



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

Current Projects & Issues

➤ **Planning and Zoning Commission**

February 6, 2019 Hearing: The following applications were heard at the February 6, 2019 Planning and Zoning Commission hearing:

- Application ZON-18-012: The Planning and Zoning Commission recommended approval a request by Grand Communities, LLC is requesting for 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.
- Application PP-18-002: The Planning Zoning Commission approved a request by Grand Communities, for 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 with the following conditions:
 1. The applicant shall address all comments and questions of the Planning and Zoning Department.
 2. The applicant shall address all comments and questions of the City Engineer.
 3. The applicant shall address all comments and questions of the Utility Department.
 4. The applicant shall address all comments and questions of the Public Service Department.
 5. Rezoning Application ZON-18-012 shall be approved by City Council.
 6. Variance for Street Tree requirements shall be approved by the Board of Zoning Appeals; or shall meet requirements of Section 1283.05(A).
 7. The applicant shall verify the tree species to fit the environmental habitat in the open space.

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

- Application ZON-19-001: Brian W. Kessler and Jack E. Paul are requesting a recommendation for a rezoning from the R-10 – High Density Residential district to the GB – General Business district pursuant to Section 1207.04 of the Pataskala Code for the property located at 131 Oak Meadow Drive.
- Application ZON-19-002: The City of Pataskala is requesting a recommendation for an amendment to Section 1315 – Unsafe Structures of the Pataskala Code pursuant to Section 1217.10 of the Pataskala Code.

- Application FP-19-001: Westport Homes is requesting approval of a Final Plan amendment to Broadmoore Commons Phase 2 and 3 pursuant to Section 1255.13 of the Pataskala Code.
- Application FP-19-002: Westport Homes is requesting approval of a Final Plan amendment to Broadmoore Commons Phase 5 pursuant to Section 1255.13 of the Pataskala Code.
- Application TCOD-19-001: Jason Heitmeyer is requesting approval of a Transportation Corridor Overlay District permit pursuant to Section 1259.07(A) of the Pataskala Code for a 44-unit apartment complex.

➤ **Board of Zoning Appeals**

February 11, 2019 Hearing: The following applications were heard at the February 11, 2019 Board of Zoning Appeals hearing.

- Application VA-19-001: The Board of Zoning Appeals disapproved a request by Tarek Alhesay for 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: The Board of Zoning Appeals tabled a request by Jason Heitmeyer for 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).

March 11, 2019 Hearing: At this time, the following applications are scheduled to be heard at the March 11, 2019 Board of Zoning Appeals hearing. The application deadline is February 15, 2019.

- 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). (*Tabled February 11, 2019*)

➤ **Comprehensive Plan Update**

- The Planning and Zoning Department is compiling the comments on the draft Comprehensive Plan and will schedule a meeting with the Steering Committee to discuss and make updates as necessary.
- A draft copy of the plan is available on the Pataskala website for additional public comment since January 18, 2019.
- 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.

➤ **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 19, 2019

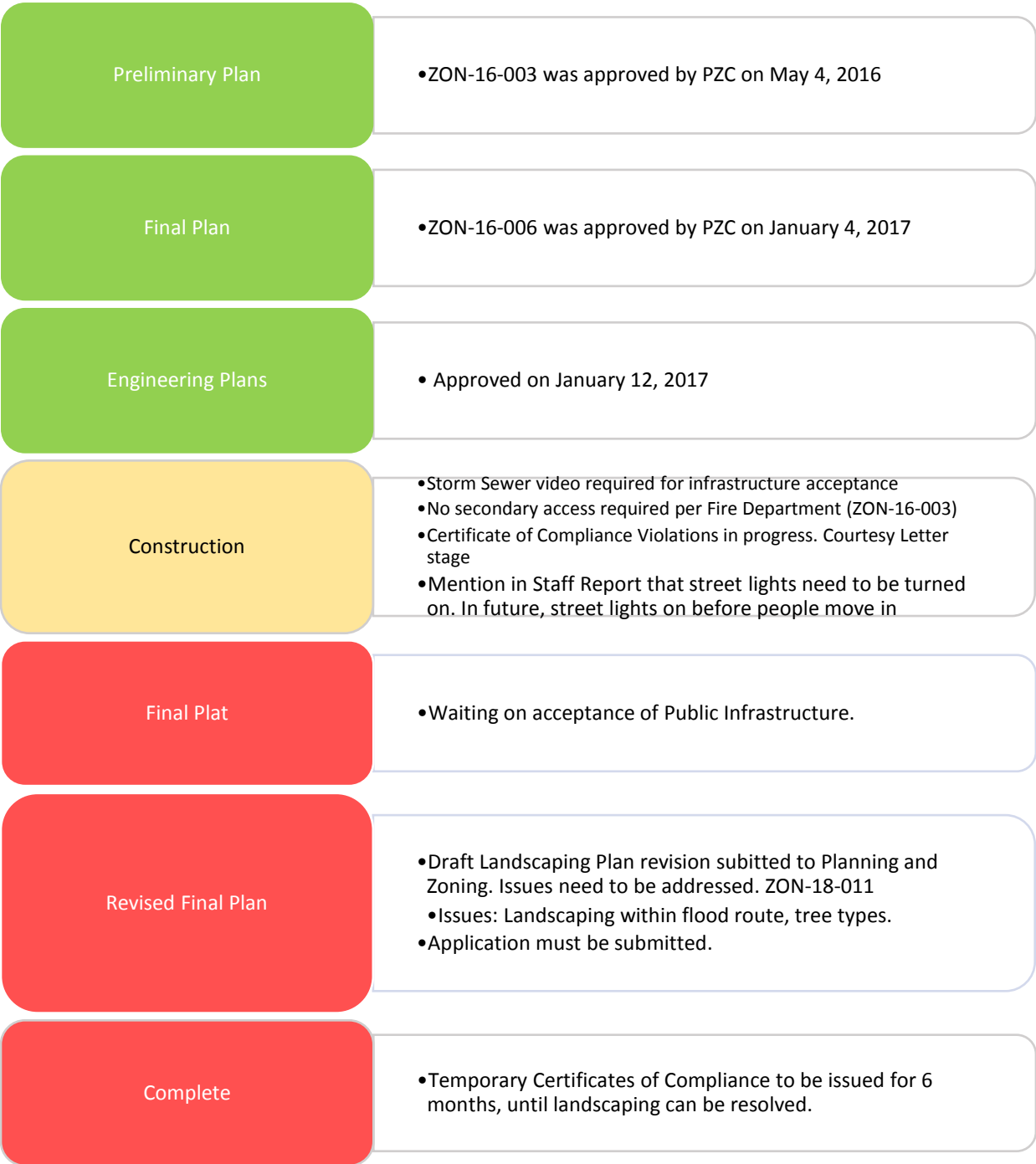
American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



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

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

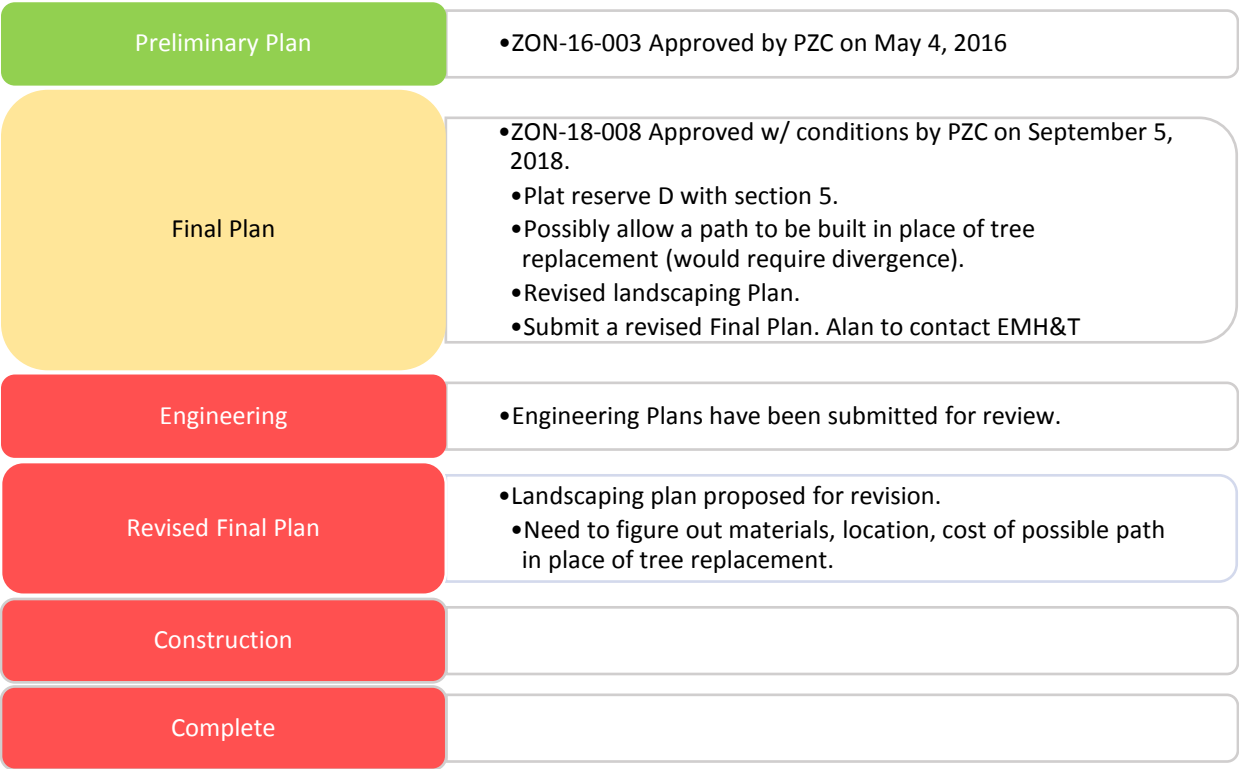
Broadmoore Commons – Phase 1	
Development Type: Subdivision	Number of Units: 54 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 29.815 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



Broadmoore Commons – Phase 2 & 3	
Development Type: Subdivision	Number of Units: 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 23.82 acres
School District: Licking Heights	Zoning: PDD – Planned Development District

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

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

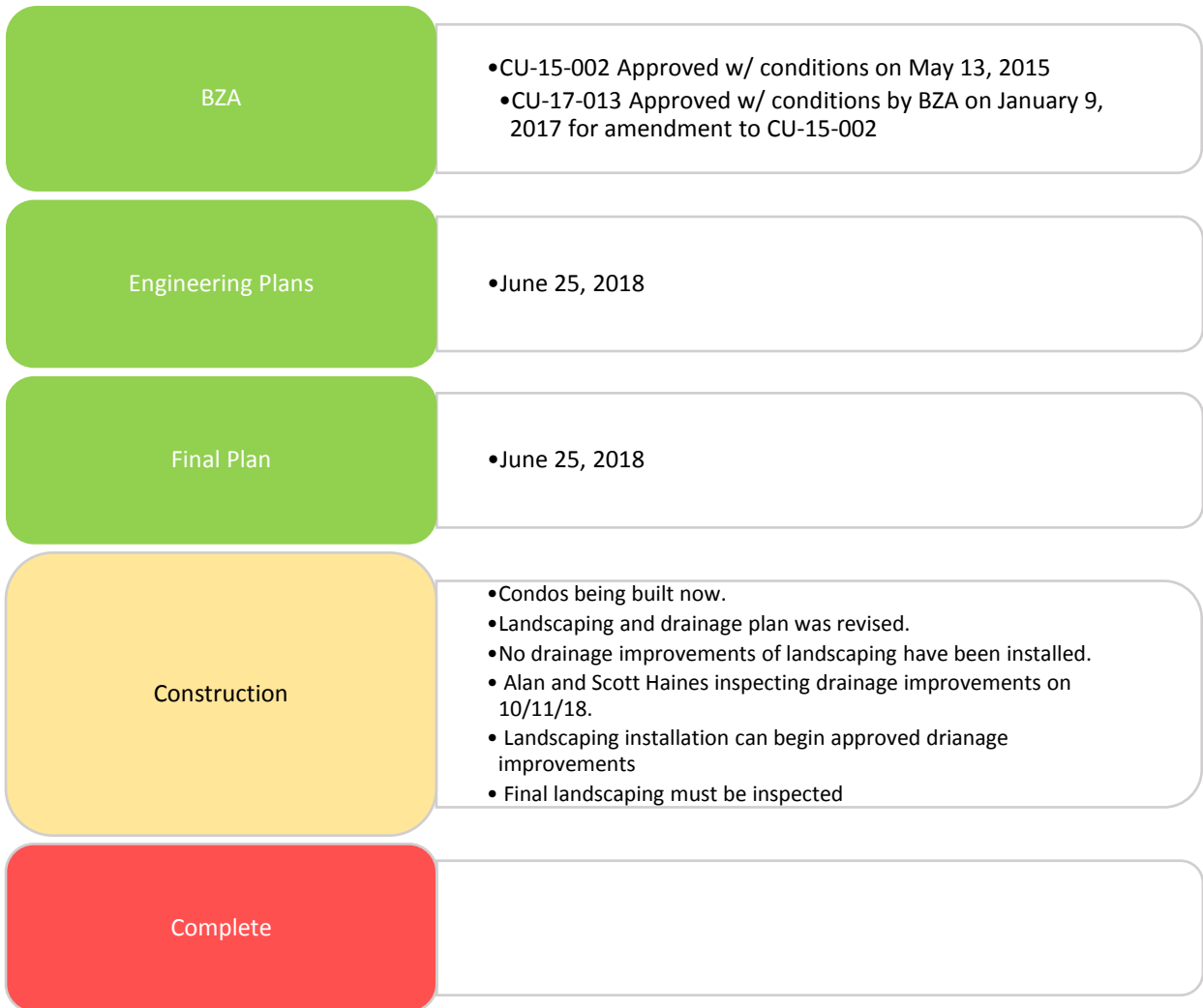


Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

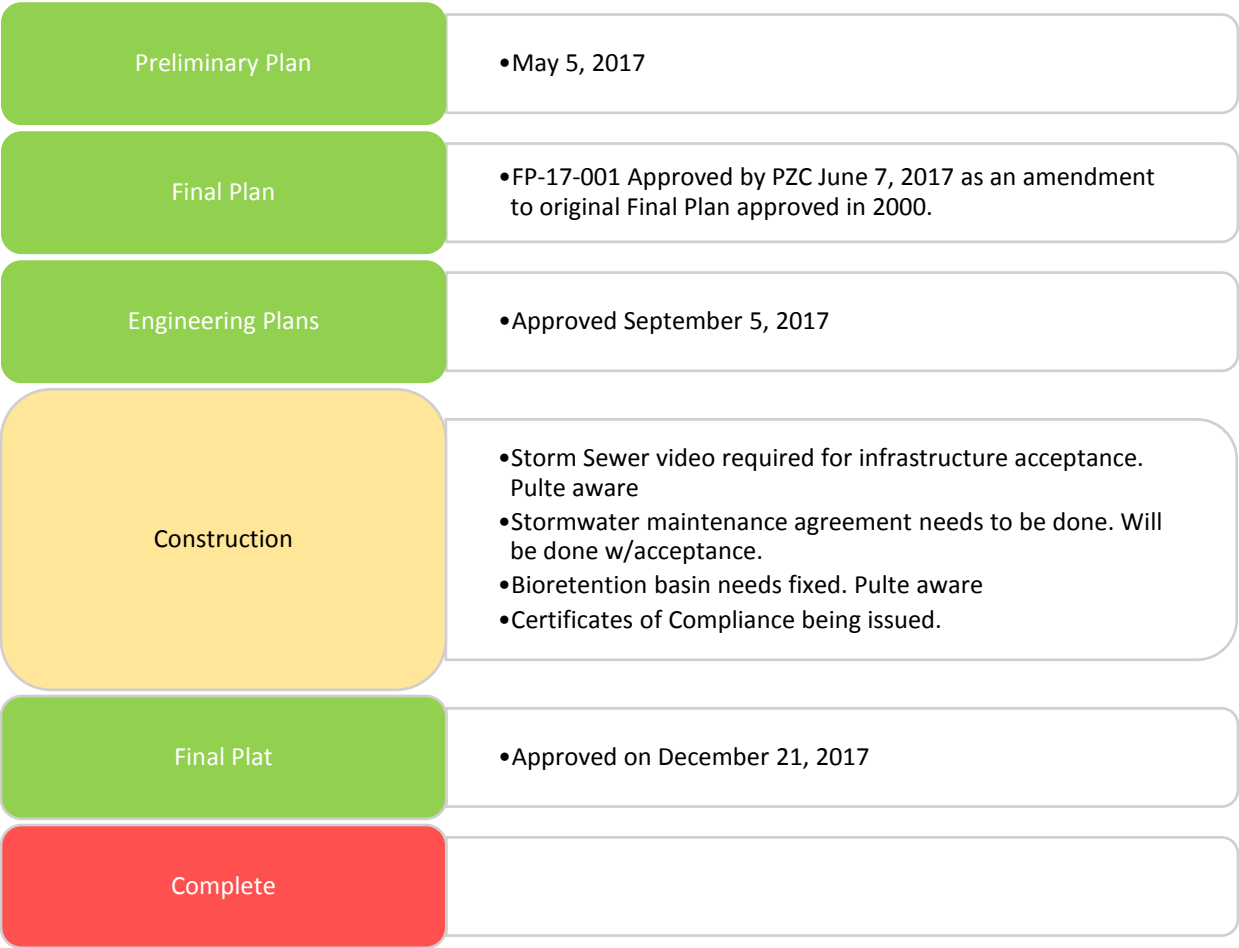
Preliminary Plan	<ul style="list-style-type: none"> • Approved by PZC in 2001 • PP-17-001 1 year Extension of Preliminary Plan granted by PZC on January 4, 2017.
Engineering Plans	<ul style="list-style-type: none"> • Approved February 1, 2017
Final Plan	<ul style="list-style-type: none"> • July 27, 2017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

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

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

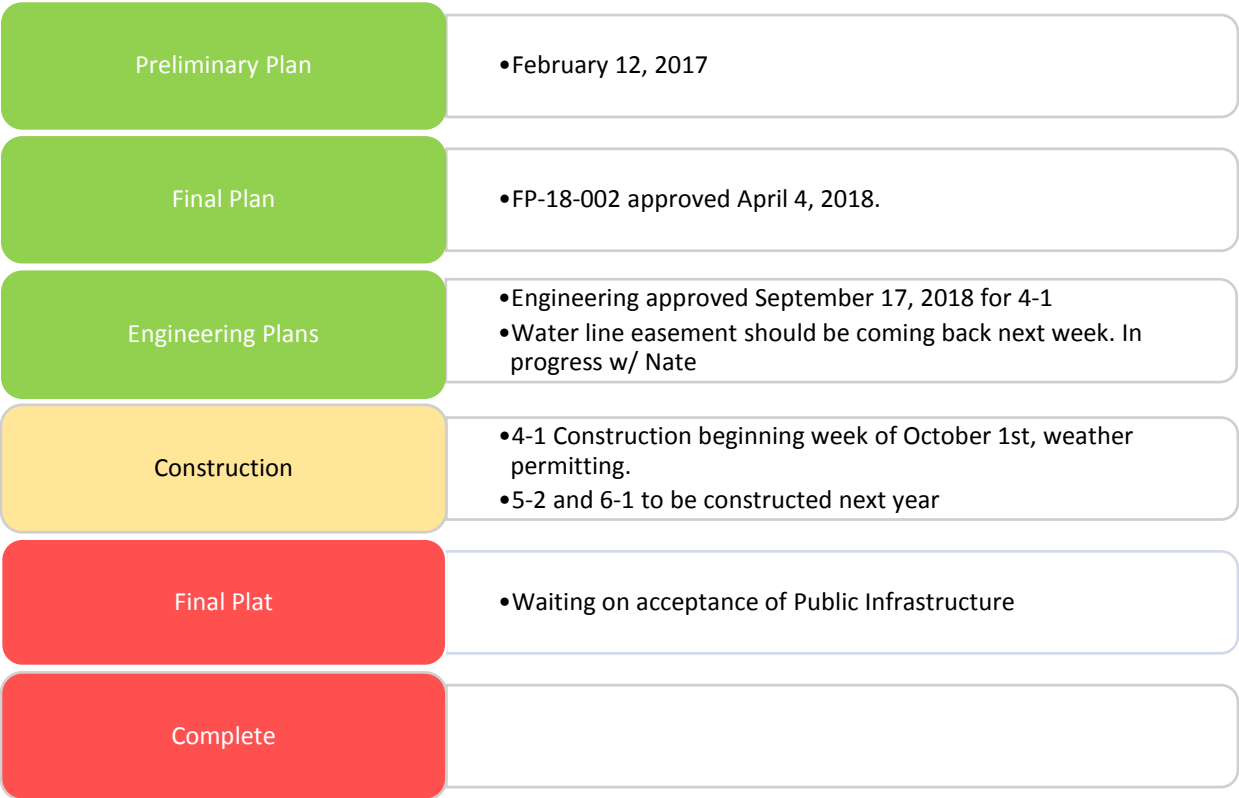


Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential

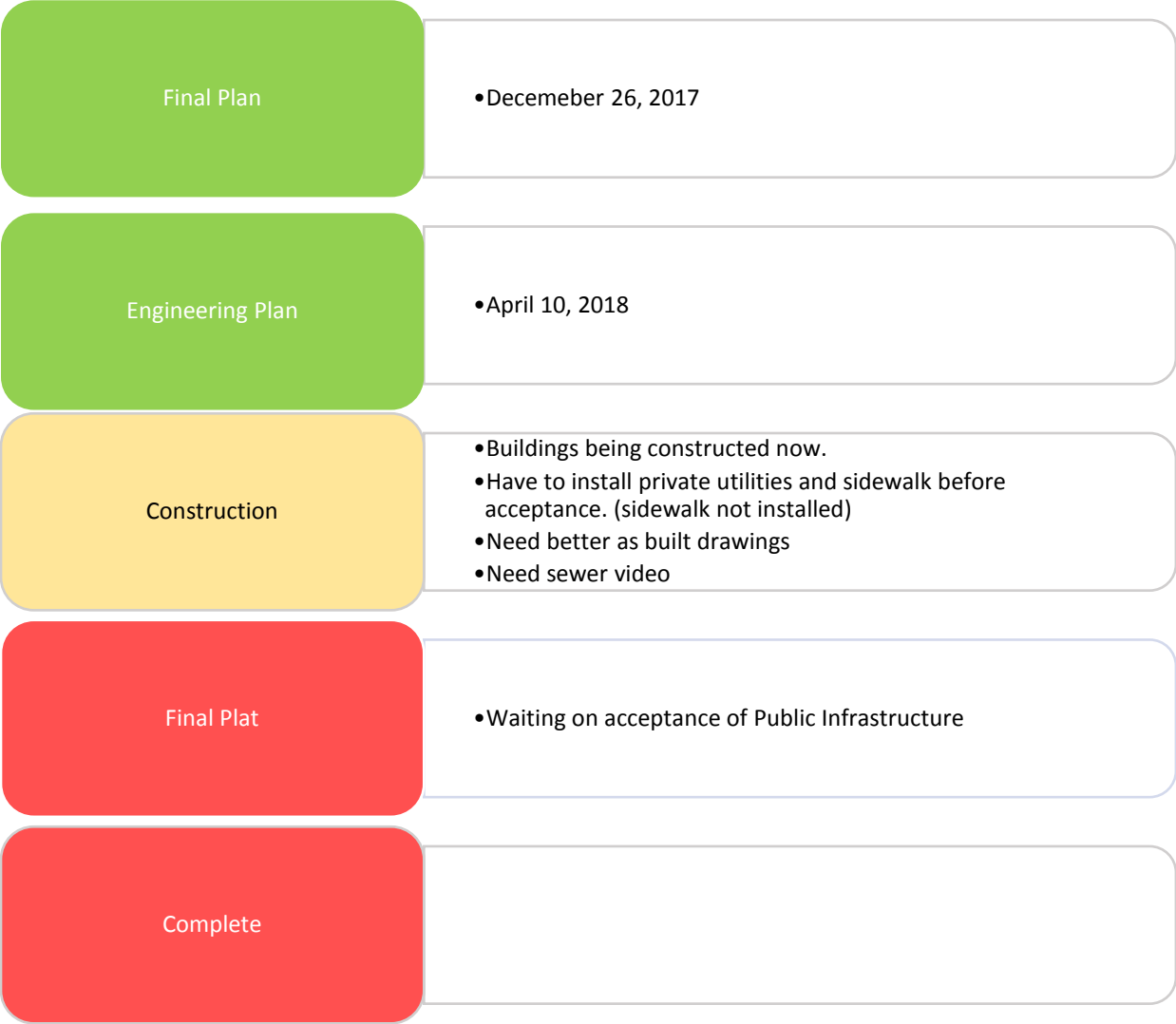


Note: Follow up with Steve on issues with C.O.C.'s

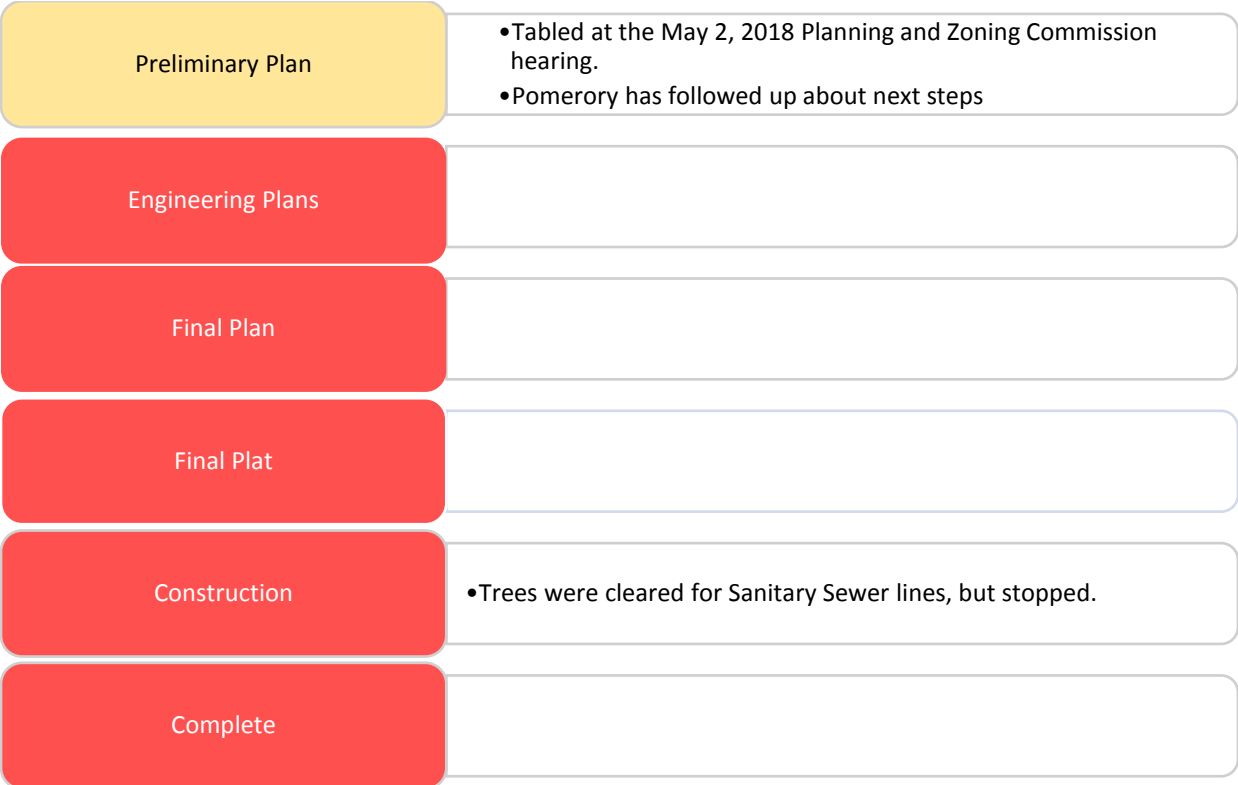
Hazelwood 4-1, 5-2, and 6-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



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



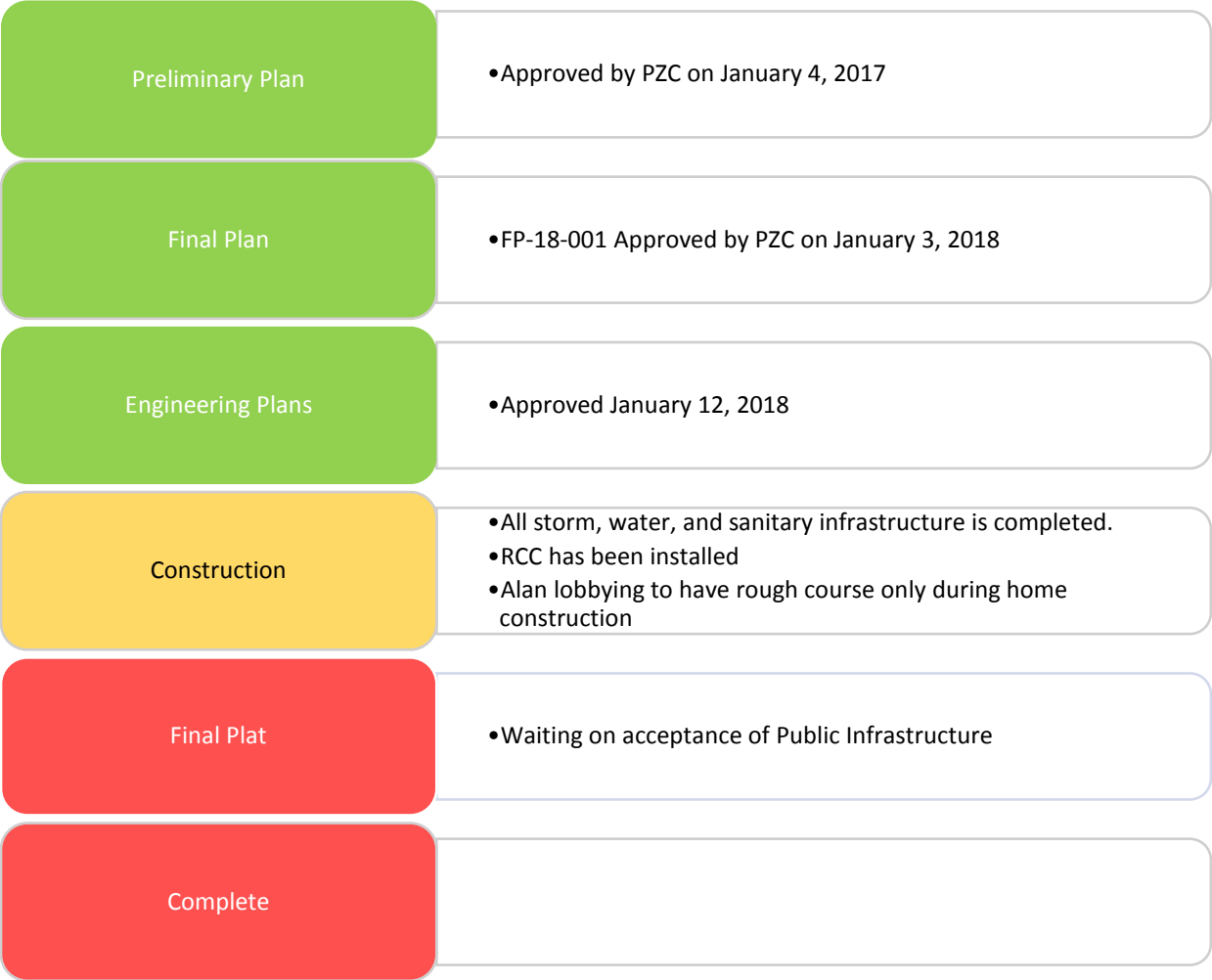
Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



Hunters Crossing	
Development Type: Subdivision	Number of Units: 293 units (single-family)
Location: Refugee Road (PID 063-141384-00.000)	Acreage: 106.33 acres
School District: Licking Heights	Zoning: R-87



Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



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

Preliminary Plan	<ul style="list-style-type: none"> •PP-15-001 Approved by PZC on February 4, 2015
Final Plan	<ul style="list-style-type: none"> •FP-15-002 Approved by PZC on February 3, 2016 •Replat REP-18-001 was approved by PZC on August, 1, 2018.
Engineering Plans	<ul style="list-style-type: none"> •May 5, 2016
Construction	<ul style="list-style-type: none"> •Infrastructure has been accepted. •Zoning Permits coming in. •MUST dredge retention basin prior to home occupations •Alan informed developer on 10/10/18 about need to dredge
Final Plat	<ul style="list-style-type: none"> •Approved April 10, 2018
Replat	<ul style="list-style-type: none"> •Necessary to correct issue with public right-of-way •Approved August 6, 2018
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	
Development Type: Commercial	Number of Units: 1 (Bank)
Location: 997 N Oxford Drive	Acreage: 3.91 acres
School District: Southwest Licking	Zoning: PDD -> PRO

