



CITY OF PATASKALA PLANNING & ZONING COMMISSION

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

STAFF REPORT

August 4, 2021

TCOD Application TCOD-21-004

Applicant:	Jeanne Cabral, Architect
Owner:	Saso Damceski
Location:	14760 & 14778 E. Broad Street
Acreage:	+/- 2.694-acres total
Zoning:	GB – General Business
Request:	Requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for the expansion of a used vehicle sales and service business.

Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application for the expansion of their used car sales and service business onto the adjacent lot, including the construction of a 4,270-square foot garage, pursuant to Section 1259.07 of the Pataskala Code.

Staff Summary:

There are two (2) properties including within this TCOD Application; the first, an approximately 1.68-acre parcel currently occupied by “Premium Motors, LLC” on which an approximately 788-square foot commercial building built in 1960 and approximately 9,960-square feet of paved asphalt parking and display (added 2018) area is located. Access to this property is via a two-way entrance onto E Broad Street. The second, 1.00-acre parcel is currently occupied by an approximately 895-square foot single-family home built in 1950, with a detached 576-square foot garage with access to E Broad Street via a gravel driveway.

In total, the two (2) properties are about 2.694-acres in size with frontage on E Broad Street. A creek runs through the rear of the properties, starting at about halfway along the west side of the 1.68-acre lot and running to the northeast rear quarter of the 1.00-acre lot. The rear of the properties to the north of the creek’s location are densely wooded.

The Applicant is requesting approval of a Transportation Corridor Overlay District (TCOD) application to allow for the expansion of the used vehicle sales and service use to the adjacent lot to the west, including the construction of additional parking and a new 4,270-square foot garage. The North American Industry Classification System (NAICS) 2007 identifies this use as “441120 – Used Car Dealers” and describes it as establishments “primarily engaged in retailing used automobiles and light trucks, such as sport utility vehicles, and passenger and cargo vans”. This use is a permitted use in the GB – General Business district, of which both parcels are zoned.

Below is a general summary of the proposal:

Structures

- Existing Commercial Building (1.68-acre lot): 768-square feet.
 - Height: Unknown (single-story)
 - Exterior: White vinyl siding
- Existing Single-Family Home (1.00-acre lot): 895-square feet.
 - Demolish existing 572-square foot detached garage.
 - Height: Unknown (single-story)
- New Garage (1.00-acre lot): 4,270-square feet
 - Height: Unknown
 - Exterior: Metal siding and roof

Proposed Setbacks

- Front (E Broad Street):
 - 116' to existing building as measured from centerline of road. 80' to new pavement being installed as measured from centerline of road.
- Side (East):
 - 35' for new structure, 10' for pavement.
 - 6'7" for existing structure
- Side (West):
 - 45'6" for existing structure, 10' for existing pavement.
- Rear:
 - Approximately 280' to new structure, 250' to new pavement.

Parking

- 43 (Code requires 40)
 - 40 regular parking spaces (20' length, unknown width)
 - 3 ADA Accessible Spaces (20' length, unknown width)
 - Pursuant to Section 1259.05 the Planning and Zoning Commission approves parking requirements with consideration given to recommendations from City staff.

Access

- One two-way access point on Broad Street SW.
 - One lane into property, two lanes leaving for left or right turns.
- One Exit-Only, right turn on E Broad Street westbound at far west of existing parking area.
- Remove existing entrance drive from 14778 E Broad Street property.

Landscaping

- Frontage (E Broad Street):
 - Low planting bed, grassy area.
- Side Yard, East:
 - 6-foot high opaque wood fence set back 5-feet from east property line. One tree every 30-feet.
 - 6-foot high hemlock shrubs that provide 75% density at area next to existing structure instead of fence.
- Side Yard, West:
 - No additional landscaping along commercially zoned lot (Code requires none when not adjacent commercial residential use).

- No additional landscape along residential use lot, Applicant would like to use existing vegetation as landscaping.
- Rear Yard:
 - No additional landscaping. Applicant intends to use existing forested area to the north of the creek as screening.
- Enclose dumpster (type of screening unknown)
- Parking Area Interior Landscaping: Some indicated on plans, but details not provided.

Signage

- Existing: 45"x86" single face wall sign on existing 768-square foot building.
- Proposed:

Staff Review:

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

Planning and Zoning:

The Applicant has supplied several concept plans to Staff for review, ultimately completing the plans submitted for this TCOD Application. Staff has composed a list of plan review comments, which is attached to this Staff Report. Items that have been addressed are ~~struck through~~, remaining items are left as is, and any additional items to address are in **red**. Should the TCOD Application be approved, the next step would be Construction Plans (administrative) then to New Commercial Construction Permit (administrative), then final compliance (administrative).

There are several comments listed in the attached review that Staff would like to see additional information on. The front yard setbacks as provided on the Site Plans are incorrect as they are measured from the centerline of the road. Pursuant to Section 1259.05(B) of the Pataskala Code The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan. For E Broad Street, this is a right-of-way width of 120-feet, or 60-feet on either side from centerline. Although this would put a portion of the property owner's existing parking within the Right-of-way the Public Service Director indicated this would be acceptable as it is preferable to obtain the additional right-of-way now, as opposed to having to come back and get it later.

Section 1291.03 of the Patsakala Code requires that any nonresidential parking area with 10 or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of ½ foot candles of light at the parking surface. No details on the proposed lighting were included.

There are many coded notes present on the Site Plan, however, there is no corresponding legend detailing what these identify. Staff would like to see this legend included. Additionally, Staff would like to know if the office use of the existing 768-square foot building is being retained, and what the use of the existing 895-square foot building will be.

There are several items as part of the TCOD approval process that the Planning and Zoning Commission has the authority to approve or disapprove as proposed, with consideration given to recommendations from City Staff, even when they do not meet the minimum requirements of the Pataskala Code. Those being setbacks, buffer zones, parking requirements, and landscaping/design requirements.

There are a few items that differ from what is required per the code. First, with the landscaping. The rear perimeter requires L3 or L4 if abutting a residential use, which it does. Side yards required L3 or L4 if abutting a residential use as well, which it does on the east and part of the west. The Applicant is intending to use the existing vegetation to the north of the creek as screening from the adjacent unlike uses. Planning and Zoning Commission has the ability to approve the landscaping as proposed. However, Staff would like a note placed on the plans stating that the forested area in the rear, excepting the grey shaded area to be disturbed by the piping-in of the creek, shall be left as-is and in a natural state. No trees are to be removed unless dead or diseased, and should the area be cleared appropriate perimeter landscaping per Pataskala Code shall be installed.

Additionally, the front landscaping proposed does not meet the L2 standard as required by Pataskala Code. L2 being a continuous 3-foot-high shrub screen (or mound) with one tree per 30 lineal feet. Only low planting beds are proposed. The Planning and Zoning Commission does have the authority to approve the landscaping as proposed. As mentioned above, the proposed setbacks will need to be adjusted to account for the additional Right-of-way. By moving the line back, the proposed additional parking area would be approximately 10-feet inside the required 40-foot parking area setback, however, the Planning and Zoning Commission does have the authority to approve the setbacks as proposed.

As these properties are currently two (2) separate lots, they must be combined in order to comply with the setbacks required under Section 1249.04(C) of the Pataskala Code. The Applicant is aware of this and has figured their proposed setbacks from the outermost edges of the two lots, or what would become the perimeter of the combined lot. A possible condition has been added to address this.

For the Transportation Corridor Overlay District, Pursuant to Section 1259.05(F) sidewalks shall be provided along each developed parcel or upon change of use if a sidewalk does not exist at the time of development or change of use. Along Broad Street, this should be an 8' wide asphalt path. Additionally, pursuant to Section 1117.15(f) The City Administrator or their designee reserves the right to waive the requirement for installation of public sidewalks where such improvement would not be compatible with surrounding or adjacent land. The developer shall contribute to a fund in-lieu of the required sidewalks. Staff believes that, as any path constructed in this location would have no connections, the fee-in-lieu would be more appropriate.

Lastly, pursuant to Section 1259.05(A) of the Pataskala Code requires some Traffic Safety Measure to be implemented in the design of the site. In consultation with the Public Service Director, restricting access to the site to one driveway, as well as the additional dedication of right-of-way to the 60-foot mark would satisfy the requirements of Section 1259.05(A). The Applicant has proposed an additional exit-only drive on the west end of the existing parking area. This should be changed to emergency access only.

Public Service Director

1. Only one driveway permitted for the combined lots.
2. Dedicate ROW to achieve 60' from centerline of existing roadway.
3. Note that stormwater management controls shall be required when/if total impervious are exceeds 0.2-acres
4. Any enclosing (piping-in) of creek line shall be signed-off/permitted by ACOE, EPA, etc. as required.

City Engineer:

1. Property Environmental Permitting will be needed for stream impacts.
2. Engineering comments including stormwater retention/detention will be provided in subsequent engineering review submittals.

Other Departments and Agencies:

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Vacant/Single-Family Home
East	GB – General Business	Single-Family Home
South	GB – General Business	Single-Family Home
West	R-20 – Medium Density Residential GB – General Business	Vacant/Single-Family Home

Department and Agency Review

- Zoning Inspector – No comments
- City Engineer – See attached
- SWLCWSD – No comments
- Police Department – See attached
- Public Service Director – See attached
- West Licking Joint Fire District – No comments
- Licking Heights School District – No comments

Modifications:

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

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Staff, the Public Service Director, and the City Engineer.
3. The Applicant shall supply Planning and Zoning Staff with a set of mylar plans upon approval of the Zoning Permit.
4. The Applicant shall combine the two (2) lots, Parcel Numbers: 063-144900-00.000 and 063-144894-00.000, prior to the approval of a Zoning Permit from the City of Pataskala.

Resolution:

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

"I move to approve a Transportation Corridor Overlay District Application TCOD-21-004 pursuant to Section 1259.07 of the Pataskala Code ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

TCOD-21-004 Staff Review

August 4, 2021

Procedure:

Step 1:

- Will need to combine the lots. Since they are unplatted lots, a 'Lot Split' Application will be done. Although you are combining, terminology wise it is technically a lot split. Will need a survey and legal description written up by a registered surveyor for the approval.
 - **Note: Should you not want to perform this step until AFTER the TCOD is approved, we can include it as a condition of approval on the TCOD application.**

~~Step 2: Transportation Corridor Overlay District (TCOD) Application~~

- ~~• Goes before the Planning and Zoning Commission (PZC) for approval.~~
- ~~• \$300.00 plus \$2,500 engineer review fee (serve as a retainer for our Engineer, any amount not used is returned).~~

Step 3: Any Variance Applications required

- If any Variances from the Pataskala Code are requested; they would go before the Board of Zoning Appeals (BZA)
- \$300.00 per Application
 - You could put all requested Variances on one Application, just be aware that if the BZA denies one out of however many Variances you request, then by default the entire Application is denied.

Step 4: Construction Plans

- Construction Plans Application submitted to Staff for engineering review (administrative approval from this point on, granted you are not changing anything from the TCOD or require more Variances).
- \$2,500.00

Step 5: New Commercial Construction Permit

- Administrative Zoning Approval confirming that the Construction Plans have been approved by the Public Service Director and City Engineer, and that all Conditions of Approval from the TCOD (and Variances, if required) have been addressed.
- Must submit a Certificate of Compliance Application along with Permit Application, which will be kept on file until construction is complete.
- \$300.00, plus \$750.00 Park Use Fee, plus \$75.00 Certificate of Compliance. Total: \$1,125.00.

Step 6: Compliance

- Once construction is complete, the Zoning Inspector will inspect the site for compliance with the Zoning Permit.
- If all improvements have been made, and all Conditions of Approval addressed, the Zoning Inspector will issue the Certificate of Compliance at which point the business may commence operations.

Chapter 1249 – General Business (GB)

1249.03 – Permitted Uses

- ~~1) 1249.03(7) Auto and/or farm implement sales is a Permitted Use~~

1249.05 – General Requirements of the GB District

- 1) 1249.05(A): Maximum building height is 35-feet
 - a) Unknown
- 2) 1249.05(C): Setbacks and Yards
 - a) 1249.05(C)(1): Front Yard of not less than 75-feet in depth **OR** 50-feet with central water and sewer.
 - i) **Proposed setbacks are based off centerline of road. Setbacks need to be measured from future Right-of-way line as required by 1259.05(B)**
 - ~~b) 1249.05(C)(2): Side Yard when abutting non-residential zoning district: 25-feet for structures, 10-feet for paved areas.~~
 - ~~c) 1249.05(C)(3): Rear Yard when abutting non-residential zoning district: 30-feet for structures, 10-feet for paved areas.~~
- 3) 1249.05(D): Maximum Lot Occupancy
 - ~~a) Max percentage of lot area occupied by principal and accessory structures to be 85%~~
 - ~~i) As provided, lot coverage of 40,948sf with overall lot area of 117,351sf. Lot coverage is 34.89%.~~
- 4) 1249.04(G): Trash and Garbage Control
 - a) Dumpsters/Trash Receptacles shall not be in front yards. Shall be effectively screened from view (see Section 1283.06).
 - i) **No detail on trash receptacle location/screening.**

Chapter 1259 – Transportation Corridor Overlay District

1259.05 – Design Standards

- ~~1) 1259.05(A): One or more of the following traffic safety measures shall be required:~~
 - ~~a) 1259.05(A)(1): Access Road Requirements. Access roads shall be utilized to service commercial development located along the corridor. Such roads will help prevent traffic interruptions on the thoroughfare.~~
 - ~~b) 1259.05(A)(2): Left Turn Lanes. Left turn lanes, which provide stacking lanes for those cars preparing to turn left, shall be utilized in an effort to help prevent traffic slow down and traffic hazards.~~
 - ~~c) 1259.05(A)(3): Acceleration/Deceleration Lanes. Acceleration/deceleration lanes shall be utilized to help prevent traffic slow down and general interruptions, thereby avoiding potential traffic hazards.~~
 - ~~d) 1259.05(A)(4): Driveway Spacing. Access points shall be separated by a minimum distance of 600 feet (from edge to edge of driveway cuts) along Broad Street (SR-16) and shall be adjusted accordingly for other roads included in the TC based on their given speed limits.~~
 - ~~e) 1259.05(A)(5): Right in / Right out only turns. Points of access that allow only right in/right out access shall be utilized in an effort to help prevent traffic slowdown and additional points of traffic conflicts.~~
 - ~~f) 1259.05(A)(6): Or other traffic safety measures as approved by the City engineers.~~
 - i) **Public Service Director has indicated that by restricting access to one driveway, the stipulations of the above section could be met. However, understanding that the Fire Department requires a secondary access, the right-turn exit only lane on the west side should become emergency access only.**

- 2) 1259.05(B): The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan.
 - a) The recommended right-of-way width on Broad Street at this location is 120-feet, so the front yard setback would be based off a line 60-feet from the centerline of Broad Street. The Public Service Director would like the project to dedicate that 60-feet to the City as Right-of-Way to facilitate future improvements to Broad Street.
 - i) Front yard setbacks need adjusted to account for additional Right-of-way. This will likely put the new proposed parking area within the 40-foot parking setback. However, PZC has the right to approve as proposed.
- 3) 1259.05(D): Storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides, screened from adjacent uses, and be located behind building(s).
 - a) Need details on screening.
- 4) 1259.05(E): New or upgraded utility, cable or other communications lines, and transmission lines located within the TC Overlay District (including those located along the rear property line) shall be located underground and be designed and located in such a manner that they will have minimum adverse visual and physical impact on the roadside.
 - a) Place a note on the plans indicating as such.
- 5) 1259.05(F): Sidewalks shall be provided along each developed parcel or upon change in use of an existing developed parcel within the TC Overlay District if a sidewalk does not exist at the time of the development or change in use of the parcel. Sidewalks shall be designed to minimize conflict with motor vehicles and shall be installed pursuant to sidewalk design specifications in Section 1117.15 of the Pataskala Subdivision Regulations.
 - a) For this development, a sidewalk would not really make sense, as there are no adjoining sidewalks to connect to. In this case, the developer would contribute to a Sidewalk Fund instead of building the actual sidewalk, so that the City can construct sidewalks in areas where they are needed. The Developer would not be responsible for constructing any sidewalks in the future (unless they really wanted too).
 - i) Place a not on the plans indicating as such.
- 6) 1259.05(G) see this section for additional corridor landscaping requirements applicable to the TCOD.

Chapter 1283 – Landscaping and Screening

1283.03 – Tree Preservation and Replacement

- 1) 1283.03(B)(1): Any tree on site with a caliper of 8-inches or more at 5-feet above ground shall be preserved unless exempted as follows:
 - a) 1283.03(B)(1)(a): The tree will be located within a public right-of-way or easement.
 - b) 1283.03(B)(1)(b): The tree is located within the area to be covered by proposed structures or within 12-feet of the perimeter of proposed or existing structures.
 - c) 1283.03(B)(1)(c): The tree will be located within a proposed driveway.
 - d) 1283.03(B)(1)(d): The tree is damaged or diseased/
- 2) 1283.03(B)(2): Any tree not meeting the above exemptions and removed on site must be replaced with using the ratio determined from Table 1283.03-01 in the Pataskala Code.
 - a) Note on plans stating some trees are to be removed and replaced at 1:2 ratio. Will need details on which trees are being removed, where they are being replaced, and what they are being replaced with. Note that trees being used for perimeter screening do not count towards replacement numbers.

1283.04 – Tree Replacement Exemptions

1) A Developer may contribute to the City's Tree Fund in lieu of replacement on site at a 3:1 ratio.
1283.07 – Application of Landscaping Standards

- 1) 1283.07(B): When in the GB district, individual lots shall provide the following landscape screening standards:
 - a) Front Yard: L2
 - i) L2 type landscaping must be provided along the frontage between the street right-of-way line and the pavement.
(1) Low planting bed area identified but will need trees and shrubs to meet L2 otherwise obtain a waiver by PZC to approve as proposed.
 - b) Side Yard: L3 or L4 if abutting a residential use.
 - i) New line of shrubs shown with Note 'F'. No details on height provided, would need to either meet requirements of L3 or L4 along the eastern property line. Note that the one tree every 30' is still required.
(1) East perimeter OK, will need PZC approval to use existing vegetation on west side.
 - c) Rear Yard: L3 or L4 if abutting a residential use.
 - i) Plan indicates that existing vegetation north of creek to be used as screening. Final approval up to PZC.
(1) Indicated that rear forested area to be used as screening, up to PZC to determine if appropriate.

~~1283.06 – Landscaping and Screening Standards~~

- ~~1) 1283.06(3)(b): L2 type landscape screening shall consist of a continuous 3-foot high shrub screen with 1 tree per 30 lineal feet. A 3-foot berm, or wall, may be substituted for the shrubs but the trees are still required.~~
- ~~2) 1283.06(4)(b): L3 type landscape screening shall consist of enough high shrubs to form a 6' high screen, 95% opaque year round and 1 tree per 30 lineal feet.~~
- ~~3) 1283.06(5)(b): L4 type landscape screening shall consist of a fence not less than 6 feet tall, 100% opaque along the interior of the landscaped area, and 1 tree per 30 lineal feet.~~

Chapter 1291 – Parking and Loading

1291.02 – General Requirements

- 1) 1283.02(A)(7): A curbed landscaped island, minimum 6-feet in width, shall separate parking areas within a site from any entrance or exit to the parking lot.
 - ~~a) Cross-hatched area on site plan between entrance drive and parking lot should be curbed islands.~~
 - ~~b) Area of new blacktop in the northwest corner of the expansion, where it meets the existing blacktop; what will this be? Parking? Display area? Curbs may be required.~~
 - c) A 6' curbed landscape island will be required at the end of the 10-space, two-row parking area west of the existing 768-square foot building.

1291.03 – Lighting

- 1) Any nonresidential parking area with ten or more off-street parking spaces and any residential parking area with 20 or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of 1/2 foot candles of light as measured at the parking surface area. All outdoor lighting shall be constant intensity, and shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her property.
 - a) We will need to see proposed lighting details.

1291.05 – Location of Parking and Loading Spaces

- 1) 1291.05(B) 40-foot vegetated zone (landscaped to the L2 standard identified in Chapter 1283) shall be maintained between the street right-of-way-line, and any parking or loading area exclusive of ingress and egress points.
 - a) Identify 40-foot vegetation zone, L2 type landscaping is required within this zone.

1291.07 – Parking Spaces for People With Disabilities

- 1) 1291.07(B): Number shall be in compliance with ADA guidelines. Accessible spaces shall be a minimum of 11-feet wide and 19-feet deep, with a 5-foot wide access aisle on one side.
 - a) Length identified at 20', but width of space and access aisle is not.
- 2) 1291.07(B)(1-3): Proper signage shall be posted.
 - a) Place note on plan indicating "signage and markings pursuant to section 1291.07 of the Pataskala Code to be installed)

1291.11 – Parking and Loading Space Dimensions

- 1) Figure 655-1: For 75-90 degree parking the minimum dimensions are 9-feet wide, 19-feet deep. Parking Space maneuvering (distance between two opposing lanes of parking) shall be minimum of 20-feet.
 - a) Length ok at 20', width not identified.

1291.13 – Interior Screening and/or Landscaping

- 1) 1291.13(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of the standards set forth below:
 - a) 1291.13(1)(a): Option 1 - Interior landscaping shall be provided at the rate of 20 square feet per stall. At least one tree must be provided for every 200 square feet of landscaped area. Ground cover plants as listed in Chapter 1283 must completely cover the remainder of the landscaped area
 - b) 1291.13(1)(b): Option 2 - One tree must be provided for every four parking spaces. The tree planting area must have a minimum dimension of 25 square feet. All island trees shall be protected from potential damage by vehicles.
 - i) It appears interior landscaping is provided, but details on the type of interior landscaping are not present. Need more information.

~~1291.13 – Width of Access Driveway~~

- ~~1) For a two-way access drive, a minimum width of 28 feet is required. Identify width of proposed access drive.~~

1291.16 – Required Number of Off-Street Parking Spaces

- 1) 1291.16(Commercial)
 - ~~a) The required number of parking spaces is calculated by the gross square footage of the building(s), so we will need to know the square footage of the existing/proposed structures.~~
 - b) The required number of parking spaces (for customers) for vehicle sales and service is 1 for each 300-square feet of indoor gross floor area, plus 1 per 1,000-square foot of outdoor display area. Mark out the areas intended for display of vehicles for sale.
 - i) SF of interior area: $(768+895+4,270 = 5,933) / 300 = 20$ spaces
 - ii) Outdoor display area SF : $6,000 / 1000 = 6$ spaces
 - iii) Total required: 26
- (1) Provided = 43 but the calculations in the table are incorrect.

Chapter 1295 - Signs

~~1295.09 – General Sign Standards~~

- ~~1) 1295.09(b)(2)(B): One wall sign/awning or canopy sign shall be permitted for each business unit, not to exceed 32-square feet.~~
- ~~2) 1295.09(b)(2)(C): Freestanding ground signs or cantilever signs shall be no greater than 32-square feet, no greater than 10-feet in height, and located at least 10-feet outside the right-of-way.~~
- ~~3) 1295.09(b)(2)(D)(1): The maximum allowable area for a building sign may be increased by 25% for each 100 feet or fraction thereof of building setback when the principal building is located more than 100 feet from the principal street on which the building is located and the building is visible from the street, not to exceed 200% of the maximum allowable area.~~
- ~~4) 1295.09(b)(3)(B): Wall signs shall not extend more than 15-inches from the face of the building to which they are attached.~~
- ~~5) 1295.09(b)(3)(C): Any part of a sign extending over pedestrian areas shall have a vertical minimum clearance of 7-feet, 6-inches.~~

~~1295.10 – Illuminated Signs~~

- ~~1) Recommend you read this section if any signage is to be illuminated.~~
- ~~a) Would also recommend Section 1295.10(b)(7)(B) for Electronic Message Center Signs~~

General Comments:

1. There are a lot of coded notes on these plans, but there is no corresponding legend identifying what these coded notes mean. Please include the legend, or, if the coded notes are inconsequential to the TCOD application, remove them for the time being.
2. Will the existing building on 14778 E Broad Street be retained as an office? What will be the purpose of it and the existing house at 14760 E Broad Street.
3. There have been issues in the past (not this location) where auto sales and service uses park vehicles all over the place, blocking entrances and exits. All vehicles on the site must be parked within a designated space.

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: PZC Review Memo for 08-04-2021
Date: Monday, July 26, 2021 4:12:32 PM

Jack,

My comments for the subject hearing are as follows:

1. REP-21-005
 - a. Revise "Reserve A" note to the following:
 - i. "Reserve A" is dedicated for stormwater management controls and facilities.
 - b. Use the following note in place of the existing "Reserve A" note on 3-1 and add to 3-2
 - i. Lots recorded on this plat are tributary to existing and future Reserves wherein storm water management facilities and outlet structures exist within drainage easements, as designated and delineated hereon, that shall be owned, managed, and repaired by the Developer until such time as an association, comprised of the owners of the fee simple titles to the lots in the Homesteads of the Border Place subdivision is established, at which time all responsibilities shall be transferred to said association.
2. REP-21-006
 - a. No comment
3. TCOD-21-004
 - a. Only 1-driveway permitted for the combined lots
 - b. Dedicate ROW to achieve 60' from centerline of existing roadway.
 - c. Note that stormwater management controls shall be required when/if total impervious area exceeds 0.2 acres.
 - d. Any enclosing (piping-in) of creek-line shall be signed-off/permited by ACOE, EPA, etc. as required.

Let me know if questions.

Regards,

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: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, July 14, 2021 2:41 PM

To: Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: PZC Review Memo for 08-04-2021
Date: Monday, July 26, 2021 8:05:12 PM

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

Hull & Associates have reviewed the following applications and offer the following comments:

1. REP-21-005
 - a. Add a note to the cover sheet for **Pins to be set at all lot corners, angle points, PS's, etc.**
 - b. Clarify the 30' Utility Easement thru lot 203-A along Herd Ave.
 - c. Provide Recording information for all existing easements on the replat.
 - d. Add Property Address to lots and provide a legend
 - e. Ex Silo St is mislabeled on Section 3, Part 1
2. REP-21-006
 - a. We have no engineering related comments on this application
3. TCOD-21-004
 - a. Property Environmental Permitting will be needed for Stream impacts.
 - b. Engineering comments including Stormwater retention/detention will be provided in subsequent engineering review submittals.

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

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Wednesday, July 14, 2021 2:41 PM

To: Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolicenet.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.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>



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information	
Address: 14760 & 14778 E. BROAD ST.	
Parcel Number: 063-144900-00.000 & 063-144894-00.000	
Zoning: GB	Acres: 2.694
Water Supply: <input checked="" type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site	
Wastewater Treatment: <input checked="" type="checkbox"/> City of Pataskala <input type="checkbox"/> South West Licking <input type="checkbox"/> On Site	

Staff Use
Application Number: TCOD-21-004
Fee: \$300.00
Filing Date: 6-21-2021
Hearing Date: 8-4-2021
Receipt Number: 000129

Applicant Information		
Name: JEANNE CABRAL, ARCHITECT		
Address: 2939 BEXLEY PARK RD.		
City: COLUMBUS	State: OH	Zip: 43209
Phone: 614-239-9484	Email: jeannecabral@aol.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Property Owner Information		
Name: SASO DAMCESKI		
Address: 14778 E. BROAD ST.		
City: PATASKALA	State: OH	Zip: 43068
Phone: 614-377-7169	Email: sdamceski@premiummotorsLLC.com	

Transportation Corridor Overlay District Information
Describe the Project: NEW BUILDING & PARKING FOR CAR SALES BUSINESS. BUILDING TO BE USED FOR DETAILING & REPAIRING VEHICLES FOR SALE AS WELL AS WARRANTY WORK. EXISTING HOUSE ON 14760 TO BE USED FOR OFFICE FOR BUSINESS.

Documents to Submit

Transportation Corridor Overlay District Application: Submit one (1) copy of the Transportation Corridor Overlay District application.

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale including the following:

- The boundaries and dimensions of the lot.
- The size and location of existing and proposed structures.
- The proposed use of all parts of the lot and structures.
- All reserve parcels and anticipated development phases.
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Existing trees that are six (6) inches or greater in diameter measured five (5) feet above the ground located within the setback.

Development Plan: Submit one (1) copy (unless staff requests additional) of a development plan including the following:

- Structures: All proposed structures shall be located, showing square footage for each structure, expected entrance(s), service, and pedestrian areas for each phase of the development.
- Traffic concept: All points of ingress and egress onto public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The requirements for a traffic study and the need for "Traffic Safety Measures" shall be at the discretion of the City Engineer and approved, approved with modifications or disapproved by the Planning and Zoning Commission.
- Parking layout: A parking layout must be shown to include access points and expected movement for all transportation modes through and between separate parking lot areas and expected pedestrian access routes from parking areas and bus stops to structures.
- Landscaping: All proposed site landscaping, screening, and buffering shall be indicated as to type and size of material to be used, proposed locations, berming and other features in accordance with Section 1259.05(G).
- Proposed location, dimensions, and design of signs.
- Elevations of proposed structures or expansion of existing structures including dimensions and materials.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcountymt.com/rec.

Area Map: Submit one (1) copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at www.lcountymt.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Transportation Corridor Overlay District request.

Applicant (required):

Jeanne M. Cabral

Date:

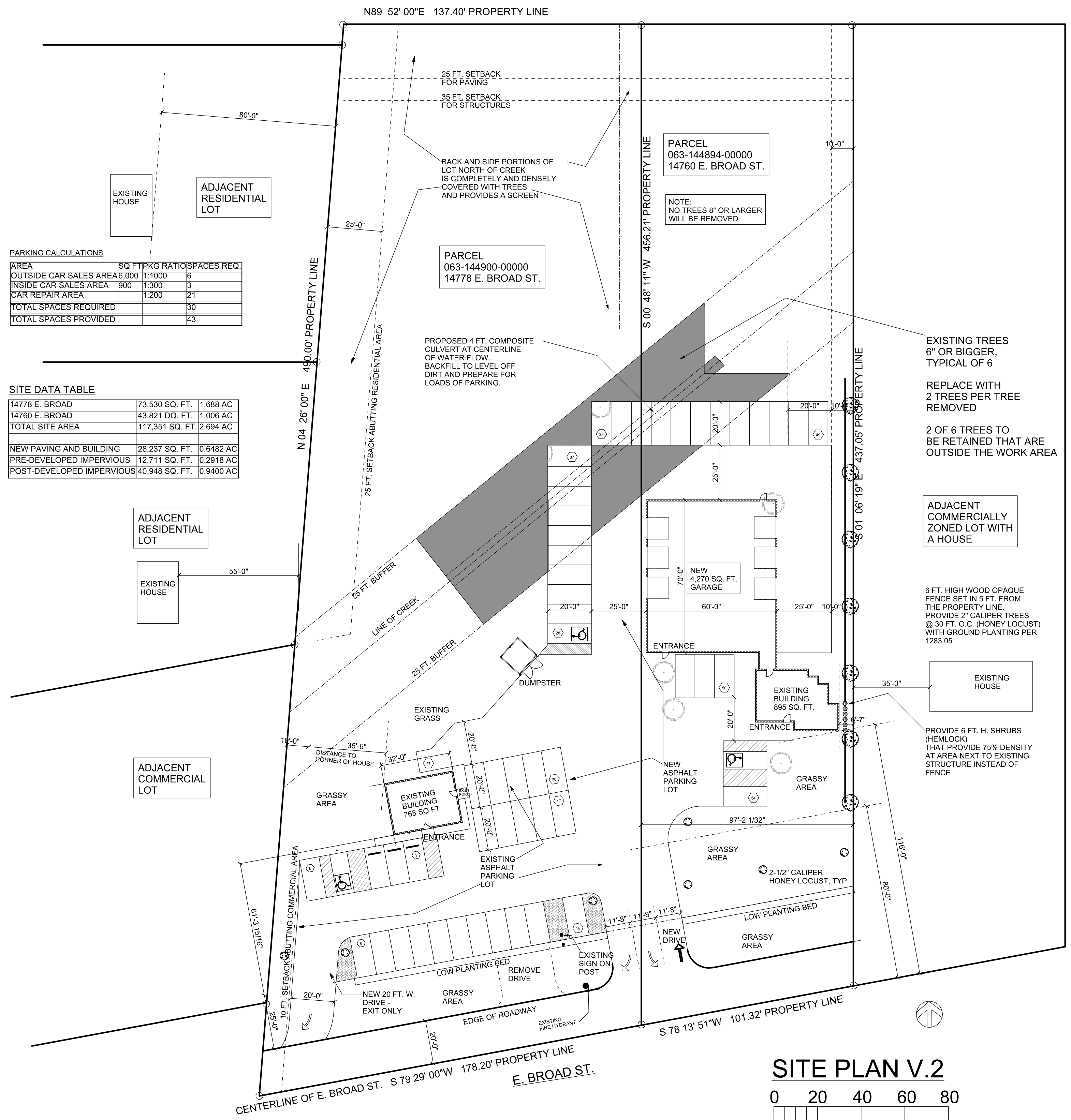
6-16-21

Property Owner (required):

[Signature]

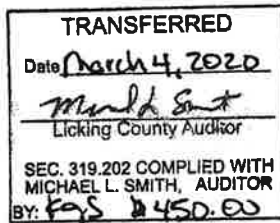
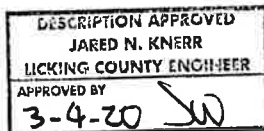
Date:

6-16-21



SP-1

**JEANNE
CABRAL**



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Bryan A. Long Licking County Recorder

SURVIVORSHIP DEED

Jean G. Roberts, a married woman, of Licking County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to Saso Damceski and Nevenka Damceski, for their joint lives, remainder to the survivor of them, whose tax-mailing address is KeyBank National Association, P.O. Box 94588, Cleveland, OH 44101-4588, the following real property:

See Attached Exhibit "A"

Parcel No. 063-144894-00.000
Known as: 14760 E Broad Street, Reynoldsburg, OH 43068

Prior Instrument Reference: Instrument #200304230017893, of the records of Licking County, Ohio.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

Frank A. Roberts, Jr., spouse of grantor, releases all rights of dower therein.

VALMER LAND TITLE AGENCY BOX

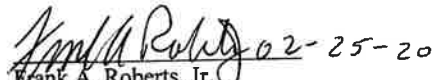
52-158686

(Signatures and acknowledgments continued on next page)



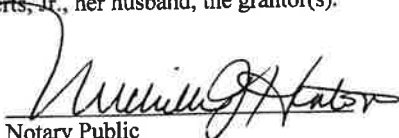
Signed and acknowledged by:


Jean G. Roberts


Frank A. Roberts, Jr.

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 27th day of February, 2020, by Jean G. Roberts and Frank A. Roberts, Jr., her husband, the grantor(s).


Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 150
Gahanna, OH 43230
File No. 52158686



AMCHELLE J HINTON
Notary Public
In and for the State of Ohio
My Commission Expires
June 04, 2024

Exhibit "A"
Legal Description
For File: 52158686

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Section 3, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Peggy M. Madden & Sue E. Martin, as recorded in Instrument No. 200303170011374 formerly conveyed to Patsy Ann Ford, as recorded in Deed Volume 823, Page 973, in the Licking County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron found marking the Southwest corner of a parcel conveyed to The Southwest Licking Community Water/Sewer District, as recorded in O.R. Volume 352, Page 123, also being the Northwest corner of a parcel conveyed to Roger A. McBride, ETAL, as recorded in O.R. Volume 824, Page 0014, and being on the East line of Lot 40 of the Replat of Summit Ridge Heights No. 2, as recorded in Plat Book 14, Page 112: said iron pin bears N 06°14'26" E 26.80 feet from a 5/8" o.d. iron pin found marking the Southeast corner of said Lot 40;

Thence, N 89°51'47" E 137.40 feet with the South line of said parcel conveyed to Southwest Licking Community Water/ Sewer District, the same being the North line of said parcel conveyed to McBride, ETAL, to an iron pin set, and being the PRINCIPLE PLACE OF BEGINNING of the 1.006 acre parcel herein to be described;

Thence, N 89°51'47" E 97.17 feet continuing with the South line of said parcel conveyed to Southwest Licking Community Water/Sewer District, to an iron pin set marking the Northwest corner of a parcel conveyed to Steve E. & Sue E. Martin, as recorded in Deed Volume 777, Page 204;

Thence, S 00°00'06" W 436.70 feet with the West line of said parcel conveyed to Martin, to the centerline of State Route 16 (Broad Street) marking the Southwest corner thereof, and passing over an iron pin set at 406.00 feet;

Thence, S 79°32'45" W 101.16 feet with the centerline of State Route 16, to the Southeast corner of said parcel conveyed to McBride, ETAL;

Thence, N 00°17'35" E 454.83 feet with leaving State Route 16 with the East line of said parcel conveyed to McBride, ETAL, to the PRINCIPLE PLACE OF BEGINNING, and passing over concrete monuments found at 30.49 feet and 40.61 feet;

Said parcel as surveyed contains 1.006 acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

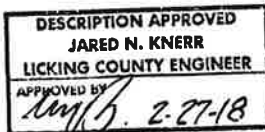
Bearings of the above description are based on the centerline of State Route 16 (Broad Street) as being S 79°32'45" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with yellow caps labeled "SA ENGLAND #S-7452".

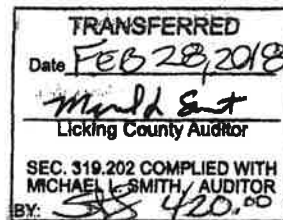
The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A England, Ohio Registered Surveyor#S-7452 in April of 2003.

Parcel No: 063-144894-00.000

Known As: 14760 E Broad Street, Reynoldsburg, OH 43068



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Bryan A. Long Licking County Recorder



(space above this line reserved for county engineer, county auditor and county recorder)

GENERAL WARRANTY DEED

~~Roger Allen McBride and/or his wife~~ Beverly Joan McBride as Trustees of the Roger Allen McBride and Beverly Joan McBride Revocable Living Trust dated June 30, 2009, ("Grantor"), for valuable consideration paid, grants, with fiduciary and general warranty covenants, to Saso Damceski, ("Grantee"), whose tax mailing address is

145 Trail East, Pataskala, OH 43062

the following real property:

Situated in the State of Ohio, County of Licking and City of Pataskala:

Being Tract No. 7 of an unrecorded plat, being in Section 3, Township 1, Range 15, beginning at a point in the center line of Columbus-Granville Road at an iron bolt found where the W line of Lot 38 crosses the center line of said road; thence N 04°26'E, passing an iron pipe at 30.5', 490' to an iron pipe in the W line of Lot 29 and in the NW corner of the 12-acre tract deeded to Uri Beach December 12, 1928, by deed in DB 322, page 529; thence N 89°52'E 137.4' to an iron pin in the N line of said 12-acre tract; thence S, passing an iron pipe at 426.01', 456.51' to a point in the center line of Columbus-Granville Road; thence along the center line of said road S 79°29'W 178.2' to the place of beginning, containing 1.688 acres, more or less, subject to all legal highways. And the improvements having an address of 14778 Columbus Road SW, Reynoldsburg, OH 43068.

Subject to any and all easements, covenants and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Prior Instrument Reference: Instrument No. 200907150015631

Property Address: 14778 East Broad Street, Reynoldsburg, OH 43068

Parcel Number: 063-144900-00.000

Exceptions to the general warranty covenants: (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable; (d) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.



Executed this 6 day of February 2018.

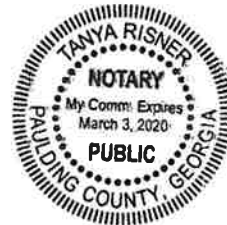
BGMCB.
STATE OF OHIO } ss:
COUNTY OF Cuyahoga

Beverly Joan McBride Trustee
Beverly Joan McBride as Trustees of the
Roger Allen McBride and Beverly Joan
McBride Revocable Living Trust dated June
30, 2009

BE IT REMEMBERED, That on this 6 day of February, 2018, before me, a
Notary Public in and for said County and State, personally came as **Beverly Joan McBride as Trustees of the
Roger Allen McBride and Beverly Joan McBride Revocable Living Trust dated June 30, 2009**, in the
foregoing deed, who acknowledged the signing of the same to be his/her/their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year
aforesaid.

Tanya Risner
Notary Public
My Commission Expires: 03/03/2020



This instrument prepared by:
Joshua Gropp, Esq. of Gropp Law, LLC
File No. GATA 2017615

Create Property Map

Engineer's Print: 011505524000000003000

Select Layout: 11x17 Landscape

Select Map Title: 14760-14778 E. Broad St.

Select Map Scale: 1 inch = 500ft

If the parcel report fails to load, please disable all popup blockers and try again.

Developer Report

Cancel

