



CITY OF PATASKALA

ORDINANCE 2019-4334

Passed June 17, 2019

AN ORDINANCE TO REZONE PROPERTY LOCATED ON W BROAD STREET SW PARCEL #064-307692-00.000, TOTALING 4.85 ± ACRES, IN THE CITY OF PATASKALA FROM THE GB – GENERAL BUSINESS (GB) ZONING CLASSIFICATION TO THE R-10 – HIGH DENSITY RESIDENTIAL (R-10) ZONING CLASSIFICATION.

WHEREAS, Grand Communities, LLC. filed application number ZON-18-012, on behalf of the property owner P & G Properties, LTD., parcel number 064-307692-00.000, and totaling 4.85 acres ±, from the General Business (GB) zoning classification to the High Density Residential (R-10) zoning classification pursuant to Section 1217.02; and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on February 6, 2019; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on January 24, 2019; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment with modifications on February 6, 2019 pursuant to Section 1217.10; and

WHEREAS, a public hearing was held by Council on April 1, 2019 pursuant to Section 1217.11; and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located on W Broad Street SW, parcel number 064-307692-00.000 totaling 4.85 ± acres, Pataskala, Ohio, belonging to P & G Properties, LTD., is hereby rezoned to the High Density Residential (R-10) zoning classification from the General Business (GB) zoning classification as shown on Exhibit A.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the General Business (GB) zoning classification to the High Density Residential (R-10) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Michael W. Compton, Mayor

Approved as to form:

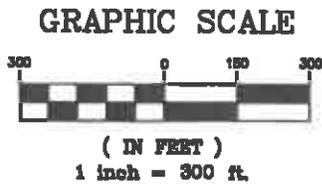

Brian M. Zets, Law Director

EXHIBIT A

4.85± Acre Rezoning Exhibit

Lot 12, 4th Quarter, Township 1, Range 15
United States Military District
City of Pataskala, Licking County, Ohio

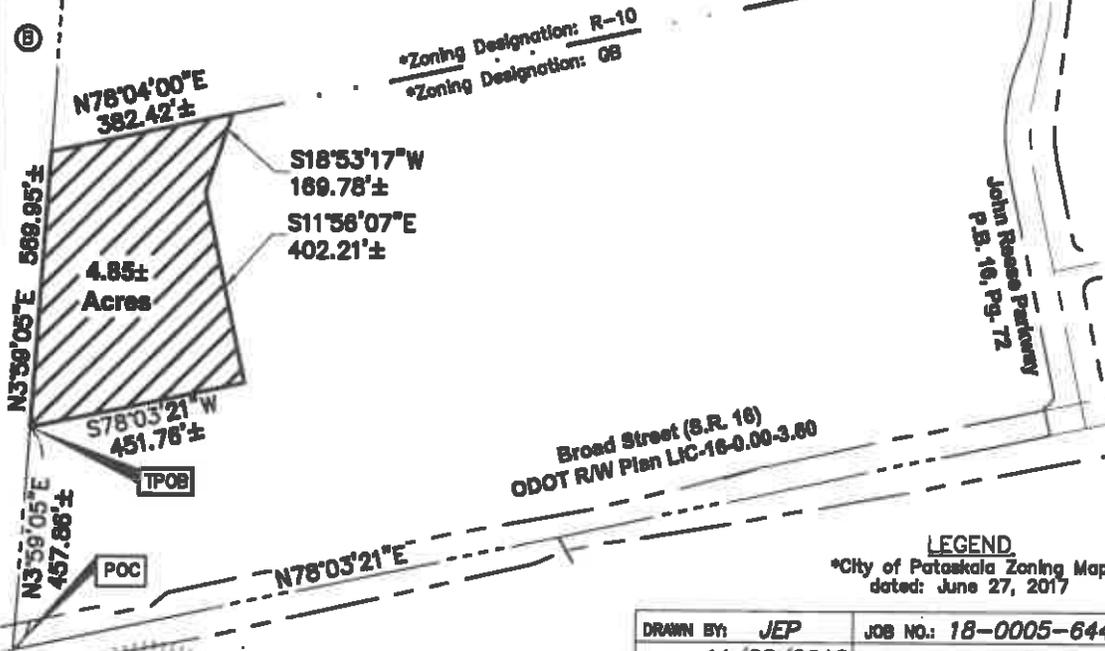
- (A) Grand Communities, LTD
P.N. 063-30769200043
I.N. 201803290005860
19.047 Acres (remainder)
- (B) Tri H Farms, LLC
P.N. 6314077800000
I.N. 201601150000839
149.513 Acres
- (C) SETTLEMENT AT PATASKALA
PHASE 3, PART 3
I.N. 201610139022484
- (D) SETTLEMENT AT PATASKALA
PHASE 3, PART 2
I.N. 200808240024682
- (E) SETTLEMENT AT PATASKALA
PHASE 3, PART 1
I.N. 200510070031929



Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

P & G Pataskala, Ltd.
P.N. 064-30769200000
O.R. 784, Pg. 644
183.658 Acres (remainder)

2:18-0005-644-DWG-PRODUCTION DRAWINGS SURVEY 18-0005-644 Zoning Exhibit.dwg layout11 Nov 01, 2018 - 9:32:10am jep/jep



This Survey is based on existing records from Licking County.
ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps
Jonathan E. Phelps Date
Reg. No. 8241

LEGEND
*City of Pataskala Zoning Map dated: June 27, 2017

DRAWN BY: JEP	JOB NO.: 18-0005-644
DATE: 11/08/2018	CHECKED BY: JEP

ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS

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Gahanna, Ohio 43230
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fax 614.428.7765

