



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects & Issues**

➤ **Planning and Zoning Commission:**

**June 7, 2017 Hearing:** The following applications are scheduled to be heard at the June 7, 2017 Planning and Zoning Commission hearing:

- 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 the property located at 7856 Hazelton-Etna Road.
- Application FP-17-001: Pulte Homes of Ohio, LLC is requesting 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.
- 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**

**May 30, 2017 Special Hearing:** The following applications were heard at the May 30, 2017 Board of Zoning Appeals special hearing:

- Application CU-17-004: The Board of Zoning Appeals disapproved a request by PBM Wireless Services, LLC for a conditional use pursuant to Section 1253.04 of the Pataskala Code to allow a cell tower to be constructed on the property located at 11346 Refugee Road.
- Application VA-17-009: The Board of Zoning Appeals approved a request by Chris Bailey for a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building to be located in front of the principal structure for the property located at 2957 Headleys Mill Road with the following conditions:
  1. The applicant shall obtain a demolition permit prior to construction of proposed accessory building and prior to demolishing the existing pole barn.
  2. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
  3. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to constructing the accessory building
  4. The existing drainage pattern shall not be disturbed or permanently altered.

- Application CU-17-007: The Board of Zoning Appeals approved a request by Overflow International, Inc. for a conditional use pursuant to Section 1245.04(2) of the Pataskala Code to allow the property to be used as a religious institution for the property located at 361 South Main Street with the following condition:
  1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.

**June 13, 2017 Hearing:** The following applications are scheduled to be heard at the June 13, 2017 Board of Zoning Appeals hearing:

- Application VA-17-010: Danny Kyle Biggers is requesting 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.
- Application VA-17-011: Eddie Urdak is requesting 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.
- Application VA-17-012: Pulte Homes of Ohio, LLC is requesting 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.
- Application VA-17-013: Kathleen Ayres is requesting 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: Vickie Westbrook is requesting 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: Christopher and Velvet 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 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: Matthew Buss and Stephanie Siengenthaler are requesting 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 5, 2017

Broadmoore Commons – Phase I	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 54 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 29.815 acres
<p>The timeline consists of eight chevron-shaped arrows pointing right. The first four are green: 'Filed' (Jan 8, 2016), 'BZA' (N/A), 'Prelim. Plan' (May 4, 2016), and 'City Council' (N/A). The fifth is yellow: 'Engineering' (Jan. 12, 2017). The sixth is green: 'Final Plan' (Jan. 4, 2017). The seventh is yellow: 'Construction' (Pending). The eighth is red: 'Complete'.</p>	

American Electric Power	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres
<p>The timeline consists of eight chevron-shaped arrows pointing right. The first four are green: 'File', 'BZA' (N/A), 'Prelim. Plan' (Nov. 2, 2017), and 'City Council' (N/A). The fifth is yellow: 'Engineering' (Pending). The sixth is red: 'Final Plan'. The seventh is red: 'Construction'. The eighth is red: 'Complete'.</p>	

Ravines at Hazelwood – Phase III	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 40 units (single-family)
<b>Location:</b> 0 Pine Hills Drive	<b>Acreage:</b> 21.365 acres
<p>The timeline consists of eight chevron-shaped arrows pointing right. The first four are green: 'File', 'BZA' (N/A), 'Prelim. Plan' (Jan. 4, 2017), and 'City Council' (N/A). The fifth is yellow: 'Engineering' (Pending). The sixth is red: 'Final Plan'. The seventh is red: 'Construction'. The eighth is red: 'Complete'.</p>	

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

Carrington Ridge – Phase II Amendment	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 36 units (apartment)
<b>Location:</b> 7201 Hazelton-Etna Road	<b>Acreage:</b> 6.84 acres

Jefferson Meadows	
<b>Development Type:</b> Condominium Complex	<b>Number of Units:</b> 16 units (4 condominium buildings)
<b>Location:</b> 341 Virginia Court	<b>Acreage:</b> 2.7 acres

Broadmoore Commons – Phase 2 and 3	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 87 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 23.82 acres
<pre> graph LR     A[Filed Jan 8, 2016] --&gt; B[BZA N/A]     B --&gt; C[Prelim. Plan May 4, 2016]     C --&gt; D[City Council N/A]     D --&gt; E[Engineering Pending]     E --&gt; F[Final Plan May 3, 2017]     F --&gt; G[Construction]     G --&gt; H[Complete] </pre>	