



**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**

**February 6, 2019 Hearing:** The following applications are scheduled to be heard at the February 6, 2019 Planning and Zoning Commission hearing:

- Application ZON-18-012: Grand Communities, LLC is requesting a recommendation of a rezoning from GB – General Business to R-10 – High Density Residential pursuant to Section 1217.10 of the Pataskala Code for the property located at 200 West Broad Street. *(Tabled at the December 5, 2018 hearing).*
- Application PP-18-002: Grand Communities, LLC is requesting approval of a Preliminary Development Plan pursuant to Section 1113.11 of the Pataskala Code for the Heron's Manor subdivision located at 200 West Broad Street. *(Tabled at the December 5, 2018 hearing).*

➤ **Board of Zoning Appeals**

**February 11, 2019 Hearing:** The following applications are scheduled to be heard at the February 11, 2019 Board of Zoning Appeals hearing.

- Application VA-19-001: Tarek Alhesay is requesting a variance from Section 1291.10 of the Pataskala Code to allow for three (3) commercial vehicles exceeding the maximum commercial vehicle weight to be parked on a residentially zoned lot for the property located at 25 West Avenue and the four (4) adjacent parcels to the north.
- Application VA-19-002: Jason Heitmeyer is requesting a variance from Section 1239.05 of the Pataskala Code to allow for a lot split that will fail to meet the minimum lot width of the RM – Multi-Family Residential district for the unimproved property on Watkins Road SW (PID: 064-068442-00.047).

➤ **Comprehensive Plan Update**

- A draft copy of the plan is available on the Pataskala website for additional public comment.
- The Planning and Zoning Department will meet with the Steering Committee regarding the feedback on the draft plan and make updates as necessary.
- A Draft Plan Open House for community comments was held on Thursday, January 17, 2019 from 6-8pm in Council Chambers in City Hall.
- The fifth Comprehensive Plan Steering Committee meeting was held on November 1, 2018 from 7:00pm to 9:00pm in Council Chambers.

- The fourth Comprehensive Plan Steering Committee meeting was held on September 13, 2018 from 7:00pm to 9:00pm in Council Chambers.
- A special Council meeting was held on September 17, 2018 at 6:00pm where OHM provided an update on the progress of the Comprehensive Plan and answered questions from Council.
- The Comprehensive Plan Community Survey closed on August 20, 2018. The Survey received a total of 895 responses.
- The third Steering Committee meeting was held on Thursday, August 16 from 7:00pm to 9:00pm in Council Chambers.
- A second public input session was held on August 8, 2018 from 6-7:30pm at COTC.
- A Public Input session was held at the Pataskala Farmers Market on Friday, June 22 from 4pm to 7pm.
- Stakeholder interviews were held on Wednesday, June 20 from 9am to 1pm in Council Chambers.

➤ **Ordinance 2018-4331 – Rezoning Request**

- The applicant is requesting to rezone the unimproved property located on Refugee Road (PID: 063-141384-00.000) from the R-87 – Medium-Low Density Residential District to the PDD – Planned Development District pursuant to Section 1255.13(b)(11) of the Pataskala Code for a 223 lot subdivision consisting of 79 single-family homes and 144 “Lifestyle” ranch homes.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing as part of the January 22, 2019 Council packet.
- The public hearing for this ordinance is scheduled to be held before City Council on February 19, 2018 at 6:30pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to the rezoning request prior to the public hearing.

➤ **Ordinance 2018-4332 – Code Amendment**

- The request is to amend Section 521.11 – Weeds and Other Nuisances pursuant to Section 1217.10 of the Pataskala Code.
- The amendment would expand the properties subject to the regulations of this section and amend the notification process.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing as part of the January 22, 2019 Council packet.
- The public hearing for this ordinance is scheduled to be held before City Council on February 19, 2018 at 6:15pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to the rezoning request prior to the public hearing.

➤ **Agricultural Committee**

- The Agricultural Committee will meet at 6:20 on February 4, 2019 prior to the Council meeting to discuss seven (7) Agricultural Protection District requests.
- In short, the Agricultural Protection District provides protection for farmers against nuisance lawsuits and defers development assessments until the land is changed to a nonagricultural use.
- Placing property in an Agricultural Protection District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

➤ **Development Committee**

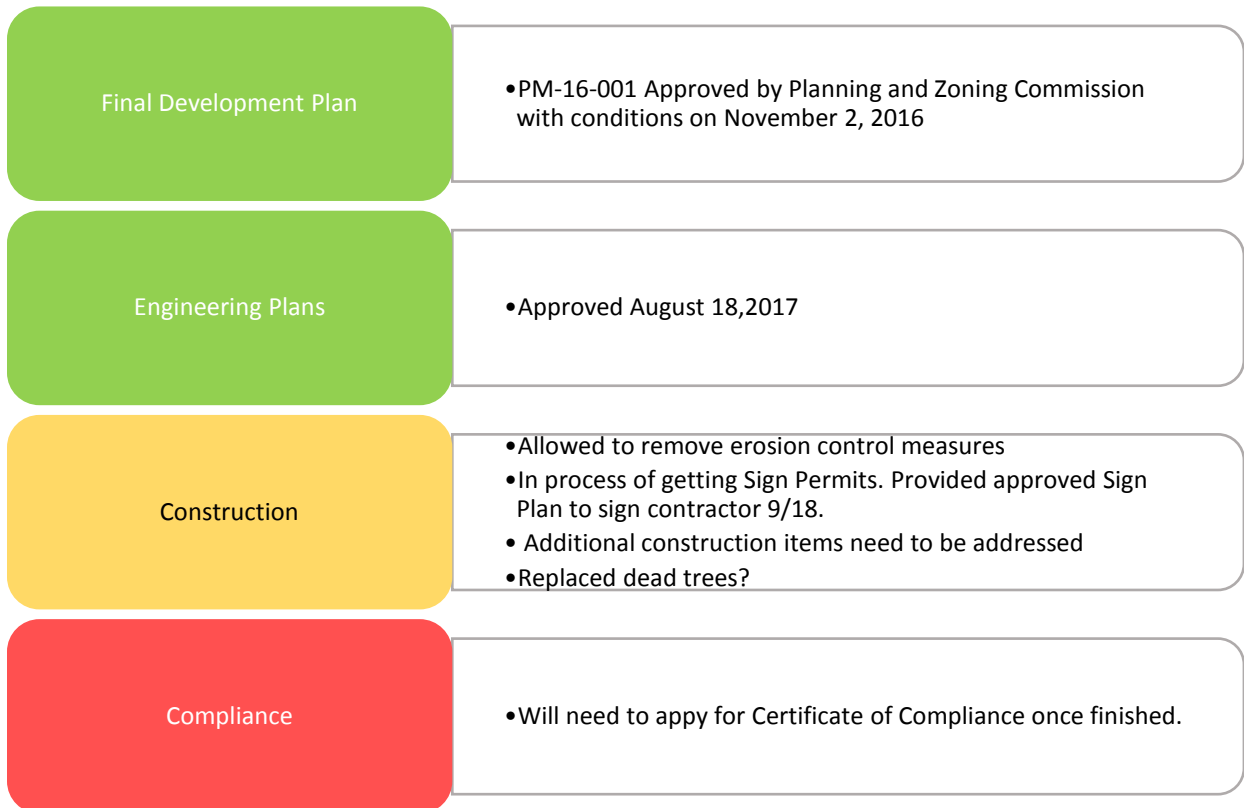
- The Development Committee will meet at 5:50 on February 4, 2019 prior to the Council meeting to discuss the following items:
  - Possible update to the demolition regulations to align with the Pataskala Code and Ohio EPA requirements.
  - Review of a potential PDD – Planned Development District application for the property located on the northeast corner of Mink Street and Broad Street pursuant to Section 1255.12(c) of the Pataskala Code.

➤ **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.

## DEVELOPMENT UPDATE - February 4, 2019

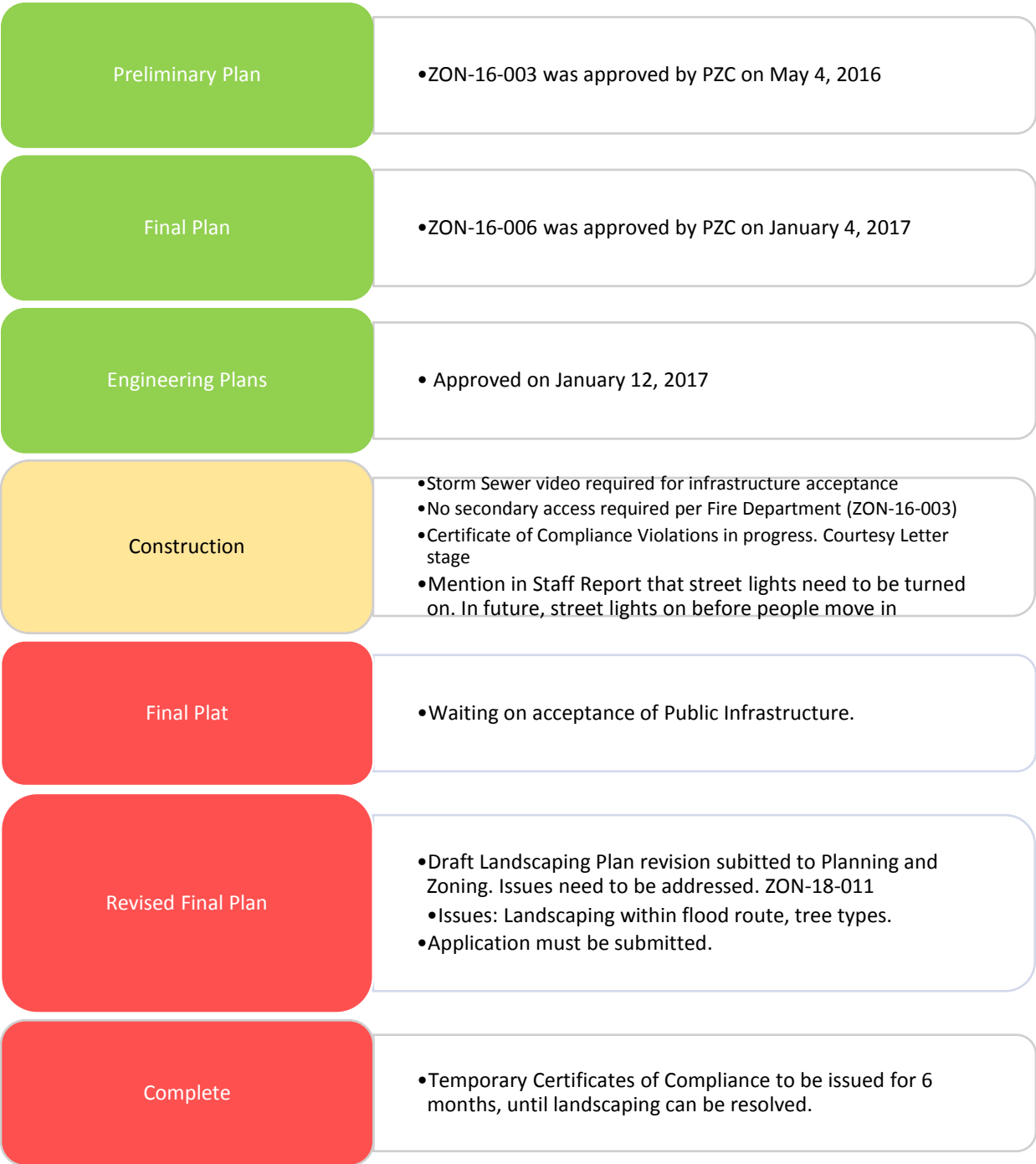
American Electric Power – Distribution Center	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PM – Planned Manufacturing



American Electric Power - Substation	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> n/a
<b>Location:</b> 3050 Etna Parkway	<b>Acreage:</b> 15 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PM – Planned Manufacturing

Final Development Plan	<ul style="list-style-type: none"> <li>•PM-17-001 approved by PZC August 2, 2017</li> </ul>
Board of Zoning Appeals (BZA)	<ul style="list-style-type: none"> <li>•VA-17-020 and VA-17-021 approved by BZA August 8, 2017</li> </ul>
Engineering Plans	<ul style="list-style-type: none"> <li>•Approved August 18,2017</li> </ul>
Construction	<ul style="list-style-type: none"> <li>•Minor Grading left.</li> <li>•Issue with Pond.</li> <li>•Issue with landscaping, all the bushes have died.</li> </ul>
Compliance	<ul style="list-style-type: none"> <li>•Will need to apply for Certificate of Compliance once finished.</li> </ul>

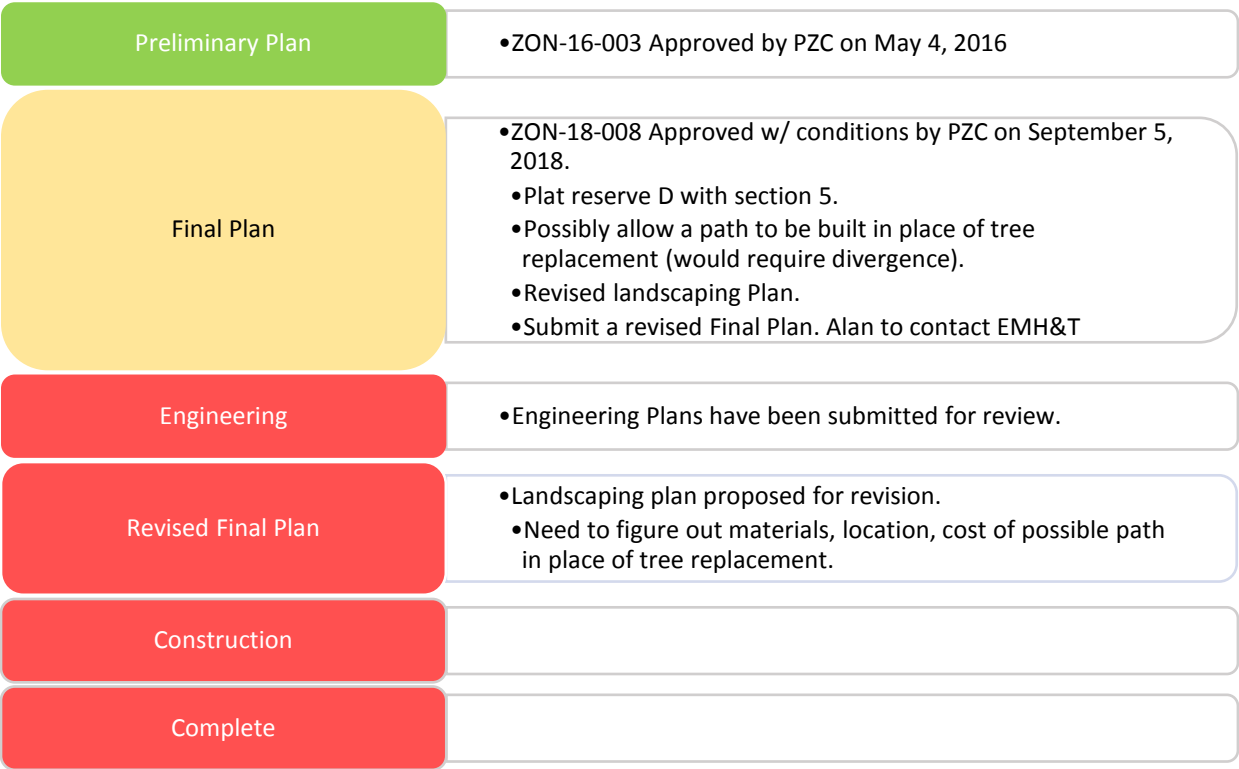
<b>Broadmoore Commons – Phase 1</b>	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 54 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 29.815 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development District



Broadmoore Commons – Phase 2 & 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
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development District

Preliminary Plan	<ul style="list-style-type: none"> <li>•ZON-16-003 was approved by PZC on May 4, 2016</li> </ul>
Final Plan	<ul style="list-style-type: none"> <li>•ZON-17-003 approved by PZC on May 3, 2017</li> <li>•Fence to be constructed along eastern edge of Phase 3.</li> </ul>
Engineering Plans	<ul style="list-style-type: none"> <li>•Approved November 17, 2017</li> </ul>
Construction	<ul style="list-style-type: none"> <li>•Utilities being installed.</li> </ul>
Revised Final Plan	<ul style="list-style-type: none"> <li>•Landscaping plan proposed for revision still needed. See Broadmoore Phase 1.</li> </ul>
Final Plat	<ul style="list-style-type: none"> <li>•Sections not to be platted until infrastructure has been accepted.</li> </ul>
Complete	

<b>Broadmoore Commons – Phase 5</b>	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 31 units (single-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 8.191 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development District



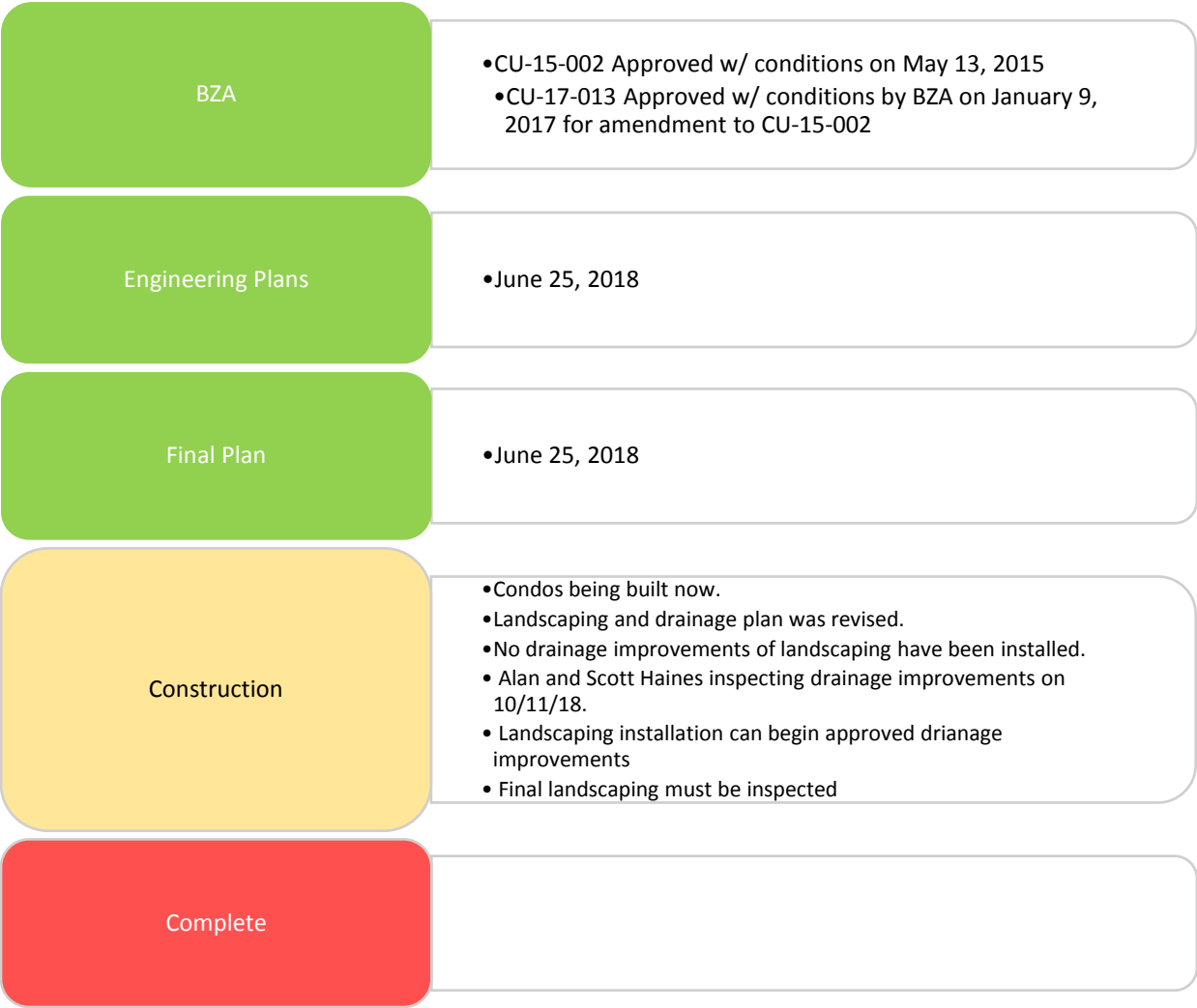


Carrington Ridge – Phase II Amendment	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 36 units (apartments)
<b>Location:</b> 7201 Hazelton-Etna Road	<b>Acreage:</b> 6.84 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PDD – Planned Development District

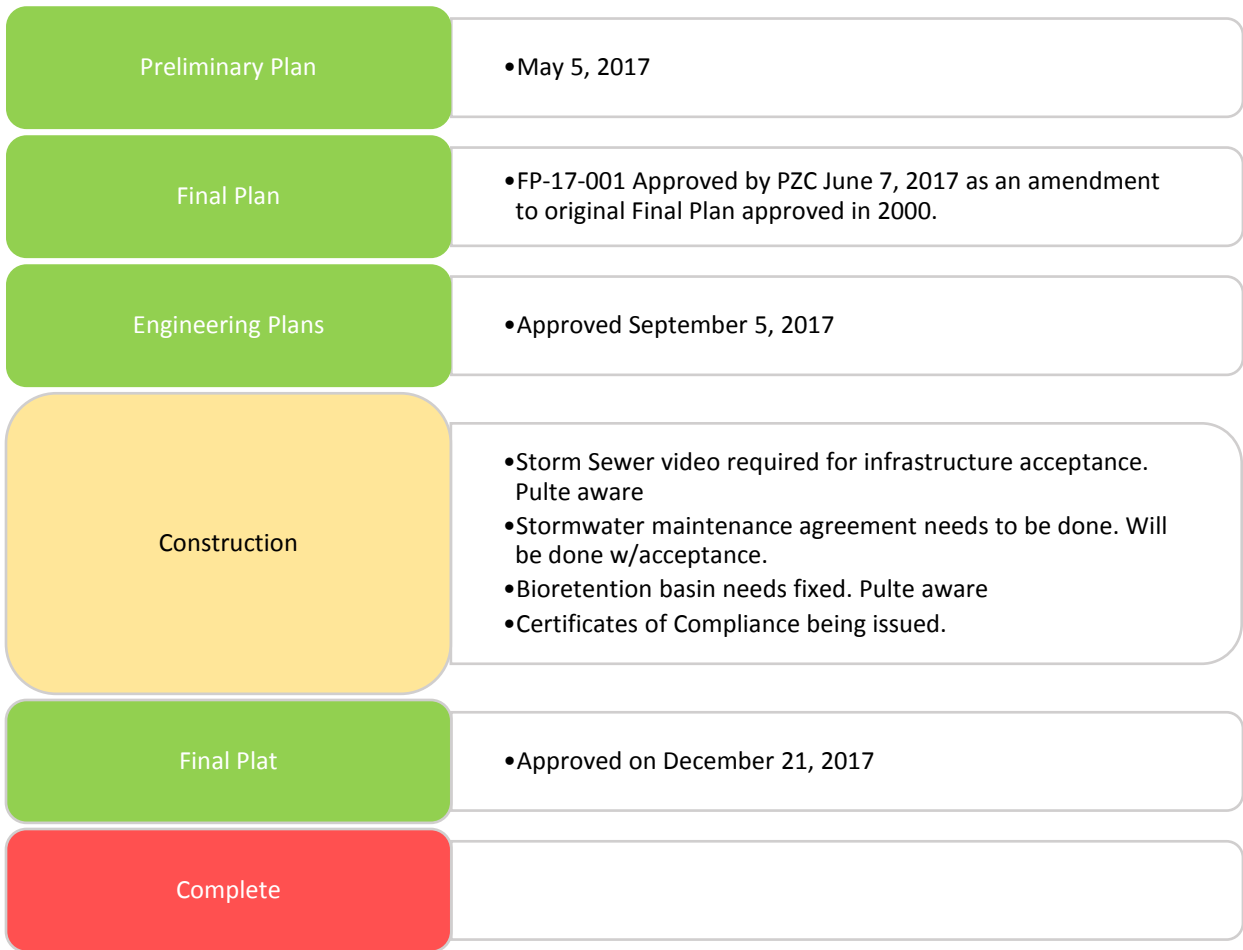
Preliminary Plan	<ul style="list-style-type: none"> <li>• Approved by PZC in 2001</li> <li>• PP-17-001 1 year Extension of Preliminary Plan granted by PZC on January 4, 2017.</li> </ul>
Engineering Plans	<ul style="list-style-type: none"> <li>• Approved February 1, 2017</li> </ul>
Final Plan	<ul style="list-style-type: none"> <li>• July 27, 2017</li> </ul>
Construction	<ul style="list-style-type: none"> <li>• 2nd entrance being constructed, Acceptance of Infrastructure soon.</li> <li>• Will accept both sections of infrastructure at once.</li> </ul>
Complete	<ul style="list-style-type: none"> <li>• Private meter pits - Check with utilities for Certificate of Compliance.</li> </ul>

**NOTE: Confirm we have C.O.C.'s on file for Carrington Ridge.**

Foor Farms – Phase 2	
<b>Development Type:</b> Condominium Complex	<b>Number of Units:</b> 60 units (15 condominium buildings)
<b>Location:</b> Watkins Road	<b>Acreage:</b> 8.5 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> RM – Multi-Family Residential

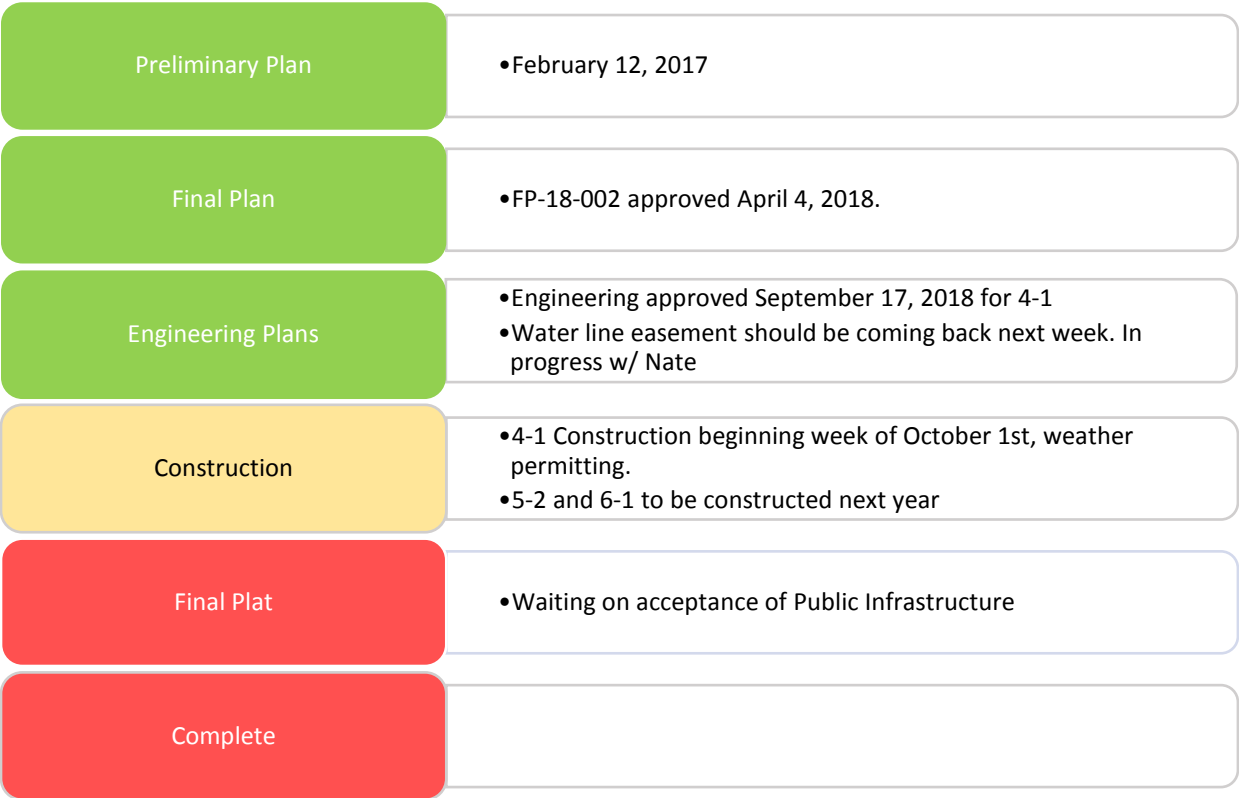


Hazelwood 5-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 34 units (single-family)
<b>Location:</b> 0 Corylus Drive (PID 064-068322-00.001)	<b>Acreage:</b> 57.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-7 Village Single-Family Residential

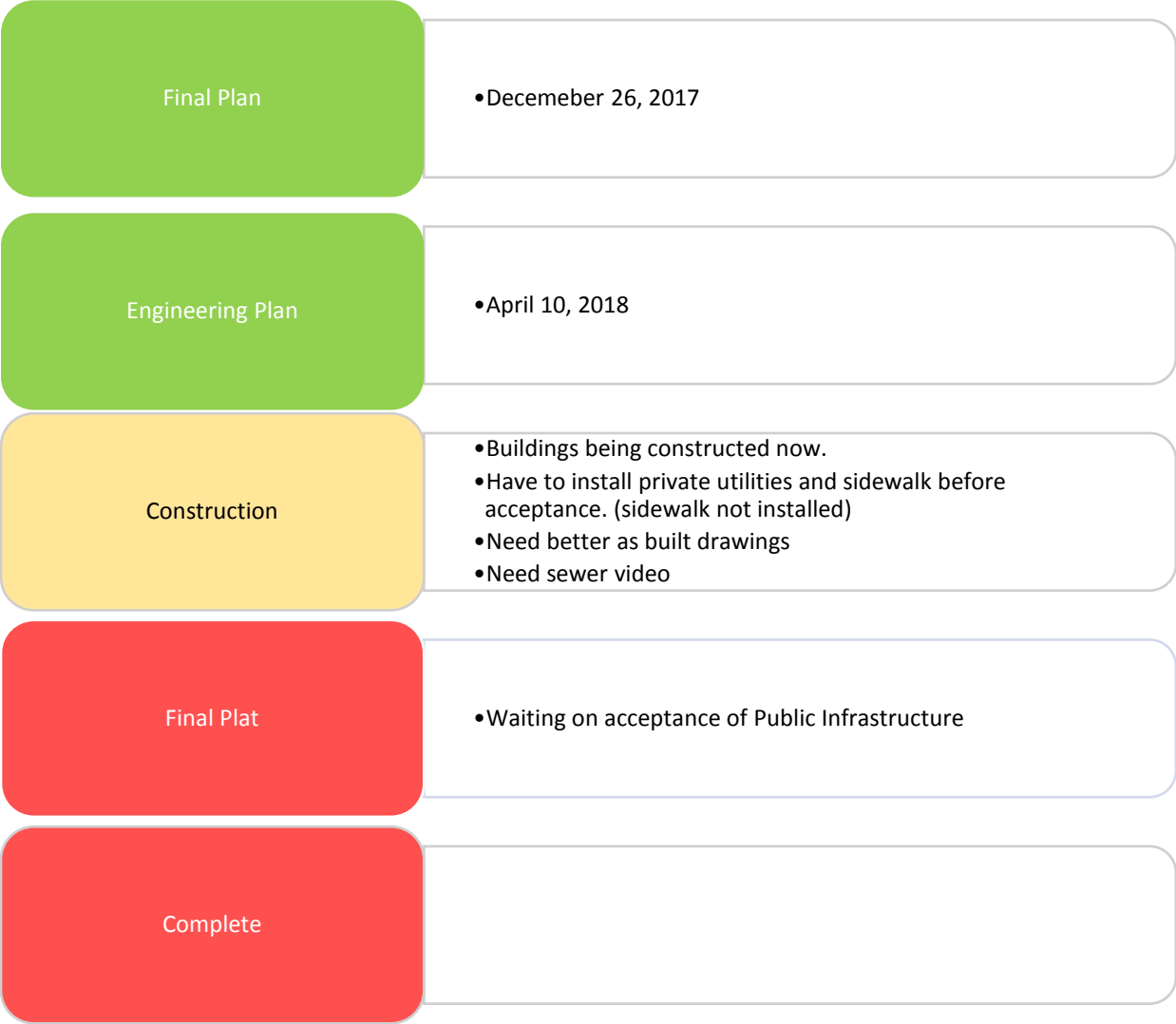


Note: Follow up with Steve on issues with C.O.C.'s

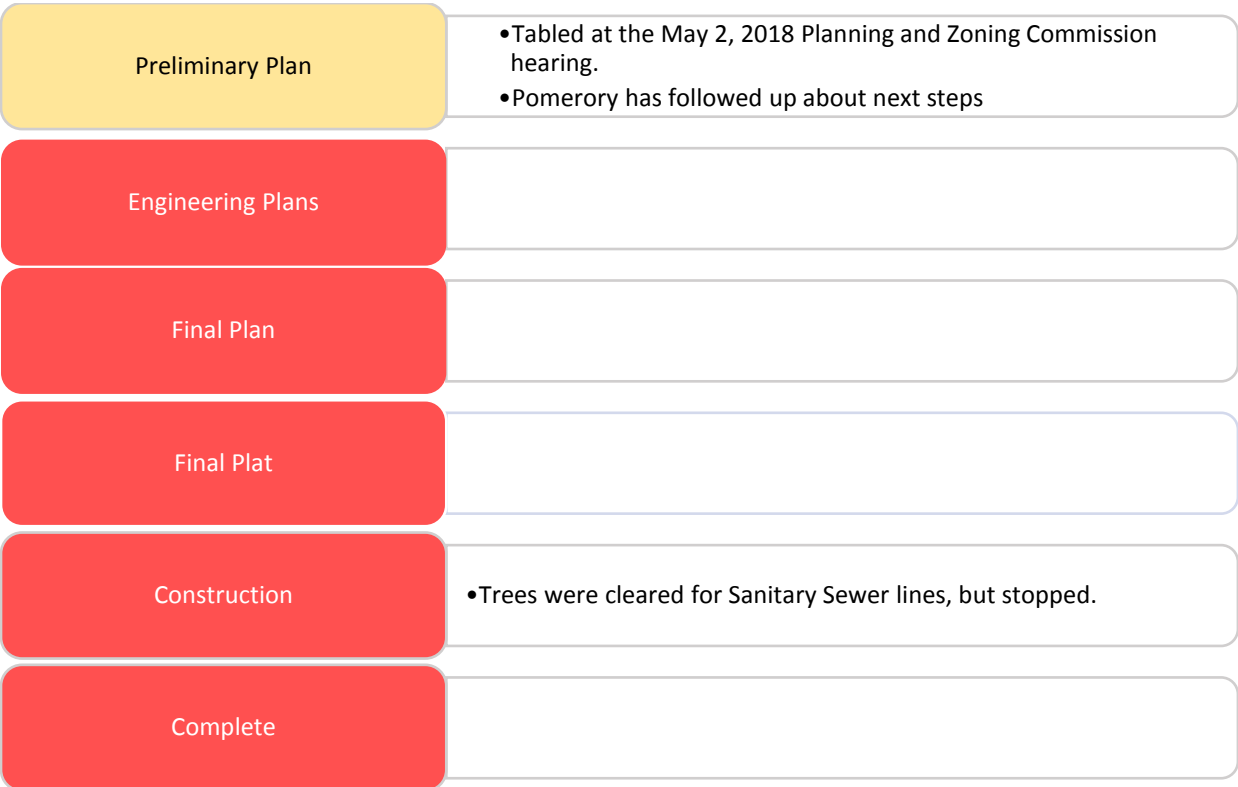
Hazelwood 4-1, 5-2, and 6-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 27 units (single-family)
<b>Location:</b> 0 Kelci Jayne Drive (PID 064-068322-00.001)	<b>Acreage:</b> 41.1 acres (total)
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-7 Village Single-Family Residential



Heritage Town Center (Formerly Pataskala Town Center)	
<b>Development Type:</b> Mixed Use Development	<b>Number of Units:</b> 174 units (condominium)
<b>Location:</b> Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	<b>Acreage:</b> 49.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PDD – Planned Development District



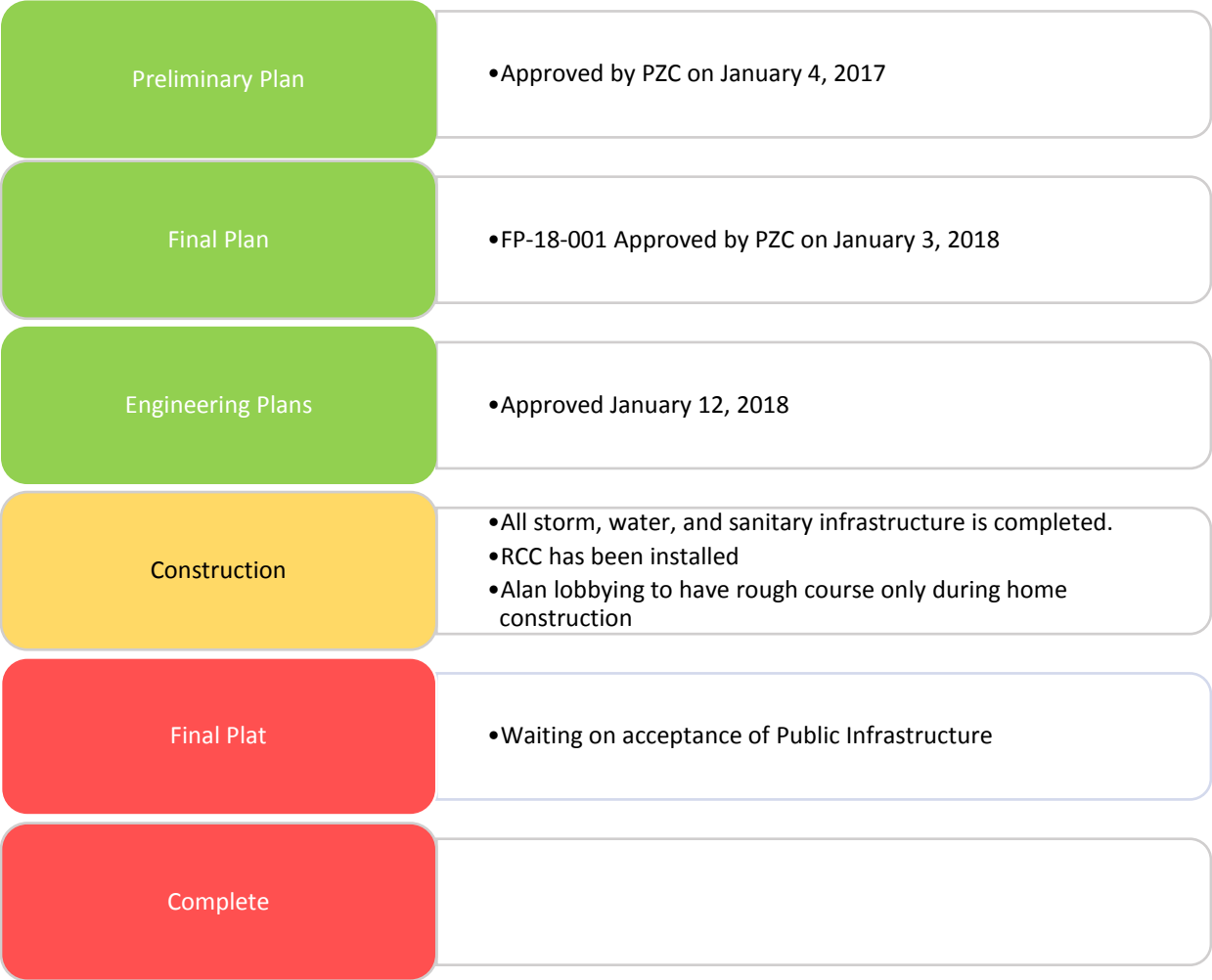
Homesteads of the Border Place – Section 3	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 100 units (single-family)
<b>Location:</b> Wagon Avenue (PID – Multiple, already platted)	<b>Acreage:</b> 40.4 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development District



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
<b>School District:</b> Licking Heights	<b>Zoning:</b> R-87



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
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential





Reserve at Hazelwood	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 26 (single-family)
<b>Location:</b> 0 Timber View Court	<b>Acreage:</b> 12.937 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential

Preliminary Plan	<ul style="list-style-type: none"> <li>•PP-15-001 Approved by PZC on February 4, 2015</li> </ul>
Final Plan	<ul style="list-style-type: none"> <li>•FP-15-002 Approved by PZC on February 3, 2016</li> <li>•Replat REP-18-001 was approved by PZC on August, 1, 2018.</li> </ul>
Engineering Plans	<ul style="list-style-type: none"> <li>•May 5, 2016</li> </ul>
Construction	<ul style="list-style-type: none"> <li>•Infrastructure has been accepted.</li> <li>•Zoning Permits coming in.</li> <li>•MUST dredge retention basin prior to home occupations</li> <li>•Alan informed developer on 10/10/18 about need to dredge</li> </ul>
Final Plat	<ul style="list-style-type: none"> <li>•Approved April 10, 2018</li> </ul>
Replat	<ul style="list-style-type: none"> <li>•Necessary to correct issue with public right-of-way</li> <li>•Approved August 6, 2018</li> </ul>
Complete	

**NOTE: No zoning permits to be issued for lots 24-A and 25-A until retention basin has been dredged.**

TrueCore Federal Credit Union	
<b>Development Type:</b> Commercial	<b>Number of Units:</b> 1 (Bank)
<b>Location:</b> 997 N Oxford Drive	<b>Acreage:</b> 3.91 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PDD -> PRO

