

CITY OF PATASKALA, OHIO

City of Pataskala
Administrative Offices
www.ci.pataskala.oh.us



621 West Broad Street
Suite 2B
Pataskala, Ohio 43062
Telephone: 740-927-2021
Fax: 740-927-0228

NOTICE OF PUBLIC HEARING

CITY OF PATASKALA COUNCIL

The City of Pataskala Council will hold a public hearing on April 1, 2019, at 6:15PM at City Hall in Council Chambers located at 621 West Broad Street, Pataskala, Ohio.

The following rezoning application will be considered:

An application to rezone property located on W Broad Street SW Parcel #064-307692-00.000, totaling 4.85 ± acres, in the City of Pataskala from the GB – General Business (GB) Zoning Classification to the R-10 – High Density Residential (R-10) Zoning Classification.

All interested citizens are welcome to attend.

All documents pertaining to the above will be available for examination at City Hall, 621 W. Broad Street, Monday through Friday, 8:00 AM to 4:00 PM.

Kathy Hoskinson
Clerk of Council



***Planning and Zoning
Department***

February 7, 2019

Connie Klema, Esq.
PO Box 991
Pataskala, Ohio 43062

RE: Zoning Application ZON-18-012

Dear Ms. Klema:

Your request for a recommendation of a rezoning from GB – General Business to R-10 – High Density Residential, pursuant to Section 1217.10 of the Pataskala Code, was given a public hearing by the Pataskala Planning and Zoning Commission on Wednesday, February 6, 2019.

The City of Pataskala Planning and Zoning Commission recommended approval of the request.

The recommendation shall be forwarded to Pataskala City Council for consideration as Ordinance Number 2019-4334 for a public hearing on Monday, April 1, 2019.

Should you have any questions, please feel free to contact Jack Kuntzman, City Planner, at (740) 964-1316 or via email at jkuntzman@ci.pataskala.oh.us.

Sincerely,

Lisa Paxton
Zoning Clerk

cc: File
Grand Communities
P&G Pataskala, Ltd
Zoning Inspector



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

February 6, 2018

Rezoning Application ZON-18-012

Applicants:	Grand Communities, LLC
Owner:	P & G Pataskala Ltd.
Location:	200 West Broad Street
Acreage:	4.85 acres
Zoning:	GB – General Business
Request:	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.

Description of the Request:

The applicant is seeking to rezone a 4.85-acre portion of the property located at 200 West Broad Street from GB – General Business to R-10 – High Density Residential to allow for a residential subdivision.

Staff Summary:

The property located at 200 West Broad Street is 96.05 acres overall, with approximately 45-acres of the frontage zoned GB – General Business. The remaining acreage is zoned R-10 – High Density Residential. Currently, the 4.85-acre portion is vacant, unimproved land. The applicant met with City Staff to review the plan for a residential subdivision, in which Staff requested a second access from West Broad Street. The applicant has entered into contract with the owner of the parcel to purchase the additional 4.85-acres of the GB – General Business zoned land in order to construct this second access onto West Broad Street, and have additional residential lots along its northern border.

The applicant has submitted a Preliminary Plan for a 151-lot subdivision named "Heron Manor", in which approximately 20 of those lots lie within the 4.85-acre section proposed for rezoning. Prior to approval of a Preliminary Plan, the land must be rezoned from GB – General Business to R-10 – High Density Residential to allow for the subdivision of land into the lot sizes proposed by the applicant. Included with the Rezoning Application is a plan that shows the layout of the subdivision, and the location of proposed property lines, building setbacks, public right-of-ways, etc.

The 4.85-acre section proposed for rezoning is in the northeast corner of the portion zoned GB – General Business. The applicant has proposed a 60' right-of-way with a 33' wide street running north to south along the eastern side of the lot.

The applicant has submitted a narrative explaining the reason for the request and addressing the 8 requirements of Section 1217.04 of the Pataskala Code. Originally this subdivision was to be The Settlement at Pataskala Phase 4, however the developer has chosen to title it under another name.

Following a recommendation by the Planning and Zoning Commission, the application will be considered by City Council for final approval of the rezoning request pursuant to Section 1217.13 of the Pataskala Code.

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

The Future Land Use Map designates the area currently zoned GB – General Business as office; therefore, the proposed rezoning to R-10 – High Density Residential is not in line with the Comprehensive Plan. However, the need for the rezoning was created to add a secondary access onto Broad Street, which was requested by staff to prevent significant traffic issues on Alonso Palmer and John Reese parkways. In addition, the Fire Department requires at least 2 access points (one of which can be emergency only). The original proposal did not include this access onto Broad Street.

The area currently zoned R-10 – High Density Residential is designated High Density Residential on the Future Land Use Map, and in line with the comprehensive plan. The applicant intends for the remaining portion zoned GB – General Business to remain zoned as such for potential future commercial development. Staff believes that a rezoning to R-10 High Density Residential would not be out of character for the area.

As this rezoning is necessary prior to approval of a Preliminary Plan, Staff believes any other concerns can be addressed through the process of approval for the Preliminary Plan.

The Public Service Department has commented that this rezoning application is a result of, and in accordance with, direction from the City to provide additional access, and better traffic flow. As such, the Public Service Department believes this is in the best interest of the City (Full comments attached).

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agriculture	Farm Field
East	R-10 – High Density Residential	Single-Family Homes Settlement of Pataskala Phase 3 Part 3, Phase 4 (Under Construction).
South	M-1 – Light Manufacturing GB – General Business R-10 – High Density Residential	Lumber Yard Auto Sales Single-Family Homes
West	AG – Agriculture	Farm Field

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

- Zoning Inspector – No Comments.
 - City Engineer – No Comments.
 - Public Service – See Attached.
 - Pataskala Utilities – No Comments.
-
- Police Department – No Comments.
 - West Licking Joint Fire District – No Comments.
 - South West Licking School District – No Comments.

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None

Resolution:

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

"I recommend to approve Rezoning Application number ZON-18-012 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Jim Roberts](#); [Scott Haines](#)
Subject: PZC Review - Dec 5
Date: Tuesday, November 27, 2018 11:41:40 AM

Jack,

I have the following comments for the December 5th Planning and Zoning Commission meeting:

1. ZON-18-012

- a. It is the understanding of the Public Service Department that this application is a result of, and in accordance with, direction from the City to provide additional access, and better traffic flow to and from the proposed and existing developments. The Public Service Department believes that this is in the best interest of the City.

2. PP-18-002

- a. The overall plan appears adequate, and generally satisfies City design standards.
- b. The Public Service Department endorses the City Engineer's comments, and similarly, recognizes that many of those items, as well as some of the following items, will be addressed as part of the engineering review process.
 - i. Note that the City Engineer's comment with regard to the location of storm sewers is accurate; however, it is also recognized that this is not always feasible. This item will be reviewed and coordinated in depth with the designer during engineering review.
- c. Note that a T-turn around will be required on the developers property at the western terminus of Isaac Tharp Street. Accordingly, lots 82 and 83 will not be buildable until such time as the roadway is extended to the west.
- d. In the pavement typical sections, note that item 4A will be required to have a thickness of 5-1/4".
- e. Recommended right-of-way and street width revisions:
 - i. Isaac Tharp Street
 1. Maintain 60' right-of-way.
 2. Reduce pavement width to 28'-0".
 3. These are consistent with what was approved and constructed for Isaac Tharp Street in the Settlement at Pataskala, Phase 3, Section 3.
 - ii. Alonzo Palmer Street
 1. Maintain 60' right-of way to Leatherleaf Way.
 2. Maintain 33' pavement width to Leatherleaf Way.
 3. This will maintain a consistent streetscape with the existing Alonzo Palmer Street until the intersection and maintain a continuous primary route. This appears to be consistent with the original subdivision layout.
 - iii. Leatherleaf Way
 1. Maintain 60' right-of-way and 33' pavement width until Alonzo Palmer Street
 2. Reduce to 50' right-of-way and 28' pavement width between Alonzo Palmer Street and Isaac Tharp Street.
- e. Note that parking will be restricted to one side of the street throughout the development; no parking on the hydrant side of the street.

Please let me know if questions or concerns.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
 621 West Broad Street, Suite 2A
 Pataskala, Ohio 43062

REZONING APPLICATION
(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: 200 West Broad Street		
Parcel Number: 064-307692-00.000		
Current Zoning: GB	Proposed Zoning: R-10	Acres: 4.85
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-18-012
Fee:
Filing Date:
Hearing Date:
Receipt Number:

Applicant Information		
Name: Grand Communities, LLC		
Address: 3940 Olympic Blvd, Suite 100		
City: Erlanger	State: KY	Zip: 41018
Phone: 859 - 578 - 7705	Email: AWebb@FischerHomes.com	

Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Narrative
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Deed
<input type="checkbox"/> Area Map

Property Owner Information		
Name: P & G Pataskala Ltd		
Address: 200 West Broad Street		
City: Pataskala	State: Ohio	Zip: 43062
Phone:	Email:	

Rezoning Information
Request (Include Section of Code):
The request is to rezone approximately +/- 4.85 acres from GB to R-10.
Describe the Project (Include Current Use and Proposed Use):
The subject site is currently vacant land, zoned for General Business.

Documents to Submit

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

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

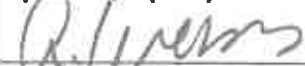
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lccounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyoahio.us/>

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 rezoning request.

Applicant (Required):


Property Owner (Required):

Date:

11-8-18

Date:

"REZONING INFORMATION"

For

200 West Broad Street

Parcel No. 064-307692-00.000

REQUEST:

Request to rezone a portion of the Parcel from GB (Chapter 1249) to R-10 (Chapter 1235).

DESCRIBE THE PROJECT:

The Parcel is located on the north side of West Broad Street and extends west from John Reese Parkway along West Broad Street and north along the west border of the subdivision known as The Settlement. The Parcel is 96+ acres. Its frontage at West Broad Street is zoned GB and the remainder is zoned R-10.

The Applicant was in contract to purchase the R-10 portion of the Parcel to develop it as the next residential phase of The Settlement. After meeting with City staff to review the residential plan, the City requested that a second access from West Broad Street be added to the plan to serve the new residential phase and adjacent subdivision. To do so, the Applicant entered into contract with the owner of the Parcel to purchase an additional 4.85 acres of the Parcel zoned GB that spans from the R-10 zoned portion to West Broad Street to provide the Applicant the means to construct the second access to/from West Broad Street and to have additional residential lots along its northern border.

The Applicant requests rezoning of the 4.85 acres from GB to R-10. The acreage of the Parcel not being purchased by the Applicant along West Broad Street will maintain its GB zoning.

"NARRATIVE STATEMENT"

For

200 West Broad Street

Parcel No. 064-307692-00.000

The reason the rezoning has been requested: To rezone 4.85 acres currently zoned GB to be part of a residential development for purposes of providing a second access to West Broad Street and additional residential lots along its northern border.

The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:

(1217.04(A) "The following general standards may be considered as criteria for approval of all zoning amendments.")

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.

The City Planning staff, including zoning staff and engineers, review development proposals to confirm they will be in accordance with the general and specific objectives of the Code. Upon review of the proposed residential development, City staff determined that extending a second access from West Broad Street to and from the residential development would be in accordance with the general objectives of the Code.

2. Will be designed, constructed, operated, and maintained as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

With the rezoning, the design, construction and operation of the 4.85 acres permits it to be harmonious in appearance with the existing character of the residential neighborhood in this vicinity of the City.

3. Will not be hazardous or disturbing to existing or future uses.

The rezoning of the 4.85 acres is being requested to remove the hazard of not having a second access from West Broad Street to and from the residential development.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage facilities, refuse disposal, water and sewer, schools; or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The property being rezoned provides the essential public facility: the street that will adequately serve the residential development.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The Applicant/developer of the property is constructing the public facilities at its costs. The rezoning is not detrimental to the economic welfare of the community.

6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.

The rezoning will not do any of the above.

7. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.

The purpose of purchasing and developing the property is to address traffic and provide approaches to the property that do not create interference with traffic.

8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The rezoning will not do any of the above.

4.85± Acre Rezoning Exhibit

Lot 12, 4th Quarter, Township 1, Range 15
United States Military District
City of Pataskala, Licking County, Ohio

- (A)** Grand Communities, LTD
P.N. 083-30769200043
I.N. 201803290005860
19.047 Acres (remainder)
- (B)** Tri H Farms, LLC
P.N. 6314077800000
I.N. 201601150000839
149.513 Acres
- (C)** SETTLEMENT AT PATASKALA
PHASE 3, PART 3
I.N. 201810130022454
- (D)** SETTLEMENT AT PATASKALA
PHASE 3, PART 2
I.N. 200608240024682
- (E)** SETTLEMENT AT PATASKALA
PHASE 3, PART 1
I.N. 200510070031920

GRAPHIC SCALE

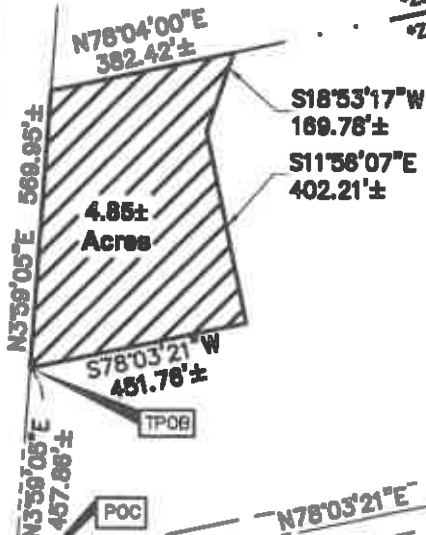


(IN FEET)
1 inch = 300 ft.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

P & G Pataskala, Ltd.
P.N. 064-30769200000
O.R. 764, Pg. 644
183.858 Acres (remainder)

*Zoning Designation: R-10
*Zoning Designation: GB



Broad Street (S.R. 16)
ODOT R/W Plan LIC-16-0.00-3.60

John Reese Parkway
P.B. 16, Pg. 72

LEGEND
*City of Pataskala Zoning Map
dated: June 27, 2017

DRAWN BY: JEP JOB NO.: 18-0005-644
DATE: 11/08/2018 CHECKED BY: JEP



This Survey is based on existing records from Licking County.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps Date
Reg. No. 8241

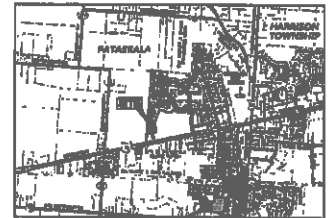


422 Beecher Road
Gahanna, Ohio 43230
ph 614.488.7780
fax 614.488.7788

REGISTERED PROFESSIONAL SURVEYORS

Z: 18-0005-644 CIVIL PRODUCTION: J:\PROJECTS\180005-644 Zoning Exhibit.dwg: JEP: 11/08/2018 9:32:10am

**REZONING PLAN
FOR
HERON MANOR
CITY OF PATASKALA, LICKING COUNTY, OHIO
PART OF 4TH QUARTER, TOWNSHIP 1N, RANGE 15W
UNITED STATES MILITARY LANDS
2018**



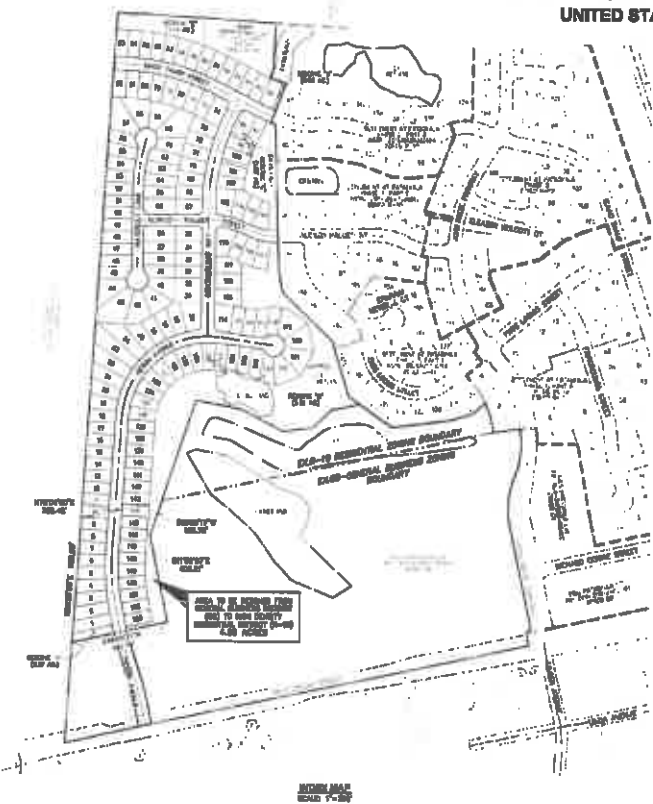
LOCALITY MAP
SHEET 14-000

PROJECT NUMBER
18-0008-004

APPLICANT
[Name]
OWNER
[Name]

TOTAL SHEET COUNT

NO.	DESCRIPTION	DATE
1	GENERAL PLAN	11/15/18
2	REZONING PLAN	11/15/18
3	CONCEPTUAL SITE PLAN	11/15/18
4	FINAL REZONING PLAN	11/15/18
5	CONCEPTUAL SITE PLAN	11/15/18
6	FINAL REZONING PLAN	11/15/18
7	CONCEPTUAL SITE PLAN	11/15/18
8	FINAL REZONING PLAN	11/15/18
9	CONCEPTUAL SITE PLAN	11/15/18
10	FINAL REZONING PLAN	11/15/18



FLOODPLAIN
[Description of floodplain area]

- CONCEPT INFORMATION**
- 1. [Symbol] [Description]
 - 2. [Symbol] [Description]
 - 3. [Symbol] [Description]
 - 4. [Symbol] [Description]
 - 5. [Symbol] [Description]
 - 6. [Symbol] [Description]
 - 7. [Symbol] [Description]
 - 8. [Symbol] [Description]
 - 9. [Symbol] [Description]
 - 10. [Symbol] [Description]

UTILITY CONTACTS

[List of utility providers and contact information]

SIGNATURES

[Signatures and official stamps]

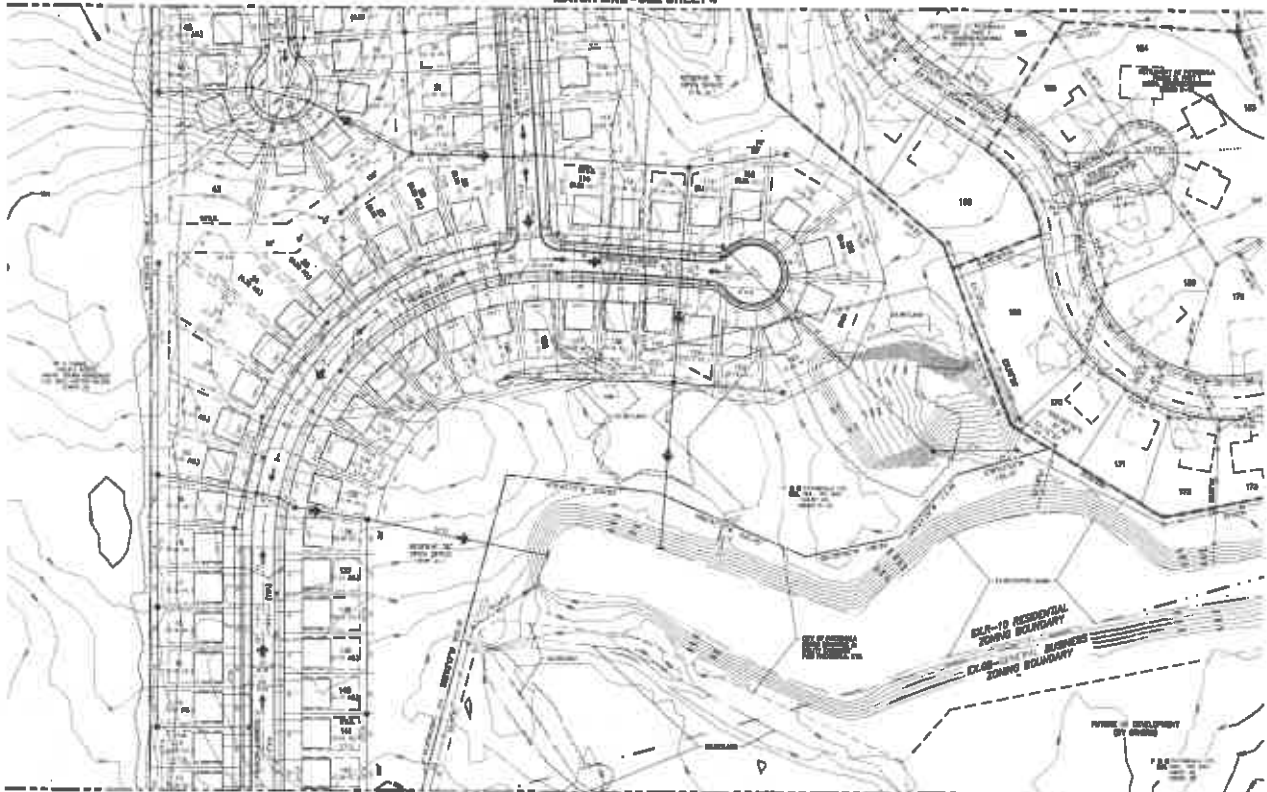
ADVANCED CIVIL DESIGN

REZONING PLAN FOR HERON MANOR

TITLE SHEET

114

MATCH LINE - SEE SHEET 4



MATCH LINE - SEE SHEET 2

LEGEND

	10-foot wide easement
	20-foot wide easement
	30-foot wide easement
	40-foot wide easement
	50-foot wide easement

	10-foot wide easement
	20-foot wide easement
	30-foot wide easement
	40-foot wide easement
	50-foot wide easement

	10-foot wide easement
	20-foot wide easement
	30-foot wide easement
	40-foot wide easement
	50-foot wide easement

MAP UNIT LEGEND

10-foot wide easement	10-foot wide easement
20-foot wide easement	20-foot wide easement
30-foot wide easement	30-foot wide easement
40-foot wide easement	40-foot wide easement
50-foot wide easement	50-foot wide easement

MAP UNIT LEGEND

10-foot wide easement	10-foot wide easement
20-foot wide easement	20-foot wide easement
30-foot wide easement	30-foot wide easement
40-foot wide easement	40-foot wide easement
50-foot wide easement	50-foot wide easement

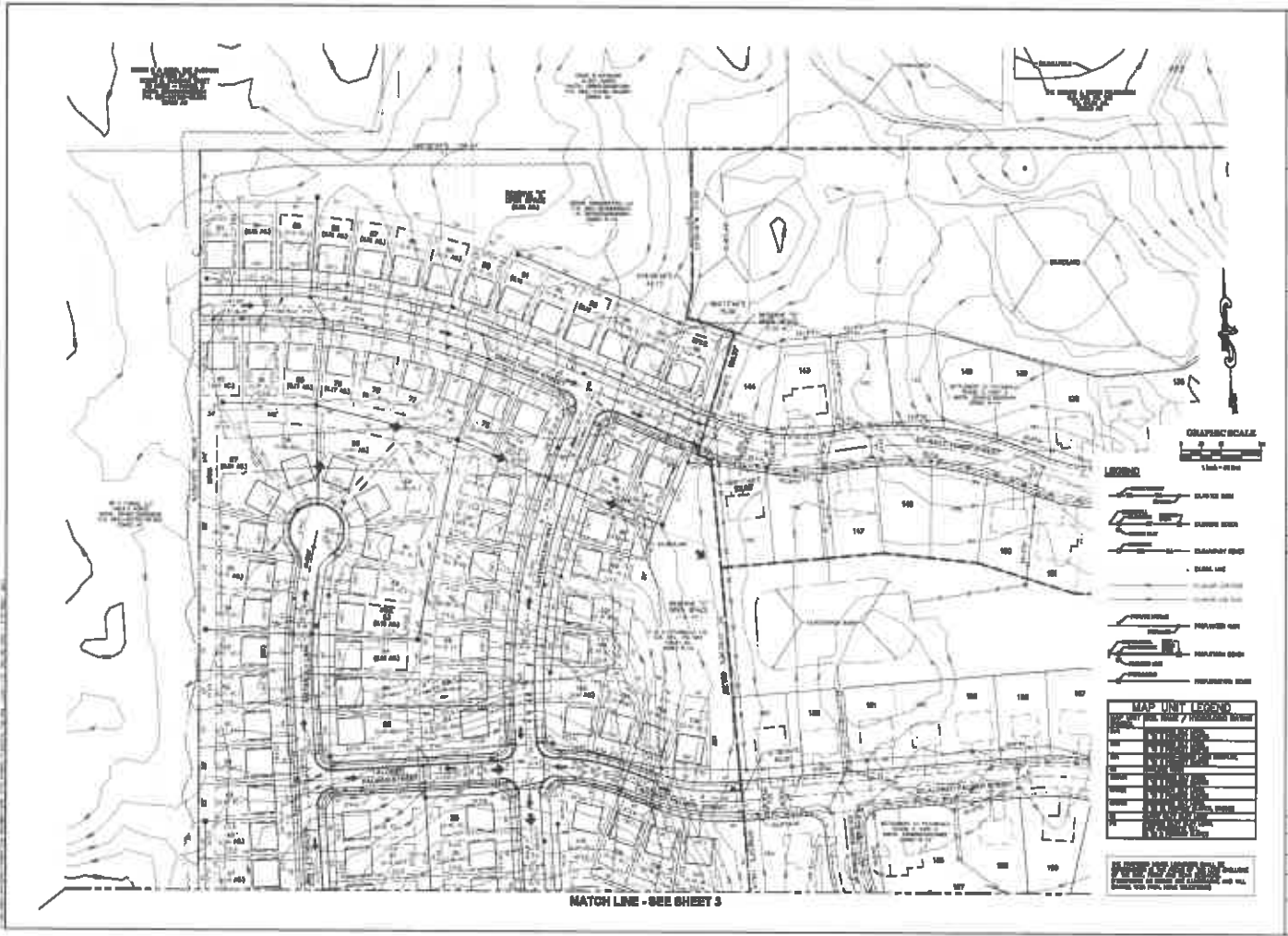
PLANNING AND ZONING DEPARTMENT
 1500 W. 10th St., Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 561-1234
 Fax: (907) 561-1235



ADVANCED
 CIVIL DESIGN
 1500 W. 10th St., Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 561-1234
 Fax: (907) 561-1235

CITY OF ANCHORAGE, ALASKA COUNTY, AK
 ZONING PLAN
 FOR
 FEDERAL BARRACKS
 AREA & UTILITY PLAN

SHEET NO. 314
 TOTAL SHEETS 314
 DATE: 10-2005-544
 DRAWING NUMBER



GRAPHIC SCALE
1 inch = 40 feet

- LEGEND**
- 6" DWV SEWER
 - 12" SEWER
 - 12" WATER MAIN
 - 6" GAS MAIN
 - 4" GAS MAIN
 - 12" WATER MAIN
 - 6" GAS MAIN
 - 4" GAS MAIN

MAP UNIT LEGEND

Symbol	Description
	10' LOT
	15' LOT
	20' LOT
	25' LOT
	30' LOT
	35' LOT
	40' LOT
	45' LOT
	50' LOT
	60' LOT
	70' LOT
	80' LOT
	90' LOT
	100' LOT
	120' LOT
	150' LOT
	200' LOT
	250' LOT
	300' LOT
	400' LOT
	500' LOT
	600' LOT
	700' LOT
	800' LOT
	900' LOT
	1000' LOT

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
DIMENSIONS TO CENTER OF CURVES AND WALLS
UNLESS OTHERWISE SPECIFIED.

ADVANCED CIVIL DESIGN, INC.
 10000 W. 10th Street, Suite 100
 Denver, Colorado 80231
 Phone: (303) 751-1111
 Fax: (303) 751-1112
 www.advancedcivil.com

CITY OF DENVER, COLORADO, OFFICE OF THE CITY ENGINEER
RECOMMENDED PLAN FOR HERON MANOR
SITE & UTILITY PLAN

SHEET NO. **414** OF 414
 PROJECT NO. **18-0003-044**
 DATE: **08/20/2018**

Know All By These Presents

That J. Gilbert Reese and Louella H. Reese, Husband and Wife, and John D. Lewis and Phoebe R. Lewis, Husband and Wife, for valuable consideration paid, do Remise, Release and Forever Quit-Claim to P & G Pataskala, Ltd., an Ohio Limited Liability Company the following real property:

Situated in the State of Ohio, County of Licking and Township of Lima:

Being part of the 4th Quarter of the 1st Township, 18th Range, U.S. Military Lands, being part of the William Hollar and Eva L. Hollar tracts as described in two deeds of record in Deed Book 486, pages 606 and 607, in the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the southeasterly corner of the said William Hollar and Eva L. Hollar tract of land, the southwesterly corner of the Nellie S. Gilchrist tract of land as described in Deed Book 478, page 666, Licking County Recorder's Office, said point being also in the centerline of State Route 16; thence S. 78 degrees 09' W. and with the said centerline of State Route 16, the southerly line of the said Hollar tract, a distance of 298.47 feet to a point (PK nail); thence N. 11 degrees 51' W. leaving the centerline of said State Route 16, a distance of 208.71 feet to an iron pin; thence S. 78 degrees 09' W. a distance of 208.71 feet to an iron pin; thence S. 11 degrees 51' E. a distance of 208.71 feet to a spike in the centerline of said State Route 16, the southerly line of the said Hollar tract; thence S. 78 degrees 09' W. with the centerline of said State Route 16, the southerly line of the said Hollar tract, a distance of 2582.10 feet to an angle point in the centerline of said State Route 16; thence S. 78 degrees 04'30" W. continuing with the centerline of said State Route 16, the southerly line of the said Hollar tract of land, a distance of 218.87 feet to a point (PK nail) in the southwesterly corner of said William Hollar and Eva L. Hollar tract of land; thence N. 4 degrees 04'30" E. with the westerly line of the said Hollar tract, a distance of 2347.82 feet to an iron pin in the northwesterly corner of said Hollar tract; thence S. 85 degrees 24'18" E. with the northerly line of the said Hollar tract of land, a distance of 2140.05 feet to an iron pin in the northeasterly corner of said Hollar tract, the northwesterly corner of said Nellie S. Gilchrist tract of land, passing an iron pin at 507.48 feet on the northerly line of said Hollar tract; thence S. 18 degrees 58'48" E. with the easterly line of the said Hollar tract, the westerly line of said Gilchrist tract, a distance of 1809.88 feet to an iron pin in an angle point in the said easterly line of the Hollar tract; thence S. 17 degrees 38'48" E. continuing with the easterly line of the said Hollar tract, a distance of 1348.00 feet to the place of beginning and containing 193.85A acres of land, more or less.

EXCEPTING THEREFROM the following described real estate:

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

Beginning at a point in the centerline of State Route No. 16, said point being South 78 degrees 09'00" West 198.87 feet from the southwest corner of the James M. Kennedy property, (Deed References: Deed Book 885, Page 601 and Deed Book 810, Page 481 of the Licking County Deed Records); thence, continuing along the said centerline of State Route No. 16, South 78 degrees 09'00" W., 180.00 feet to a point; thence, leaving the said centerline of State Route No. 16, North 11 degrees 51'00" West, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at 41.51 feet, a total distance of 218.19 feet to an iron pin set; thence, North 78 degrees 09'00" East, 150.00 feet to an iron pin set; thence, South 11 degrees 51'00" East, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at a distance of 170.00 feet, a total distance of 218.19 feet to the point of beginning. Containing 0.74 acres of land, more or less, of which the present road occupies 0.15 of an acre.

Being the same premises conveyed to Grantor(s) by documents recorded in Deed Volume 769 at page 785 and Official Record Volume 140 at page 262, Licking County Recorder's Office.

IN WITNESS WHEREOF, the grantor who releases all right and expectancy of dower in said premises has executed this instrument this 13th day of December, in the year Nineteen Hundred and Ninety-Six.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

James H. McCreary
WITNESS SIGNATURE (As to 1 and 2)
JAMES H. MCCREARY

Nargant A. Hallam
WITNESS SIGNATURE (As to 1 and 2)
Nargant A. Hallam

print witness name
SEC-319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY GM PLM

J. Gilbert Reese
J. GILBERT REESE

Louella H. Reese
L. LOUELLA H. REESE

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
EX. COPY
FORWARDED TO: PLM

TRANSFERRED
BY James H. McCreary 18 96
George D. Buchanan
Licking County Auditor

THIS INSTRUMENT PREPARED BY
LAW OFFICES
REESE, FYLE, DRAKE & MEYER
28 NORTH SECOND STREET - P.O. BOX 919
NEWARK, OHIO 43055-0919

Judith K. Hestoff
witness signature (As to 3 and 4)
Judith K. Hestoff
print witness name
Nicole Gardner
witness signature (As to 3 and 4)
NICOLE GARDNER
print witness name

John D. Lewis 645
3. John D. Lewis
Phoebe R. Lewis
4. Phoebe R. Lewis

STATE OF OHIO, COUNTY OF LICKING: SS:

The foregoing instrument was acknowledged before me this 13th day of December, 1996, by John D. Lewis and Phoebe R. Lewis.



Joyce H. McCreary
Notary Public
JOYCE H. McCREARY
Notary Public, State of Ohio
My Commission Exp. 9-27-97

STATE OF Wisconsin, COUNTY OF Milwaukee: SS:

The foregoing instrument was acknowledged before me this 15 day of December, 1996, by John D. Lewis and Phoebe R. Lewis.



Barbara S. Siefert
Notary Public

RECEIVED FOR RECORD
AND INDEXED
3-08-1996
IN CHARGE
VIA MAIL
Licking County, Ohio
Kathy B. Miller
Recorder

53373

4.85+/- ACRES REZONING DESCRIPTION

Situated In the State of Ohio, County of Licking, City of Pataskala, being In Lot 12, 4th Quarter, Township 1, Range 15, United States Military District and being in the remainder of a 183.658 acre tract as conveyed to P & G Pataskala, Ltd. In Official Record 764, Page 644 as further described as follows;

Commencing at the southwest corner of the remainder of said 183.658 acre tract, the southeast corner of a 149.513 acre tract as conveyed to Tri H Farms, LLC in Instrument Number 201601150000839 and being in the center line of Broad Street (S.R. 16 ~ R/W Varies, ODOT R/W Plan LIC-16-0.00-3.60);

Thence leaving said centerline crossing the northerly right of way line of Broad Street (S.R. 16) with the west line of the remainder of said 183.658 acre tract and the east line of said 149.513 acre tract, **N 03° 59' 05" E, 457.86+/- feet** to the **TRUE POINT OF BEGINNING** for land herein described as follows;

Thence continuing with the west line of the remainder of said 183.658 acre tract and the east line of said 149.513 acre tract, **N 03° 59' 05" E, 569.95+/- feet** to the existing southerly line of the R-10 (High Density Residential) zoning designation and the existing northerly line of the GB (General Business) zoning designation as both are depicted on the City of Pataskala Zoning Map dated June 27, 2017;

Thence with the southerly line of said existing R-10 zoning designation line and the northerly line of said GB zoning designation line crossing the remainder of said 183.658 acre tract, **N 78° 04' 00" E, 382.42+/- feet**;

Thence the following three (3) courses crossing the remainder of said 183.658 acre tract:

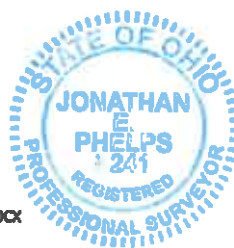
1. **S 18° 53' 17" W, 169.78+/- feet**;
2. **S 11° 56' 07" E, 402.21+/- feet**;
3. **S 78° 03' 21" W, 451.76+/- feet** to the **TRUE POINT OF BEGINNING**, containing approximately **4.85+/- acres**, more or less.

The above description was written by Advanced Civil Design and a drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

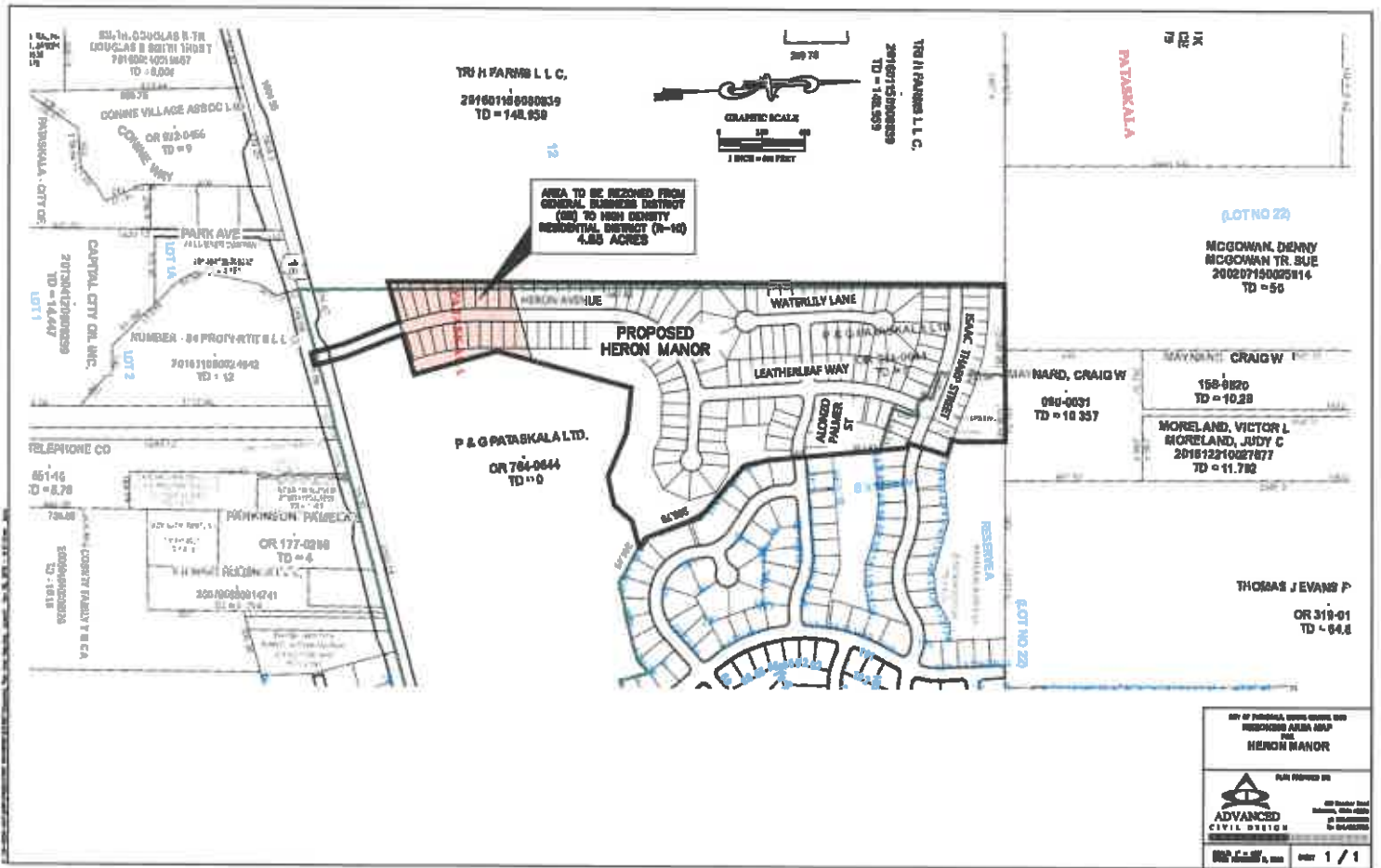
All references used in this description can be found at the Recorder's Office Licking County, Ohio.

This description was written for zoning purposes only and was not intended to be used for the transfer of land.



ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps 11/8/18
Jonathan E. Phelps, PS
Registration No. 8241



City of Paducah, Open House, 2020
 REZONING AREA MAP
 FOR
HERON MANOR

PLAN NUMBER 01

ADVANCED CIVIL DESIGN
 607 Market Street
 Paducah, KY 40301
 270-845-1111
 www.advancedcivil.com

DATE: 1 / 1



**Planning and Zoning
Department**

***You are receiving this public notice because you own property
within 300 feet of the property requesting a public hearing***

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, February 6, 2019 at 6:30 p.m., First Floor, Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following applications:

Rezoning 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 property located at 200 West Broad Street, Parcel ID No. 064-307-692-00.000.

Preliminary Plan 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, for property located at 200 West Broad Street, Parcel ID No. 064-307-692-00.000.

Applications are available for review at the Pataskala Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available January 30, 2019 on our homepage, www.cityofpataskalaohio.gov, under the "Planning and Zoning Commission Info" tab.

If you have any questions, please contact the Zoning Clerk at 740-927-4910. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application(s) have not been postponed or delayed.

Mailed 1-24-19

ADKINS GEORGE
202 FAIRGROUNDS ST
PATASKALA, OH 43062

ALLEN TERRY & HUMMEL THOMAS
63 HIGHLAND HOLLOW DR
PATASKALA, OH 43062

AMERICAN HOMES 4 RENT PROPERTIES
SEVEN LLC
30601 AGOURA ROAD STE 200
AGOURA HILLS, CA 91301

BAIRD JUDITH YVONNE
12705 CABLE RD
PATASKALA, OH 43062

BARKER KENNETH W & NOLA L
203 JOHN REESE PKWY
PATASKALA, OH 43062

BLANDFORD JOEL A & NICHOLE L
367 ENOS LOOMIS ST
PATASKALA, OH 43062

BORING ZACHARY T & ALEXANDRA P
364 EPHRAIM MUNSELL CT
PATASKALA, OH 43062

BROWN EVAN C & HOHMAN PAULA
208 JOHN REESE PKWY
PATASKALA, OH 43062

BUSSEY GARY L & CAROLYN S
193 FAIRGROUNDS ST
PATASKALA, OH 43062

CANTU JEANIE
224 LINDA AVE
PATASKALA, OH 43062

CAPITAL CITY OIL INC
4439 MINK ST
JOHNSTOWN, OH 43031

CHARLES MICHAEL T & KELLY M
206 FAIRGROUNDS ST
PATASKALA, OH 43062

CHASE JASON D
194 FAIRGROUNDS ST
PATASKALA, OH 43062

CITY OF PATASKALA
621 BROAD ST
PATASKALA, OH 43062

CKN PROPERTIES LLC
431 BROAD ST
PATASKALA, OH 43062

COPELAND LANCE C
186 FAIRGROUND ST
PATASKALA, OH 43062

COPELEY SCOTT A
190 FAIRGROUNDS ST
PATASKALA, OH 43062

CRAMER CYNTHIA L & HARRY F
373 ENOS LOOMIS ST
PATASKALA, OH 43062

CROSSMAN COMMUNITIES OF OHIO
INC
929 EASTWIND DR
WESTERVILLE, OH 43081

CUNNINGHAM WILLIAM M & MILLER
ELIZABETH A
174 FAIRGROUNDS ST
PATASKALA, OH 43062

DAVIS CHARLIE M JR & KELLY R
343 ISAAC THARP ST
PATASKALA, OH 43062

DAVIS RODERICK A & BRANDY Y
376 ENOS LOOMIS ST
PATASKALA, OH 43062

DEY CAREE M
188 ANDREW BEEM ST
PATASKALA, OH 43062

DILLARD SUE ANN
256 CARRYBACK DR
PATASKALA, OH 43062

DILLON TIMOTHY & VALERIE C
191 ISAAC THARP ST
PATASKALA, OH 43062

DIXON WILLIAM & ADA
344 ENOS LOOMIS ST
PATASKALA, OH 43062

DOLGEN MIDWEST LLC
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072

DOUCETTE JOSEPH & SHARLENE
335 ENOS LOOMIS ST
PATASKALA, OH 43062

DURHAM TRAVIS A & ALICIA D
345 ENOS LOOMIS ST
PATASKALA, OH 43062

EDWARDS ZACHARY D & KELLY A
201 FAIRGROUNDS ST
PATASKALA, OH 43062

EIGHTY FOUR LUMBER CO
1019 ROUTE 519
EIGHTY FOUR, PA 15330

ELLIS JOHN F & TERALYN
335 ISAAC THARP ST
PATASKALA, OH 43062

FANNIN SAMUEL EDWARD & GRUVER
DIANA LEIGH
219 JOHN REESE PKWY
PATASKALA, OH 43062

FERNANDEZ FRANCISCO A & SILVIA J
198 FAIRGROUNDS ST
PATASKALA, OH 43062

FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF NEWARK
PO BOX 4460
NEWARK, OH 43058

FISCHER HOMES COLUMBUS II LLC
3940 OLYMPIC BLVD STE 100
ERLANGER, KY 41018

FISHER STEVEN & MARGARET
331 ISAAC THARP ST
PATASKALA, OH 43062

FRANKLIN THEODORE E & AMY MING
340 ENOS LOOMIS ST
PATASKALA, OH 43062

FREEMAN DANIEL S & LISA
368 ENOS LOOMIS ST
PATASKALA, OH 43062

GAMERTSFELDER JAKOB S & HARPER
SAMANTHA R
192 ISAAC THARP ST
PATASKALA, OH 43062

GATEWOOD AMRIT K
336 ENOS LOOMIS ST
PATASKALA, OH 43062

GRAND COMMUNITIES LTD
3940 OLYMPIC BLVD STE 100
ERLANGER, KY 41018

GREENLEE DONALD M & KRISTA M
387 ALONZO PALMER ST
PATASKALA, OH 43062

GREMLING JAMES R & NOELLE M
215 JOHN REESE PKWY
PATASKALA, OH 43062

HARP CODY & KEELE
352 ENOS LOOMIS ST
PATASKALA, OH 43062

HELFRICH JAMES C
PO BOX 921
PATASKALA, OH 43062

HEMMER TIMOTHY J & STEPHANIE
375 ENOS LOOMIS ST
PATASKALA, OH 43062

HOUPE TOBIAS K
391 ALONZO PALMER ST
PATASKALA, OH 43062

HOUSER KAROLYN R & ZAGHARY J
397 ALONZO PALMER ST
PATASKALA, OH 43062

JAMES BEVERLY L
196 ISAAC THARP ST
PATASKALA, OH 43062

JOSEPH PIERRE RICHARD & JOSEPH-
GENEUS MARIE YANIQUE
325 ENOS LOOMIS ST
PATASKALA, OH 43062

KEFFER MELISSA & THOMAS
178 FAIRGROUNDS ST
PATASKALA, OH 43062

KENDIG CODY A
177 FAIRGROUNDS ST
PATASKALA, OH 43062

KENNEDY COMPANY THE
PO BOX 1187
NEWARK, OH 43055

KNEPP JEFFREY S & STEPHANIE G
209 JOHN REESE PKWY
PATASKALA, OH 43062

LAWRENCE LAURA L
212 JOHN REESE PKWY
PATASKALA, OH 43062

LICKING COUNTY FAMILY YMCA
470 CHURCH ST
NEWARK, OH 43055

LOUDERMILK SUSAN L
181 FAIRGROUNDS ST
PATASKALA, OH 43062

LUTZ GERRY THOMAS JR & ASHLEY
DOREEN
200 ISAAC THARP ST
PATASKALA, OH 43062

MANOS STANLEY J & JODELL R
348 ENOS LOOMIS ST
PATASKALA, OH 43062

MAYNARD CRAIG W
2158 MONTANA PINE DR
HENDERSON, NV.89052

MCBANE MARK A & WANDA A
187 ISAAC THARP ST
PATASKALA, OH 43062

MCGOWAN DENNIS C & CAROL SUE
TRUSTEES
7660 HOLLOW RD
PATASKALA, OH 43062

MELLON SALLY J
10432 PALMER RD
PATASKALA, OH 43062

MONK PATRICIA J
395 ALONZO PALMER ST
PATASKALA, OH 43062

MORRIS TERESA M
192 ANDREW BEEM ST
PATASKALA, OH 43062

MOUNTAIN TODD & SUSAN A
332 ENOS LOOMIS ST
PATASKALA, OH 43062

NESS DAVID C & RUTH M TRUSTEES ET
AL
PO BOX 40
PATASKALA, OH 43062

NEWARK TR CO TH
PO BOX 8265
WICHITA FALLS, TX 76307

OAK MEADOW PARTNERSHIP
PO BOX 1054
NEWARK, OH 43058

P & G PATASKALA LTD
PO BOX 919
NEWARK, OH 43058

PACE DAVID W & TREW B
377 ENOS LOOMIS ST
PATASKALA, OH 43062

PATASKALA DUCHESS LLC
1935 JAMES PKWY
HEATH, OH 43056

PATASKALA OHIO CITY OF
621 BROAD ST STE 2B
PATASKALA, OH 43062

PETERS DANIEL S & JOELLE
210 FAIRGROUNDS ST
PATASKALA, OH 43062

PETERSON SHARON M & GEORGE K
9468 COOPER RD
JOHNSTOWN, OH 43031

POLING DOUGLAS J & DIANE J
338 ISAAC THARP ST
PATASKALA, OH 43062

PS PARKINSON PROPERTIES LTD
PO BOX 1400
PATASKALA, OH 43062

ROX ROY J & BRENDA A
PO BOX 21
PATASKALA, OH 43062

SCHROEDER SARAH V
173 FAIRGROUNDS ST
PATASKALA, OH 43062

SENSABAUGH SABRINA E & MOORE
JEANNE C
204 JOHN REESE PKWY
PATASKALA, OH 43062

SETTLEMENT AT PATASKALA
HOMEOWNERS ASSOCIATION INC
PO BOX 395
GROVE CITY, OH 43123

SPICER CHARLES R
371 ENOS LOOMIS ST
PATASKALA, OH 43062

SPRAGG ELIZABETH A
182 FAIRGROUNDS ST
PATASKALA, OH 43062

STEWART HOLDINGS LLC
361 BROAD ST
PATASKALA, OH 43062

TAPIA FRANCISCO & MICHELLE PAMELA
351 ENOS LOOMIS ST
PATASKALA, OH 43062

TELTSEY MARTIN & GAIL
341 ENOS LOOMIS ST
PATASKALA, OH 43062

THOMAS SHAWN M
279 BROAD ST
PATASKALA, OH 43082

TRI H FARMS LLC
3925 BEECH RD
JOHNSTOWN, OH 43031

TRITSCH JOHN T
200 JOHN REESE PKWY
PATASKALA, OH 43062

TULLOCH KELLY L & NICHOLAS
372 ENOS LOOMIS ST
PATASKALA, OH 43062

UNITED TELEPHONE OF OHIO
PO BOX 2599
OLATHE, KS 66063

VANHOOSE INC
202 PEBBLE CREEK DR
PATASKALA, OH 43062

VERNON JASON L & JENNIFER J
343 ENOS LOOMIS ST
PATASKALA, OH 43062

WASHINGTON ENTERPRISES II LLC
494 CHERRY ST
SUNBURY, OH 43074

WILD BLUE YONDER BOYS LLC
4000 HORIZONS DR
COLUMBUS, OH 43220

WINSLOW GREG J & VALORIE L
349 ENOS LOOMIS ST
PATASKALA, OH 43062

YOUNG JEREMY L & KRISTIN L
347 ENOS LOOMIS ST
PATASKALA, OH 43062

YOUNG JERRY A
68 THIRD AVE
PATASKALA, OH 43062

ZEUNE VICKIE L
339 ENOS LOOMIS ST
PATASKALA, OH 43062

ZIMMERMAN GARY & JOYCE
26 LIDEN ST
PATASKALA, OH 43062



*Planning and Zoning
Department*

*You are receiving this public notice because you own property
within 300 feet of the property requesting a public hearing*

NOTICE OF PUBLIC HEARING

The Pataskala Planning and Zoning Commission will hold a public hearing on Wednesday, February 6, 2019 at 6:30 p.m., First Floor, Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Planning and Zoning Commission will discuss the following applications:

Rezoning 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 property located at 200 West Broad Street, Parcel ID No. 064-307-692-00.000.

Preliminary Plan 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, for property located at 200 West Broad Street, Parcel ID No. 064-307-692-00.000.

Applications are available for review at the Pataskala Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available January 30, 2019 on our homepage, www.cityofpataskalaohio.gov, under the "Planning and Zoning Commission Info" tab.

If you have any questions, please contact the Zoning Clerk at 740-927-4910. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application(s) have not been postponed or delayed.



Introduced: 4/1/2019
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2019-4334

AN ORDINANCE TO REZONE PROPERTY LOCATED ON W BROAD STREET SW PARCEL #064-307692-00.000, TOTALING 4.85 ± ACRES, IN THE CITY OF PATASKALA FROM THE GB – GENERAL BUSINESS (GB) ZONING CLASSIFICATION TO THE R-10 – HIGH DENSITY RESIDENTIAL (R-10) ZONING CLASSIFICATION.

WHEREAS, Grand Communities, LLC. filed application number ZON-18-012, on behalf of the property owner P & G Properties, LTD., parcel number 064-307692-00.000, and totaling 4.85 acres ±, from the General Business (GB) zoning classification to the High Density Residential (R-10) zoning classification pursuant to Section 1217.02; and

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on February 6, 2019; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on January 24, 2019; and

WHEREAS, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

WHEREAS, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment with modifications on February 6, 2019 pursuant to Section 1217.10; and

WHEREAS, a public hearing was held by Council on April 1, 2019 pursuant to Section 1217.11; and

WHEREAS, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

WHEREAS, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1: The property located on W Broad Street SW, parcel number 064-307692-00.000 totaling 4.85 ± acres, Pataskala, Ohio, belonging to P & G Properties, LTD., is hereby rezoned to the High Density Residential (R-10) zoning classification from the General Business (GB) zoning classification as shown on Exhibit A.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the General Business (GB) zoning classification to the High Density Residential (R-10) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

Approved as to form:

Brian M. Zets, Law Director

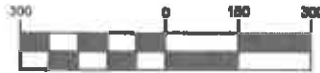
EXHIBIT A

4.85± Acre Rezoning Exhibit

Lot 12, 4th Quarter, Township 1, Range 15
United States Military District
City of Pataskala, Licking County, Ohio

- (A) Grand Communities, LTD
P.N. 083-30789200043
I.N. 201803290005860
19.047 Acres (remainder)
- (B) Tri H Farms, LLC
P.N. 6314077800000
I.N. 201801150000839
149.513 Acres
- (C) SETTLEMENT AT PATASKALA
PHASE 3, PART 3
I.N. 201810130822484
- (D) SETTLEMENT AT PATASKALA
PHASE 3, PART 2
I.N. 200808240024862
- (E) SETTLEMENT AT PATASKALA
PHASE 3, PART 1
I.N. 200810070031820

GRAPHIC SCALE

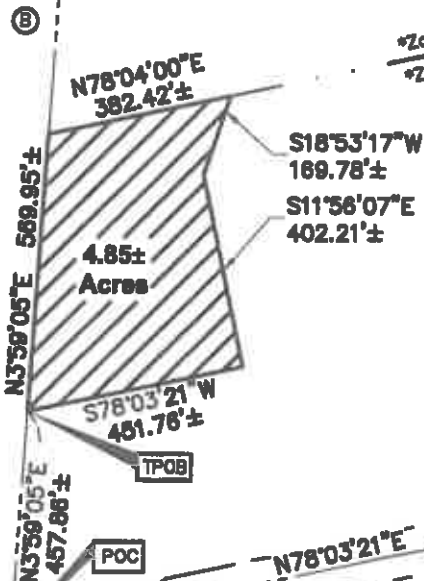


(IN FEET)
1 inch = 300 ft.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Broad Street (S.R. 16) having a bearing of N78°03'21"E.

P & G Pataskala, Ltd.
P.N. 084-30789200000
O.R. 784, Pg. 644
183.858 Acres (remainder)

*Zoning Designation: R-10
*Zoning Designation: GB



Broad Street (S.R. 16)
ODOT R/W Plan LIC-16-0.00-3.60

John Reese Parkway
P.G. 16, Pg. 72

LEGEND
*City of Pataskala Zoning Map
dated: June 27, 2017

DRAWN BY: JEP JOB NO.: 18-0005-644
DATE: 11/08/2018 CHECKED BY: JEP



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7780
fax 614.428.7788

This Survey is based on existing records from Licking County.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps Date
Reg. No. 8241

2: 18-0005-644-DIME'S PRODUCTION DATE: 11/08/2018 8:32:10am