



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

October 3, 2018

Replat Application REP-18-002

Applicant:	Joshua Stanton
Owner:	Joshua Stanton
Location:	Unimproved parcels behind 204 West Avenue
Acreage:	0.638 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Replat application pursuant to 1113.48 of the Pataskala Code

Description of the Request:

The applicant is proposing to Replat lots 357-362 of Blanche's East Broad Street Addition, creating one single lot that would be suitable to construct a single-family home in the R-20 – Medium Density Residential zoning district. Pursuant to Section 1113.42 of the Pataskala Code, alterations to an existing plat require a Replat to be approved by the Planning and Zoning Commission.

Staff Summary:

Blanche's East Broad Street Addition was platted on December 11, 1929 and contained 365 lots at approximately 0.11 acres each, and two reserve lots for a total of 50.78 acres. Many of these small lots have been replatted over the years to accommodate single-family homes. The applicant has proposed replatting 6 lots, numbering Lot 357 through Lot 362 into one lot, 357-A. The proposed lot will be 0.638 acres in size with dimensions of 189.0' x 147.0'.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

The R-20 zoning district requires a minimum lot size of 20,000 square feet (0.459 acres) and minimum width of 100' throughout the lot. From the information the applicant has provided, staff has determined that the proposed replat will meet the minimum requirements of the R-20 zoning district.

The proposed replat includes some inaccurate County approvals rather than City approvals. The following signatures are not needed: Licking County Engineer, Licking County Planning Commission Secretary, City of Pataskala, Licking County Health Department, and the Licking County Commissioners.

Pursuant to Section 1113.44(f) the Public Services Director has the authority to require easements of 5' minimum to be placed upon the property lines of the rear or side yards. The Public Services director has commented that no easements will be necessary.

Access to this parcel is to be served through a driveway that will be within the City's Right-of-Way. The applicant will need to apply for a Right-of-Way permit with the City. The Public Services Director has also commented that he would allow for a driveway to be constructed in the Right-of-Way with the following conditions:

1. Maintenance of the driveway shall now and forever be the responsibility of the applicant, and responsibility for maintenance shall transfer to the party or parties using said driveway, ad infinitum.
2. In no case, now or ever, shall the City, or any other governmental entity be responsible for the maintenance of said driveway.
3. Maintenance shall be defined to include, but not be limited to: snow plowing, pot hole repair, addition of gravel, trimming of grass, trees, or shrubs from the right-of-way, etc.
4. Any future alterations within the right-of-way, beyond installation and maintenance of said driveway, must be submitted to the City for review and approval, and shall not be permitted without express consent, and as required, permitting from the City.
5. The applicant understands that the driveway is being installed at their own risk, and that if the City, or other governmental organization having authority, or other entity, under proper authority, has need for the use of said right-of-way, that said driveway may be subject to removal at the City's discretion.
6. If, in the event that the City, or other entity under proper authority decides to improve the right-of-way by installation of a road, said road shall be constructed to City standards as applicable at the time of installation, under the supervision of the City, and in coordination with the City, then, and only then, shall the City, with proper documentation and City Council acceptance of the improvements, accept maintenance of the roadway in accordance with any stipulations made by the proper authority at that time.

The Southwest Licking County Water & Sewer District has commented that there are assessments on every lot in the Blanche's East Broad Street Addition for water and sewer taps. When these lots are combined, the assessments for the taps they will be using are merged into one.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agriculture	Farm Field Doppler Radar Station
East	R-20 – Medium Density Residential	Vacant
South	R-20 – Medium Density Residential	Vacant
West	R-20 – Medium Density Residential	Single-Family Home

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No Comments
- Public Service – See Comments in Staff Review.
- SWLCSWD – See Comments in Staff Review.
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Licking Heights School District – No Comments

Modifications:

Should the Commission choose to approve the applicant’s request, the following modifications may be considered:

1. Replat shall be revised to include appropriate statements, signature lines, and other information as necessary.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.
3. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the dwelling.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

“I move to approve Replat Application number REP-18-002 pursuant to Section 1113.48 of the Pataskala Code. (“with the following modifications” if modifications are to be placed on the approval).”



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REPLAT APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information		
Address: North Street Pataskala, OH		
Parcel Number: 63151578, 63151620, 63151666, 63151614, 63151608, 63151602		
Zoning: Pataskala	Acres: .638	
Water Supply:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use	
Application Number:	
REP-18-002	
Fee:	
\$500	
Filing Date:	
8-31-18	
Hearing Date:	
10-3-18	
Receipt Number:	
22968	

Applicant Information		
Name: Joshua Stanton		
Address: 9649 Cutville Rd, PO Box 35		
City: Kirkersville	State: Ohio	Zip: 43033
Phone: 614-370-5667	Email: jstanton@ticoncrete.com	

Documents	
<input checked="" type="checkbox"/> Application	
<input checked="" type="checkbox"/> Fee	
<input checked="" type="checkbox"/> Cover Letter	
<input checked="" type="checkbox"/> Replat	
<input checked="" type="checkbox"/> Original Final Plat	
<input checked="" type="checkbox"/> Deed	
<input type="checkbox"/> Electronic Copies	

Property Owner Information		
Name: Joshua Stanton		
Address: 9649 Cutville Rd, PO Box 35		
City: Kirkersville	State: Ohio	Zip: 43033
Phone: 614-370-5667	Email: jstanton@ticoncrete.com	

Replat Information	
Describe the Project:	
We would like to combine lots 357-362 on the Blanche's East Broad Street addition into one single lot that would be suitable to build a single family home and pole barn.	

Documents to Submit

Replat Application: Submit one (1) copy of the Replat application.

Cover Letter: Submit one (1) copy of a cover letter detailing the contents and purpose of the Replat submittal.

Replat: Submit 14 copies of the Replat including the following:

- Name of the subdivision located by section, range, township, or by other survey number, date, north arrow, and acreage.
- Name and address of the professional registered surveyor who prepared the replat and appropriate numbers and seals.
- Replat boundaries based on accurate traverse with angular and linear dimensions, both linear and angular shall be determined by an accurate control survey in the field, which must balance, and close within the limit of 1:10,000.
- Bearings and distances to the nearest established street lines or other recognized permanent monuments.
- The parcel identification number of the original tract(s) and the owners name(s) and parcel identification number(s) of all adjacent parcels.
- Radaii, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-f-way provided for public services or utilities, building setback lines with dimensions, right-of-way width, and names of all streets within and adjoining the Replat.
- New lot numbers assigned to all new or modified lots. This number shall consist of the lowest original lot number contained within the lot lines of the proposed lots and hyphenated with the letter "A", or next alphabetical letter needed to make the proposed lot unique within the subdivision.
- All lot lines with accurate dimensions in feet and hundredths, and acreage.
- Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- The locations and descriptions of all monuments and pins.
- When lots are located on a curve or when lot lines are at angles other than 90 degrees, the width at the building line shall be shown. If the building line is curved, the arc length shall be shown.
- Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.
- Any part of the subdivision located within the 100-year flood plain as indicated on the Flood Insurance Rate Map (FIRM), or as determined by other appropriate persons.
- Required statements and signatures to be affixed on the Replat.
- If the lots being replatted have existing structures, then a separate dimensionally accurate sketch prepared by a registered surveyor illustrating the revised lot lines, together with the outlines of such structure shall be submitted.
- The Replat shall meet all applicable zoning and subdivision regulations.
- All existing easements and reserves shall be maintained on the Replat. The Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots.
- Where no easements exist, a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.

Original Final Plat: Submit 14 copies of the original Final Plat.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec

Electronic Copies: Submit an electronic copy of the Replat as a Portable Document Format (pdf) file or other acceptable format.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Replat request.

Applicant (required):

Date:

8/31/18

Property Owner (required):

Date:

8/31/18

Joshua Stanton
9649 Outville Road, PO Box 35
Kirkersville, Ohio 43033
614-370-8667
jstanton@ticoncrete.com

09/04/2018

Please accept these documents as our proposal for the replat of lots 357-362 North Street in the Blanche's East Broad Street Addition. Each of the lots are 0.11 acres. We would like to combine them into one single lot that measures 0.638 acres, which would be suitable to build a single family home and a small pole barn.

Thank you for your time and consideration,



Joshua Stanton

**SURVIVORSHIP
DEED**

Mozelle Woodard, unmarried, of Licking County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

**Joshua D. Stanton and Tiffani C. Stanton, husband and wife, for their joint lives,
remainder to the survivor of them,**

whose tax-mailing address is: 9649 Outville Rd, P.O. Box 35, Kirkersville, OH 43033

The following REAL PROPERTY:

Situated in the State of Ohio, County of Licking, and in the City of Pataskala:

Being Lot Number Three Hundred Fifty-seven (357), Three Hundred Fifty-eight (358), Three Hundred Fifty-nine (359), Three Hundred Sixty (360), Three Hundred Sixty-one (361) and Three Hundred Sixty-two (362) of BLANCHES EAST BROAD STREET ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 152, Recorder's Office, Licking County, Ohio.

Parcel No: 063-151578-00.000, 063-151620-00.000, 063-151566-00.000, 063-151614-00.000, 063-151608-00.000, and 063-151602-00.000

Property Address: _____ North Street, Pataskala, Ohio 43062

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: **Instrument Number 201105020008244**

Executed this 2 day of July, 2018.

Mozelle Woodard

Mozelle Woodard

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, That on this 2 day of July, 2018, before me, a Notary Public in and for said county and state, personally appeared Mozelle Woodard, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affirmed my seal on this day and year aforesaid.

Randall E. Worth

Notary Public

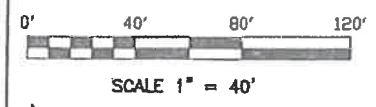


RANDALL E. WORTH, ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

This instrument was prepared by:

Randall E. Worth, Attorney at Law
7500 Slate Ridge Blvd., Reynoldsburg, Ohio 43068

PRE-APPROVAL
 LICKING COUNTY ENGINEER
 APPROVED CONDITIONAL
 APPROVED BY: IM
 DATE: 8/29/18



REPLAT OF LOTS 357 - 362
 "BLANCHES EAST BROAD STREET ADDITION"
 PLAT BOOK 4, PAGE 152

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, BEING LOTS 357 THROUGH 362 OF BLANCHES EAST BROAD STREET ADDITION, PLAT BOOK 4, PAGE 152 AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO JOSHUA D. AND TIFFANI C. STANTON IN INSTRUMENT NUMBER 201807030012549, ALL RECORDS BEING OF THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

THE UNDERSIGNED AND HEREBY CERTIFY THAT THE ATTACHED RE-PLAT CORRECTLY REPRESENTS THEIR LOTS, AND HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, RESERVES, EASEMENTS FOR FUTURE ACCESS, PARKS, PLANTING STRIPS, ETC. SHOWN DEDICATED.

UNITED STATES OF AMERICA
 5 ACRES
 O.R. 609, PAGE 658
 P.P.N. 6314058600001

LEGEND:

- = IRON PIN FOUND (3/4" IRON PIPE or NOTED)
- = 5/8", 30" LONG, REBAR (W/ "B.L. SURVEYING, P.S. #7980" CAP) SET

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF LICKING COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF/HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF THIS ____ DAY OF _____, 2018

_____ AND _____

WITNESS WITNESS

APPROVALS:
 APPROVED THIS ____ DAY OF _____, 2018

 LICKING COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2018

 LICKING COUNTY PLANNING COMMISSION SECRETARY

APPROVED THIS ____ DAY OF _____, 2018

 CITY OF PATASKALA

APPROVED THIS ____ DAY OF _____, 2018

 LICKING COUNTY HEALTH DEPARTMENT

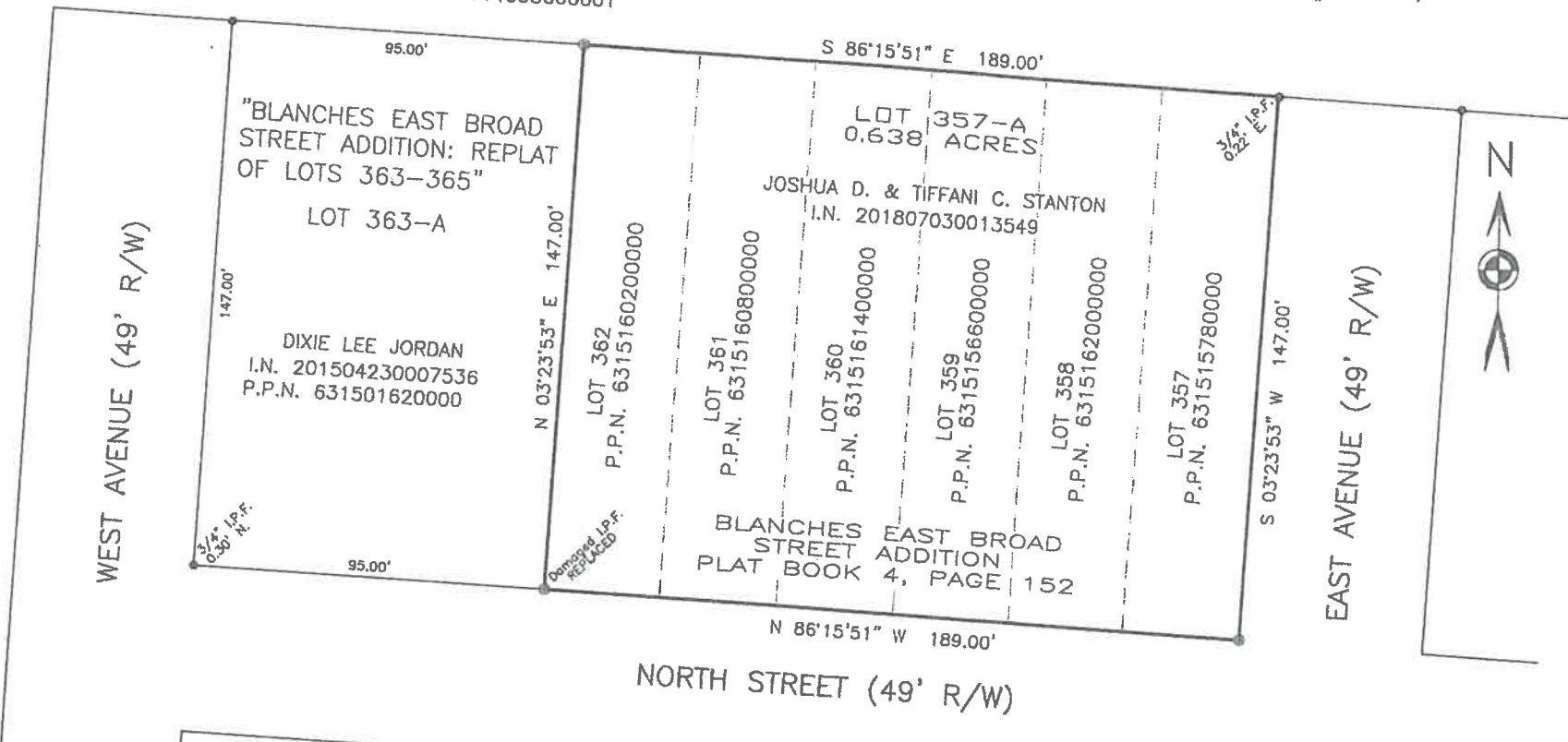
APPROVED THIS ____ DAY OF _____, 2018

 LICKING COUNTY COMMISSIONER

 LICKING COUNTY COMMISSIONER

 LICKING COUNTY COMMISSIONER

NOTE: APPROVAL OF THIS PLAT BY THE LICKING COUNTY COMMISSIONERS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT IN ACCORDANCE WITH OHIO REVISED CODE SECTION 711.04 AND 711.041.



According to FEMA Flood Insurance Rate Map (FIRM) Index # 39089C0289H, dated 05-02-2007, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal

Bearings are based on N 86° 15' 51" W, as shown hereon for the northerly line of North Street., as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with an NSRS adjustment) using ODOT VRS.

CERTIFICATE OF ACCURACY

All dimensions are shown in feet and decimal parts thereof. I do hereby certify that I have complied with the requirements of the subdivision regulations and laws of the County of Licking and State of Ohio governing surveying, dividing and mapping the land, and that the plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it and that the plat represents a survey made by me and that all monuments indicated thereon actually exist and their location and material are correctly shown.

PREPARED BY:

 William D. Beer Date
 Registered Professional Surveyor No. 7980
 Benchmark Land Surveying, LLC
 3501 Manila Drive, Westerville, OH 43081
 (614) 794-9609 - Office bmlsurveying@yahoo.com

STATE OF OHIO, COUNTY OF LICKING

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE PERSONALLY APPEARED NAMED _____ WHO ACKNOWLEDGE THE SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 2018

BY: _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORD

TRANSFERRED THIS ____ DAY OF _____, 2018

 LICKING COUNTY AUDITOR
 FILED FOR RECORD THIS ____ DAY OF _____, 2018 AT _____ (AM/PM)
 RECORDED THIS ____ DAY OF _____, 2018 IN PLAT BOOK ____ PAGE ____
 INSTRUMENT NO. _____

 LICKING COUNTY RECORDER

OnTrac Property Map



September 3, 2018



- Owner Name & Acres
- Centerlines_0818
- Interstate/US/State Route
- County Road
- Township Road
- Municipal Road
- Other Road Type
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary

47 Feet
0.01 Miles

LICKING COUNTY TAX MAP

Licking County Auditor GIS

BLANCHE'S EAST BROAD STREET ADDITION

I Blanche S. Furr owner of a tract of ground containing 50.75 Acres in Township 1 Range 15 and part of Section 4, U. S. Military Lands Lima Township Licking County, Ohio, Being the same tract conveyed to me by George A. Weaver and wife, deed recorded in Deed Book No 286 Page 99 Recorder's Office Licking County, Ohio, do hereby certify that I have caused the above described tract to be divided into Lots, Avenues, Streets and Reserves as shown on the annexed plat to be known as Blanche's East Broad Street Addition, all dimensions are given in feet and decimal parts thereof, all Streets Avenues and Reserves are reserved.
WITNESSED BY

O. C. Harris
X. M. Gibbs

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

Before me a Notary Public in and for said County on the 10th day of October 1929 personally appeared the above Blanche S. Furr and Levi M. Furr her husband who acknowledged the foregoing signatures as their Voluntary act and deed for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10th day of October 1929

JOHN S. FARRAR
Notary Public Franklin
County, Ohio

I hereby certify that the annexed Plat is correct and that I have set monuments as indicated.

W. A. ROGUE
Civil Engineer

Transferred this 15th day October 1929

J. A. GROVE
Auditor Licking County
Ohio

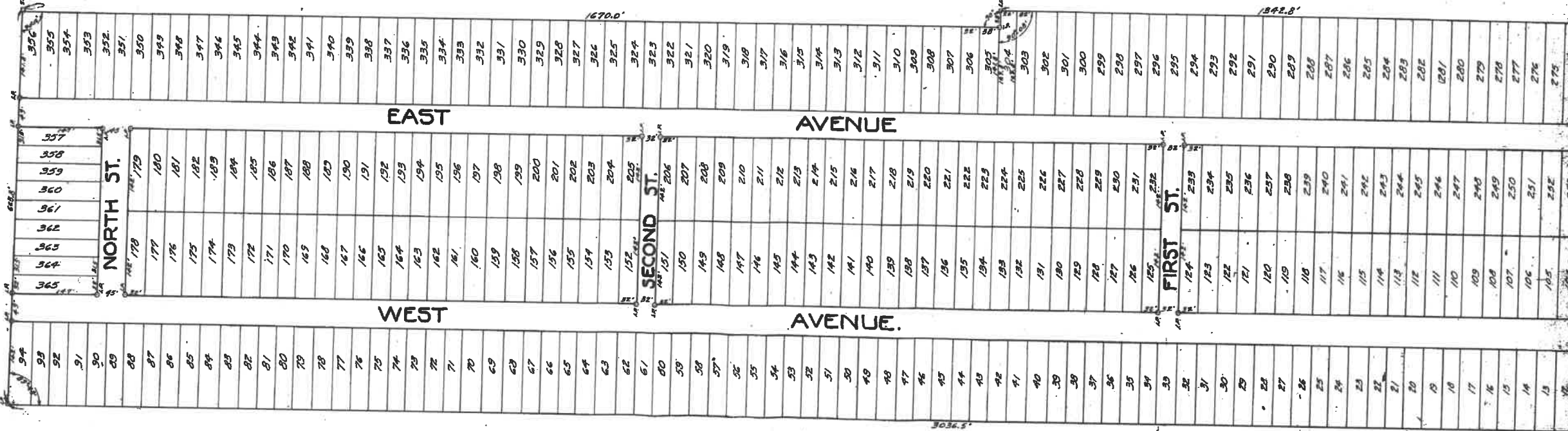
West Ave North Part 3.445 Acres
At 1:30 o'clock P. M.

Recorded December 11, 1929
F. V. Boggs Recorder
Licking County
Price \$33.50 Paid

Filed for record October 15 1929

At 1:30 o'clock P. M.

Recorded December 11, 1929
F. V. Boggs Recorder
Licking County
Price \$33.50 Paid



Instr: 20040713483000
Pages: 1 F: 00.00 S: 44PH
Bryan R. Long
Licking County Recorder
120040024900 FL

Book 4 Page 132