



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects & Issues**

➤ **Planning and Zoning Commission:**

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

- Application ZON-17-008: The City of Pataskala is requesting to add Chapter 719 – Mobile Food Vendors to the Pataskala Code.
- Application ZON-17-009: The City of Pataskala is requesting to amend Chapter 1211 – Appeals and Variances, Chapter 1215 – Conditional Uses, Chapter 1217 – Amendments and Chapter 1255 – Planned Development Districts, of the Pataskala Code

➤ **Board of Zoning Appeals**

**September 12, 2017 Hearing:** The following application is scheduled to be heard at the September 12, 2017 Board of Zoning Appeals hearing:

- Application VA-17-023: James Tarpoff is requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum permitted size for the property located at 6396 Columbia Road.

➤ **Ordinance 2017-4293**

- This ordinance would amend the maximum permitted size for accessory buildings as follows:
  - The maximum permitted size for accessory buildings on lots less than 2 acres would be increased 100%.
  - There would be no maximum permitted size for lots 2 acres or greater.
- The proposed amendment is predicated upon the large number of variances requested and ultimately approved which creates an unnecessary step in obtaining a permit.
- The public hearing for this ordinance will be held on September 5, 2017.
- Attached is the information provided to the Development Committee explaining the reasoning behind the proposed amendment and the proposed changes.

➤ **Food Truck Regulations**

- Draft regulations were discussed with the Development Committee at their meeting on July 24, 2017 who recommended that they proceed through the adoption process.

- The Food Truck regulations will be introduced at the August 2, 2017 Planning and Zoning Commission hearing to be formally considered at the September 6, 2017 Planning and Zoning Commission hearing.
- A City Council public hearing will be held at least 30 days following the recommendation from the Planning and Zoning Commission.

➤ **Neighbor Notices**

- Amending the radius for notification of adjacent property owners for Board of Zoning Appeals and Planning and Zoning Commission applications was discussed on July 24, 2017 with the Development Committee.
- Because the current notification requirement of 200 feet or two parcels has created issues, staff has recommended that the notification requirement be amended to 300 feet.
- The Development Committee recommended that the revision proceed through the adoption process.
- The amended language will be introduced at the August 2, 2017 Planning and Zoning Commission hearing to be formally considered at the September 6, 2017 Planning and Zoning Commission hearing.
- A City Council public hearing will be held at least 30 days following the recommendation from the Planning and Zoning Commission.

➤ **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.)
- A Steering Committee needs to be created before the full process can begin.

➤ **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 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.



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### ACCESSORY BUILDINGS

#### Ordinance 2017-4293

In 2015 the regulations for accessory structures were amended to address the large number of variances that were being requested. The major changes to the regulations were the removal of conflicting regulations, the reduction of setbacks and basing the permitted size of accessory buildings on the individual lot rather than a scale. Although the number of variances requested from the setback requirements have decreased, the number of variances requested from the size requirements has not. On Attachment A, staff has outlined all accessory building variances requested for size since the regulations were amended in 2015, the results of the hearing and the nature of the applicant's request.

Due to the large number of variances being requested from the Accessory Building regulations for size and the approval rate of the Board of Zoning Appeals, staff feels that this section of the Code is not functioning properly. Below are some options, in no order, that could address the issue.

1. Status Quo.
2. Adjust the formula to more accurately reflect the size of accessory buildings desired.
3. Do away with the size requirements
4. Increase the variance fee to encourage applicants to seek other options.
5. Amend the Code to prohibit variances exceeding a certain percent increase from being granted.

Following discussions with the Development Committee, the following was decided upon to address the variance issue for accessory building size:

1. The maximum permitted size of accessory buildings on lots less than two (2) acres in size shall be doubled.
2. For lots two (2) acres or greater in size there shall be no maximum size for accessory buildings.



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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### ACCESSORY BUILDING VARIANCES

#### Accessory Building Size Variances – May 2015 to Present

- Number of Variances: 14
- Percent Approved: 93%
- Average size permitted: 978 s.f.
- Average size proposed: 1,734 s.f.
- Average percent increase: 138%
- Median percent increase: 112%
- Minimum increase: 11%
- Maximum increase: 365%

Application	Decision	Size Permitted	Size Proposed	Size Difference	Percent Increase*
VA-15-013	Approved	234 s.f.	480 s.f.	246 s.f.	105%
VA-15-021	Approved	228 s.f.	500 s.f.	272 s.f.	119%
VA-15-029	Approved	3,120 s.f.	3,715 s.f.	595 s.f.	19%
VA-16-010	Approved	288 s.f.	992 s.f.	704 s.f.	224%
VA-16-017	Approved	1,578 s.f.	1,980 s.f.	402 s.f.	26%
VA-16-018	Approved	1,476 s.f.	1,640 s.f.	164 s.f.	11%
VA-16-021	Approved	474 s.f.	1,800 s.f.	1,326 s.f.	280%
VA-16-022	Approved	1,332 s.f.	2,600 s.f.	1,268 s.f.	95%
VA-16-023	Approved	654 s.f.	2,495 s.f.	1,841 s.f.	282%
VA-16-028	Approved	258 s.f.	1,200 s.f.	942 s.f.	365%
VA-17-003	Approved	870 s.f.	1,200 s.f.	330 s.f.	38%
VA-17-010	Approved	240 s.f.	625 s.f.	385 s.f.	160%
VA-17-011	Approved	1,302 s.f.	2,252 s.f.	950 s.f.	73%
VA-17-015	Disapproved	1,640 s.f.	2,800 s.f.	1,160 s.f.	141%

\* Section 1211.07(A)(2)(h) recommends the increase should not be more than 25 percent.

## DEVELOPMENT UPDATE – September 5, 2017

Broadmoore Commons – Phase I	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 54 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 29.815 acres

American Electric Power	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres

Ravines at Hazelwood – Phase III	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 40 units (single-family)
<b>Location:</b> 0 Pine Hills Drive	<b>Acreage:</b> 21.365 acres

Reserve at Hazelwood	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 26 units (single-family)
<b>Location:</b> 0 Timber View Court	<b>Acreage:</b> 12.937 acres

Carrington Ridge – Phase II Amendment	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 36 units (apartment)
<b>Location:</b> 7201 Hazelton-Etna Road	<b>Acreage:</b> 6.84 acres

Jefferson Meadows	
<b>Development Type:</b> Condominium Complex	<b>Number of Units:</b> 16 units (4 condominium buildings)
<b>Location:</b> 341 Virginia Court	<b>Acreage:</b> 2.7 acres

Broadmoore Commons – Phase 2 and 3	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 87 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 23.82 acres

Hazelwood 5-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 34 units (single-family)
<b>Location:</b> 0 Corylus Drive (PID 064-068322-00.001)	<b>Acreage:</b> 57.6 acres

Pataskala Town Center	
<b>Development Type:</b> Mixed Use Development	<b>Number of Units:</b> 174 units (condominium)
<b>Location:</b> Emswiler Way (PID 064-152712-00.001 & 064-152712-00.003)	<b>Acreage:</b> 49.6 acres



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

Hunters Crossing	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 293 units (single-family)
<b>Location:</b> Refugee Road (PID 063-141384-00.000)	<b>Acreage:</b> 106.33 acres