



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

June 2, 2021

Final Plan Application FP-21-001

Applicants:	Grand Communities, LLC
Owner:	Grand Communities, LLC
Location:	Section 3 of the Heron Manor Subdivision
Acreage:	5.42 +/- acres
Zoning:	R-10 – High Density Residential
Request:	Requesting approval of a Final Plan pursuant to Section 1113.28 of the Pataskala Code for Section 3 of the Heron Manor subdivision.

Description of the Request:

The applicant is seeking approval of the Final Development Plan for Section 3 of the Heron Manor Subdivision pursuant to Section 1255.13 of the Pataskala Code.

Staff Summary:

The Amended Preliminary Plan for Heron Manor was approved by the Planning and Zoning Commission on June 5, 2019. It was approved with the condition that the Rezoning Application (ZON-18-012) for a 4.85-acre section at the front of the proposed subdivision that was previously zoned GB to be rezoned R-10, consistent with the rest of the proposed Heron Manor, be approved by City Council. ZON-18-012 was approved by City Council on June 17, 2019 (Ordinance 2019-4334).

The Board of Zoning Appeals approved two (2) variances for Heron Manor. The first, a variance from Section 1283.05(A) of the Pataskala Code to allow for the spacing of street trees every 50-feet, instead of the required 30-feet. And the second, from Section 1295.09(b)(8) to allow for the installation of a permanent subdivision identification sign to be a ‘hanging sign’ instead of the required monument sign (VA-19-021).

As approved, the entire proposed Heron Manor consists of approximately 46.60-acres of land and 145 proposed lots. Heron Manor utilizes the cluster housing regulations pursuant to Section 1275 of the Pataskala Code. Cluster housing is intended to promote the preservation of open and natural areas, reduce development costs, and provide for flexible development. Density of the subdivision is 3.72 units per acre, and there is 10.18-acres of open space held in reserve, or 21.94%.

Phase	FDP Approval Date	# of Lots	Status
1	June 6, 2020	31	Under Construction
2	June 6, 202	32	Under Construction
3	Pending	18	Pending
4	n/a	17	Future Development
5	n/a	31	Future Development
6	n/a	16	Future Development

Section 3 will consist of only the 55-foot-wide lot type,

Lot Width	Dimensions	Front Setback	Side Setback	Rear Setback	Section 1
55'	55'x105' min.*	25'	5'	20'	15 lots

Note: All setbacks are minimums.

*: This has changed from the approved minimum lot dimensions on the Preliminary Plan (PP-19-002), those being 55'x125'.

The Heron Manor Preliminary Plan (PP-19-002) was approved with the following conditions:

1. The applicant shall address all comments and questions of the Planning and Zoning Department.
2. The applicant shall address all comments and questions of the City Engineer.
3. The applicant shall address all comments and questions of the Utility Department.
4. The applicant shall address all comments and questions of the Public Service Department.
5. Rezoning Application ZON-18-012 shall be approved by City Council.
6. The applicant will coordinate with the USPS and City staff in determining an appropriate location for the required Cluster Box Units.
7. All construction traffic shall be routed through Heron Manor

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

Planning and Zoning Staff:

The Applicant has addressed the conditions placed on the approval of the Preliminary Plan (PP-19-002). Staff has the following comments for the Final Development Plan of Heron Manor Section 3:

Final Development Plan:

1. As mentioned in the Staff Summary, the minimum lot depth for the 55-foot-wide lots has been reduced from 125-feet to 105-feet. In speaking with the Applicant's Engineer, the reasoning behind this change is that the West Licking Joint Fire District requires a minimum cul-de-sac diameter of 96-feet. Due to the enlargement of the cul-de-sac, and to keep some lots out of the wetlands, lots 98-101 were shortened slightly to accommodate the changes while still providing the open space acreages that were approved in PP-19-002. An email from the Engineer is attached to this Staff Report.

Landscape Plan:

1. No Street Tree Plant List has been provided as was done with Sections 1 and 2. We will need to know the number, and type of street trees to be planted within Section 3. The planting list shall match what was approved by PP-19-002, otherwise, justification for the change in type must be submitted to Planning and Zoning Staff for approval.
2. Replacement Tree Plant List: Five (5) types of trees are included in the replacement list that were not on the approved replacement Plant List from PP-19-002. Staff would like to know the reason behind the change of tree types. Those changed are:
 - a. Bloodgood London Plane Tree (x4)
 - b. Greenspire Littleleaf Linden (x3)
 - c. Commendation Elm (x2)
 - d. Meyer Spruce (x6)
 - e. Serbian Spruce (x2)

3. No Yard Tree Replacement List is provided as was done with Sections 1 and 2. Per PP-19-002, replacement trees are provided throughout the development as well as one (1) tree in the front yard of each lot. The replacement trees should match what was approved by PP-19-002.
4. Update Replacement Calculations to include the number being provided in Section 3. In total, a minimum of 572 are required. Sections 1 and 2 provided 347, Section 3 will provide 69, leaving 156 trees to be distributed in future phases. Staff would recommend including a table showing the number of trees being provided in the proposed phase as well as previously approved phases.

Public Service Director (Full Comments Attached)

Did not submit written comments, however, Engineering Plans were approved by the Public Service Director

City Engineer

Did not submit written comments, however, Engineering Plans were approved by City Engineer.

Pataskala Utilities

Did not submit written comments, however, Engineering Plans were approved by Pataskala Utilities Director.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential	Future Development
East	R-10 – High Density Residential	Settlement of Pataskala Phase 3 Part 2
South	R-10 – High Density Residential	Heron Manor Section 2
West	R-10 – High Density Residential	Future Development

Final Development Plan Approval:

According to Section 1255.20 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a final development plan if the proposal:

- a. The Final Development Plan conforms in all pertinent respects to the approved Preliminary Development Plan, provided that the Planning and Zoning Commission may authorize plans amended as specified in Section 1255.14.
- b. That the proposed development advances the general health and safety of the City of Pataskala.
- c. That the Planning and Zoning Commission is satisfied that the developer has provided sufficient guarantees or demonstrates possession of the requisite financial resources to complete the project.
- d. That the interior road system, proposed parking, and any off-site improvements are suitable, safe, and adequate to carry anticipated vehicular and pedestrian traffic generated by and within the proposed development and to adjacent property.
- e. The development has adequate public services and open spaces.
- f. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with any applicable regulations.

- g. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
- h. Signs, as shown on the submitted sign plan, will be of a coordinated effect throughout the planned district, and with adjacent development; are of appropriate size, scale, design, and relationship with principal buildings the site and surroundings, so as to maintain safe and orderly pedestrian and vehicular circulation.
- i. The landscape plan adequately enhances the principal buildings and site; maintains existing trees to the extent possible; buffers adjacent incompatible uses; breaks up large expanses of pavement with natural materials; and utilizes appropriate plant selections of the buildings, site and climate.
- j. That the existing and proposed utilities, including water and sewer service, and drainage will be adequate for the population densities and nonresidential uses proposed in the Planned Development District and complies with applicable regulations established by the City or any other governmental entity which may have jurisdiction over such matters.
- k. Phases of projects are planned so that these conditions are complied with to meet the needs of that phase upon its completion.
- l. That any other items shown in the final 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 – No comments.
- Public Service – No comments.
- Pataskala Utilities – No comments
- Police Department – No Comments.
- West Licking Joint Fire District – No comments.
- Licking Heights School District – No Comments.

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.
2. After all comments and questions have been addressed the Applicant shall submit a mylar copy of the revised Final Development 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 Application number FP-21-001 pursuant to Section 1225.13 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [David Denniston](#)
To: [Jack Kuntzman](#)
Cc: [Troy Cameron](#)
Subject: RE: Heron Manor Section 3
Date: Wednesday, May 19, 2021 4:35:44 PM

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Jack,

Essentially, from the Preliminary Plan to the Final, we had to increase the size of the cul-de-sac bulb in Section 2 during final engineering to address a comment from West Licking Fire. That, combined with making some lot adjustments to avoid wetlands infringing upon lots, lots 98-101 were shortened slightly to accommodate these changes and to still provide the open space acreages already approved.

Fischer Homes does have housing stock in their portfolio that will fit these lots within the required setbacks.

Thanks,
David



David D. Denniston, PE
781 Science Boulevard, Suite 100
Gahanna, OH 43230
[Ph 614.428.7750](tel:614.428.7750)
[Direct 614.944.5088](tel:614.944.5088)
[Cell 614.315.2721](tel:614.315.2721)
[Fax 614.428.7755](tel:614.428.7755)

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, May 19, 2021 4:02 PM
To: David Denniston <ddenniston@advancedcivildesign.com>
Subject: Heron Manor Section 3

David,

Thanks for giving me a call back earlier. Would you be able to provide me with an email response

From: [Perkins, Kasey \(Southwest Licking Local Schools\)](#)
To: [Jack Kuntzman](#); [Chris Sharrock](#); jim@watconeng.com; [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Chris Gilcher](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Reciew Memo for 06-02-2021
Date: Friday, May 14, 2021 2:35:54 PM

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Regarding:

FP-21-001: The District does not have any questions or concerns regarding the additional housing units. We continue to have concerns with the rapid increase to housing density in Pataskala and how the school will support the growth, but we have been in the know regarding this particular development.

ZON-21-003: The District does not have any questions or concerns.

**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, May 12, 2021 2:18 PM
To: [Chris Sharrock](#); jim@watconeng.com; [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Chad Brown](#); [Chris Gilcher](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: Pataskala PZC Reciew Memo for 06-02-2021
Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the [June 2, 2021](#)

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#); jim@watconeng.com; [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Chad Brown](#); [Chris Gilcher](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala PZC Review Memo for 06-02-2021
Date: Friday, May 14, 2021 3:17:49 PM

Jack,

Please see comments below:

FP-21-001: The plan sheet covering the new generator for the Settlement Lift Station and its natural gas line must be included in these plans

ZON-21-003: The Utility Department has no comment

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: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, May 12, 2021 2:18 PM
To: Chris Sharrock <csharrock@ci.pataskala.oh.us>; jim@watconeng.com; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 06-02-2021
Importance: High

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the [June 2, 2021](#) Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.