



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 4, 2017 Hearing: No applications were submitted for the October 4, 2017 Planning and Zoning Commission hearing; therefore, a hearing will not be held.

November 1, 2017 Hearing: No applications were submitted for the November 1, 2017 Planning and Zoning Commission hearing; therefore, a hearing will not be held.

➤ **Board of Zoning Appeals**

October 10, 2017 Hearing: The following applications were heard at the October 10, 2017 Board of Zoning Appeals hearing:

- **Application VA-17-024:** The Board of Zoning Appeals approved a request by Larry Walker for a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for the installation of a fence that would exceed the maximum permitted height requirement in the front yard for the property located at 153 Cedar Street with the following conditions:
 1. The applicant shall install the fence within one (1) year from the date of approval.
 2. The applicant shall obtain all necessary permit from the City of Pataskala prior to installing the fence.
 3. The fence shall be 100 percent opaque pursuant to Section 1283.06(13) of the Pataskala Code.
- **Application CU-17-012:** The Board of Zoning Appeals approved a request by Muhammad Bilal for a conditional use pursuant to Section 1235.04(3) of the Pataskala Code to allow for the property to be used as an adult day care facility for the property located at 131 Oak Meadow Drive with the following conditions:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the facility.
 2. All applicable permits and licenses for adult day care services shall be obtained through the State of Ohio, Licking County, and any other applicable federal agencies.
 3. The applicant shall address all comments provided by the Utility Director.
 4. Residents and/or clientele shall be limited to five persons maximum.
 5. Applicant shall meet the following, as required in Section 1215.05:

- i. 1215.05(a)(7) All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
- ii. 1215.05(a)(8) There shall be no more than one sign oriented to each abutting street identifying the activity.
- iii. 1215.05(b)(4) The facility shall be operated so that guests reside at the facility for no longer than one contiguous week.
- iv. 1215.05(e)(8) The applicant shall submit a parking and traffic circulation plan to the Planning and Zoning Staff for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Planning and Zoning Staff so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall, if applies, provide a safe drop off point for pedestrians that will not impede other traffic.
- v. 1215.05(g)(1) The conditional use permit shall be subject to periodic review by Planning and Zoning Staff to insure compliance with the terms of the permit.

November 14, 2017 Hearing: At this time, the following applications are scheduled to be heard at the November 14, 2017 Board of Zoning Appeals hearing. The application deadline is October 13, 2017.

- Application VA-17-025: Deborah Saltsman is requesting 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.

➤ **Food Truck Regulations**

- The food truck regulations were presented at the September 6, 2017 Planning and Zoning Commission.
- The Planning and Zoning Commission recommended approval.
- A public hearing has been scheduled for October 16, 2017 at 6:40 pm for ordinance number 2017-4297.

➤ **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.
- A public hearing has been scheduled for October 16, 2017 at 6:50 pm for ordinance number 2017-4298.

➤ **Comprehensive Plan Update**

- The Request for Qualifications deadline was Tuesday, October 10, 2017.
- A total of five consultant submitted for the Request for Qualifications.
- Staff will review the proposals and begin the process of meeting with these consultants.
- A Steering Committee needs to be created before the full process can begin.

➤ **Subdivision Regulations**

- The Planning and Zoning Department and Public Service Director have completed the first draft of the revised subdivision regulations.
- At this point staff will review the fully formed document to ensure that it is correct and identify any “holes”.
- A copy of the first draft will be distributed to the Development Committee at the October 16, 2017 meeting.

➤ **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.

➤ **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.

➤ **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.
- Recently there have been some issues with regulations not being followed and/or construction not proceeding according to the approved plans.
- Staff is currently working with the developers of these projects to come to a resolution.

➤ **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 – October 16, 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

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

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

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