



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

October 11, 2022

Conditional Use Application CU-22-007

Applicant:	PVL Investments, LLC.
Owner:	P & G Pataskala, LTD.
Location:	200 W Broad Street, Pataskala, OH (PID: 064-307692-00.000)
Acreage:	+/- 53.30-acres
Zoning:	GB – General Business/R-10 – High Density Residential
Request:	Requesting approval of a Conditional Use pursuant to Section 1249.09(17) to allow for the construction of an Assisted-Living Facility, with additional “independent living villas”, and associated site improvements.

Description of the Request:

The applicant is seeking approval of a conditional use to allow for the construction of an Assisted-Living Facility, with additional “Independent Living Villas”, and associated site improvements.

Staff Summary:

The 53.30-acre property located at 200 W Broad Street is currently unoccupied and is split-zoned. The main frontage of Broad Street is zoned GB – General Business, while a small portion of the overall property, mostly corresponding to the existing detention pond at the rear (north) is zoned R-10 – High Density Residential. The property itself is also not entirely contiguous. The largest section, 46.767-acres has frontage on Broad Street to the south, Heron Avenue to the west, and John Reese Parkway to the east. There is also a 2.815-acre area on the west side of Heron Avenue, also with frontage on Broad Street, and then a 3.402-acre area to the east, with frontage on John Reese Parkway and Richard Connie Street. As mentioned before, there is a large detention pond area in the north of the property.

As proposed, the Applicant is requesting approval of the Conditional Use to allow for the property to be used as an Assisted Living Facility, with Independent Living Villas, and associated site improvements. A General Summary of the proposed development is below:

Structures

- Assisted Living and Memory Care Facility (75 Units)
 - Size: 66,000 square feet, two (2) stories.
 - Setbacks:
 - 105.85-feet from edge of road on Broad Street(?)
 - Unknown dimensions from East, North, West property lines.
 - Parking:
 - 68 paved asphalt surface parking spaces (inc. 4 ADA Spaces)
- Independent Living Villas (61 units total)
 - Two-Family Attached style dwellings.
 - 24 one (1) bedroom units, 1,190-square feet each.
 - 37 two (2) bedroom units, 1,770-square feet each.
 - Each unit has a driveway onto the interior private roadway.

- Clubhouse
 - Approximately 3,000-square feet
 - Nine (9) paved asphalt surface parking spaces.
 - Two (2) pickleball courts at the north end of the interior private roadway.

Access

- West: Two-way entrance onto Heron Avenue.
- South: Right-in/Right-out entrance onto Broad Street.
- Interior private road to serve Independent Living Villas.

Landscaping

- Unknown, none shown.

Signage

- Unknown, none shown.

According to the Narrative Statement as submitted by the Applicant, the Applicant believes that the requested Conditional Use will serve as a good transition from the neighborhood to the north, and the higher traffic commercial areas to the south and east. The Applicant also believes that the proposed use will no create excessive requirements at public cost, will create minimal traffic and noise, and will be designed to be harmonious in appearance with the existing character of the general vicinity. Furthermore, the Applicant cites several sections from the City of Pataskala's Comprehensive Plan (2021), in general, the results of the Community Survey indicating the desire for additional senior housing.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

The Future Land Use map recommends this property as "Village Mixed Use", which the Comprehensive Plan (2021) recommends single-family, multi-family, retail, and office uses at a recommended density of 10-15 units/acre or 20,000-40,000 square-feet/acre (30-50% lot coverage). The proposed use would fall in line with the Comprehensive Plan and is a Conditional Use within the GB – General Business Zoning District.

Staff has drafted a list of comments from the Planning and Zoning perspective, which is attached to this Staff Report. Note that it also includes items from Chapter 1259 – Transportation Corridor Overlay District (TCOD). Because this project is located within the TCOD boundaries, a TCOD Application must be applied for and be heard by the Planning and Zoning Commission (PZC) for approval. The PZC will consider the layout of the site, parking, landscaping, lighting, and signage. Chapter 1259 also grants the PZC the ability to approve certain aspects of a project as proposed, meaning that specific deviations from Pataskala Code are permitted subject to PZC approval, those being: setbacks, landscaping, and parking.

It should also be noted that this property is currently split-zoned, meaning that the property has two different zoning districts within it. As mentioned above, the frontage and most of the property is zoned GB – General Business, however, a small portion in the north, including the existing stormwater basin is currently zoned R-10 – High Density Residential. The proposed site plan has a small portion of the two (2) northernmost Independent Living Villas encroaching over this zoning boundary into the R-10 zoning area, in which they are not a permitted use. The proposed site layout will need to be revised to bring these structures out of the R-10 zoning.

Should the Board choose to approve this Conditional Use request, the Applicant will then need approval of a Transportation Corridor Overlay District application from the Planning and Zoning Commission. Should that be approved, the Applicant will then move on to Construction Plans (site engineering), which is approved administratively.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void if such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

Public Service Director (Full comments attached)

1. Access on Broad St.
 - a. Shall be right-in/right-out only
 - b. Recommend providing a cross access stub to the east and position the right-in/right-out at the eastern edge of the property for shared future use by, and cross-access agreement with, the adjacent property.
2. Stormwater control
 - a. A stormwater report will need to be submitted as part of the construction plan application process.
 - b. The site will presumably drain to the existing retention pond adjacent to this property, and the report will need to verify that the existing pond is sized to accommodate the additional load.
 - c. Some improvements may be needed to the existing pond/outlet structure.
3. Existing retention pond is currently on private property
 - a. As part of this development, the existing basin should be deeded to the City for operation and maintenance, as there is not currently an entity having responsibility, nor is there a specific entity that should have responsibility.
 - b. As part of this process, and for the City to accept responsibility of the pond, clearing, grubbing and grading around the pond is requested to be completed to start fresh and make this a usable and maintainable area.
4. Traffic
 - a. A traffic access study will need to be submitted as part of the TCOD application process.
5. Right-of-way
 - a. Verify existing right-of-way along Broad St. is 60' from the center line. If not, right-of-way should be dedicated to achieve 60' from center line.

City Engineer (Full comments attached)

This is a request for Conditional Use approval for a Nursing Home. We do not have comments on the Conditional Use, but offer the following comments that will apply as the project moves forward:

- This will require a full site plan review including drainage calculations, full construction plans, and details.
- There is a drive connection shown onto SR 16:
 - The city should confirm any past commitments as to whether this drive is permitted.

- If the drive is permitted, a turn lane may be required. The Developer will need to work with the city on a Traffic Impact Study or other agreement regarding the access drive and turn lane.
- The Sketch Plan shows an additional pond as part of this project. This will need to be designed and approved according to city standards.
- Additional comments will be provided when the full design is submitted for review and approval.

Pataskala Utilities (Full comments attached)

Proposed development will deplete all available sanitary sewer capacity for the Water Reclamation Facility. Sewer capacity will not be guaranteed until PTI approval from the OEPA. Due to the limited sanitary sewer capacity available, projects will be permitted on a first-come-first-served basis.

West Licking Joint Fire District (Full comments attached)

Comments regarding Fire Code compliance to be shown on the Construction Plans.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential	Heron Manor
East	GB – General Business R-10 – High Density Residential	Vacant Settlement at Pataskala
South	GB – General Business M-1 – Light Manufacturing	Misc. Commercial Misc. Industrial
West	R-10 – High Density Residential GB – General Business	Heron Manor Vacant

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*

6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-22-007:

Department and Agency Review

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

Conditions:

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

1. The Applicant shall submit a Transportation Corridor Overlay District Application within six (6) months of the date of approval.
2. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Director, City Engineer, Pataskala Utilities Director, and the West Licking Joint Fire District.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-22-007 ("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

CU-22-007 Staff Review

October 11, 2022

General

- ILV's cross over into R-10 zoning district boundary, in which they are not a permitted use. Will either need to:
 - Revise site plan to move location(s) of northern ILV's, or;
 - Rezone entire property to GB.
- Indicate Zoning District boundaries on the site plan.
- With the TCOD Application, it is possible to have certain aspects of the proposal approved as proposed. Essentially granting a deviation from the Pataskala Code, subject to approval of the PZC. Those items identified below which do not meet Pataskala Code but are eligible to be approved as proposed are indicated with "*".

Chapter 1249 – General Business District

- 1249.04 – Conditionally Permitted Uses
 - 1249.04(17) All conditionally permitted uses as allowed in the PRO and LB Districts.
 - 1243.04(1): Nursing Homes are a Conditional Use in the PRO zoning district. Therefore, it is also Conditionally Permitted in GB.
 - CU-22-004 Pending.
- 1249.05 – General Requirements of the GB District
 - 1249.05(A): Maximum building height is 35-feet.
 - Unknown building height.
 - 1249.05(C): Setbacks and Yards
 - *1249.05(C)(1): Front Yard shall be 50' in depth when serviced by central water and sewer.
 - Appears that front yard setbacks on Broad Street are based on edge of pavement. Should be measured from right-of-way.
 - Independent Living Villa at East entrance does not meet front yard setback from Heron Avenue.
 - *1249.05(C)(2): Side Yard shall be 35' for buildings, and 25' for paved areas when abutting a residential zoning district.
 - Page 2 of Plans indicates building setback line at an incorrect 25'.
 - *1249.05(C)(3): Rear Yard shall be 35' for buildings, and 25' for paved areas when abutting a residential zoning district.
 - 1249.05(D): Maximum lot occupancy of 85% for principal and accessory buildings.
 - With entire lot will meet. However, keep in mind if the lot is split in the future, or developed further.
 - 1249.05(G): All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet the requirements of Section 1283.06. Container systems shall not be located in front yards.
 - Unknown type/location/screening of trash and garbage containers.

Chapter 1259 – Transportation Corridor Overlay District

- 1259.05 – Design Standards
 - 1259.05(B): The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan.
 - Currently based off edge of pavement on Broad Street.
 - 1259.05(C): Loading Areas shall be located behind buildings and screen from adjacent unlike uses.
 - None shown, will there be a loading area at AL/MC building for supplies?
 - 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.
 - Along Broad Street this is an 8' wide asphalt path.
 - Fee-in-lieu possible.

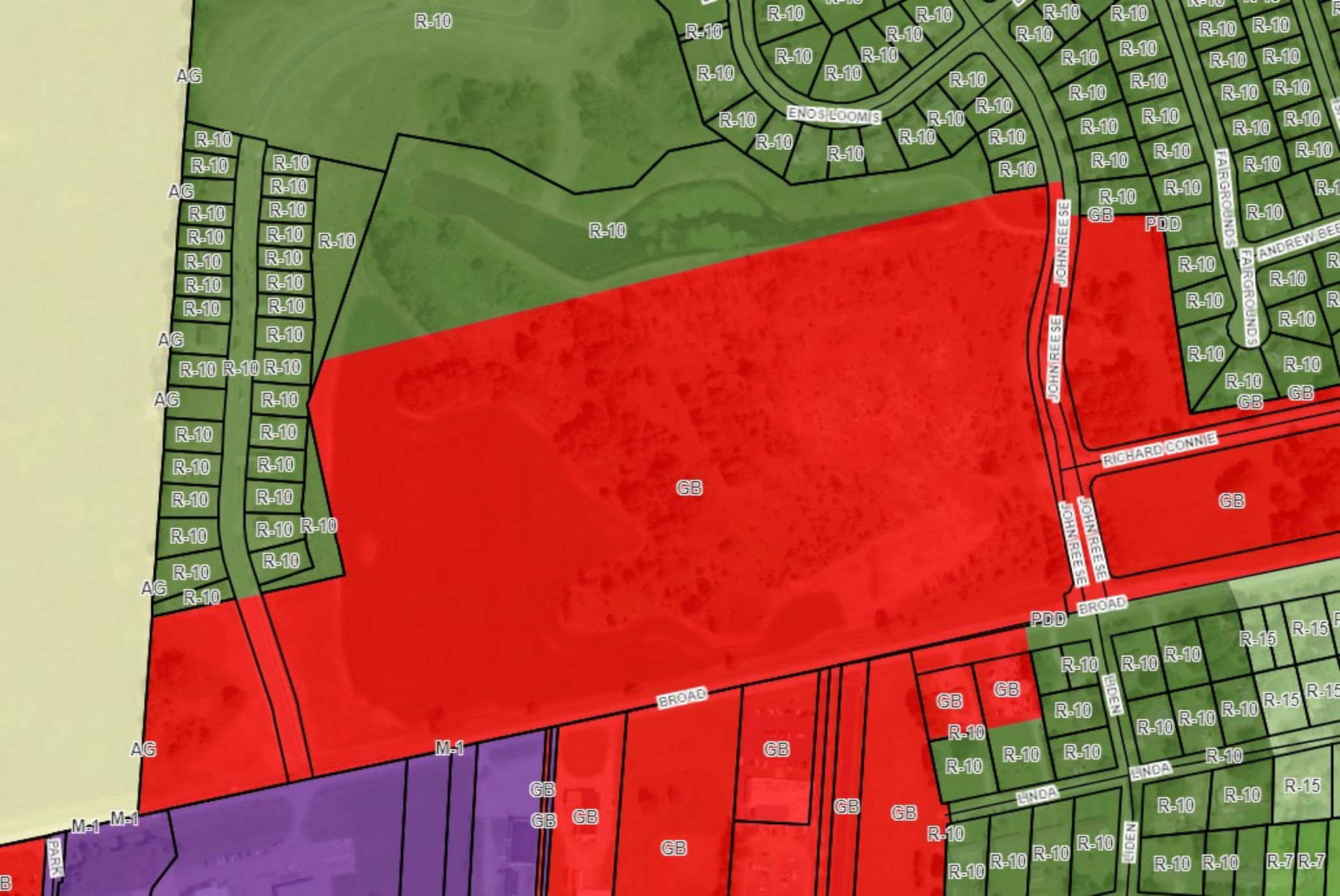
Chapter 1283 – Landscaping and Screening

- 1283.07 – Application of Landscaping Standards
 - 1283.07(B) for uses within the GB Zoning District:
 - *Front Yard: L2.
 - No landscaping shown. L2 required along frontage of Broad Street and Heron Ave.
 - *Side Yard: L3 or L4 if abutting a residential use.
 - No landscaping shown. L3/L4 required along west side property lines abutting residential uses.
 - *Rear Yard: L3 or L4 if abutting a residential use.
 - No landscaping shown. L3/L4 required along rear property lines abutting residential uses.
- 1283.06 – Landscaping and Screening Standards
 - 1283.06(3): L2 shall consist of a continuous shrub line, three (3) feet in height with 95% opacity, with one (1) tree per 30 lineal feet.
 - A three (3) foot high mound or wall may be substituted for the shrubs.
 - 1283.06(4): L3 shall consist of a continuous shrub line, six (6) feet in height with 95% opacity (arborvitae), with one (1) tree per 30 lineal feet.
 - A six (6) foot high fence or wall may be substituted for the shrubs.
 - 1283.06(5): L4 shall consist of a fence, no less than six (6) feet tall with 100% opacity, plus one (1) tree per 30 lineal feet. In addition, four (4) high shrubs are required per 30 lineal feet of wall.

Chapter 1291 – Parking and Loading

- 1291.03 – Lighting
 - 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.
 - No details on proposed parking lot lighting shown. Cutoff/downcast fixtures required.
- 1291.05 – Location of Parking and Loading Spaces

- *1291.05(A)(4): a 40-foot vegetated zone (landscaped to the L2 standard identified in Chapter 1283) shall be maintained between the street right-of-way-line.
 - As shown, only approximately 25-feet.
 - No landscaping shown.
- 1291.07 – Parking Spaces for People with Disabilities
 - 1291.07(B): Minimum Dimensions: 11' x 19' with a 5' access aisle on one side.
 - Dimensions unknown.
 - 1291.07(C): All spaces shall be designate in conformance with Ohio Manual of Traffic Control Devices.
- 1291.11 – Parking and Loading Space Dimensions
 - Figure 655 – 1: For 79-90 degree angle parking, spaces shall be 9' x 19', with a parking space maneuvering (aisle width between opposite parking spaces) of 20'.
 - Parking space dimensions OK, need lane width.
- 1291.12 – Interior Screening and/or Landscaping
 - 1291.12(B): Interior parking lot landscaping shall conform to one or a mix of the following options:
 - 1291.12(B)(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.
 - 1291.12(B)(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.
- 1291.15 – Width of Access Driveway
 - For two-way entrances: 28-feet
 - Width of East entrance only 24-feet.
 - Width of South entrance not shown.



From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala BZA Review Memo for 10-11-2022
Date: Monday, October 3, 2022 11:20:53 AM
Attachments: [image001.png](#)

Jack,

My comments on the subject BZA hearing are as follows:

1. VA-22-024
 - a. No comment
2. VA-22-025
 - a. No comment
3. VA-22-026
 - a. No comment
4. CU-22-007
 - a. Access on Broad St.
 - i. Shall be right-in/right-out only
 - ii. Recommend providing a cross access stub to the east and position the right-in/right-out at the eastern edge of the property for shared future use by, and cross-access agreement with, the adjacent property.
 - b. Stormwater control
 - i. A stormwater report will need to be submitted as part of the construction plan application process.
 - ii. The site will presumably drain to the existing retention pond adjacent to this property, and the report will need to verify that the existing pond is sized to accommodate the additional load.
 - iii. Some improvements may be needed to the existing pond/outlet structure.
 - c. Existing retention pond is currently on private property
 - i. As part of this development, the existing basin should be deeded to the City for operation and maintenance, as there is not currently an entity having responsibility, nor is there a specific entity that should have responsibility.
 - ii. As part of this process, and for the City to accept responsibility of the pond, clearing, grubbing and grading around the pond is requested to be completed to start fresh and make this a usable and maintainable area.
 - d. Traffic
 - i. A traffic access study will need to be submitted as part of the TCOD application process.
 - e. Right-of-way
 - i. Verify existing right-of-way along Broad St. is 60' from the center line. If not, right-of-way should be dedicated to achieve 60' from center line.

Let me know if questions.

Regards,

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

From: [Jim Roberts](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Scott Haines](#)
Subject: October 11 BZA
Date: Monday, September 26, 2022 10:15:59 PM
Attachments: [image001.png](#)

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, Verdantas has reviewed the agenda items for the October 11 BZA meeting and we offer the following comments:

VA-22-024

- Our only engineering comment is to ensure no drainage concerns occur as a result of the larger garage.

VA-22-025

- Our only engineering comment is to ensure no drainage concerns occur as a result of the new structure.

VA-22-026

- We have no engineering comments on this request.

CU-22-007

- This is a request for Conditional Use approval for a Nursing Home. We do not have comments on the Conditional Use, but offer the following comments that will apply as the project moves forward:
 - This will require a full site plan review including drainage calculations, full construction plans, and details.
 - There is a drive connection shown onto SR 16:
 - The city should confirm any past commitments as to whether this drive is permitted.
 - If the drive is permitted, a turn lane may be required. The Developer will need to work with the city on a Traffic Impact Study or other agreement regarding the access drive and turn lane.
 - The Sketch Plan shows an additional pond as part of this project. This will need to be designed and approved according to city standards.
 - Additional comments will be provided when the full design is submitted for review and approval.

Thanks for the opportunity to provide these review services for the city. Please let us know if there are any questions or if we can assist in any other way.

Jim

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: Thursday, September 22, 2022 10:26 AM
To: Chris Sharrock <csharrock@ci.pataskala.oh.us>
Subject: RE: Pataskala BZA Review Memo for 10-11-2022

Chris,

Going to ask you these questions since I am assuming I will be asked them whenever I tell someone there is no sewer capacity...

Is there a design in place for the water reclamation facility expansion and are we just waiting on funding from council? Or do we need to start the whole process from the beginning? Should council approve taking on the debt to fund the expansion, what kind of estimated time line would we be looking at?

The design is proposed in the budget to be done in 2023, and construction is proposed in 2024. I assume it won't be fully online until 2025. Currently, we are waiting on the budget to be approved, then I can get the design done and finally construction. Once they do approve my plan, I can change my numbers because the plant expansion will be done before Forest Ridge, so I can use the capacity that I'm holding for them to give to other projects in the meantime.

And also, for clarification on your comments for CU-22-007 does this concept deplete all *currently* available capacity or all capacity *after* factoring in the remaining sections of Heron Manor and Forest Ridge (Fannin-Deagle).

This will take up all capacity that is not already spoken for (Heron Manor, Scenic View, Forest Ridge)
This project would consume all of the "75 house" number that I have to play with.

Let me know if this doesn't make sense. I'll be over there in 30 minutes for a bid opening and can explain further if needed.

Sent: Tuesday, September 20, 2022 11:17 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Doug White <DWhite@westlickingfire.org>; laitken@lhschools.org; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Scott Morris <smorris@lickingcohealth.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Kevin Miller <kevin.miller@lhschools.org>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

Subject: Pataskala BZA Review Memo for 10-11-2022

Good Morning,

You are receiving this email because one or more of the Application(s) submitted for the **October 11, 2022** Board of Zoning Appeals are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

VA-22-024: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

VA-22-025: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Scott Morris, Alan Haines

VA-22-026: Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

The Utility Department has no comment at this time

CU-22-007: Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

Sewer Capacity is the issue here. This concept will deplete all available capacity for sanitary sewer at the Water Reclamation Facility. Capacity will not be promised ahead of the PTI approval from the OEPA. Due to the limited sanitary sewer capacity available, projects will be permitted on a first come, first served basis. Should any other development get through the permitting process before this one, there will not be enough available capacity for this project to move forward. This comment could change in the future dependent upon a Water Reclamation Facility expansion.

If you have any comments or concerns regarding these applications, please have them submitted to me **no later than Friday, September 30, 2022**. They will be included in the Staff Report that is given to the Board members. If you have questions regarding these applications, feel free to contact me.

Here is a link to download the review memo:

 [BZA Review Memo for 10-11-2022](#)

Thank you for your assistance.

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A



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

September 26, 2022

Subject: Plan review: PLV Pataskala / (Civil)

Jack,

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

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.
This comment shall be added to the detail page of the construction plans.
- 2) Each project shall provide 1 spare "screw on" type Stortz fitting for every (5) fire hydrants installed on the water line to be used at the discretion of the Fire District. They shall be delivered to the Fire District prior to the final acceptance of the project.
This comment shall be added to the detail page of the construction plans.
- 3) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. **This comment shall be added to the detail page of the construction plans.**
- 4) Per the Fire Districts regulations section J note (b): All fire hydrants located in a commercial district shall be installed every 300' and out of the collapse zone. i.e. 1 ½ times the height of the building. All hydrants located in a residential subdivision shall be installed every 500'.
- 5) All threads provided for the FDC's shall be a 5" Stortz fitting with a 30 degree angle towards the ground and at a height of 36" off of finish grade. **This comment shall be added to the detail page of the construction plans.**
- 6) Per the Fire Districts regulations section K note c: the FDC shall be installed within 40' of a fire hydrant. **This comment shall be added to the detail page of the construction plans.**
- 7) The FDC shall be marked with a red aluminum sign, 18" in height and 24" wide. The sign shall have white letters reading "FDC" that are 6" in height and 1" stroke width.
This comment shall be added to the detail page of the construction plans.
- 8) The water line shall be a minimum of 6" diameter line from the 5" Stortz fitting to the sprinkler riser. **This comment shall be added to the detail page of the construction plans.**
- 9) All fire hydrants, PIV's and FDC's that are in areas subject to vehicular traffic, impact bollards shall be installed per the 2017 edition of the Ohio Fire Code section 312 guidelines. **This comment shall be added to the detail page of the construction plans.**
- 10) FDC's shall be painted fire protection red. **This comment shall be added to the detail page of the construction plans.**
- 11) The following requirements are in addition to NFPA 24, and the Water Department jurisdiction that work is to be performed. Installation requirements: All clamps, rods,

WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

rod couplings or turnbuckles, bolts, washers and straps used below ground level shall be stainless steel. **This comment shall be added to the detail page of the construction plans.**

- 12) The Fire District requires that **all private fire line material** shall be inspected prior to it being installed in the ground. **This comment shall be added to the detail page of the construction plans.**
- 13) Where access to or within a structure or an area is restricted because of secured openings or where immediate access for life-saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed per the Fire Districts regulations section G.
- 14) The Fire District requires a 48 hour notice for any inspections and testing.
- 15) The Fire District's regulations can be found on our website at westlickingfire.org

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





CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: E Broad Street, Pataskala OH 43062	
Parcel Number: 064-307692-00.000	
Zoning: GB + R10	Acres: 53.3
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

Applicant Information		
Name: PVL Investments, LLC		
Address: 9450 Manchester Road, Suite 207		
City: St. Louis	State: MO	Zip: 63131
Phone: 314-783-6532	Email: dbaylis@rangeap.com	

Property Owner Information		
Name: P & G PATASKALA LTD		
Address: P.O. Box 3500		
City: Newark	State: OH	Zip: 43058
Phone: (740) 349-3798	Email: thomas.cummiskey@parknationalbank.com	

Staff Use
Application Number: CU-22-007
Fee: 300
Filing Date: 9-16-22
Hearing Date: 10-11-22
Receipt Number: 000853

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee CK 7370
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Conditional Use Information
Request (Include Section of Code): Requesting Conditional Use of Nursing Home for GB which can be located under section 1249.09, item 17 which allows conditionally permitted uses allowed of PRO districts. This PRO district information can be found in 1243.04, item 1 (Nursing Home; extended Care).
Describe the Project:
Construction of the Phase 1 portion of the 53 acre Development (+/- 12.5 Acres) which includes a +/- 65,000 SF, 75 unit two-story Assisted Living Facility with accompanying Independent Living Villas (24 One-Bed and 37 Two-Bed Units). The independent living community will also have their own dedicated clubhouse as well as the campus boasts walking paths throughout with pickleball courts towards the northern end. This development plans to preserve the wooded wetlands area, which promotes great scenery and privacy for future residents. The small northern portion of the site located in the R-10 zoning district will only include a duplex villa, which is a permitted use in that zone.

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
 3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
 5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

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

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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 conditional use request.

Applicant (Required):

David M. Bayless

Date:

9/15/22

Property Owner: (Required):

Parkway, Agent

Date:

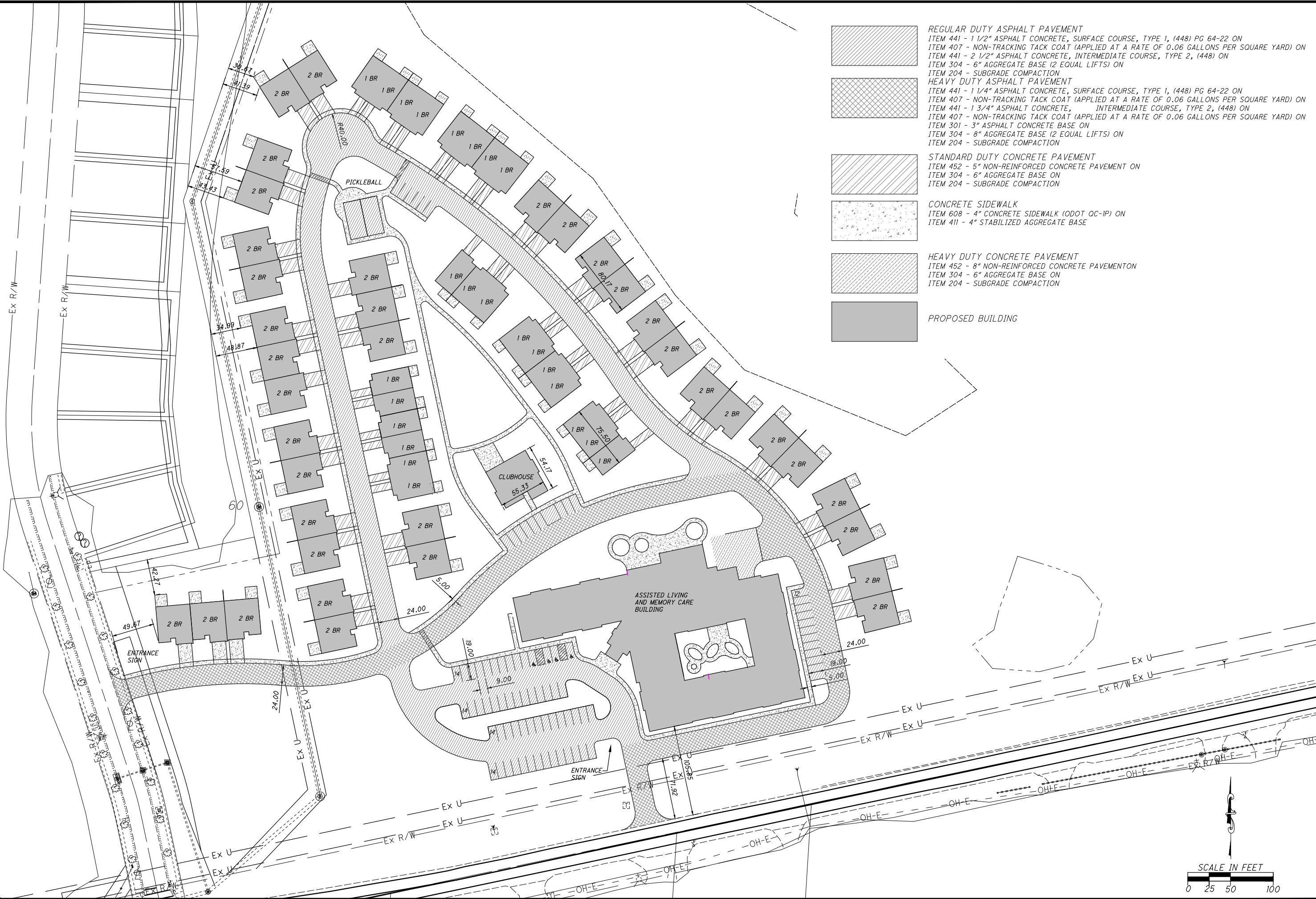
By: TC Hulseberry, CTO

9/15/22

PVL Pataskala Conditional Use Narrative Statement

- A conditional use is being requested for the construction of a senior housing campus (Assisted Living, Memory Care, and Independent Living Villas) – defined as a Nursing Home in the Pataskala Code – in a General Business District.
- Specific Reasons
 1. Parcel is zoned General Business. Pataskala Code section 1249.09 item 7 indicates that in a General Business District, all uses conditionally permitted in the PRO district are also conditionally permitted in the General Business district. Per section 1243.04 item 1, Nursing Homes, extended care, are conditionally permitted in PRO districts.
 2. 2021 Comprehensive Plan:
 - Pataskala 2021 Comprehensive Plan references “Future growth in the Central Ohio regions is estimated to be characterized by a 200% increase in the senior population.”
 - Goal 3 of the 2021 Pataskala Comprehensive Plan – Housing; Action 3.1.1 is to “support housing for seniors”.
 - Pataskala residents were asked to score the importance of future residential growth: Independent and/or assisted living options for seniors rated as 3.2 out of 5 for importance of future residential growth.
 - In the Community Survey section, multiple residents mention a need for more senior housing.
 3. The senior housing campus will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing character of the general vicinity, including but not limited to exterior design and façade, landscaping, walking paths, and minimal light and noise.
 4. The senior housing campus is a complimentary use to the neighboring residential to the north, and serves as an ideal transition between residential development to the north, and the higher traffic commercial area to the south and east.
 5. The senior housing campus will be easily accessible to the public roadways surrounding the site, and will provide adequate ingress/egress to essential public services such as firetrucks, ambulance, police protection, and refuse disposal.
 6. The senior housing campus will not create excessive additional requirements at public cost.
 7. Senior housing communities create minimal traffic and noise. The community will not produce any smoke, fumes, glare, odor, potential for explosion, or air/water pollution.
 8. The property will be accessible from W Broad St. via Heron Ave. Traveling eastbound on W Broad St., there is a left turn lane providing access to Heron Ave. Additionally, the property will have a right-in/right-out access point to W Broad St.
 9. The development plans to preserve the wooded wetlands area, which promotes great scenery and privacy for future residents.

Z:\project\Licking\Pataskala\LIC-PAT-2201\ProvisionLiving-Pataskala\LICPAT2201_SITE PLAN SHEETS.dwg 14-Sep-22 10:23 AM



Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

**PROVISION LIVING
CITY OF PATASKALA
DIMENSIONING AND PAVEMENT PLAN**

REVISIONS:

FILE NAME	DIMENSION
DRAWN BY	JLH
CHECKED BY	MLS
PROJECT No.	LICPAT2201
DATE	09/13/2022
SHEET NUMBER	1 OF 1

**PROVISION LIVING
CITY OF PATASKALA
DIMENSIONING AND PAVEMENT PLAN**

REVISIONS:

FILE NAME	
OVERALL	

DRAWN BY
JLH

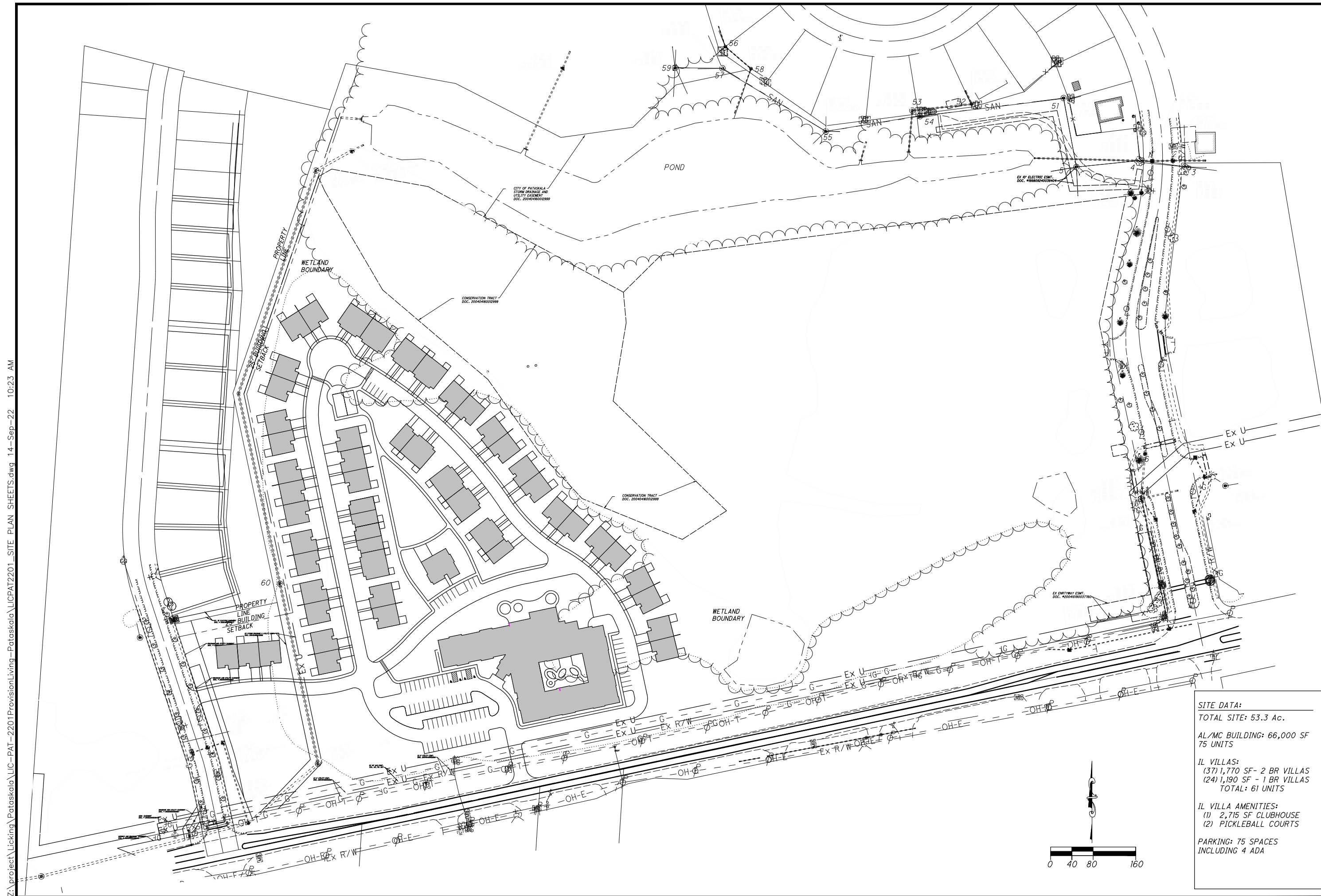
CHECKED BY
MLS

PROJECT No
LICPAT2201

DATE
09/13/2022

SHEET NUMBER

2 OF 1



Know All By These Presents

That J. Gilbert Reese and Louella H. Reese, Husband and Wife, and John D. Lewis and Phoebe R. Lewis, Husband and Wife, for valuable consideration paid, do Remise, Release and Forever Quit-Claim to P & G Pataskala, Ltd., an Ohio Limited Liability Company the following real property:

Situated in the State of Ohio, County of Licking and Township of Lima:

Being part of the 4th Quarter of the 1st Township, 15th Range, U.S. Military Lands, being part of the William Hollar and Eva L. Hollar tracts as described in two deeds of record in Deed Book 456, pages 505 and 507, in the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the southeasterly corner of the said William Hollar and Eva L. Hollar tract of land, the southwesterly corner of the Nellie S. Gilchrist tract of land as described in Deed Book 478, page 566, Licking County Recorder's Office, said point being also in the centerline of State Route 16; thence S. 78 degrees 09' W. and with the said centerline of State Route 16, the southerly line of the said Hollar tract, a distance of 299.47 feet to a point (PK nail); thence N. 11 degrees 51' W. leaving the centerline of said State Route 16, a distance of 208.71 feet to an iron pin; thence S. 78 degrees 09' W. a distance of 208.71 feet to an iron pin; thence S. 11 degrees 51' E. a distance of 208.71 feet to a spike in the centerline of said State Route 16, the southerly line of the said Hollar tract; thence S. 78 degrees 09' W. with the centerline of said State Route 16, the southerly line of the said Hollar tract, a distance of 2592.10 feet to an angle point in the centerline of said State Route 16; thence S. 78 degrees 04'30" W. continuing with the centerline of said State Route 16, the southerly line of the said Hollar tract of land, a distance of 215.67 feet to a point (PK nail) in the southwesterly corner of said William Hollar and Eva L. Hollar tract of land; thence N. 4 degrees 04'30" E. with the westerly line of the said Hollar tract, a distance of 3347.82 feet to an iron pin in the northwesterly corner of said Hollar tract; thence S. 86 degrees 24'15" E. with the northerly line of the said Hollar tract of land, a distance of 2180.05 feet to an iron pin in the northeasterly corner of said Hollar tract, the northwesterly corner of said Nellie S. Gilchrist tract of land, passing an iron pin at 907.49 feet on the northerly line of said Hollar tract; thence S. 18 degrees 55'45" E. with the easterly line of the said Hollar tract, the westerly line of said Gilchrist tract, a distance of 1309.89 feet to an iron pin in an angle point in the said easterly line of the Hollar tract; thence S. 17 degrees 35'45" E. continuing with the easterly line of said Hollar tract, a distance of 1345.00 feet to the place of beginning and containing 183.858 acres of land, more or less.

EXCEPTING THEREFROM the following described real estate:

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

Beginning at a point in the centerline of State Route No. 16, said point being South 78 degrees 09'00" West 198.87 feet from the southwest corner of the James M. Kennedy property, (Deed References: Deed Book 665, Page 501 and Deed Book 810, Page 481 of the Licking County Deed Records); thence, continuing along the said centerline of State Route No. 16, South 78 degrees 09'00" W., 150.00 feet to a point; thence, leaving the said centerline of State Route No. 16, North 11 degrees 51'00" West, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at 41.51 feet, a total distance of 215.19 feet to an iron pin set; thence, North 78 degrees 09'00" East, 150.00 feet to an iron pin set; thence, South 11 degrees 51'00" East, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at a distance of 170.00 feet, a total distance of 215.19 feet to the point of beginning. Containing 0.74 acres of land, more or less, of which the present road occupies 0.15 of an acre.

Being the same premises conveyed to Grantor(s) by documents recorded in Deed Volume 769 at page 765 and Official Record Volume 140 at page 383, Licking County Recorder's Office.

IN WITNESS WHEREOF, the grantor who releases all right and expectancy of dower in said premises has executed this instrument this 13th day of December in the year Nineteen Hundred and Ninety-five.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Joyce H. McCreary
witness signature (As to 1 and 2)
JOYCE H. MCCREARY

print witness name

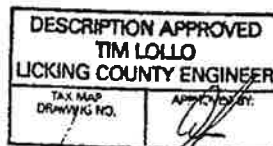
Margaret A. Hallam
witness signature (As to 1 and 2)
Margaret A. Hallam

print witness name

SEC.319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY km etm

J. Gilbert Reese
1. J. Gilbert Reese

Louella H. Reese
2. Louella H. Reese



TRANSFERRED

THIS INSTRUMENT PREPARED BY

Date January 2 19 96

LAW OFFICES

George D. Buchanan REESE, PYLE, DRAKE & MEYER

Licking County Auditor

36 NORTH SECOND STREET — P.O. BOX 919
NEWARK, OHIO 43058-0919

Judith K. Hestoff
witness signature (As to 3 and 4)
Judith K. Hestoff
print witness name
Nicole Gardner
witness signature (As to 3 and 4)
NICOLE GARDNER
print witness name

John D. Lewis 645
3. John D. Lewis
Phoebe R. Lewis
4. Phoebe R. Lewis

STATE OF OHIO, COUNTY OF LICKING: SS:

The foregoing instrument was acknowledged before me this 13th day of December, 1995, by
John D. Lewis and Phoebe R. Lewis.



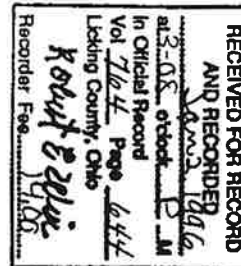
Joyce H. McCreary
Notary Public
JOYCE H. McCREARY
Notary Public, State of Ohio
My Commission Exp. 9-27-97

STATE OF Wisconsin, COUNTY OF Milwaukee: SS:

The foregoing instrument was acknowledged before me this 15 day of December, 1995, by
John D. Lewis and Phoebe R. Lewis.



Barbara Seibert
Notary Public



53373

Property Report

Address		
N/A P & G PATASKALA LTD -- E BROAD ST		
Engineer's Pin	Owner	Auditor's PIN
0115PA00700000001000	N/A P & G PATASKALA LTD	064-307692-00.000
Tax Acreage	Deed Acreage	Official Record
140.906	183.658	764-644

LICKING COUNTY TAX MAP

Licking County, OH
2013/2014