



**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:**

**March 1, 2017 Hearing:** The following applications are scheduled to be heard at the March 1, 2017 Planning and Zoning Commission hearing.

- Application ZON-17-001: American Structure Point is requesting approval of an amendment to a final development plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge apartments.
- Application ZON-17-002: Diana Christine LeFever is requesting 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.

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

- Application TCOD-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 are scheduled to be heard at the February 14, 2017 Board of Zoning Appeals hearing.

- Application VA-17-004: Sunspace of Central Ohio, LLC is requesting 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.
- Application VA-17-005: Catalogna Performance is requesting approval of 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.

- Application VA-17-006: The Pataskala Public Service Department is requesting 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: Robert Platte is requesting 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.
- **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.)
- **Subdivision Regulations**
- The Planning and Zoning Department continues to work in conjunction with the Public Service Director to update the Subdivision Regulations.
  - I will be attending a Licking County Development Department meeting on March 8 regarding the update of the County subdivision regulations to gain insight as to how their update could apply to ours.
- **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 6, 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

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

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

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