



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

May 5, 2021

Preliminary Plan Application PP-21-001

Applicant:	James T. Watkins, P.E. – Watcon Consulting Engineers
Owner:	William Fannin Jr.
Location:	0 Hazelton-Etna Road (PID 255-067746-00.000, 255-069066-00.005 and 255-069072-00.000)
Acreage:	128-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Preliminary Plan pursuant to Section 1113.11 of the Pataskala Code for 255 lot subdivision (Forest Ridge)

Description of the Request:

The Applicant is seeking approval of a Preliminary Development Plan pursuant to Section 1113.11 of the Pataskala Code for a development known as 'Forest Ridge'. A 255-lot cluster subdivision located on the unimproved properties located at 0 Hazelton-Etna Road (PID 255-067746-00.000, 255-069066-00.005 and 255-069072-00.000), north of the Ravines at Hazelwood and South of Apple Blossom Road SW.

Staff Summary:

The three (3) properties located along Hazelton-Etna Road (SR 310) north of the Ravines of Hazelwood, west of Scenic View Estates, and south of Apple Blossom Road and Beechwood Trails are 128-acres in size overall and are currently zoned R-15 – Medium-High Density Residential. These properties are currently undeveloped, with the northernmost two (2) parcels being heavily forested and the southernmost parcel partially forested and partially used as agricultural land. Many ravines, streams, and wetlands are within these parcels. The only road frontage is approximately 100-feet along Hazelton-Etna Road.

These three (3) properties were annexed into the City of Pataskala from Harrison Township in 2015. A Pre-Annexation agreement was authorized by City Council by Resolution 2015-035 on April 20, 2015 and placed within the City of Pataskala Utility Department's service area. The property was zoned R-15 – Medium-High Density Residential with the landowners' intent, per the Pre-Annexation Agreement, for a residential subdivision with approximately 243, more or less, single-family lots developed under the Cluster Housing regulations stipulated in Chapter 1275 of the Pataskala Code.

The Applicants proposal, entitled "Forest Ridge" is for a 255-lot, single-family residential subdivision developed with the Cluster Housing regulations under Chapter 1275 of the Pataskala Code. The intent of 'Cluster Housing', per Section 1275.01 of the Pataskala Code is to; provide flexible development options where standard rectilinear lot patterns are not practical, promote the preservation of open and natural areas, and to allow for common open areas within developments while still achieving the density of the base zoning district.

A general summary of the proposed “Forest Ridge” development is below:

Site Statistics

- Total Acreage: 128.1-acres
- Acreage in Reserve: 46.24 (36.1%)
- Acreage within R/W: 17.25-acres (13.47%)
- Acreage within Stormwater Infrastructure: 5.2-acres (4.06%)

Lot Requirements

- Number of Lots: 255
- Density: 1.9-lots per acre
- Proposed Phases: 6 total, with Section 5 being split between 5A and 5B.
- Minimum Lot Dimensions: 70-feet x 130-feet
- Minimum Lot Area: 9,100 square feet (~0.209 acres)

Setbacks

- Front: 30-feet minimum
- Side: 5-feet minimum
- Rear: 30-feet minimum

Access

- One boulevard entrance, “Larkspur Drive” onto Hazelton-Etna Road, both lanes with 20-feet of pavement and a 14-foot-wide landscaped median between them.
 - Traffic signal to be installed at intersection of proposed “Larkspur Drive” and Hazelton-Etna Road, with a southbound left-turn lane on SR310 into the development.

Signage

- One double-sided entryway sign, unknown size, finished in limestone veneer and wood timber within the boulevard median at the entrance to the subdivision.

Landscaping

- Pursuant to the Board of Zoning Appeal’s approval of Variance Application VA-21-005, a Variance was granted on February 9, 2021 to allow the Applicant to submit the Tree Replacement Survey and Landscape Plans in accordance with Chapter 1283 of the Pataskala Code with the Final Plan Application per phase of development.
- Some entryway landscaping is provided, with alternating evergreen and deciduous trees along both sides of the boulevard entrance, with smaller ground cover plants along the frontage.

Staff Review:

The following review does not constitute recommendations but merely conclusions and suggestions based on the summary.

This proposed subdivision shall be subject to the new Residential Appearance Standards in Chapter 1296 of the Pataskala Code (Ordinance 2019-4355). This should be noted on the plans and within the Homeowner's Association documents.

The Applicant has identified the number of lots permitted as 372, which, if using the R-15 – Medium-High Density Residential minimum lot size of 15,000-square feet would technically be the theoretical maximum number of 15,000-square foot lots you could fit on the 128-acres, without considering any acreage that would need to be deducted for streets, stormwater infrastructure, minimum lot width, etc. However, per the Pre-Annexation Agreement (attached) dated April 20, 2015 the maximum number of single-family lots shall be 243, more or less. The City's Law Director's opinion is that the 255 lots proposed, which is about a 5% increase, would fall within that "more or less" distinction. With that being said, the "372" identified on the plan, page 1, should be revised to "243, more or less" and reference the Pre-Annexation Agreement (Resolution 2015-035),

Following the initial Pre-Application Conference with City Staff, the Applicant provided a Concept Plan for initial review and comment. After which, Staff compiled a list of review comments, which has been amended to reflect the changes made with the official Preliminary Plan submittal for this application. The review comments are attached to this Staff Report, with items which have been resolved ~~struck through~~, and remaining or additional items in red. Many of the remaining or additional items are simple revisions or adjustments, however, a few of the more substantial items are identified below:

The United States Postal Service is requiring that new developments provide Cluster Box Units (CBUs) as opposed to individual mailboxes. There are no provisions for CBU locations, or easements for said CBUs, provided for on the Preliminary Plan. While not required per Pataskala Code, when the CBU locations are accounted for it is possible that the layout or some areas may change depending on the final location.

Section 1113.06(i) of the Pataskala Code requires that the locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property be identified and that all said water features shall include a minimum 25-foot buffer as measured from the edge of the water feature. The locations of these are identified, along with the buffer, however, a note shall be included on the plan stating that these buffer areas shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed except for as part of the development's infrastructure at the time of initial construction. This should be included in the Homeowner's Association documents as well. Some of these buffer areas extend into the lots themselves, which is not ideal, however considering the topography of the site this is sometimes unavoidable.

As mentioned in the Staff Summary, the Applicant was granted a Variance (VA-21-005 approved February 9, 2021) by the Board of Zoning Appeals in order for the final Tree Replacement Survey and Landscaping Plans to be delayed until the Final Plan Application stage of the process. Should this Preliminary Plan application be approved, the next step would be the Construction Plans, which are done per phase of development and are approved administratively. Should those be approved, the next step would be the Final Plan Application which will return to the Planning and Zoning Commission for approval and would

include their Tree Replacement Survey and Landscaping Plan per each phase of development. If the Final Plan Application is approved, the developer may begin construction of public improvements.

Public Service Director

1. The developer's engineer has worked cooperatively with the Administration to address preliminary design concerns, including:
 - a. Redesign of layout to provide multiple access points to any location within the subdivision with the exception of the entrance.
 - b. To address the entrance, a boulevard will be included to provide for better emergency access.
 - c. A secondary emergency access point was not included for the following reasons:
 - i. Proposed emergency access point was not ideal, as it would have required a bridge and a steep roadway section.
 - ii. Maintenance of bridge and access pavement would have been responsibility of HOA, which is atypical and not favorable.
 - iii. Another concern is that the sight distance at the main entrance on SR 310 is not ideal.
 - iv. Therefore, a traffic signal, with a southbound left-turn lane will be installed on SR 310 to offset these concerns.
 1. Note that per the Traffic Engineer's review of the TIS, the traffic signal design will need to incorporate some sight distance considerations.

City Engineer

Following discussions with the Public Service Director, the following comments are provided:

1. Consideration should be given for Fannin Drive to be revised to 33' typical for potential future secondary access.
2. Streets shall remain at the angle of intersection for a minimum of at least 100-feet beyond the point of intersection per 1117.10 (needs confirmed at Larkspur Dr & Deagle Dr, Larkspur Dr & Redbud Ridge Rd, Creekside Dr & Redbud Ridge Rd).
3. Recommend the Storm Sewer Trunk Line remain in the right-of-way and not at the rear property line.
4. Future engineering review will be conducted during required submission.

West Licking Joint Fire District

1. All streets that are 28' or less shall have "NO PARKING" signs posted on the fire hydrant side of the street.
2. All cul-de-sacs shall have a minimum of 96' of unobstructed paved drivable surface, posted with signs that state "NO PARKING".
3. Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
4. Needed installation of fire hydrants in the following locations: at the end of cul-de-sac on Golden Ct. and in front of lot 202.
5. Fire District permit application shall be completed, and permit fee paid in full prior to start of construction.

Pataskala Utility Department

Explore the possibility of installing a second water line feed point to the proposed development.

Southwest Licking Local Schools

The school district superintendent has no concerns with the proposal.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agricultural (Harrison Twp) R – 15 (Harrison Twp) B-1 Business (Harrison Twp)	Single-Family Homes
East	PDD – Planned Development District	Scenic View Estates
South	R-15 – Medium-High Density Residential	Ravines at Hazelwood
West	AG – Agricultural AG – Agricultural (Harrison Twp)	Single-Family Homes Agricultural

Preliminary Development Plan Approval:

According to Section 1113.11 of the Pataskala Code, the Planning and Zoning Commission shall determine whether a Preliminary Development Plan is approved, approved with conditions, or disapproved. Approval of a Preliminary Development Plan shall be based upon compliance with applicable regulations and input from city departments and other applicable departments and agencies.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – See Attached
- Pataskala Utilities – See Attached
- Public Service – See Attached
- Police Department – No Comments
- West Licking Joint Fire District – See attached.
- Southwest Licking Schools – See attached.

Conditions:

Should the Commission choose to approve the applicant's request, the following conditions may be considered:

1. The applicant shall address all comments and questions of the Planning and Zoning Department, City Engineer, Pataskala Utilities, and the West Licking Joint Fire District.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

Resolution:

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

"I move to approve Preliminary Development Plan application PP-21-001 pursuant to Section 1113.11 of the Pataskala Code. ("with the following conditions" if conditions are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

PP-21-001 "Forest Ridge" Staff Review

May 5, 2021

General Comments:

Page 1:

- ~~Signature lines should have "City of Pataskala" after each signee from the city administration.~~
- Under Site Statistics, 'Zoning Classification' should be "R-15 (cluster)"
- "# or Lots Permitted" should be "243, more or less" or "+/- 243" per the Pre-Annexation Agreement.
- Site Statistics:
 - Include
 - ~~Acreage within lots~~
 - ~~Acreage within R/W~~
 - ~~Acreage in Reserves~~
 - ~~Acreage in stormwater infrastructure, etc.~~
 - Acreage of wetlands to be impacted.
- Note "K": Is this supposed to say "Added" utilities? Also, should state "Shall be underground", not "where suitable". All new utilities are required to be underground per Code.
- ~~Include Note "Developed under Cluster Housing regulations pursuant to Chapter 1275 of the Pataskala Code" or something along those lines.~~
- Include Note for minimum square footages per City Code:
 - 1,300 sf with a 600 sf basement.
 - 1,450 sf without a basement.
- Post Office will likely require "cluster mailboxes" (CBUs) instead of individual mailboxes for each home. Provisions should be made for the CBUs to be located throughout the subdivision, and placed within an easement.

Pages 2 and 3,

- Unclear on the widths of some easements, additional identifiers should be placed on the plans.

Chapter 1275 – Cluster Housing:

- ~~1275.03(F) – Building Setbacks: Along the perimeter of the project, all development must meet the building setback standards of the base zone. Within the project, the distance between houses must be at least 10-feet.~~
 - ~~Lots bordering the perimeter of the subdivision shall have the setbacks as required by the R-15 zoning district.~~
 - ~~Front: 35', Side: 20', Rear: 25'~~

Chapter 1113 – Major Subdivisions

- 1113.06 – Preliminary Development Plan Contents
 - 1113.06(h): Locations, widths, and names of existing streets, railroad rights of way, easements, parks, permanent buildings, corporation and township boundaries, wooded areas, natural features, drainage, 100-year flood plain, existing permanent and temporary

- structures, and burial grounds and other areas of archeological significance within and adjacent to the Major Subdivision for a minimum distance of 200 feet.
- ~~Identify R/W width along boulevard entrance, only pavement width identified.~~
 - ~~Identify boundaries between City of Pataskala and Harrison Township.~~
- 1113.06(i): Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property, or lack thereof, and certified by a professional engineer, registered in the State of Ohio. A note shall be placed on the plan if no naturally occurring watercourses exist on the property. All naturally occurring water features shall include a minimum 25-foot buffer as measured from the edge of the water feature.
- For the 25-foot Wetland Buffer Zone, include a note stating: shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed except for as part of the development infrastructure at the time of initial construction.
- 1113.06(j): Location, names and widths and typical cross section and right of way width of proposed streets. Street names shall not duplicate or closely resemble the name of any other street, highway or road in the City of Pataskala or Licking County.
- The following street names duplicate or closely resemble the names of existing streets within the City/County:
 - ~~Forest Ridge Drive~~
 - ~~Mulberry Lane~~
 - There is already a Larkspur Drive within the County.
- 1113.06(n): Layout, lot number, acreage and dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90-degree angles, the width at the building line shall be shown.
- ~~Each lot shall identify its acreage.~~
 - Lots on a curved street or otherwise not at 90-degree angles shall show the width at the building line.
- ~~1113.06(o): Parcels of land in acres to be reserved for public use, or to be reserved by covenant for residents of the subdivision.~~
- ~~Instead of 'Open Space' they should be 'Reserves'.~~
- 1113.06(p): The location and width of sidewalks and paths.
- Per 1117.15 all public sidewalks:
 - Required on both sides of the street when lot width is less than 100-feet.
 - 4-feet wide, 4-inches in depth.
 - Minimum 5-feet from back of curb.
 - Minimum 1-foot from edge of right-of-way.
 - Include a note on page 1: "Sidewalks to be provided on both sides of street"
 - Include these measurements on the typical section (we will need to know width of the tree lawn for the street trees)
- ~~1113.06(q): The location of all streetlights. Streetlights shall have a maximum spacing of 200 feet and be staggered on opposite sides of the street. At least one streetlight shall be located at an intersection.~~
- ~~Note "I" included on plan stating streetlights to be used, will need locations.~~
- ~~1113.06(s): A Tree Replacement Survey and Landscaping Plan pursuant to Chapter 1283.~~

- ~~Note “J” included, make sure that this note references the variance granted by the BZA. Add “pursuant to VA-21-005 granted by City of Pataskala Board of Zoning Appeals”.~~
- ~~1113.06(t): Statement of proposed use of all lots, giving types, number of dwelling units and any type of commercial, industrial, or institutional activity.~~
 - ~~Include “Proposed Use: Single Family Residential” under the zoning notes.~~

Chapter 1117 – Design Standards

- ~~1117.11 – Boulevards~~
 - ~~1117.11(b): A 14 foot wide landscaped median.~~
 - ~~1117.11(c): Two 5 foot wide sidewalks.~~
 - ~~1117.11(d): Two landscaped buffers.~~
 - ~~1117.11(d)(1): Four feet apiece for 60-foot-wide rights-of-way; and~~
 - ~~1117.11(d)(2): Seven feet apiece for 66 foot wide rights-of-way.~~
 - ~~1117.11(d)(3): In instances where a boulevard is approved, all required street tree plantings shall be provided through the use of ten-foot-wide easements immediately adjacent and parallel to the edge of the public right-of-way.~~

Chapter 1283 – Landscaping and Screening

- ~~1283.05 – Street Trees: Street trees are required at one for every 30 feet of street frontage, and of the appropriate type per Section 1283.05. Include a note on the plan if this is planned to be included with the Landscaping Plans that will come later.~~
- Per VA-21-005 Landscaping Plan and Tree Replacement Survey to be submitted with the Final Plan Application.

Declaration of Covenants

- Item 8.16: States “at a ratio of 1 tree per 40’ on center” code requires 1 tree per 30’. Correct on the plans, however, revise Covenants to reflect correct information from plans.
- Item 8.17: The post office is going to require the use of Cluster-Box Units so you will want to reflect that in the covenants.
- Reference the Residential Appearance Standards of Chapter 1296.

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: PZC Comments - Revised
Date: Monday, April 26, 2021 6:01:46 PM

Jack,

My comments are as follows:

1. PP-21-001

- a. The developer's engineer has worked cooperatively with the Administration to address preliminary design concerns, including:
 - i. Redesign of layout to provide multiple access points to any location within the subdivision with the exception of the entrance.
 - ii. To address the entrance, a boulevard will be included to provide for better emergency access.
 - iii. A secondary emergency access point was not included for the following reasons:
 - 1. The proposed emergency access point was not an ideal point, as it would have required a bridge and steep roadway section.
 - 2. Maintenance of the bridge and access pavement would have been the responsibility of an HOA, which is atypical and not favorable.
 - 3. Another concern is that the sight distance at the main entrance on SR 310 is not ideal.
 - 4. Therefore, a traffic signal, with a southbound left-turn lane, will be installed on SR 310 to offset and address these concerns.
 - a. Note that per the Traffic Engineer's review of the TIS, the traffic signal design will need to incorporate some sight distance considerations.

1. REP-21-002

- a. No comments

Let me know if questions.

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

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

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

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Chris Sharrock](#); [Alan Haines](#); [Jim Roberts](#)
Subject: RE: Pataskala PZC Review Memo for 05-05-2021
Date: Tuesday, April 27, 2021 8:45:12 AM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack

Following discussions with Alan Haines last evening, I would like to update our comments for application PP-21-001 as follows:

1. PP-21-001
 - a. Consideration should be given for Fannin Drive to be revise to a 33' typical for potential future secondary access.
 - b. Streets shall remain at the angle of intersection for a minimum of at least 100 feet beyond the point of intersection per 117.10. (This need confirmed at Larkspur Dr & Deagle Dr, Larkspur Dr & Redbud Ridge Rd, & at Creekside Dr & Redbud Ridge Dr)
 - c. Recommend the Storm Sewer Trunk Line remain in the Right of Way and not at the rear property line.
 - d. Future engineering review will be conducted during required submissions.

Thank You

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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From: Scott Haines
Sent: Monday, April 26, 2021 5:39 PM
To: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>
Subject: RE: Pataskala PZC Review Memo for 05-05-2021



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

April 19, 2021

Subject: Forest Ridge Subdivision

Jack,

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

- 1) All streets that are 28' or less in width shall have "NO PARKING" signs posted on the fire hydrant side of the street.
- 2) All cul-de-sacs shall have a minimum of 96' of unobstructed paved drivable surface, posted with signs that states "NO PARKING".
- 3) Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
- 4) Need is install a fire hydrant in the following locations: At the end of the Cul-de-sac on Golden Ct. and in front of lot 202.
- 5) The Fire Districts permit application shall be completed and permit fee paid in full prior to the start of construction.

This concludes our comments at this time. If you have 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: [Chris Sharrock](#)
To: [Jack Kuntzman](#); [Scott Fulton](#)
Subject: PP-21-001
Date: Tuesday, April 27, 2021 3:48:20 PM

Gentlemen,

In regard to PP-21-001, I would like to add the following comment:

Explore the possibility of installing a second water line feed point to the proposed development.

Please let me know if you have any questions or concerns.

Thank you,

Chris Sharrock
City of 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

From: [Perkins, Kasey \(Southwest Licking Local Schools\)](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 05-05-2021
Date: Tuesday, April 20, 2021 2:05:23 PM

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I do not have any concerns with **PP-21-001**.

Thanks,
Kasey

Kasey Perkins, Ed.D.
Superintendent
Southwest Licking Local Schools
kperkins@laca.org
740-964-3444

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From: Jack Kuntzman [<mailto:jkuntzman@ci.pataskala.oh.us>]
Sent: Wednesday, April 14, 2021 2:29 PM
To: Steven Blake; Jim Roberts; Scott Haines; Bruce Brooks; Chris Sharrock; Doug White; Philip Wagner; Perkins, Kasey (Southwest Licking Local Schools); Alan Haines; Chris Gilcher
Cc: Scott Fulton; Lisa Paxton
Subject: Pataskala PZC Review Memo for 05-05-2021
Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the May 5, 2021 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

REP-21-002: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

PP-21-001: Steven Blake, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White, Kasey Perkins, Alan