



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**

February 7, 2018 Hearing: No applications have been submitted for the February 7, 2018 Planning and Zoning Commission hearing. However, the Planning and Zoning Commission will meet to review a potential development pursuant to Section 1255.16(a) of the Planned Development District regulations.

March 7, 2018 Hearing: At this time no applications have been submitted for the March 7, 2018 Planning and Zoning Commission hearing. The application deadline is Friday, February 9, 2018.

➤ **Board of Zoning Appeals**

February 13, 2018 Hearing: No applications were submitted for the February 13, 2018 Board of Zoning Appeals hearing; therefore, no hearing will be held.

March 13, 2018 Hearing: At this time no applications have been submitted for the March 13, 2018 Board of Zoning Appeals hearing. The application deadline is Friday, February 16, 2018.

➤ **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.
- The Comprehensive Plan will be discussed at the next Development Committee meeting.

➤ **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.
- Planning and Zoning Commission recommended approval of the subdivision regulations at January 3, 2018 hearing.
- The subdivision regulations are scheduled for a public hearing before Council on February 20, 2018 as Ordinance 2018-4312.

➤ **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.
- The revised regulations have been reviewed by the Law Director.
- Following a recommendation to proceed from the Development Committee, the regulations will begin the code amendment process.
- The regulations will be reviewed at the next Development Committee meeting.

➤ **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.
- The regulations will be reviewed at the next Development Committee meeting.

➤ **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 2018.

➤ **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.

DEVELOPMENT UPDATE – February 5, 2018

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
<p>The process flow diagram consists of eight chevron-shaped boxes pointing right. The first four boxes are green: 'File', 'BZA N/A', 'Prelim. Plan Nov. 2, 2017', and 'City Council N/A'. The fifth box is yellow: 'Engineering Aug 18, 2017'. The sixth box is yellow: 'Final Plan Aug 17, 2017'. The seventh box is yellow: 'Construction Pending'. The eighth box is red: 'Complete'.</p>	

AEP Substation	
Development Type: Industrial	Number of Units: N/A
Location: 3050 Etna Parkway	Acreage: 15 acres
<p>The process flow diagram consists of eight chevron-shaped boxes pointing right. The first four boxes are green: 'Filed July 7, 2017', 'BZA Aug. 8, 2017', 'Prelim. Plan N/A', and 'City Council N/A'. The fifth box is yellow: 'Engineering Pending'. The sixth box is yellow: 'Final Plan Pending'. The seventh box is red: 'Construction'. The eighth box is red: 'Complete'.</p>	

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 process flow diagram consists of eight chevron-shaped boxes pointing right. The first four boxes are green: 'Filed Jan 8, 2016', 'BZA N/A', 'Prelim. Plan May 4, 2016', and 'City Council N/A'. The fifth box is yellow: 'Engineering Jan. 12, 2017'. The sixth box is yellow: 'Final Plan Jan. 4, 2017'. The seventh box is yellow: 'Construction Pending'. The eighth box is red: 'Complete'.</p>	

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

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

Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 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

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

Hunters Crossing	
Development Type: Subdivision	Number of Units: 293 units (single-family)
Location: Refugee Road (PID 063-141384-00.000)	Acreage: 106.33 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
<pre> graph LR A[File] --> B[BZA] B --> C[Prelim. Plan] C --> D[City Council] D --> E[Engineering] E --> F[Final Plan] F --> G[Construction] G --> H[Complete] </pre>	

Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 units (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
<pre> graph LR A[File] --> B[BZA] B --> C[Prelim. Plan] C --> D[City Council] D --> E[Engineering] E --> F[Final Plan] F --> G[Construction] G --> H[Complete] </pre>	