



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects & Issues

➤ **Planning and Zoning Commission**

September 5, 2018 Hearing: The following application was heard at the September 5, 2018 Planning and Zoning Commission hearing:

- Application ZON-18-008: The Planning and Zoning Commission approved a request by Westport Homes for approval of a Final Development Plan pursuant to Section 1255.20 of the Pataskala Code for Broadmoore Commons Phase 5 with the following conditions:
 1. The applicant shall address all comments from the Planning and Zoning Department
 2. The applicant shall address all comments from the Public Service Director
 3. The applicant shall address all comments from the City Engineer
 4. The Final Development Plan shall be revised to indicate the locations of all fire hydrants
 5. Engineering Plans shall be reviewed and approved by the Public Service Director and the City Engineer prior to construction
 6. The Final Development Plan shall expire if construction has not commenced within one (1) year of the date of approval pursuant to Section 1255.13(b)(13)(B)
 7. The applicant shall meet the tree replacement requirements pursuant to Chapter 1283 or construct a path within Reserve D as approved by the Planning and Zoning Department

October 3, 2018 Hearing: The following applications are scheduled to be heard at the October 3, 2018 Planning and Zoning Commission hearing:

- Application ZON-18-009: Jason Hall is requesting a recommendation for a rezoning from the PDD – Planned Development District to the PRO – Professional Research Office district pursuant to Section 1217.10 of the Pataskala Code for the property located at 501 Oxford Drive North.
- Application REP-18-002: Joshua Stanton is requesting approval of a Replat application pursuant to Section 1113.48 of the Pataskala Code for the unimproved properties behind 204 West Avenue.

➤ **Board of Zoning Appeals**

September 11, 2018 Hearing: The following applications were heard at the September 11, 2018 Board of Zoning Appeals hearing.

- Application CU-18-003: The Board of Zoning Appeals disapproved a request by Licking Heights Local Schools for a conditional use pursuant to Section 1227.04(4) of the Pataskala Code to allow for the construction of a school on the property located at 4101 Summit Road.
- Application CU-18-005: The Board of Zoning Appeals tabled a request by Brett Hatcher and Cory Bonda for a conditional use pursuant to Section 1247.04(22) of the Pataskala Code to allow for the expansion of an existing storage facility for the unimproved property of Summit Road (PID: 063-141402-00.000).

October 9, 2018 Hearing: At this time, no applications have been submitted for the October 9, 2018 Board of Zoning Appeals hearing. The application submittal deadline is Friday, September 14, 2018.

➤ **Comprehensive Plan Update**

- The next Comprehensive Plan Steering Committee meeting will be held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
- A special Council meeting is scheduled for September 17, 2018 at 6:00pm so that OHM can provide an update on the progress of the Comprehensive Plan and answer any questions Council may have.
- The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
- The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
- A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

➤ **Ordinance 2018-4322 – Rezoning Request**

- City Council tabled Ordinance 2018-4322 at the September 3, 2018 Council meeting based upon concerns of commercial activity currently being conducted from the property.
- The Planning and Zoning Department investigated City Council’s concerns and has provided a report (attached) outlining our findings.
- The applicant is requesting to rezone the property located at 12164 Broad Street from R-20 – Medium Density Residential to GB – General Business.
- The applicant’s intent is to use the property for a small car lot or garage door business; however, all permitted uses of the GB – General Business district would be allowable.

- While the current Future Land Use Map recommends the property for Light Industrial with a PDD – Planned Development District Zoning Classification, the Planning and Zoning Department does not feel the proposed rezoning would be out of character for the area as the properties on the opposite side of Broad Street are also zoned GB – General Business.
- The Planning and Zoning Commission recommended approval of the rezoning request at the June 6, 2018 hearing.
- A public hearing for the rezoning request was held prior to the August 6, 2018 City Council meeting.

➤ **Ordinance 2018-4314 – Rezoning Request**

- The Zoning Inspector has indicated there is one remaining issue that still needs to be addressed.
- The Planning and Zoning Department hopes to have the remaining issue resolved so that City Council may proceed with consideration of the rezoning request at the October 1, 2018 meeting.
- On Friday, August 10 three vehicles (two semis and a car) were removed from the property with the assistance of the Pataskala Police Department.
- The Planning and Zoning Department has begun the Code enforcement process on the McClellan properties as requested by City Council.
- The Zoning Inspector is conducting weekly follow-ups to assess the progress.
- Mr. McClellan has been making progress in his clean-up efforts.
- The Planning and Zoning Department will keep City Council apprised of Mr. McClellan's progress as we continue through the code enforcement process.
- The public hearing for this rezoning request was held on May 7, 2018.

➤ **Development Update**

- To keep Council apprised of development activity of note within the City, the Planning and Zoning Department will provide an update indicating the type of development, pertinent information and where the development is in the process.
- The development update is will be amended to include additional developments as they occur.
- At the request to the Development Committee, the school district in which the project is located has been added.
- The City Planner is working on a revised version of the Development Update that will provide more specific information as it pertains to the respective projects.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

HOME OCCUPATION EXPLANATION

Ordinance 2018-4322

Background

At the September 4, 2018 City Council meeting, Ordinance 2018-4322 was tabled due to concerns regarding the property being used for commercial purposes. A property zoned R-20 – Medium Density Residential typically cannot be used for commercial purposes without approval from the Board of Zoning Appeals for a conditional use or home occupation. Because the property is the residence of the applicant, any commercial activity occurring on the property would qualify as a Home Occupation.

Home Occupations

Chapter 1267 of the Pataskala Code outlines the requirements for Home Occupations within the City. The regulations are designed to ensure that home occupations will not be a detriment to the surrounding neighborhood and remain subordinate to the residential use of the property. Section 1267.02 describes the two types of home occupations permitted within the City and under what circumstances they would be permitted.

A Type A home occupation is described as “one where the residents use their home as a place of work; however, no employees or customers come to the site”. Examples provided of a Type A home occupation include artists, crafts people, writers and consultants. Pursuant to Section 1267.06 home occupations qualifying as Type A do not require a permit.

A Type B home occupation is described as “one where either one employee or customers come to the site”. Examples provided of a Type B home occupation include counseling, tutoring, daycare, and hair cutting and styling. Pursuant to Section 1267.06 a permit is required by the Zoning Inspector to operate a Type B home occupation. Furthermore, the regulations for the R-20 – Medium Density Residential district state that a Home Occupation is a conditionally permitted use. Therefore, a Type B Home Occupation would require approval from the Board of Zoning Appeals to operate from the property.

Exhibit A

All the Home Occupation requirements of Chapter 1267 have been attached to this report as Exhibit A. To determine the type of Home Occupation being conducted from the property, the applicant has provided information on how the requirements of Chapter 1267 apply to his business. These responses to the specific requirements have been transcribed verbatim as “Applicant Response”. In addition, the applicant has provided a letter summarizing how the business operates. The Planning and Zoning Department has provided feedback based upon the requirements of Chapter 1267 and the applicant’s responses, listed as “Planning and Zoning Department Response”.

Conclusion

Based upon the information provided by the applicant and a review by the Planning and Zoning Department, the business conducted from the property would qualify as a Type A Home Occupation. As previously mentioned, a Type A Home Occupation does not require a permit; therefore, the business would be legal if the issue with the trailers is addressed.

The applicant did receive a permit for the sign on October 13, 2014; however, the approved sign does not meet the size requirements for a Home Occupation. While the Code does allow a zoning permit to be void if the permit was issued contrary to the provisions of the Code, the Planning and Zoning Department does not feel it to be appropriate to rescind the sign permit almost four years after it was approved.

EXHIBIT A

1267.03 USE RELATED REGULATIONS

A. Allowed uses. The intent of the regulations of this chapter is to establish performance standards for all accessory home occupations rather than to limit the allowed uses to a specific list. Uses which comply with the standards of this chapter are allowed by right unless specifically listed in subsection B below.

B. Prohibited Uses

1. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited.

Applicant Response: We don't any of the above.

Planning and Zoning Department Response: If none of the prohibited uses are being conducted from the property, then a Home Occupation would be permissible.

2. Accessory home occupations may not serve as dispatch centers where employees come to the site and are dispatched to other locations.

Applicant Response: No employees come to my house.

Planning and Zoning Department Response: If the property is not being used as a dispatch center, then a Home Occupation would be permissible.

3. A Type B accessory home occupation is prohibited in a residence with an accessory rental unit.

Applicant Response: We don't have any rental units on this property.

Planning and Zoning Department Response: If no rental units are located on the property, then a Home Occupation would be permissible.

C. Additional Type B home occupation regulations. The following additional regulations apply to Type B home occupations.

1. Hours. Customers may visit the site only during the hours of 7:00 a.m. to 9:00 p.m.

Applicant Response: No customers come to my home.

Planning and Zoning Department Response: No customers coming to the property would meet the requirements for a Type A Home Occupation

2. *Nonresident employees. One nonresident employee is allowed with a Type B home occupation. For the purpose of this chapter, the term “nonresident employee” includes an employee, business owner, co-owner or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation. Variances to this subsection are prohibited.*

Applicant Response: I have no employees, I use subcontractors for installations.

Planning and Zoning Department Response: No employees associated with the business would meet the requirements for a Type A Home Occupation.

3. *Customers. Only twelve (12) customers or clients may visit the site in a day.*

Applicant Response: No customers at all come to my home.

Planning and Zoning Department Response: No customers coming to the property would meet the requirements for a Type A Home Occupation.

4. *Retail sales. Retail sales of good must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair cutting).*

Applicant Response: I do not sell any retail products from my home.

Planning and Zoning Department Response: No retail sales from the property would meet the requirements for a Type A Home Occupation

5. *Number of Type B home occupations. More than one Type B home occupation per dwelling unit is prohibited.*

Applicant Response: No type B items are done at this location.

Planning and Zoning Department Response: Based upon the description of how the business operates and responses to the questions related to Type B Home Occupations, the Applicant would qualify as a Type A Home Occupation.

6. *Floor area. Total area devoted to a Type B home occupation may not exceed 15 percent (15%) of the square footage of the primary dwelling unit. A Type B home occupation located in an accessory building space shall be subject to the Conditional Use regulations as defined in Chapter 1215.*

Applicant Response: None of the house is used for business.

Planning and Zoning Department Response: Some portion of the home would, by default, be used for conducting business from the property. However, because the business does not qualify as a Type B Home Occupation, this provision would not be applicable.

1267.04 SITE RELATED STANDARDS

A. Signs. External indication of such home occupation shall be limited to one nonilluminated sign, not more than two (2) square feet in area if located less than 15 feet from the public right of way, or not more than six (6) square feet in area if located 15 feet or more from the public right of way. Such signs shall be limited to name, street address, and/or vocation.

Applicant Response: My sign was approved by the City of Pataskala in 2014, its for advertising purposes only does not direct customers to this location.

Planning and Zoning Department Response: The applicant did receive a sign permit on October 13, 2014 to install the 24 square foot sign that currently exists on the property. While the sign does meet the requirements for signage in a residential district, the regulations to permit this type of sign apply to legal nonconforming businesses in residential districts. For Home Occupations the maximum permitted size would range from two to six square feet dependent upon the setback from the right-of-way as stated above. Section 1209.15 allows a zoning permit to be rescinded if it was issued in error; however, the Planning and Zoning Department does not feel this would be appropriate considering the sign was installed almost four (4) years ago and the applicant paid for the sign based upon an approved permit from the Zoning Inspector. A copy of the approved sign permit is attached.

B. Outdoor activities.

1. All activities associated with Type B home occupations must be in completely enclosed structures except for dedicated exercise or play areas related to day care.

Applicant Response: No activities/work is done on site.

Planning and Zoning Department Response: It does not appear that a Type B Home Occupation is being conducted from the property based upon the applicant's responses; therefore, this requirement would not be applicable.

2. Exterior storage or display of goods or equipment is prohibited.

Applicant Response: None of the equipment stored here is used for my business.

Planning and Zoning Department Response: The Planning and Zoning Department has not witnessed the outdoor storage of any goods related to the business. Trailers are being stored outdoors on the property. The applicant states the trailers were previously being used as part of the business but is in the process of "getting rid of". If the trailers are no longer being used as part of the business and have current license plates, they may remain on the property. If the trailers are being used as part of the business and/or do not have current license plates they must be removed.

C. Appearance of structure and site. The dwelling and site must remain residential in appearance and characteristics Internal or external changes which will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.

Applicant Response: This structure was built as my home, and still has the appearance of a single family dwelling.

Planning and Zoning Department Response: Aside from the sign, the only aspect of the property that could detract from the residential appearance of the property is the parking area located north of the home. Staff reviewed past aerial photographs of the property available from the Licking County Auditor and the parking area has existed at that location since at least 1998. The asphalt chips were added sometime between 2008 and 2013. The house was constructed in 1996, so the parking area likely was established when the house was built.

1267.05 IMPACT-RELATED STANDARDS

A. Nuisances. Accessory home occupations are regulated by the standards contained in Chapter 1287, Off-Site Impacts, except noise, which is regulated by subsection C below.

Applicant Response: No work at all is conducted here.

Planning and Zoning Department Response: The Planning and Zoning Department does not have any outstanding nuisance violations for the property.

B. Hazardous substances. Hazardous substances are prohibited, except at the consumer commodity level. (See Chapter 1251, Light Manufacturing District, and Chapter 1253, Planned Manufacturing District, for more information on hazardous substances levels.)

Applicant Response: I don't store any hazardous substances here.

Planning and Zoning Department Response: Based upon the type and manner in which the business is conducted, in addition to the applicant's statement, the Planning and Zoning Department does not believe hazardous substances are being stored on the property.

C. Noise. The maximum noise level for a home occupation is 50 dBA. Noise level measurements are taken at the property line. Home occupations that propose to use power tools must document in advance that the home occupation will meet the 50 dBA standard.

Applicant Response: There is no noise here.

Planning and Zoning Department Response: The Planning and Zoning Department has not received a noise complaint regarding the property and has no reason to believe the business does not comply with the noise requirements listed above.

D. Deliveries. Truck deliveries or pick-ups of supplies or products, associated with business activities, are allowed at the home only between 8:00 a.m. and 5:00 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

Applicant Response: No materials are delivered or brought here – all delivered to the various jobs directly.

Planning and Zoning Department Response: The Planning and Zoning Department has not had issues with deliveries to the property and it appears that materials related to the business are delivered directly to the job site.



Rec. - 10/10/14
Fee \$ 120.00

Application No. 14-365

**APPLICATION FOR SIGN PERMIT
CITY OF PATASKALA**

The applicant shall submit a copy of this form, along with supplementary information, to the Zoning Inspector for the City of Pataskala. For further information regarding sign regulations, please refer to Chapter 1295, Signs, of the City of Pataskala Codified Ordinance. Application shall include a fee as specified by the City Ordinance.

- ① Name of Applicant JESSE WAYNARD
 Address 12164 EAST Broad Zip Code 43062
 Telephone: (Home) 740-927-8697 (Business) 614-718-0235 (Fax) _____
- 2. Name of Applicant's Agent (If applicable) _____
 Address _____ Zip Code _____
 Telephone: (Home) _____ (Business) _____ (Fax) _____
- ③ Location/Address of Property 12164 EAST Broad
- ④ Present Zoning of Property R.20
- 5. Submit drawings, to an applicable scale, showing:
 - a. The width of building face or faces that abut the street(s), and the width of the lot not occupied by the building(s).
 - b. The design and layout of the proposed sign, including the total area of the sign and the size, height, character, materials, and color of the letters, lines and symbols.
 - c. Method of illumination, if any. 4x6x2
 - d. The exact location of the sign in relation to the building, the lot and the street right-of-way.
 - e. Details and specifications for the construction, erection, and attachment of the sign.
 - f. Name of contractor or sign company _____
 Address _____
 Telephone: (Business) _____ (Fax) _____
 - g. Total area of all signage on the lot.

JESSE WAYNARD 10-10-14
APPLICANT (Please Print) DATE

Jesse Waynard
Action by Zoning Inspector (to be completed by the Zoning Inspector)

APPROVED APPROVED DISAPPROVED _____
OTHER _____

DATE OF DECISION 10-13-2014

CONDITIONS Must be placed 10 feet from right of way line (utility pole line)

ZONING INSPECTOR Jess Hering

Distribution: Applicant - White Zoning Inspector - Canary



Rec - 10/10/14
Fee \$120.00

COPY

Jesse Maynard

Application No. 14-365

APPLICATION FOR SIGN PERMIT CITY OF PATASKALA

The applicant shall submit a copy of this form, along with supplementary information, to the Zoning Inspector for the City of Pataskala. For further information regarding sign regulations, please refer to Chapter 1295, Signs, of the City of Pataskala Codified Ordinance. Application shall include a fee as specified by the City Ordinance.

- ① Name of Applicant JESSE MAYNARD
Address 12164 EAST Broad Zip Code 43062
Telephone: (Home) 740-927-8697 (Business) 614-718-0235 (Fax) _____
2. Name of Applicant's Agent (If applicable) _____
Address _____ Zip Code _____
Telephone: (Home) _____ (Business) _____ (Fax) _____
- ③ Location/Address of Property 12164 EAST Broad
- ④ Present Zoning of Property R-20
5. Submit drawings, to an applicable scale, showing:
 - a. The width of building face or faces that abut the street(s), and the width of the lot not occupied by the building(s).
 - b. The design and layout of the proposed sign, including the total area of the sign and the size, height, character, materials, and color of the letters, lines and symbols. 4x6x2
 - c. Method of illumination, if any.
 - d. The exact location of the sign in relation to the building, the lot and the street right-of-way.
 - e. Details and specifications for the construction, erection, and attachment of the sign.
 - f. Name of contractor or sign company _____
Address _____
Telephone: (Business) _____ (Fax) _____
 - g. Total area of all signage on the lot.

APPROVED

Jesse Maynard 10-10-14
APPLICANT (Please Print) DATE

Action by Zoning Inspector (to be completed by the Zoning Inspector)

APPROVED _____ DISAPPROVED _____
OTHER _____

DATE OF DECISION 10-13-2014

CONDITIONS Must be placed 10 feet from right of way line (city's plan line)

ZONING INSPECTOR Josh Hering

Distribution: Applicant - White Zoning Inspector - Canary

Overhead Garage Doors

ESS, INC.

liftMaster
PROFESSIONALS

G.H.I.
OVERHEAD DOORS

(614) 778-0235

01/14/2011
12:48

Untitled

September 9, 2018

City of Pataskala,

My name is Jesse Maynard, I am the owner of Jess Overhead Garage Doors.

Customers contact me by phone at (614)-778-0235, to set up an estimate.

Once an agreement on pricing is set, a contract is then signed by the customer and I. Next, I contact a garage supplier for the necessary supplies needed for each job.

My two self-employed garage door installers will then pick up the supplies and set a time with the customer to have the doors installed or repaired. I meet with the installers on the job site to make sure that everything is completed and that the customer is satisfied.

Untitled

As for the trailers on the property, they all belong to me and was used for prior work. I am in the process of getting rid them.

Thank you,
Jesse Maynard

Jesse Maynard

9-10-18

1267.03 USE RELATED REGULATIONS

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we don't any of the above

2. Accessory home occupations may not serve as dispatch centers where employees come to the site and are dispatched to other locations.

NO employees come to my house.

3. A Type B accessory home occupation is prohibited in a residence with an accessory rental unit.

we don't have any rental units on the property

C. Additional Type B home occupation regulations. The following additional regulations apply to Type B home occupations.

1. Hours. Customers may visit the site only during the hours of 7:00 a.m. to 9:00 p.m.

NO customers come to my home

2. Nonresident employees. One nonresident employee is allowed with a Type B home occupation. For the purpose of this chapter, the term "nonresident employee" includes an employee, business owner, co-owner or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation. Variances to this subsection are prohibited.

I have NO employees, I use sub contractors for installations

3. Customers. Only twelve (12) customers or clients may visit the site in a day.

NO customers at all come to my home

see may card

4. Retail sales. Retail sales of good must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair cutting).

I DO NOT sell any retail products from my home

5. Number of Type B home occupations. More than one Type B home occupation per dwelling unit is prohibited.

No type B items are done at this location

6. Floor area. Total area devoted to a Type B home occupation may not exceed 15 percent (15%) of the square footage of the primary dwelling unit. A Type B home occupation located in an accessory building space shall be subject to the Conditional Use regulations as defined in Chapter 1215.

None of the home is used for business

1267.04 SITE RELATED STANDARDS

A. Signs. External indication of such home occupation shall be limited to one nonilluminated sign, not more than two (2) square feet in area if located less than 15 feet from the public right of way, or not more than six (6) square feet in area if located 15 feet or more from the public right of way. Such signs shall be limited to name, street address, and/or vocation.

My Sign was approved by the City of Pateskalg in 2014, its for advertising purposes only Does not direct customers to this location

B. Outdoor activities.

1. All activities associated with Type B home occupations must be in completely enclosed structures except for dedicated exercise or play areas related to day care.

NO activities/work is done on site

2. Exterior storage or display of goods or equipment is prohibited.

None of the equipment stored here is used for my business

Jesse Maynard

C. Appearance of structure and site. The dwelling and site must remain residential in appearance and characteristics. Internal or external changes which will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving or required setbacks, or adding commercial-like exterior lighting.

This structure was built as my home, and still has the appearance of a single family dwelling

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NO WORK AT ALL IS CONDUCTED HERE

B. Hazardous substances. Hazardous substances are prohibited, except at the consumer commodity level. (See Chapter 1251, Light Manufacturing District, and Chapter 1253, Planned Manufacturing District, for more information on hazardous substances levels.)

I don't store any hazardous substances here.

C. Noise. The maximum noise level for a home occupation is 50 dBA. Noise level measurements are taken at the property line. Home occupations that propose to use power tools must document in advance that the home occupation will meet the 50 dBA standard.

There is NO noise here

D. Deliveries. Truck deliveries or pick-ups of supplies or products, associated with business activities, are allowed at the home only between 8:00 a.m. and 5:00 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

NO materials are delivered or brought here - all delivered to the various jobs directly

Jesse Maynard

DEVELOPMENT UPDATE – September 17, 2018

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	

AEP Substation	
Development Type: Industrial	Number of Units: N/A
Location: 3050 Etna Parkway	Acreage: 15 acres
School District: Southwest Licking	

Broadmoore Commons – Phase I	
Development Type: Subdivision	Number of Units: 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 29.815 acres
School District: Licking Heights	
<pre> graph LR A[Filed Jan 8, 2016] --> B[BZA N/A] B --> C[Prelim. Plan May 4, 2016] C --> D[City Council N/A] D --> E[Engineering Jan. 12, 2017] E --> F[Final Plan Jan. 4, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

Broadmoore Commons – Phase 2 and 3	
Development Type: Subdivision	Number of Units: 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 23.82 acres
School District: Licking Heights	
<pre> graph LR A[Filed Jan 8, 2016] --> B[BZA N/A] B --> C[Prelim. Plan May 4, 2016] C --> D[City Council N/A] D --> E[Engineering Jun 21, 2017] E --> F[Final Plan May 3, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

Broadmoore Commons – Phase 5	
Development Type: Subdivision	Number of Units: 31 units (single-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 8.191 acres
School District: Licking Heights	

Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartment)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	

Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 acres
School District: Southwest Licking	
<pre> graph LR A[File Oct. 13, 2017] --> B[BZA Jan. 9, 2018] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering 6-25-18] E --> F[Final Plan 6-25-18] F --> G[Construction Pending] G --> H[Complete] </pre>	

Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	
<pre> graph LR A[Filed May 5, 2017] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Sep. 5, 2017] E --> F[Final Plan June 7, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

Hazelwood 4-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	
<pre> graph LR A[Filed Feb. 12, 2018] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Pending] E --> F[Final Plan Apr 10, 2018] F --> G[Construction] G --> H[Complete] </pre>	

Hazelwood 6-1	
Development Type: Subdivision	Number of Units: 15 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	
<pre> graph LR A[Filed Feb. 12, 2018] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Pending] E --> F[Final Plan Apr 10, 2018] F --> G[Construction] G --> H[Complete] </pre>	

Hazelwood 5-2	
Development Type: Subdivision	Number of Units: 31 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	
<p>The progress bar for Hazelwood 5-2 consists of eight chevron-shaped stages. The first four stages (Filed, BZA, Prelim. Plan, City Council) are green. The fifth stage (Engineering) is yellow. The sixth stage (Final Plan) is green. The seventh stage (Construction) is red. The eighth stage (Complete) is red.</p>	

Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emswiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	
<p>The progress bar for Heritage Town Center consists of eight chevron-shaped stages. The first four stages (Filed, BZA, Prelim. Plan, City Council) are green. The fifth stage (Engineering) is green. The sixth stage (Final Plan) is green. The seventh stage (Construction) is yellow. The eighth stage (Complete) is red.</p>	

Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	

Hunters Crossing	
Development Type: Subdivision	Number of Units: 293 units (single-family)
Location: Refugee Road (PID 063-141384-00.000)	Acreage: 106.33 acres
School District: Licking Heights	

Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	

Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 units (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	