



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**

March 7, 2018 Hearing: The following applications were heard at the March 7, 2018 Planning and Zoning Commission hearing:

- Application ZON-18-002: The Planning and Zoning Commission recommended approval of a request by Rose Oberst to rezone from the R-87 – Medium-Low Density Residential district and the GB – General Business district to the GB – General Business district pursuant to Section 1217.10 of the Pataskala Code for the properties located at 14271 Broad Street, 14305 Broad Street, 14359 Broad Street and 14379 Broad Street with the following condition:
 1. L4 landscaping buffer, pursuant to Section 1283.06(5) of the Pataskala Code, shall be installed along the east property line of 14305 Columbus Road, parcel number 063-141930-00.000.
- Application ZON-18-003: The Planning and Zoning Commission recommended approval of request Tammy Hickin and Reuben-Mac, LLC to rezone from the R-15 – Medium-High Density Residential district to the GB – General Business district pursuant to Section 1217.10 of the Pataskala Code for the properties located at 65 South Main Street and an unimproved property on North End Drive.

April 4, 2018 Hearing: The Following applications are scheduled to be heard at the April 4, 2018 Planning and Zoning Commission hearing:

- Application FP-18-002: Pulte Homes of Ohio, LLC is requesting approval of an amendment to an approval Final Development Plan for Hazelwood Section 4 and 5 pursuant to Section 1113.17 of the Pataskala Code.
- Application ZON-18-005: Grand Communities is requesting to rezone from the R-10 – High Density Residential District to the PDD – Planned Development District for The Extension of Settlement at Pataskala pursuant to Section 1255.13 of the Pataskala Code.
- Application ZON-17-007: NVR, Inc. is requesting approval of a rezoning from the R-87 – Medium Low Density Residential district to the PDD – Planned Development District and for approval of the Preliminary Plan for Hunter's Crossing pursuant to Section 1255.13(b) of the Pataskala Code. *This project was tabled at the August 2, 2017 Planning and Zoning Commission hearing and the applicant is requesting removal from the table so that revisions to the plan can be discussed. The applicant is requesting that no action be taken at this time.*

➤ **Board of Zoning Appeals**

March 13, 2018 Hearing: The following applications were heard at the March 13, 2018 Board of Zoning Appeals hearing.

- Application VA-18-003: The Board of Zoning Appeals approved a request by Michael Vojacek for a variance from Section 1227.05(C)(2) of the Pataskala code to allow for the construction of a single-family home that would fail to meet the minimum side yard setback requirement for the property located at 5100 Mink Street with the following conditions:
 1. The applicant shall construct the dwelling 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 construction of the dwelling.

- Application VA-18-004: The Board of Zoning Appeals approved a request by Craig and Krisztina Breidenbach for a variance from Section 1221.05(D)(1) of the Pataskala Code to allow for an accessory building to be located in front of the principal structure for the property located at 2725 Summit Road SW with the following conditions:
 1. The applicant shall construct the dwelling as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala, Licking County Building Department, and the Licking County Health Department prior to construction of the dwelling.
 3. The well and septic system shall be located a minimum of 10 feet from any structure.

- Application VA-18-005: The Board of Zoning Appeals approved a request by Matthew Stewart for variances from Section 1227.05(C)(2) of the Pataskala Code to allow for a house that would fail to meet the minimum side yard setback requirement and from Section 1227.05(C)(3) of the Pataskala Code to allow for a house that would fail to meet the minimum rear yard setback requirement for the property located at 14679 Morse Road with the following conditions:
 1. The applicant shall construct the dwelling as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala, Licking County Building Department, and the Licking County Health Department prior to construction of the dwelling.
 3. The applicant shall submit an affidavit to the Planning and Zoning Department stating that the existing structure will be used only as a guest house.

- Application CU-18-001: The Board of Zoning Appeals approved a request by Ben Payne with M+A Architects for a conditional use pursuant to Section 1243.04(1) of the Pataskala Code to allow for the properties to be used as a nursing home for the property located at 144 East Broad Street 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. The applicant shall be approved for a Transportation Corridor Overlay District (TCOD) application prior to operating the facility.

➤ **Comprehensive Plan Update**

- The City Administrator and the Director of Planning will have a Comprehensive Plan Kick Off call with OHM on Thursday, March 15 at 3pm.

➤ **Subdivision Regulations**

- The Planning and Zoning Department and Public Service Director have completed the first draft of the revised subdivision regulations.
- A copy of the first draft was distributed to Council via email on October 18, 2017.
- The first draft of the subdivision regulations was reviewed by the Law Director and subsequently updated by staff.
- A finalized draft was presented to the Development Committee at their meeting on November 20, 2017.
- Staff incorporated the comments from the Development Committee and updated the subdivision regulations accordingly.
- Planning and Zoning Commission recommended approval of the subdivision regulations at January 3, 2018 hearing.
- The subdivision regulations had a public hearing before Council on February 20, 2018 as Ordinance 2018-4312.

➤ **Wireless Telecommunication Facilities**

- The Planning and Zoning Department presented draft regulations for Wireless Telecommunication Facilities (Cell Towers) to the Development Committee on November 20, 2017.
- The Planning and Zoning Department is updated the regulations based upon comments from the Development Committee.
- The revised regulations have been reviewed by the Law Director.
- The revised regulations were presented to the Development Committee at the February 12, 2018 meeting.
- The Development Committee recommended that the regulations proceed through the code amendment process.
- The regulations will be on the April 4, 2018 Planning and Zoning Commission agenda for consideration.

➤ **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 will be reviewed at the next Development Committee meeting.

➤ **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 – March 19, 2018

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
<p>The process flow diagram consists of eight chevron-shaped boxes pointing right. The first six boxes are green: '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 box is yellow: 'Construction Pending'. The eighth box is red: 'Complete'.</p>	

AEP Substation	
Development Type: Industrial	Number of Units: N/A
Location: 3050 Etna Parkway	Acreage: 15 acres
<p>The process flow diagram consists of eight chevron-shaped boxes pointing right. The first four boxes are green: 'Filed July 7, 2017', 'BZA Aug. 8, 2017', 'Prelim. Plan N/A', and 'City Council N/A'. The fifth and sixth boxes are yellow: 'Engineering Pending' and 'Final Plan Pending'. The seventh box is red: 'Construction'. The eighth box is red: '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 process flow diagram consists of eight chevron-shaped boxes pointing right. The first six boxes are green: '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 box is yellow: 'Construction Pending'. The eighth box is red: '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
<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 Jun 21, 2017] E --> F[Final Plan May 3, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartment)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
<pre> graph LR A[File Jan. 6, 2017] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Feb. 1, 2017] E --> F[Final Plan July 27, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 acres
<pre> graph LR A[File Oct. 13, 2017] --> B[BZA Jan. 9, 2018] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering Pending] E --> F[Final Plan Pending] F --> G[Construction Pending] 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 Sep. 5, 2017] E --> F[Final Plan June 7, 2017] F --> G[Construction Pending] G --> H[Complete] </pre>	

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)
<pre> graph LR A[Filed Feb. 12, 2018] --> B[BZA] B --> C[Prelim. Plan] C --> D[City Council] D --> E[Engineering] E --> F[Final Plan] F --> G[Construction] G --> H[Complete] </pre>	

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)
<pre> graph LR A[Filed Feb. 12, 2018] --> B[BZA] B --> C[Prelim. Plan] C --> D[City Council] D --> E[Engineering] E --> F[Final Plan] F --> G[Construction] G --> H[Complete] </pre>	

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