



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:**

May 3, 2017 Hearing: The following applications were heard at the May 3, 2017 Planning and Zoning Commission hearing:

- Application ZON-17-003: The Planning and Zoning Commission approved a request by Westport Homes for 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 with the following conditions:
 1. All comments provided in Attachment A shall be addressed and administratively approved.
 2. All comments provided by the Public Service Director and City Engineer shall be addressed.
 3. The applicant shall address all comments on the engineering plans.
 4. The applicant shall address the fencing concerns and resubmit plans as appropriate.
- Application ZON-17-004: The Planning and Zoning Commission approved a request by the Planning and Zoning Commission to amend Pataskala Code Chapter 1221 - General Regulations, Chapter 1203 – Definitions and Chapter 1263 – Old Town Pataskala District to provide regulations for demolitions.

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 9, 2017 Hearing: The following applications were scheduled to be heard at the May 9, 2017 Board of Zoning Appeals hearing; however, the hearing could not be held due to the lack of a quorum:

- 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.

June 13, 2017 Hearing: At this time, the following applications are scheduled to be heard at the June 13, 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.
- 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.

➤ **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 – May 15, 2017

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 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. The first six stages are green, Construction is yellow, and Complete is red.</p>	

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 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. The first four stages are green, Engineering is yellow, and the final three are red.</p>	

Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 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. The first four stages are green, Engineering is yellow, and the final three are red.</p>	

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

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

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

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 Pending] E --> F[Final Plan May 3, 2017] F --> G[Construction] G --> H[Complete] </pre>	