



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:**

June 7, 2017 Hearing: The following applications were heard at the June 7, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-005: The Planning and Zoning Commission recommended disapproval of a request by Kim Squared, LLC 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 the property located at 7856 Hazelton-Etna Road.
- Application FP-17-001: The Planning and Zoning Commission approved a request by Pulte Homes of Ohio, LLC for approval of an amendment to an approved Final Plan pursuant to Section 1113.17 of the Pataskala Code for the unimproved property at the end of Corylus Drive with the following conditions:
 1. All comments provided in Attachment A shall be addressed and administratively approved.
 2. All comments provided by the West Licking Fire District shall be addressed and administratively approved.
 3. All comments provided by the Public Service Director shall be addressed and administratively approved.
 4. Water pressure reducing valves shall be installed in each home.
 5. The applicant shall address all comments on the engineering plans.
 6. A variance for reducing the minimum collector street radius on Corylus Drive shall be approved by the Board of Zoning Appeals.
 7. Landscaping and/or bollards shall be used to delineate the stream corridor preservation zone on Lots 259, 260 and 261.
- Application ZON-17-006: The Planning and Zoning Commission tabled 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.

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.

➤ **Board of Zoning Appeals**

June 13, 2017 Hearing: The following applications were heard at the June 13, 2017 Board of Zoning Appeals hearing:

- Application VA-17-010: The Board of Zoning Appeals approved a request by Danny Kyle Biggers for a variance from Section 1221.05(B) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property located at 120 Blacks 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 prior to constructing the accessory building.
- Application VA-17-011: The Board of Zoning Appeals approved a request by Eddie Urdak for a variance from Section 1211.05(B) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property located at 303 Aberdeen 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 Licking County Building Department prior to constructing the accessory building.
 3. The addition to the detached garage shall not create drainage issues.
- Application VA-17-012: The Board of Zoning Appeals approved a request by Pulte Homes of Ohio, LLC for a variance from Section 1117.10 of The Pataskala Code to allow for a reduction of the minimum centerline radius for the unimproved property at the end of Corylus Drive with the following condition:
 1. The applicant shall receive approval from the Planning and Zoning Commission for an amended Final Development Plan.
- Application VA-17-013: The Board of Zoning Appeals tabled a request by Kathleen Ayres for a variance from Section 1203.03 of the Pataskala Code to allow for the construction of an accessory building that would be located on a lot without a principal structure for the property located at 70 First Street.
- Application VA-17-014: The Board of Zoning Appeals disapproved a request by Vickie Westbrook for a use variance pursuant to 1211.07(B) of the Pataskala Code to allow the property to be used as a daycare facility for the property located at 13142 East Broad Street.
- Application VA-17-015: The Board of Zoning Appeals tabled 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 tabled a request by Christopher and Velvet Dean for variances from Sections 1221.05(D)(1) and 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 requirement for the property located at 10500 McIntosh Road.
 - Application CU-17-008: The Board of Zoning Appeals disapproved a request by Matthew Buss and Stephanie Siengenthaler for a conditional use pursuant to 1273.06 of the Pataskala Code to allow the property to be used as a bed and breakfast facility for the property located at 3700 Alward 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.
- **Demolition Regulations**
- The Planning and Zoning Department has prepared draft zoning regulations for demolitions.
 - While a demolition permit appears on the fee schedule there is currently nothing in the zoning code that addresses what the criteria for when a demolition permit is necessary, the requirements to ensure that a demolition is done properly, or a definition of demolition.

- Council will hold a public hearing to consider the demolition regulations on June 19, 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.
- At this point, the development update is a partial list and will be amended to include additional developments.

DEVELOPMENT UPDATE – June 19, 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>	