



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:**

August 2, 2017 Hearing: The following applications are scheduled to be heard at the August 2, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-007: NVR, Inc. is requesting approval of a Preliminary Development Plan pursuant to Section 1255.19 of the Pataskala Code for the Hunter's Crossing Subdivision located on the unimproved property on Refugee Road (PID 063-141384-00.000).
- Application PM-17-001: EPC Services is requesting approval of a Planned Manufacturing District application pursuant to Section 1253.07 of the Pataskala Code for the property located at 3050 Etna Parkway.

➤ **Board of Zoning Appeals**

August 8, 2017 Hearing: The following applications are scheduled to be heard at the August 8, 2017 Board of Zoning Appeals hearing:

- Application VA-17-020: EPC Services is requesting variances from Section 1253.05(I) and Section 1253.05(A) of the Pataskala Code to allow an exemption from the required eight (8) foot visual screening along the property lines and to allow a structure to exceed the maximum building height for the property located at 3050 Etna Parkway.
- Application VA-17-021: EPC Services is requesting variances from Section 1279.03 and Section 1291.02(A)(4) of the Pataskala Code to allow a fence to exceed the maximum permitted height and an exemption from the required hard-surface parking for the property located at 3050 Etna Parkway.
- Application VA-17-022: Maggie Jones is requesting a variance from Section 1297.02(B)(2) of the Pataskala Code to allow for a swimming pool to be located in the front yard for the property located at 467 Main Street.

➤ **Ordinance 2017-4290**

- The Planning and Zoning Department has received correspondence from the applicant's attorney, Ms. Klema, regarding the traffic study that was requested by Council. Ms. Klema's email is attached.
- This ordinance would rezone the property located at 7856 Hazelton-Etna Road from the PRO – Professional Research Office district to the LB – Local Business district.
- It is the applicant's intention to use the property for a day care facility.

- The Planning and Zoning Commission recommended denial of the rezoning request by a 3 to 3 vote.
- **Ordinance 2017-4292**
- This ordinance would amend the Discharge and Non-Discharge Map to include lots in platted subdivisions in the Non-Discharge area.
 - These lots were inadvertently omitted from a previous amendment and it has been Council policy to place lots in platted subdivisions in the Non-Discharge area.
 - At their July 10 meeting, the Agricultural Committee recommended the Planning and Zoning Department proceed with the amendment as presented for consideration by Council.
 - A map indicating the parcels to be amended is attached, with the exception of Location 4.
- **Ordinance 2017-4293**
- This ordinance would amend the maximum permitted size for accessory buildings as follows:
 - The maximum permitted size for accessory buildings on lots less than 2 acres would be increased 100%.
 - There would be no maximum permitted size for lots 2 acres or greater.
 - The proposed amendment is predicated upon the large number of variances requested and ultimately approved which creates an unnecessary step in obtaining a permit.
 - The public hearing for this ordinance will be held on September 5, 2017.
- **Food Truck Regulations**
- Draft regulations were discussed with the Development Committee at their meeting on July 24, 2017 who recommended that they proceed through the adoption process.
 - The Food Truck regulations will be introduced at the August 2, 2017 Planning and Zoning Commission hearing to be formally considered at the September 6, 2017 Planning and Zoning Commission hearing.
 - A City Council public hearing will be held at least 30 days following the recommendation from the Planning and Zoning Commission.
- **Neighbor Notices**
- Amending the radius for notification of adjacent property owners for Board of Zoning Appeals and Planning and Zoning Commission applications was discussed on July 24, 2017 with the Development Committee.
 - Because the current notification requirement of 200 feet or two parcels has created issues, staff has recommended that the notification requirement be amended to 300 feet.
 - The Development Committee recommended that the revision proceed through the adoption process.

- The amended language will be introduced at the August 2, 2017 Planning and Zoning Commission hearing to be formally considered at the September 6, 2017 Planning and Zoning Commission hearing.
 - A City Council public hearing will be held at least 30 days following the recommendation from the Planning and Zoning Commission.
- **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.
- **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.
 - The development update is will be amended to include additional developments as they occur.

From: Connie Klema
To: [Scott Fulton](#)
Subject: RE: SR310 rezoning
Date: Tuesday, August 01, 2017 11:25:36 AM

Scott: Thanks for getting me the timeline. I am actually excited to get this letter to you addressing the issues...but definitely won't have all the information by today. So, I think your idea to get some update in your report is a good idea. Here's where I am with things:

1. I have met with Alan Haines to discuss the current and proposed zoning as it relates to traffic and the SR310/Sugar Mill existing improvements and access. He will be reviewing the traffic study information that was provided when the original zoning/improvements were approved, and I will be following up with the updated traffic information from our traffic engineer;
2. We have hired a traffic engineer to review the current SR310/Sugar Mill access and the existing/permitted uses under the current PRO zoning and the proposed LB zoning. His information will be completed by the end of this week.
3. I am gathering additional information about the proposed use(s) and site that will summarize the issues discussed at the meeting
4. I will have all the information above, the traffic engineer report and my summary letter to you for the Council members' review by August 16th if not sooner.

Let me know if this is what you wanted to know.

Thanks!

Connie J. Klema, Attorney
(614) 374-8488
NOTE: NEW EMAIL ADDRESS: cklemaattorney@gmail.com

From: Scott Fulton [<mailto:sfulton@ci.pataskala.oh.us>]
Sent: Tuesday, August 01, 2017 8:45 AM
To: Connie Klema
Subject: RE: SR310 rezoning

Connie,

All materials need to be to the Clerk of Council today by 3pm to be included in Council packets for Monday's meeting. If you do not have the information from the traffic engineer, I could pass along that you are looking into potential traffic issues as part of my report. I would just need something in writing from you that I can reference.

Otherwise, I would need to have the materials to the Clerk of Council by 4pm on August 16th as that would be the third and final reading of the ordinance.

Thanks,

DEVELOPMENT UPDATE – August 7, 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

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres

Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres

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

Jefferson Meadows	
Development Type: Condominium Complex	Number of Units: 16 units (4 condominium buildings)
Location: 341 Virginia Court	Acreage: 2.7 acres

Broadmoore Commons – Phase 2 and 3	
Development Type: Subdivision	Number of Units: 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 23.82 acres

Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres