



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

April 4, 2018

Final Plan Amendment Application ZON-18-005

Applicant:	Amanda Webb – Grand Communities
Owner:	Watcon Engineering (agent for owner)
Location:	200 East Broad Street
Acreage:	40.975 acres
Zoning:	R-10 – High Density Residential
Request:	Requesting a recommendation for a rezoning from R-10 – High Density residential to PDD – Planned Development District and a Preliminary Plan for the Expansion of the Settlement at Pataskala pursuant to Section 1255.13 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone a portion of the property to the PDD - Planned Development District in addition to seeking approval of a Preliminary Plan for the Expansion of the Settlement at Pataskala, a 131-lot single-family subdivision.

Staff Summary:

The Settlement at Pataskala was originally designed as a mixed-use development consisting of single-family, multi-family, office and retail uses. The plan was not a Planned Development District, but consisted of “straight” zoning classifications for the separate portions of the property that would be dedicated to the various uses.

The first phase (Phase 1-A) of the single-family portion of the development was platted in 1998 with the most recent phase (Phase 3-3) having been platted in 2016. Phase 4 is the only phase of the single-family portion of the development that has yet to be platted.

The single-family portion was originally developed under the R-4 zoning classification which no longer exists. It appears that sometime prior to 2007, all previous zoning classifications were revised to the existing zoning classifications in use today. As part of this revision, the single-family portion of the Settlement at Pataskala was rezoned from R-4 to R-10. It is not clear; however, what portions of the multi-family and commercial portions of the property were rezoned to R-10 as part of the revision process. Some zoning maps since 2007 indicate large portions of the single-family homes located in the multi-family and commercial portions of the property, indicating that those portions of the development would have been rezoned to R-10 at some point but were not reflected on the zoning map. Based upon the best available data, it would appear that the GB – General Business zoned portion of the property along Broad

Street is correct with the vacant property behind and adjacent to the single-family portion of the development zoned R-10.

As part of the original proposal, a street that ran north and south on the western side of the overall development was planned. The applicant is proposing to incorporate a variation of the originally proposed street. The proposed street would stub to the west rather than the north and would stub to the boundary of the GB-General Business rather than continuing to Broad Street.

The proposed Expansion of Settlement at Pataskala would include the remaining R-10 zoned property on the western portion of the property, which would include the unplatted area originally planned for Phase 4.

Below is a general summary of the proposal:

Site Statistics

- Total Acreage: 40.975 acres
- Number of Lots: 131
- Gross Density: 3.2 units per acre
- Open Space: 14.3 acres (35 percent)
- Linear Feet of Road: 4,295 linear feet

Lot Requirements

- Minimum Lot Width: 55 feet (measured at the building line)
- Minimum Lot Depth: 120 feet
- Minimum Lot Area: 6,600 square feet
- Maximum Building Height: 35 feet

Setbacks

- Front: 25 feet
- Side: 5 feet
- Rear: 20 feet

Open Space

- Open space would be owned and maintained by the HOA and would be used for passive or active recreational space.
- Entry features such as fencing, walls, signage, etc. may be installed within the open space. No additional details were provided.
- Paths, trails and other pedestrian items are permitted in the open space. No additional details were provided.

- Three wetlands exist within the open space, two of which encroach onto lots. The portion of the wetlands that encroach onto the lots will need to be appropriately mitigated and a 25 foot wetland buffer should be delineated around the remaining wetlands.
- The applicant will make reasonable and good faith efforts to preserve wooded areas and trees rows except where required for utility and storm water conveyance.

Permitted Uses:

- Single-family homes
- Open space
- Storm water management facilities
- Utilities and easements to serve the proposed development
- Accessory structures that are secondary to a single-family residential use.

Deviations:

The applicant has requested one deviation as part of the proposed development. Below is the request and justification from the applicant:

1. The Applicant requests a deviation from Section 1117.10 – Table 1 – Street Design Standards for Cul-De-Sacs and All Types of Local Streets, with respect to the maximum length of Lanning Place.

Basis for Request – The maximum length of a cul-de-sac length is restricted to 500 feet, the length proposed, exceeds 500 feet. The applicants are requesting a deviation from the Code, not to exceed 660 feet.

- a. There is no logical point of connection to the existing neighborhood.
- b. The cul-de-sac allows for an uninterrupted buffer of open space between existing and new homesites.
- c. Homesites located on cul-de-sacs are highly desirable and considered premium sites, which typically maintain a higher property value.
- d. The cul-de-sac consists of less than 30 homesites, which satisfies the Fire Code.

Based upon staff review, it would appear that three additional deviations would be necessary:

1. A deviation from Section 1117.10(a) to allow for a temporary dead-end street without a temporary turn-around (Isaac Tharp Street).
2. A deviation from Section 1117.10(a) to allow for a temporary dead-end street to exceed 200 feet (Settlement Drive).
3. A deviation from Section 1255.10(g)(2) to allow the minimum setback between houses to be 10 feet instead of 16 feet.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

The Fire District has asked for a secondary emergency access road from the stub of Settlement Drive to Broad Street. Failure to provide the secondary emergency access road would be contrary to Appendix D of the Ohio Fire Code.

The City Engineer has stated that a cul-de-sac or temporary cul-de-sac is required for the stub of Issac Tharp Street. A T turnaround would also be acceptable from a Planning and Zoning Department and Public Service Department perspective. The City Engineer has also stated that consideration should be given to a connection to Broad Street and a Traffic Impact Study be performed.

The Planning and Zoning Department and the Public Service Department continue to believe that Settlement Drive should connect to Broad Street. This connection would improve the flow of traffic for the development and satisfy the requirement of the Fire District. As proposed, the vast majority of traffic would use Alonzo Palmer Street to enter and exit the proposed development, ultimately funneling it to John Reese Parkway and the only entrance to the entire subdivision. Furthermore, Alonzo Palmer Street is currently a dead-end street with limited traffic. While the street was designed to continue west, which would increase the amount of traffic, the impact on the existing residents would be significant.

If Settlement Drive is extended to Broad Street, a Traffic Study would be necessary determine if any roadway improvements would be required. If no connection is made, a Traffic Study would also be necessary to determine if any improvements would be required at John Reese Parkway.

Possible modifications have been included below to address these comments.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agriculture	Vacant
East	R-10 – High Density Residential	Single-family Homes
South	GB – General Business	Vacant
West	AG - Agriculture	Vacant

Preliminary Plan Approval:

Pursuant to Section 1255.19 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a Preliminary Development Plan for a Planned Development District in accordance with the following criteria:

- a. The proposed development advances the general health, and safety of the City of Pataskala and is consistent with the purpose and intent of the Zoning Code.

- b. The proposed development is in conformity with the Comprehensive Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network.
- c. The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of, and is otherwise compatible with, the surrounding areas.
- d. The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded.
- e. The proposed developments will have sufficient open space areas that meet the objectives of the Comprehensive Plan.
- f. That the benefits, improved arrangements, and the design of the proposed development justify the deviation from the standard development requirements included in the City of Pataskala Zoning Code.
- g. That there are adequate public services (e.g. utilities, fire protection, emergency service, etc.) available to serve the proposed development.
- h. The applicant's contributions to the public infrastructure are consistent with all adopted plans and are sufficient to service the new development.
- i. That the proposed development will not create overcrowding and/or traffic hazards on existing roads and/or intersections.
- j. That the arrangement of land uses on the site properly considered topography, significant natural features, and natural drainage patterns, views, and roadway access.
- k. That the clustering of development sites is shown to preserve any natural or historic features and provides usable common open space.
- l. The proposed road circulation system is integrated and coordinated to include a hierarchical interconnection of interior roads as well as adequate outer-connection of interior collector streets with off-site road systems, and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians.
- m. That there are adequate buffers between incompatible land uses and the density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the City.
- n. That the relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the Planned District and the larger community and maintains the rural-village character of Pataskala.
- o. The proposed architectural character is compatible with that of surrounding properties and promotes and enhances the community values expressed in the Comprehensive Plan.

- p. Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas.
- q. The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to yield the intended overall development and to insure that public facilities and amenities are provided as planned.
- r. That any other items shown in the preliminary development plan or in the accompanying text be addressed to the Planning and Zoning Commission's satisfaction.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – See attached
- Public Service – See attached
- Utilities Department – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – See attached
- Southwest Licking School District – No Comments

Modifications:

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

1. The applicant shall connect Settlement Drive to Broad Street and provide a Traffic Study to determine if any roadway improvements would be required.
2. The applicant shall receive all deviations outlined in the Staff Summary portion of the Staff Report.
3. An Environmental Plan/Tree Survey shall be submitted pursuant to Chapter 1283 of the Pataskala Code.
4. The applicant shall address all comments of the Planning and Zoning Department and Public Service Department.
5. The applicant shall address all comments of the City Engineer.
6. The applicant shall address all comments of the West Licking Joint Fire District.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to recommend approval of application number ZON-18-005 pursuant to Section 1255.13 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: Scott Haines
To: [Scott Fulton](#)
Cc: [Alan Haines](#); [Lisa Paxton](#); [Jim Roberts](#)
Subject: 4/4/2018 PZC Meeting
Date: Sunday, March 25, 2018 8:23:21 PM

Scott,

Jobs Henderson has reviewed the agenda items for the 4/4/2018 PZC Meeting. We offer the following comments:

ZON-18-005

1. Isaac Tharp Street shall have a Cul-de-sac or Temporary Cul-de-Sac per section 1117.10.
2. It is recommended a Traffic Impact Study be performed.
3. Consideration should be given to connection with Broad Street.

ZON-18-006

We have no engineering related comments on this application.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

Scott R. Haines, P.E., CPESC

Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | f: 740-344-8659

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CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

ZON-18-005

Planning and Zoning/Public Service Comments

April 4, 2018

General Comments/Questions:

1. Please include a standard title sheet in black and white
2. Settlement Drive should be extended to connect to Broad Street and a traffic study conducted to determine what roadway improvements would be necessary. Staff has serious concerns regarding traffic impacts within the existing development.
3. An Environmental Plan/Tree Survey shall be submitted pursuant to Chapter 1283.
4. Tree replacement shall be required pursuant to Section 1283.03.
5. Please indicate the proposed phasing of the project on the plans.
6. Home Owners Association documents shall be provided to the City for review.
7. Street trees will be required as part of the development pursuant to Section 128383.05
8. The revisions requested should also be reflected in the development text where applicable.

Sheet 1/4

1. Please remove the "Future Connector Road" from the plans. This road will not be installed as part of this project.

Sheet 2/4

1. Please remove the signature lines and place them on a title sheet as referenced in the General Comments/Questions.
2. The signature line should include a space for the date of approval by City Council.
3. The signatures lines should also include:
 - a. City Administrator
 - b. Director of Public Utilities
 - c. Director of Public Services
 - d. City Engineer
 - e. Director of Planning
4. The Graphic Scale should be revised to include 200 instead of 100 twice.
5. The vicinity map should be at a scale of not less than 2,000 feet to the inch.
6. The seal of an Ohio Registered Professional Engineer is required on the plans
7. A date of the survey is required on the plans.
8. Will the trees along the western boundary of the project remain?
9. Will the trees on Lots 39-43, 50, 51, 57-59, 64, 65, 71, 73-80, 83, 84, 103, 104, 108, 109,111-113 remain?
10. Are the wetlands on Lots 54, 55, 111-115 to be mitigated? Otherwise the cannot be located on the lots.
11. A 25-foot buffer shall be placed around all wetlands in the development.
12. A note on the plans addressing the wetlands and associated buffers shall be added

13. All sanitary and storm lines shall be placed in a 20-foot easement.
14. Five (5) foot easements (10 total) will be required along all side and rear property lines of residential lots.
15. Where are the fire hydrants to be located?
16. A T-turnaround will be required at the stub for Isaac Tharp Street. Lots 38 and 39 cannot be developed until the street is continued to the west. A note shall be provided on the plans indicating this. If the turnaround is to be placed on the adjacent property, an easement must be obtained from the property owner, which includes provisions for maintenance and a copy provided to the City for review and approval. If no plans to construct a temporary turnaround are proposed, a deviation from this requirement must be requested.
17. A deviation to allow a temporary street to exceed 200 feet would be necessary for Settlement Drive.
18. Should the temporary turnaround on Settlement Drive be approved, a copy of the easement, which should include provisions for maintenance, will be provided to the City for review and approval.
19. The adequacy of the retention ponds will need to be verified and any updates and/or replacement of existing outlet structures will be required.
20. Alonzo Palmer Street should be 60 feet of right-of-way, 33 feet of pavement (back to back), and no parking on the fire hydrant side of the street.
21. Settlement Drive should be 60 feet of right-of-way, 33 feet of pavement (back to back), and no parking on the fire hydrant side of the street.
22. The Typical Sections state that sidewalks are "to be constructed by the homebuilder except as noted". Where is this exception noted?
23. The Typical Section for 60 feet of right-of-way shall be revised to show 33 feet of pavement (back to back).
24. The Typical Section should indicate that the sidewalk depth will be four inches.
25. The open space shall be retitled as Reserves.
26. What is proposed for the reserve areas? Any proposed amenities must be shown on the plan and reflected in the development text.
27. Note A should be revised to include provisions for the reserves (To remain in natural state? Structures permitted? Parks? Paths?).
28. Note A should define access and maintenance responsibility including storm water.
29. The Site Statistics should be updated to include the percentage of open space as part of the development (minimum of 35 percent).
30. The Site Statistics should be updated to include the percentage of lots that abut the open space (minimum of 50 percent).
31. The Site Statistics should be updated to include the percentage of open space dedicated to storm water management (maximum of 10 percent).
32. The Site Statistics should be updated to include a maximum building height of 35 feet.
33. Street lights are required at all intersections with the City Standard street light.
34. Front lamp posts will be required for all residential lots.
35. A minimum of 16 feet is required between structures in a Planned Development District pursuant to Section 1255.10(g)(2) of the Pataskala Code. A deviation for 10 feet (five-foot side yard setbacks) would need to be requested.

Sheet 3/4 (Development Text)

1. Please include a signature and date line for the applicant to certify the text.

2. The proposed phasing of the project will need to be reflected on the plan.
3. Should the phasing read “two” and “three” rather than “two-hundred” and “three-hundred”?
4. The use of the open space will need to be clarified as referenced in comment number 19 for Sheet 2/4.
5. The specifics of all entry features must be outlined in the development text and shown on the plan.
6. The specifics of all paths, trails and other pedestrian items in the open space need to be outlined in the development text and shown on the plan.
7. As mentioned, a deviation would be required for the five (5) foot side yard setbacks.
8. If signage is to be installed the specifics must be outlined in the development text and shown on the plans.
9. It appears that three additional divergences would be necessary. One for the T turnaround, one for a temporary dead-end street to exceed 200 feet and one for the side yard setbacks.

From: Doug White
To: [Scott Fulton](#)
Subject: RE: Settlement @ Pataskala
Date: Monday, March 19, 2018 12:07:43 PM

Scott,

All of the homes starting with Lanning PL. and going south, they will be required to have a second access road per the Ohio Fire Code in appendix D do to the number of homes or they can do the revised plan that I emailed you form Amanda. In the appendix D of the Ohio Fire Code exception 2 doesn't apply per my conversation with Zack with regards to the commercial property to the south of the development. I asked Zack if there is any interest in the commercial property in an email he stated no.



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 200 E. BROAD ST, PATASKALA, 43062		
Parcel Number: 064-307692-00.000		
Current Zoning: R-10	Proposed Zoning: P.U.D	Acres: 40.975
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: ZON-18-005
Fee: \$2,000 ⁰⁰
Filing Date: 3/9/18
Hearing Date: 4/4/18
Receipt Number: 20858

Applicant Information		
Name: GRAND COMMUNITIES - (AMANDA WEBB) ^{ATTN:}		
Address: 3940 OLYMPIC BLVD.		
City: ERLANGER	State: KY	Zip: 41018
Phone: 859-341-4709	Email: AWEBB@FISCHERHOMES.com	

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"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information - (AGENT FOR OWNER)		
Name: WATCON ENGINEERING - (SHAWN LANNING)		
Address: 83 SHULL AVENUE		
City: GAHANNA	State: OH	Zip: 43230
Phone: 614-313-4444	Email: SHAWN@WATCONENG.com	

Rezoning Information
Request (Include Section of Code): CHAP. 1255 PLANNED DEVEL. DISTRICT
Describe the Project (Include Current Use and Proposed Use): The CURRENT USE OF THIS SITE IS AGRICULTURAL. THE SITE IS CURRENTLY ZONED R-10 SINGLE FAMILY RESIDENTIAL. THE PROPOSED ZONING IS PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL WITH 35% OPEN SPACE.

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

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

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *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.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *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, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *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.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy 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.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcountv.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit one (1) copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcountv.com/taxparcelviewer/default.

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 rezoning request.

Applicant:

G. Wells

Date:

3-7-2018

Owner:

Shawn A. Lanning
(AGENT FOR OWNER + DEVELOPER)

Date:

3-9-2018

REGIONAL CONTEXT MAP

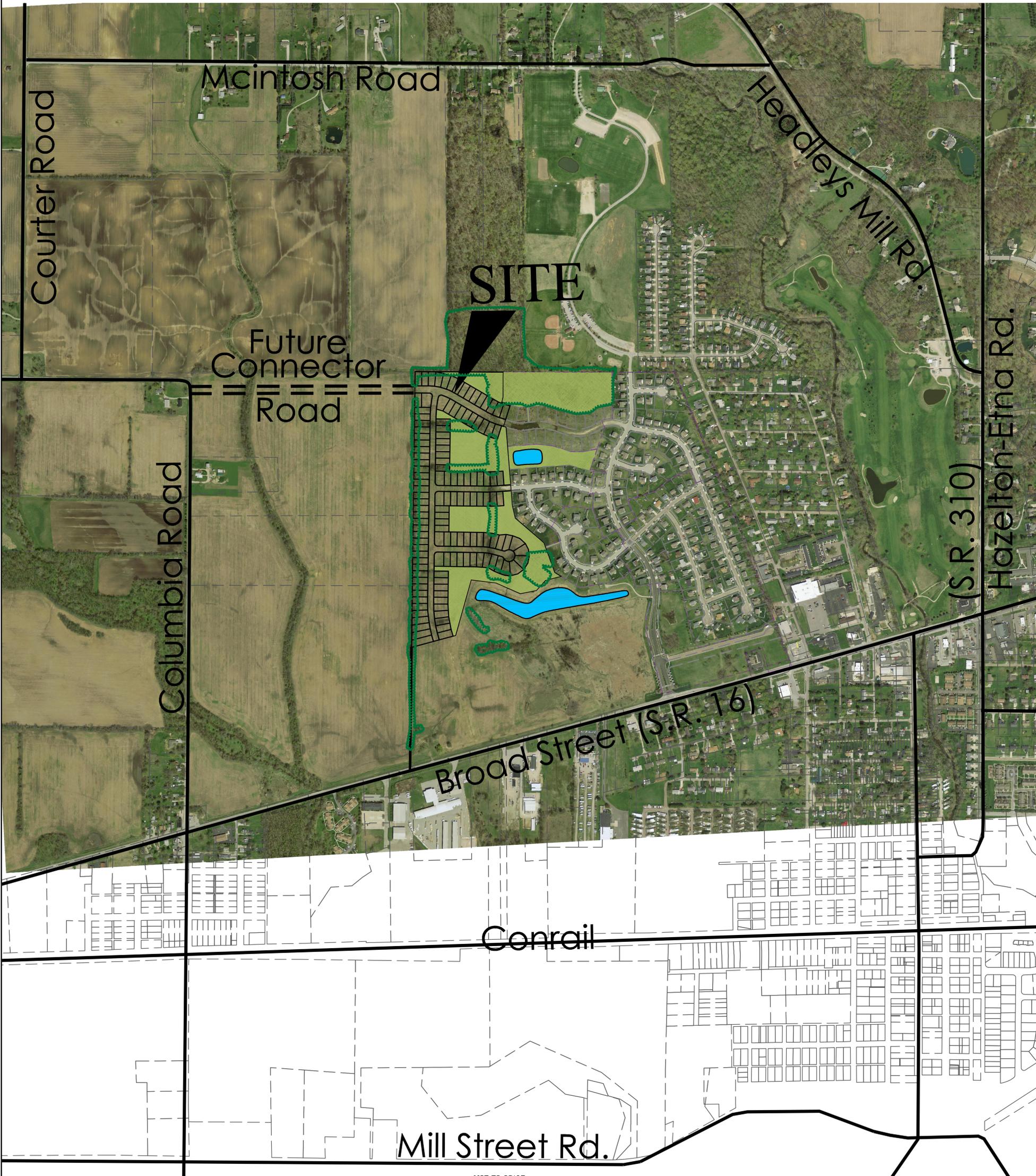
for

The Expansion of SETTLEMENT at PATASKALA

LOCATED IN:
4TH QUARTER OF TOWNSHIP 1 NORTH, RANGE 15 WEST,
UNITED STATES MILITARY LANDS
CITY OF PATASKALA, LICKING COUNTY, OHIO



VICINITY MAP
NO SCALE



NOT TO SCALE

Prepared For:
GRAND COMMUNITIES LTD.
3940 Olympic Blvd.,
Erlanger, KY 41018
Ph. (859) 341-4709

Prepared By:
WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DATE: MARCH 9, 2018

Z:\SAP-NEW LAYOUT\DRAWINGS\REZONING\PRE-DEVELOPMENT\PLANNING - 1 SHEETS - PRELIM TIPS - PLOTTED BY: JIM WATKINS - March 09, 2018 - 10:40 AM

The Expansion of SETTLEMENT at PATASKALA

LOCATED IN:
4TH QUARTER OF TOWNSHIP 1 NORTH, RANGE 15 WEST,
UNITED STATES MILITARY LANDS
CITY OF PATASKALA, LICKING COUNTY, OHIO

DRAFT DEVELOPMENT TEXT
FOR THE
PLANNED DEVELOPMENT DISTRICT (PDD)
DATE

Expansion of The Settlement at Pataskala

City of Pataskala, Ohio

Submitted By:
Grand Communities, LTD.
Fischer Development Company
3940 Olympic Blvd, Suite 100
Erlanger, KY 41018

Prepared By:
Grand Communities, LTD.
Fischer Development Company
3940 Olympic Blvd, Suite 100
Erlanger, KY 41018

Engineer:
James T. Watkins P.E., M.B.A.
Watcon Consulting Engineers & Surveyors, LLC
83 Shull Avenue
Gahanna, Ohio 43230
614-414-7979

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SECTION I - DEVELOPMENT NARRATIVE

History of the Development

The expansion of the Settlement at Pataskala, Phase 3 is located west of Isaac Tharp Street and north of S.R. 16 in the City of Pataskala, Ohio. It is an extension of the Settlement at Pataskala, Phase 3. The expansion will consist of 131 homesites on approximately 40 acres of land (approx. 3.2 units per acre).

The original Settlement at Pataskala, Phase 3 site plan showed the property to be developed into a higher intensity of uses. The plan envisioned a mix of condominiums and professional office space, as well as retail on the southern portion extending south to S.R. 16. At some point, prior to 2007 the City enacted a new zoning classification system. This property is currently zoned High Density Residential (R-10), with an allowable density of 4.35 units per acre. The land remains vacant, undeveloped land.

Description of how the project will be developed

The property will be a continuation of the Settlement at Pataskala with minimal impacts to existing residents. Only one homesite will adjoin to an existing homesite in Phase 3. The residents of the existing neighborhood will continue to back to open space. The expansion will offer attractive one and two-story homes, the same product offering as Phase 3 on a narrow homesites. Narrow homesites allows for an increase in tax revenue and a reduction in maintenance costs through an efficient street layout, reduction of infrastructure and impervious surfaces, as well as the implementation of large contiguous areas of open space. Approximately 63% of homesites directly back to open space.

The following outlines the proposed phasing of the Expansion of the Settlement at Pataskala and may vary given the ever changing shifts in the market. The first phase to be developed will consist of the western extension of Isaac Tharp Street. Isaac Tharp Street will extend to the western boundary line. Development of Phase two-hundred will extend south on Settlement Place. Phase three-hundred will consist of the western extension of Alonzo Palmer Street. Alonzo Palmer Street will extend from the existing subdivision west to intersect with Settlement Place. Development of the remaining phases will continue south.

SECTION II - GENERAL DEVELOPMENT STANDARD

General Development Standards

1. General Standards
 - a. Unless otherwise specified in the submitted drawings or in this written text, the development standards of the Planning and Zoning Code of the Codified Ordinances of the City of Pataskala shall apply. Basic development standards are compiled regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the property's development.
 - b. Utilities: All utility lines internal to the development shall be placed underground, whenever feasible, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be reasonably attempted to be discreetly located at the rear of lots when possible.
 - c. If applicable, all streams and wetlands shall be permitted and mitigated for in accordance with the rules and regulations of the United States Army Corps of Engineers (USACOE) and the Ohio Environmental Protection Agency (OEPA).
 - d. A private Homeowners Association (HOA) shall be established and shall own and maintain all open spaces.

- a. The HOA shall establish an Architectural Review Committee (ARC) for the purpose of upholding architectural and appearance standards established in this text and in accompanying architectural guidelines for all new construction, exterior alterations or additions, or change to architectural appearance (colors or materials), clearing, grading, landscaping, fencing, or site improvements.

2. Permitted and Conditional Uses

Permitted Uses

- a. Single-family residential dwelling units
- b. Open Space
- c. Stormwater management facilities
- d. Utilities and easements to serve the proposed development
- e. Accessory structures that are secondary to a single family residential use

3. Open Space

- a. Open space shall be provided and maintained by the Homeowners Association to be used as passive or active recreational space.
- b. Entry features including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the open space.
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- d. Open Space shall generally match the theme and character. Developer(s)/Builder(s) shall make reasonable and good faith efforts to preserve existing wooded areas and tree rows except where required for utility and stormwater conveyance per engineering plans.

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a. Typical Minimum Lot Standards:

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- b. Extension of Isaac Tharp and Alonzo Palmer will consist of a 60 feet right-of-way.

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- a. There may be a single-sided, illuminated sign at the southern entry to the neighborhood. It will conform to the City of Pataskala's Zoning Code. Signage throughout the neighborhood will be architecturally compatible with the buildings.

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SECTION III - CODE DEVIATIONS

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1. The Applicant requests a deviation from section 1117.10 Table 1 Street Design Standards for Cul-De-Sacs and All Types of Local Streets, with respect to the maximum cul-de-sac length of Lanning Place.
2. Basis for Request regarding Lanning Place. The maximum length of a cul-de-sac is restricted to 500ft, the length proposed, exceeds 500 feet. The applicants are requesting a deviation from the Code, not to exceed 660 feet.
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 - b. The cul-de-sac allows for an uninterrupted buffer of open space between existing s and new homesites.
 - c. Homesites located on cul-de-sacs are highly desirable and considered premium sites, which typically maintain a higher property value.
 - d. The cul-de-sac consists of less than 30 homesites, which satisfies the Fire Code.



Southwest Licking Local Schools

927-A South Street, Pataskala Ohio 43062
Phone: (740) 927-3941 | Fax (740) 927-7230

March 6, 2018

City of Pataskala
Scott Fulton, Director of Planning
621 W. Broad Street
Pataskala, Ohio 43062

RE: Zoning Application; Fischer Homes

Dear Mr. Fulton:

I am writing as a follow up to a recent notice I received, on behalf of the school district, regarding a potential expansion of the residential development on the north side of Broad Street in Pataskala called "The Settlement of Pataskala - Phase 4". Additionally, a part of this notice includes a meeting with Mr. Tim Brader from Fischer Homes.

After a meeting with Mr. Brader, I have no concerns to express about such development at this time. However, I would encourage the City of Pataskala to continue supporting residential growth models that would limit the impact to our already overcrowded schools.

If there are questions about the contents of this letter, as well as, any future planning and/or zoning meetings regarding this development, please do not hesitate to reach out.

Sincerely,

Robert T. Jennell,
Superintendent

SOUTHWEST LICKING LOCAL SCHOOL DISTRICT
<http://www.swl.k12.oh.us/>

February 27, 2018

Fischer Homes

Regarding:
Proposed Settlement Phase 4

The City of Pataskala Utility Department is the provider of public water and sewer service to the Settlement of Pataskala. The proposed Phase 4 is in the Pataskala service area with the water and sewer capacity to accommodate proposed 140 homes. Based on engineering review the current pump station and forcemain is sufficient for the proposed development.

Good luck with your project, and don't hesitate to contact me if I can be of assistance.

Highest Regards,

Nathan W. Coey
Utility Director
City of Pataskala



Utility Division
Nathan W. Coey
Utility Director

HOUSE ELEVATION PLAN
for
The Expansion of
SETTLEMENT
at
PATASKALA

LOCATED IN:
4TH QUARTER OF TOWNSHIP 1 NORTH, RANGE 15 WEST,
UNITED STATES MILITARY LANDS
CITY OF PATASKALA, LICKING COUNTY, OHIO



Z:\SAP-4-NEW LAYOUT\DRAWINGS\1-REZONING\SAP-REZONING-PRE-DEVEL-PLAN\DWG - 1 ARECS - Prelim Topo - PLOTTED BY: JM WATKINS - March 09, 2018 - 10:40 AM

DRAFT DEVELOPMENT TEXT
FOR THE
PLANNED DEVELOPMENT DISTRICT (PDD)
DATE

**Expansion of
The Settlement at Pataskala**

City of Pataskala, Ohio

Submitted By:

Grand Communities, LTD.
Fischer Development Company
3940 Olympic Blvd. Suite 100
Erlanger, KY 41018

Prepared By:

Grand Communities, LTD.
Fischer Development Company
3940 Olympic Blvd. Suite 100
Erlanger, KY 41018

Engineer:

James T. Watkins P.E, M.B.A
Watcon Consulting Engineers & Surveyors, LLC
83 Shull Avenue
Gahanna, Ohio 43230
614-414-7979

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2. Description of how the project will be developed

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3. Open Space
4. Building Setback and Height Restrictions
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2. Home Elevations

SECTION I - DEVELOPMENT NARRATIVE

History of the Development

The expansion of the Settlement at Pataskala, Phase 3 is located west of Isaac Tharpe Street and north of S.R. 16 in the City of Pataskala, Ohio. It is an extension of the Settlement at Pataskala, Phase 3. The expansion will consist of 131 homesites on approximately 40 acres of land (approx. 3.2 units per acre).

The original Settlement at Pataskala, Phase 3 site plan showed the property to be developed into a higher intensity of uses. The plan envisioned a mix of condominiums and professional office space, as well as retail on the southern portion extending south to S.R. 16. At some point, prior to 2007 the City enacted a new zoning classification system. This property is currently zoned High Density Residential (R-10), with an allowable density of 4.35 units per acre. The land remains vacant, undeveloped land.

Description of how the project will be developed

The property will be a continuation of the Settlement at Pataskala with minimal impacts to existing residents. Only one homesite will adjoin to an existing homesite in Phase 3. The residents of the existing neighborhood will continue to back to open space. The expansion will offer attractive one and two-story homes, the same product offering as Phase 3 on a narrow homesites. Narrow homesites allows for an increase in tax revenue and a reduction in maintenance costs through an efficient street layout, reduction of infrastructure and impervious surfaces, as well as the implementation of large contiguous areas of open space. Approximately 63% of homesites directly back to open space.

The following outlines the proposed phasing of the Expansion of the Settlement at Pataskala and may vary given the ever changing shifts in the market. The first phase to be developed will consist of the western extension of Isaac Tharp Street. Isaac Tharp Street will extend to the western boundary line. Development of Phase two-hundred will extend south on Settlement Place. Phase three-hundred will consist of the western extension of Alonzo Palmer Street. Alonzo Palmer Street will extend from the existing subdivision west to intersect with Settlement Place. Development of the remaining phases will continue south.

SECTION II - GENERAL DEVELOPMENT STANDARD

General Development Standards

1. General Standards

- a. Unless otherwise specified in the submitted drawings or in this written text, the development standards of the Planning and Zoning Code of the Codified Ordinances of the City of Pataskala shall apply. Basic development standards are compiled regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the property's development.
- b. Utilities: All utility lines internal to the development shall be placed underground, whenever feasible, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be reasonably attempted to be discreetly located at the rear of lots when possible.
- c. If applicable, all streams and wetlands shall be permitted and mitigated for in accordance with the rules and regulations of the United States Army Corps of Engineers (USACOE) and the Ohio Environmental Protection Agency (OEPA).
- d. A private Homeowners Association (HOA) shall be established and shall own and maintain all open spaces.

- e. The HOA shall establish an Architectural Review Committee (ARC) for the purpose of upholding architectural and appearance standards established in this text and in accompanying architectural guidelines for all new construction, exterior alterations or additions, or change to architectural appearance (colors or materials), clearing, grading, landscaping, fencing, or site improvements.

2. Permitted and Conditional Uses

Permitted Uses

- a. Single-family residential dwelling units
- b. Open Space
- c. Stormwater management facilities
- d. Utilities and easements to serve the proposed development
- e. Accessory structures that are secondary to a single family residential use

3. Open Space

- a. Open space shall be provided and maintained by the Homeowners Association to be used as passive or active recreational space.
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