



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects & Issues

➤ **Planning and Zoning Commission:**

April 5, 2017 Hearing: The following application heard at the April 5, 2017 Planning and Zoning Commission hearing:

- Application TCOD-17-001: The Planning and Zoning Commission approved a request by Edwards Real Estate Group, LLC for approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for the unimproved property on Broad Street (Parcel ID 063-15088200000) with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the business.
 2. The Planning and Zoning Commission shall waive the L4 landscaping requirement along the southern property line and allow L2 landscaping to be installed as proposed.
 3. The Planning and Zoning Commission shall waive the requirement for 36 parking spaces and allow the nine (9) parking spaces as proposed.
 4. The Planning and Zoning Commission shall waive the 35-foot rear building setback requirement and allow the 30-foot rear building setback as proposed.
 5. The Planning and Zoning Commission shall waive the 25-foot rear yard pavement setback requirement and allow the 25-foot rear pavement setback as proposed.
 6. All Fire District comments shall be addressed.
 7. The applicant shall submit a complete set of construction plans for review and approval by the City Engineer and the Public Service Director.

May 3, 2017 Hearing: The following applications are scheduled to be heard at the May 3, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-003: Westport Homes is requesting to approval of a Final Development Plan for Broadmoore Commons Phase 2 & 3 pursuant to Section 1255.14(b) of the Pataskala Code for the unimproved property on Broad Street.
- Application ZON-17-004: The Planning and Zoning Commission is requesting to amend Pataskala Code Chapter 1221 General Regulations to provide regulations for demolitions.

➤ **Board of Zoning Appeals**

April 11, 2017 Hearing: The following applications were heard at the April 11, 2017 Board of Zoning Appeals hearing:

- Application VA-17-008: The Board of Zoning Appeals disapproved a request by Donald and Carolyn Moreland for a variance from Section 1229.05(G) of the Pataskala Code to allow the construction of a home that would fail to meet the minimum dwelling area requirement for the property located at 0 Merritt Road.
- Application CU-17-003: The Board of Zoning Appeals approved a request by Diana LeFever for a conditional use pursuant to Section 1245.04 of the Pataskala Code to allow the property to be used for residential purposes for the property located at 280 South Main Street with the following conditions:
 1. The applicant shall obtain all necessary permits from the Licking County Building Department and the Licking County Health Department.
- Application CU-17-004: The Board of Zoning Appeals tabled a request by PBM Wireless Services, LLC for a conditional use pursuant to Section 1253.04 of the Pataskala Code to allow a cell tower to be constructed on the property located at 11346 Refugee Road.
- Application CU-17-005: The Board of Zoning Appeals approved a request by Richard Marmol for a conditional use pursuant to Section 1249.04(5) of the Pataskala Code to allow the property to be used for an automotive repair facility for the property located at 330 Jefferson Park Drive with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.
 2. Liquid pollutants shall not enter any storm or sanitary facilities.
 3. The applicant shall submit details of method(s) to be used to retain and properly dispose of pollutants.
 4. The use group of the building shall be changed from S-2/B to S-1/B through the Licking County Building Department prior to occupying the building.
 5. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
 6. The hours of operation shall be 9am to 5pm Monday through Friday.
 7. Parking shall not exceed the current available parking on the property.
 8. All parts and vehicles shall be located indoors at all times.
- Application CU-17-006: The Board of Zoning Appeals approved a request by Charles Evans for a conditional use pursuant to Section 1251.04(7) of the Pataskala Code to allow the property to be used as a metal fabrication facility for the property located at 77 Cypress Street with the following conditions:
 1. The use group of the building shall be changed from S-1/B to F-1/B through the Licking County Building Department prior to occupying the building.
 2. Calculations shall be made of the sprinkler system for verification that it can provide the required demand of the new use by a licensed sprinkler designer.

3. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.
4. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
5. All operations shall be conducted within the building.

May 9, 2017 Hearing: At this time, following applications are scheduled to be heard at the May 9, 2017 Board of Zoning Appeals hearing:

- Application CU-17-004: PBM Wireless Services, LLC is requesting a conditional use pursuant to Section 1253.04 of the Pataskala Code to allow a cell tower to be constructed on the property located at 11346 Refugee Road.
- Application VA-17-009: Chris Baily is requesting a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building to be located in front of the principal structure for the property located at 2957 Headleys Mill Road.

➤ **Comprehensive Plan Update**

- The Planning and Zoning Department continues to work on updating the comprehensive plan by focusing, at this time, on sections of the plan that do not require public input (demographics, history, etc.)
- A Steering Committee needs to be created before the full process can begin.

➤ **Subdivision Regulations**

- The Planning and Zoning Department continues to work in conjunction with the Public Service Director to update the Subdivision Regulations.

➤ **Digitization of Zoning Permits**

- The Planning and Zoning Department continues to digitize all existing paper copies of zoning permits (2000 – 2015) for use in the City's GIS system.
- This process involves entering the information from the permit into a database, scanning the permit and hyperlinking the appropriate permit in the database. Following that the database for the permit year is uploaded to the GIS system.
- Staff estimates there are at least 9000 permits that will need to be entered.

➤ **Office Clean-Up and Organization**

- Staff continues a clean-up and organization project for the Planning and Zoning Department.
- The clean-up and organization process has proved to be very helpful thus far as staff has been able to locate records, free up space and provide a system whereby important information can be easily located in the future.

➤ **Demolition Regulations**

- The Planning and Zoning Department has prepared draft zoning regulations for demolitions.
- While a demolition permit appears on the fee schedule there is currently nothing in the zoning code that addresses what the criteria for when a demolition permit is necessary, the requirements to ensure that a demolition is done properly, or a definition of demolition.
- Staff presented the draft demolition regulations to the Planning and Zoning Commission who requested that the Planning and Zoning Department prepare formal regulations and proceed with the code amendment process.

➤ **Central Ohio Greenways**

- Staff attended a Central Ohio Greenways meeting on March 30, 2017 in Granville.

➤ **Development Update**

- To keep Council apprised of development activity of note within the City, the Planning and Zoning Department will provide an indicating the type of development, pertinent information and where the development is in the process.
- At this point, the development update is a partial list and will be amended to include additional developments.

DEVELOPMENT UPDATE – April 17, 2017

Broadmoore Commons – Phase I	
Development Type: Subdivision	Number of Units: 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 29.815 acres
<p>The timeline for Broadmoore Commons – Phase I consists of eight sequential steps represented by chevron arrows pointing right. The steps are: 'Filed' (green, Jan 8, 2016), 'BZA' (green, N/A), 'Prelim. Plan' (green, May 4, 2016), 'City Council' (green, N/A), 'Engineering' (green, Jan. 12, 2017), 'Final Plan' (green, Jan. 4, 2017), 'Construction' (yellow, Pending), and 'Complete' (red).</p>	

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
<p>The timeline for American Electric Power consists of eight sequential steps represented by chevron arrows pointing right. The steps are: 'File' (green), 'BZA' (green, N/A), 'Prelim. Plan' (green, Nov. 2, 2017), 'City Council' (green, N/A), 'Engineering' (yellow, Pending), 'Final Plan' (red), 'Construction' (red), and 'Complete' (red).</p>	

Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
<p>The timeline for Ravines at Hazelwood – Phase III consists of eight sequential steps represented by chevron arrows pointing right. The steps are: 'File' (green), 'BZA' (green, N/A), 'Prelim. Plan' (green, Jan. 4, 2017), 'City Council' (green, N/A), 'Engineering' (yellow, Pending), 'Final Plan' (red), 'Construction' (red), and 'Complete' (red).</p>	

Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 units (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres

Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartment)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres