



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 was heard at the July 5, 2017 Planning and Zoning Commission hearing:

- **Application ZON-17-006:** The Planning and Zoning Commission approved a request by Wilcox Communities for approval of an amendment to an approved Final Plan pursuant to Section 1255.20 of the Pataskala Code for the Hazelton Town Center with the following conditions:
 1. The applicant shall change the name of the development since a "Pataskala Town Center" already exists in Harrison Township.
 2. The applicant shall submit revised landscaping plans that fully address the provisions addressed in the development text and shall include the revised landscaping plans as part of the development plan.
 3. The applicant shall clarify in the development text that conditionally permitted uses of the GB – General Business District shall be conditionally permitted in Subarea D.
 4. Regulations for the patios shall be described in the development text and indicated in the development plan.
 5. The minimum square footage requirements for condominiums in Subareas B and C shall be clarified in the development text.
 6. The proposed deviations shall be approved pursuant to Section 1255.14(b)(3)(A) of the Pataskala Code.
 7. In the development text under Subarea C, "Typical Lot Size" shall be revised to say "Minimum Lot Size".
 8. The applicant shall complete the entirety of Emswiler Way as delineated on the development plan as part of Phase 1 of the project.
 9. The note on sheet 3 of the development plan stating "Temporary Knock Down Bollards (To be removed when the construction of Phase 2 is complete)" shall be removed.
 10. The applicant shall address all comments of the City Engineer
 11. The applicant shall address all comments of the Public Service Department.
 12. The applicant shall address all comments of the Utilities Department.
 13. The applicant shall address all comments of the West Licking Joint Fire District
 14. A complete set of Construction Plans shall be submitted for review and approval prior to any construction activity.
 15. The applicant shall work with the Willises to develop a mutually agreeable landscaping plan.

August 2, 2017 Hearing: The following applications are scheduled to be heard at the August 2, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-007: NVR, Inc. is requesting approval of a Preliminary Development Plan pursuant to Section 1255.19 of the Pataskala Code for the Hunter's Crossing Subdivision located on the unimproved property on Refugee Road (PID 063-141384-00.000).
- Application PM-17-001: EPC Services is requesting approval of a Planned Manufacturing District application pursuant to Section 1253.07 of the Pataskala Code for the property located at 3050 Etna Parkway.

➤ **Board of Zoning Appeals**

July 11, 2017 Hearing: The following applications were heard at the July 11, 2017 Board of Zoning Appeals hearing:

- Application VA-17-015: The Board of Zoning Appeals denied a request by Christopher and Velvet Dean for 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: The Board of Zoning Appeals approved a request by Christopher and Velvet Dean for 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 with the following conditions:
 1. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to constructing the accessory building
 3. The proposed accessory building shall not adversely affect neighboring properties pursuant to Section 1221.05(H).
 4. No commercial activity shall be permitted from the accessory building pursuant to Section 1221.05(G).
 5. The height of the accessory building shall not exceed 25 feet pursuant to Section 1221.05(C).
 6. Side yard setback of the accessory building shall not be less than five (5) feet from the adjacent western property line.

- Application VA-17-017: The Board of Zoning Appeals approved a request by William Hayes for 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 with the following conditions:
 1. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala prior to constructing the accessory building.
 3. All other requirements of Section 1221.05 shall be met.
- Application VA 17-018: The Board of Zoning Appeals approved a request by Jonathan Ginter for 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 with the following conditions:
 1. The applicant shall submit a revised site plan displaying the correct driveway slope.
 2. The Utility Department shall approve the meter pit and curb box locations.
 3. The driveway shall not exceed the current existing slope as of July 11, 2017.
- Application VA-17-019: The Board of Zoning Appeals disapproved a request by Peter Pranger for 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: The Board of Zoning Appeals approved a request by Ben Stansbury for 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 with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.
 2. No vehicles shall be permitted to occupy the right-of-way for parking at any time.
 3. Liquid pollutants shall not enter or be allowed to enter any storm or sanitary facilities at any time.
 4. The applicant shall comply with any and all regulations of the Ohio EPA for retention and disposal of possible pollutants.
 5. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
 6. No parking on other lots without a shared parking arrangement shall be permitted pursuant to Section 1291.08.
 7. Parking shall be restricted to a maximum of 35 spaces.
 8. Hours of operation shall be restricted to Monday through Friday, 9:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 12:00 p.m. noon.

9. All repairs are to be conducted indoors, and all materials and parts and pieces are to be stored indoors.
- 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.
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.
 2. No vehicles shall be permitted to occupy the right-of-way for parking at any time.
 3. Liquid pollutants shall not enter or be allowed to enter any storm or sanitary facilities at any time.
 4. The applicant shall comply with any and all regulations of the Ohio EPA for retention and disposal of possible pollutants.
 5. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
 6. No parking on other lots without a shared parking arrangement shall be permitted pursuant to Section 1291.08.
 7. Parking shall be limited to a maximum of eight (8) parking spaces for the applicant's stated use.
 8. Hours of operations shall be restricted to Monday through Friday, 9:00 a.m. to 5:00 p.m., and Saturday, 9:00 a.m. to 2:00 p.m.
 9. All repairs shall be conducted indoors, and materials and parts and pieces shall be housed indoors.
 10. All applicable permits shall be obtained to ensure that there is proper ventilation.

➤ **Ordinance 2017-4290**

- This ordinance would rezone the property located at 7856 Hazelton-Etna Road from the PRO – Professional Research Office district to the LB – Local Business district.
- It is the applicant's intention to use the property for a day care facility.
- The Planning and Zoning Commission recommended denial of the rezoning request by a 3 to 3 vote.

➤ **Ordinance 2017-4292**

- This ordinance would amend the Discharge and Non-Discharge Map to include lots in platted subdivisions in the Non-Discharge area.
- These lots were inadvertently omitted from previous amendment and it has been Council policy to place lots in platted subdivisions in the Non-Discharge area.
- At their July 10 meeting, the Agricultural Committee recommended the Planning and Zoning Department proceed with the amendment as presented for consideration by Council.

- A map indicating the parcels to be amended is attached, with the exception of Location 4.
- **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 were 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 24, 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

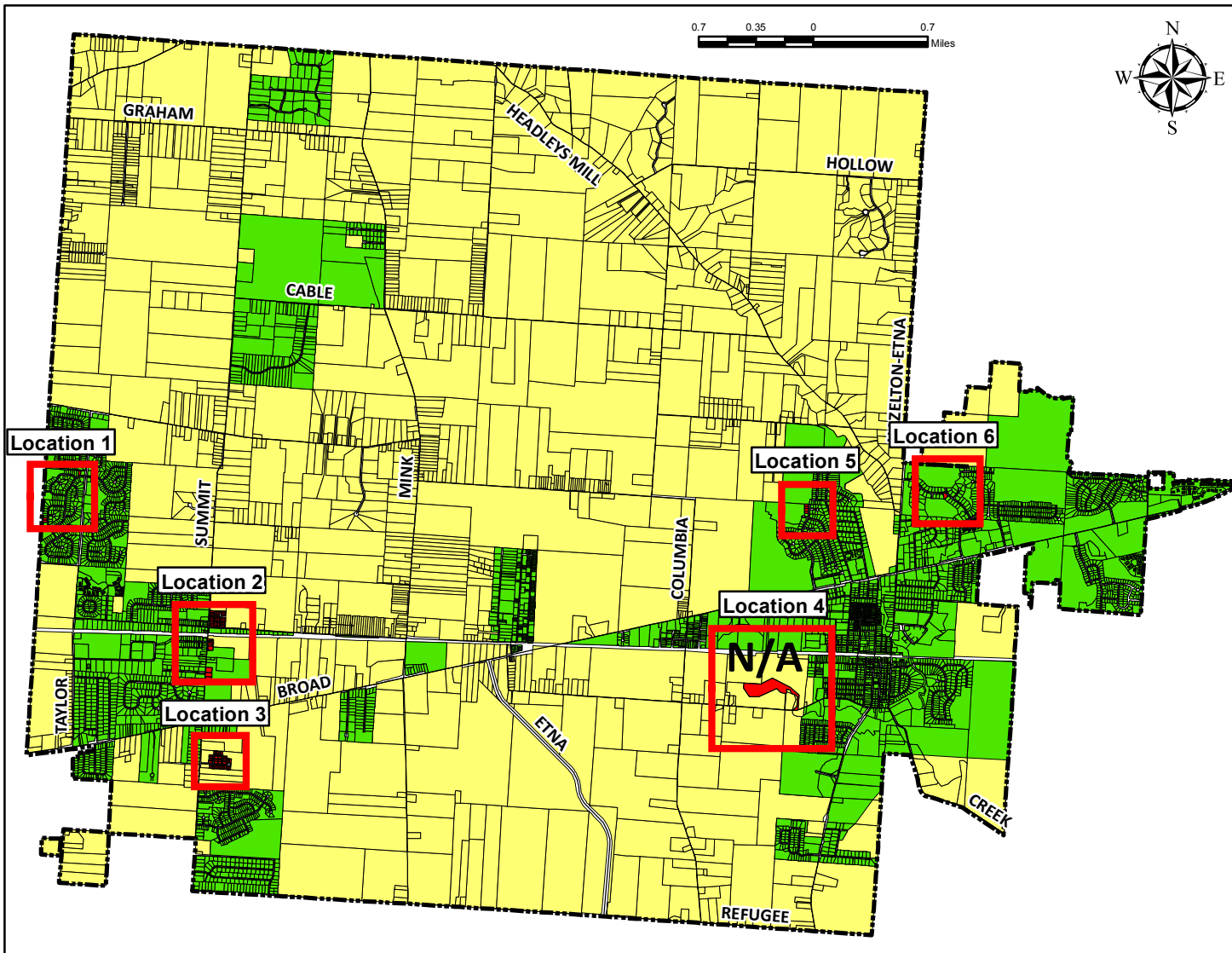
Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 units (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres

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
<pre> graph LR A[Filed Jan 8, 2016] --> B[BZA N/A] B --> C[Prelim. Plan May 4, 2016] C --> D[City Council N/A] D --> E[Engineering Pending] E --> F[Final Plan May 3, 2017] F --> G[Construction] G --> H[Complete] </pre>	

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
<pre> graph LR A[Filed May 5, 2017] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Pending] E --> F[Final Plan June 7, 2017] F --> G[Construction] G --> H[Complete] </pre>	



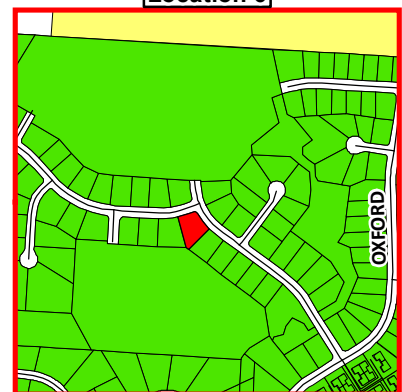
City of Pataskala Discharge and Non-Discharge Locations 2016

Legend

- Additions to Non-Discharge
- Non-Discharge Areas
- Discharge Allowed Areas

Ordinance #2016-4258

Location 6



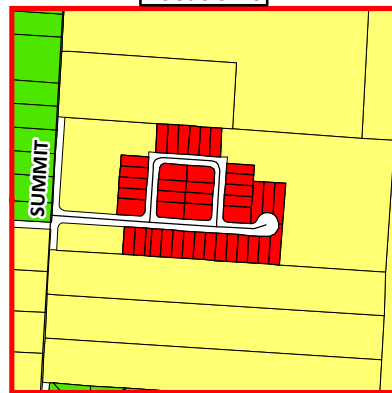
Location 1



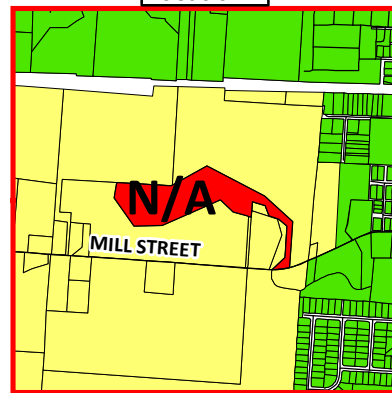
Location 2



Location 3



Location 4



Location 5

