



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, 2018 Hearing: The following application is scheduled to be heard at the July 5, 2018 Planning and Zoning Commission hearing:

- Application MSP-18-001: Jonathan Wilcox is requesting approval of a Master Sign Plan application pursuant to Section 1295.13 of the Pataskala Code for the Heritage Town Center located on Hazelton-Etna Road.

➤ **Board of Zoning Appeals**

July 10, 2018 Hearing: The following applications are scheduled to be heard at the July 10, 2018 Board of Zoning Appeals hearing:

- Application VA-18-015: Eric and Amanda Fashano are requesting a variance pursuant to Section 1279.03(A)(3) of the Pataskala Code to allow for the construction of a fence that would exceed the maximum permitted height in front of the front building setback line for the property located at 11 Meadow Way SW.
- Application CU-18-002: Connie J. Klema is requesting a conditional use pursuant to Section 1233.04(7) of the Pataskala Code to allow for the construction of a two-family residential dwelling for the unimproved property located at the corner of Beeson Avenue and 3rd Avenue.
- Application VA-18-016: Connie J. Klema is requesting variances from Section 1233.05(C)(1) and Section 1233.05(C)(2) of the Pataskala Code to allow for the construction of a two-family dwelling that would fail to meet the minimum required front and side yard setbacks for the unimproved property located at the corner of Beeson Avenue and 3rd Avenue.

➤ **Comprehensive Plan Update**

- The third Steering Committee meeting is scheduled for Thursday, July 12 from 7:00pm to 9:00pm in Council Chambers.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- The Comprehensive Plan Community Survey is currently on the City's website.

- Postcards will be mailed to all registered voters in the City informing them of the survey and directing them to the City's website. Postcards are expected to be mailed within the next few days.
- Once the postcards have been mailed, the Community Survey will be posted on the City's Facebook page.
- The survey will be available for six weeks on the City's website after the postcards have been mailed.
- The Licking Heights Superintendent has posted of the survey on his Facebook page and notices for the survey were distributed at the June Chamber of Commerce meeting.

➤ **AEP LEAP Grant**

- A Local Economic Assistance Program (LEAP) grant provides funding to help local communities grow with a focus on retaining and expanding manufacturing jobs and have been awarded annually by AEP since 2005.
- LEAP grant funding can be used on varying projects that promote economic development, including business incubators, engineering and technology camps, site preparation and land use plans.
- The Planning and Zoning Department is pleased to report that the City of Pataskala was awarded a 2018 LEAP grant in the amount of \$10,000 to be used to offset the cost of the City's Comprehensive Plan update.
- The City will be formally awarded the grant on Thursday, June 28, 2018.

➤ **Ordinance 2018-4316 – Rezoning Request**

- The Planning and Zoning Department has begun the Code enforcement process on the McClellan properties as requested by City Council.
- Mr. McClellan has been making progress in his clean-up efforts.
- The Planning and Zoning Department will keep City Council apprised of Mr. McClellan's progress as we continue through the code enforcement 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 updated the regulations based upon comments from the Development Committee.
- The revised regulations were not presented to the Development Committee at the February 12, 2018 meeting due to time limitations.
- Following a recommendation to proceed from the Development Committee, the regulations will begin the code amendment process.
- The regulations were reviewed at the Development Committee on April 23rd.
- The regulations will be on the agenda for the August 1 Planning and Zoning Commission hearing.

➤ **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 is dedicating more time to this project in 2018.

➤ **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 is 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 – July 2, 2018

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
<p>The progress bar consists of eight chevron-shaped segments pointing right. The first six segments are green and contain the following text: 'File', 'BZA N/A', 'Prelim. Plan Nov. 2, 2017', 'City Council N/A', 'Engineering Aug 18, 2017', and 'Final Plan Aug 17, 2017'. The seventh segment is yellow and contains 'Construction Pending'. The eighth segment is red and contains 'Complete'.</p>	

AEP Substation	
Development Type: Industrial	Number of Units: N/A
Location: 3050 Etna Parkway	Acreage: 15 acres
<p>The progress bar consists of eight chevron-shaped segments pointing right. The first six segments are green and contain the following text: 'Filed July 7, 2017', 'BZA Aug. 8, 2017', 'Prelim. Plan N/A', 'City Council N/A', 'Engineering Apr 10, 2018', and 'Final Plan Apr 10, 2018'. The seventh segment is yellow and contains 'Construction Pending'. The eighth segment is red and contains '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 progress bar consists of eight chevron-shaped segments pointing right. The first six segments are green and contain the following text: 'Filed Jan 8, 2016', 'BZA N/A', 'Prelim. Plan May 4, 2016', 'City Council N/A', 'Engineering Jan. 12, 2017', and 'Final Plan Jan. 4, 2017'. The seventh segment is yellow and contains 'Construction Pending'. The eighth segment is red and contains '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

Hazelwood 4-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)

Hazelwood 6-1	
Development Type: Subdivision	Number of Units: 15 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)

Hazelwood 5-2	
Development Type: Subdivision	Number of Units: 31 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)

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

Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 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

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