



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

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**Current Projects & Issues**

➤ **Planning and Zoning Commission**

**December 6, 2017 Hearing:** The following applications are scheduled to be heard at the December 6, 2017 Planning and Zoning Commission hearing:

- Application REP-17-001: Victor Meredith is requesting approval of a replat of the Taylor Road Commercial Park pursuant to Section 1123.02 of the Pataskala Code for the unimproved property on Kelma Drive North.
- Application ZON-17-010: John Lind is requesting to amend a Final Development Plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge Apartments.
- Application ZON-17-011: Victor Meredith is requesting to rezone from the R-20 – Medium Density Residential District to the M-1 – Light Manufacturing District pursuant to Section 1217.02 of the Pataskala Code for the unimproved property located on Harrison Drive.

➤ **Board of Zoning Appeals**

**December 12, 2017 Hearing:** The following applications are scheduled to be heard at the December 12, 2017 Board of Zoning Appeals hearing:

- Application CU-17-014: Jennifer Jordan is requesting conditional use pursuant to Section 1229.04(1) of the Pataskala Code to allow for a home occupation for dog grooming services for the property located at 122 Christy Lee Drive. (Tabled at November 14<sup>th</sup> hearing).

➤ **Comprehensive Plan Update**

- A total of five consultants submitted for the Request for Qualifications.
- Staff met on October 30, 2017 to discuss the consultants and narrowed the list to two possible candidates.
- Staff interviewed two candidates on November 7, 2017 and narrowed the field to one.
- The City Administrator has received a price proposal from the candidate selected that is currently being reviewed by staff.

➤ **Subdivision Regulations**

- The Planning and Zoning Department and Public Service Director have completed the first draft of the revised subdivision regulations.
- A copy of the first draft was distributed to Council via email on October 18, 2017.

- The first draft of the subdivision regulations was reviewed by the Law Director and subsequently updated by staff.
- A finalized draft was presented to the Development Committee at their meeting on November 20, 2017.
- Staff incorporated the comments from the Development Committee and updated the subdivision regulations accordingly.
- The subdivision regulations will be presented to the Planning and Zoning Commission for consideration on January 3, 2018; therefore, any addition comments must be received by December 8, 2017.
- Following a recommendation from the Planning and Zoning Commission, the subdivision regulations will begin the code amendment process.

➤ **Wireless Telecommunication Facilities**

- The Planning and Zoning Department presented draft regulations for Wireless Telecommunication Facilities (Cell Towers) to the Development Committee on November 20, 2017.
- The Planning and Zoning Department is updating the regulations based upon comments from the Development Committee.
- The revised regulations will be presented to the Development Committee at their next meeting.
- Following a recommendation to proceed from the Development Committee, the regulations will begin the code amendment process.

➤ **Fences**

- The Planning and Zoning Department presented draft regulations for fences to the Development Committee on November 20, 2017.
- The Planning and Zoning Department is updating the regulations based upon comments from the Development Committee.
- The revised regulations will be presented to the Development Committee at their next meeting.
- Following a recommendation to proceed from the Development Committee, the regulations will begin the code amendment process.

➤ **Fee Schedule**

- The Planning and Zoning Department presented a draft update of the fee schedule to the Development Committee on November 20, 2017.
- The proposed update eliminates unnecessary fees and more closely aligns the fees with the requirements of the Code for Planning and Zoning.
- The Development Committee recommended to proceed with the proposed amendments.
- Since the recommendation, the fee schedule has been updated as follows:

- “Antenna Tower” has been renamed “Wireless Telecommunication Facility” to reflect the proposed code amendment.
    - “Construction Inspection” has been added to address the issue outlined in the Construction Inspection Section below.
  - The proposed update to the fee schedule is being considered this evening as Ordinance 2017-4304.
  - A redline version of the updates is attached to the Planning and Zoning Director report.
- **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 9,000 permits that will need to be entered.
  - The Planning and Zoning Department plans on dedicating more time to this project in the coming year.
- **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.
  - The Planning and Zoning Department plans on dedicating more time to this project in the coming year.
- **Development Monitoring**
- The Planning and Zoning Department monitors development projects throughout the construction phase to ensure that regulations are being followed and construction is proceeding according to the approved plans.
  - There continue to be issues with various projects regarding regulations not being followed and/or construction not proceeding according to the approved plans.
  - Staff’s goal is to seek a resolution and work with the developer, when possible, to bring the project into compliance.
  - Attached is a breakdown of the violations associated with maintenance of erosion and sediment control devices and construction not following approved plans for 2017.
- **Construction Inspection**
- Inspection fees are required for any development that will be installing public infrastructure to be accepted by the City.
  - Typically, the fee is 10 percent of the estimated construction costs and funds the City’s inspector.

- While on site, the inspector can also identify other issues, such as erosion and sediment control, and notifies the City if these issues are not addressed.
- While this procedure has been effective for developments with public infrastructure, there is no funding available for an inspector for developments without public infrastructure.
- Therefore, major developments without public infrastructure will be required to submit a deposit of two percent of the estimated construction costs to fund a construction inspector.
- The construction inspection fee would apply to major developments, such as the AEP projects on Etna Parkway, and would not be applicable to small projects such as sheds, decks, etc.

➤ **Development Update**

- To keep Council apprised of development activity of note within the City, the Planning and Zoning Department will provide an update 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.

## ORDINANCE 2017-4303

### REDLINE

<b>Accessory Building</b>	
Accessory Building	\$50

<b>Addition</b>	
Addition	\$50

<b><del>Alteration to Zoning Permit</del></b>	
<del>Residential</del>	<del>\$50</del>
<del>Commercial</del>	<del>\$300</del>
<del>Institutional</del>	<del>\$300</del>

<b><del>Antenna Tower</del></b>	
<del>Antenna Tower</del>	<del>\$300</del>

<b>Board of Zoning Appeals</b>	
Conditional Use	\$300
Similar Use	\$300
Variance	\$300

<b>Certificate of Compliance</b>	
Single-family	\$40
Multi-family	<del>\$40 per building \$20 per unit</del>
Commercial	\$75
Institutional	\$75

<b>Construction Inspection</b>	
Construction Inspection	Deposit of Two Percent of Estimated Construction Costs

<b>Deck</b>	
Deck	\$50

<b>Demolition</b>	
Residential	\$25

Commercial	\$50
Institutional	\$50

<b>Driveway</b>	
Driveway	\$30

<b>Engineer Review Fee</b>	
Engineer Review Fee	Actual Cost (deposit of \$2,500 is required)

<b>Failure to Obtain Permit</b>	
Failure to Obtain Permit	Fee is Doubled

<b>Fence</b>	
Fence	\$25

<b>Floodplain Development</b>	
Construction in Floodplain	Actual cost (deposit of \$500 is required)
Floodplain Development	\$500 (plus engineer review fee)

<b>Hot Tub</b>	
Hot Tub	\$20

<b>Lot Adjustment</b>	
Lot Split	\$100 + \$10 per lot
Exempted Lot Split	\$15
Lot Combination	\$15

<b>Minor Subdivision</b>	
Exempted Lot Split	\$100
Lot Split	\$15

<b>Mobile Food Vendor (Food Truck)</b>	
Mobile Food Vendor (Food Truck)	\$25

<b>New Construction</b>	
Residential	\$300
<ul style="list-style-type: none"> <li>• Single-family</li> <li>• Multi-family <ul style="list-style-type: none"> <li>○ <del>2-4 unit building</del></li> <li>○ <del>5-10 unit building</del></li> <li>○ <del>11+ unit building</del></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>\$300 per building</li> <li>\$400 per building</li> <li>\$450 per building</li> <li>\$1,000 per building</li> </ul>
Commercial	\$300
Institutional	\$300

<b>Park Use Fee</b>	
Residential	\$500
Commercial	\$750
<ul style="list-style-type: none"> <li>● <del>Building 2,500 square feet or less</del></li> <li>● <del>Building greater than 2,500 square feet</del></li> </ul>	<ul style="list-style-type: none"> <li>\$750</li> <li>\$900 + \$1 per 100 square feet</li> </ul>

<b>Parking Lot</b>	
<del>5 spaces or less</del> Parking Lot	\$70 (plus engineer review fee)
<del>5 spaces (less than 10,000 square feet)</del>	\$160
<del>Greater than 10,000 square feet</del>	\$315

<b>Patio</b>	
Patio	\$50

<b>Porch</b>	
Porch	\$50

<b>Planning and Zoning Commission</b>	
Preliminary Development Plan (Subdivision)	
<ul style="list-style-type: none"> <li>• Preliminary Development Plan</li> <li>• Amendment</li> <li>• Extension</li> </ul>	<ul style="list-style-type: none"> <li>\$1,000 \$550 + \$50 per lot (plus engineer review fee)</li> <li>\$500</li> <li>\$350</li> </ul>
Final Development Plan (Subdivision)	
<ul style="list-style-type: none"> <li>• Final Development Plan</li> </ul>	\$1,000 \$550 + \$50 per lot (plus engineer review fee)

<ul style="list-style-type: none"> <li>• Amendment \$500</li> <li>• Extension \$350</li> </ul>
<b>Preliminary Development Plan (PDD)</b> <ul style="list-style-type: none"> <li>• Preliminary Development Plan \$2,000 (plus engineer review fee) <ul style="list-style-type: none"> <li>○ <del>First 10 acres</del> \$850 (plus engineer review fee)</li> <li>○ <del>11 – 50 acres</del> \$1,000 (plus engineer review fee)</li> <li>○ <del>Each additional acre or portion over 50 acres</del> \$750 (plus engineer review fee)</li> </ul> </li> <li>• Amendment \$500 (plus engineer review fee)</li> </ul>
<b>Final Development Plan (PDD)</b> <ul style="list-style-type: none"> <li>• Final Development Plan \$2,000 (plus engineer review fee) <ul style="list-style-type: none"> <li>○ <del>First 10 acres</del> \$850 (plus engineer review fee)</li> <li>○ <del>11 – 50 acres</del> \$1,000 (plus engineer review fee)</li> <li>○ <del>Each additional acre or portion over 50 acres</del> \$750 (plus engineer review fee)</li> </ul> </li> <li>• Amendment \$500 (plus engineer review fee)</li> </ul>
<b>Planned Manufacturing (PM)</b> <ul style="list-style-type: none"> <li>• Planned Manufacturing Plan \$1,000 (plus engineer review fee) <ul style="list-style-type: none"> <li>○ <del>First 10 acres</del> \$850 (plus engineer review fee)</li> <li>○ <del>11 – 50 acres</del> \$1,000 (plus engineer review fee)</li> <li>○ <del>Each additional acre or portion over 50 acres</del> \$750 (plus engineer review fee)</li> </ul> </li> <li>• Amendment \$500 (plus engineer review fee)</li> </ul>
<b>Replat</b> <ul style="list-style-type: none"> <li>• Replat \$500 (plus engineer review fee)</li> </ul>
<b>Rezoning</b> <ul style="list-style-type: none"> <li>• Rezoning \$750 <ul style="list-style-type: none"> <li>○ <del>First 10 acres</del> \$750</li> <li>○ <del>11 – 50 acres</del> \$1,300</li> <li>○ <del>Each additional acre or portion over 50 acres</del> \$700</li> </ul> </li> </ul>
<b>Master Sign Plan</b> <ul style="list-style-type: none"> <li>• Master Sign Plan \$100</li> </ul>
<b>Transportation Corridor Overlay District (TCOD)</b> <ul style="list-style-type: none"> <li>• Transportation Corridor Overlay District \$300 (plus engineer review fee)</li> <li>• <del>Residential</del> \$150 (plus engineer review fee)</li> </ul>



<b>Commercial</b>	<b>\$300 (plus engineer review fee)</b>
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<b>Sidewalk</b>	
Sidewalk	\$25

<b>Sign</b>	
Temporary Sign*	\$25
Building and Ground	\$2.50 per square foot <b>up to 24 square feet</b> <b>\$5.00 per square foot over 24 square feet</b>

<b>Swimming Pool</b>	
Swimming Pool	\$75

<b>Temporary Activity Permit*</b>	
Temporary Activity Permit	\$75

<b>Wireless Telecommunication Facility</b>	
Wireless Telecommunication Facility	<b>\$300</b>

\* Fees may be waived at the discretion of the City Administrator or their designee for tax exempt, nonprofit entities.

**Erosion and Sediment Control Violations  
2016 and 2017 by Builder**

<b>Builder</b>	<b>Total Violations</b>	<b>Door Hanger Notice</b>	<b>Courtesy Letter Notice</b>	<b>Violation Letter Notice</b>	<b>Mayor's Court Summons</b>
<b>Maronda Homes</b>	<b>22</b>	<b>0</b>	<b>4</b>	<b>19</b>	<b>17</b>
<b>Pulte Homes</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>6</b>	<b>0</b>
<b>Fischer Homes</b>	<b>9</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>0</b>
<b>Ryan Homes</b>	<b>7</b>	<b>1</b>	<b>4</b>	<b>7</b>	<b>0</b>
<b>Walker Land LTD.</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Foor Farms</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>1</b>
<b>Westport Homes</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>
<b>Warburton Builders</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Front Porch Investment</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DW Real Estate Ltd</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Pataskala Real Estate Holding LLC</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Carrington Ridge One</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Totals:</b>	<b>74</b>	<b>16</b>	<b>39</b>	<b>49</b>	<b>18</b>

## DEVELOPMENT UPDATE – December 4, 2017

Broadmoore Commons – Phase I	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 54 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 29.815 acres
<p>Timeline for Broadmoore Commons – Phase I:</p> <ul style="list-style-type: none"> <li>Filed: Jan 8, 2016</li> <li>BZA: N/A</li> <li>Prelim. Plan: May 4, 2016</li> <li>City Council: N/A</li> <li>Engineering: Jan. 12, 2017</li> <li>Final Plan: Jan. 4, 2017</li> <li>Construction: Pending</li> <li>Complete</li> </ul>	

American Electric Power	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres
<p>Timeline for American Electric Power:</p> <ul style="list-style-type: none"> <li>File</li> <li>BZA: N/A</li> <li>Prelim. Plan: Nov. 2, 2017</li> <li>City Council: N/A</li> <li>Engineering: Aug 18, 2017</li> <li>Final Plan: Aug 17, 2017</li> <li>Construction: Pending</li> <li>Complete</li> </ul>	

Ravines at Hazelwood – Phase III	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 40 units (single-family)
<b>Location:</b> 0 Pine Hills Drive	<b>Acreage:</b> 21.365 acres
<p>Timeline for Ravines at Hazelwood – Phase III:</p> <ul style="list-style-type: none"> <li>File</li> <li>BZA: N/A</li> <li>Prelim. Plan: Jan. 4, 2017</li> <li>City Council: N/A</li> <li>Engineering: Pending</li> <li>Final Plan</li> <li>Construction</li> <li>Complete</li> </ul>	

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

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

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

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

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

<b>Heritage Town Center (Formerly Pataskala Town Center)</b>	
<b>Development Type:</b> Mixed Use Development	<b>Number of Units:</b> 174 units (condominium)
<b>Location:</b> Emswiler Way (PID 064-152712-00.001 & 064-152712-00.003)	<b>Acreage:</b> 49.6 acres

AEP Substation	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> N/A
<b>Location:</b> 3050 Etna Parkway	<b>Acreage:</b> 15 acres

Hunters Crossing	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 293 units (single-family)
<b>Location:</b> Refugee Road (PID 063-141384-00.000)	<b>Acreage:</b> 106.33 acres