



CITY OF PATASKALA

ORDINANCE 2022-4440

Passed February 21, 2023

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7164 HAZELTON-ETNA ROAD PARCEL NUMBER 064-153276-00.000, TOTALING 4.63 +/- ACRES IN THE CITY OF PATASKALA, FROM THE LOCAL BUSINESS (LB) ZONING CLASSIFICATION TO THE PLANNED DEVELOPMENT DISTRICT (PDD) ZONING CLASSIFICATION

WHEREAS, Connie J. Klema filed rezoning application ZON-22-004, for parcel number 064-153276-00.000 totaling 4.63 +/- acres, from the Local Business (LB) zoning classification to the Planned Development District (PDD) zoning classification, pursuant to Section 1217.02, and

WHEREAS, the City of Pataskala Planning and Zoning Commission held a public hearing on November 2, 2022, pursuant to Section 1217.07 of the Codified Ordinances, and

WHEREAS, notice of the City Planning and Zoning Commission's public hearing was published in a newspaper of general circulation on August 18, 2022 and mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09 of the Codified Ordinances, and

WHEREAS, upon hearing the application, the City Planning and Zoning Commission recommended approval of the amendment with the condition that the applicant provide a "clean" copy of the complete application to the Planning and Zoning Department before Council adopts the application; and

WHEREAS, a public hearing was held by Council on January 17, 2023 pursuant to Section 1217.11 of the Codified Ordinances, and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing, pursuant to Section 1217.12 of the Codified Ordinances, and

WHEREAS, Council for the City of Pataskala has been made aware the applicant has satisfied the Planning and Zoning Commission's condition; and

WHEREAS, Council for the City of Pataskala hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located at 7164 Hazelton-Etna Road, parcel number 064-153276-00.000, is hereby rezoned to the Planned Development District (PDD) zoning classification from the Local Business (LB) zoning classification as shown on Exhibit A.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio, is hereby amended and revised by changing the zoning of the property from the Local Business (LB) zoning classification to the Planned Development District (PDD) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision-making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

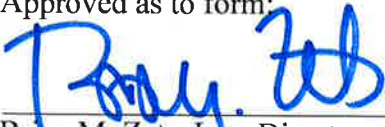
Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Michael W. Compton, Mayor

Approved as to form:


Brian M. Zets, Law Director

PRELIMINARY DEVELOPMENT PLAN
FOR THE AMENDED
PLANNED DEVELOPMENT DISTRICT (PDD)
ADDING SUBAREA "E"
HERITAGE TOWN CENTER
City of Pataskala, Ohio

Submitted By:
Pataskala Retail 2 LLC
250 W. Old Wilson Bridge Rd., suite 140
Worthington, OH 43085 Phone:
(614) 327-9594

Contact Person :
Cris Moore
250 W. Old Wilson Bridge Rd., suite 140
Worthington, OH 43085 Phone:
(614) 327-9594
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Prepared By:
Connie J. Klema, Attorney
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Pataskala, Ohio 43062
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Land Planner:
Faris Planning & Design
4876 Cemetery Road
Hilliard, Ohio 43026
Phone: (614) 487-1964

SIGNATURE PAGE

**CHAIRPERSON OF PLANNING & ZONING DATE CITY OF
PATASKALADIRECTOR OF PLANNINGDATE CITY OF PATASKALA**

DATE OF COUNCIL APPROVAL ORDINANCE NO.

SECTION I

Overall Development Narrative

DEVELOPMENT NARRATIVE

History of the Development

The Heritage Town Center property was designed to be a 107.5-acre mixed-use development straddling both sides of S.R. 310 in the City of Pataskala. The original developer re-zoned the property in 2003 from agricultural use to a Planned Development District (PDD) with various sub-areas to provide for a mix of uses. The plan envisioned a 2-acre town square to serve as the hub for the community, as well as a pedestrian friendly office/retail section that would give the feel of a small town. Besides the town square and retail areas, most of the approximately 60 acres to the west of S.R. 310 were planned to be residential and wooded preserve areas, and the 47.5 acres on the east side of S.R. 310 were planned for commercial use. Ultimately, the intent was for the property to serve as an attractive gateway into Pataskala's downtown from the South.

The first development of the PDD was of the 6-acre parcel located on the western side along the southern frontage of S.R. 310 now known as Tuscany Gardens assisted living facility, and two of three planned retail buildings were built on a 6-acre parcel located on the western side along the northern frontage of S.R. 310.

Pataskala Retail, LLC, and Pataskala Investment Partners, LLC, two affiliate companies of Worthington-based Wilcox Communities, acquired the remaining retail property and undeveloped residential land to the west of S.R. 310 and are currently completing development of the PDD's western side, Subareas B, C, & D in accordance with the Final Development Plan amendments approved in 2017 and 2019.

Current Status of PDD:

The land west of S.R. 310 contains Sub-areas A, B, C, and D in the original approved PDD in 2003. Subarea A is developed with the Tuscany Gardens assisted living facility. Subarea B, C, & D are being developed by Wilcox Communities. The land east of S.R. 310 contains Sub-areas E, F, G, and H which have not been altered by amendment from the 2003 PDD and are not proposed to be altered by this Amended PDD.

Proposed Amendment:

The proposed Amendment to the PDD is to add approximately 4.35 acres that is contiguous to Subarea D along the frontage of S.R. 310 to the PDD. This acreage is proposed to have the same uses as Sub-area D and will be identified as Sub-area E of the PDD.

SECTION II

General Development Standards

(All Development Standards are the same as currently approved for the PDD with the exception of Sub-area E, which is being added to the PDD by this Amendment and zoned for uses and with Development Standards as delineated herein)

SUB-AREA B (Condominium)

1. General Standards

Sub-Area Gross Acreage:	23.38 Acres
Number of Units:	90
Typical Lot Size:	N/A (condominium)
Building Setbacks:	20' Front / 20' Side / 25' Rear & Perimeter
Open Space Percentage:	67.69%
Preserve Area:	10.06 Acres (Preserve 2)
Net Density:	3.95 Units Per Acre (90 Units / 22.78 Net Buildable Acres)

2. Permitted & Conditional Uses

Residential condominium units shall be the only permitted use.

3. Building, Setback & Height Restrictions

The maximum number of condominium units in the sub-area shall not exceed ninety (90); provided, however, the sub-area may contain fewer units subject to final engineering or in order to meet other technical requirements without additional amendment to the Final Development Plan.

All buildings shall be single-story, slab-on-grade structures containing four, five, or six units with a maximum height of 25' from the top of foundation to the ridge of roof line.

Unit square footages shall not be less than 1,100 square feet for a two-bedroom unit.

4. Architectural & Design Standards

Each condominium unit shall have an attached garage which can accommodate not less than two (2) cars. All units shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall • finish materials will be a combination of cultured stone and high-quality vinyl siding with a minimum nominal thickness of .042". The cultured stone shall be used on a portion of the front facade of each building and vinyl siding shall be used on the remaining areas. The vinyl siding will have traditional appearance such as 4" horizontal beveled profile and may also utilize vinyl accent patterns such as board & batten and/or cedar shake. The stone shall be laid in a random ashlar pattern.

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the cultured stone and siding colors. Pitched roofs with gables or hips at ends will have a minimum slope of 6: 12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations. Shutters shall be used judiciously on the front elevation of each building and not on every window.

Lighting will be provided through decorative coach lights on the front of each building in lieu of post lights in the front yard. In addition to the coach lights on each building, there will also be several decorative street lamps throughout the residential areas, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

Each condominium unit will have a maximum 8 foot by 8 foot patio constructed of concrete or similar material. The patio shall not encroach more than 50 percent into the required setback.

5. Roads & Parking

Both roads within the sub-area, Town Center Way and Town Center Loop, are proposed to be 24' wide private roads to be maintained by the condominium association.

The extension of Emswiler Way is proposed to be a public road with a 72' right of way.

There are 4 parking spaces per condominium unit. Including common areas, the condominium development will include a total of 377 parking spaces.

6. Signage

There will be a single-sided, illuminated sign at the entry to the neighborhood off Emswiler Way (see exhibit). It will not exceed 6' wide by 3'4" high and will be located within the landscaped entry feature. Signage throughout the neighborhood will be architecturally compatible with the buildings.

7. Landscaping

Each building will be professionally landscaped as shown on the attached landscape exhibits. Typical building planting plans have been provided as well as the entry landscape feature and the clubhouse landscape plan. Additionally, a total of twenty 6-7' spruce trees will be planted along the border of sub-area A to provide some visual screening. Finally, a series of landscape beds and 2" caliper trees will be planted along the sub-area's frontage on Emswiler Way, which will maintain a quality appearance but won't create a negative separation between the subareas.

SUB-AREA C (Condominium / Single-Family)

1. General Standards

Sub-Area Gross Acreage:	19.69 Acres
Number of Units/Lots:	84 Condo Units (or) 49 SF Lots
Minimum Lot Size:	N/A (condominium) (or) 6,000 Square Feet CSF)
Building Setbacks:	Condo - 20' Front / 20' Side / 25' Rear & Perimeter SF - 25' Front / 5' Side / 25' Rear & Perimeter
Open Space Percentage:	55.42% Condo (or) 53.64% SF

Preserve Area: 7.18 Acres (Preserve 1)
Net Density: 4.55 Condo Units Per Acre (84 Units (18.47 Net Buildable Acres) (or)
2.65 SF Lots Per Acre (49 Lots / 18.47 Net Buildable Acres)

2. Permitted & Conditional Uses

Residential condominium units or Residential single-family homes shall be the only permitted use.

3. Building, Setback & Height Restrictions

The maximum number of condominium units in the sub-area shall not exceed eighty-four (84), or the maximum number of single family lots shall not exceed forty-nine (49); provided, however, the sub-area may contain fewer units or lots subject to final engineering or in order to meet other technical requirements without additional amendment to the Final Development Plan.

All condominium buildings shall be single-story, slab-on-grade structures containing four, five, or six units with a maximum height of 25' from the top of foundation to the ridge of roof line.

All single-family homes shall have one or two stories, with or without basements, and shall have a maximum height of 35' from the top of foundation to the ridge of roof line.

Condominium unit square footages shall not be less than 1,100 square feet for a two-bedroom unit.

Single family home square footages shall not be less than 1,300 square feet for a ranch and 1,800 square feet for a two-story.

4. Architectural & Design Standards

Condominiums:

Each condominium unit shall have an attached garage which can accommodate not less than two (2) cars. All units shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall finish materials will be a combination of cultured stone and high-quality vinyl siding with a minimum nominal thickness of .042". The cultured stone shall be used on a portion of the front facade of each building and vinyl siding shall be used on the remaining areas. The vinyl siding will have traditional appearance such as 4" horizontal beveled profile and may also utilize vinyl accent patterns such as board & batten and/or cedar shake. The stone shall be laid in a random ashlar pattern.

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the cultured stone and siding colors. Pitched roofs with gables or hips at ends will have a minimum slope of 6:12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations. Shutters shall be used judiciously on the front elevation of each building and not on every window.

Lighting will be provided through decorative coach lights on the front of each building in lieu of post lights in the front yard. In addition to the coach lights on each building, there will also be several decorative street lamps throughout the residential areas, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

Each condominium unit will have a maximum 8 foot by 8 foot patio constructed of concrete or similar material. The patio shall not encroach more than 50 percent into the required setback.

Single Family:

Each single-family home shall have an attached garage which can accommodate not less than two (2) cars. All homes shall have a minimum of four (4) parking spaces which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located in the driveway.

Wall finish materials will be a combination of brick veneer, stone or cultured stone, wood lap siding, cement fiber siding, and high-quality vinyl siding with a minimum nominal thickness of .042".

The building exteriors will utilize natural, muted earth tones and accent colors in brighter hues are permitted for building accent features only.

Roofs will be asphalt shingle and will complement the exterior elevations. Pitched roofs with gables or hips at ends will have a minimum slope of 6:12 with 8" eave overhangs and 6" rake overhangs.

All buildings will have traditional single or double hung windows and common window fenestration shall be used on all elevations.

In addition to the coach lights on each home or post lights in each front yard, there will also be several decorative street lamps throughout the neighborhood, which will provide sufficient lighting for the common areas and will enhance the aesthetic appeal of the neighborhood.

5. Roads & Parking

Both Heirloom Drive and Licking River Road are proposed to be 24' wide private roads to be maintained by the condominium association.

Richwood Drive is proposed to be a public road with a 50' right of way.

There are 4 parking spaces per condominium unit and 4 parking spaces per single family lot. Including common spaces, the condominium development will include a total of 344 parking spaces and the single-family development will include a total of 196 parking spaces.

6. Signage

Signage throughout the neighborhood will be architecturally compatible with the buildings and will maintain a consistent and professional appearance with the overall development.

7. Landscaping

Each condominium building will be professionally landscaped as shown on the attached landscape exhibits. Typical building planting plans have been provided. A total of twelve 6-7' spruce trees will be planted along the border of sub-area D to provide some visual screening. L-4 landscape screening per Section 1283.06 will be installed along the boundary with the Pataskala Ridge subdivision to the north, as shown in the overall landscape plan (see exhibit). A total of twelve 6-7' spruce trees will be planted along the border of the Willis property to the north, as shown in the overall landscape plan. Finally, a series of landscape beds and 2" caliper trees will be planted along the sub-area's frontage on Emswiler Way, which will maintain a quality appearance but won't create a negative separation between

the subareas.

SUB-AREA D (Retail)

1. General Standards

Sub-Area Gross Acreage:	6.55 Acres
Building Setbacks:	36' to Parking / 43' to Building / 25' to Rear & Perimeter
Open Space Area:	0.7 Acres
Net Density:	Maximum of 10,000 sq. ft. per acre

2. Permitted & Conditional Uses

All uses permitted in the GB district including, but not limited to, restaurants without entertainment, public & private schools, public parks & playgrounds, governmental buildings, theaters, religious institutions, auto and/or farm implement sales, trade or commercial schools, wholesale business or warehousing when no processing, fabrication, or assembly is involved if conducted entirely in an enclosed building, public garages, building trade equipment material sales if conducted in an entirely enclosed building, furniture and appliance stores and repair, motion picture or recording studios, grocery stores, accessory buildings and structures and their related uses.

Additional permitted uses are neighborhood or community recreational facilities, clinic and daycare facilities, public and private commercial swimming pools, funeral home providing there are no cremation facilities on the premises, auto accessory store provided there is no outside storage, auto service and gas stations to be excluded (see chapter 1281 of City of Pataskala Zoning Code), contractors office without exterior on-site storage, pet shop provided that all animals are housed within the principle buildings, veterinarian clinic, lodge and fraternal organizations, medical or medical-related office or clinic, law offices, insurance and real estate offices, bank and financial institutions, utility company offices, planning architecture and engineering offices, and other professional offices, tap rooms with on-site brewing and accessory uses.

All conditional uses permitted in the GB district shall also be conditionally permitted.

3. Building, Setback & Height Restrictions

A third commercial building may be constructed on the vacant lot in the sub-area, or alternatively two smaller buildings may be constructed. The maximum height of the building(s) shall be 35'.

4. Architectural & Design Standards

The new building(s) shall be consistent with the architectural style and exterior elevations of the existing retail buildings in the sub-area. Wall finish materials will be a combination of brick in earth tone colors, natural or cultured stone, precast concrete with the appearance of a traditional limestone wall, wood or cement fiber siding, and stucco or EIFS.

Wall surface can consist of a maximum of 85% stucco or EIFS, excluding glass. Siding should be traditional profiles such as 4" horizontal beveled. Siding surfaces may not be more than 25% of any wall surface, and use of siding is not acceptable within 3 feet of the ground. All walls should be natural colors.

Roofs visible from a public street level view will have natural or simulated slate or tile, wood shakes, dimensional 30-year shingles, standing seam panels, or copper. Roofs not visible from a public street level view may have single-ply membrane roof systems. Sloped roofs are required on all buildings 15-feet or lower.

Windows may be wood, aluminum, or aluminum clad, and glass can be tinted or clear, but not reflective.

Exterior lights may be antiqued materials, steel, aluminum or copper. Exterior light fixtures shall have an appropriate scale and appearance when visible.

5. Roads & Parking

Except for the potential modification of the northernmost access into the sub-area, there are no new roads proposed as part of this sub-area.

There is a total of 189 parking spaces.

6. Signage

Two new monument signs will be constructed along Hazelton-Etna Road to better advertise the sub-area's businesses. The primary monument sign will be an illuminated, multi-paneled sign not to exceed 96" wide by 90" tall. It will be built

near the main intersection of Hazelton-Etna Rd. and Emswiler Way (see exhibit). The secondary monument sign will be an illuminated, multi-paneled sign not to exceed 72" wide by 60" tall. It will be built near the northernmost entry point into the sub-area (see exhibit). Both monument signs will be located 10' from the right of way.

Each sign in the sub-area must be architecturally compatible with the associated retail building structure. Signage may be incorporated into building features such as awnings, windows, architectural banding, and cornices to add to the visual interest of the town center and enhance the pedestrian experience. Building mounted signage shall be located in fascia of the building and/or on the awning or can be attached as a projected sign.

A master sign plan will be developed to ensure consistency throughout the development.

7. Landscaping

Both monument signs will be installed in a professionally landscaped planting bed with a variety of plants to complement the signage structures. Full plan lists and layouts are provided in the attached exhibits.

Proposed Amendment to PDD :

SUB-AREA E (Retail)

1. General Standards

Sub-Area Gross Acreage:	4.352 acres (without ROW); 4.632 acres (with ROW)
Building & Parking Setbacks:	At ROW: 36' to Parking / 43' to Building At west and north Property line: 25' for Building & Parking At south Property line: 15' for Parking & 25' for Building (adjacent to existing Heritage Town Center); the remainder of the south Property Line is the area to be used for access to and from Sub-area E and has no setbacks
Buffer Widths:	25' at north & west Property line 15' at south Property line adjacent to existing Heritage Town Center
Building Density:	The square footage of any and all buildings cannot total more than 10,000 square feet per gross acre

Open Space:

With the Property, the PDD has a total of 29.72 acres of open space which is 47.7 % open space

2. Permitted and Conditional Uses

Unless excepted herein, all uses permitted in the GB district are permitted in Subarea E including, but not limited to, restaurants, tap rooms with on-site brewing, public & private schools, public parks & playgrounds, governmental buildings, theaters, religious institutions, auto/or farm implement sales, trade or commercial schools, wholesale business or warehousing when no processing, fabrication, or assembly is involved if conducted entirely in an enclosed building, public garages, building trade equipment material sales if conducted in an entirely enclosed building, furniture and appliance stores and repair, motion picture recording studios, grocery stores, accessory buildings and structures and their related uses.

In addition, neighborhood or community recreational facilities, clinic and daycare facilities, public and private commercial swimming pools, funeral home providing there is no cremation facilities on the premises, auto accessory store provided there is no outside storage, contractor's office without exterior on-site storage, pet shop provided that all animals are housed within the principal buildings, veterinarian clinic, lodge and fraternal organizations, medical or medical related office or clinic, law offices, insurance and real estate offices, bank and financial institutions, utility company offices, planning architecture and engineering offices, and other professional offices.

The following are not permitted uses: auto service stations, gas stations, cemeteries.

All conditional uses permitted in the GB district shall also be conditional uses in Subarea E.

3. Building, Setback & Height Restrictions

The Preliminary Development Plan delineates the portion of the Property that can be developed with buildings and parking, which is the acreage bound by the building and parking setback lines. Buildings will have a minimum of 10' separation, one from the other. The location of buildings, parking and development improvements on the Property will be as approved in the Final Development Plan. The maximum height of a building is 35' (Building Height: The vertical distance measured from the average elevation of the proposed finished grade at the base point of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs. (See Section 1205.05A of the Zoning Code.)

4. Architectural & Design Standards

Buildings shall be consistent with the architectural style and exterior of the existing retail buildings in Subarea D. Wall finish materials will be a combination of brick in earth tone colors, natural or cultured stone, precast concrete with appearance of a traditional limestone wall, wood or cement fiber siding, and stucco or EIFS.

Wall surface can consist of a maximum of 85% stucco or EIFS, excluding glass. Siding will be traditional profiles such as 4" horizontal beveled. Siding surfaces may not be more than 25% of any wall surface, and use of siding is not acceptable within 3 feet of the ground. All walls will be natural colors.

Roofs visible from a public street level view will have natural or simulated slate or tile, wood shakes, dimensional 30-year shingles, standing seam panels, or copper. Roofs not visible from a public street level view may have single-ply membrane roof systems. Sloped roofs are required on all buildings with a height of 15' or lower.

Windows may be wood, aluminum, or aluminum clad, and glass can be tinted or clear but not reflective.

Exterior lights may be antiqued materials, steel, aluminum or copper. Exterior light fixtures shall have an appropriate scale and appearance when visible.

5. Roads & Parking

Vehicular access to Subarea E will be by and through Subarea D as delineated on the Preliminary Development Plan. The existing walking/biking trail that fronts on Subarea D shall be extended north along the frontage of Subarea E to its north property line, its width and surface matching the existing trail constructed in accordance with City standards. Parking for all uses on Subarea E shall be located on Subarea E will be as delineated on the Preliminary Plan unless reduced by an approved variance therefrom. In the event the West Licking Fire Department requires an additional emergency access to Sub-area E, said emergency access shall be designed and constructed as approved in the Final Development Plan.

6. Signage

Monument/Ground Signage for Subarea E: Shall be provided in one or both of the existing monument signs located at the intersection of Hazelton-Etna Road and Emswiler Way and at the northernmost entry point into Subarea DA third ground sign may be installed within the area defined within the Preliminary Development Plan (Page L4). Such signage shall meet the following: Sign shall be placed at a minimum of 10' from the public right-of-way. The sign shall be a maximum height of 7'6", max width of 8' and a minimum of 1'6" base. The sign shall be a maximum size of 60 square feet.

Building Mounted Signage: All signage for buildings and/or individual users shall be in accordance with the previously approved Master Sign Plan (MSP-18-001) included in Section V of this Development Text. Such signage shall be located in the fascia of the

building(s) and/or on an awning. Signage locations, including but not limited to those on awnings, windows, architectural banding, and cornices will be delineated on the Final Development Plan(s) for Subarea E.

7. Landscaping & Buffering

Buffering shall be required to be installed in the “Buffer Areas” located along the west, north, and south Property lines as delineated in the Preliminary Development Plan and as finally approved in the Final Development Plan prior to the granting of the final Certificate of Compliance for Subarea E. Unless otherwise delineated in the Preliminary Development Plan, all landscaping and buffering shall be completed in accordance with the Pataskala Zoning Code.

The following Perimeter Screening shall be installed as shown on the Preliminary Development Plan:

25' Buffer Area: A continuous 6' in height white vinyl privacy fence. Evergreen trees, 6'-7' in height at the time of planting shall be spaced at a minimum of 12' and a maximum of 15' on center for the length of the fence.

15' Buffer Area: A continuous 6' in height white vinyl privacy fence. Evergreen trees, six 6'-7' feet in height at the time of planting shall be spaced at a minimum of 12' and a maximum of 15' on center for the length of the fence.

Frontage along Hazelton-Etna Road (SR310): L2 type landscaping as described in Section 1283.06(3)(b) shall be installed along the frontage of Hazelton-Etna Road. Final location and form to be determined with the Final Development Plan.

8. Miscellaneous

- a. All Trash or Waste Disposal Units will be located in Sub-area E and screened in accordance with Chapter 1283.06(13) of the Pataskala Zoning Code.
- b. Storm water facilities serving Sub-area E will be located on Sub-area E.
- c. Sub-area E has access to public water, sanitary and electric and the extension of these to serve the development shall be underground.
- d. Unless otherwise stated in this PDD Amendment, Development Standards shall be in accordance with Chapter 1255 and if not in conflict therewith, in accordance with the Pataskala Zoning Code.

SECTION III

Code Deviations:

The PDD received approval for the following Deviations. This proposed amended PDD includes a request for a Deviation for Subarea E in bold:

1. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L2 landscape screening in Subarea C along Richwood Drive & Emswiler Way along Subarea D.
2. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening in Subarea C along the adjacent Willis property.
3. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening and construction of a 7' fence in Subarea C along the adjacent Subarea D retail property.
4. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L2 landscape screening in Subarea B along Emswiler Way.
5. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L4 landscape screening in Subarea B along the electrical easement to the south.
6. The Applicant received a deviation from section 1283.07(B) & (C) with respect to L3 landscape screening in Subarea B along the adjacent Subarea A nursing home.
7. The Applicant received a deviation from section 1121.15(B) with respect to pole-type lights in the front yard of each lot in the condominium subareas.
8. Applicant requests a deviation from section 1291.05(A)(4) in Subarea E along S.R. 310 to permit a vegetated zone to be maintained between the right-of-way and any parking or loading area to be 36' and not 40' (this is in accordance with the current PDD Subarea D).
9. Applicant requests a deviation from Section 1255.10(j) in Subarea E along the North, West, and South property lines to allow for a 6', 100% opaque fence, as opposed to the 7' as required by this section.

SECTION IV

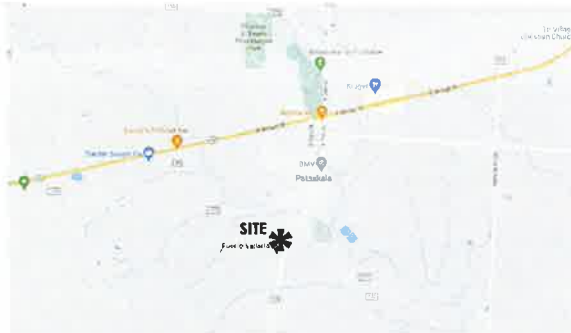
Architectural Examples:

Images are of current Subarea D architecture. These are reflective of the architectural and material quality which will be present in Subarea E. The actual architectural character of Subarea E buildings will be determined at Final Development Plan.





VICINITY MAP



ZONING PACKAGE CONTENTS

- L-1 REGIONAL CONTEXT PLAN
- L-2 EXISTING CONDITIONS
- L-3 SUBAREA ENLARGEMENT PLAN
- L-4 LANDSCAPE BUFFER PLAN

PROJECT SUMMARY TABLE

ZONING

CURRENT ZONING: L-2 (LOCAL BUSINESS)

PARCEL DATA
 OWNER: PATASKALA RETAIL 2, LLC
 STREET ADDRESS: 7154 HAMILTON-TWIN RD
 PARCEL ID: 064-142279-00 200

SUB. DATA
 TOTAL SITE AREA: 8.8833 AC

UTILITY OWNERS

COLUMBIA GAS TRANSMISSION
 P.O. BOX 34
 HOSLER, OHIO 43027-0034
 (740) 807-2262

COLUMBIA GAS OF OHIO
 835 BUCKEYE AVENUE
 NEWARK, OHIO 43055
 (740) 882-2552

ENERGY COOPERATIVE
 11306 MOUNT VERNON ROAD
 UTICA, OHIO 43080
 1-800-735-8810

SPRINT UNITED TELEPHONE
 P.O. BOX 3863
 MANFIELD, OHIO 44807
 (419) 750-5811

PATASKALA UTILITIES DEPARTMENT
 430 S. MAIN STREET
 PATASKALA, OHIO 43082
 (740) 927-4134

PATASKALA PUBLIC SERVICE DEPARTMENT
 821 W. BROAD STREET, SUITE 25
 PATASKALA, OHIO 43082
 (740) 927-0143

AMERICAN ELECTRIC POWER COMPANY
 215 W. FRONT ST
 COLUMBUS, OHIO 43215-2291
 (614) 464-7248

NOTES

THE SITE DOES NOT INCLUDE ENVIRONMENTAL FEATURES EXISTING BUILDING PREVIOUSLY DEMOLISHED

LANDSCAPING WILL BE SHOWN WITH FINAL DEVELOPMENT PLAN TO MEET THE REQUIREMENTS OF THE CITY OF PATASKALA CODE

SITE LAYOUT AND UTILITIES WILL BE SHOWN ONCE USERS ARE KNOWN ON THE FINAL DEVELOPMENT PLAN

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FLOOD INSURANCE RATE MAPS, COMMAILITY PANEL NO. 30080C0407H AND 30080C0424J WHICH BEARS EFFECTIVE DATES OF 05/07/2007 AND 03/18/2015.

PLANNING AND ZONING COMMISSION DATE:

APPLICANT: _____ DATE: _____

CHAIR OF PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY ADMINISTRATOR: _____ DATE: _____

PLANNING AND ZONING DIRECTOR: _____ DATE: _____

PUBLIC SERVICE DIRECTOR: _____ DATE: _____

CITY ENGINEER: _____ DATE: _____

UTILITIES DIRECTOR: _____ DATE: _____

HERITAGE TOWN CENTER CENTER SUBAREA "E" CITY OF PATASKALA, OHIO

PREPARED FOR

PATASKALA RETAIL 2, LLC

250 W. OLD WILSON BRIDGE RD, SUITE 140
 WORTHINGTON, OH 43085

PREPARED BY

Faris Planning & Design

LAND PLANNING

LANDSCAPE ARCHITECTURE

4876 Carmelway Road
 P 614 487-1964

Hilliard, OH 43026
 www.farisplanninganddesign.com

SUBMISSION DATE:
 12.15.22

REVISIONS:

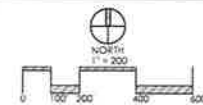


① VICINITY MAP
SCALE: N.T.S.

REGIONAL CONTEXT

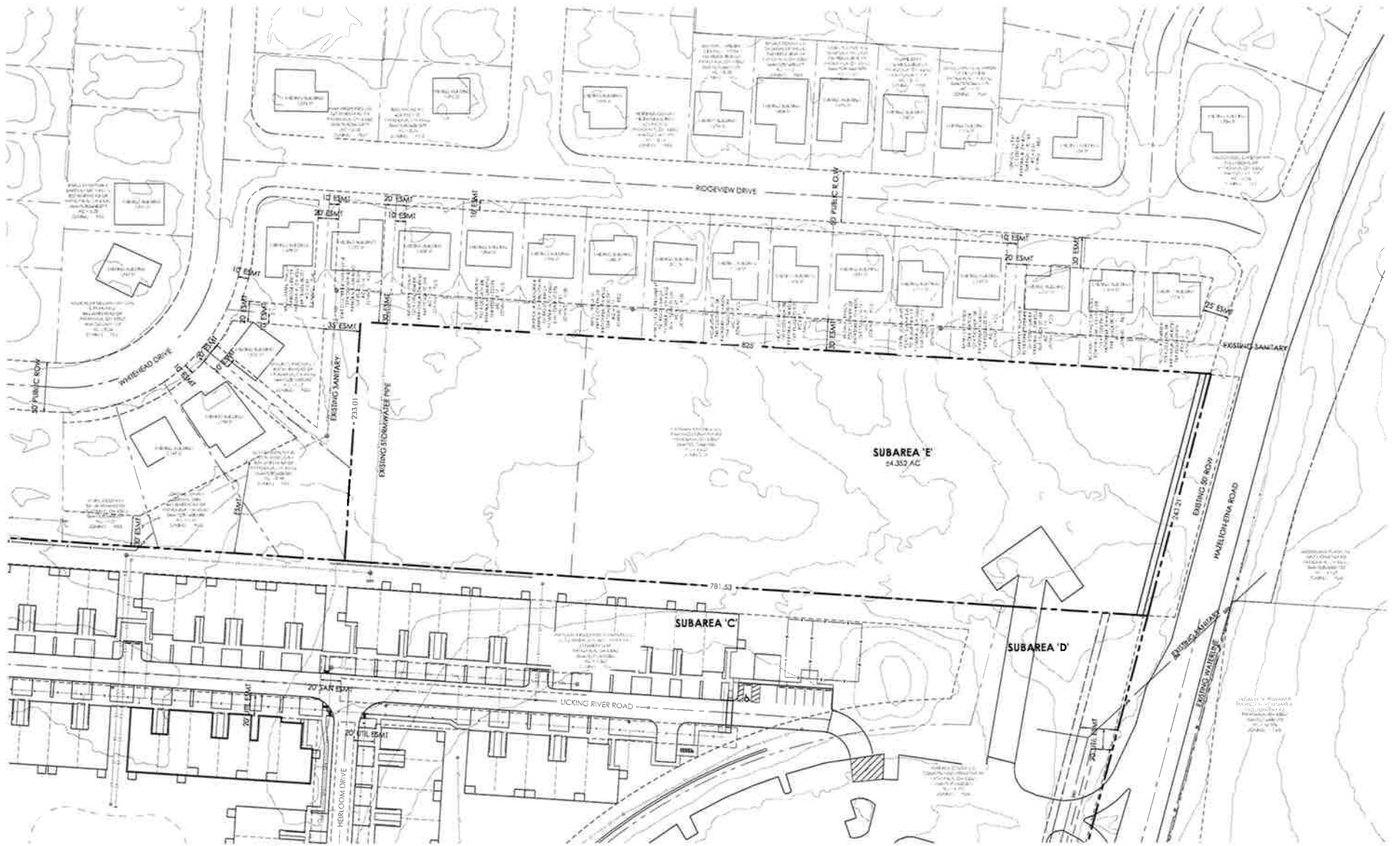
HERITAGE TOWN CENTER

PREPARED FOR PATASKALA RETAIL 2, LLC
DATE: 12/15/22



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4874 Century Road Hilltop, OH 43026
p (614) 487-1954 www.farisplanninganddesign.com



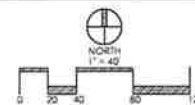
EXISTING CONDITIONS

HERITAGE TOWN CENTER

PREPARED FOR PATASKALA RETAIL 2, LLC

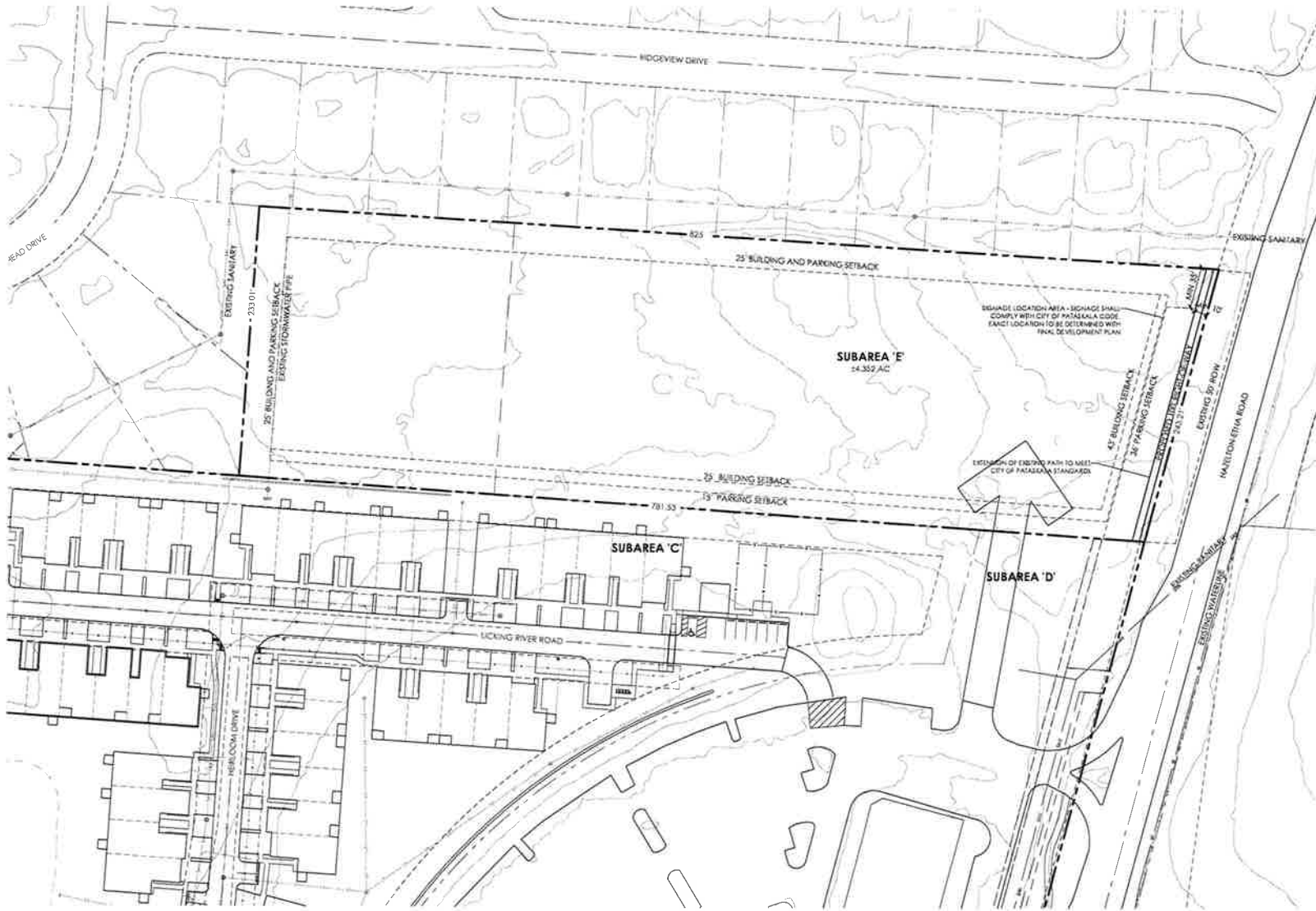
DATE: 12/15/22

L2



Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 4875 Cemetery Road Hilliard, OH 43024
 p (614) 457-1944 www.parisplanninganddesign.com



PROJECT SUMMARY TABLE

ZONING
 CURRENT ZONING: LB, LOCAL BUSINESS
 PARCEL DATA
 ORIGIN: PATASKALA RETAIL 2, LLC
 STREET ADDRESS: 7344 HAZELTON-TOWN RD
 PARCEL ID: 044-15378-00-000

UTIL DATA
 TOTAL SITE AREA: 44.832 AC

UTILITY OWNERS
 COLUMBIA GAS TRANSMISSION
 P.O. BOX 34
 HONER, OHIO 43027-0034
 (740)-892-3552
 COLUMBIA GAS OF OHIO
 235 BUCKEYE AVENUE
 NEWARK, OHIO 43055
 (740)892-2532
 ENERGY COOPERATIVE
 1329 MAIN WESTERN ROAD
 UTICA, OHIO 43080
 (740)551-4819
 SPINNI LIMITED TELEPHONE
 P.O. BOX 3555
 HANDELSD, OHIO 44807
 (419)753-8811
 PATASKALA UTILITIES DEPARTMENT
 630 S. MAIN STREET
 PATASKALA, OHIO 43082
 (740)927-4534
 PATASKALA PUBLIC SERVICE DEPARTMENT
 821 W. BROAD STREET, SUITE 26
 PATASKALA, OHIO 43082
 (740)927-0145
 AMERICAN ELECTRIC POWER COMPANY
 22 N. TROTT ST
 COLUMBUS, OHIO 43215-2201
 (614)945-7248

NOTES
 THE SITE DOES NOT INCLUDE ENVIRONMENTAL FEATURES, EXISTING BUILDING PREVIOUSLY DEMOLISHED.
 LANDSCAPING WILL BE SHOWN WITH FINAL DEVELOPMENT PLAN TO MEET THE REQUIREMENTS OF THE CITY OF PATASKALA CODE.
 SITE LAYOUT AND UTILITIES WILL BE SHOWN ONCE USERS ARE KNOWN IN THE FINAL DEVELOPMENT PLAN.

FEMA FLOODPLAIN DATA
 IF SKINNY FLOODING ONLY, THE PROPERTY IS IN ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAINS OF THE FLOOD INSURANCE RATE MAPS, COUNTY PANEL NO. 3808080808 AND 3808080808 WHICH BEARS EFFECTIVE DATES OF 04/02/2003 AND 03/18/2018).

SUBAREA ENLARGEMENT PLAN
HERITAGE TOWN CENTER
 PREPARED FOR PATASKALA RETAIL 2, LLC
 DATE: 12/15/22

Faris Planning & Design
 LAND PLANNING + LANDSCAPE ARCHITECTURE
 4214 Chestnut Road
 #1141 431194
 Columbus, OH 43224
 www.farisplanninganddesign.com



FOR OWNER APPROVED EQUAL

① 6' MIN HEIGHT VINYL PRIVACY FENCE
SCALE: N.T.S.

LANDSCAPE BUFFER PLAN

HERITAGE TOWN CENTER

PREPARED FOR PATASKALA RETAIL 2, LLC

DATE: 12/12/22

L4

NORTH
1" = 40'

0 20 40 80 20

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

487's Commonwealth Road Hillsdale, Oh 43024
p 614.487.1794 www.farispnnganddesign.com

