



Introduced: 10/19/2020
Revised:
Adopted:
Effective:

CITY OF PATASKALA

AMENDED ORDINANCE 2019-4341

AN ORDINANCE TO REZONE PROPERTIES LOCATED ON MIDDLEGROUND ROAD SW, PARCEL NUMBERS 064-068322-00.009 AND 064-068087-00.000, TOTALING 136.32 ± ACRES, IN THE CITY OF PATASKALA, FROM THE HIGH DENSITY RESIDENTIAL DISTRICT (R-10) ZONING CLASSIFICATION TO THE PLANNED DEVELOPMENT DISTRICT (PDD) ZONING CLASSIFICATION.

WHEREAS, Scenic View Estates, LLC. filed application number ZON-19-005, parcel numbers 064-06822-00.009 and 064-068087-00.000, totaling 136.32 ± acres, from the High Density Residential District (R-10) zoning classification to the Planned Development District (PDD) zoning classification pursuant to Section 1217.02; and

WHEREAS, the Planning and Zoning Commission's public hearing notice was published in a newspaper of general circulation on April 18, 2019 and mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09; and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on May 1, 2019; and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the zoning amendment with modifications on May 1, 2019 pursuant to Section 1217.10; and

WHEREAS, a public hearing was held by Council on June 17, 2019 pursuant to Section 1217.11; and

WHEREAS, the third reading of this legislation was to occur on July 15, 2019, but Council tabled the legislation; and

WHEREAS, since this legislation was tabled, Scenic View Estates, LLC submitted an amended application to address Staff's comments. The amended application kept the same application number (ZON-19-005). The Planning and Zoning Commission held another public hearing on January 3, 2020 and reviewed the amended application. The Planning and Zoning Commission recommended approval of the zoning amendment; and

WHEREAS, the third reading of this legislation occurred on March 16, 2020, but Council tabled the legislation; and

WHEREAS, Council expressed concerns with the legislation which were addressed by the applicant on September 30, 2020; and

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

WHEREAS, Council for the City of Pataskala hereby determines all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed and that notice was given, and a public hearing was held as required by Section 1217.11 of the Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, TWO-THIRDS (2/3) OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: Council for the City of Pataskala hereby approves Application ZON-19-005, as shown on the attached Exhibit A, pursuant to Section 4.11(B) of the Charter of Pataskala, Ohio. The properties located on Middleground Road SW, parcel numbers 064-068322-00.009 and 064-068087-00.000, totaling 136.32 ± acres, in the City of Pataskala, belonging to Scenic View Estates LLC., is hereby rezoned to the Planned Development District (PDD) zoning classification from the High Density Residential District (R-10) zoning classification.

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

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

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

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director