



**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:**

**May 3, 2017 Hearing:** The following applications are scheduled to be heard at the May 3, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-003: Westport Homes is requesting to approval of a Final Development Plan for Broadmoore Commons Phase 2 & 3 pursuant to Section 1255.14(b) of the Pataskala Code for the unimproved property on Broad Street.
- Application ZON-17-004: The Planning and Zoning Commission is requesting to amend Pataskala Code Chapter 1221 General Regulations to provide regulations for demolitions.

➤ **Board of Zoning Appeals**

**May 9, 2017 Hearing:** The following applications are scheduled to be heard at the May 9, 2017 Board of Zoning Appeals hearing:

- 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.
- Application VA-17-009: Chris Bailey is requesting 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.
- Application CU-17-007: Overflow International, Inc. is requesting 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.

➤ **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.
  - Staff presented the draft demolition regulations to the Planning and Zoning Commission who requested that the Planning and Zoning Department prepare formal regulations and proceed with the code amendment process.
  
- **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 – May 1, 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 for Broadmoore Commons – Phase I consists of eight chevron-shaped stages: Filed (Jan 8, 2016), BZA (N/A), Prelim. Plan (May 4, 2016), City Council (N/A), Engineering (Jan. 12, 2017), Final Plan (Jan. 4, 2017), Construction (Pending), and 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 for American Electric Power consists of eight chevron-shaped stages: File, BZA (N/A), Prelim. Plan (Nov. 2, 2017), City Council (N/A), Engineering (Pending), Final Plan, Construction, and 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 for Ravines at Hazelwood – Phase III consists of eight chevron-shaped stages: File, BZA (N/A), Prelim. Plan (Jan. 4, 2017), City Council (N/A), Engineering (Pending), Final Plan, Construction, and 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
<pre> graph LR     A[File Dec. 18, 2014] --&gt; B[BZA N/A]     B --&gt; C[Prelim. Plan Feb. 4, 2015]     C --&gt; D[City Council N/A]     D --&gt; E[Engineering May 5, 2016]     E --&gt; F[Final Plan Feb. 3, 2016]     F --&gt; G[Construction Pending]     G --&gt; H[Complete] </pre>	

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
<pre> graph LR     A[File Jan. 6, 2017] --&gt; B[BZA N/A]     B --&gt; C[Prelim. Plan N/A]     C --&gt; D[City Council N/A]     D --&gt; E[Engineering Feb. 1, 2017]     E --&gt; F[Final Plan Pending]     F --&gt; G[Construction]     G --&gt; H[Complete] </pre>	

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
<pre> graph LR     A[File N/A] --&gt; B[BZA N/A]     B --&gt; C[Prelim. Plan N/A]     C --&gt; D[City Council N/A]     D --&gt; E[Engineering N/A]     E --&gt; F[Final Plan N/A]     F --&gt; G[Construction Pending]     G --&gt; H[Complete] </pre>	

<b>Broadmoore Commons – Phase 2 and 3</b>	
<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 Pending]     F --&gt; G[Construction]     G --&gt; H[Complete]   </pre>	