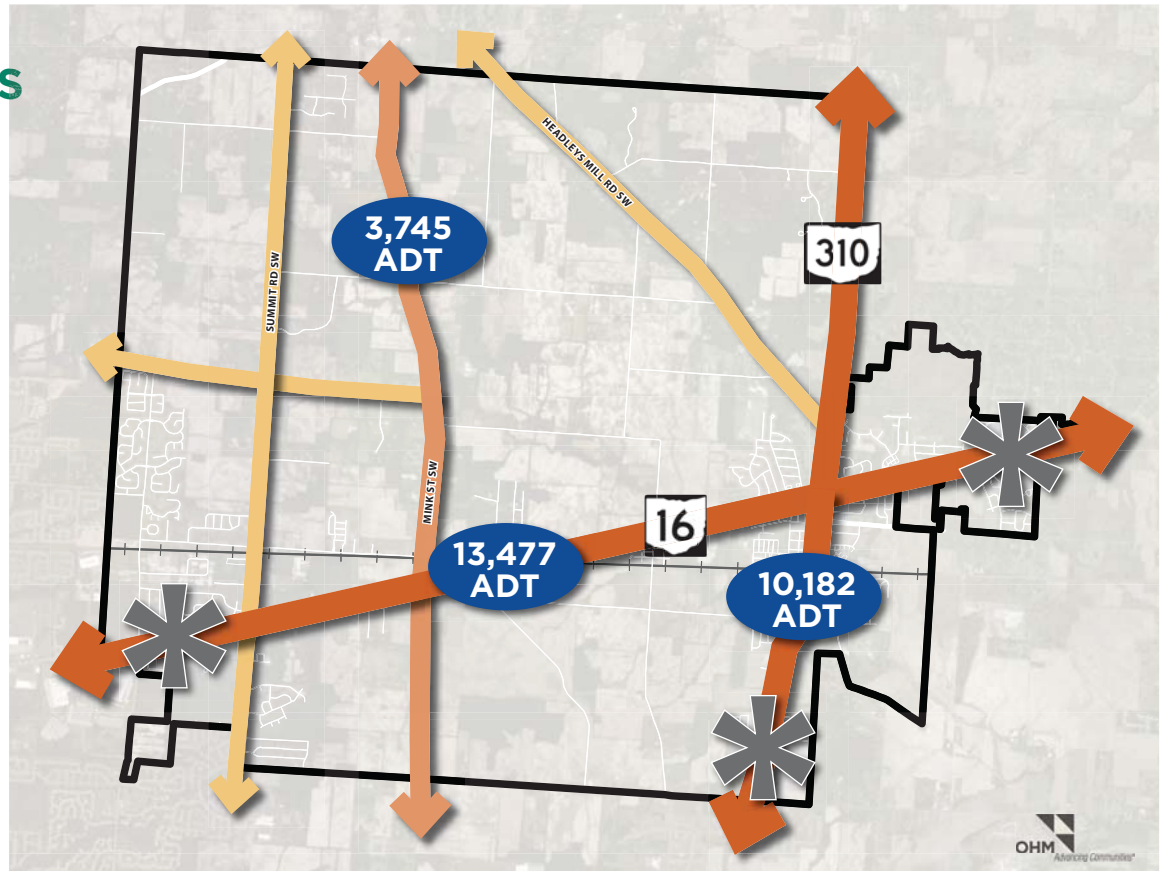
Existing Conditions



02 ROADWAYS & GATEWAYS



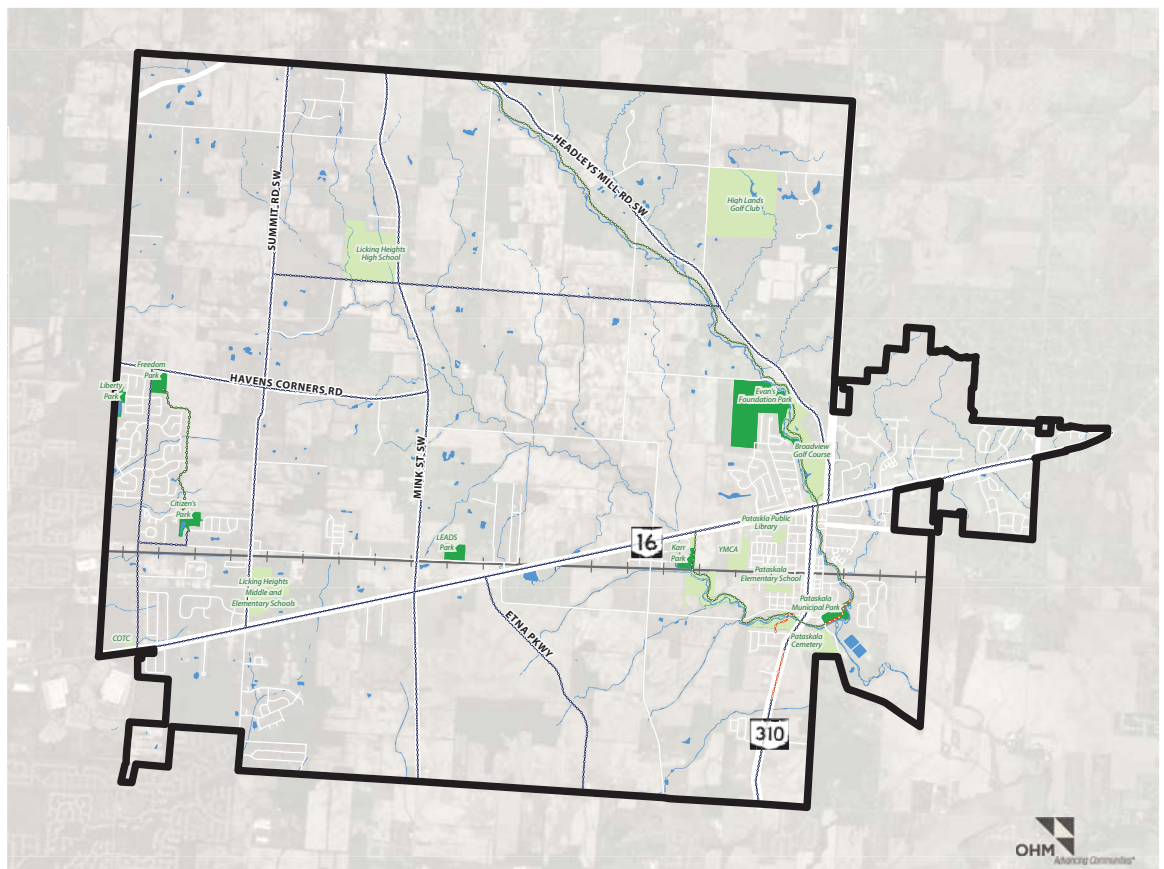
Need additional east/west connections.








02 BIKEWAYS

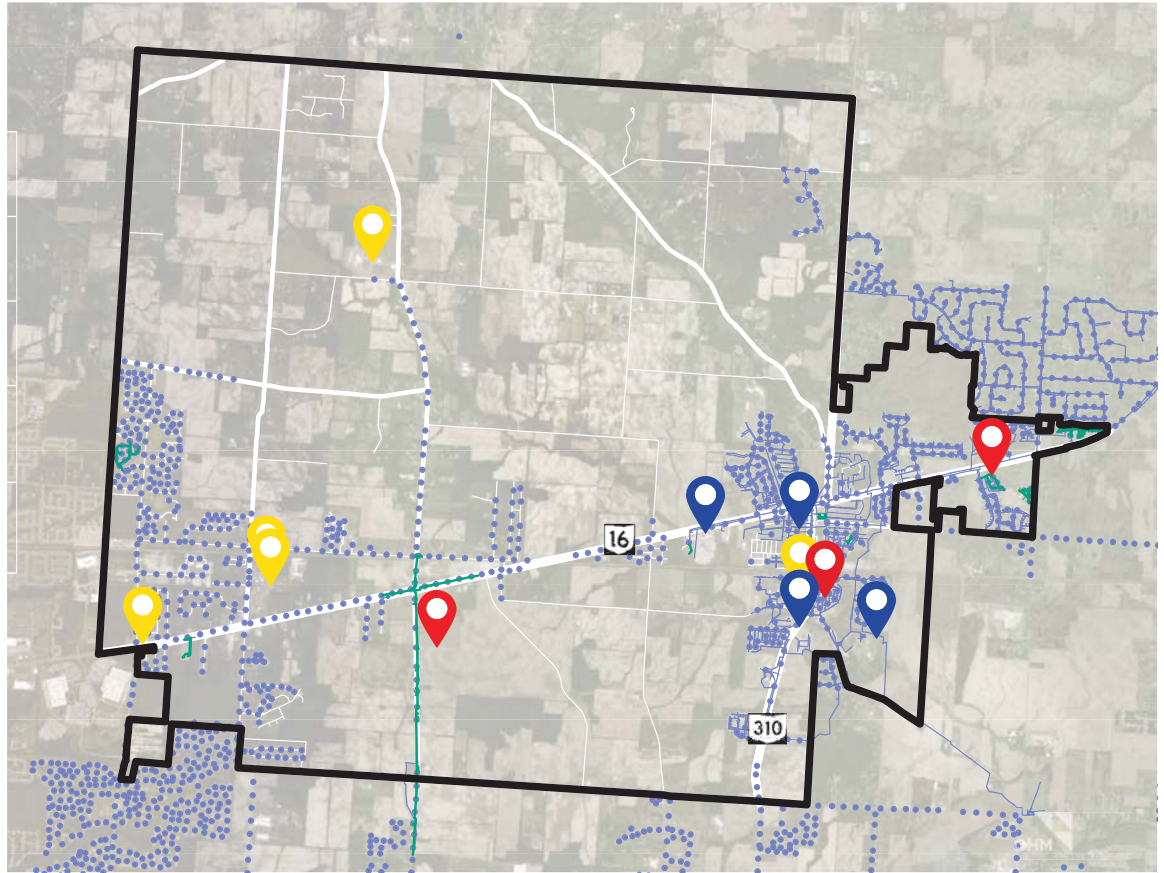
- Existing Bikeway
- Proposed - Recreational Path
- Proposed - Multipurpose Path
- Parks
- Public/Semi-Public Open Space

Opportunity to better link City through bikeways.



-  School
-  Fire/Police
-  City Building
-  City Water/
Sewer
-  SWLC Water/
Sewer

Major investment
needed for new
development.



KEY LAND USE FINDINGS

Existing Conditions

- Large area of developable land.
- Future development requires major investment in infrastructure
- Lack of east/west connections
- Lack of non-motorized connections.





03 GROWTH SCENARIOS

03

QUESTIONS TO ANSWER

Growth Scenarios

What population size do we expect by 2040?

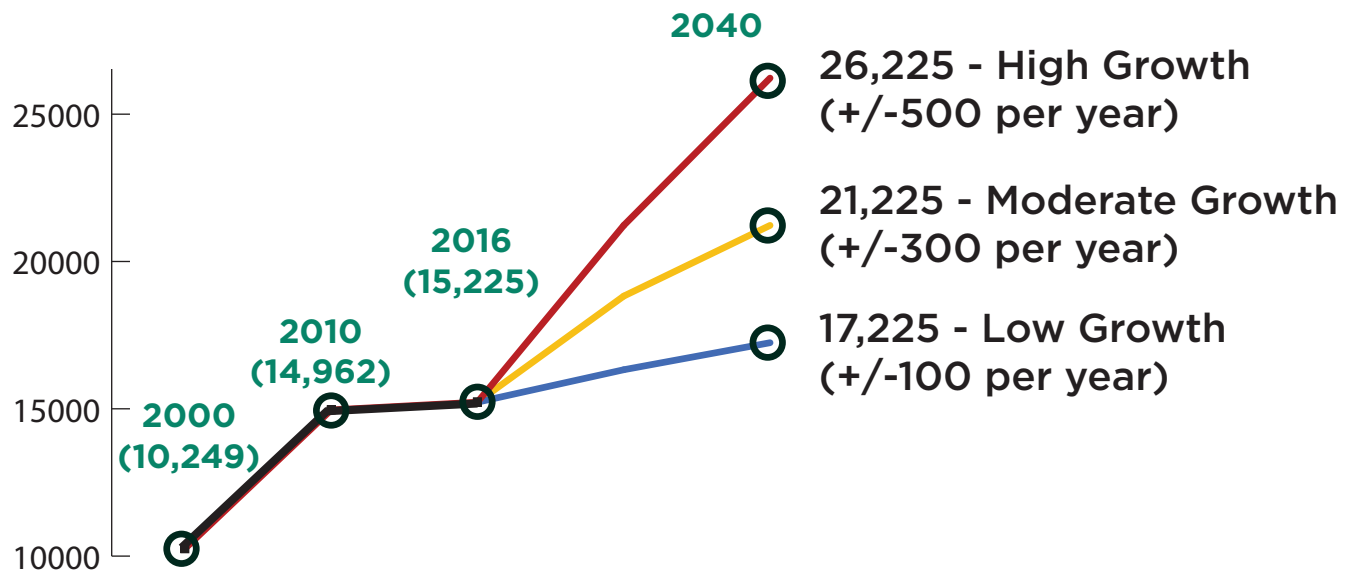
Where do we want to grow?

How do we want to grow?

03

POPULATION GROWTH

Growth Scenarios



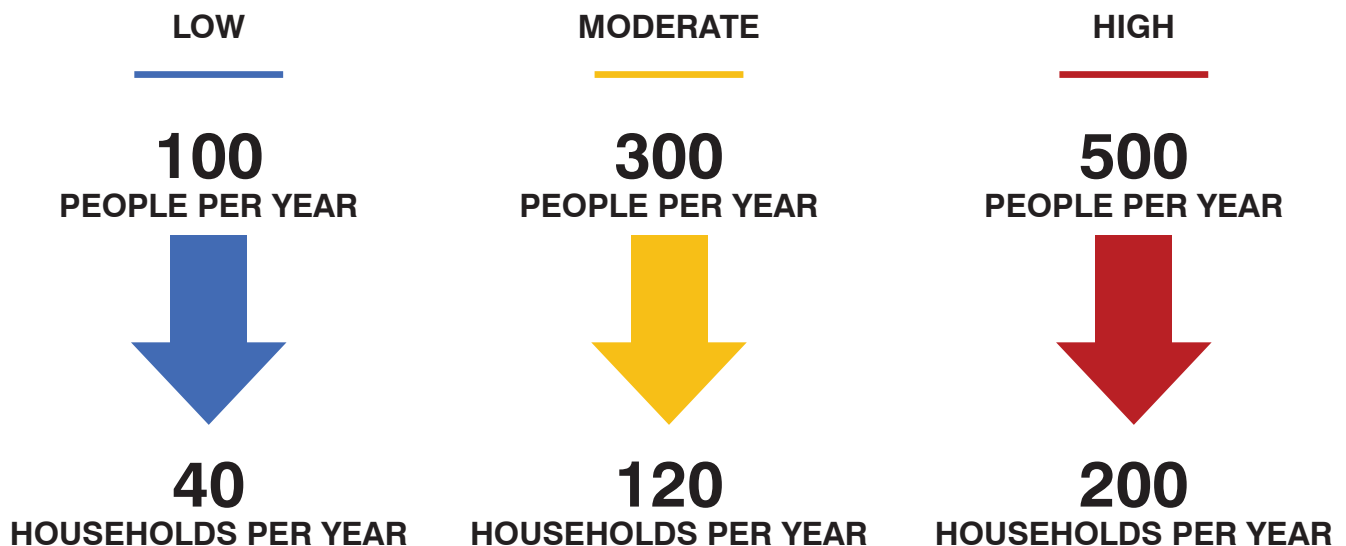
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03

POPULATION PROJECTIONS

Growth Scenarios



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03

LOW GROWTH

Growth Scenarios

Low Growth Scenario
(+/-100 per year)

By 2030:

1,200

ADDITIONAL PEOPLE BY 2030

480

NEW HOUSEHOLDS BY 2030

By 2040:

2,000

ADDTL. PEOPLE BY 2040

800

NEW HOUSEHOLDS BY 2040

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MODERATE GROWTH

Growth Scenario

Moderate Growth Scenario
(+/-300 per year)

By 2030:

3,600

ADDITIONAL PEOPLE BY 2030

1,440

NEW HOUSEHOLDS BY 2030

By 2040:

6,000

ADDTL. PEOPLE BY 2040

2,640

NEW HOUSEHOLDS BY 2040

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03

HIGH GROWTH

Growth Scenarios

High Growth Scenario
(+/-500 per year)

By 2030:

6,000

ADDITIONAL PEOPLE BY 2030

2,400

NEW HOUSEHOLDS BY 2030

By 2040:

11,000

ADDTL. PEOPLE BY 2040

4,400

NEW HOUSEHOLDS BY 2040

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03

QUESTIONS TO ANSWER

Growth Scenarios

Group Conversation:

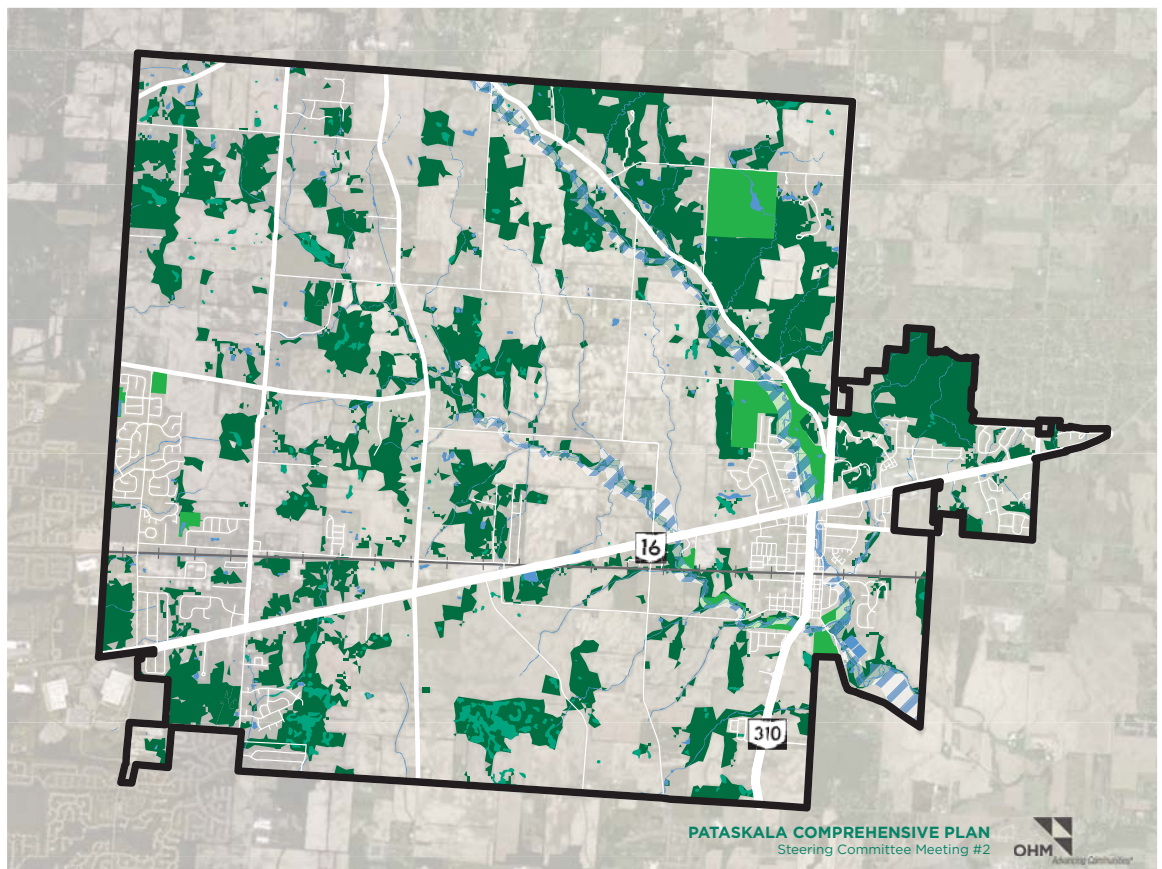
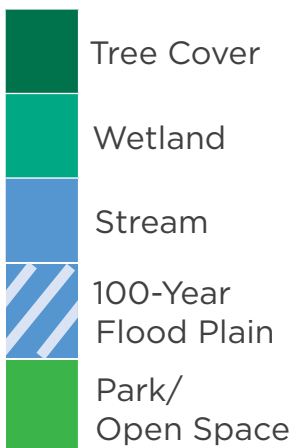
**What do we want our assumption on
population projection to be moving
forward?**

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Where do we want to grow?

03 NATURAL FEATURES

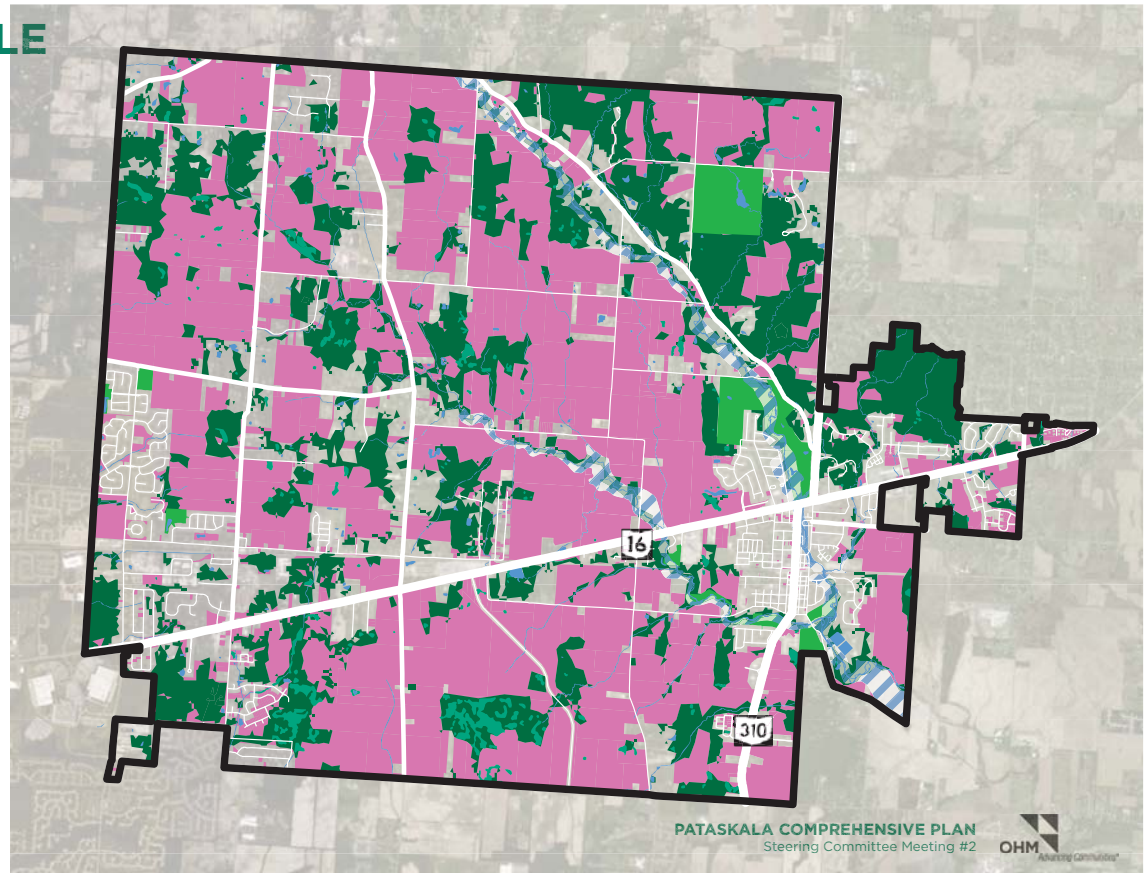


03

DEVELOPABLE LAND

City Area
~18,000
acres

Developable
Land
~8,800
acres



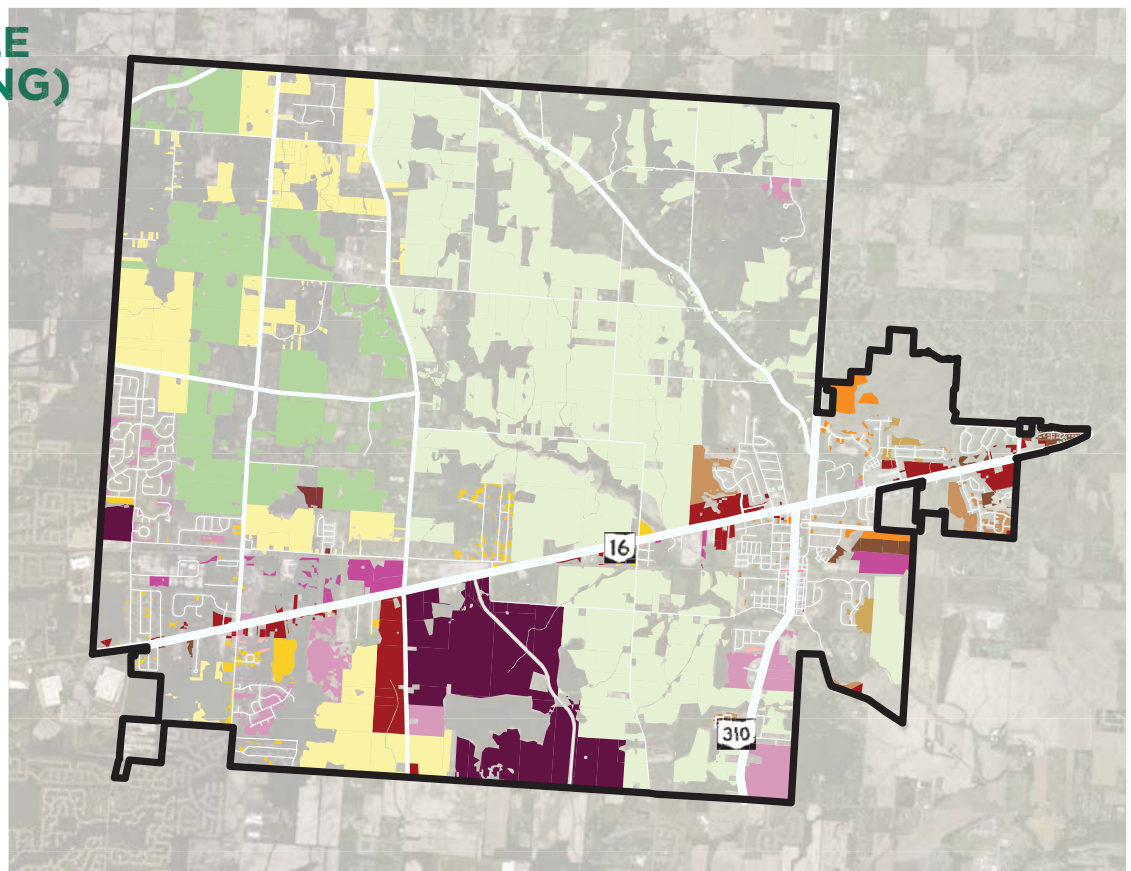
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DEVELOPABLE LAND (ZONING)

Developable Land
~8,800
acres

85%
Zoned Residential/
Agriculture
(~7,500 acres)

15%
Zoned Non-
Residential
(~1,300 acres)



03 DEVELOPABLE RESIDENTIAL LAND (CURRENT ZONING)

DISTRICT	SYMBOL	DU/AC	DEV. LAND (AC)	ADDTL UNITS (MAX)	ADDTL RESIDENTS
Rural Residential	RR	1	1,272	1,272	3,181
Medium-Low Density Residential	R-87	1	1,223	1,223	3,058
High Density Residential	R-10	4	108	434	1,085
Agriculture	AG	0.1	4234	423	1,058
Planned Development District	PDD	1	373	373	934
Village Single Family Residential	R-7	6	35	211	528
Multi-family Residential	R-M	3	70	209	522
Medium Density Residential	R-20	2	100	200	501
Medium-High Density Residential	R-15	2	67	133	333
Manufactured Home Residential	R-MH	4	14	57	142
TOTAL		2.41 (AVG)	7,497	4,537	11,342

03 DEVELOPABLE RESIDENTIAL LAND (CURRENT ZONING)

DISTRICT	ADDTL RESIDENTS
Rural Residential	3,181
Medium-Low Density Residential	3,058
High Density Residential	1,085
Agriculture	1,058
Planned Development District	934
Village Single Family Residential	528
Multi-family Residential	522
Medium Density Residential	501
Medium-High Density Residential	333
Manufactured Home Residential	142
TOTAL	11,342

Full build-out of developable, residentially zoned land would accommodate up to **11,342 residents** (4,537 housing units).

03

PROJECTED VS. POTENTIAL

Growth Scenarios

By 2040:

11,000

ADDTL. PEOPLE BY 2040

4,400

NEW HOUSEHOLDS BY 2040

Full build-out of developable, residentially zoned land would accommodate up to **11,342 residents** (4,537 housing units).

03

QUESTIONS TO ANSWER

Growth Scenarios

Group Conversation:

What are your reactions to where can we grow compared to projected population?

03

QUESTIONS TO ANSWER

Growth Scenarios

How do we want to grow?

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03

LARGE-LOT

Growth Scenarios

Cable Road and
Summit Road
Southwest

1/2 unit - 1 unit
per ac.



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CONSERVATION

Growth Scenarios

Alton Darby
Creek Road,
Heritage Preserve

1-2 units per ac.
(~50% of acres in
conservation)



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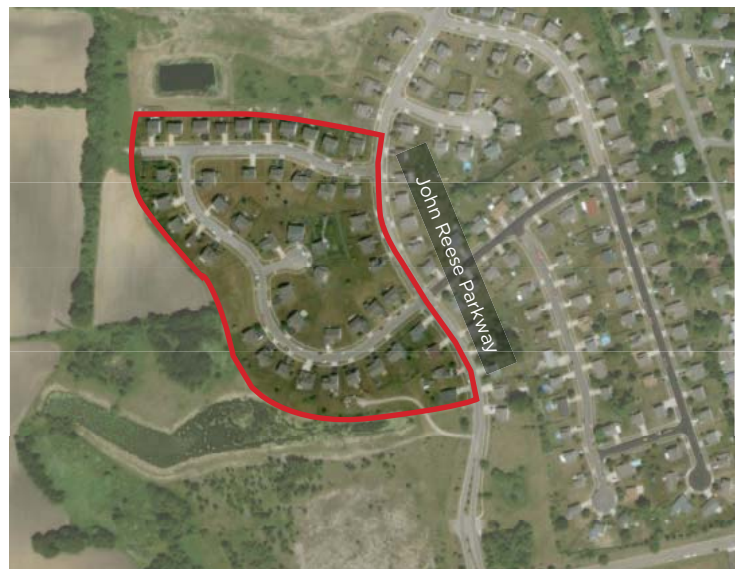
03

TRADITIONAL SUBURBAN

Growth Scenarios

John Reese
Parkway (north of
Broad Street)

2-3 units per ac.



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03

TOWN CENTER

Growth Scenarios

Mill Street,
Broadway Ave.,
Hazelton Etna
Development

3 units - 5 units
per ac.



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03

SCENARIO DEVELOPMENT 2040

Growth Scenarios

PROJECTED GROWTH (2040)	DEVELOPMENT SCENARIO			
	LARGE LOT (0.5 - 1 UNITS/AC)	CONSERVATION (1-2 UNITS/AC W/ 50% CONSERVED)	TRADITIONAL SUBURBAN (2-3 UNITS/AC)	DENSE SUBURBAN (4-5 UNITS/AC)
LOW GROWTH (800 HOUSEHOLDS)	9-21%	5-11%	3-5%	2-3%
MODERATE GROWTH (2640 HOUSEHOLDS)	35-71%	18-35%	12-18%	7-9%
HIGH GROWTH (4400 HOUSEHOLDS)	59-117%	29-59%	20-29%	12-15%

Percentage of developable, residential land (7,500 acres)

03

QUESTIONS TO ANSWER

Growth Scenarios

Individual Sheet:

What should the breakdown of development type be of future residential growth?

PATASKALA COMPREHENSIVE PLAN
Steering Committee Meeting #2

A photograph of a large, multi-story brick building with white window frames and columns. Two flags are flying in front of the building: the United States flag and the Pataskala flag. A large green rectangular overlay is centered on the image, containing the text '04 COMMUNITY SURVEY' in white.

04 COMMUNITY SURVEY

04

SC FEEDBACK

Community Survey

- Review the draft survey
- Are there any questions that should be added? Taken out?
- Do all the questions make sense?



05 UPDATED SCHEDULE

05

UPDATED SCHEDULE

STEERING COMMITTEE (SC) MEETING 1

Monday, April 23rd

SC MEETING 2

Tuesday, June 5th

PUBLIC MEETING 1 (FARMERS MARKET)

Friday, June 22nd

SC MEETING 3

Thursday, July 12th

SC MEETING 4

Thursday, August 16th

PUBLIC MEETING 2

August/Sept, 2018

SC MEETING 5

Thursday, September 13th

FINAL PLAN ADOPTION

TBD

PATASKALA COMPREHENSIVE PLAN
Steering Committee Meeting #2



06 NEXT STEPS

06

NEXT STEPS

- Stakeholder Meetings - 6/20
- Public engagement at Farmers Market 6/22 from 4:00 pm - 7:00 pm (**INVITE FAMILY, FRIENDS, NEIGHBORS**)
- Online/Paper Community Survey
- SC3 (Community Engagement Review & Preliminary Plan Framework) - 7/12 from 7:00 pm - 9:00 pm



PATASKALA COMPREHENSIVE PLAN
Steering Committee Meeting #2



THANK YOU!

Steering Committee Meeting #2
Tuesday, June 5th, 2018

