



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:**

March 1, 2017 Hearing: The following applications are scheduled to be heard at the March 1, 2017 Planning and Zoning Commission hearing.

- Application ZON-17-001: American Structure Point is requesting approval of an amendment to a final development plan pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge apartments.
- Application ZON-17-002: Diana Christine LeFever is requesting approval of a rezoning request from R-7 Village Single-Family Residential to DB – Downtown Business pursuant to Section 1217.10 of the Pataskala Code for the property located at 280 South Main Street.

➤ **Board of Zoning Appeals**

February 14, 2017 Hearing: The following application was heard at the February 14, 2017 Board of Zoning Appeals hearing:

- Application CU-17-002: The Board of Zoning Appeals approved a request by Edwards Real Estate Group, LLC for approval of a conditional use pursuant to Section 1249.01(14) of the Pataskala Code to allow for storage facilities to be constructed on the property located at 11309 Broad Street 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 business.
 2. A Transportation Corridor Overlay District Application shall be approved.
 3. Planning and Zoning Commission shall approve waivers to parking, landscaping, and/or setback requirements or applicant shall comply with the parking, landscaping, and/or setback requirements.

March 14, 2017 Hearing: At this time the following applications are scheduled to be heard at the February 14, 2017 Board of Zoning Appeals hearing. The application deadline is February 17, 2017.

- Application VA-17-004: Sunspace of Central Ohio, LLC is requesting variances from Section 1237.05(C)(3) and Section 1221.09(e) of the Pataskala Code to allow for the construction of a porch that would fail to meet the required rear yard setback and be located in an easement for the property located at 419 Oak Meadow Drive.

- Application VA-17-005: Catalogna Performance is requesting approval of a variance from Section 1295.09(b)(4)(A) of the Pataskala Code to allow for the construction of a ground sign that would fail to meet the required setback from the right-of-way for the property located at 15 Broad Street.
- **Building A Smart State Luncheon**
 - In June 2016, the City of Columbus was awarded the U.S. Department of Transportation \$40 million Smart City Challenge to become the country's first city to fully integrate innovative technologies (self-driving cars, connected vehicles, smart sensors) into their transportation network.
 - Staff attended the luncheon on February 9, 2017.
- **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.)
- **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.
- **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 – February 21, 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>	