



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**

October 3, 2018 Hearing: The following applications are scheduled to be heard at the October 3, 2018 Planning and Zoning Commission hearing:

- Application ZON-18-009: Jason Hall is requesting a recommendation for a rezoning from the PDD – Planned Development District to the PRO – Professional Research Office district pursuant to Section 1217.10 of the Pataskala Code for the property located at 997 North Oxford Drive North.
- Application REP-18-002: Joshua Stanton is requesting approval of a Replat application pursuant to Section 1113.48 of the Pataskala Code for the unimproved properties behind 204 West Avenue.

November 7, 2018 Hearing: At this time, no applications have been submitted for the November 7, 2018 Planning and Zoning Commission hearing. The application deadline is October 5, 2018.

➤ **Board of Zoning Appeals**

October 9, 2018 Hearing: The following applications are scheduled to be heard at the October 9, 2018 Board of Zoning Appeals hearing:

- Application VA-18-018: Carlos Daniel Segovia is requesting a use variance pursuant to Section 1211.07(B) of the Pataskala Code to allow for the operation of a wellness center for the property located at 5624 Mink Street.
- Application VA-18-019: Dan Dustin is requesting a variance from Section 1221.07(B)(1)(iii) of the Pataskala Code to allow for the construction of a patio that would fail to meet the required side yard setbacks for the property located at 78 Granville Street.
- Application VA-18-020: Faith Seed Investments is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for an accessory building that would exceed the maximum permitted size for the property located at 21 Benton Street.

November 13, 2018 Hearing: At this time, no applications have been submitted for the November 13, 2018 Planning and Zoning Commission hearing. The application deadline is October 12, 2018.

➤ **Comprehensive Plan Update**

- The fourth Comprehensive Plan Steering Committee meeting was held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
- A special Council meeting was held on September 17, 2018 at 6:00pm where OHM provides an update on the progress of the Comprehensive Plan and answered questions from Council.
- The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
- The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
- A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

➤ **Ordinance 2018-4322 – Rezoning Request**

- City Council tabled Ordinance 2018-4322 at the September 3, 2018 Council meeting based upon concerns of commercial activity currently being conducted from the property.
- The Planning and Zoning Department investigated City Council's concerns and determined:
 - The applicant is legally operating a Type A home occupation. No permit is required.
 - The applicant stated that the trailers on the property are unrelated to the business. At the time, some trailers did not have current license plates. This issue has been resolved.
 - The sign on the property was issued a permit in error in October of 2014. While permits can be revoked if issued in error, the Planning and Zoning Department does not feel it is appropriate to do so four years later.
- The applicant is requesting to rezone the property located at 12164 Broad Street from R-20 – Medium Density Residential to GB – General Business.
- The applicant's intent is to use the property for a small car lot or garage door business; however, all permitted uses of the GB – General Business district would be allowable.
- While the current Future Land Use Map recommends the property for Light Industrial with a PDD – Planned Development District Zoning Classification, the Planning and Zoning Department does not feel the proposed rezoning would be out of character for the area as the properties on the opposite side of Broad Street are also zoned GB – General Business.
- The Planning and Zoning Commission recommended approval of the rezoning request at the June 6, 2018 hearing.
- A public hearing for the rezoning request was held prior to the August 6, 2018 City Council meeting.

➤ **Ordinance 2018-4314 – Rezoning Request**

- The Zoning Inspector has indicated there is one remaining issue that still needs to be addressed.
- The Planning and Zoning Department had hoped to have the remaining issue resolved for the October 1, 2018 Council meeting, but it appears that the October 15, 2018 meeting is more likely.
- On Friday, August 10 three vehicles (two semis and a car) were removed from the property with the assistance of the Pataskala Police Department.
- The Planning and Zoning Department has begun the Code enforcement process on the McClellan properties as requested by City Council.
- The Zoning Inspector is conducting weekly follow-ups to assess the progress.
- Mr. McClellan has been making progress in his clean-up efforts.
- The Planning and Zoning Department will keep City Council apprised of Mr. McClellan's progress as we continue through the code enforcement process.
- The public hearing for this rezoning request was held on May 7, 2018.

➤ **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.
- A revised version of the Development Update is attached that provides more specific information as it pertains to the respective projects.
- The Planning and Zoning Department is still adjusting the format of the Development Update.

Development Update

October 1, 2018

American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



American Electric Power - Substation	
Development Type: Industrial	Number of Units: n/a
Location: 3050 Etna Parkway	Acreage: 15 acres
School District: Southwest Licking	Zoning: PM – Planned Manufacturing

Final Development Plan	<ul style="list-style-type: none"> •PM-17-001 approved by PZC August 2, 2017
Board of Zoning Appeals (BZA)	<ul style="list-style-type: none"> •VA-17-020 and VA-17-021 approved by BZA August 8, 2017
Engineering Plans	<ul style="list-style-type: none"> •Approved August 18,2017
Construction	<ul style="list-style-type: none"> •Minor Grading left. •Issue with Pond. •Issue with landscaping, all the bushes have died.
Compliance	<ul style="list-style-type: none"> •Will need to apply for Certificate of Compliance once finished.

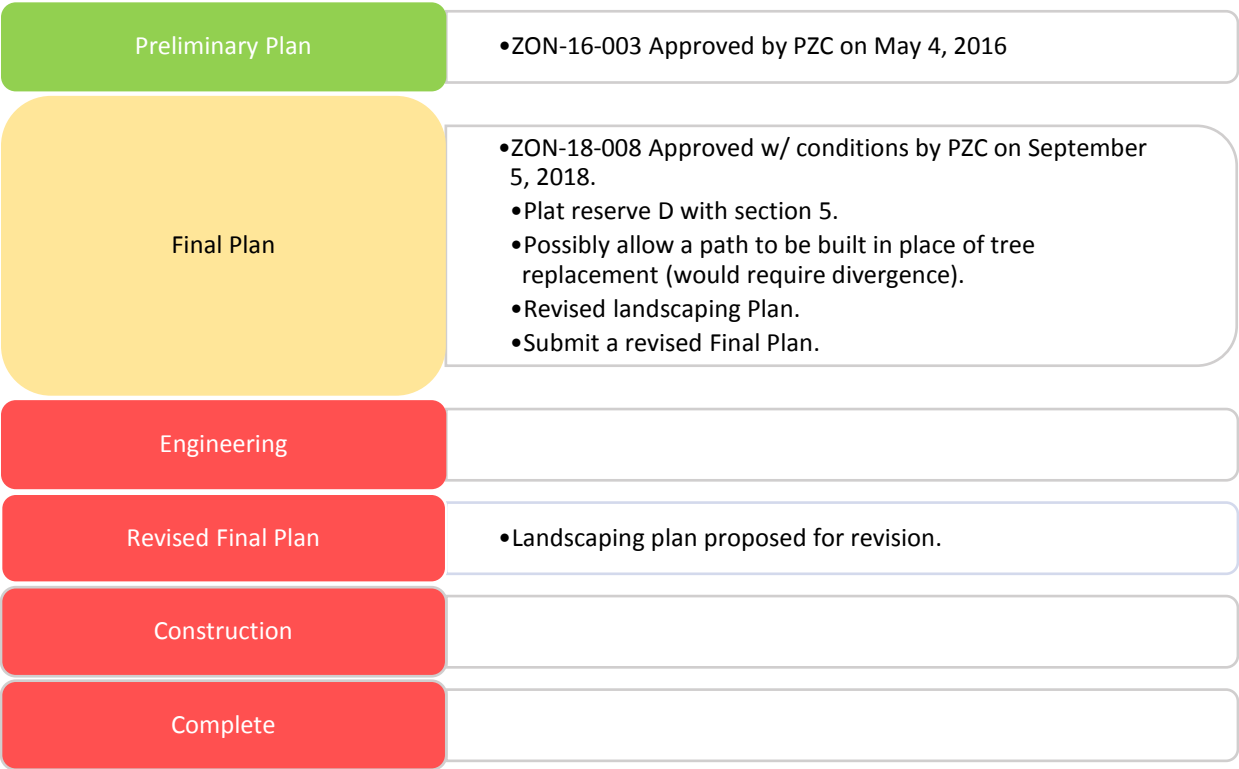
Broadmoore Commons – Phase 1	
Development Type: Subdivision	Number of Units: 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 29.815 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



Broadmoore Commons – Phase 2 & 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
School District: Licking Heights	Zoning: PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> •ZON-16-003 was approved by PZC on May 4, 2016
Final Plan	<ul style="list-style-type: none"> •ZON-17-003 approved by PZC on May 3, 2017 •Fence to be constructed along eastern edge of Phase 3.
Engineering Plans	<ul style="list-style-type: none"> •Approved November 17, 2017
Construction	<ul style="list-style-type: none"> •Sanitary being installed.
Revised Final Plan	<ul style="list-style-type: none"> •Landscaping plan proposed for revision.
Final Plat	<ul style="list-style-type: none"> •Sections not to be platted until infrastructure has been accepted.
Complete	

Broadmoore Commons – Phase 5	
Development Type: Subdivision	Number of Units: 31 units (single-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 8.191 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> • Approved by PZC in 2001 • PP-17-001 1 year Extension of Preliminary Plan granted by PZC on January 4, 2017.
Engineering Plans	<ul style="list-style-type: none"> • Approved February 1, 2017
Final Plan	<ul style="list-style-type: none"> • July 27, 2017
Construction	<ul style="list-style-type: none"> • Still needs to install 2nd entrance. • Will accept both sections of infrastructure at once.
Complete	<ul style="list-style-type: none"> • Private meter pits - Check with utilities for Certificate of Compliance.

Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 acres
School District: Southwest Licking	Zoning: RM – Multi-Family Residential

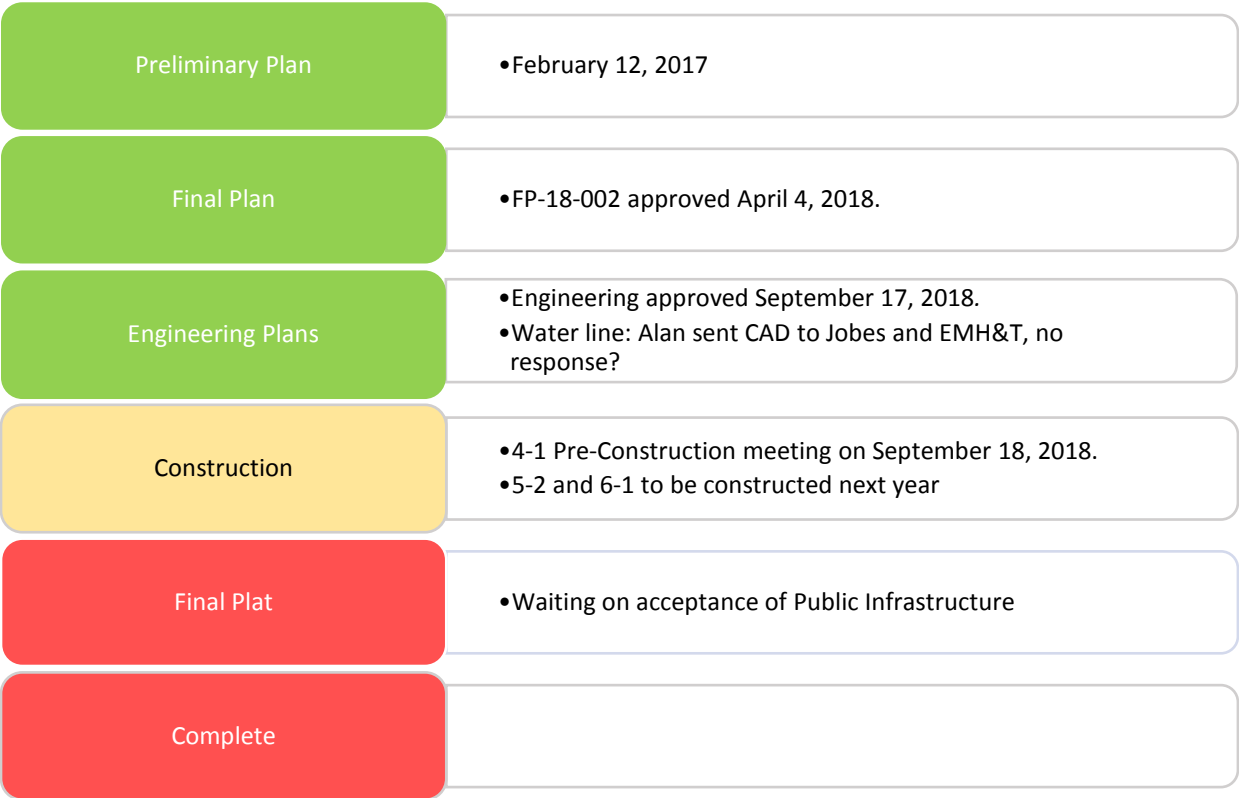
BZA	<ul style="list-style-type: none"> •CU-15-002 Approved w/ conditions on May 13, 2015 •CU-17-013 Approved w/ conditions by BZA on January 9, 2017 for amendment to CU-15-002
Engineering Plans	<ul style="list-style-type: none"> •June 25, 2018
Final Plan	<ul style="list-style-type: none"> •June 25, 2018
Construction	<ul style="list-style-type: none"> •Condos being built now. •Landscaping and drainage plan was revised. •Most likely wait until Fall for landscaping
Complete	

Note: Have Steve check is drainage improvements and landscaping has been installed.

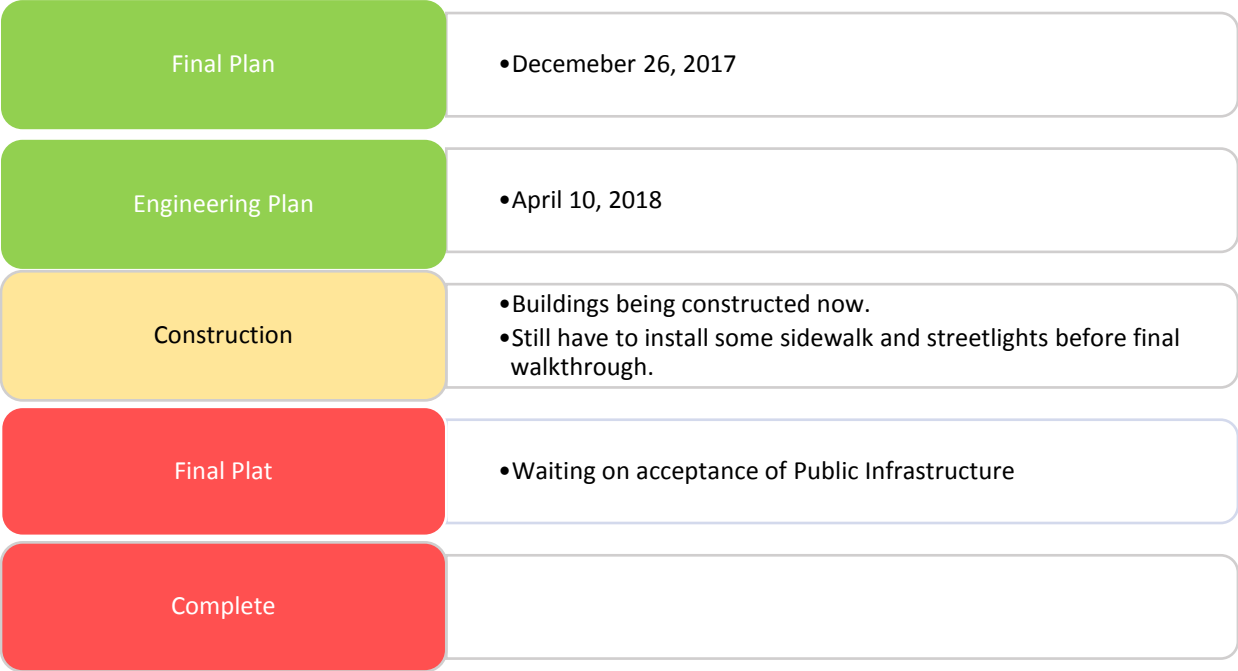
Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential

Preliminary Plan	<ul style="list-style-type: none"> • May 5, 2017
Final Plan	<ul style="list-style-type: none"> • FP-17-001 Approved by PZC June 7, 2017 as an amendment to original Final Plan approved in 2000.
Engineering Plans	<ul style="list-style-type: none"> • Approved September 5, 2017
Construction	<ul style="list-style-type: none"> • A few punch list items to complete. • Stormwater maintenance agreement needs to be done. • Certificates of Compliance being issued.
Final Plat	<ul style="list-style-type: none"> • Approved on December 21, 2017
Complete	

Hazelwood 4-1, 5-2, and 6-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



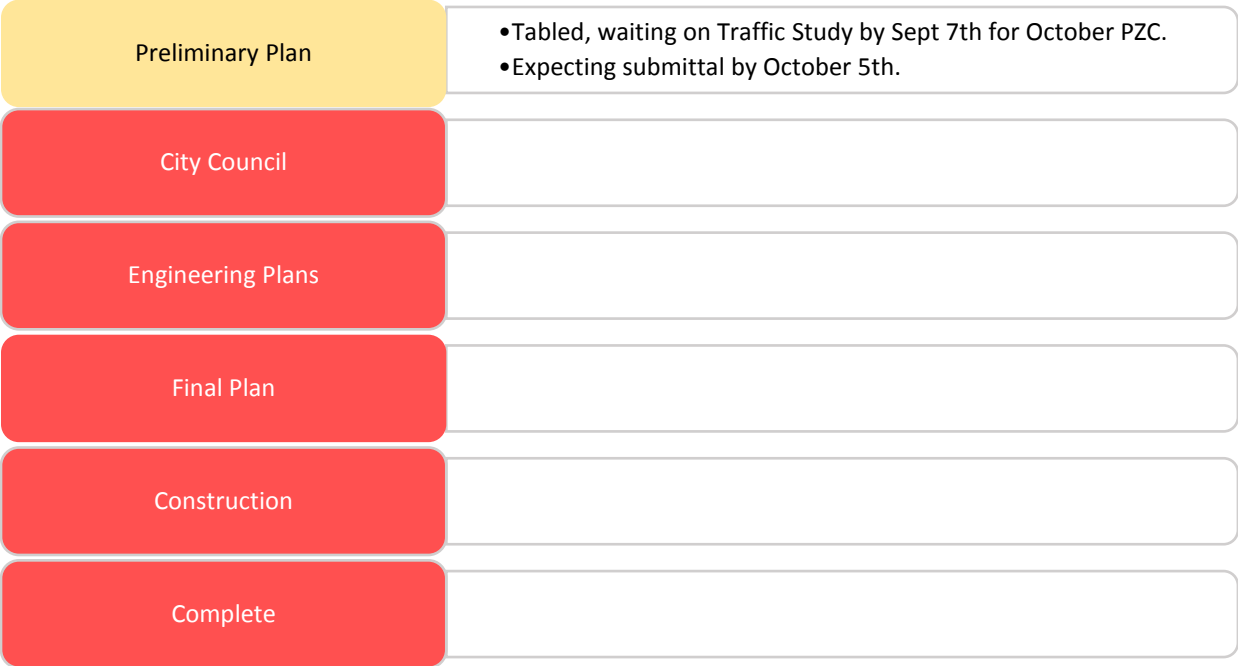
Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District



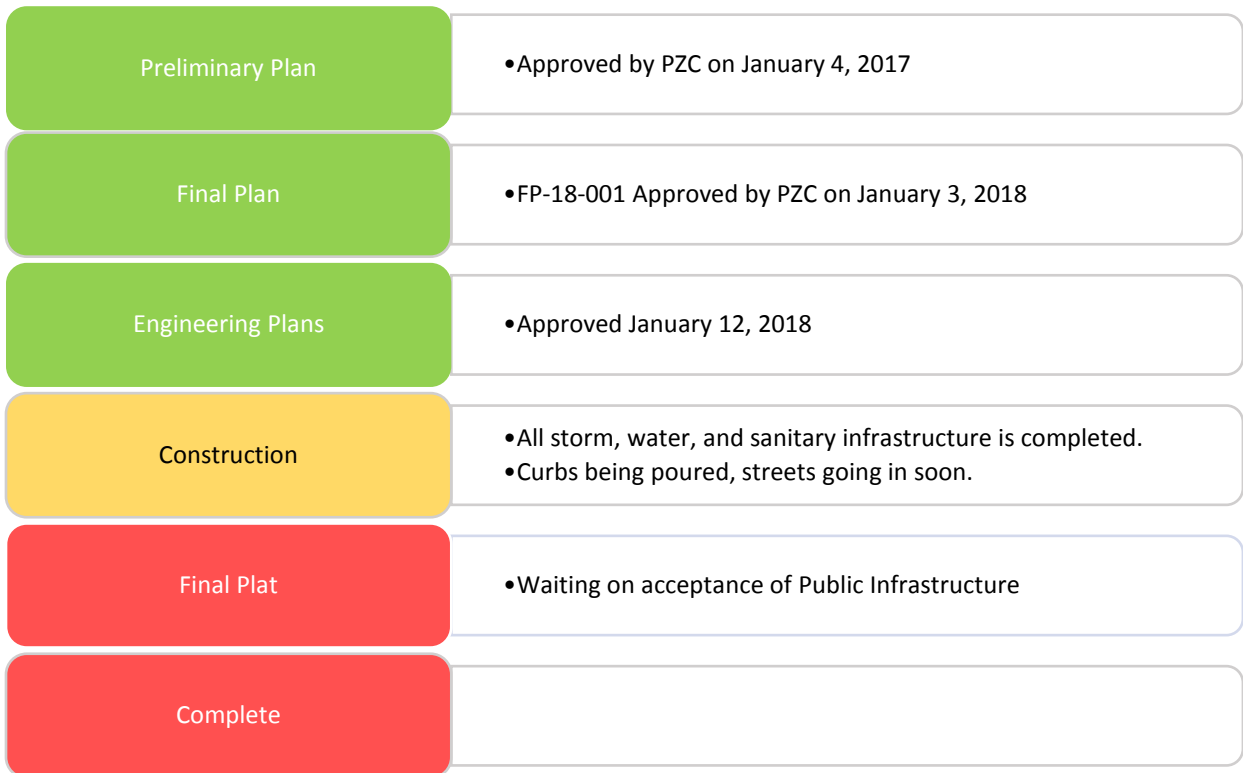
Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> •Tabled at the May 2, 2018 Planning and Zoning Commission hearing.
Engineering Plans	
Final Plan	
Final Plat	
Construction	
Complete	

Hunters Crossing	
Development Type: Subdivision	Number of Units: 293 units (single-family)
Location: Refugee Road (PID 063-141384-00.000)	Acreage: 106.33 acres
School District: Licking Heights	Zoning: R-87



Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential

Preliminary Plan	<ul style="list-style-type: none"> •PP-15-001 Approved by PZC on February 4, 2015
Final Plan	<ul style="list-style-type: none"> •FP-15-002 Approved by PZC on February 3, 2016 •Replat REP-18-001 was approved by PZC on August, 1, 2018.
Engineering Plans	<ul style="list-style-type: none"> •May 5, 2016
Construction	<ul style="list-style-type: none"> •Infrastructure has been accepted. •Zoning Permits coming in.
Final Plat	<ul style="list-style-type: none"> •Approved April 10, 2018
Replat	<ul style="list-style-type: none"> •Necessary to correct issue with public right-of-way •Approved August 6, 2018
Complete	

TrueCore Federal Credit Union	
Development Type: Commercial	Number of Units: 1 (Bank)
Location: 997 N Oxford Drive	Acreage: 3.91 acres
School District: Southwest Licking	Zoning: PDD -> PRO

Rezoning Application	•ZON-18-009 submitted for PZC hearing on October 3, 2018.
TCOD	
Engineering Plans	
Construction	
Complete	