



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**

December 6, 2017 Hearing: The following applications are scheduled to be heard at the December 6, 2017 Planning and Zoning Commission hearing:

- Application REP-17-001: Victor Meredith is requesting approval of a replat of the Taylor Road Commercial Park pursuant to Section 1123.02 of the Pataskala Code for the unimproved property on Kelma Drive North.
- Application ZON-17-010: John Lind is requesting to amend a Final Development Plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge Apartments.
- Application ZON-17-011: Victor Meredith is requesting to rezone from the R-20 – Medium Density Residential District to the M-1 – Light Manufacturing District pursuant to Section 1217.02 of the Pataskala Code for the unimproved property located on Harrison Drive.

➤ **Board of Zoning Appeals**

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

- Application VA-17-025: The Board of Zoning Appeals approved a request by Deborah Saltsman for variances from Sections 1221.07(B)(1)(ii) and 1221.07(B)(1)(iii) of the Pataskala Code to allow for the construction of a patio that would fail to meet the side and rear yard setbacks for the property located at 516 South Main Street with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala.
 2. The patio shall not negatively impact drainage to the adjacent property lines.
- Application CU-17-013: The Board of Zoning Appeals tabled a request by Foor Farms II, LLC to amend a conditional use permit pursuant to Section 1239.04(4) of the Pataskala Code in order to amend the approved plans for the Foor Farms condominium development.
- Application CU-17-014: The Board of Zoning Appeals tabled a request by Jennifer Jordan for a conditional use pursuant to Section 1229.04(1) of the Pataskala Code to allow for a home occupation for dog grooming services for the property located at 122 Christy Lee Drive.

December 12, 2017 Hearing: At this time, no applications have been submitted for the December 12, 2017 Board of Zoning Appeals hearing. The application deadline is November 17, 2017.

➤ **Food Truck Regulations**

- The food truck regulations were presented at the September 6, 2017 Planning and Zoning Commission where it was recommended for approval.
- A public hearing was held by Council on October 16, 2017 at 6:40 pm for ordinance number 2017-4297.
- The regulations were amended at the November 6, 2017 Council meeting based upon comments from staff, Council and the Law director.

➤ **Neighbor Notices**

- Updated neighbor notice regulations were presented at the September 6, 2017 Planning and Zoning Commission hearing.
- The Planning and Zoning Commission recommended approval.
- The regulations were amended at the November 6, 2017 Council meeting to correct an omission.

➤ **Comprehensive Plan Update**

- A total of five consultants submitted for the Request for Qualifications.
- Staff met on October 30, 2017 to discuss the consultants and narrowed the list to two possible candidates.
- Staff interviewed two candidates on November 7, 2017 and narrowed the field to one.
- The City Administrator has been in contact with this candidate and is currently awaiting a price proposal.

➤ **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.

➤ **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 plans on dedicating more time to this project in the coming year.
- **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 plans on dedicating more time to this project in the coming year.
- **Certificates of Compliance**
 - Earlier this year the Planning and Zoning Department and Utility Department established a new procedure that makes the Utility Department aware of new homes being constructed in their service area early in the process and ensure that the Utility Department has an inspection opportunity for adequate installation of improvements.
 - The procedure has been working well and both Departments are in the process of tweaking the procedure to reduce the amount of repeat inspections for the same property.
 - The Planning and Zoning Department has also coordinated with the South West Licking Community Water and Sewer District to include them in this procedure.
- **Development Monitoring**
 - The Planning and Zoning Department monitors development projects throughout the construction phase to ensure that regulations are being followed and construction is proceeding according to the approved plans.
 - The continue to be issues with various projects regarding regulations not being followed and/or construction not proceeding according to the approved plans.
 - Staff's goal is to seek a resolution and work with the developer, when possible, to bring the project into compliance.
- **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 – November 20, 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

American Electric Power	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 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
<pre> graph LR A[File Dec. 18, 2014] --> B[BZA N/A] B --> C[Prelim. Plan Feb. 4, 2015] C --> D[City Council N/A] D --> E[Engineering May 5, 2016] E --> F[Final Plan Feb. 3, 2016] 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>	

Jefferson Meadows	
Development Type: Condominium Complex	Number of Units: 16 units (4 condominium buildings)
Location: 341 Virginia Court	Acreage: 2.7 acres
<pre> graph LR A[File N/A] --> B[BZA N/A] B --> C[Prelim. Plan N/A] C --> D[City Council N/A] D --> E[Engineering N/A] E --> F[Final Plan N/A] F --> G[Construction Nov 14, 2017] G --> H[Complete] </pre>	

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

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

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

AEP Substation	
Development Type: Industrial	Number of Units: N/A
Location: 3050 Etna Parkway	Acreage: 15 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