



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

January 2, 2020

Rezoning Application ZON-19-005

Applicants:	Scenic View Estates, LLC
Owner:	Scenic View Estates, LLC.
Location:	Unimproved Property at 0 Middleground Rd (PID: 064-068322-00.009 + 064-068087-00.000)
Acreage:	+/- 136.23 acres
Zoning:	R-10 High Density Residential
Request:	Requesting a recommendation of approval of an Amended Preliminary Plan for a 60 lot Planned Development District know as Scenic View Estates pursuant to Section 1255.19 of the Pataskala Code for the property located at 0 Middleground Road (PID 064-068322-00.009 and 064-068087-00.000).

Description of the Request:

The applicant is seeking approval of a Amended Preliminary Development Plan for the proposed Planned Residential Development “Scenic View Estates”, a 60-lot residential subdivision on the unimproved +/- 136.23-acre property at 0 Middleground Road (PID: PID 064-068322-00.009 and 064-068087-00.000).

Staff Summary:

ZON-19-005 was initially recommended by the Planning and Zoning Commission to City Council for Approval on May 2, 2019. City Council heard the application on June 17, 2019 however, it was, and remains, tabled. The Utility Committee had concerns regarding the unique nature of the proposed sanitary systems. Staff compiled a list of concerns the Utility Committee had and shared them with the Applicant (list of concerns attached). Staff later prepared language to be included in the development text, plans, and HoA documents to address the concerns of the Utility Committee, which was reviewed by the Law Director and presented at the October 21, 2019 Utility Committee meeting for consideration.

The Applicant and Staff met on October 28, 2019 to discuss the language, which the Applicant had no issues with. A revised set of plans for review and comment were submitted, and Staff met with the Applicant once more in early December. The Applicant then submitted this Amendment to a Preliminary Plan application for consideration at the January 2, 2019 Planning and Zoning Commission hearing.

The 136.23-acre property is currently zoned R-10 – High Density Residential and is heavily wooded with several large ravines and large elevation changes. The North and East borders of the parcel abut the Beechwood Trails Subdivision in Harrison Township, with access from Faultless Lane, Regret Drive, and two access points from Middleground Road. Access from within the City of Pataskala Municipal boundary is on Devoncroft Ridge West in the Hazelwood Subdivision, and Devoncroft Ridge East in Barrington Ridge.

The property in question was previously considered for development as a 224-unit subdivision with roads that would run throughout the development allowing through-access between the City of Pataskala and Harrison Township. However, that project was abandoned.

The Applicant's proposal is to develop the property into a 60-lot Planned Residential Development utilizing large lots and cul-de-sacs with no through-access. Below is a general summary of the proposal:

Site Statistics:

- Number of Home Sites: 60
- Total Acreage: 136.23
- Open Space: 0 acres
- Density: +/- 0.44

Minimum Lot Sizes

- Minimum Lot Width: 75-feet at the building line
- Minimum Lot Size: 0.80-acres

Minimum Dwelling Size

- Single-story: 1,500-square feet
- Two-story: 2,000-square feet
- Maximum Height: 35-feet, Two-story buildings with walk-out basements permitted to exceed this.

Setbacks

- Front: 50-feet
- Side: 20-feet
- Rear: 35-feet

Access

- Five (5) Cul-de-Sacs are proposed, Four (4) coming off streets in Harrison Township, and One (1) off of Devoncroft Ridge West within the City Municipal Boundaries.
- Some lots will have direct access onto the Cul-de-Sacs, while others are "Flagpole" lots. Each Flagpole lot will have access to the Cul-de-Sac via the "Pole" while the buildable area of the lot will be within the "Flag".
- Private Common Access Drives will serve each lot, with the exact location to be determined upon final engineering to minimize site impacts. Driveways to each lot will connect to the Common Access Drives
- However, each Flagpole lot will not have its own separate driveway. The developer has proposed a series of Common Access Drives to minimize the impact to the natural environment, to be held within an easement, that will provide access to the rear lots as well as a turn-around for emergency vehicles. Each Flagpole lot will have its own driveway off the Common Access Drive.

Signage

- At each entryway into the Cul-de-Sacs there are to be two (2) stone columns on either side with a security gate. A small placard identifying the subdivision will be placed on each column.
- Landscape beds will be installed around the columns.

Landscaping

- An 'Amenity Area' was added in the southwest corner of the property, east of Devoncroft Ridge to include a community house, parking area, and mailboxes. Potential future additions include a pool, tennis court, or playgrounds which are to be determined by the HoA.
- Walking Paths are proposed to connect each phase back to the Amenity Area.
- The disturbance of existing trees is limited to a 20' perimeter around the proposed primary structure.
- No additional Landscaping is proposed as the developer intends to preserve as much as the natural landscape as possible.

The Applicant has requested the following divergences in the Development Text:

1. Section 1113.06(q): To forego the requirement to install street lights. The Applicant intends to minimize the use of outdoor lighting throughout the site to enhance the natural, secluded feel of the development.
2. Section 1117.10: To allow for the five (5) cul-de-sacs to exceed the maximum 500-foot cul-de-sac length.
3. Section 1117.10: To allow for a reduced minimum pavement width of 20-feet, as opposed to the 28-feet required by the section.
4. Section 1117.15: To forego the requirement to install sidewalks. The Applicant intends to minimize the footprint of the paved streets into the development to preserve as much of the natural vegetation as possible. Additionally, the four (4) streets that extended from Harrison Township do not have existing sidewalks.
5. Section 1121.12: To forego the requirement to install curb and gutter along streets. The four (4) streets that extended from Harrison Township do not have existing curb and gutter.
6. Section 1255.10(b): To forego the requirement that a planned development must provide a minimum of 35% of common open space and recreational facilities. The intent of the Applicant is to provide large lots within a pristine natural environment dedicated to the preservation of the site's natural features.
7. Section 1283.03: To forego the tree replacement requirements. The Applicant is proposing strict development standards to preserve the maximum amount of existing vegetation possible.
8. Section 1283.05: To forego the requirement to install street trees. The Applicant intends to maintain as much of the natural vegetation as possible and wishes to keep a more natural, less manicured appearance within the development.
9. Section 1113.06(h): To forego the requirement as needed for a 25-foot buffer zone around *some* wetlands. The Applicant to preserve as much of the natural vegetation as possible, however, due to the constraints of the site it may be necessary to encroach on some of these wetland buffers for the feasible development of some lots.
10. Section 1113.06(h): To forego the requirement as needed for a 25-foot buffer around natural watercourses for access purposes. Access locations and crossings to be determined with Final Engineering.
11. Section 1291.02(A)(4): To forego the requirement that all off-street parking shall be hard surface asphalt, concrete or pavers to allow for the construction of low-impact materials such as gravel or chip and tar.

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

From May 2, 2019 PZC Hearing:

Planning and Zoning (Full comments attached):

The Future Land Use Map designates this property as High Density Residential. Per the City of Pataskala Comprehensive Plan (2006), High Density Residential entails a maximum of three (3) dwelling units per acre (Density: 3.00 du/ac). The Applicant has proposed a density of 0.44 du/ac, which would *not* be in line with the Comprehensive Plan.

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

City Engineer (Full comments attached):

The City Engineer, Hull & Associates, Inc., has provided a list of comments on the preliminary plan that are attached to this document.

Public Service Director (Full comments attached):

The Public Service Director has provided comments on the City Engineer's comments; and are attached to this document. He would also like to note, that because of the unique set of existing conditions, it has been necessary for the developer to be creative in developing a plan for the proposal, and that the developer has been very responsive and responsible in working with the City.

Public Utilities Director (Full comments attached):

1. Utility Department will be granted access to public infrastructure underneath private roads.
2. The initial proposal for the low-pressure sanitary design was rejected by the Utility Committee. Sewer system will be redesigned to bring the lower third of the area to the City's sewer at Devoncroft Ridge West, and the upper two-thirds to the Southwest Licking Community Water and Sewer District pending approval by the District.
3. Water mains will extend from existing dead-ends to end of Cul-de-sacs. Each flag lot will receive its own service line, curb box, and meter pit. Rest of the line to the house will be private.
4. Each Cul-de-sac will have a hydrant installed at the end of public water main to allow flushing and fire protection. Lines going from Main to actual house will be too small to allow adequate flow for a hydrant.
5. Dead-end water lines will have a hydrant installed at the end. No current issues with stagnant water, however if it becomes an issue, hydrants can be flushed.

Licking County Engineer (Full comments attached):

1. As long as the Entry Gate and Column(s) are in City Corporation Limits, No comment.
2. We will need construction plans, bonds, and inspection fees for the road extensions outside of the City Corporation Limits (fee schedule attached).
3. It appears Middleground Road along the north property line and Faultless Lane roadside ditches drain into City Corporation Limits, No comment.

4. It appears Middleground Road along east property line and Regret Drive will require a culvert crossing outside City Corporation Limits. Please show proposed culverts. Size TBD during construction plan submittal.
5. Please provide a 4-inch step out for item 301 and a 6-inch step out for item 304 (See attached Pavement edge detail).

Harrison Township (Full comments attached):

Harrison Township has requested that the construction plans be reviewed by County Officials, and the Township.

West Licking Joint Fire District (Full comments attached):

1. Any lanes/roads that are over 500' in length to the nearest fire hydrant, a hydrant shall be installed. Per regulations Section M.
2. If gates are installed at beginning of lanes/roads, a Knox pad lock, Knox Box, or Knox Gate lock shall be installed. If gates are electronic, Fire District requires a way to open the gates if power is lost. Per regulations Section J.
3. The lanes/roads shall be a minimum width of 20-feet and maintained at all times for fire access. Per regulations Section L.
4. Cul-de-sacs shall be required at the end of all lanes/roads and shall be a minimum of 96-feet. Per regulations Section L(f)(2).

Southwest Licking Local Schools (Full comments attached):

Superintendent Robert Jennell has submitted a letter stating that Southwest Licking Local Schools has no issue with the current layout of the proposed subdivision. The letter included in the binder provided.

For January 2, 2019 PZC Hearing:

Planning and Zoning Staff (Full comments attached):

Planning and Zoning Staff has revised their review (attached). Comments which have been satisfied are ~~struck through~~, comments that still need addressed remain, and new comments and clarifications are in red.

Notable changes from the previous iteration of the plan recommend for approval on May 2, 2019 are:

- All streets, including cul-de-sacs are now private.
- An 'Amenity Area' has been included in the southwest corner of the development, in Phase 1.1.
- Wetland areas identified on the plans have expanded in accordance with most recent survey. Total wetland impact is identified as 0.09-acres. Large Category 3 wetland in southwest will be bridged entirely where crossed by the Common Access Drive.

Staff has reviewed the Preliminary Plan and found that the following Divergences are also required, in addition to those identified in the development text, for the revised plans:

1. Section 1255.10(c): To forego the requirement that a minimum of 50% of the lots abut common open space.
2. Section 1295.09(b)(8): To allow for more than one (1) subdivision entrance sign at each entryway. As proposed, there will be two (2) small signs, one on each column.

3. Section 1117.17(c): To allow for lots that will not front on a public thoroughfare.
4. Section 1117.17(f): To allow for lots that have an average depth greater than three (3) times its average width (flag lots).

City Engineer (Full comments attached):

Hull & Associates has included the original comment letter from the May 2019 PZC (attached) Hearing as some of these comments still apply. They have spoken to the Utilities Director and the Applicant has satisfactorily provided for future utility easements should gravity sewer be requested by Council.

Public Service Director (Full comments attached):

The Public Service Director has included his original comments that were in response, and supplementary to Hull's original comments. The Public Service Director believes that all of these are still applicable, and only has one additional comment which expands upon Item 5 of the original comments:

1. It does not appear that stormwater quality and quantity controls have been included in the plan layout. This may be ok, but a stormwater report will need to be generated to identify any specific needs, or to show that this plan will not have adverse drainage effects.

Pataskala Utilities Director (Full comments attached):

In addition to the Development Text and Preliminary Plan, the language required by the Utility Committee in regard to the water and sanitary systems for Scenic View Estates must be included in Section 6 – Sample Deed Restrictions. One that language is added to Section 6 of the Preliminary plan, the Utility Department has no other comment.

West Licking Joint Fire District (Full comments attached):

1. The lanes/private roads shall be a minimum width of 20' and maintained at all times for a fire apparatus access per the Fire District regulations Section L, Note (d).
2. All dead-end lanes/private roads greater than 150' shall provide cul-de-sacs with a diameter of 96' or a 120' hammerhead turnaround.
3. Any lanes/private roads that are greater than 500' in length to the nearest fire hydrant, a fire hydrant shall be installed every 500' per the Fire Districts regulations Section L.

Surrounding Area:

Direction	Zoning	Land Use
North	R-15 Residential (Harrison Twp.)	Single-Family Homes
East	R-15 Residential (Harrison Twp.)	Single-Family Homes
South	R-7 – Village Single Family Residential	Single-Family Homes
West	R-15 – Medium-High Density Residential	Vacant

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.
- Pataskala Utilities Director – See Attached.
- SWLCSWD – No Comments.
- Police Department – No Comments.
- West Licking Joint Fire District – See Attached.
- Southwest Licking Local Schools – See Attached.
- Licking County Engineer – See Attached.
- Harrison Township – 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, Public Utilities Director, Licking County Engineer, Harrison Township, and the West Licking Joint Fire District
2. The Planning and Zoning Commission shall grant the following divergences, in addition to those identified in the proposed development text:
 - a. Section 1255.10(c): To forego the requirement that a minimum of 50% of the lots abut common open space.
 - b. Section 1295.09(b)(8): To allow for more than one (1) subdivision entrance sign at each entryway. As proposed, there will be two (2) small signs, one on each column.
 - c. Section 1117.17(c): To allow for lots that will not front on a public thoroughfare.
 - d. Section 1117.17(f): To allow for lots that have an average depth greater than three (3) times its average width (flag lots).

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-19-005 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-19-005 "Scenic View Estates" Review

January 2, 2020

For May 1, 2019 PZC Hearing

General Comments:

- 1) Section 1255.10(c): Requires a minimum of 50% of the lots to abut common open space. As there is no common open space proposed, a divergence from this requirement must be requested.
 - a) **Divergence was not included in Development Text**
- 2) ~~Need clarification on Tree Clearing. Will the home owner be responsible for tree survey?~~
 - a) ~~Ex: Home is built. Owner would like to build a deck, does the tree clearing zone expand with the deck or is it limited to the home site as originally built?~~
 - b) **Homeowner is responsible for replacement outside of the permitted 20' clearing around principal structures.**
- 3) Upon approval of the preliminary plan by City Council, the Applicant will submit a large format version of the plan, printed on mylar, for signatures.
- 4) **The following divergences, in addition to those identified in the Development Text, are required for the revised plans:**
 - a) **Divergence from Section 1117.10: to allow for Cul-de-sac length to exceed 500-feet is listed in the text, however, it is misidentified as 1117.01. Please revise to reflect correct section of code a divergence is being requested from.**
 - b) **Divergence from Section 1113.06(h): Divergences are identified, but section of code is not given. Please revise.**
 - c) **A Divergence from Section 1255.10(c): to allow for less than 50% (0% proposed) of the lots to abut common open space is required.**
 - d) **A Divergence from Section 1295.09(b)(8): to allow for more than one (1) subdivision entrance sign at each entryway. As proposed, there will be two small signs, one on each column.**
 - e) **A Divergence from Section 1117.17(c): to allow for lots that do not front a public thoroughfare.**
 - f) **A Divergence from Section 1117.17(f): to allow for lots that have an average depth greater than three (3) times its average width (flag lots).**

Development Text:

- 1) ~~1255.17(a)(3)(F)(2): Include as "Notes" On exhibit D of the Preliminary Plan~~
- 2) ~~1255.17(a)(3)(F)(8): Water/Sanitary plans have changed, see comments from Public Utility Director. Plans will need to be revised to show changes.~~
- 3) ~~1255.17(a)(3)(F)(9): Developer shall construct all public improvements before platting. Sales of lots can only be done after platting.~~
- 4) ~~1255.17(a)(3)(F)(12): Clarification: Developer states in text that no letter is included from School District. Superintendent of Southwest Licking Local Schools has supplied a letter confirming he has reviewed the proposal.~~
- 5) ~~1255.17(a)(3)(G)(1):~~

- a) ~~Permitted Accessory Structures: Change “shall be approved” in first paragraph to “are permitted”. Pataskala Regulations will also apply.~~
- b) ~~Required Trash Areas: Confirm with the City’s refuse collection company. Will residents have to wheel trash bins to Cul-de-Sac’s? Would not want trash vehicles going down common access drives.~~
- 6) 1255.17(a)(3)(G)(4): Include list of divergences on title sheet of Preliminary Plan.
 - a) **Item (G)(4)(b): Divergence will be from Section 1117.10, not 1117.01.**
 - b) ~~Item (G)(4)(d): List the streets that will not have sidewalks.~~
 - c) ~~Item (G)(4)(e): List the streets that will not have curb and gutter.~~
 - i) **All streets are now private.**
 - d) ~~Item (G)(4)(f): This divergence will not be needed.~~
- 7) ~~Page 12, “Permitted Accessory Structures”, same as above. Change “shall be permitted” to “are permitted”. Include language stating Pataskala Regulations shall also apply.~~
- 8) **Page 15, Subsection J: Appears to be a mistake in language “...which required s 25’ adjacent to existing waterways...” is this referring to buffer zone? Please revise.**
- 9) **Page 15, Subsection I and J: Divergence listed, but section not identified. Correct section of code is 1113.06(h), please revise.**

Preliminary Plan:

- 1) Include a Title Sheet showing the name of the proposed subdivision, Regional Context Map, names of utility providers, date plan was prepared, etc. (see Section 1113.06). Include signature lines for: Applicant, Director of Utility Services, SWLCWS General Manager, Director of Public Services, City Administrator, Civil Engineer, Chairman of Planning and Zoning Commission, and Director of Planning.
- 2) Include measurements for proposed Cul-de-sacs, R.O.W. width, pavement width, etc.
- 3) Include page numbers on the plans. There are 3 pages of Exhibit D, which are all different (Ex: Exhibit D-1, D-2, etc.).
- 4) ~~How many homes will be utilizing the common access drives? How many homes will have their own driveways onto the Cul-de-Sacs.~~
- 5) On the First page of Exhibit D, show the proposed Dimensions of the Entry Columns.
 - a) Section 1295.09(b)(8): One Sign per entry, limited to 6’ in height, combined area not to exceed 32 sqft.
 - i) If each stone column is to have its own sign, then a divergence may be required as it does not conform to the one sign per entry regulation.
- 6) ~~Include a note somewhere on the Preliminary Plans referring to the 20’ clearing zone around structures.~~
- 7) ~~Include a note stating that entire project to be 1 phase, built over several years, as stated in development text.~~
 - i) **Phasing addressed, see Exhibit M.**
- 8) On the Site Statistics table: include acreage being used for streets.
- 9) ~~Include the supplied tree removal calculations as an exhibit in the Preliminary Plans.~~
- 10) **A typical section for 20’ asphalt cement pavement is listed in the Preliminary Plan, however, Page 15, Section G of the Development Text states: “Private streets, cul-de-sacs, common access drives, and driveways are all permitted to be gravel roads, or chip and tar...”. Are the private cul-de-sacs being proposed as gravel/chip and tar? Please clarify.**

Previous Comments
from 05-01-2019



April 19, 2019

Mr. Jack Kuntzman
City of Pataskala, City Planner
621 West Broad Street
Pataskala, Ohio 43062

Re: Review of Planning and Zoning Commission Agenda
May 1, 2019 Meeting

Dear Mr. Kutzman,

Hull and Associates, Inc. has reviewed the agenda items for the May 1, 2019 BZC meeting at the request of the City of Pataskala. As a result of this review, we offer the following comments:

ZON-19-005 Scenic View Estates

1. This application is for approval of the Preliminary Plan for the Scenic View Estates subdivision project. While we would typically have few comments on a Preliminary Plan, this application is for a unique project that is different from any other we believe the city has ever seen. Therefore, we are offering comments on the project for consideration by the city. We do not have an opinion as to whether this plan is a good idea, as that is not the role of the City Engineer. However, we do want to offer comments that will come into play when construction plans are submitted in case they have an impact on the city's view of the Preliminary Plan.
2. With drive extensions coming from property in Harrison Township, will coordination with the township or county be required?
3. If we understand the submittal correctly, entrance gates are proposed to be placed on public streets. We are not aware of this being done anywhere else and can create a hindrance for public access as well as city vehicle access (snow plows, water/sewer trucks, etc.). If these streets are intended to be private streets, as it might indicate in the PPP Text, then the lots are fronting on private streets, which violates several sections of the city regulations.
4. We do not see indications of any sidewalks or pedestrian paths.
5. The layout does not appear to provide space for any stormwater facilities. While the intention will likely show minimal stormwater impact due to the size of the lots, stormwater management will still be required.
 - a. Post Construction BMP's will be required to ensure compliance with OEPA standards.
6. The layout calls for numerous private 'joint use' drives with 'flag lots' off of them so the lots have frontage on a short public street. This idea generates the following situations:
 - a. The lengths of many of these 'private drives' would be significantly longer than the allowable length of a cul-de-sac according to city standards.
 - b. The 'flag lots' that are created violate Section 1117.17 (f) of the Pataskala Codified Ordinances that require a lot depth to width ratio no greater than 3:1. The purpose of this regulation as we understand it is to eliminate flag lots.
 - c. The subdivision is accessed by 5 different abutting roads, but there is NO connectivity of the roadways on the property. This can be a concern for safety force access.

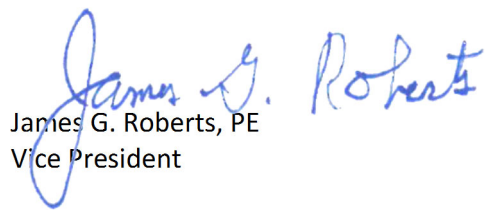
- d. The 'road and private drive' concept forces the need for many easements to access public utilities. This can be a bit of a concern with the ability of the city to access it's utilities.
- e. The developer has discussed the 'low pressure sanitary sewer' design. We do not take exception to this approach but will need considerable detail in the construction plans when submitted.
- f. It is hard to see the intent with the waterline plan on the utility map provided. However, we have the following concerns with the waterline:
 - i. It appears it will be very difficult to provide adequate 'looping' of the waterline to ensure adequate pressure and flow.
 - ii. We cannot tell where hydrants are intended to be placed, but we have a concern with the fire protection for the houses in this development. It appears with the spread of houses and lots, a hydrant may be required for almost every lot.
 - iii. Dead end waterlines with just one or two lots on them can be a concern for stagnant water. How will this be handled, especially in the early stages before the project is built out?
- g. Small issue, but we note the name of the subdivision is Scenic View Estates, but we also note referring to 'Beachwood Subdivision'. This will need to be clarified moving forward.

FP-19-003 Carrington Ridge One

- 7. This request appears to solely address signage for this subdivision. That being the case, we do not have any engineering related comments on this case.

We appreciate the opportunity to provide these services for the city. If there are any questions or if we need to attend any calls or meetings, please let us know.

Sincerely,
Hull and Associates, Inc.


James G. Roberts, PE
Vice President

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#)
Subject: PSD PZC Review for 5-1-19
Date: Monday, April 22, 2019 1:56:18 PM

Jack,

I have the following comments on the PZC agenda for 5-1-19:

ZON-19-005

As I believe that Hull (Mr. Roberts) hit pretty much all the concerns, I will comment on his comments.

1. Noted
2. Coordination has been on-going with the Township. The Township/County Engineer will review the aspects of the plans that are to be constructed in Harrison Township.
 - a. Note the following:
 - i. There are no viable maintenance agreement/trade-off opportunities where the Township would maintain the proposed streets.
 - ii. The City is not interested in plowing/maintaining streets where we would need to travel through the Township to get there.
 - iii. The Township is (understandably) not interested maintaining streets that are in the City.
3. These are planned to be private streets due to 2.a.i-iii above. Violations/variances required are noted and shall be addressed.
4. 4 of the 5 cul-de-sacs match up to existing streets that do not have curb, gutter, or sidewalks. Accordingly, staff believed it would make sense to follow suit and match the adjacent subdivision.
 - a. Additionally, note the following:
 - i. This does differ on the cul-de-sac coming in from Hazelwood, but as it is to be a private street, staff did not take exception to the proposal to match the other cul-de-sacs in Scenic View Estates, and not have curb, gutter, and sidewalk.
 - ii. All roadway drainage shall be adequately addressed.
5. As the proposed plan minimizes the need for mass clearing and grading, the stormwater impact is anticipated to be minimal. The developer has been made aware that stormwater quality and quantity shall be addressed. The developer has committed to address stormwater control, and preliminary discussions for potential solutions have occurred.
 - a. Concur.
6. I defer to Mr. Sharrock's comments and have nothing further to add.
7. Beyond Mr. Roberts comments, I will note that the unique set of existing conditions of the area provide a number of limiting factors on this plot of land. To this point, it has been necessary for the developer to be creative in developing a plan for the proposed subdivision, but in my opinion, has been very responsive and responsible in working with the City and their development of the project.

ZON-19-003

-

1. No comment

Let me know if you have any questions.

Regards,

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

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#)
Subject: Utility Department review
Date: Monday, April 15, 2019 3:02:34 PM

Jack,

Here are my comments on the following items:

ZON-19-005- The Utility Department will not accept the installation of a collective force main for sewer service, regardless of whether or not the grinder pumps are owned by the city or privately owned as is proposed. The Utility Department will require that all lots (about 1/3) that can be served by bringing gravity sewers to the Devencroft Ridge West connection in Hazlewood be done as such. The rest of the lots (about 2/3) can be sent to the District as long as they are able to gain approval from the District. Some of the District's requirements will include, but are not limited to, removing existing grinder lift stations at the end of Faultless Lane and Middleground, collecting those gravity lines as part of the Scenic View Estates gravity system and upgrading the District's existing lift station to accommodate the extra flow.

FP-19-003- The Utility Department has no comment

VA-19-011- The Utility Department has no comment

Let me know if you have any questions

Thank you,

Chris Sharrock
Pataskala Utility Director
621 West Broad Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799

From: [Chris Sharrock](#)
To: [Jim Roberts](#); [Jack Kuntzman](#); [Scott Fulton](#); [Alan Haines](#)
Cc: [Scott Haines](#)
Subject: RE: Pataskala PZC Review
Date: Monday, April 22, 2019 8:48:36 AM

All,

In response to the comments from Hull about the Scenic View Estates:

6d. The private/public roadway has been addressed in other areas such as Carrington Ridge and Hazleton Town Center. My understanding is that the utility department will be granted access to the private roadways in order to gain access to the Public Utility infrastructure.

6e. The low pressure sanitary sewer design has been rejected as the Utility Committee has no interest in any sewer plan that puts the responsibility of pump maintenance on the resident. The Utility Department has no interest in assuming responsibility for the grinder/step pump system. They will be redesigning a sewer system that will bring the lower 1/3 of the area to the city's sewer by gravity and connecting at Devencroft Ridge West in the Hazlewood Subdivision and the upper 2/3 of the area to the District's sewer pending approval by the District.

6f (i). The water mains will simply be extended from the existing dead ends already in place. The public water lines will stop at the end of the cul de sac where each flag lot will receive its own service line, curb box and meter pit. The rest of the line to each house will be private.

6f (ii). Each cul de sac will have a hydrant installed at the end of the public water main to allow for flushing and fire protection. The lines going from the cul de sac to the houses in the back of the flag lots will be small, probably 1" and will not be able to provide adequate flow for a hydrant. The distance from the public hydrant to each of the actual houses is significant and would require the Fire Department to haul water from the cul de sac to the house being serviced. This is an excellent point and not one that I had considered.

6f (iii). The deadend waterlines will have a hydrant installed at the end. Again, they are simply an extension of dead end lines that already exist. We currently do not have issues with stagnant water in these areas. If it became an issue, however, we could simply put these areas on a monthly flushing cycle using the new hydrants.

Thank you,

Chris Sharrock
Pataskala Utility Director
621 West Broad Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799

From: Jim Roberts [<mailto:jroberts@hullinc.com>]

Sent: Friday, April 19, 2019 2:38 PM

To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>

Cc: Scott Haines <shaines@hullinc.com>

Subject: FW: Pataskala PZC Review

Jack, attached are our comments for the May 1 PZC Meeting.

All, because the Scenic View plan is the only item with significant comments and it is a very unique plan, I think it is important for all of you to look over our comments and let me know if you have issues or concerns with any of them.

We can certainly discuss by phone or meet if needed to make sure we are on the same page.

Thanks. Jim

James G. Roberts, P.E.

Vice President
Newark Office Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | d: 740-224-0739

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: [Knerr, Jared](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Yoho, Ty](#)
Subject: RE: Scenic View Estates
Date: Friday, April 19, 2019 4:18:28 PM
Attachments: [76-366 Subdivision Inspection Fee Resolution.pdf](#)
[Pavement Edge Detail.pdf](#)

Jack,

Here are my comments pertaining to the Scenic View Estates Exhibit D – Preliminary Development Plan and Typical Sections dated 4/2019:

1. As long as the Entry Gate and Column(s) are in the City Corporation Limits, I have no comment.
2. We will need construction plans, bond, and inspection (fee schedule attached) for the road extensions outside of the City Corporation Limits.
3. It appears Middleground Rd (please note the spelling correction) along the north property line and Faultless Ln roadside ditches drainage into the City Corporation Limits, I have no comment.
4. It appears Middleground Rd along the east property line and Regret Dr will required a culvert crossing outside the City Corporation Limits. Please show the proposed culverts. Size TBD during construction plan submittal.
5. Please provide 4" step out for Item 301 and 6" step out for Item 304 (see attached Pavement Edge Detail).

Sincerely,

Jared Knerr, P.E., P.S.

Licking County Engineer

Office of Licking County Engineer

20 South Second Street

Newark, Ohio 43055

Office T: 740.670.5280

Desk T: 740.670.5292

jknerr@lcounty.com

From: Jack Kuntzman [mailto:jkuntzman@ci.pataskala.oh.us]

Sent: Wednesday, April 10, 2019 1:44 PM

To: Knerr, Jared

Cc: Scott Fulton

Subject: Scenic View Estates

Afternoon Jared,

I hope things have been going well. I am sending this email in regards to a new subdivision that is being proposed in Pataskala titled "Scenic View Estates". It's up on the very far east of the City limits, bordering Harrison Township and the Beechwood Trails subdivision. 3 of their cul-de-sacs will be off of roads in Harrison Township, so we want to make sure you are looped into the review memo as well. Attached to this email is a copy of the review memo, their plans, development text, and the HoA covenants. If you could take a look at them and let me know if you have any comments regarding the proposal, let me know and they will be included in the Staff Report for Planning and Zoning Commission. A copy is also going to Harrison Township, and the developer has met with them

From: [Tom frederick](#)
To: ["Knerr, Jared"](#)
Cc: [Jack Kuntzman](#)
Subject: RE: Scenic View Estates
Date: Tuesday, April 23, 2019 9:12:24 AM

Thanks Jared and Harrison Twp. has made the request to the developer and to the City that construction plans be reviewed by County official's (Co. Engineer, LCS&WCD) and the Twp. Thanks for the review & comments. Tom

From: Knerr, Jared <jknerr@lcounty.com>
Sent: Monday, April 22, 2019 5:45 PM
To: Eric Smith (sellforyou@msn.com) <sellforyou@msn.com>; mavb@prodigy.net; ray.foor@aol.com
Cc: 'Tom frederick' <zoningtom@yahoo.com>; Ben Patterson (pattersonb2008@yahoo.com) <pattersonb2008@yahoo.com>
Subject: FW: Scenic View Estates

Gentlemen:

FYI, this was my reply to Pataskala pertaining to their April 10, 2019 Review Memo.

Sincerely,

Jared Knerr, P.E., P.S

Licking County Engineer

Office of Licking County Engineer

20 South Second Street

Newark, Ohio 43055

Office T: 740.670.5280

Desk T: 740.670.5292

jknerr@lcounty.com

From: Knerr, Jared
Sent: Friday, April 19, 2019 4:18 PM
To: 'Jack Kuntzman'
Cc: Scott Fulton; Yoho, Ty
Subject: RE: Scenic View Estates

Jack,

Here are my comments pertaining to the Scenic View Estates Exhibit D – Preliminary Development Plan and Typical Sections dated 4/2019:

1. As long as the Entry Gate and Column(s) are in the City Corporation Limits, I have no comment.
2. We will need construction plans, bond, and inspection (fee schedule attached) for the road extensions outside of the City Corporation Limits.
3. It appears Middleground Rd (please note the spelling correction) along the north property line and Faultless Ln roadside ditches drainage into the City Corporation Limits, I have no comment.
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5. Please provide 4" step out for Item 301 and 6" step out for Item 304 (see attached Pavement Edge Detail).

Sincerely,

Jared Knerr, P.E., P.S

Licking County Engineer

Office of Licking County Engineer

20 South Second Street

Newark, Ohio 43055

Office T: 740.670.5280

Desk T: 740.670.5292

jknerr@lcounty.com

From: Jack Kuntzman [<mailto:jkuntzman@ci.pataskala.oh.us>]

Sent: Wednesday, April 10, 2019 1:44 PM

To: Knerr, Jared

Cc: Scott Fulton

Subject: Scenic View Estates

Afternoon Jared,

I hope things have been going well. I am sending this email in regards to a new subdivision that is being proposed in Pataskala titled "Scenic View Estates". It's up on the very far east of the City limits, bordering Harrison Township and the Beechwood Trails subdivision. 3 of their cul-de-sacs will be off of roads in Harrison Township, so we want to make sure you are looped into the review memo as well. Attached to this email is a copy of the review memo, their plans, development text, and the HoA covenants. If you could take a look at them and let me know if you have any comments regarding the proposal, let me know and they will be included in the Staff Report for Planning and Zoning Commission. A copy is also going to Harrison Township, and the developer has met with them a few times previously regarding this. We would need comments back by April 19th.

If you have any questions or need clarification on anything, feel free to give me a call.

Respectfully,

JACK KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316

From: [Doug White](#)
To: [Jack Kuntzman](#)
Cc: [Doug White](#)
Subject: Comments and concerns
Date: Wednesday, April 17, 2019 10:38:04 AM

Jack,

West Licking Joint Fire District has looked over the use variance **VA19-011** and we have concerns in regards to the change of use group. The applicant should submit plans to the Licking County Building Department for approval for such change in use group.

West Licking Joint Fire District has reviewed the preliminary development plans for Scenic View Estates and we have the following comments.

- 1) Any of the lanes / roads that are over 500' in length to the nearest fire hydrant, a fire hydrant shall be installed. Per our regulations section M
- 2) If gates are installed at the beginning of the lanes / roads , a Knox pad lock or Knox Box or a Knox Gate lock shall be installed. If the gates are electronic we require a way to open the gates if loss of power. Per our regulations section J.
- 3) The lanes / roads shall be a minimum width of 20' and maintained at all times for fire apparatus access per our regulations section L.

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

Regards,

Doug White
dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org



From: [Doug White](#)
To: [Jack Kuntzman](#)
Cc: [Doug White](#)
Subject: Additional comment
Date: Wednesday, April 17, 2019 10:48:16 AM

Jack,

West Licking Joint Fire District has one additional comment for the preliminary development Scenic View Estates.

- 1) Cu-de-sacs shall be required at the end of all lanes / roads and shall be a minimum of 96' of unobstructed paved drivable surface per our regulations section L note f paragraph 2.

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

Regards,

Doug White

dwhite@westlickingfire.org

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org



From: [Jennell, Robert \(Southwest Licking Local Schools\)](#)
To: [Jack Kuntzman](#)
Subject: Scenic View Estates
Date: Monday, April 22, 2019 2:00:15 PM

City of Pataskala ,

Thank you for the opportunity to have input on the Scenic View Estates Development. The Southwest Licking Local Schools believes the current format (exhibit D) for this subdivision will fit nicely into the community. As a result, we have no issues with this subdivision moving forward at this time.

If you have questions, please feel free to call.

Thank you,
Bob

Robert T. Jennell, Superintendent
Southwest Licking Local School District
Licking County & Fairfield County, Ohio



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

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Comments for 01-02-
2020



April 19, 2019

Mr. Jack Kuntzman
City of Pataskala, City Planner
621 West Broad Street
Pataskala, Ohio 43062

Re: Review of Planning and Zoning Commission Agenda
May 1, 2019 Meeting

Dear Mr. Kutzman,

Hull and Associates, Inc. has reviewed the agenda items for the May 1, 2019 BZC meeting at the request of the City of Pataskala. As a result of this review, we offer the following comments:

ZON-19-005 Scenic View Estates

1. This application is for approval of the Preliminary Plan for the Scenic View Estates subdivision project. While we would typically have few comments on a Preliminary Plan, this application is for a unique project that is different from any other we believe the city has ever seen. Therefore, we are offering comments on the project for consideration by the city. We do not have an opinion as to whether this plan is a good idea, as that is not the role of the City Engineer. However, we do want to offer comments that will come into play when construction plans are submitted in case they have an impact on the city's view of the Preliminary Plan.
2. With drive extensions coming from property in Harrison Township, will coordination with the township or county be required?
3. If we understand the submittal correctly, entrance gates are proposed to be placed on public streets. We are not aware of this being done anywhere else and can create a hindrance for public access as well as city vehicle access (snow plows, water/sewer trucks, etc.). If these streets are intended to be private streets, as it might indicate in the PPP Text, then the lots are fronting on private streets, which violates several sections of the city regulations.
4. We do not see indications of any sidewalks or pedestrian paths.
5. The layout does not appear to provide space for any stormwater facilities. While the intention will likely show minimal stormwater impact due to the size of the lots, stormwater management will still be required.
 - a. Post Construction BMP's will be required to ensure compliance with OEPA standards.
6. The layout calls for numerous private 'joint use' drives with 'flag lots' off of them so the lots have frontage on a short public street. This idea generates the following situations:
 - a. The lengths of many of these 'private drives' would be significantly longer than the allowable length of a cul-de-sac according to city standards.
 - b. The 'flag lots' that are created violate Section 1117.17 (f) of the Pataskala Codified Ordinances that require a lot depth to width ratio no greater than 3:1. The purpose of this regulation as we understand it is to eliminate flag lots.
 - c. The subdivision is accessed by 5 different abutting roads, but there is NO connectivity of the roadways on the property. This can be a concern for safety force access.

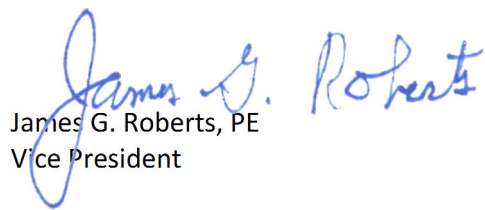
- d. The 'road and private drive' concept forces the need for many easements to access public utilities. This can be a bit of a concern with the ability of the city to access it's utilities.
- e. The developer has discussed the 'low pressure sanitary sewer' design. We do not take exception to this approach but will need considerable detail in the construction plans when submitted.
- f. It is hard to see the intent with the waterline plan on the utility map provided. However, we have the following concerns with the waterline:
 - i. It appears it will be very difficult to provide adequate 'looping' of the waterline to ensure adequate pressure and flow.
 - ii. We cannot tell where hydrants are intended to be placed, but we have a concern with the fire protection for the houses in this development. It appears with the spread of houses and lots, a hydrant may be required for almost every lot.
 - iii. Dead end waterlines with just one or two lots on them can be a concern for stagnant water. How will this be handled, especially in the early stages before the project is built out?
- g. Small issue, but we note the name of the subdivision is Scenic View Estates, but we also note referring to 'Beachwood Subdivision'. This will need to be clarified moving forward.

FP-19-003 Carrington Ridge One

- 7. This request appears to solely address signage for this subdivision. That being the case, we do not have any engineering related comments on this case.

We appreciate the opportunity to provide these services for the city. If there are any questions or if we need to attend any calls or meetings, please let us know.

Sincerely,
Hull and Associates, Inc.


James G. Roberts, PE
Vice President

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#)
Subject: RE: January 2, 2020 PZC Meeting
Date: Tuesday, December 24, 2019 3:42:41 PM
Attachments: [PSD PZC Review for 5-1-19.msg](#)

Jack,

I have attached my original comments that were in response, and supplementary, to Hull's original comments. I believe that all of these are still applicable. I only have one additional comment, and that is to expand upon item 5 in the attached:

1. It does not appear that stormwater quality and quantity controls have been included in the plan layout. This may be ok, but a stormwater report will need to be generated to identify any specific needs, or to show that this plan will not have adverse drainage effects.

Let me know if questions.

Regards,

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

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Monday, December 23, 2019 1:34 PM
To: Alan Haines <ahaines@ci.pataskala.oh.us>
Subject: FW: January 2, 2020 PZC Meeting

From: Scott Haines <shaines@hullinc.com>
Sent: Sunday, December 22, 2019 9:56 PM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>
Subject: January 2, 2020 PZC Meeting

Jack

Hull and Associates has reviewed the agenda items for the January 2, 2020 PZC Meeting and we offer the following comments:

ZON-19-005

We have attached the original comment letter from the May PZC meeting as some of these comments still apply. We have spoken to the utilities director and the applicant has satisfactorily provided for future utility easements should gravity sewer be required as requested by council.

Thank You

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | f: 614-973-9070

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#)
Subject: Review Memo 12-11-19
Date: Tuesday, December 17, 2019 2:17:16 PM
Attachments: [DECLARATION OF COVENANTS 3.0.docx](#)

Jack,

The following are my comments for **ZON-19-005**:

In addition to the Development Text and the Preliminary Utility Plan, the language required by the Utility Committee in regards to the water and sanitary systems for Scenic View Estates must be included in Section 6- Sample Deed Restrictions. A copy of that was presented to staff for review and was acceptable as shown in the attachment for this email under sections 4 and 5. Once that language is added to Section 6 of the Amendment to Preliminary Plan Application ZON-19-005, the Utility Department has no other comment.

Thank you,

Chris Sharrock
Pataskala Utility Director
430 South Main Street
csharrock@ci.pataskala.oh.us
Office: (740) 927-4134
Cell: (614) 554-2799

"The soldier is the Army. No army is better than its soldiers." – Gen George Patton



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

851 East Broad Street
Pataskala, Ohio 43062
740-927-8600 [Office]
740-964-6621 [Fax]
www.westlickingfire.org

December 19, 2019

Subject: Scenic View Estates

Jack,

The West Licking Fire District has reviewed the preliminary development plan and development text for Scenic View Estates and we have the following comments.

- 1) The lanes / private roads shall be a minimum width of 20' and maintained at all times for fire apparatus access per the Fire Districts regulations section L note (d).
- 2) All dead end lanes / private roads greater than 150' shall provide a Cu-de-sac with a diameter of 96' or a 120' hammerhead turn around.
- 3) Any lanes / private roads that is greater than 500' in length to the nearest fire hydrant, a fire hydrant shall be installed every 500' per the Fire Districts regulations section L.
- 4) The Fire Districts regulations can be found on our website at westlickingfire.org

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

Thank you,

Doug White
Fire Marshal

Preliminary Development Plan and Development Text

Planned Residential District (PRD)

Amendment to Ordinance 2019-4341

Scenic View Estates

City of Pataskala, Ohio

Submitted By:

Scenic View Estates, LLC

Attn: Dimitry Filonenko

146 Main Street

New Albany, Ohio 43054

Phone: 614.565.2570

Email: computekw@gmail.com

Date of Submittal:

December 6, 2019

Prepared By:



1160 Dublin Road
Suite 100
Columbus, Ohio 43215

Contact: Steve Fox, PE, CPESC
ph: 614.623.5717
em: sfox@manniksmithgroup.com

G2 Planning
Urban Design
Landscape Architecture
Planning + Design

720 E. Broad Street
Columbus, Ohio 43215

Contact: Gary Smith, RLA|CLARB
ph: 614.390.6149
em: gsmith@g2planning.com

**Preliminary Development Plan
and Development Text**

Planned Residential District (PRD)

Scenic View Estates

City of Pataskala, Ohio

Date of Submittal:

December 6, 2019

Planning Commission Approval:

Date: _____

City Council Approval:

Date: _____

Signatures:

Applicant:

Chair, Planning and Zonning Commission:

Scenic View Estates

Planned Residential Development Zoning Application

December 6, 2019

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CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

AMENDMENT TO PRELIMINARY PLAN APPLICATION (PDD)

(Pataskala Codified Ordinances Chapter 1113 and Chapter 1255)

Property Information		
Address:		
Parcel Number:		
Zoning:	Acres:	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:

Applicant Information		
Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

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

Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Amended Preliminary Plan
<input type="checkbox"/> Supplementary Info
<input type="checkbox"/> Deed
<input type="checkbox"/> Electronic Copies

Amendment to Preliminary Plan Information
Describe the Project:

Documents to Submit
Preliminary Plan Application: Submit one (1) copy of the Amendment to Preliminary Plan (PDD) application.
Amended Preliminary Plan: Submit 14 copies of an amended Preliminary Plan 24 x 36 inches in size containing the required information outlined in Sections 1113.06 and 1255.17 of the Pataskala Code.
Supplementary Information: Submit necessary copies of all applicable supplementary information as outlined in Section 1113.07 of the Pataskala Code.
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec .
Electronic Copies: An electronic copy of the amended Preliminary Plan and applicable supplementary information as a Portable Document Format (pdf) file or other acceptable format.

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 Amendment to Preliminary Plan (PDD) request.	
Applicant:	Date:
Owner:	Date:



Preliminary Development Plan – Project Introduction

Planned Residential Development

Applicant Request:

The applicant requests approval to re-zone the ±136.23 acre property from its current classification of R-10 (Section 1235) to Planned Residential Development (PRD, Section 1255) under the procedures established in Section 1217 and 1255 of the City of Pataskala Zoning Code.

Project Description:

The Scenic View Estates development is intended to be a departure from the typical suburban development model. In other words, it is intended to be different, and to provide buyers who wish to live in Pataskala with another lifestyle option. Scenic View Estates will be an upscale, innovative development providing an opportunity for larger homes on larger lots.

Situated on one of the most beautiful parcels remaining in Pataskala, the developer is seeking to develop 60 large and unique single-family lots that work with nature, not erase it. The community will incorporate a variety of lot sizes ranging from about 1 acre, up to about 6 acres, all organized around the principle of preserving the natural features, and will offer buyers an opportunity to build their home in a natural setting with unique views, all within close proximity to shopping and other conveniences. To minimize the disturbance to existing trees and topography, a large number of lots will be accessed through common access drives which can be more sensitively located on the site. The use of common access drives will minimize the overall amount of pavement required for driveways, and will eliminate the need to clear cut swaths of trees for new roads and rights of way. Removal of existing trees will be minimized by the careful placement of homes and drives, and tree removal will be limited to the area directly surrounding the footprint of the home and drive. With an average density of less than 1 residence for every 2 acres, this development is less dense than all of the surrounding neighborhoods, and considerably less dense than the previously approved R-10 development plan for this property.

The design of the community provides a unique approach to development that works in concert with the site, minimizes infrastructure costs, and helps preserve the natural features of the site. The inclusion of larger lots, the limitations on site disturbance, and the low density, all combine to preserve a large percentage of the sites natural features and eliminate the need for dedicated open space.

Architectural themes for the proposed development will focus on floor plans and styles that emphasize natural materials and views that open up into the site. Architecture that better connects the indoors with the outdoors will be preferred and examples have been provided herein. Exterior house colors will blend with nature.

Once approved, the ‘Scenic View Estates’ development will provide the City of Pataskala with a community of unique design, incorporating the preservation of the sites’ most precious features, and will provide an opportunity for people to live in Pataskala in a beautiful, serene environment.

TAB 1
DEVELOPMENT PLAN TEXT



Preliminary Development Plan Text Planned Residential Development

The following Development Text identifies the minimum requirements to be established for the “Scenic View Estates” Planned Residential Development. The development text includes the original text from Section 1255.17(a)(3) in bold, and the responses to those specific requirements to form the basis for the re-zoning. Where the specific language of this development text, or development plan exhibits, conflicts with the requirements established elsewhere in the City of Pataskala Zoning Code, the specific language of this text and exhibits will govern. Where the specific language of this development text, or development plan exhibits, is silent, the requirements of the City of Pataskala Zoning Code, in force at the time of adoption of this PRD, will apply.

A. Completed amendment application form and application fee.

The completed and signed application form is included with this application.

B. A vicinity map showing the relationship of the proposed Planned District to existing development and including existing; property lines, easements, utilities, and street rights-of-way of the subject property and property within 200 feet of the site, zoning district boundaries, and existing land uses and structures.

The Site Regional Context Plan, included as Exhibit A, and the Site Survey/Existing Conditions, included as Exhibit B, will provide the information required for the vicinity map.

C. A regional context map; indicating the proposed site and all areas within 2,000 feet in all directions; showing the basics of the proposed layout of the proposed project and property lines of the adjacent areas on a drawing of 11 inches X 17 inches in size.

The Site Regional Context Map is included as Exhibit A.

D. A legal description of the property including County Auditor parcel numbers.

The Site Survey/Existing Conditions is included as Exhibit B. The legal description is included with the signed application.

E. A map of existing conditions and features drawn to scale, with accurate boundaries of the entire project and north arrow, including:

- 1. Boundaries of the area proposed for development, dimensions and total acreage;**
- 2. Existing public rights-of-way, buildings, permanent facilities, access points and easements on, and adjacent to the site;**
- 3. Identification of any existing buildings or structures to be removed or demolished;**
- 4. Existing zoning district boundaries and jurisdictional boundaries;**
- 5. Existing utility systems and providers;**
- 6. The location of existing topography showing contour lines at vertical intervals of not**



- more than 5 feet, highlighting ridges, rock outcroppings and other significant topographical features and identifying any areas with slopes over 5%;
7. **Locations of all wooded areas, tree lines, hedgerows, and a description of significant existing vegetation by type of species, health and quality.**
 8. **Existing drainage patterns on the property including connections with farm tiles on adjacent properties,**
 9. **Locations of wetlands and potential wetlands, the 100 year floodplain, floodway boundary, 20 foot buffer beyond the floodway, and flood elevation as provided by the most recent Federal Emergency Management Agency mapping, including rivers and streams and their related river or stream bank, pond, and water courses,**

The information requested above will be found on Site Survey/Existing Conditions, included as Exhibits B.

- F. The Preliminary Development Plan map shall include a plan for the entire area of the proposed Planned District Project and shall be drawn to an appropriate scale with accurate boundaries of the entire project including a north arrow. The applicant shall also provide 13 copies or the number determined necessary by the Director of Planning. The Preliminary Development Plan portion of the application shall include:**

1. **The proposed location, use and size of sub-areas of residential, retail, office, industrial uses, community facilities, parks, playgrounds, school sites and other public areas and open spaces with the suggested ownership and maintenance provisions of such areas, and their related parking areas and access points.**

The Preliminary Development plan, Exhibit D, shows the proposed use and configuration of the property. No sub-areas will be required as the entire +/- 136.23 acre property will be developed for single-family residential use, and customary accessory and community recreational uses only. No other uses shall be approved as part of this rezoning.

2. **The general layout of the proposed internal road system, indicating the proposed vehicular right of way of all proposed public streets, general indication of private streets and pedestrian circulation, bike paths and other trail systems, access drive locations, improvements to existing streets, and traffic control requirements.**

The Preliminary Development Plan, Exhibit D, depicts the proposed layout of private streets and private common access drives as proposed. Common access drives will be located generally as shown on plan, however, exact location will be determined as upon final engineering and site survey in order to minimize site impacts. There will be a multi-use path located within the interior of the site allowing pedestrian circulation within the site as indicated on the Development Plan, Exhibit D. The path will be constructed of low impact materials and final materials and alignment shall be determined at the time of final engineering. Private streets at each entry will be gated.



Gates will either be controlled by a pressure sensitive mechanism that automatically opens, or by a controller. All service and emergency personnel will have access control of the gates. Gates will be installed in conjunction with stone signage columns similar to those shown on the Preliminary Development Plan, Exhibit G. Exact location and design of gates and columns shall be determined at time of final engineering / final development plan. Each entry may have a slightly different column and gate design to provide a sense of individuality to each section to be approved at final development plan. Private streets will be owned and maintained by a permanent HOA, and a sample copy of the HOA documents and declarations have been provided with this submittal.

3. Any proposed off-site improvements and/or utility lines/extensions needed to serve the site;

The Proposed Utility Plan shows the utility layout for off-site, and within the development, on included Exhibit I.

4. Environmental plan showing natural features and preservation zones

The site is almost entirely wooded, with several wetland areas located within the wooded areas. A wetland site assessment was performed under the previous submittal to identify wetlands, and potential wetlands, which are shown on the existing conditions plan (Exhibit B). The applicant intends to conduct a follow up review of those conditions to verify the size and location of all existing wetlands prior to moving forward with engineering and Final Development Plan. A 25' buffer around all known wetlands is established with this plan and no development will be permitted within the established wetland buffers with the exception of the areas identified specifically on the preliminary utility plan. In addition, the site features rolling topography exceeding 5% slopes in most areas, with several ravine / stream areas traversing the site. As shown on the Preliminary Development Plan (Exhibit D) the layout of the proposed subdivision has been designed to preserve a majority of the site's natural features, rolling terrain, and minimize wetland impacts. Large lots will provide ample opportunity to locate proposed homes in areas that maximize views while minimizing impact to existing trees, wetlands, and topography.

Lot disturbance, including, but not limited to, excavation and/or the removal of trees, for all homes within the subdivision shall be limited to an area of no greater than the driveway plus 20 feet around the perimeter of the proposed home and garage. Existing trees beyond the 20- foot perimeter as described above shall not be removed unless they are dead, diseased or pose a threat to the health, safety and welfare of the lot owners as determined by the City Administrator or his designee.

The lot owner has the right to remove any unsightly or under story plant material as long as it does not affect the health of existing trees. Signage indicating the 20-foot perimeter shall be placed on lots as approved by the City of Pataskala following the issuance of a Certificate of Compliance for any new construction on the lot.



The removal of trees in violation of this Section shall be a violation of the Scenic View Estates Planned Development District regulations, as approved by Ordinance 2019-4341. Whoever violates the Scenic View Estates Planned Development District regulations shall be subject to the penalties, as described in Section 1209.99 of the Pataskala Code and may be required to replace the removed tree(s) as described in Section 1283.03 of the Pataskala Code, pay into the ecological preservation fund as described in Section 1283.04 of the Pataskala Code, or both.

5. Natural areas and other natural, historic or significant features to be conserved and any required buffer areas;

The layout of the site is designed to preserve a majority of the sites natural features including the existing tree stands, existing wetlands, and the sites natural topography. The extension of private streets is being minimized to avoid mass clearing and grading of the site, and site disturbance on new home sites will be limited as described above. There are no known significant historic or cultural features located on the site.

6. Natural features to be altered or impacted by the development and areas where new landscaping will be installed, etc.

A small portion of the existing trees will be impacted by the layout of the site and the construction of the 5 private cul-de-sacs. Beyond the private road improvements, disturbances to the interior portions of the site will be limited to the individual home sites themselves, and the common drives that serve each home site. A private sewer system shall be installed on a portion of the development, as described below, which will be directionally bored throughout the site in order to minimize the amount of trenching and equipment required for sewer installation. A limit of clearing for each home and garage site is established as part of this zoning to include an area not greater than 20 feet surrounding the perimeter of each home. With the intent of the development being to limit disturbances from clearing, grading, utility installation and construction, and to maximize the preservation of the natural environment, no additional landscaping is being proposed within this development.

7. A summary table showing total acres of the proposed development; the number of acres devoted to each type of land use, including streets and common areas; the number of dwelling units by type and density for each residential use area and the building height(s) and square footage as proposed for retail, office, industrial and institutional uses, by use area; and the number of parking spaces provided for each use area; Estimated total population, size, employment or other measurements of the scale of the project at each phase and at buildout;

The summary tables are presented on the Preliminary Development Plan included as Exhibit D.

8. The provision of water, sanitary sewer;



The provisions for water and sanitary sewer are shown on the Proposed Utility Plan included as Exhibit I and as described by the following:

- a. All water lines shall have a minimum of a 20' maintenance easement plus the width of the pipe. All sanitary sewer lines shall have a minimum of a 20' maintenance easement plus the width of the pipe. All maintenance easements for water and sanitary sewer line maintenance shall be defined on all plans.
- b. A minimum of a 20' wide maintenance easement plus the width of an 8" pipe shall be established and designated on all plans should a traditional gravity sanitary sewer system may be installed in the future. Notwithstanding anything to the contrary, any area that requires a sewer deeper than 10' must allow for a minimum maintenance easement that follows a 1:1 depth to width ratio. A temporary construction easement with a minimum of 1:2 depth to width ratio shall be established and designated on all plans for this potential gravity sewer as well. Should a traditional gravity sanitary sewer system be required for any reason in the future, either by a regulatory agency or the City of Pataskala, the traditional sanitary sewer system shall be installed by the City of Pataskala and the cost (design and construction) shall be assessed to, and paid timely by, the property owners whose sanitary sewer service will be transferred to said gravity sanitary sewer system.
- c. Lots 1-4, 11-17 and the open space lot west of lot 17 shall be serviced by a traditional gravity sewer system and shall not be included in the pressure sewer system. All sewer systems in the City of Pataskala sanitary sewer service area that are feasibly able to be serviced by a traditional gravity sewer system shall be required to do so as soon as these lots are developed. Lots 5-10, 18-60 may be serviced by a pressure sanitary sewer system as soon as these lots are developed. All components of the sewage pumping system shall be located inside each structure being serviced and connected to the public force main by a privately-owned sanitary sewer lateral pipe. Because of the unique topographical nature of the property, multiple wetlands and the focus of the subdivision to maintain as many of the existing trees as possible, the City is permitting, at its sole discretion, the installation of force mains where a traditional gravity system is not practical. However, the use of force mains shall be considered by the City of Pataskala on a case by case basis and a traditional gravity system shall be required whenever practicable.
- d. All public force mains shall be of a pressure rating equal to or greater than that of SDR-21 pressure sewer. A clean out style fitting that includes a ball valve and a 3" cam-lock style fitting shall be installed at a minimum distance of every 1,000 feet along the public force main. These clean outs shall be enclosed in a housing that is flush with finished grade when installed. The manhole located where the force main empties into the gravity sanitary sewer system, as well as the two



manholes directly downstream, shall be coated by an epoxy that fully covers all surfaces of the interior of the manhole. The epoxy coating shall be approved by the Utility Director before it is used. All pressure sewer pipe lines shall be constructed in accordance with the City of Pataskala Construction Materials and Specifications.

- e. Only the collective force main shall be considered public infrastructure, and therefore the responsibility of the City of Pataskala. All sanitary sewer pipes leading from each structure to the collective force main, any and all fittings associated with the structure's sanitary sewer pipe, and the entire sewage pumping system including the wet well, sewage pump, controls, wiring, plumbing, alarm system, control panel and anything else related to the sewage pumping system shall be considered Private Infrastructure. Private Infrastructure shall be the responsibility of the property owner. The City of Pataskala shall have no responsibility or duty related to, or arising out of, Private Infrastructure.
- f. A sewage pumping station shall be located at the head of the entire public force main. This station will consist of a wet well, pump, controls and an alarm system. This station shall have a backup generator, which is capable of running all aspects of the sewage pumping station, that is powered by natural gas. A diesel-powered generator may be approved by the Utility Director should natural gas not be available to the site. The City of Pataskala shall own the sewage pumping station and shall use it to flush the public force main, as necessary. A clean water line shall be provided by the developer for the use of the City of Pataskala sewage pumping station and all water used will be metered and billed monthly to the Home Owners Association. All electric used by the City of Pataskala sewage pumping station shall come from an electric line provided and installed by the contractor and connected to the Home Owners Association's electric account. A natural gas line for the standby generator for the City of Pataskala sewage pumping station shall be provided by the developer and connected to the Home Owners Association's natural gas account. All water service, natural gas service and electric service to the City of Pataskala sewage pumping station shall be paid timely by the Home Owners Association and the Home Owners Association is solely responsible for the maintenance of the water, natural gas, and electric service lines in perpetuity.

9. The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features



such as topography, streets, easements and natural areas;

The estimated schedule for site development is expected to start (subject to plan approvals) in the Spring of 2020. The applicant intends to plat the subdivision, construct the proposed public improvements, and sell lots to prospective buyers. Because of the unique nature of the development, architectural requirements, and custom nature of the construction, it is anticipated that the sale and development of all 60 lots will happen over a period of several years.

10. Proposed buffers between incompatible land uses and activities;

Given that the surrounding land uses are substantially similar in nature to the proposed development, and that the entire site is wooded in nature, no additional landscaping and screening is being proposed for this development.

11. Included with the site plan shall be the proposed location and proposed character of all signs for the entire development (sign master plans are encouraged);

At each entrance to the project the developer intends to install two stone columns and gates, as detailed on Exhibit G, to identify the development and to support and screen the security gate equipment. A small placard identifying the development will be included on each column as indicated. Columns will be lit and surrounded by a small landscape bed. Exact location of the columns and entry gates shall be determined at the time of final engineering / final development plan.

12. A letter of communication from the appropriate school district regarding any residential development included in the Planned Development District;

The superintendent of the school district provided an email to the city earlier. The amended plan has only changed the layout of the lots.

13. Space for signatures of the applicant and the Chair of the Planning and Zoning Commission, and for the dates of Planning and Zoning Commission and City Council approvals;

The signatures for the applicant, Chair of the Planning and Zoning Commission, and the City Council are Included on the inside cover of this submittal document.

G. Development Standards Text; a development standards text document including the special requirements that will govern the design and layout of the proposed Planned District, including:

1. Architectural guidelines for each subarea, or phase; Architectural drawings demonstrating the prototypical design of the proposed buildings, to demonstrate the



exterior design, character and general elements in sufficient detail to indicate the proposed visual character of the development.

The architectural guidelines are as follows:

OVERALL SITE DEVELOPMENT

Land Use

The 'Scenic View Estates' Planned Residential Development is designed to provide a unique single-family living environment, on large lots, in a secluded natural setting. Single-family homes, and potential community recreational uses, are the only permitted land use within this development.

Density

The 'Scenic View Estates' Planned Residential Development shall include a maximum of 60 dwelling units, or a total gross density of $\pm .44$ units / acre as shown on the preliminary development plans submitted with this application and as described in the development text below.

GENERAL AND SITE REQUIREMENTS

Permitted Uses

Only single-family residences in ranch, split-level, or two-story configuration, potential community recreational uses, and accessory structures including, but not limited to decks, pools, pergolas and garages shall be permitted within the Scenic View Estates development. HOA Architectural review Board approval is required before any building and zoning permits will be approved.

Permitted Accessory Structures

All accessory uses and structures permitted herein will be subject to the review and approval of the Scenic View Estates HOA. A maximum of 2 accessory structures per lot shall be permitted before a variance is required. Accessory structures shall be designed to match the finish materials and aesthetic of the primary structure. The following accessory structures shall be approved within the 'Scenic View Estates' PRD:

- A minimum 2-car detached garage shall be permitted as an accessory structure. The design and location of such structures shall be configured to minimize the removal of significant trees on site.
- Decks and Patios are permitted accessory structures. Above ground Decks and patios shall be permitted to extend into the site provided accommodations are made to incorporate or avoid existing trees



surrounding the perimeter of the home. Decks and patios shall not be permitted to extend into any established front, side, or rear yard setback, stream setback, or established wetland setback / easement or buffer.

- Trellises, pergola's, gazebo's or other garden structures are permitted provided such structures maintain a minimum 20' from any property line, do not require additional tree clearing, and meet the approval of the HOA. Trellises, pergola's, gazebo's or other garden structures shall not be permitted to extend into any stream setback, or established wetland setback / easement or buffer.
- In-ground swimming pools only provided that such pools meet the approval of the HOA, include all required code / safety improvements, and are designed to minimize clearing and grading. In ground swimming pools shall not be permitted to extend into any established front, side, or rear yard setback, stream setback, or established wetland setback / easement or buffer.
- Pre-fabricated or foundation free sheds shall not be permitted within Scenic View Estates, and no variances will be granted.
- Fencing, matching the existing entry fence as shown in Exhibit G, shall be permitted along the subdivision perimeter at the discretion of the HOA. Individual lot perimeter fencing shall not be permitted.
- Small areas of fencing shall be permitted for pet containment within the 20' tree removal buffer surrounding the residence. Pet containment area shall not exceed 400 square feet and shall abut the residence. Type of fencing shall be as approved by the HOA.
- Fencing shall be permitted as required around pools to meet all applicable safety requirements provided that such fencing is approved by the HOA.
- Temporary event tents are allowable for up to 48 hours, and shall be removed after such period of time.

In order to maintain architectural continuity and minimize environmental impact on site when determining the placement of accessory structures, the following requirements shall apply to the development of principal and accessory structures within Scenic View Estates:

- The housing complex, comprised of the primary structure and any existing accessory structures, will have a 20' perimeter buffer,
- The proposed accessory structure will have a 20' perimeter buffer
- When the proposed accessory structure can be placed in a way in which the described buffers are adjacent or overlap to create one continuous buffer zone with a maximum of 40' between structures, the proposed accessory structure will be exempt from tree replacement requirements pursuant to City of Pataskala Zoning Code, Section 1283.03
- When the proposed accessory structure is placed outside of the maximum



40' between structures, the structure and its buffer zone shall comply with tree replacement requirements pursuant to City of Pataskala Zoning Code, Section 1283.03

Lot sizes

Single family lots will vary in size and configuration as shown on the Preliminary Development Plan, Exhibit D with a minimum lot area of 1 acres. A minimum lot width of 75' at the front building setback line shall be required for all lots. Flag lots, as shown on the preliminary development plan, shall have setbacks established not from the right-of-way of the public road, but from the property lines constituting the developable portion of the lot past the access or "flagpole". With the exception of driveways, common access drives, and utilities, no development shall be permitted within the "flagpole" section of flag lots.

Setbacks required

The minimum front, side, and rear yard setbacks for all lots are as follows:

Front Yard Setbacks – 50' from R.O.W. , or front lot line of flag lots for houses, 30' from the private street easement for the potential community building.

Side Yard Setbacks - 20' from each side lot line

Rear Yard Setbacks – 35' from the rear lot line

Dwelling Size and Distribution

The minimum sizes for finished areas of single-family dwellings, excluding porches, garages, or basements shall be 1,500 square feet for single story homes and 2,000 for one & one half and two-story homes. Basements and crawl spaces shall be a minimum of 600 square feet.

Maximum Building Height

No building shall be erected or enlarged to exceed 35 feet above grade at the front, or garage side, of the dwelling. Two story dwellings with walkout basements shall be permitted to exceed this height at the rear, or walkout portion of the dwelling.

Parking

Each single-family home shall have a minimum 2-car garage and two additional parking spaces in the driveway. A maximum of 2 cars, one RV, and one boat can be stored outside at a time. Driveways shall be constructed of low impact materials.

**Required Trash Areas**

All trash and garbage shall be picked up by the City of Pataskala's private refuse company in rolling containers to be stored in the garage, or other location, as to effectively screen them from view of the street.

ARCHITECTURAL GUIDELINES**Exterior Walls**Acceptable Materials

Wood siding in various profiles including lap, dutch lap, shiplap, tongue and groove, clapboard, rustic lap, and board and batten

Fiber-cement ("Hardiplank" or equal) siding in the profiles listed above

Cedar shake siding

Natural stone, Owens Corning Cultured Stone, or equal

Brick

Stucco

Prohibited Materials

Wood fiber composites

Aluminum siding

Vinyl Siding

Foundations & PiersAcceptable Materials

Poured concrete

Natural stone, Owens Corning Cultured Stone, or equal

Exposed concrete block if exposed less than 24"

**Roofs**Acceptable Materials

25 year or better asphalt or fiberglass shingles

Standing seam and batten seam metal

Cedar shingles

Ceramic and slate tiles

Methods and Configuration

Roof pitch shall be appropriate with style, generally 6:12 to 12:12. Porch and minor gables roofs may be a minimum of 4:12. Multiple roof styles and shapes, including flat roofs, are permitted if consistent with the architectural style.

**Fascia, Trim, and Soffit**Acceptable Materials

Wood, painted or stained

Prefinished aluminum

Fiber-cement (HardiSoffit, HardiPanel or approved equal) or other approved synthetic product

WindowsAcceptable Materials

Frame & Sash:

Wood

Clad wood windows

Vinyl

Aluminum

DoorsAcceptable Materials

Solid wood with glazing and/or panels, painted or stained

Fiberglass with glazing and/or panels, painted

Insulated metal with glazing and/or panels, painted

Wood, Aluminum, or Vinyl sliding glass for patio doors

Wood, Aluminum, or Vinyl French glass for patio doors

Chimneys, Chases, Roof and Wall VentsAcceptable Chimney and Chase Materials

Stucco with cap or coping

Natural stone, Owens Corning Cultured Stone, or equal

Siding, only with specific approval of the developer if consistent with architectural style

Methods and Configuration

Chimneys and chases must be compatible with the building architecture. Wall and roof vents shall be finished in a color compatible with the surrounding material.

Colors

Exterior colors: The color palette for the proposed buildings shall generally be earth tone or muted colors that blend with the natural environment. High chroma colors are specifically prohibited. Acceptable colors include natural wood stains, white, gray, clay, tans, browns, and beiges. Natural and muted shades of