



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:**

July 5, 2017 Hearing: The following application is scheduled to be heard at the July 5, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-006: Wilcox Communities is requesting approval of an amendment to an approved Final Plan pursuant to Section 1255.20 of the Pataskala Code for the Hazelton Town Center.

August 2, 2017 Hearing: At this time, no applications have been submitted for the August 2, 2017 Planning and Zoning Commission hearing.

➤ **Board of Zoning Appeals**

July 11, 2017 Hearing: The following applications are scheduled to be heard at the July 11, 2017 Board of Zoning Appeals hearing:

- Application VA-17-015: Christopher and Welvent Dean are requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size for the property located at 10500 McIntosh Road.
- Application VA-17-016: Christopher and Velvet Dean are requesting variances from Section 1221.05(D)(1) and Section 1221.05(E)(2) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principal structure and would fail to meet the minimum side yard setback for the property located at 10500 McIntosh Road.
- Application VA-17-017: William Hayes is requesting a variance from Section 1221.05(D)(1) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principal structure for the property located at 320 International Drive.
- Application VA 17-018: Jonathan Ginter is requesting a variance from Section 1121.13 of the Pataskala Code to allow for the construction of a driveway that would exceed the maximum grade for the property located at 1831 Azalea Lane.
- Application VA-17-019: Peter Pranger is requesting a variance from Section 1225.05(B) of the Pataskala Code to allow the creation of lots that would fail to meet the minimum lot area requirements and the minimum lot frontage requirement for the property located at 6081 Mink Street.

- Application CU-17-009: Ben Stansbury is requesting a conditional use pursuant to Section 1249.04(5) of the Pataskala Code to allow for the property to be used as an auto-repair facility for the property located at 6409 Summit Road.
 - Application CU-17-010: Steve Draughton is requesting a conditional use pursuant to Section 1249.04(5) of the Pataskala Code to allow the property to be used as an auto repair facility for the property located at 6407 Summit 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.
- **Food Truck Regulations**
- The Planning and Zoning Department has prepared draft zoning regulations for food trucks.
 - The draft regulations will be discussed with the Development Committee at their meeting on July 24, 2017.
- **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.

DEVELOPMENT UPDATE – July 10, 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