



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

June 6, 2018

Rezoning Application ZON-18-007

Applicants:	Jesse Maynard
Owner:	Jesse Maynard
Location:	12164 Broad Street
Acreage:	0.89 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting to rezone from the R-20 – Medium Density Residential district to the GB – General Business district pursuant to Section 1217.10 of the Pataskala Code.

Description of the Request:

The applicant is seeking to rezone the property located at 12164 Broad Street so that the property could be used as a small car lot or a garage door business.

Staff Summary:

The property located at 12164 Broad Street contains a 1,631-square foot single-family home constructed in 1996 and a 720-square foot detached garage constructed in 2015. The applicant has stated that the desire to rezone is so the property could be used for a small car lot or a garage door business. If the property were to be rezoned, the property could be used for all permitted uses of the GB – General Business District, not just those mentioned by the applicant.

Following a recommendation by the Planning and Zoning Commission, the application will be considered by City Council for final approval of the rezoning request pursuant to Section 1217.13 of the Pataskala Code.

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

The Future Land Use Map designates the property as Light Industrial with a PDD – Planned Development District zoning classification. Based upon this designation, the proposed GB – General Business rezoning request would not be in line with the recommendations of the Future Land Use Map.

As the Planning and Zoning Commission is aware, the City is currently updating the Comprehensive Plan, which will include a new Future Land Use Map. Based upon the Comprehensive Plan update, there is a chance the land use recommendation for this property could change. The Planning and Zoning

Department does feel that the proposed GB- General Business district would be out of character for the area as the properties on the opposite side of Broad Street are also zoned GB – General Business.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-family Home
East	R-20 – Medium Density Residential	Vacant
South	GB – General Business	Church
West	M-1 – Light Manufacturing	Storage Yard

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

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 neighboring 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, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
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 not to 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.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No Comments
- Public Service – No Comments
- SWLCWSD – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No Comments

- Licking Heights School District – No Comments

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None

Resolution:

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

"I recommend to approve Rezoning Application number ZON-18-007 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 12164 BROAD ST		
Parcel Number: 6314227800000		
Current Zoning: R-20 Residential	Proposed Zoning: Commercial	Acres: 0.89
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: 20N-18-007
Fee: \$ 750-
Filing Date: 5-4-18
Hearing Date: 6-6-18
Receipt Number: 20937

Applicant Information		
Name: Jesse Maynard		
Address: 12164 BROAD		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-778-0235	Email: Jess'doors@gmail.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"/> Area Map

Property Owner Information		
Name: same		
Address:		
City:	State:	Zip:
Phone:	Email:	

Rezoning Information
Request (Include Section of Code): 1249.01-6B 1217.10 - Rezone property from R-20 To GB
Describe the Project (Include Current Use and Proposed Use): Residential use 'now' Commercial use

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 (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- 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 from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant (Required):

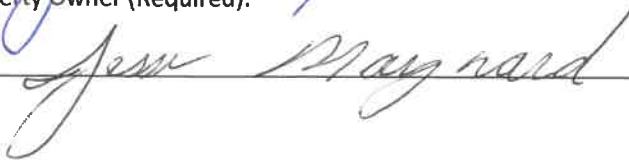
Date:

Property Owner (Required):

Date:



5-1-18



5-1-18

The reason I want to rezone the property at, 12164 e. Broad St. Pataskala, OH 43062, from residential to commercial is to run a small car lot or garage door buisness.

Jesse Maynard
(614)-778-0235

Taxes Due July 18th

Michael L. Smith, Auditor
Olivia C. Parkinson, Treasurer

- BOR CAUV Dog License Downloads Forms GIS Homestead Taxes Other

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063-142278-00.000
MAYNARD JESSE
 12164 E BROAD ST
 PATASKALA, OH 43062

Acre: 0.89
 LOT 13 E BROAD ST
 PARCELS

Land: \$32,400
 Improv: \$100,500
 Total: \$132,900

Sale Date: 03/12/2013
 Amount: \$54,000
 Conveyance: 619
 Valid Sale: Yes

Homestead: No
 Owner Occ: No

Foreclosure: No
 Certified Delq: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No

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DESCRIPTION APPROVED
WILLIAM C. LOZIER
LICKING COUNTY ENGINEER
APPROVED BY
3/12/13 JW

201303120006462
Pg: 3 \$36.00 T20130006576
03/12/2013 12:13PM BXGAVE BACK T
Bryan A. Long
Licking County Recorder

01150564004149001000

TRANSFERRED
Date March 12, 2013
M. A. Smith
Licking County Auditor
SEC 319.202 COMPLIED WITH
MICHAEL E. SMITH, AUDITOR
BY RF \$108.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20 day of December, 2012, by the Grantor(s),

Bonnie L. Woods, a married Woman
Whose Address is
397 Davis Drive
Pataskala, OH 43062
to the Grantee(s),

Jesse Maynard
Whose Address is
5795 Mink Street
Pataskala, OH 43062

WITNESSETH, That the said Grantor, for

The sum of ONE DOLLAR and other good and valuable consideration,
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee
forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of
land, and improvements and appurtenances thereto in Licking County,
State of Ohio
to wit:

See Attached "Exhibit A"

Prior Instrument Reference: Instrument Number 200801090000567.

Commonly known as:
12164 Broad Street, Pataskala, Ohio 43062
Parcel Identification:
063-142278-00.000

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Bonnie Woods
Print Name: Bonnie L. Woods
Capacity: Grantor

wife (husband) of the grantor, releases all rights of dower therein, : David Griffith
Print Name: David Griffith

wife (husband) of the grantor, releases all rights of dower therein, : _____
Print Name: _____

STATE OF OHIO)

COUNTY OF FRANKLIN)

Before me, a notary public, in and for said County, personally appeared above named Bonnie L. Woods
and David Griffith

who acknowledge that They did sign the foregoing instrument and that the same is their free act.

In testimony whereof I have hereunto set my hand and official seal, this 29 day of December, 2012.

Signature Thomas F. Martello, Jr.
Print Name: Thomas F. Martello, Jr.



THOMAS F. MARTELLO, JR.
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE

"Document Prepared by"
Thomas F. Martello, Jr.
Attorney at Law
995 South High Street
Columbus, OH 43206

"Return Document to"
Thomas F. Martello, Jr.
Attorney at Law
995 South High Street
Columbus, OH 43206



Description of 0.869 Acres

Situated in the State of Ohio, County of Licking, City of Pataaskala, Being Lot 13 in Ijam's East Broad Street Parcels (Recorded in Plat Book 4 Page 149). Being a resurvey of the lands described in Instrument 201010130020625 to Bonnie L. Woods (Parcel 063-142278-00.000). Being further described as follows:

Beginning at an iron pin set on the west side of Conners Avenue (a.k.a Township Road 422, 30' R.O.W.) at the northeast corner of said Lot 13.

Thence, along the west side of Conners Avenue, S 02°22'05" E 286.85 feet to an iron pin set within the right-of-way of East Broad Street (a.k.a. State Route 16, R.O.W. varies) at the southeast corner of Lot 13.

Thence, S 77°20'56" W 141.58 feet to an iron pin set on the north right-of-way of East Broad Street on the west line of Lot 13 as established by a boundary line agreement dated June 25, 1957 recorded in Deed Volume 497 Page 399.

Thence, along the agreed west line of Lot 13 and being the east line of the lands described in Deed Volume 501 Page 303 to the Ohio Power Company, N 02°43'02" E 321.52 feet to a 1/4" copper rod found in a concrete monument at the agreed northwest corner of Lot 13 and being on the south side of a railroad.

Thence, along the south side of the railroad, S 88°10'16" E 111.10 feet to the place of beginning.

The parcel as surveyed contains 0.869 acres, more or less.

All iron pins set are 5/8" x 30" long rebar with yellow plastic caps labeled "Central Surv. Co. Ltd".

Subject to all legal easements, right-of-ways, setbacks, restrictions, & reservations of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, Ohio South Zone.

Taxes Due July 18th

Michael L. Smith, Auditor
Olivia C. Parkinson, Treasurer

- BOR CAUV Dog License Downloads Forms GIS Homestead Taxes Other

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 Owner Occ: No

Foreclosure: No
 Certified Delq: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No

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