

From: [Tom Warner](#)
To: [Scott Fulton](#)
Cc: [Karl Billisits](#); [Greg Comfort](#)
Subject: RE: Kennedy Road & Taylor Road
Date: Monday, June 28, 2021 5:09:03 PM
Attachments: [Taylor Road 2021-06-28.pdf](#)

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Scott,

I sent along the below email a few minutes ago and it was bounced back due to size. I will send along a few emails with the attachments to keep the size of the email to an acceptable size. This is email #1.

Thanks!

Thomas M. Warner, P.E.
Managing Partner
Advanced Civil Design, Inc.
614.428.7743 (dir)
614.428.7755 (fax)

From: Tom Warner
Sent: Monday, June 28, 2021 5:04 PM
To: Scott Fulton <sfulton@ci.pataskala.oh.us>
Cc: Karl Billisits <kbillisits@gmail.com>; Greg Comfort <gbccomfort@outlook.com>
Subject: Kennedy Road & Taylor Road

Scott,

Good afternoon. As we discussed at your office on June 16th, we would like to follow your direction and submit a draft site development plan for submittal to the City of Pataskala for an informal review of the site plan. As we discussed Harmony Development Group is in contract on 48.5 acres of property located at the southwest corner of Taylor Road SW and Kennedy Road. The current zoning on the property is Planned Manufacturing District (PM) and Medium Density Residential District (R-20). We would like an opportunity to discuss a plan that proposes the following:

- Subarea A1: located along the north side of the subject tract and along the south side of Kennedy Road.
 - This section of the property is already zoned R20. We would like to keep the R20 zoning in place.
 - The preliminary plan for this R20 district identifies eleven (11) single family lots along

with a potential daycare lot to be positioned on approximately 1.4 acres.

- For this R20 zoning district, we would like to propose two (2) variances from the R20 code:
 - Reduce the lot width minimum from 100' to 80'. We would still maintain a minimum of 20,000 SF of lot area per residential lot however we feel that the 80' lots match the character of the contiguous residential subdivisions.
 - Reduce the side yard setback between lots from 20' to 15'.
- Subarea A2: this land area is located south of the R20 zoned portion of the property.
 - For this area, we are proposing a rezoning from the current PM zoning district to the Multi-Family Residential District (R-M) which is what the City's recently adopted Comprehensive Plan has suggested for this land area.
 - The R-M land parcels will be approximately 26.8 acres.
- Subarea A3: this land area is located on the far south side of the existing land parcel and contiguous to a Planned Manufacturing District (PM) to the south.
 - We are proposing to retain the current PM zoning district for this parcel to help create a buffer from the contiguous PM zoning parcel to the south.
 - For this A3 district, we would like to propose that no semi-truck traffic would be permitted.
 - We would propose a BZA variance on this land parcel to diverge from the following codes:
 - 1253.05(B): minimum lot width of 500 feet. Our plan shows a lot frontage of approximately 410 feet.
 - 1253.05(B): minimum lot area of not less than five (5) acres. While the Subarea A3 will have more than 11 acres, we are proposing smaller commercial lots in the Subarea A3 that would vary from the minimum lot size requirement. There has been expressed interest in smaller commercial lots for local trades.

Harmony Development Group is a land developer and builder. I have attached a number of pictures of recent residential homes that have been constructed by their company. The photos included are representative of active adult units that their group has built in Pickerington, Ohio and have sale prices between \$350,000 and \$425,000.

We are requesting that the attached information is accepted for presentation to the City for the next Planning Commission hearing scheduled for Wednesday, July 7th. Should you have any questions or if you will require any additional information, please do not hesitate to call or email. Also, should we plan on brining boards for a presentation next week? If so, does the City have any stands where we can set the boards for presentation? I wasn't sure if you would be presenting with a computer display or power point? Let me know what I can help provide to make your effort easier for next week.

Thank you!

Thomas M. Warner, P.E.

Managing Partner

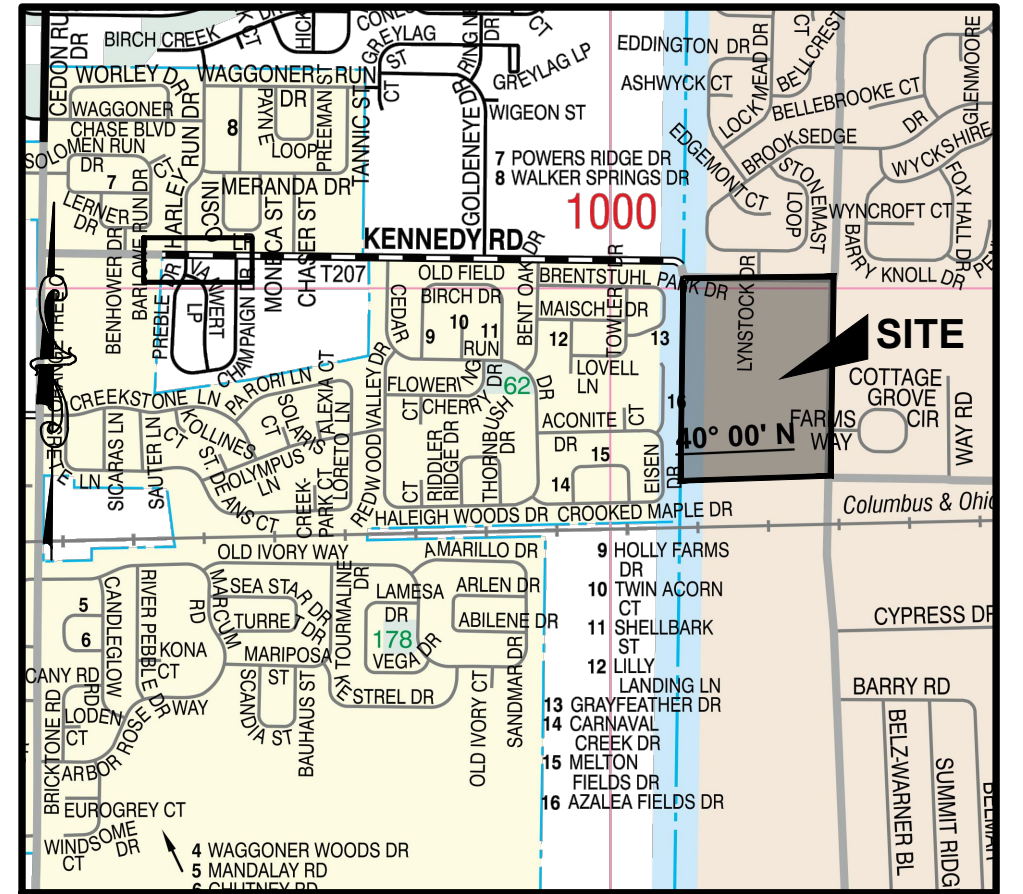
Advanced Civil Design, Inc.

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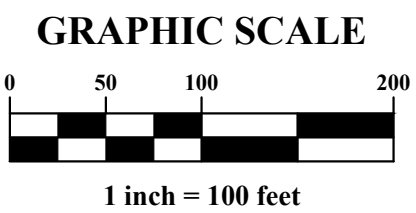


LOCATION MAP
NO SCALE

SHEET INDEX
SITE PLAN 1

SITE DATA TABLE

ZONING: TBD	
ZONING ADDRESS: TAYLOR ROAD SW PATASKALA, OHIO 43062	
SITE AREA: GROSS AREA = 48.49 AC TOTAL	
SUBAREA A1:	R20 ZONING
LOTS =	11 SF LOTS
DAYCARE LOT =	1 DAYCARE LOT
BZA VARIANCES REQUESTED:	
- 80' LOT WIDTHS	
- 15' SIDE YARD SETBACKS	
SUBAREA A2:	R-M ZONING REQUESTED
TO CONFORM TO COMPREHENSIVE PLAN	
SUBAREA A3:	PM ZONING
BZA VARIANCES REQUESTED	



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PRELIMINARY SITE PLAN
FOR
**TAYLOR ROAD
MIXED USE DEVELOPMENT**

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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SCALE: 1" = 100'
DATE: 06/28/2021

SHEET 1 / 1









