



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

FINAL PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information		
Address: Emswiler Way, Pataskala, OH 43062		
Parcel Number: 201703200005677 064-152712-00-001/064-152712-00-003		
Zoning: PDD	Acres: 49.6	
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: ZON-17-006
Fee: \$1850
Filing Date: 5-5-17
Hearing Date: 7-5-17
Receipt Number: 80495

Applicant Information		
Name: Wilcox Communities		
Address: 250 W. Old Wilson Bridge Rd., Suite 140		
City: Worthington	State: OH	Zip: 43085
Phone: (614) 340-1050	Email: jonathan@wilcoxcommunities.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Final Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: Wilcox Communities		
Address: 250 W. Old Wilson Bridge Rd., Suite 140		
City: Worthington	State: OH	Zip: 43085
Phone: (614) 340-1050	Email: jonathan@wilcoxcommunities.com	

Final Plan Information
Describe the Project: Sub-area B will be the first section to be newly developed, and will include the extension of Emswiler Way to the entry point of the neighborhood. The neighborhood will include a private clubhouse and fitness facility and will offer attractive ranch-style condominium homes, several of which will surround a centrally located pond and others will back up to a scenic wooded preserve (preserve 2). A total of 90 homes will be built in this section, along with the clubhouse and fitness center. Should sub-area B be well received in the market, the applicant will develop sub-area C per the modified plan, adding the final 84 ranch-style condominiums. Residents in this section will also enjoy the use of the community's private clubhouse and fitness center and together the two areas will form an attractive and cohesive maintenance-free neighborhood. The enhancements to the retail property will be completed over time, with the monument signage and parking lot completion being the highest priority, followed by the left turn lane and ultimately the development of the third retail pad and accompanying ADA configuration along with it.

Documents to Submit

Final Plan Application: Submit 1 copy of the final plan application.

Final Plan: Submit 14 copies of the final plan on sheets 24 x 36 inches in size *and an electronic copy (CD, USB)* containing the following:

- a) *Proposed name of the subdivision, location by section, range, township or other officially recognized survey number, date, north arrow, scale and acreage.*
- b) *Name and address of the owner and subdivider, State of Ohio registered professional engineer, and/or surveyor who prepared the plan, and their appropriate registration numbers and seals.*
- c) *Plan boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance close, within the limit of one (1) in 10,000.*
- d) *Bearing and distances to nearest established street lines, or other recorded permanent monuments.*
- e) *Exact locations, right-of-way, names of all streets within and adjoining the plat, and the building setback lines.*
- f) *Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths of bearings and chords of all applicable streets within the plat area.*
- g) *All easements and right-of-way provided for public or private services and/or utilities.*
- h) *All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.*
- i) *Accurate location and description of all monuments.*
- j) *Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.*
- k) *A copy of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision.*
- l) *Certification by a State of Ohio registered surveyor to the effect that the plan represents a survey made by him, that the monuments shown thereon exist as located, and that all dimensional details are correct.*
- m) *Typical sections and complete profiles of streets and other related improvements to be constructed in the proposed subdivision.*
- n) *The location of, and a description of all monuments and pins as specified in Section 1121.04.*
- o) *If a zoning change is involved, certification from the City Zoning Inspector shall be required indicating that the change has been approved and is in effect.*
- p) *Certification shall be required showing that all required improvements have been installed and approved by the proper City officials and/or other agencies, or the required bond or other surety is in effect assuring installation and initial one (1) year minimum maintenance of the required improvements (Section 1113.18(d)).*

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

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcountv.com/taxparcelviewer/default.

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 final plan request.

Applicant:

Justin A. White

Date:

5-8-17

Owner:

*Pataskala Investment Partners, LLC
Wilcox Communities, LLC*

Date:



May 7, 2017

City of Pataskala
621 W. Broad Street
Pataskala, Ohio 43062

Re. Pataskala Town Center – Resident Profile

To Whom It May Concern:

My company is excited to have purchased the Pataskala Town Center property and, simultaneously with this letter, have applied for final development plan approval for the site. Our plan is to complete the project with two phases of ranch-style condominiums appealing to seniors, baby-boomers, and young professionals. Please accept this letter as an overview of the typical resident profile in our other similar developments.

Since 2001, Wilcox Communities (and its predecessor Long & Wilcox) has prided itself on developing maintenance-free condominium communities with stair-free plans and lifestyle rich amenities targeted to the 50+ age group. From the very first development up through today, our mission has been to build condominium homes appealing primarily to seniors and baby-boomers looking to downsize from their current homes to single-level plans with no exterior maintenance and ‘lock & leave’ convenience.

A typical resident in our communities is an empty-nester in the 55 to 70-year-old age group. This age group rarely ever has school aged children living with them, which results in minimal impact on the local schools, while also providing a positive tax benefit to the school district through added property values from development. Additionally, the 55+ age group has been proven to take fewer trips throughout the day, putting less strain on the city streets, and typically uses fewer city resources than the average household. Put simply, an age-targeted development provides an important housing need for the aging population in a city while producing less strain on city services.

Our company has developed successful condominium projects in downtown Columbus, Upper Arlington, Dublin, Canal Winchester, Reynoldsburg, Blacklick, and Grove City, and we look forward to providing the same quality age-targeted development in Pataskala that we have become known for.

Sincerely,

/s/ Jonathan A. Wilcox,
Owner

Neighboring Parcels
Pataskala Town Center

Parcel Number	Engineer PIN	OWNER1	OWNER2	Address	City	State	Zip Code
064-152712-00.000	0115PA00800000011100	EMSWILER TR, HOWARD P	EMSWILER TR, ROSEMARY A	13167 MORSE RD SW	PATASKALA	OH	43062
064-152712-00.000	0115PA00800000012100	EMSWILER TR, HOWARD P	EMSWILER TR, ROSEMARY A	13167 MORSE RD SW	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000009000	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000010000	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000095000	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-152712-00.002	0115PA00800000011200	HAZELTON MANAGEMENT GROUP LLC,		934 1/2 STATE ROUTE 28 UNIT B	MILFORD	OH	45150
064-152826-00.132	0115PA00814701003000	WOODLAND PLAZA LTD,		3016 MARYLAND AVE	COLUMBUS	OH	43209

Parcel Number	Engineer PIN	OWNER1	OWNER2	Address	City	State	Zip Code
064-152826-00.075	01150572516152071000""	PETTET, JAMES TODD	PETTET, MICHELE C	548 RICHWOOD DR	PATASKALA	OH	43062
064-152826-00.077	01150572516152073000""	SEARLS, HEATHER A		855 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.081	01150572516152077000""	UCKER, ANTHONY W	UCKER, REBECCA J	839 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.082	01150572516152078000""	WALLING, RONALD C	WALLING, RACHAEL C	837 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.094	01150572516154091000""	OHALLORAN, RYAN M		755 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.099	01150572516154096000""	MCLAUGHLIN, JILL S		745 RIDGEVIEW DR	PATASKALA	OH	43062
064-152670-00.000	0115PA00800000015000""	SHAFFER, JAMES P		403 S MAIN ST	BLUFFTON	OH	45817
064-152826-00.073	01150572516152069000""	POTTER, JAMES G	POTTER ETAL, MARILYN J	540 RICHWOOD DR	PATASKALA	OH	43062
064-152826-00.097	01150572516154094000""	RIFFLE, DANIEL W	RIFFLE, TRENA M	129 DEERFIELD DR	GALLIPOLIS	OH	45631
064-152868-00.000	0115PA00800000034000""	AYRKAT LTD,		10573 MILL ST SW	PATASKALA	OH	43062
064-152826-00.093	01150572516154090000""	GOLDEN, JAMES DALTON		757 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.098	01150572516154095000""	AMERICAN HOMES 4 RENT PROPERTIES SEVEN L,		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
064-152826-00.102	01150572516154099000""	YORDE, JOHN JAMES	YORDE, ELAINA SUE	731 RIDGEVIEW DR	PATASKALA	OH	43062
064-152712-00.001	0115PA00800000011000""	PATASKALA INVESTMENT PARTNERS L L C,		720 E BROAD ST STE 200	COLUMBUS	OH	43215
064-152712-00.000	0115PA00800000011100""	EMSWILER TR, HOWARD P	EMSWILER TR, ROSEMARY A	13167 MORSE RD SW	PATASKALA	OH	43062
064-152712-00.003	0115PA00800000011300""	PATASKALA RETAIL L L C,		720 E BROAD ST STE 200	COLUMBUS	OH	43215
064-152826-00.080	01150572516152076000""	JORDAN, DONALD	JORDAN, BARBARA	843 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.101	01150572516154098000""	BUGALA, BARON I	BUGALA, SHEA N	735 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.103	01150572516154100000""	XAYAVONG, HEIDI	TACKIE, PATRICK	727 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.001	01150572516154089000""	BROOKS, YI PING C	BROOKS, BRUCE E	759 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.095	01150572516154092000""	WILSON, BRETT A	WILSON, CHELSEA M	753 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.100	01150572516154097000""	HICKS, DIANA LYNN		739 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.078	01150572516152074000""	WISNIEWSKI, ANTHONY J		851 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.105	01150572516154102000""	COMBS, KRISTY J		723 RIDGEVIEW DR	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000009000""	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000010000""	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-153276-00.000	0115PA00800000095000""	WILLIS, ROBERT G	WILLIS, BETTY J	7425 HAZELTON-ETNA RD	PATASKALA	OH	43062
064-152712-00.002	0115PA00800000011200""	HAZELTON MANAGEMENT GROUP LLC,		934 1/2 STATE ROUTE 28 UNIT B	MILFORD	OH	45150
064-152826-00.084	01150572516152080000""	BECK, DANIELE K		840 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.104	01150572516154101000""	SCARBERRY, MICHAEL R	SCARBERRY, LAURA C H	725 RIDGEVIEW DR	PATASKALA	OH	43062
064-141714-00.000	0115PA00800000039000""	AYRKAT LTD,		10573 MILL ST SW	PATASKALA	OH	43062
064-152826-00.074	01150572516152070000""	VANHOOSE, WILLIAM M	VANHOOSE, ANGELA M	544 RICHWOOD DR	PATASKALA	OH	43062
064-152826-00.076	01150572516152072000""	HARBRECHT, JOSEPH A	HARBRECHT, TABITHA	552 RICHWOOD DR	PATASKALA	OH	43062
064-152826-00.079	01150572516152075000""	BEAIRD, CHARLES T	BEAIRD, VICTORIA A	847 WHITEHEAD DR	PATASKALA	OH	43062
064-152826-00.085	01150572516152081000""	TULLY, PATRICK F		539 RICHWOOD DR	PATASKALA	OH	43062
064-152826-00.096	01150572516154093000""	CHAPMAN, NICHOLAS R		751 RIDGEVIEW DR	PATASKALA	OH	43062
064-152826-00.132	0115PA00814701003000""	WOODLAND PLAZA LTD,		3016 MARYLAND AVE	COLUMBUS	OH	43209