



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 1, 2017 Hearing: The following applications were heard at the March 1, 2017 Planning and Zoning Commission hearing.

- Application ZON-17-001: The Planning and Zoning Commission approved a request by American Structure Point for approval of an amendment to a final development plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge apartments with the following conditions:
 1. The southern water main stub for Carrington Ridge shall be connected to the existing City water main near the development. This will provide a service loop to the development with the installation of main line pipe less than 150 feet. Parts and materials shall meet Pataskala specifications by the Utility Director.
 2. The retention pond volume shall be verified to ensure it is still in accordance with the original plan.
 3. The property owner shall submit a complete set of revised mylar plans for signatures to the Planning and Zoning Department.
 4. Revised Development Text indicating divergences from the approved final plan shall be submitted to the Planning and Zoning Department.
 5. Property will be maintained so that landscaping will be kept free of weeds; trees and shrubs will be pruned and not overgrown and unsightly. Dead/dying trees and shrubs will be replaced (February 19, 2014 condition of approval).
 6. Structures will be maintained so that paint is not chipping/peeling, colors of materials and accents are not fading, siding and building materials are not falling away from structures, warped, cracking, with holes etc. Roofing materials are maintained so shingles are not missing. Gutters are to be attached to buildings. No junk or outdoor storage of materials post-construction is allowed. Structures are to be maintained in an attractive manner overall. (February 19, 2014 condition of approval).
 7. Private street and pathway structures are to be maintained so pot holes, cracking and general deterioration is not occurring (February 19, 2014 condition of approval).
 8. High end vinyl material is to be allowed. Staff to have final administrative approval of materials (February 19, 2014 condition of approval).
 9. That the second entrance be a right-in, right-out only design, with final design to be approved administratively by staff. (February 19, 2014 condition of approval).
 10. That environmental features A, B and C be placed into 'preservation zones' (February 19, 2014 condition of approval).
 11. That the applicant works with staff on final materials for the pathway designated as "mulch path" (February 19, 2014 condition of approval).

12. That final landscaping tree and shrub choices and placement along the exterior borders of the site, including ROW trees, be approved administratively by staff (February 19, 2014 condition of approval).
 13. Varying the exterior colors of individual units (February 19, 2014 condition of approval).
- Application ZON-17-002: The Planning and Zoning Commission approved a request by Diana Christine LeFever for approval of a rezoning request from R-7 Village Single-Family Residential to DB – Downtown Business pursuant to Section 1217.10 of the Pataskala Code for the property located at 280 South Main Street with the following condition:
 1. A Conditional Use shall be approved to allow the second floor of the principle structure to be used as a residence.

April 5, 2017 Hearing: The following application is scheduled to be heard at the April 5, 2017 Planning and Zoning Commission hearing:

- Application TCO-17-001: Edwards Real Estate Group, LLC is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code for the unimproved property on Broad Street (Parcel ID 063-15088200000).

➤ **Board of Zoning Appeals**

March 14, 2017 Hearing: The following applications were heard at the March 14, 2017 Board of Zoning Appeals hearing.

- Application VA-17-004: The Board of Zoning Appeals approved a request by Sunspace of Central Ohio, LLC for a variance from Section 1237.05(C)(3) of the Pataskala Code to allow for the construction of a porch that would fail to meet the required rear yard setback for the property located at 419 Oak Meadow Drive with the following conditions:
 1. The applicant shall construct the porch 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 porch.
- Application VA-17-005: The Board of Zoning Appeals approved a request by Catalogna Performance for a variance from Section 1295.09(b)(4)(A) of the Pataskala Code to allow for the construction of a ground sign that would fail to meet the required setback from the right-of-way for the property located at 15 Broad Street with the following conditions:
 1. The applicant shall construct the sign 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 installing the sign.

3. The applicant shall sign an affidavit stating that he/she is responsible for moving the sign if work in the right-of-way is required.
 4. The variance shall expire upon change of ownership of the property or upon change of use of the property.
- Application VA-17-006: The Board of Zoning Appeals approved a request by the Pataskala Public Service Department for variances from Sections 1227.05(C)(1), 1227.05(C)(2) and 1227.05(C)(3) of the Pataskala Code to allow for reductions to the front, side and rear yard setbacks for the property located at 5222 Mink Street.
 - Application VA-17-007: The Board of Zoning Appeals approved a request by Robert Platte for a variance from Section 1229.05(C) of the Pataskala Code to allow a home addition to extend into the minimum rear setback of the property for the property located at 371 Woodside Drive with the following conditions:
 1. The applicant shall construct the addition 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 addition.

April 11, 2017 Hearing: The following applications are scheduled to be heard at the April 11, 2017 Board of Zoning Appeals hearing:

- Application CU-17-003: Diana LeFever is requesting a conditional use pursuant to Section 1245.04 of the Pataskala Code to allow the property to be used for residential purposes for the property located at 280 South Main Street.
- Application CU-17-004: PBM Wireless Services, LLC is requesting 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.

➤ **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.)
- The Planning and Zoning Department is working with the Development Committee to establish a steering committee.

➤ **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.
- **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 – March 20, 2017

| Broadmoore Commons – Phase I | |
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| 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 |
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| American Electric Power | |
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| Development Type: Industrial | Number of Units: Warehouse and storage yard |
| Location: 4000 Etna Parkway | Acreage: 80 acres |
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| Ravines at Hazelwood – Phase III | |
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| Development Type: Subdivision | Number of Units: 40 units (single-family) |
| Location: 0 Pine Hills Drive | Acreage: 21.365 acres |
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| Reserve at Hazelwood | |
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| Development Type: Subdivision | Number of Units: 26 units (single-family) |
| Location: 0 Timber View Court | Acreage: 12.937 acres |
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| Carrington Ridge – Phase II Amendment | |
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| Development Type: Apartment Complex | Number of Units: 36 units (apartment) |
| Location: 7201 Hazelton-Etna Road | Acreage: 6.84 acres |
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