



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 6, 2019

Rezoning Application ZON-19-003

Applicants:	Grand Communities, LLC.
Owner:	Columbus Metro Equities
Location:	Unimproved property at 6031 Summit Rd SW
Acreage:	84.18 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a Preliminary Plan for the 211-lot Planned Development District “Sage Pointe” pursuant to Section 1255.19 of the Pataskala Code.

Description of the Request:

The applicant is seeking approval of a Preliminary Development Plan for the proposed Planned Residential Development “Sage Pointe”, a 211-lot residential subdivision on the unimproved +/- 84-acre property at 6031 Summit Rd SW.

Staff Summary:

The 84.18-acre property is currently zoned R-87 – Medium-Low Density Residential and used as an agricultural field. Access to the parcel is from two frontages: approx. 1,200-feet on Summit Road SW, and approx. 950-feet on Cleveland Road SW. Existing tree lines run the length of the north and east property lines, and along the property lines for the adjacent residential properties on Cleveland Road SW to the South-West. In addition, there is an approx. 880-foot tree line in the North-East Corner, and an approx. 7.5-acre tree stand near the center of the northern property line (All measurements taken using tools available on Licking County Auditor’s Online GIS).

This property has been previously considered for development into a residential subdivision. All proposed rezonings were not accepted by City Council. A short summary of the previous proposals is below:

	Deerfield Crossing (2001)	Villas of Terra Bella (2005)	Villas of Terra Bella (2007)
Units (Single-Family)	205	144	120
Density (du/ac)	2.43	1.70	1.42
Open Space (acres)	19.3	21.075	21.89
Proposed Rezoning	PDD (w/ R-7)	PDD (w/ R-15 & R-20)	PDD (w/ R-20)

The Applicant's proposal is to develop the property into a 211-lot Planned Residential Development. The 10-acres with frontage along Cleveland Road SW is to be dedicated to the Licking Heights School District for potential future development as a bus garage. Below is a general summary of the proposal:

Site Statistics:

- Number of Home Sites: 211
- Total Acreage: 84.18
- Acreage in Residential Lots: 35.58 (Subarea 'A')
- Open Space: 28.86
- Density: 2.51
- Acres Dedicated to Licking Heights: 10.00 (Subarea 'B')

Minimum Lot Sizes (Subarea 'A')

- Minimum Lot Width: 52-feet
- Minimum Lot Size: 52-feet x 120-feet (approx. 0.14-acres)

Setbacks

- Front: 25-feet minimum
- Side: 5-feet minimum (10-feet minimum between structures)
- Rear: 20-feet minimum

Access

- One boulevard-style entrance on Sage Pointe Avenue from Summit Road SW opposite Windward Drive. Boulevard to run from Summit Road SW to intersection with proposed Woodruff Drive. 10-foot wide median at the entrance off Summit Road SW with 11-feet of pavement on either side. Median terminates after approx. 90-feet into a two-way road with pavement width of 33-feet.
- One emergency access drive from Proposed Sage Pointe Avenue to Cleveland Road SW through the 10-acre dedication to Licking Heights School District, to be constructed by School District (or other potential entity) when development occurs on 10-acre parcel.
- Two stub streets: One North on the proposed Woodruff Drive, and One South on the proposed Lavender Lane.

Signage

- One Subdivision Identification Sign proposed inside the median on entrance to Sage Pointe Avenue.
- Hanging Sign, suspended from wood pergola with additional landscaping.
- Proposed sign will be inside the Right-of-Way.

Landscaping

- Street Trees are proposed at 50-foot spacing, with 7 varieties of tree species.
- Existing tree lines to the North, East, South-West, and tree stand in the North to be preserved excepting Dead/Diseased trees and where development will be taking place. Some not in reserve.
- 78 trees being removed, 220 replacements required, 280 total being installed in Reserve's 'A' and 'B', as well as one tree per lot.
- 6 to 7-foot high mounding between detention basins and home sites in Reserve's 'A' and 'B' with additional landscaping on top.
- 4-foot wide gravel path in Reserve 'D' with a proposed "Tot Lot".
- Three 4-foot wide paths in Reserve 'E'

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

Planning and Zoning (Full Comments Attached):

The Future Land Use Map designates this property as Medium Density Residential (R-20), which would be an approximately 0.46-acre lot minimum. The current proposed minimum lot size is +/- 0.14-acre. With a total site acreage of 84.18-acres, and using the R-20 minimum lot size, the allowable density for this property would be approximately 2.17 units/acre, or 183 units. The Applicant is proposing 2.51 units/acre and 211 units; Therefore, the proposed rezoning is *not* in line with the current Comprehensive Plan.

The Applicant's submitted site plan will require several divergences that were not requested, they are as follows:

1. 1255.10(a)(1): To allow for a higher density than the base zoning classification
2. 1255.10(g): To allow for less than 16-feet between structures.
3. 1255.10(b)(1): To allow for less open space than the 35% required.
4. 1295.09(b)(8): To allow for the subdivision identification sign to exceed the maximum height of 6-feet.

A full list of comments from Planning and Zoning Staff is attached.

City Engineer (Full Comments Attached):

1. The combined length of Woodruff Drive and Lemon Grass Court exceed the 500' cul-de-sac length as per table 1 Section 1117.10
2. The radius of Woodruff Drive and Lemon Grass Court, Sage Point Avenue and Wild Mint Way, and Lavender Lane and Wild Mint Way do not meet the 150' minimum radius per table 1 Section 1117.10
3. The typical boulevard section does not meet requirements of Section 1117.11
4. A full engineering review of the Storm water management report will be completed with the engineering plan review

Public Service Director (Full Comments Attached):

1. Plat and construction plan review is in progress.
2. "Eyebrow" curve design does not meet minimum street radius requirements and are not preferred for plowing operations.
3. 5' side yard and 10' rear yard easements should be included in accordance with current City policy.
4. Saffron Cove needs "Court" added to name.
5. Extension to the north on Woodruff Dr. is not needed.
6. Confirmation is needed that there are no wetlands on this site.
7. Storm sewer system
 - a. Extensive rear yard storm lines and inlet structures will be difficult for the City to maintain and should be redesigned to minimize future conflict of maintenance cost to the City and inconvenience to residents.
 - b. Storm sewer location appears to conflict with tree preservation zone. In some locations it does not appear that it will be feasible to construct the storm sewer and preserve the trees.
8. No parking will be required on hydrant side of street with street widths as shown.
9. Boulevard Entrance
 - a. No parking either side of Sage Point Avenue between Summit Road and Woodruff Drive.
 - b. Proposed pavement widths of Boulevard entrance are not acceptable.
10. Sage Point Avenue between Woodruff Drive and Lavender Avenue
 - a. Shall be 33' minimum pavement width.
 - b. Shall have typical cross section that matches the 33' pavement width.
11. Emergency Access Drive
 - a. Access drive as shown within Sage Point development is acceptable.
 - b. Emergency access drive across property to the south must be installed to Fire Dept. specifications for emergency access as part of the Sage Point development.
 - c. Full access drive between the Sage Point development and Cleveland Road shall be installed by the developer of the property to the south when it develops.
 - d. Provide typical section for access drive.

West Licking Joint Fire District (Full Comments Attached):

1. Prior to Phase 3 beginning, Emergency Access road shall be constructed.
2. Emergency Access road shall be marked per Fire District regulations Section L.
3. Relocate hydrant on Woodruff Drive to within 50-feet of intersection.
4. Relocate hydrant on Saffron Cove with within 50-feet of intersection.
5. All Cul-de-Sacs are to be 96-foot diameter per Fire Code with posted "No Parking" signs.
6. All streets 28-foot width or less to have "No Parking" signs on the hydrant side of the street.

Licking Heights Local Schools

The Superintendent, Dr. Wagner, submitted a letter indicating that while he cannot endorse the project on behalf of the schools, he would not oppose the project. Dr. Wagner's full comments can be found in the attached letter.

Surrounding Area:

Direction	Zoning	Land Use
North	RR – Rural Residential	Vacant (Farm Field)
East	R-MH – Manufactured Home Residential R-87 – Medium-Low Density Residential	Summit Ridge Estates Single-Family Homes
South	R-87 – Medium-Low Density Residential M-1 – Light Manufacturing	Single-Family Homes Ohio Steel / Misc. Businesses
West	PDD – Planned Development District R-20 – Medium Density Residential	Glenbrooke Subdivision Single-Family Homes

Preliminary Development Plan Approval:

According to Section 1255.19 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a Preliminary Development Plan if the proposal:

- 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, watercourses 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 Director – See Attached.
- SWLCSWD – No Comments.
- Police Department – No Comments.
- West Licking Joint Fire District – See Attached.
- Licking Heights School District – See Attached

Modifications:

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

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Join Fire District.
2. The Planning and Zoning Commission shall approve the following divergences:
 - a. 1255.10(a)(1): To allow for a higher density than the base zoning classification
 - b. 1255.10(g): To allow for less than 16-feet between structures.
 - c. 1255.10(b)(1): To allow for less open space than the 35% required.
 - d. 1295.09(b)(8): To allow for the subdivision identification sign to exceed the maximum height of 6-feet.

Resolution:

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

"I move to approve Application number ZON-19-003 pursuant to Section 1255.19 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

ZON-19-003 “Sage Pointe” Planning and Zoning Review

February 26, 2019

For March 6, 2019 PZC Hearing

General Comments:

1. No parking shall be permitted on the hydrant side of the street, with signs posted stating such.
2. 5’ easements will be required on side yards and 10’ easements in the rear.
3. 25’ Tree Preservation Zone: Language on Plans states that trees may be removed to install stormwater utilities. No provisions for replacement are included. The City would prefer these areas to be in Reserves instead of a “Tree Preservation Zone”.
4. Indicate the width of the tree lawn on plans. City cannot determine appropriateness of Street Tree species for the size of the tree lawn.
5. Include Signature and Date Lines for the Applicant on the Development Text.
6. Pursuant to Section 1255.10(g) there shall be no less than 16-feet between buildings. With 5-foot side yard minimums the eventual homes will be less than 16-feet apart.
7. Pursuant to Section 1255.10(a)(1) tracts of land shall have the same applicable gross density of dwellings per acre, as prescribed by the base zoning classification. The Future Land Use map designates this property as Medium-Density Residential (R-10) which would be a density of 2.17 units/acre and a max. of 183 units.

Preliminary Plan:

1. Page 1
 - a. Site Statistics: Open Space provided is 34.28%, Per Section 1255.10(b)(1) a minimum of 35% of the land developed must be preserved.
 - i. Note ‘***’: Total Open Space occupied by Stormwater Management Facilities is 14.4% of the total open space. Per Section 1255.10(b)(1), No more than 10% of the open space requirement may be comprised of acreage designed for use by stormwater facilities.
 - ii. Also per 1255.10(b)(1): No acreage associated with property perimeter setbacks may be counted towards open space. Please indicate the acreage associated with this in the Site Statistics table.
 - b. PDD Statistics: List Minimum Floor Area
2. Page 2
 - a. Staff does not believe the stub on the North of Woodruff Dr. to be necessary.
 - b. Boulevard Median:
 - i. Please indicated length
 - ii. Section 1117.11 requires a minimum of 14’ each for traffic lanes (no parking permitted), only 11’ is listed.
 - iii. Section 1117.11 requires minimum median width of 14’.
 - iv. Section 1117.11 requires two 5-foot sidewalks, two landscape buffers, and street trees. Please refer to above Section 1117.11 for requirements.

- c. Per Section 1121.13 Driveways and curb cuts shall be located not less than 3-feet from the side lot line. Several lots on eyebrows/cul-de-sacs have proposed driveway locations that will fail to meet this.

3. Page 3

- a. Emergency Access: Shall be constructed with Phase 3, and later improved. Language on the note for the Emergency Access needs to be revised to reflect this and include specifications as to what standard the road will be improved too.
- b. Lot 96 does not meet the minimum lot dimensions from the PDD Statistics Table on Page 1 (51' width as opposed to 52').
- c. Per Section 1121.13 Driveways and curb cuts shall be located not less than 3-feet from the side lot line. Several lots on eyebrows/cul-de-sacs have proposed driveway locations that will fail to meet this.

Development Text

1. Density and Yield
 - a. Gives maximum homes of 215, plans list 211.
2. Density and Bulk Standards
 - a. Gives maximum homes of 215, plans list 211.
 - b. Sub-Area Table value for minimum lot width should be 52' according to plans.
 - c. Subsection (2): Corner lots shall increase the side setback along the adjoining r.o.w. to ½ the minimum front setback. However, it appears on the plans that all corner lots have identical front and side setbacks on r.o.w. Please clarify this.
 - d. Add an additional note for minimum basement square footage (Code requires 600-square feet minimum).
3. Architectural Standards
 - a. Subsection (1)(e): City Code allows for above-ground swimming pools and the City will not enforce a ban on them within a subdivision, consider adding language that requires HOA approval for accessory structures prior to installation.
4. Streets and Circulation
 - a. Subsection (1)(d): States two stub streets have been provided to the north property. There is only 1.
 - b. Subsection (1)(v): Is this referring to minimum Cul-de-sac Radius (pavement) in Section 1117.10 (Table 1)? If so the minimum is 40'.
 - c. Include language for sidewalks (4' minimum width, 4" depth).
5. Open Space and Landscaping
 - a. Subsection (1): Sub-area B cannot count towards minimum open space requirements. Per Section 1255.10(b)(2) the land must be "retained as common and public open space for parks, recreation, and related uses". Current discussion with City was for a bus garage, which would not fall under this distinction. Include language in Development Text stating what intention the land dedicated to the School District is for.

Landscape Plan:

1. Exhibit L-2:
 - a. Tot Lot: Proposed square footage? Dimensions? Equipment? Include in development text.
 - b. There are 6 tree species listed on the Plant List that are not in the preferred native tree plantings table specified in Table 1283.03-02. Are these trees being counted towards the required number of replacements. If so, at what ratio? Please clarify.
 - c. Dead-end paths in Reserve 'E', is there a purpose for these? Why not connect?
2. Exhibit L-4
 - a. Square-footage of the sign is not listed. Maximum of 32-square feet per Section 1295.09(b)(8).
 - b. Maximum Subdivision Identification Sign height is 6'. Proposed as 7'-6", a divergence will be needed.
 - c. Will the sign be illuminated? If so, identify on plans with lighting type and intensity.
3. Exhibit L-5
 - a. There are 8 tree species listed on the Front Yard Tree List that are not in the preferred native tree plantings table specified in Table 1283.03-02. Are these trees being counted towards the required number of replacements? If so, at what ratio? Please clarify.

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Alan Haines](#); [Jim Roberts](#); [Lisa Paxton](#)
Subject: March 6, 2019 PZC Agenda
Date: Sunday, February 24, 2019 9:27:27 PM

Jack

Hull and Associates has reviewed the agenda items for the March 6, 2019 PZC Meeting. We offer the following comments:

ZON-19-001

1. All drainage from the improved lot should flow toward the public right of way and not be directed toward adjoining property.
2. Depending on the amount of impervious improvements drainage detention maybe required.
3. New driveway access points to Oak Meadow Drive are not recommended.

ZON-19-002

We have no engineering related comments on this application

FP-19-001

We have no engineering related comments on this application

FP19-002

We have no engineering related comments on the FDP. A full engineering review of the plans are ongoing and comments will be provided at a later date.

ZON-19-003

1. The combined length of Woodruff Drive and Lemon Grass Court exceed the 500' cul-de-sac length as per table 1 section 1117.10
2. The radius of Woodruff Drive and Lemon Grass Court, Sage Point Avenue and Wild Mint Way, and Lavender Lane and Wild Mint Way do not meet the 150' minimum radius per table 1 section 1117.10
3. The typical boulevard section does not meet section 1117.11
4. A full engineering review of the Storm water management report will be completed with the engineering plan review.

TCOD-19-001

1. The application project description list 44 apartment units where as the building data provided list 42 units.

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

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From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#)
Subject: PZC Review - 3-6-19 Meeting
Date: Tuesday, February 26, 2019 1:52:50 PM

Jack,

My comments are as follows:

1. ZON-19-001
 - a. Echo comments of the City Engineer.
2. ZON-19-002
 - a. Amendment is supported in the interest of maintaining public health and welfare.
3. FP-19-001
 - a. Engineering plans have been approved previously.
 - b. No exceptions taken to amended plan.
4. FP-19-002
 - a. Plat and construction plan review is in progress.
 - b. No exceptions taken to amended plan.
5. ZON-19-003
 - a. Plat and construction plan review is in progress.
 - b. "Eyebrow" curve design does not meet minimum street radius requirements and are not preferred for plowing operations.
 - c. 5' side yard and 10' rear yard easements should be included in accordance with current City policy.
 - d. Saffron Cove needs "Court" added to name.
 - e. Extension to the north on Woodruff Dr. is not needed.
 - f. Confirmation is needed that there are no wetlands on this site.
 - g. Storm sewer system
 - i. Extensive rear yard storm lines and inlet structures will be difficult for the City to maintain, and should be redesigned to minimize future conflict of maintenance cost to the City and inconvenience to residents.
 - ii. Storm sewer location appears to conflict with tree preservation zone. In some locations it does not appear that it will be feasible to construct the storm sewer and preserve the trees.
 - h. No parking will be required on hydrant side of street with street widths as shown.
 - i. Boulevard Entrance
 - i. No parking either side of Sage Point Avenue between Summit Road and Woodruff Drive.
 - ii. Proposed pavement widths of Boulevard entrance are not acceptable.
 - j. Sage Point Avenue between Woodruff Drive and Lavender Avenue
 - i. Shall be 33' minimum pavement width.
 - ii. Shall have typical cross section that matches the 33' pavement width.
 - k. Emergency Access Drive
 - i. Access drive as shown within Sage Point development is acceptable.
 - ii. Emergency access drive across property to the south must be installed to Fire Dept. specifications for emergency access as part of the Sage Point development.

- iii. Full access drive between the Sage Point development and Cleveland Road shall be installed by the developer of the property to the south when it develops.
 - iv. Provide typical section for access drive.
6. TCO-19-001
- a. Construction plans shall be reviewed upon submission.
 - b. It is believed that inclusion of a right-turn deceleration lane as shown, with details to be determined during engineering review, will satisfy the requirements of Code Section 1259.05(A)(3).

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

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WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
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740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

February 19, 2019

Plan review comments for Sage Point.

Scott,

The West Licking Joint Fire District has reviewed the plans for Sage Point and we have the following comments.

- 1) Prior to phase 3 beginning, the fire apparatus access road shall be constructed.
- 2) The fire apparatus access road shall be marked per West Licking Joint Fire Districts regulations section L.
- 3) Need to relocate the fire hydrant that is located on Woodruff Dr. to with-in 50' of the intersection of Woodruff Dr. and Sage Dr.
- 4) Need to relocate the fire hydrant on Saffron Cove to with-in 50' of the intersection of Saffron Cove and Woodruff Dr.
- 5) All Cu-De-Sacs shall be 96' of unobstructed paved drivable surface posted with signs that state "NO PARKING".
- 6) All streets that are 28' or less shall have "NO PARKING" signs posted on the fire hydrant side of the street.
- 7) West Licking Joint Fire Districts regulations can be found @ westlickingfire.org

This concludes our comments at this time. If you have any questions please feel free to contact me.

Thank you,

Doug White
Fire Marshal