City of Pataskala Planning & Zoning Department

Scott Fulton, Director of Planning

Director of Planning's Report to Council

Current Projects

- **Planning and Zoning Commission**

  March 4, 2020 Hearing: The following applications are scheduled to be heard at the March 4, 2020 Planning and Zoning Commission hearing:

  - Application TCOD-20-001: R. Ryan Badger with ADR and Associates is requesting approval of a TCOD application to allow for a race car manufacturing facility (NAICS 336999) to be constructed on the property located at 3000 – 3007 Etna Parkway.
  - Application REP-20-001: Amanda and James Waddell are requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 21 and 22 of the Sims Gardens Subdivision for the unimproved properties on Sims Road SW (PID 063-146730-00.000 and 063-146724-00.000).

- **Board of Zoning Appeals**

  February 11, 2020 Hearing: The following applications were heard at the February 11, 2020 Board of Zoning Appeals hearing.

  - Application CU-20-001: The Board of Zoning Appeals approved a request from Green King Co. Inc. – Erik J. High for approval of two (2) Conditional Uses pursuant to Section 1215.04 of the Pataskala Code for a Landscaping Services business (NACIS: 561730) and a Boat/RV Storage facility (NAICS: 531130) for the property located at 40 Cypress Street with the following conditions:
    1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
    2. Any outdoor storage of landscaping materials including, but not limited to; mulch, gravel, stone, brick and dirt shall be appropriately screened from public rights-of-way and adjacent properties.

  - Application VA-20-001: The Board of Zoning Appeals approved a request from Robert Platte for approval of variances from Section 1221.05(D)(1) to allow for an accessory building to be located in a front yard, Section 1221.05(D)(4) to allow for an accessory structure to be located on a lot without a principal structure, Section 1229.05(C)(2) to reduce the side yard setback and Section 1291.02(A)(4) to allow a gravel driveway in a platted subdivision for the property located at 353 Woodside Drive with the following conditions:
    1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

2. The applicant shall address all comments from Planning and Zoning Staff and the City Engineer

- **Comprehensive Plan Update**
  - The Council Comprehensive Plan workshop is scheduled for Monday, March 9, 2020 from 6pm to 8pm in Council Chambers.
  - OHM presented the draft comprehensive plan at the September 16, 2019 Council meeting at 7pm. Steering Committee members were present for questions.
  - The Planning and Zoning Department received the updated draft based upon the comments of the Steering Committee meeting on April 29, 2019. The draft has been distributed to the Steering Committee for comment.
  - The Steering Committee met on April 29, 2019 from 7pm to 9pm in Council Chambers to discuss the land use recommendations of the draft plan. This meeting was facilitated by the Planning and Zoning Department.
  - The Steering Committee met on Thursday, February 28, 2019 from 7pm to 9pm in Council Chambers to discuss the feedback received on the draft comprehensive plan. This meeting was facilitated by the Planning and Zoning Department.
  - The Planning and Zoning Department has complied the public feedback on the draft comprehensive plan and presented it to the Steering Committee for consideration.
  - Feedback on the draft comprehensive plan was open to the public from January 18, 2019 to February 18, 2019
  - A draft copy of the plan has available on the Pataskala website since January 18, 2019.
  - A Draft Plan Open House for community comments was held on Thursday, January 17, 2019 from 6-8pm in Council Chambers in City Hall.
  - The fifth Comprehensive Plan Steering Committee meeting was held on November 1, 2018 from 7:00pm to 9:00pm in Council Chambers.
  - The fourth Comprehensive Plan Steering Committee meeting was held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
  - A special Council meeting was held on September 17, 2018 at 6:00pm where OHM provided an update on the progress of the Comprehensive Plan and answered questions from Council.
  - The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
  - The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
  - A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
  - A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
  - Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

- **14587 Graham Road**
  - On October 7, 2019 Council passed a motion instructing the property to be investigated to determine if it is an unsafe structure pursuant to Section 1315.01 of the Pataskala Code.
  - An investigation was conducted on October 28, 2019, with relatives of the property owner, and determined the property was unsafe and needed to be demolished. The relatives agreed.
  - The relatives are currently considering options on how to proceed and have been keeping in contact with the Zoning Inspector.

- **Scenic View Estates**
  - Staff, Mr. Hicken and Mr. Walther will be meeting with the applicants on February 18, 2020 to discuss the concerns raised at the February 3, 2020 Council meeting. A copy of those concerns is attached.
  - The Planning and Zoning Commission recommended approval of the requested Preliminary Plan Amendment on January 2, 2020 which included the language required by the Utility Committee.
  - The applicant submitted an Amendment to a Preliminary Development Plan application on December 10, 2019 and will appear before the Planning and Zoning Commission for consideration on January 2, 2020.
  - Staff received a revised set of plans for review and comment and met with the developer to discuss in early December.
  - Staff met with developer on October 28 to discuss the language, which the developer had no issues with.
  - Staff will be working with the developer to finalize the plans with the agreed upon language so that it may be submitted to the Planning and Zoning Commission for a recommendation.
  - Staff has prepared language to be included in the development text, plans, and HOA documents to address the concerns of the Utility Committee and has been review by the Law Director.
  - Staff will present that language at the October 21 Utility Committee meeting for consideration.
  - On August 30, 2019 staff shared with the applicant the list of concerns the Utility Committee has regarding the sanitary system proposed for the project.
  - Staff met with the applicant on September 5, 2019 to discuss the list of concerns.

- **Ordinance 2019-4341 – Rezoning Request (Scenic View Estates)**
  - Staff, Mr. Hicken and Mr. Walther will be meeting with the applicants on February 18, 2020 to discuss the concerns raised at the February 3, 2020 Council meeting. A copy of those concerns is attached.
  - Staff is respectfully requesting that the Ordinance be removed from the table as the applicant appeared before the Planning and Zoning Commission for an amendment of a Preliminary Plan and received a recommendation of approval.

- The applicant is requesting to rezone two properties totaling 136.32 +/- acres located at 0 Middleground Road (PID: 064-068322-00.009 and 064-068087-00.000) from the R-10 – High Density Residential District to the PDD – Planned Development District pursuant to Section 1255.19 of the Pataskala Code in order to construct a 60-lot subdivision.
- The Planning and Zoning Commission recommended approval of the application on May 1, 2019.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing.
- The public hearing for this ordinance was held on June 17, 2019 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **<u>Ordinance 2019-4354 – Rezoning Request (Sage Point)</u>**

- At the February 3, 2020 Council meeting the applicant's attorney, Ms. Klema, distributed a spreadsheet outlining how the project would comply with the Residential Appearance Standards currently being considered for adoption.
- On February 7, 2020 Staff emailed an analysis of Ms. Klema's spreadsheet to determine compliance with the Residential Appearance Standards. Based upon this analysis there was a range of 25 percent to 84 percent compliance. The wide range was due to items that were not addressed.
- On February 11, 2020 Ms. Klema emailed a revised spreadsheet providing further clarification of the items that were no addressed in the original spreadsheet. The revised commitments from this spreadsheet indicate a 76 percent compliance rate. Staff concurs with Ms. Klema.
- A copy of Ms. Klema's email and revised spreadsheet, including Staff's analysis, is attached.
- The applicant is requesting to rezone the property located at 6031 Summit Road SW (Parcel Number 063-141474-00.000) from the R-87 – Medium-Low Density Residential District to the PDD – Planned Development District pursuant to Section 1255.19 of the Pataskala Code in order to construct a 183-lot subdivision.
- The Planning and Zoning Commission recommended disapproval of the application on November 6, 2019.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing.
- The public hearing for this request was held on January 21, 2020 at 5:45 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **<u>Ordinance 2019-4355 – Code Amendment Request (Residential Appearance Standards)</u>**

- John Melchi, Executive Director of the BIA of Central Ohio, has submitted two letters (attached) expressing his concerns with the Residential Appearance Standards.

- The applicant is requesting to add Chapter 1296 (Residential Appearance Standards) pursuant to Section 1217.10 of the Pataskala Code to create design standards for all new homes in platted subdivisions.
- The Planning and Zoning Commission recommended approval of the request on November 6, 2019.
- Full details of the proposed code amendment request can be found in the materials provided for the public hearing.
- Staff has attached a presentation summarizing the architectural terms and concepts to this report.
- The public hearing for this request is scheduled for January 21, 2020 at 5:00 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **Ordinance 2019-4356 – Rezoning Request (Countrytyme)**

- The applicant is requesting to rezone the property located at 10530 Mill Street Road SW (Parcel Number 064-152880-00.000) from the AG – Agricultural district to the R-87 – Medium-Low Density Residential district pursuant to Section 1217.10 of the Pataskala Code to create six (6) lots.
- The Planning and Zoning Commission recommended disapproval of the request on November 6, 2019.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing.
- The public hearing for this request is scheduled for January 21, 2020 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **Ordinance 2020-4358 – Code Amendment Request (Distressed Properties)**

- The applicant is requesting to add Chapter 1223 (Distressed Properties) pursuant to Section 1217.10 of the Pataskala Code to create standards for upkeep and security of qualifying properties.
- The Planning and Zoning Commission recommended approval of the request on December 6, 2019.
- Full details of the proposed code amendment request can be found in the materials provided for the public hearing.
- The public hearing for this request is scheduled for February 3, 2020 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **Ordinance 2020-4359 – Code Amendment Request (Off-Site Impacts)**

- The applicant is requesting to amend Chapter 1287 (Off-Site Impacts) pursuant to Section 1217.10 of the Pataskala Code to add a penalty section for properties found to be in violation of the provisions of this chapter.

- The Planning and Zoning Commission recommended approval of the request on January 2, 2020.
- Full details of the proposed code amendment request can be found in the materials provided for the public hearing.
- The public hearing for this request is scheduled for February 18, 2020 at 6:45 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➢ **Development Update**

- To keep Council apprised of development activity of note within the City, the Planning and Zoning Department will provide an update indicating the type of development, pertinent information and where the development is in the process.

CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

SCENIC VIEW ESTATES CONCERNS

The following is a general summary of the concerns raised by Council on February 3, 2020 regarding the proposed Scenic View Estates Subdivision:

1. Necessary sewer easements not being granted
2. Roadways constructed to city standards if made public
3. Drainage issues
4. Removal of subdivision gates if roadways made public
5. Issues with wetlands
    a. Review by EPA and buffering
6. Differing references to tree clearing in development text.
7. Impact to Harrison Township
8. Potential sewer issues
9. What if the HOA dissolves or becomes ineffective?
10. Damage to roads during construction, who is responsible?
    a. Performance Bond?

From:	Connie Klema
To:	Scott Fulton
Cc:	Dustin Epperson; Melissa Carter; Tim Hickin; Todd Barstow; Andy Walther; Tom Lee; Jude Hampshire; Mike Compton; Chris Sharrock
Subject:	FW: Residential Appearance Standards - Fischer Homes Review (Ordinance 2109-4353)
Date:	Monday, February 10, 2020 3:51:19 PM
Attachments:	Residential Appearance Standards Review - Fischer Homes.xlsx Copy of Residential Appearance Standards Review - Fischer Homes 2 10 20.xlsx

Hello: On Friday Scott provided you with a summary of your proposed Residential Appearance Standards and how Fischer's homes will or will not abide by them. As Scott stated in his email, on some items he needed additional information.

The second attachment is for your review. Fischer's responses and information are provided and highlighted in yellow.

In sum, out of 55 items Fischer homes plans have been made to completely comply with 42 of the items (76%). There are 8 "no" items, 4 of which are associated with having no side load garages and front load setbacks as I addressed at the Council meeting. The remaining 5 items require an explanation, which is provided in the attached.

We know that the Residential Appearance Standards were not requested of Fischer in the last year or more that they have been going through planning reviews. However, they understand that abiding by higher appearance standards is of importance to the City. I ask that you consider their commitment to the standards as delineated in the attached.

Please contact me if you wish to discuss.

Connie
614 374 8488

From: Scott Fulton <sfulton@ci.pataskala.oh.us>
Sent: Friday, February 7, 2020 4:29 PM
To: Connie Klema <cklemaattorney@gmail.com>
Subject: Fw: Residential Appearance Standards - Fischer Homes Review (Ordinance 2109-4353)

FYI

From: Scott Fulton
Sent: Friday, February 7, 2020 4:28 PM
To: Dustin Epperson <depperson@ci.pataskala.oh.us>; Melissa Carter <mcarter@ci.pataskala.oh.us>; Tim Hickin <thickin@ci.pataskala.oh.us>; Todd Barstow <tbarstow@ci.pataskala.oh.us>; Andy Walther <awalther@ci.pataskala.oh.us>; Jude Hampshire <jhampshire@ci.pataskala.oh.us>; Tom Lee <tlee@ci.pataskala.oh.us>
Cc: Mike Compton <mcompton@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>
Subject: Residential Appearance Standards - Fischer Homes Review (Ordinance 2109-4353)

Council,

I spoke with Mr. Lee following Monday's Council meeting wherein Ms. Klema, on behalf of Fisher Homes, distributed a spread sheet outlining how Fisher Homes indicated how they would adhere to the upcoming Residential Appearance Standards (Ordinance 2019-4355). Mr. Lee shared that spreadsheet with me and I committed to determine the level of which Fischer Homes would meet the Standards. Attached is my analysis.

I compared their commitments to the proposed Standards on a line by line analysis. If the Standards were met they received a "Yes", if they were not adhered to it was a "No". There were several items that were not addressed, thereby resulting in an "Unsure" determination. I also included Fischer's responses from the initial spreadsheet, and associated comments, in the spreadsheet as to whether they met the requirements or not.

Based upon my analysis, if every "Unsure" were to be considered a "No", they would meet approximately 25 percent of the proposed Standards. If every "Unsure" were to be considered a "Yes" they would meet approximately 84 percent of the Standards. This is a very wide range. Therefore, without additional information, it is difficult to determine the level of compliance.

It is my understanding that should Council desire Fisher's commitment to adhere to the Standards by ordinance, they must be included in the Development Text. This would result in an amendment to be considered by Planning and Zoning Commission before reappearing before Council. Should Council take Fisher on their word to do so, the Ordinance may be considered by Council on the third reading and Staff will work with Fisher to ensure the commitments are memorialized at a later date. The City has both the Construction Plans and Final Plan to ensure this is done.

Please feel free to contact me at any time should you have questions. Have a good weekend.

Thanks,

Scott

Code Reference	Requirement	Fischer	Pataskala	Fischer Review	Fischer Notes	Pataskala Notes	Fischer Clarifications
1296.04 Architectural Diversity							
1296.04(A)	The same house model shall not be directly across the street	Yes	Yes	Yes			
1296.04(B)	A minimum two lot seperation shall be required between the same house model on the same street or diagonal from each other.	Yes	No	Adhere to 78% of this requirement	On example A in the proposed Standards, Exterior Appearance will not be duplicated on Lots 1-4, 6-8	Should be house "model" not "exterior appearance". Does not meet requirements of example A or B	To clarify, a complete elevation change to a floor plan is considered a different model
1296.05 Asphalt Dimensional Shingles		Yes	Unsure	Yes			
	Asphalt dimensional shingles shall be a 25-year "true" dimensional shingle	Yes	Unsure	Yes		Proposal does not specify the techinal specifications from the Standards	Will adhere to requirement
	Painted shadows are not permitted	Yes	Unsure	Yes		Proposal does not specify the techinal specifications from the Standards	Will adhere to requirement
	Shingles shall have a minimum weight of 240 pounds per 100 square feet and be installed according to the manufacturer's specifications.	Yes	Unsure	Yes		Proposal does not specify the techinal specifications from the Standards	Will adhere to requirement
1296.06 Chimneys							
	All chimneys shall extend full height from the ground and vertically past the eaves line.	Yes	Yes	Yes			
	Cantilevered and shed-type chimney are prohibited	Yes	Yes	Yes			
	Chimneys shall be finished in masonry or stucco but need not match the background wall in material or color.	Yes	Yes	Yes			
1296.07 Driveways							
	Driveways shall be constructed of concrete, asphalt or brick pavers; however, a similar construction material as an alternative may be approved as part of a Planned Development District ordinance.	Yes	Yes	Yes			
	All driveway aprons shall be constructed of concrete	No Answer	No	Yes			
	The maximum driveway width at the right-of-way line shall be 16 feet, not including the apron	Yes	Yes	Yes			
	Apron curb cuts for straight curbs and the flare for rolled curbs shall be three feet wider than the driveway material on each side.	Yes	Yes	Yes			
	Driveways and curb cuts shall be located not less than three feet from the side lot line	Yes	Yes	Yes			
	Driveways shall have a maximum grade of 10 percent.	Yes	Yes				
	Driveways shall be designed to be grouped to increase the amount of open space along the street and assist with the appropriate location of infrastructure to service the house and street trees	See Notes	Unsure	No, See Notes	Grouping driveways sometimes causes the garage be the focal point, we try to make the house the focal point.	The response does not indicate if the standard will be met	It will not be met
1296.08 Finish Building Materials							
1296.08(A)	Wood board or shake, brick, stone, cultured stone, fibrous cement siding, stucco and vinyl siding are the permitted finish building materials. Asphalt dimensional shingles, natural or simulated slate, tile, standing seam metal, natural or simulated wood shingles or shakes are the permitted roof materials.	Yes	Unsure	Yes		The building materials are addressed, but the roof materials are not. Based upon Fisher's response regarding dimensional shingles above, it could be assumed the other materials will not be used.	All items in this category will be adhered to
1296.08(B)	When a change in materials occurs at corners, the change shall occur at the inside of the corner unless the masonry on the street-facing façade extends at least two feet past the outside corner. If a house has a side gable and a material change occurs on the outside corner, or if two different materials are used on the facades of main and upper floors, rather than extending the materials around the corner, a quoin or minimum 5¼-inch wide corner board shall be used along the vertical length of the nonmasonry corner.	See Notes	No	Yes	Will adhere unless it causes a negative aesthetic look	Standards are designed to negate a negative aesthetic look, so I'm not sure how this would occur. Also, who determines if it is negative. Too ambiguous.	Will use 5 1/4 corner board

1296.09 Foundations							
	There shall be no more than 12 inches of exposed foundation walls.	Yes	Yes	Yes			
	If more than 12 inches of exposed foundation wall is exposed, the foundation shall be finished with brick, veneer brick, stone or cultured stone designed by the manufacturer for at grade or below grade installation.	No Answer	Unsure	Yes		It is not clear if Fisher will not have any foundations over 12 inches or if they do not want to meet this requirement	Will not have any of more than 12"
1296.10 Four-Sided Architecture	Each side elevation shall contain at least two design elements per floor and each elevation facing a street or rear elevation shall contain at least three design elements per floor	Yes		Yes			
	Blank facades are prohibited for any detached garages	No Answer	Unsure	Yes		Was not addressed in the proposal	No detached garages
1296.10(A) Eligible design elements							Will use these design elements when adhearing to four sided architecture
1296.10(A)(1)	A door of at least 17 square feet in area.	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(A)(2)	A window of at least six square feet in area.	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(A)(3)	A chimney	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(A)(4)	An articulated gable vent of at least four-square feet in area.	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(A)(5)	Porches, decks, balconies or similar structures.	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(A)(6)	A similar significant permanent architectural feature consistent with the style of the house and purpose of this chapter upon approval of a Planned Development District ordinance.	No Answer	Unsure	Yes		General commitment, but not specified	Will use these design elements when adhearing to four sided architecture
1296.10(B) Ineligible design elements							
1296.10(B)(1)	Side of porches	No Answer	Unsure	Yes		General commitment, but not specified	Agree that these do not count
1296.10(B)(2)	Rooflines	No Answer	Unsure	Yes		General commitment, but not specified	Agree that these do not count
1296.10(B)(3)	Water tables	No Answer	Unsure	Yes		General commitment, but not specified	Agree that these do not count
1296.10(B)(4)	Garage Doors	No Answer	Unsure	Yes		General commitment, but not specified	Agree that these do not count
1296.11 Garages							
	All single-family residential developments shall have a mix of front loaded and side loaded, with a minimum of 25 percent of all lots designed for detached or side loaded garages accessed via a driveway adjacent to the side property line.	Front load only	No	No side load			
	Garages attached via a breezeway shall be considered detached for purposes of this chapter	No Answer	Unsure	Yes			Do not offer this
	For corner lots, the garage shall be oriented towards the "lower" designated street classification as determined by the City Administrator or their designee	No Answer	Unsure	Yes		Indicating "front load only" would lead one to believe this requirement will not be met.	
	Garage doors shall be a maximum of nine feet in height	No Answer	Unsure	Yes			
	If there is living area above the garage, the maximum height of the roof over the garage shall be 35 feet, otherwise the maxmum height of the roof over the garage is 18 feet	Yes	Yes	Yes			
1296.11(A) Front Loaded Garages							
1296.11(A)(1)	Front loaded garage shall be located a minimum of four feet behind the front line of the livable area of the house. A covered or uncovered porch shall not be considered a livable area of a house.	See garage styles	Unsure	No	See examples of different garage setbacks	Not enough information	Varies to 4' behind to 12' in front
1296.11(A)(2)	Garage doors shall not exceed 45 percent of the width of the house frontage. Where more than a standards two-car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the two-car front loaded garage and the garage doors shall not exceed 50 percent of the width of the house frontage.	Yes	Unsure	Yes		Not enough information. Does not address other requirements of this Section.	Will adhere to all items in this section
1296.11(B) Side Loaded Garages							
1296.11(B)(1)	Side loaded garages may be located from an inside court area.	No	No	No side load			
1296.11(B)(2)	The garage elevation facing the street shall incorporate design features also found on the front elevation of the house including, but not limited to, windows.	No	No	No side load			

1296.12 Porches	Front porches shall be required on every house and shall be a minimum of 7 feet in depth and 10 feet in width. Front porches may encroach into the established front building setback line by a maximum of seven feet.	See porch styles	Unsure	Varying, some will adhere to this	See examples	Not enough information	Porches are on many of the elevations and vary in sizes
1296.13 Roof Pitch							
	The main architectural roof of a house must have a minimum 6:12 roof pitch	Yes	Yes	Yes			
	Dormers, porches, and other similar secondary features may have a minimum 4:12 roof pitch	Yes	Yes	Yes			
	Eaves and overhangs shall have a minimum width of 12 inches on every elevation.	Yes	Yes	Yes			
1296.14 Window Trim and Shutters							
1296.14(A)	Trim is required with all windows on every elevation and shall include either a top and bottom finish of soldier course, rowlock, lintel or sill; or a minimum 3½-inch board around all sides of the window.	Yes	Unsure	Yes		Techical information not provided	Will adhere as stated
1296.14(B)	Shutters shall be sized to fully cover the window and shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or fibrous cement.	Yes	Unsure	Yes		Techical information not provided	Will adhere as stated
1296.15 Vinyl Houses	All vinyl materials shall have a minimum of 0.046 inches and have a low gloss finish	0.044	No	No		Low gloss finish is required	Will adhere to low gloss
	All houses consisting of 50 percent or more of vinyl siding shall include complementary accessories and detailing where vinyl siding elevations occur.	No Answer	Unsure	Some Elevations, Not all			Many of these features are included in our elevations, but not 100% of the elevations. Forcing this would cause some design issues
1296.15(A)	A detailed main entryway by use of a minimum eight-inch wide three-dimensional door surround system.	See elevation styles	Unsure	Some Elevations, Not all	See examples	Techical information not provided	
1296.15(B)	Minimum six-inch wide frieze or facia boards	See elevation styles	Unsure	Yes	See examples	Techical information not provided	
1296.15(C)	Minimum eight-inch wide water table trim board at the foundation.	See elevation styles	Unsure	No	See examples	Techical information not provided	
1296.15(D)...at least two as follows							
1296.15(D)(1)	Shutters as described pursuant to Section 1296.1	See elevation styles	Unsure	Yes	See examples	Techical information not provided	
1296.15(D)(2)	Mantels that shall occur above, at a minimum, all windows on vinyl-sided elevations	See elevation styles	Unsure	Some Elevations, Not all	See examples	Techical information not provided	
1296.15(D)(3)	Masonry water table and plinth shall occur along all elevations of a vinyl sided house. The height of this feature shall be at least two feet as measured from grade.	See elevation styles	Unsure	No	See examples	Techical information not provided	
1296.15(D)(4)	Gable vents shall be an articulated decorative gable vent(s) of at least four square feet in area and in at least the front or side of vinyl sided houses.	See elevation styles	Unsure	Yes	See examples	Techical information not provided	

BUILDING INDUSTRY ASSOCIATION
OF CENTRAL OHIO

Pataskala City Council
c/o City of Pataskala
621 W. Broad St.
Pataskala, OH 43062

February 2, 2020

Council President Barstow, Vice-President Hickin,

This letter is written to follow-up on the BIA's January 17 letter to Pataskala City Council (attached), providing feedback and suggestions regarding Ordinance 2019-4355 "CREATING, ESTABLISHING, AND ADOPTING CHAPTER 1296 (RESIDENTIAL APPEARANCE STANDARDS) OF THE CODIFIED ORDINANCE OF THE CITY OF PATASKALA".

In reviewing comments from the first reading of this proposal, it is our understanding that much of this document has been based on the design standards passed in January 2019 by Canal Winchester. The BIA opposed that proposal, believing that their rigidness and requirements would increase the cost of new residential developments beyond what the market would allow. Since its passing, to our knowledge, there have been no new residential developments proposed within Canal Winchester.

We believe that adopting these standards without the engagement of the stakeholders, who will be charged with their implementation and can comment directly on their impact and feasibility, would be a misguided choice.

As stated in our initial letter to City Council, the BIA welcomes the opportunity to engage with Council and staff to discuss the proposal and our recommendations.

Sincerely,

Jon Melchi
Executive Director
BIA of Central Ohio
jon@biahomebuilders.com
(614) 891-0575

BUILDING INDUSTRY ASSOCIATION
OF CENTRAL OHIO

Pataskala City Council
c/o City of Pataskala
621 W. Broad St.
Pataskala, OH 43062

January 17, 2020

Council President Barstow and Vice-President Hickin,

On behalf of the Building Industry Association of Central Ohio (BIA), I write to you regarding Ordinance 2019-4355, which is an Ordinance "CREATING, ESTABLISHING, AND ADOPTING CHAPTER 1296 (RESIDENTIAL APPEARANCE STANDARDS) OF THE CODIFIED ORDINANCE OF THE CITY OF PATASKALA".

By way of background, for more than 75 years, the BIA has represented the homebuilding and remodeling community in central Ohio and the thousands of employees who help build our community.

The BIA understands that the city has imposed a moratorium on the submittal of new residential development plans so that it may assess the feasibility of imposing impact fees upon developments, implement a new comprehensive plan and update residential design standards. While the BIA may object to the use of a moratorium to achieve these goals, it certainly understands that communities should continue to reevaluate their regulatory environment to ensure that they are striking a proper balance for the community.

It is our belief and experience that standards development works best when all stakeholders, including the building community, are engaged throughout the regulatory development process.

In this case, we believe that this process has put the homebuilding community in the unenviable position of trying to address potential concerns after the document had been developed, which would give Council the impression that we oppose any modifications, which is not the case.

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BUILDING INDUSTRY ASSOCIATION
OF CENTRAL OHIO

We do believe that the standards, as currently drafted, will have a chilling effect upon homebuilding in Pataskala and urge the following modifications.

1.) **Architectural Diversity (1296.04).** The proposal calls for: *"A minimum two lot separation shall be required between the same house model on the same side of the street or diagonal from each other."* The BIA notes that under "Example B" in this section, a builder would be required to have nine different models from Subject Lot "A," a threshold that many builders do not have. Further, the proposed standard does not offer clarity as to whether different elevations of the same model might be acceptable.
2.) **Four-Sided Architecture (1296.10).** The proposal calls for: *"Each side elevation shall contain at least two design elements per floor and each elevation facing a street or rear elevation shall contain at least three design elements per floor."* We understand Council's sentiment in hoping to eliminate blank walls. We respectfully ask that water tables be included in the list of eligible design elements.
3.) **Garages (1296.11).** The proposal includes the language: *"All single-family residential developments shall have a mix of front loaded and side loaded, with a minimum of 25 percent of all lots designed for detached or side loaded garages accessed via a driveway adjacent to the side property line."* The BIA believes that this requirement should not be included in this document as it more appropriately discussed as part of planning and zoning criteria and subsequently should be struck from the design standards.
4.) **Garages (1296.11).** The proposal states (re. Front Loaded Garages): *"Front loaded garage shall be located a minimum of four feet behind the front line of the livable area of the house. A covered or uncovered porch shall not be considered a livable area of a house."* The BIA respectfully asks that the porch be considered as the starting point for this requirement. Doing so would still meet the spirit of what the proposal is seeking to accomplish while providing builders more options on diverse models and ultimately more livable square footage for the homeowner.
5.) **Vinyl Homes (1296.15)**. The proposal states: *"All vinyl materials shall have a minimum of 0.046 inches and have a low gloss finish."* The BIA respectfully requests that the minimum gauge be set at .044 mm, which is well above the standard in most of central Ohio (.040mm) and would equal that of other communities, such as Dublin.

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Additionally, we caution Council that the implementation of Design Standards, which are so specific, may lead to many developments with the same appearance. This would seem to be the exact opposite result of what Council intends to accomplish with this update.

The BIA also notes that all three issues being discussed (Design Standards, Comprehensive Plan and Impact Fees) will increase the cost of residential construction in Pataskala. These are costs that will be absorbed by both the homeowners, through increased costs, and the current landowners, who may see a reduction in the value of their property through reduced demand.

Again, the BIA appreciates the opportunity to offer our comments on this proposal. We also welcome the opportunity to work with the city as it continues to rewrite its Comprehensive Plan and assess a potential Impact Fee structure. We know that Council and staff tackle these issues with the goal of serving the community.

Sincerely,

Jon Melchi
Executive Director
BIA of Central Ohio
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American Electric Power – Distribution Center	
Development Type: Industrial	**Number of Units:** Warehouse and storage yard
Location: 4000 Etna Parkway	**Acreage:** 80 acres
School District: Licking Heights	**Zoning:** PM – Planned Manufacturing

Final Development Plan	•PM-16-001 Approved by Planning and Zoning Commission with conditions on November 2, 2016
Engineering Plans	•Approved August 18,2017
Construction	•Completed
Compliance	•Issued December 19,2018.

NOTE: Driveway?

American Electric Power - Substation	
Development Type: Industrial	**Number of Units:** n/a
Location: 3050 Etna Parkway	**Acreage:** 15 acres
School District: Southwest Licking	**Zoning:** PM – Planned Manufacturing

Final Development Plan	•PM-17-001 approved by PZC August 2, 2017
Board of Zoning Appeals (BZA)	•VA-17-020 and VA-17-021 approved by BZA August 8, 2017
Engineering Plans	•Approved August 18,2017
Construction	•Complete.
Compliance	•Issued December 19, 2018 •Condition: Dead landscaping to be replaced w/in 1 year. •Expires December 19, 2019

Broadmoore Commons – Phase 1	
Development Type: Subdivision	**Number of Units:** 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	**Acreage:** 29.815 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•ZON-16-003 was approved by PZC on May 4, 2016
Final Plan	•ZON-16-006 was approved by PZC on January 4, 2017
Engineering Plans	• Approved on January 12, 2017
Construction	•Accepted May 6, 2019.
Final Plat	•Approved Feb. 2018.
Revised Final Plan	•Revised Landscaping Plan Approved November 7, 2018 (ZON-18-011).
Complete	•Permits being issued •50/54 Lots Built

Broadmoore Commons – Phase 2	
Development Type: Subdivision	**Number of Units:** 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	**Acreage:** 23.82 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•ZON-16-003 was approved by PZC on May 4, 2016
Final Plan	•ZON-17-003 approved by PZC on May 3, 2017 •Fence to be constructed along eastern edge of Phase 3.
Engineering Plans	•Approved November 17, 2017
Construction	•Phase 2 accepted June 3, 2019.
Revised Final Plan	•FP-19-001 Approved by PZC on March 6, 2019
Final Plat	•Final Plat recorded June 14, 2019
Complete	•Permits being issued.

Broadmoore Commons – Phase 3	
Development Type: Subdivision	**Number of Units:** 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	**Acreage:** 23.82 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•ZON-16-003 was approved by PZC on May 4, 2016
Final Plan	•ZON-17-003 approved by PZC on May 3, 2017 •Fence to be constructed along eastern edge of Phase 3.
Engineering Plans	•Approved November 17, 2017
Construction	•Phase 3 accepted December 16, 2019
Revised Final Plan	•FP-19-001 Approved by PZC on March 6, 2019
Final Plat	•Platted December 23, 2019
Complete	

NOTE: All houses to be slab basements now.

Broadmoore Commons – Phase 5	
Development Type: Subdivision	**Number of Units:** 31 units (single-family)
Location: 0 Broad Street (PID 063-140790-00.001)	**Acreage:** 8.191 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•ZON-16-003 Approved by PZC on May 4, 2016
Final Plan	•ZON-18-008 Approved w/ conditions by PZC on September 5, 2018.
Engineering	•Engineering Approved May 6, 2019
Revised Final Plan	•FP-19-002 Approved by PZC on March 6, 2019
Construction	•Pre-con helf May 22, 2019. •Infrastructure construction in progress.
Final Plat	•Revise for easement width and language
Complete	

Broadmoore Commons – Phase 4 & 6	
Development Type: Subdivision	**Number of Units:** 63 units (single-family)
Location: 0 Broad Street (PID 063-140790-00.001)	**Acreage:** 15.4 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•ZON-16-003 Approved by PZC on May 4, 2016
Engineering	•Engineering Approved May 6, 2019
Final Plan	•FP-19-004 approved by PZC Dec. 4, 2019
Construction	•In progress
Final Plat	
Complete	

Brynn Mar Crossing	
Development Type: Apartment Complex	**Number of Units:** 42
Location: Watkins Rd SW (PID: 064-068442-00.047)	**Acreage:** 4.4
School District: Southwest Licking	**Zoning:** R-M – Multi-Family Residential

Variance	•VA-19-002 Tabled by BZA on February 6, 201 •Applicant requested to Table until further notice.
TCOD	•TCOD-19-002 disapproved by Planning and ZOning Commission on June 5, 2019 •Applicant has appealed. In progress.
Engineering	•N/A
Permits	•N/A
Compliance	•N/A

Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	**Number of Units:** 36 units (apartments)
Location: 7201 Hazelton-Etna Road	**Acreage:** 6.84 acres
School District: Southwest Licking	**Zoning:** PDD – Planned Development District

Preliminary Plan	•Approved by PZC in 2001 •PP-17-001 1 year Extension of Preliminary Plan granted by PZC on January 4, 2017.
Engineering Plans	•Approved February 1, 2017
Final Plan	•Final Plan Amendment FP-19-003 approved May 1, 2019 by PZC
Construction	•Accepted.
Complete	•C.O.C.'s issued.

NOTE: Remove retention basin outlet skimmer

NOTE: Check landscaping by cemetery. Has it been replaced yet?

Foor Farms – Phase 2	
Development Type: Condominium Complex	**Number of Units:** 60 units (15 condominium buildings)
Location: Watkins Road	**Acreage:** 8.5 acres
School District: Southwest Licking	**Zoning:** RM – Multi-Family Residential

BZA	•CU-15-002 Approved w/ conditions on May 13, 2015 •CU-17-013 Approved w/ conditions by BZA on January 9, 2017 for amendment to CU-15-002
Engineering Plans	•June 25, 2018
Final Plan	•June 25, 2018
Construction	•Engineering is done. •Have Steve check on the landscaping (trees/bushes are up) •Needs to work with WLJFD to install gate on north emergency access. •Sidewalk needs to be extended (where construction entrance was) •Still needs landscaping
Complete	

Hazelwood 5-1	
Development Type: Subdivision	**Number of Units:** 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	**Acreage:** 57.6 acres
School District: Southwest Licking	**Zoning:** R-7 Village Single-Family Residential

Preliminary Plan	•May 5, 2017
Final Plan	•FP-17-001 Approved by PZC June 7, 2017 as an amendment to original Final Plan approved in 2000.
Engineering Plans	•Approved September 5, 2017
Construction	•Accepted March 3, 2019
Final Plat	•Approved on December 21, 2017
Complete	•Flood route grading fix •Bio-retention basin fix •Surface Course needs put down •Curb and Gutter needs replaced •Asphalt

Hazelwood 4-1	
Development Type: Subdivision	**Number of Units:** 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	**Acreage:** 26.3-acres
School District: Southwest Licking	**Zoning:** R-7 Village Single-Family Residential

Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 17, 2018 for 4-1
Construction	•Accepted February 19, 2019
Final Plat	•Recorded January 20, 2019.
Complete	•Houses under construction

Hazelwood 5-2	
Development Type: Subdivision	**Number of Units: 31** units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	**Acreage:** 10.3 (total)
School District: Southwest Licking	**Zoning:** R-7 Village Single-Family Residential

Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 19, 2018.
Construction	•Accepted August 19, 2019.
Final Plat	•Recorded August 22, 2019
Complete	•Permits being issued.

Hazelwood 6-1	
Development Type: Subdivision	**Number of Units:** 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	**Acreage:** 41.1 acres (total)
School District: Southwest Licking	**Zoning:** R-7 Village Single-Family Residential

Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 19, 2018.
Construction	•Accepted August 5, 2019
Final Plat	•Platted August 14, 2019
Complete	•Housres under construction

Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	**Number of Units:** 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	**Acreage:** 49.6 acres
School District: Southwest Licking	**Zoning:** PDD – Planned Development District

Final Plan	•Decemeber 26, 2017
Engineering Plan	•April 10, 2018
Construction	•Buildings being constructed now. •Have to install sidewalk before acceptance - Alan to speak with them.
Final Plat	•Waiting on acceptance of Public Infrastructure
Complete	

Heron Manor (Formerly Settlement at Pataskala 4)	
Development Type: Single-Family Residential	**Number of Units:** 153 units (Single-Family)
Location: 200 W Broad St. (PID: 064-307692-00.000)	**Acreage:** 49.6 acres
School District: Southwest Licking	**Zoning:** R-10 – High Density Residential / GB – General Business

Rezoning	•ZON-18-012 approved by PZC on January 2, 2019. w/ Conditions. Approved by Council June 17, 2019.
Preliminary Plan	•Amended Preliminary Plan PP-19-002 approved by PZC on June 5, 2019. Tied to ZON-18-012 via condition. Approved by Council June 17, 2019.
Lot Splits	•Approved August...
Variances	•VA-19-021 Approved by BZA September 9, 2019
Engineering Plan	•Under review
Final Plan	
Construction	
Final Plat	
Complete	

Homesteads of the Border Place – Section 3	
Development Type: Subdivision	**Number of Units:** 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	**Acreage:** 40.4 acres
School District: Licking Heights	**Zoning:** PDD – Planned Development District

Preliminary Plan	•Tabled at the May 2, 2018 Planning and Zoning Commission hearing. •Pomerory has followed up about next steps. •Will need to supply a path.
Engineering Plans	
Final Plan	
Final Plat	
Construction	•Trees were cleared for Sanitary Sewer lines, but stopped.
Complete	

NOTE: Platted, but plan is expired

NOTE: Per PZC, if applicant has not submitted application by April 3, 2020 then Commission will take action.

Ravines at Hazelwood – Phase III	
Development Type: Subdivision	**Number of Units:** 40 units (single-family)
Location: 0 Pine Hills Drive	**Acreage:** 21.365 acres
School District: Southwest Licking	**Zoning:** R-15 Medium-High Density Residential

Preliminary Plan	•Approved by PZC on January 4, 2017
Final Plan	•FP-18-001 Approved by PZC on January 3, 2018
Engineering Plans	•Approved January 12, 2018
Construction	•Accepted on January 7, 2019
Final Plat	•Platted on January 31, 2019
Complete	•Permits being Issued.

Reserve at Hazelwood	
Development Type: Subdivision	**Number of Units:** 26 (single-family)
Location: 0 Timber View Court	**Acreage:** 12.937 acres
School District: Southwest Licking	**Zoning:** R-15 Medium-High Density Residential

Preliminary Plan	•PP-15-001 Approved by PZC on February 4, 2015
Final Plan	•FP-15-002 Approved by PZC on February 3, 2016 •Replat REP-18-001 was approved by PZC on August, 1, 2018.
Engineering Plans	•May 5, 2016
Construction	•Accepted on April 2, 2018
Final Plat	•Approved April 10, 2018
Replat	•Neccessary to correct issue with public right-of-way •Approved August 6, 2018
Complete	•Permits being issued. •Cluster mailboxes?

Sage Pointe	
Development Type: Planned Residential Subdivision	**Number of Units:** 211
Location: 6031 Summit Rd SW	**Acreage:** 84.18
School District: Licking Heights	**Zoning:** R-87 -> PDD

Preliminary Plan	•ZON-19-003 Tabled by PZC on March 6, 2019 •ZON-19-003 Tabled by PZC on September 4, 2019 •ZON-19-003 recommended by PZC for **denial** to City Council on November 6, 2019
City Council	•Will go before Council on January 21, 2020
Engineering Plans	
Construction	
Complete	

Scenic View Estates	
Development Type: Planned Residential Subdivision	**Number of Units:** ~60
Location: Middle Ground Rd (PID: 064-068087-00.000)	**Acreage:** 136.31
School District: Southwest Licking	**Zoning:** R-10 -> PDD

Preliminary Plan	•ZON-19-005 approved at May 1, 2019 PZC Hearing •Amendment to ZON-19-005 approved at Jan. 2, 2020 PZC Hearing
City Council	•First Reading and Public Hearing June 17th, 2019.
Engineering Plans	
Construction	
Complete	

TrueCore Federal Credit Union	
Development Type: Commercial	**Number of Units:** 1 (Bank)
Location: 997 N Oxford Drive	**Acreage:** 3.91 acres
School District: Southwest Licking	**Zoning:** PDD -> PRO

Rezoning Application	•ZON-18-009 approved by PZC on October 3, 2018
City Council	•ZON-18-009 approved by Council on January 7, 2019
Engineering Plans	•Pre-con held May 29, 2019
Construction	•Permit #19-052 Approved.
Complete	•Under Construction

TS Tech	
Development Type: Commercial	**Number of Units:** 1
Location: Taylor Road SW (PID: 063-140916-00.000)	**Acreage:** 21.01
School District: Licking Heights	**Zoning:** M-1 – Light Manufacturing

Permits	•#19-251 Approved June 21, 2019.
Construction	•In progress.
Compliance	