

CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.cityofpataskalaohio.gov



621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on July 24, 2017, at 6:40 P.M. at City Hall located at 621 W. Broad Street.

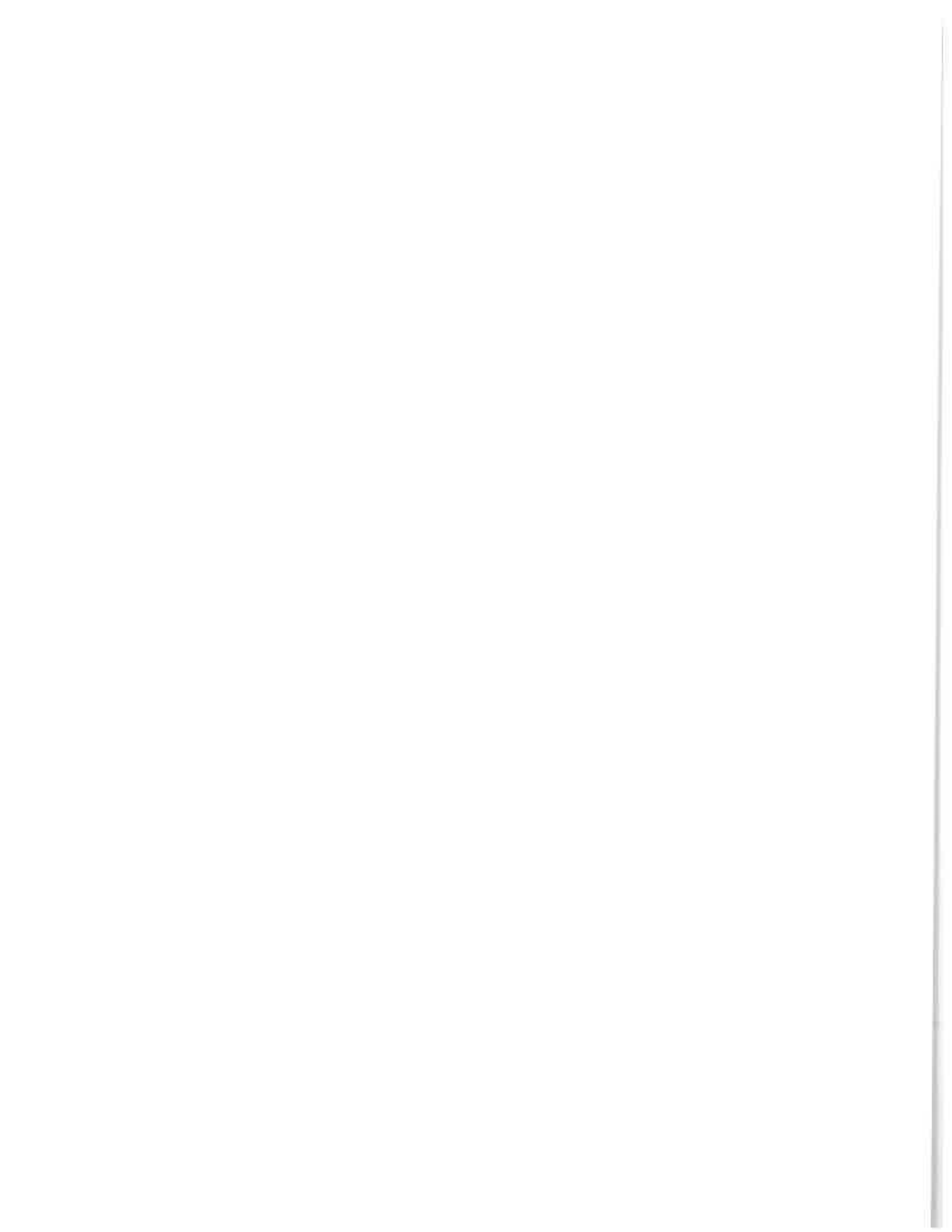
The following application will be considered:

Rezoning Application ZON-17-005: Kim Squared, LLC, is requesting to rezone from the PRO – Professional Research Office District to the LB – Local Business District, pursuant to Section 1217.02 of the Pataskala Code, for property located at 7856 Hazelton-Etna Road

All documents pertaining to the above will be available for examination at the City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

All interested citizens are welcome to attend.

Kathy M. Hoskinson
Clerk of Council





***Planning and Zoning
Department***

June 8, 2017

**Kim Squared, LLC
5667 York Road SW
Pataskala, Ohio 43062**

RE: Rezoning Application ZON-17-005

Kim Squared, LLC:

Your request to rezone property, located at 7856 Hazelton-Etna Road, from PRO – Professional Research Office district to LB – Local Business District, pursuant to Section 1217.02 of the Pataskala Code, was given a public hearing before the Pataskala Planning and Zoning Commission on Wednesday, June 7, 2017.

The Planning and Zoning Commission recommended *disapproval* of the rezoning request.

The recommendation will be forwarded to Pataskala City Council for consideration, pursuant to Chapter 1217 of the Pataskala Code.

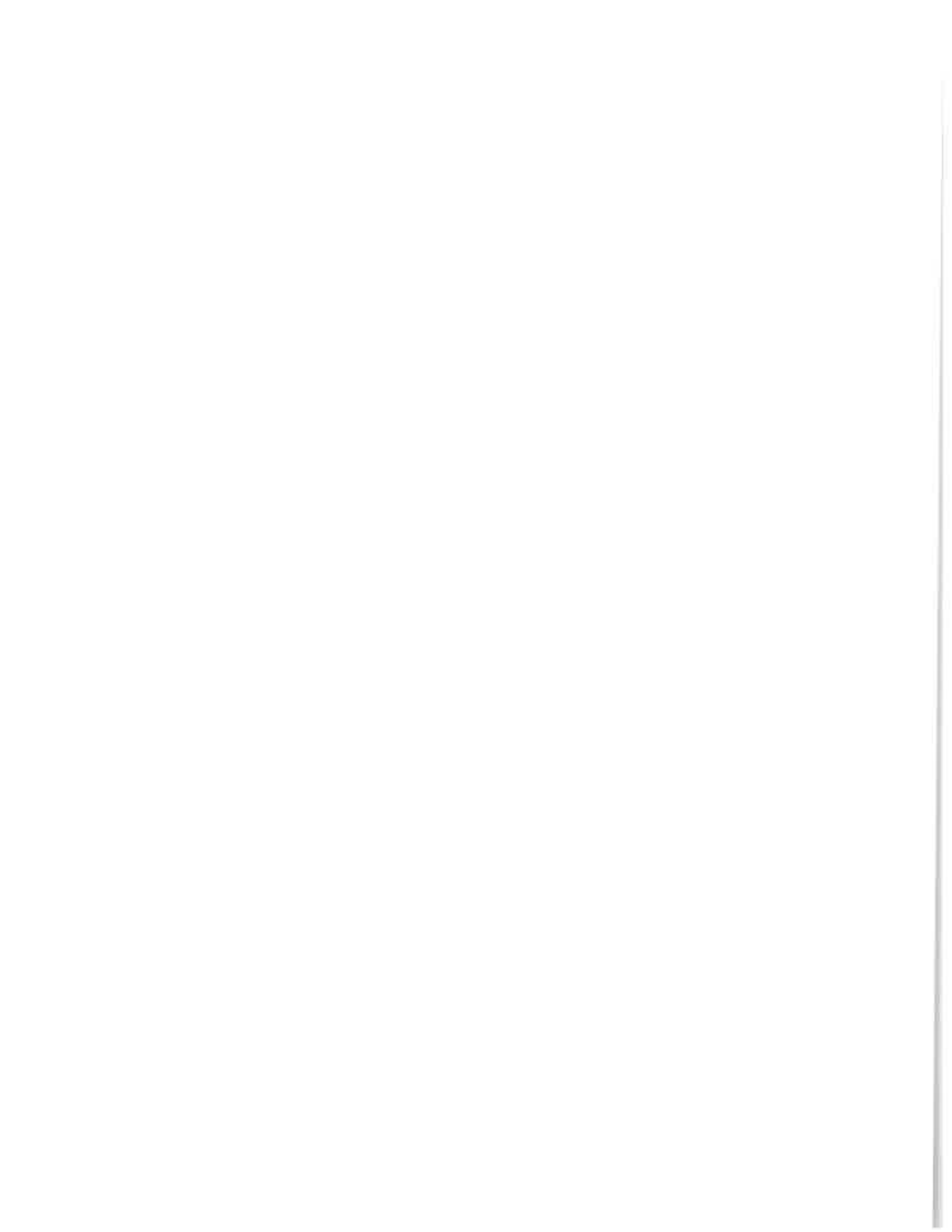
Keep this letter for your records as it constitutes your official notification of the decision by the City of Pataskala Planning and Zoning Commission.

Should you have any questions, please feel free to contact Zack Cowan, City Planner, at (740) 964-1316 or via email at zcowan@ci.pataskala.oh.us.

Sincerely,

**Lisa Paxton
Zoning Clerk**

**cc: File
Robin Samsal**





CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

June 7, 2017

Rezoning Application ZON-17-005

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Kim Squared, LLC |
| Owner: | Robin Samsal |
| Location: | 7856 Hazelton-Etna Road |
| Acreage: | 1.24 acres |
| Zoning: | PRO – Professional Research Office |
| Request: | Requesting to rezone the property from PRO – Professional Research Office district to LB – Local Business district pursuant to Section 1217.10 of the Pataskala Code. |

Description of the Request:

The applicant is seeking to rezone the property to use construct a daycare facility which is a conditionally-permitted use under the LB – Local Business district pursuant to section 1245.03 of the Pataskala Code.

Staff Summary:

The property has an existing 2,100-square foot house built in 1978. The applicant is proposing to rezone the property in order to demolish the existing house and construct a roughly 3,000-square foot day care facility which is a conditionally-permitted use in a PRO zone. However, when the property was rezoned to PRO in July of 2007, it included Limitation Text that includes a list of nine permitted uses which does not include “Day care center”. The Limitation Text has been included with the packet.

According to the narrative, the new building will be of contemporary design and will be consistent with other uses in the nearby areas.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Day care facilities are only conditionally-permitted uses in the applicable zone districts including in PRO. However, after being advised by the Law Director, a day care facility is not permitted due to the Limitation Text associated with the property. Therefore, the only option for the applicant is to rezone the property to a district that allows day care as a conditional use. The applicant initially intended to rezone the property to General Business but decided to rezone to Local Business in order to reduce the amount of permitted uses given that the property abuts a residential subdivision.

The future land use map designates the property for Office/Retail/Residential Mixed Use Area, so the proposed LB – Local Business district would be harmonious and in accordance with the Comprehensive Plan. Staff has not received any input from residents regarding the application.

Surrounding Area:

| Direction | Zoning | Land Use |
|-----------|---------------------------------|---------------------------|
| North | R-10 – High Density Residential | Vacant |
| East | AG – Agriculture | Single-Family Home |
| South | AG - Agriculture | Single-Family Home |
| West | R-10 – High Density Residential | Vacant/Single-Family Home |

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No Comments
- Public Service – No Comments
- Utilities Department – See attached
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Southwest Licking School District – No Comments

Modifications:

Should the Board choose to approve the applicant's request, the following modifications may be considered:

- None

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to (approve/disapprove) rezoning application number ZON-17-005 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

| Property Information | | |
|-------------------------------------------------------|--------------------------------------------------------|----------------------------------|
| Address: 7856 Hazelton-Etna Rd | | |
| Parcel Number: 064-152983-01.000 | | |
| Current Zoning: PRO(L) | Proposed Zoning: LB | Acres: 1.24 |
| Water Supply: | | |
| <input checked="" type="checkbox"/> City of Pataskala | <input type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |
| Wastewater Treatment: | | |
| <input type="checkbox"/> City of Pataskala | <input checked="" type="checkbox"/> South West Licking | <input type="checkbox"/> On Site |

| Staff Use |
|-----------------------------------|
| Application Number: ZON-17-005 |
| Fee: \$ 750 ⁰⁰ |
| Filing Date: 5/5/17 |
| Hearing Date: 6/7/17 |
| Receipt Number: 20489 |

| Applicant Information | | |
|--------------------------|----------------------------|------------|
| Name: Kim Squared LLC | | |
| Address: 5667 York Rd SW | | |
| City: Pataskala | State: OH | Zip: 43062 |
| Phone: 614-738-5790 | Email: colvins95@gmail.com | |

| Documents |
|--------------------------------------------------|
| <input checked="" type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Narrative |
| <input checked="" type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Address List |
| <input checked="" type="checkbox"/> Area Map |

| Owner Information | | |
|-------------------------|-----------|------------|
| Name: Robin G Samsal | | |
| Address: 191 Brandon Dr | | |
| City: Pataskala | State: OH | Zip: 43062 |
| Phone: | Email: | |

| Rezoning Information |
|----------------------------------------------------------------------------------------------------------------------|
| Request (Include Section of Code): change from ordinance no 2007-3780 - PRO(L) chapter 1243 to LB chapter 1247 |
| Describe the Project (Include Current Use and Proposed Use): |
| |
| |
| |
| |

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

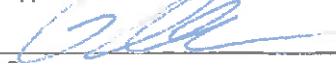
Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit one (1) copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this rezoning request.

Applicant:



Date:

5/5/17

Owner:

Date:

Zoning Request Narrative

The subject lots are currently zoned Professional-Research-Office District (PRO).

This request is to re-zone this property to Local Business (LB)

Kim Squared, LLC Intends to tear down the current single story non-conforming residence and in its place, construct a new 3000 square feet +/- child care center. The new building will be of contemporary design and in keeping with the general feel of architecture that exists throughout the City of Pataskala. This will be developed in the spirit and intent of the uses generally permitted in this section of state route 310 and is consistent with other uses in the nearby areas. The requested use will add value to community as it represents a needed community service and is consistent with the future use

1247.01 PURPOSE.

The purpose of the LB District is to encourage the establishment of local businesses and services which tend to meet the daily needs of the residents of an immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large regional oriented businesses or other businesses and services that would affect the neighborhood character of the district. These districts shall be strategically located with direct access to a collector thoroughfare as specified in the Major Thoroughfare Plan. Strip development shall be discouraged.

1247.02 SHORT NAME.

The short name and map symbol of the Local Business District is LB.

1247.03 PERMITTED USES.

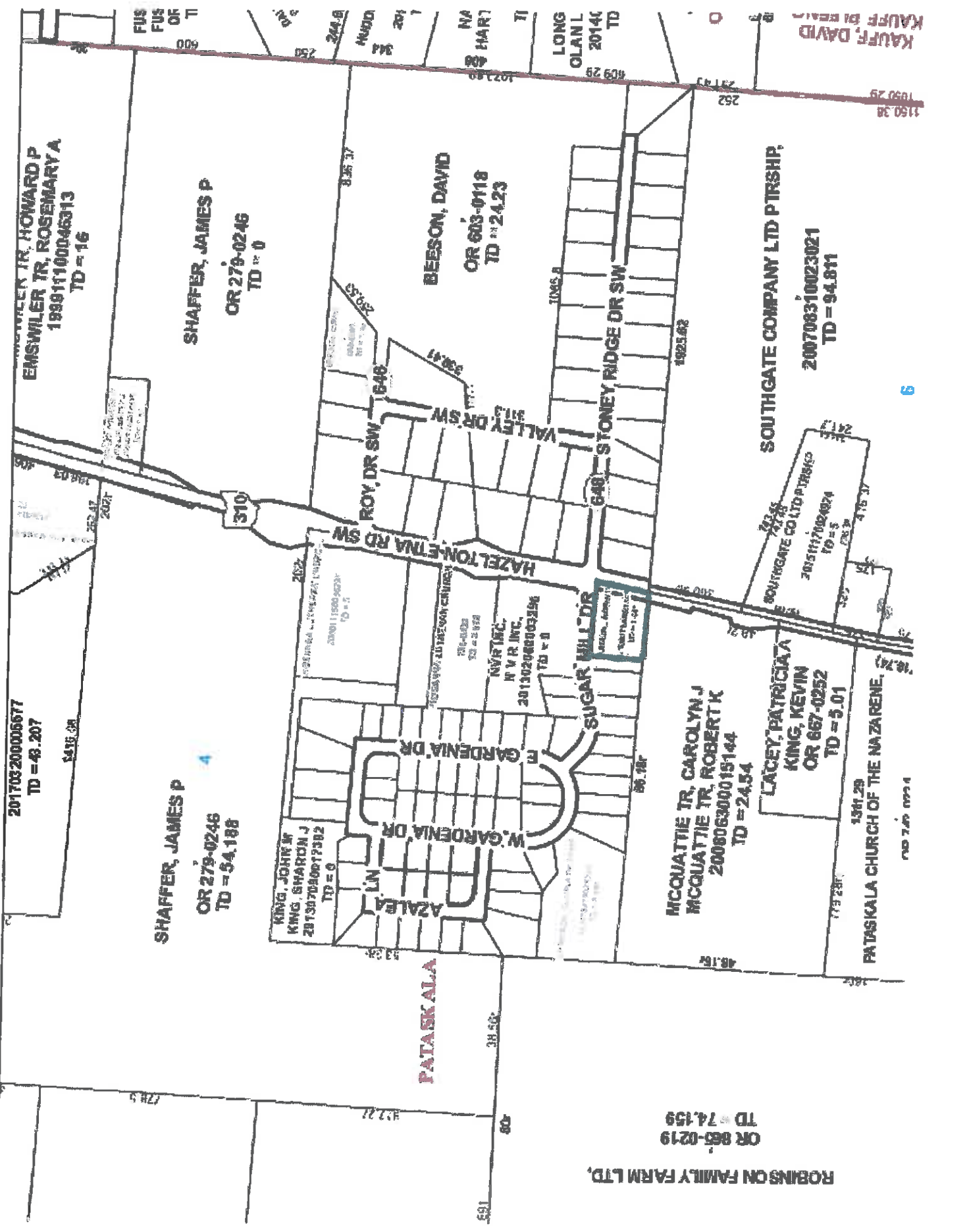
1. Religious institutions.
2. Public and private schools.
3. Public parks and playgrounds.
4. Governmental buildings.
5. Cemeteries.
6. Local retail business or service supplying commodities or performing services primarily for the residents of a local community; for example, fruit-vegetable stores, meat markets, drug stores, barbers or beauty shops, clothes cleaning and laundry pickup stations; laundromats, shoe stores.
7. Nurseries (plant materials) and/or greenhouses.
8. Restaurants without entertainment or drive-thru facilities.
9. Antique stores.
10. Libraries, museums, and art galleries.
11. Grocery under 10,000 square feet.
12. All uses marked as "Permitted Uses" in the Local Business District (LB) as listed in the NAICS Classification and Zoning District Matrix. (Ord. 2008-3843. Passed 7-21-08.)

1247.04 CONDITIONALLY PERMITTED USES.

A conditional use permit may be issued in accordance with Chapter 1215, and the other provisions of these regulations provided that the applicant can demonstrate that the proposed use is consistent with those general principles outlined in Section 1215.04 as well as any additional

standards in accordance with any or all of those standards found in Section 1215.05 or other conditions as required by the Board of Zoning Appeals and conditions referred to in the following descriptions:

1. Clinic and daycare facilities. Refer to Section 1215.05A.9., B. 10., E.8. as applies.
2. Public or private commercial swimming pool. Refer to Section 1215.05A. 3., 6.,8., 9., 10.).
3. Grocery store larger than 10,000 square feet. See definition, refer to Section 9., 10.), B.(2., 3.), E. (as applies), and F. 1.
4. Funeral homes, provided that there are no cremation facilities on the premises. Refer to Section 1215.05A.11. and E.8.
5. Theaters. Refer to Section 1215.05A.3.
6. Auto accessory store provided there is no outside storage.
7. Automobile service station pursuant to Chapter 1281, Gasoline Service Stations, provided operations involving major repairs, body and fender work, and painting, are not conducted on the premises; provided all pumps are set back at least forty (40) feet from the right-of-way line of all abutting streets; and provided parking and/or services areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six (6) feet in height above finished grade.
8. Contractor's office provided there is no outside storage Of construction vehicles, equipment, or materials on the premises.
9. Pet shop, provided all animals are housed within the principal buildings. Refer to Section 1215.05A.5. and E. (as applies).
10. Veterinary clinic. Refer to Section 1215.05A.5. and E. (as applies).
11. Research facilities. Refer to Section 1215.05A.5. and E. (as applies), definitions.
12. Lodge and fraternal organizations.
13. Medical or medical-related offices or clinics.
14. Law offices.
15. Insurance and real estate offices.
16. Banks and finance establishments.
17. Utility company offices.
18. Planning, architect, or engineering offices.
19. Other professional offices.
20. Accessory uses and structures.
21. Restaurants with drive-thru facilities.
22. All uses marked as "Conditional Uses" in the Local Business District (LB) as listed in the NAICS Classification and Zoning District Matrix.
(Ord. 2008-3843. Passed 7-21-08.)



EMSWILER TR, HOWARD P
198911100046313
TD = 16

SHAFFER, JAMES P
OR 279-0246
TD = 0

BEESON, DAVID
OR 603-0118
TD = 24.23

SOUTHGATE COMPANY LTD PTRSRP,
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TD = 94.811

201703200006677
TD = 48.207

SHAFFER, JAMES P
OR 279-0246
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KING, JOHN W
KING, SHARON J
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TD = 0

W. GARDENIA DR
AZALEA LN

NVR INC.
NVR INC.
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TD = 0

SUGAR HILL DR

MCQUATTIE TR, CAROLYN J
MCQUATTIE TR, ROBERT K
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TD = 24.54

LACEY, PATRICIA A
KING, KEVIN
OR 667-0252
TD = 5.01

PATASKALA CHURCH OF THE NAZARENE,
1361.29

ROBINSON FAMILY FARM LTD,
OR 865-0219
TD = 74.159

747.47 07934

KAUFF, DAVID
1150.38
1950.29



MVR INC.
MVR INC.
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ID=0

SPRINGER REBEKAH
SPRINGER JOSHUA
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KOBER KONRAD
YODER ELSIE LYNN
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HARTLESS AMY'S
MICHAEL W JR
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BANNER JERRY D JR
ROSE M
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PKL PROPERTY MANAGEMENT LLC
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SAMSKI ROBING
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ID=1241

McILWAIN SCOTTA
PAMELA
OR 03-07-73
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R-10

HAZELTON

PRO

STC

ROY. E





CITY OF PATASKALA, OHIO

ORDINANCE NO. 2007-3780

Passed, July 16, 2007

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7856 HAZELTON-ETNA ROAD FROM THE AG, AGRICULTURAL DISTRICT (AG) ZONING CLASSIFICATION TO THE PROFESSIONAL-RESEARCH-OFFICE DISTRICT (PRO (L)) ZONING CLASSIFICATION WITH LIMITATION TEXT.

WHEREAS, the property owner, Mr. Robin Samsal, filed an application to change the current zoning of his property located at 7856 Hazelton-Etna Road, Pataskala, Ohio from the Agricultural District (AG) zoning classification to the Professional-Research-Office District (PRO(L)) zoning classification with limitation text attached, and upon hearing the City Planning and Zoning Commission approved the change in zoning requested by the property owner; and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the City Planning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PATASKALA, LICKING COUNTY, OHIO, A MAJORITY OF THE MEMBERS CONCURRING:

Section 1. The property located at 7856 Hazelton-Etna Road, Pataskala, Ohio, belonging to Mr. Robin Samsal is hereby rezoned to the Professional-Research-Office District (PRO(L)) zoning classification with Limitation Text attached hereto as Exhibit "A" and made a part hereof, from the Agricultural District (AG) zoning classification, subject to all of the following conditions and limitations, which were recommended by the Planning and Zoning Commission, and which shall become part of the zoning of the property:

- A. That the first addendum be included in the Limitation Text (said First Addendum shall be incorporated as Exhibit "B" attached hereto and made a part hereof).

And that this Ordinance shall be amended, by a motion that was passed by City Council on June 18, 2007 as follows:

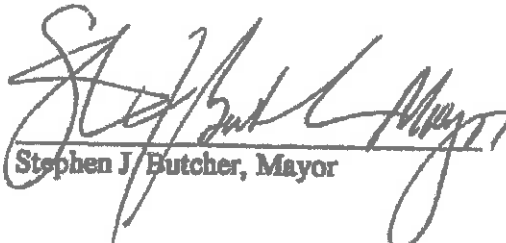
- A. To add 50 feet of right-of-way.

Section 2. The Official Zoning Map of the City of Pataskala, Ohio, is hereby amended and revised by changing the zoning of the property to the Professional-Research-Office District (PRO(L)) zoning classification with conditions and limitation text set forth in Section 1 of this Ordinance. The City Administrator is hereby directed to make this change on the Official Zoning Map in accordance with the provisions of this Ordinance.

Section 3. This Ordinance shall become effective from and after the earliest period allowed by law.

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Stephen J. Butcher, Mayor

Approved as to Form


Rufus Hurst, Law Director

APPLICATION FOR ZONING CHANGE, CITY OF PATASKALA

March 2, 2007

Robin Samsal
191 Brandon Drive
Pataskala, Ohio 43082

Property address: 7856 Hazelton-Etna Road, Pataskala, Ohio 43082
Existing Zoning District: AG-Agricultural, RR-Rural Residential
Proposed Zoning District: PRO-Professional-Research-Office

Introduction:

The property is approximately 1.24 acres with a single family home and detached garage, currently rented as residential. To the north and west side connecting property is zoned (L) R10, High Density Residential. On the south and east side it is zoned AG-RR Agricultural, Residential.

Proposed use of property is PRO-Professional-Research-Office as stated in Chapter 1243 of Pataskala Zoning Code as outlined below:)

1. Medical or Medical-related offices, offices or clinics
2. Law offices
3. Insurance and/or real estate offices
4. Banks and Finance Establishments
5. Utility company offices
6. Research facilities and/or laboratories
7. Government offices
8. Planning, Architect or Engineering offices
9. Veterinary offices and clinics, excluding facilities for outside board or exercising of animals

Development Standards:

1. Lot Area and Width, Setbacks and Yards, Lot Capacity, Parking and Loading Requirements, Signage and Bulk requirements shall comply with Section 1243, General Requirements of the PR district of the codified Ordinances of Pataskala Zoning Code.

PRO

2. Architectural Commitments:

- a. Buildings shall be sited with the longest and/or predominant building façade parallel to the major adjacent street.
- b. Buildings design shall be with the same quality of finish on all facades/elevations. Additional building, whether attached or detached, shall be of similar design, materials and construction.
- c. Building materials shall be limited to the following:
 - i. Brick
 - ii. Natural or cultured stone
 - iii. Clapboard siding
 - iv. Precast
- d. Synthetic materials shall be permitted above ground story and allowed on the ground level only as an accent feature (i.e. engaged columns, cornices, pediments, etc.)
- e. Tinted glass shall be permitted. Reflective or mirrored glass shall be prohibited.
- f. Prefabricated metal building, untreated masonry block structures, poured concrete exterior walls or buildings featuring an exterior finish entirely of glass are prohibited.
- g. Pitched, mansard or flat roofs shall be permitted. All flat roofs shall be required to have a parapet and/or means of screening all rooftop mechanical equipment from view at ground level. All rooftop screens must be consistent with and harmonious to the building's facade and character.

3. Building Height Requirements:

Any structures built shall have a maximum height of 35 feet or less, unless a variance is granted.

7. Landscaping Standards:

- a. Landscaping shall follow the I.2 Standards in the Pataskala Zoning Code unless a variance is granted.
- b. Sidewalks shall be provided according to City of Pataskala design standards.
- c. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within the parcels. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Standard tree preservation practices shall comply with Section 1283.03 of the codified Ordinances of Pataskala.

8. Traffic Commitments:

1. Any change in use of the property will create the need for a future traffic study and potentially revisions to the existing access.
2. Any new construction, either additions or completely new structures, will create the need for a traffic study and potentially revisions to the existing access.

I believe that the proposed rezoning of the property is consistent with the comprehensive plan of the area and will be an asset to the community. A small professional business would have little impact on the surrounding properties. There will be a proposed drive connecting the property with Sugar Mill Drive. At this time, the property is for sale and the exact use is not known.

Robin G. Samsal

4. Lighting/Utility Commitments:

- a. All lighting shall be cut-off type fixtures (down lighting) and shall minimize light spillage to off-site parcels. Buildings and landscaping at entry locations may be up-lit or down-lit provided landscape lighting minimizes spill over into public rights-of-way.
- b. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure style and light quality compatibility.
- c. Parking lot lighting standards shall not exceed 28 feet in height.
- d. All new or relocated utility lines shall be installed underground.
- e. All site utility equipment shall be screened from view from ground level by wall, fence or landscaping material utilizing the same material or character of surrounding buildings.
- f. All new utility and transmission lines shall be located underground and be designed and located, including those located along the rear property line, in such a manner that they will have minimum adverse visual and physical impact on the roadside.

5. Trash and Garbage Control:

All storage areas and trash storage receptacles shall be totally enclosed by structures or opaque fences on four sides; screened from adjacent uses, and be located behind building(s). Garbage areas shall meet the requirements of section 1263.06.

6. Loading Areas:

Loading areas shall be located behind building(s) and screened from adjacent unlike uses.

FIRST ADDENDUM

The following item is added to the Limitation Text:

- a. Commercial loading areas shall be located behind building(s) and screened from adjacent unlike uses.

The following items are to be added under Section 8, Traffic Commitments:

1. The language is modified to read: "Any changes in use of the property will require that a traffic study be performed, prior to occupancy, to determine any and all traffic improvements required by the City".
2. The language is modified to read: "Any new construction, either additions or completely new structures to be erected on the property will require that a traffic study be performed, prior to development, to determine any and all traffic improvements required by the City".

The following is added:

Site Drainage – Drainage of Property, Drains:

1. From back to front into existing ditch, which is currently being re-worked due to street widening from Sugarmill Development.

D. ...

From: Scott Fulton
To: Zachary Covert
Subject: FW: Zoning Review
Date: Monday, May 15, 2017 1:39:06 PM
Attachments: lmap0201.png

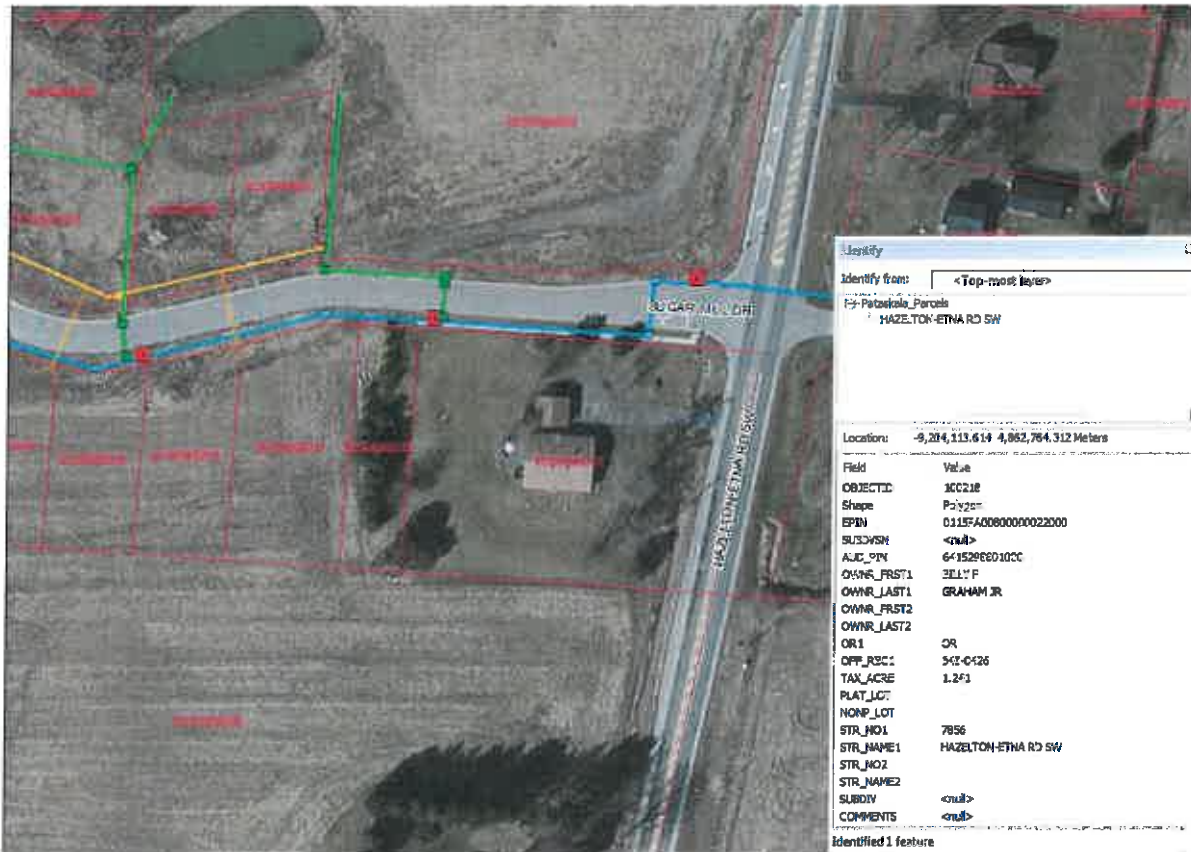
FYI

SCOTT FULTON
Director of Planning
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Phone: 740-927-2168
Cell: 614-440-5222

From: Nathan Coey
Sent: Monday, May 15, 2017 11:57 AM
To: Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: Zoning Review

ZON-17-005 7856

-
Hazelton-Etna Road
Not currently a customer.
Will require water service off Sugar Mill Drive
Will require sewer service off Sugar Mill Drive
Pipe/labor/ service connection to mains at the cost of owner
In addition to the water and sewer impact fees total \$9,320



FP-17-001 Plute Homes

-
Require end user water pressure reducing valves in homes (PRV's) due to this area served by the potential for high pressure over 100 PSI.

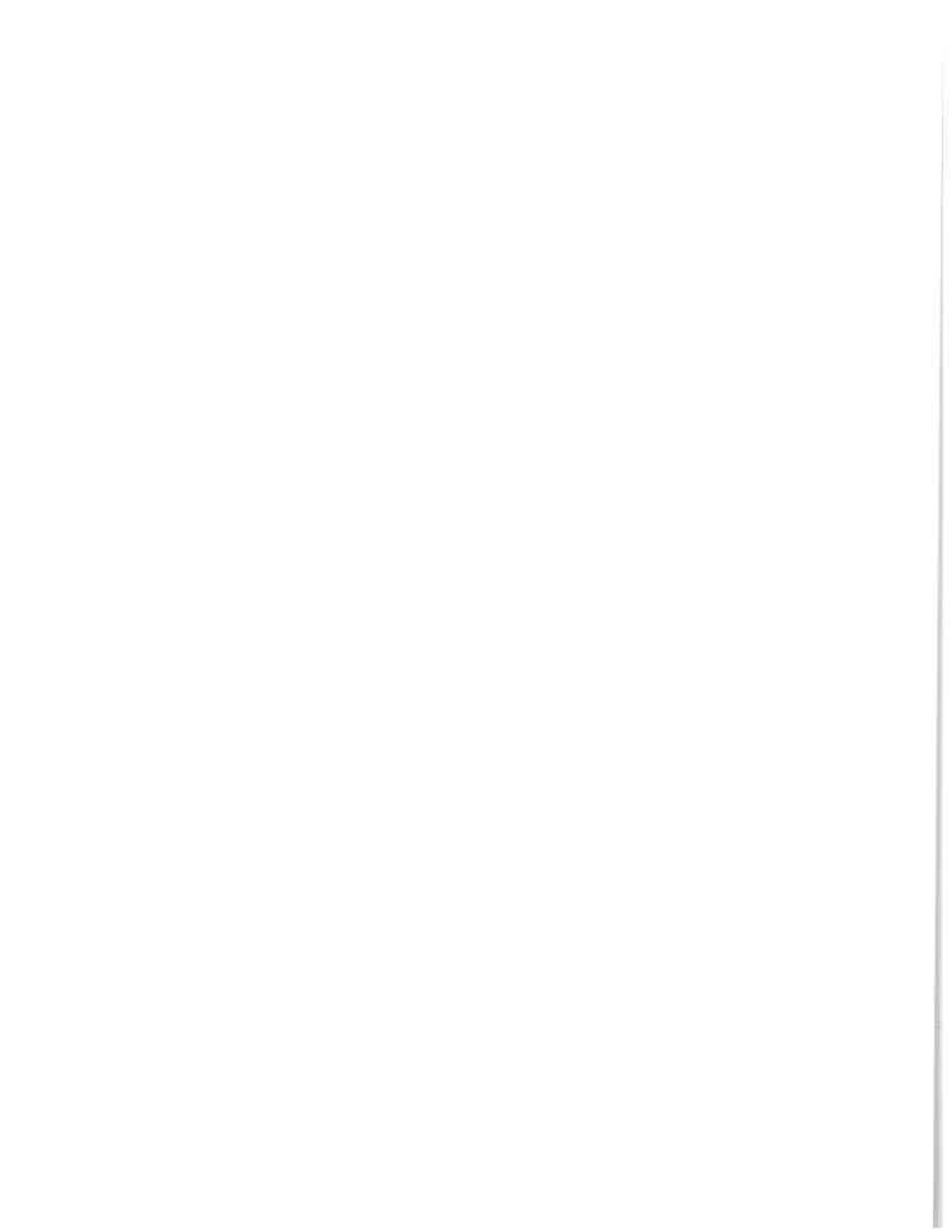
ZON-17-006 Wilcox Communities

-
Conditional approval pending 3rd party review of water flow and pressure concerns in the area. Additional requirements may be in order pending review. Utility Department impact fees will be issued pending engineering review prior to PTI submission.

Water and Sewer Mains to be public. Services from main to each building will be private.
Additional water main connection loop will be required at Richwood Drive in addition to Emswiler PKWY.

Nathan W. Coey
Utility Director
City of Pataskala
621 W. Broad Street
Suite 1-D
Pataskala, Ohio 43062
Office: 740-927-4134
ncoey@ci.pataskala.oh.us

**"Integrity is doing the right thing, even when no one is watching."
C.S. Lewis**





*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

You received this notice because you own property in close proximity to the parcel under consideration.

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, June 7, 2017 at 6:30 p.m. in Council Chambers, City Hall, located at 621 West Broad Street.

The Planning and Zoning Commission will discuss the following application:

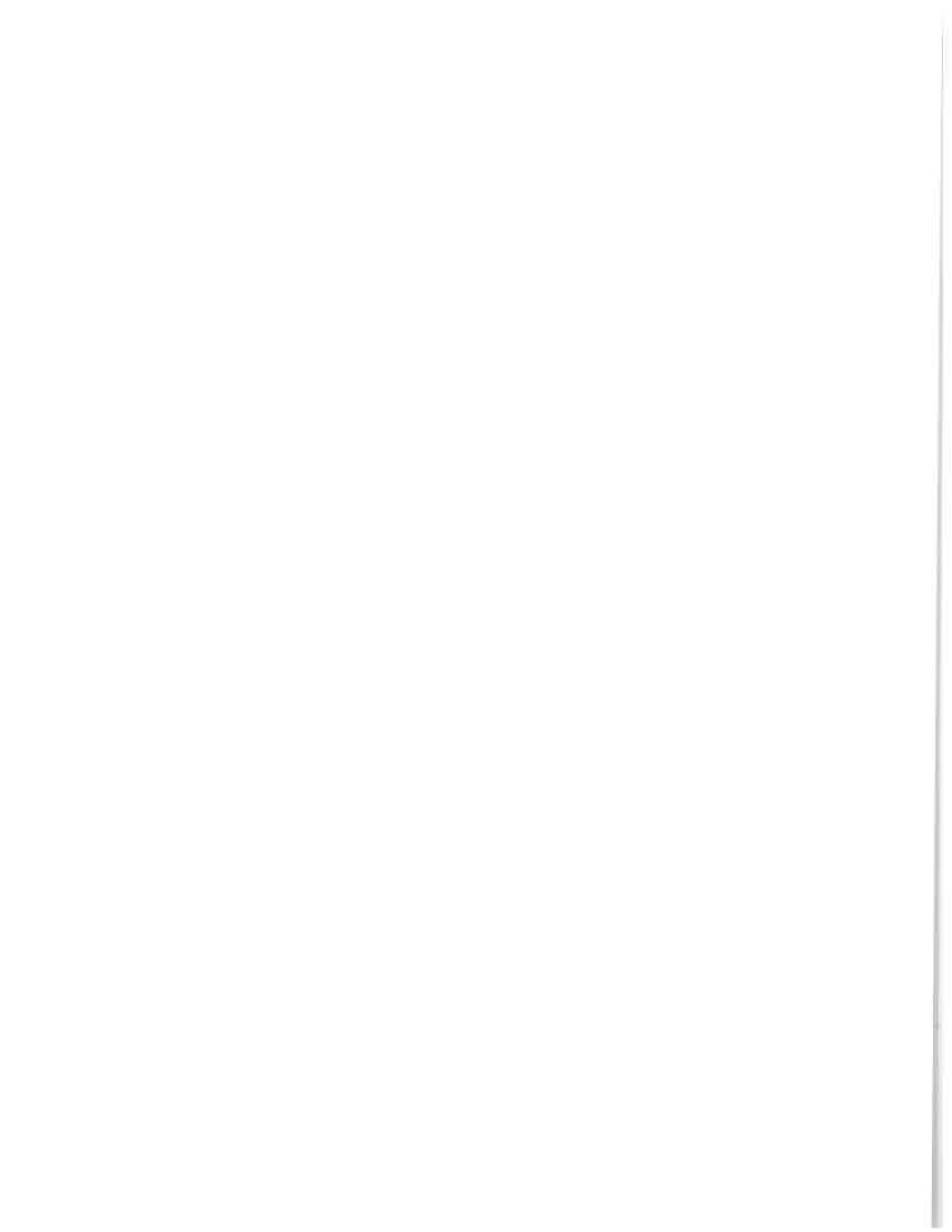
Rezoning Application ZON-17-005: Kim Squared, LLC, is requesting to rezone from the PRO – Professional Research Office District to the LB – Local Business District, pursuant to Section 1217.02 of the Pataskala Code, for property located at 7856 Hazelton-Etna Road.

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application's hearing has not been postponed or delayed.

The application is available for review at the Planning and Zoning Department, 621 West Broad Street, Suite 2A and will be available online:

<http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/planning-zoning-commission/>

Pataskala Planning and Zoning Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.





Introduced: 7/24/2017
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2017-4290

AN ORDINANCE ADOPTING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION TO DENY THE REZONING REQUEST FOR THE PROPERTY LOCATED AT 7856 HAZELTON-ETNA ROAD, PATASKALA, OHIO (PARCEL NUMBER 064-152988-01.000)

WHEREAS, pursuant to Section 1217.02 of the Pataskala Codified Ordinances, Kim Squared, LLC filed Rezoning Application ZON-17-005, to rezone the property located at 7856 Hazleton-Etna Road, Pataskala, Ohio (Parcel Number 064-152988-01.000), totaling ±1.24 acres, from the Professional Research Office (PRO) zoning classification to the Local Business (LB) zoning classification; and

WHEREAS, as required by Section 1217.07 of the Pataskala Codified Ordinances, the Planning and Zoning Commission held a public hearing on June 7, 2017; and

WHEREAS, as required by Section 1217.08 of the Pataskala Codified Ordinances, notice of the Planning and Zoning Commission's public hearing was published in a newspaper of general circulation on May 25, 2017, and

WHEREAS, as required by Section 1217.09 of the Pataskala Codified Ordinances, notice of the Planning and Zoning Commission's a public hearing was mailed to property owners within 200 feet or two parcels of the subject property at least 10 days prior to the public hearing; and

WHEREAS, upon hearing the application, the Planning and Zoning Commission recommended the amendment be not granted; and

WHEREAS, as required by Section 1217.11 of the Pataskala Codified Ordinances, Council for the City of Pataskala held a public hearing to discuss this rezoning request; and

WHEREAS, as required by Section 1217.12 of the Pataskala Codified Ordinances, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing; and

WHEREAS, having determined all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, Council for the City of Pataskala now wants to adopt the Pataskala Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO; A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section 1: Council for the City of Pataskala hereby adopts the Planning and Zoning Commission's recommendation to not grant/deny Rezoning Application ZON-17-005.

Section s: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 3: This Ordinance shall take effect at the earliest time allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk

Michael W. Compton, Mayor

APPROVED AS TO FORM:

Brian M. Zets, Law Director



Introduced: 7/24/2017
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2017-4290

AN ORDINANCE DENYING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION TO DENY THE REZONING REQUEST FOR THE PROPERTY LOCATED AT 7856 HAZELTON-ETNA ROAD, PATASKALA, OHIO (PARCEL NUMBER 064-152988-01.000)

WHEREAS, pursuant to Section 1217.02 of the Pataskala Codified Ordinances, Kim Squared, LLC filed Rezoning Application ZON-17-005, to rezone the property located at 7856 Hazleton-Etna Road, Pataskala, Ohio (Parcel Number 064-152988-01.000), totaling ±1.24 acres, from the Professional Research Office (PRO) zoning classification to the Local Business (LB) zoning classification; and

WHEREAS, as required by Section 1217.07 of the Pataskala Codified Ordinances, the Planning and Zoning Commission held a public hearing on June 7, 2017; and

WHEREAS, as required by Section 1217.08 of the Pataskala Codified Ordinances, notice of the Planning and Zoning Commission's public hearing was published in a newspaper of general circulation on May 25, 2017, and

WHEREAS, as required by Section 1217.09 of the Pataskala Codified Ordinances, notice of the Planning and Zoning Commission's a public hearing was mailed to property owners within 200 feet or two parcels of the subject property at least 10 days prior to the public hearing; and

WHEREAS, upon hearing the application, the Planning and Zoning Commission recommended the amendment be not granted; and

WHEREAS, as required by Section 1217.11 of the Pataskala Codified Ordinances, Council for the City of Pataskala held a public hearing to discuss this rezoning request; and

WHEREAS, as required by Section 1217.12 of the Pataskala Codified Ordinances, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing; and

WHEREAS, having determined all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, Council for the City of Pataskala now wants to deny the Pataskala Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO; A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section 1: Council for the City of Pataskala hereby denies the Planning and Zoning Commission's recommendation, and therefore approves Rezoning Application ZON-17-005. The property located at 7856 Hazelton-Etna Road, Pataskala, Ohio (Parcel Number 064-152988-01.000 is hereby rezoned from the Professional Research Office (PRO) zoning classification to the Local Business (LB) zoning classification.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the Professional Research Office (PRO) zoning classification to the Local Business (LB) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall take effect at the earliest time allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk

Michael W. Compton, Mayor

APPROVED AS TO FORM:

Brian M. Zets, Law Director