



City of Pataskala
Legislative Report to Council

Legislative Report

March 18, 2019 Council Meeting

Unfinished Business

A. Ordinances

➤ **ORDINANCE 2018-4331 – 3rd READING**

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. A summary of the proposed development is as follows:

Overall Preliminary Development Plan

- The subdivision would have a total of 223 lots. (231 lots maximum per code)
- Total gross density of 2.10 units per acre (2.178 units per acre maximum per code)
- Two access points into the subdivision would come off of Refugee Road.
- Two stub streets, one labeled as “Street C” would be located at the rear (north) of the property, and one labeled “Street I” would be at the east property line.
 - Comprehensive Plan recommends R-20 zoning. Proposed density in line with Comprehensive Plan

	Subarea A	Subarea B
	Single Family Homes	Lifestyle Ranch Homes
Number of Lots	79	144
Lot Width	60 feet minimum	52 feet minimum
Lot Depth	130 feet minimum	130 feet minimum
Minimum Front Setback	25 feet	25 feet
Minimum Side Setback	5 feet	5 feet
Minimum Rear Setback	25 feet	25 feet

Maximum Height	35 feet	24 feet
Minimum Dwelling Size	Single story – 1,300 square feet Two story – 1,440 square feet	1,300 square feet
Parking	Two car garage and two driveway spaces	Two car garage and two driveway spaces

➤ **ORDINANCE 2018-4332 – 3rd READING**

Section 521.11 prohibits grass and weeds from exceeding eight inches in height on commercially zoned properties and lots that are 1.5 acres or less. The proposed amendment would expand the properties subject to the regulations of Section 521.11 and adjust the notification process to further the Planning and Zoning Departments efforts to create a more uniform process. A summary of the revisions is as follows:

Existing

1. All commercially zoned properties
2. All lots that are 1.5 acres or less

Proposed Additions

1. All properties zoned R-M – Multi-Family Residential
2. All properties zoned R-MH – Manufactured Home Residential
3. All properties located within a platted subdivision

Proposed Exclusions

1. Woodland areas
2. Subdivision reserves designated to remain in a natural state or for agricultural use.

Other Revisions

1. Removed the requirement that the notice of violation be physically posted on the property.
2. Changed the time-period to correct the violation from seven (7) days to 10 days.
3. Changed the notification method for property owners whose address is unknown from publishing in a newspaper of general circulation or electronic means.

This amendment was presented to the Development Committee on September 17, 2018 who recommended that the Planning and Zoning Department proceed with the code amendment process.

B. Resolutions



New Business

A. Ordinances



B. Resolutions

➤ **RESOLUTION 2019-023- A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT AND ISSUE A PURCHASE ORDER WITH HULL INC. FOR THE DESIGN OF THE WATER RECLAMATION FACILITY UPGRADE PROJECT**

The Utility Department was awarded a design loan through the Water Pollution Control Loan Fund in an amount not to exceed \$129,360.00 to fund the design of upgrades to the Water Reclamation Facility with the goal of lowering the phosphorous discharge concentration to below 1 mg/L.

The EPA's process of review and approval for the design portion of the loan took longer than expected, due to things outside of the City's control. This delay eliminated the extra month that was built into our timeline to complete this project. Due to the fact that the 0% interest funds are only available through the end of the year, this project is now in a time crunch. The entire process of design and construction bidding must be complete before the EPA will review the construction loan application. This process will take an estimated 6 months. The EPA review process could take up to 2 months and they will not be reviewing in December. This gives us just enough time to complete the project while the 0% interest funds are available. It does not, however give us time to go through the competitive bidding process for the design of the WRF upgrade.

In accordance with The City of Pataskala Employee Handbook and Policy Manual, Article XII, section (b), subsection (vii), paragraph 1, **Exceptions to Competitive Bidding** which states "In any case where competitive bidding is not practical, or is clearly to the City's advantage to contract without bidding, Council, upon the recommendation of the City Administrator, may authorize the issuance of a purchase order without competitive bidding, by a majority vote." This section of the ordinance applies to this particular project, warranting an exception to the competitive bidding process.

Approval of this resolution would authorize the City Administrator to execute a contract with and issue a Purchase Order for Hull Inc. for the design phase of the Water Reclamation Facility Upgrade Project.

Hull Inc. has given a cost not to exceed \$129,360.00 for this design.
I recommend approval of Resolution 2019-023