



**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**

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

- Application ZON-19-001: The Planning and Zoning Commission tabled a request by Brian W. Kessler and Jack E. Paul for a recommendation of 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 Planning and Zoning Commission recommended approval of a request by the City of Pataskala 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: The Planning and Zoning Commission approved a request by Westport Homes for a Final Plan amendment to Broadmoore Commons Phase 2 and 3 pursuant to Section 1255.13 of the Pataskala Code with the following conditions:
  1. The Applicant shall address all comments from Planning and Zoning Staff.
  2. The Applicant shall provide acceptable growth habitat documentation for the Boulevard American Linden.
  3. The Planning and Zoning Commission shall approve variances for the following:
    - a. 1283.05(a), to allow for the spacing of street trees at 50-feet instead of 30-feet.
    - b. 1283.02(2), to allow for the path in Phase 5 to be installed in lieu of replacement trees in Phases 2 & 3.
- 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.
  1. The Applicant shall address all comments from Planning and Zoning Staff.
  2. The Planning and Zoning Commission shall grant divergences from the following:
    - a. 1283.05(a), to allow for the spacing of street trees at 50-feet instead of 30-feet.
    - b. 1283.02(2), to allow for the path in Phase 5 to be installed in lieu of replacement trees.
- Application TCOD-19-001: The Planning and Zoning Commission tabled a request by Jason Heitmeyer for approval of a Transportation Corridor Overlay District permit pursuant to Section 1259.07(A) of the Pataskala Code for a 44-unit apartment complex.

- Application ZON-19-003: The Planning and Zoning Commission tabled a request by Grand Communities, LLC for a recommendation of a Preliminary Plan for a 211-lot Planned Development District “Sage Pointe” pursuant to Section 1255.19 of the Pataskala Code for the unimproved property located at 6031 Summit Road SW.

**April 3, 2019 Hearing:** The following applications are scheduled to be heard at the April 3, 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. *(Tabled March 6, 2019)*
- 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. *(Tabled March 6, 2019)*
- Application ZON-19-003: Grand Communities, LLC is requesting a recommendation for a Preliminary Plan for a 211-lot Planned Development District “Sage Pointe” pursuant to Section 1255.19 of the Pataskala Code for the unimproved property located at 6031 Summit Road SW. *(Tabled March 6, 2019)*
- Application ZON-19-004: Todd W. Barstow is requesting a recommendation for a rezoning from the R-M – Multi-Family Residential District to the R-87 – Medium-Low Density Residential District pursuant to Section 1217.02(A)(1) of the Pataskala Code for the unimproved property on the east side of Watkins Road (PID: 064-068442-00.047).

➤ **Board of Zoning Appeals**

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

- 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).
- Application CU-18-005: The Board of Zoning Appeals approved a request by Brett Hatcher and Cory Bonda for approval of a Conditional Use pursuant to Section 1247.04 of the Pataskala Code to allow for the existing storage facility to the north to expand onto part of the unimproved 12.24-acre property to the south for the unimproved property on Summit Road (PID: 063-141402-00.000) with the following conditions:
  1. The Applicant shall obtain all necessary permits from the City of Pataskala within one (1) year of the date of approval.
  2. The Applicant shall provide a tree survey of existing and any applicable trees removed upon submission of a Zoning Permit.

3. The Applicant shall provide stormwater calculations for review by the Public Service Director and City Engineer upon submission of a Zoning Permit.
  4. The Applicant shall combine all lots (PIDs: 063-141402-00.000, 063-145914-00.000 and 063-147282-00.000) into one parcel.
  5. The applicant shall supply mylars of the plans upon approval of a Zoning Permit.
  6. The Applicant shall apply for a TCOB permit for any further expansion.
  7. The Applicant shall provide a light study to the Planning and Zoning Department for review and approval to ensure compliance with Section 1287.09 of the Pataskala Code.
  8. The Conditional Use shall only apply to Phase 2 of the application and plan dated February 14, 2019. Any subsequent expansions shall require conditional use approval from the Board of Zoning Appeals.
  9. All lighting shall be a warmer white in variety.
  10. The maximum height of lighting shall be 20 feet in heights and shall have a cutoff downcast fixture.
- Application CU-19-001: The Board of Zoning Appeals approved a request by Calvin L. Berkey Ent. Dba Cal's Towing for a Conditional Use pursuant to Section 1249.04 of the Pataskala Code to allow for the property to be used as a vehicle towing service for the property located at 421 West Broad Street with the following conditions:
    1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
    2. The Applicant shall address all comments from the Planning and Zoning Staff, City Engineer, Public Service Director, and the Licking County Health Department.
    3. The Applicant shall ensure that any lighting shall not constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway.
    4. Salvage and/or scrap and vehicle sales shall be prohibited.

**April 8, 2019 Hearing:** At this time the following applications are scheduled to be heard at the April 8, 2019 Board of Zoning Appeals hearing. The application deadline is March 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 March 11, 2019*)

➤ **Comprehensive Plan Update**

- The Steering Committee met on Thursday, February 28, 2019 from 7pm to 9pm in Council Chambers to discuss the feedback received on the draft comprehensive plan. This meeting was facilitated by the Planning and Zoning Department.
- The Planning and Zoning Department has complied the public feedback on the draft comprehensive plan and presented it to the Steering Committee for consideration.

- Feedback on the draft comprehensive plan was open to the public from January 18, 2019 to February 18, 2019
- A draft copy of the plan has available on the Pataskala website 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.

➤ **Zoning Inspector**

- The Zoning Inspector has been on medical leave since February 19, 2019 and is expected to be out approximately four to six weeks.
- Accommodations have been made for subdivision inspections and the Planning and Zoning Department will be assuming the remaining duties until the Zoning Inspector returns.

➤ **Ordinance 2019-4334 – Rezoning Request**

- The applicant is requesting to rezone a 4.85-acre portion of the property located at 200 West Broad Street from the GB – General Business district to the R-10 – High Density Residential district pursuant to Section 1217.10 of the Pataskala Code in conjunction with a proposed 151 lot subdivision known as Heron Manor.
- The Planning and Zoning Commission recommended approval of the application on February 6, 2019.
- Full details of the proposed rezoning request can be found in the materials provided for the public hearing.
- The public hearing for this ordinance is scheduled to be held before City Council on April 1, 2019 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**

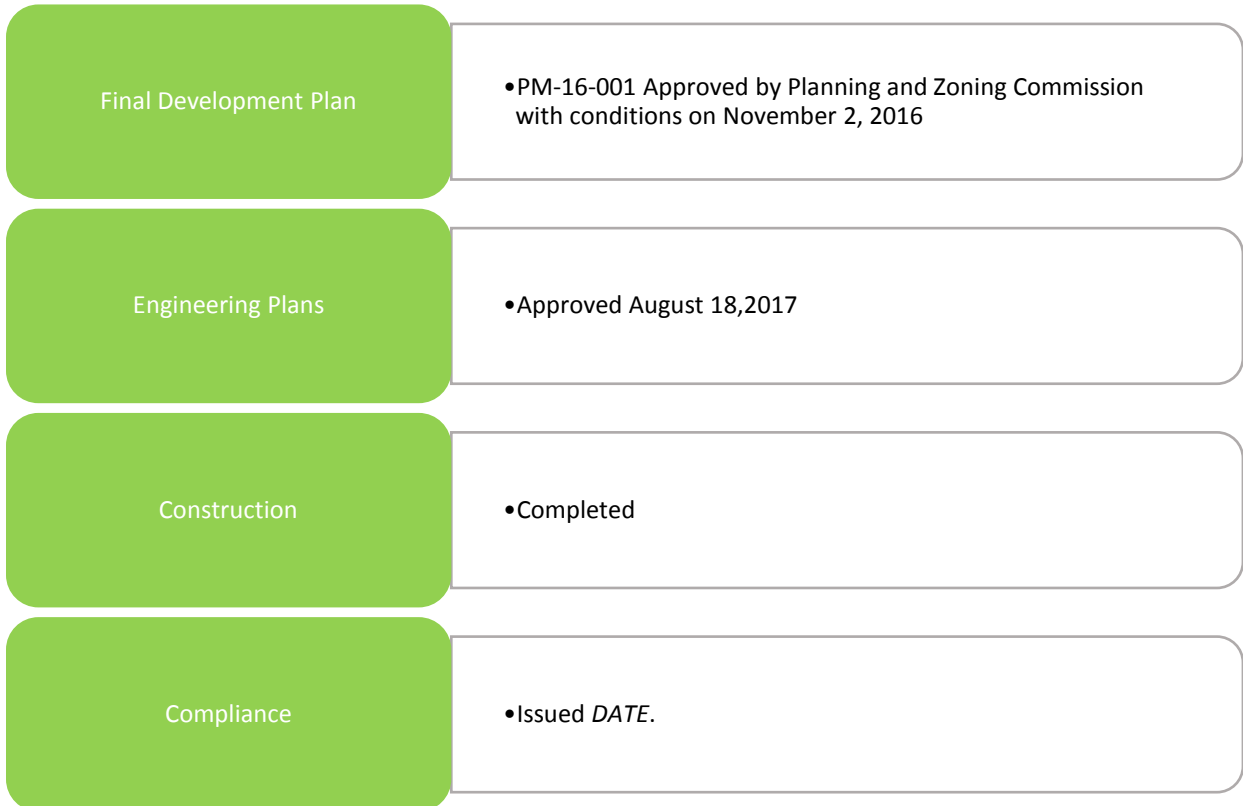
- The Agricultural Committee will meet at 6:20 on March 18, 2019 prior to the Council meeting to discuss five (5) Agricultural Protection District requests.
- In short, the Agricultural Protection District provides protection for farmers against nuisance lawsuits and defers development assessments until 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 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 March 18, 2019

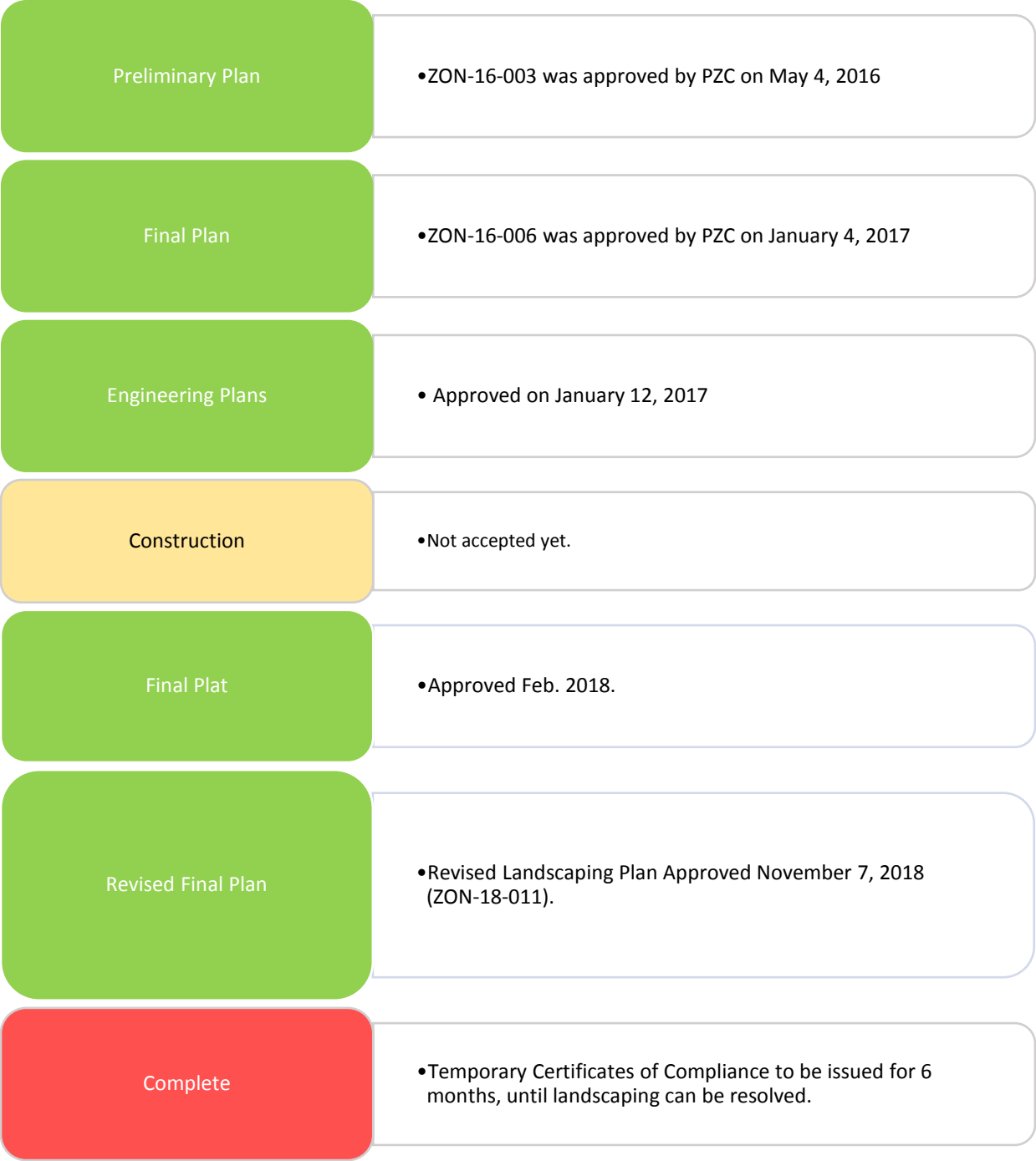
American Electric Power – Distribution Center	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PM – Planned Manufacturing



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>•Complete.</li> </ul>
Compliance	<ul style="list-style-type: none"> <li>•Issued <i>DATE</i>.</li> <li>•Condition: Dead landscaping to be replaced w/in 1 year.</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

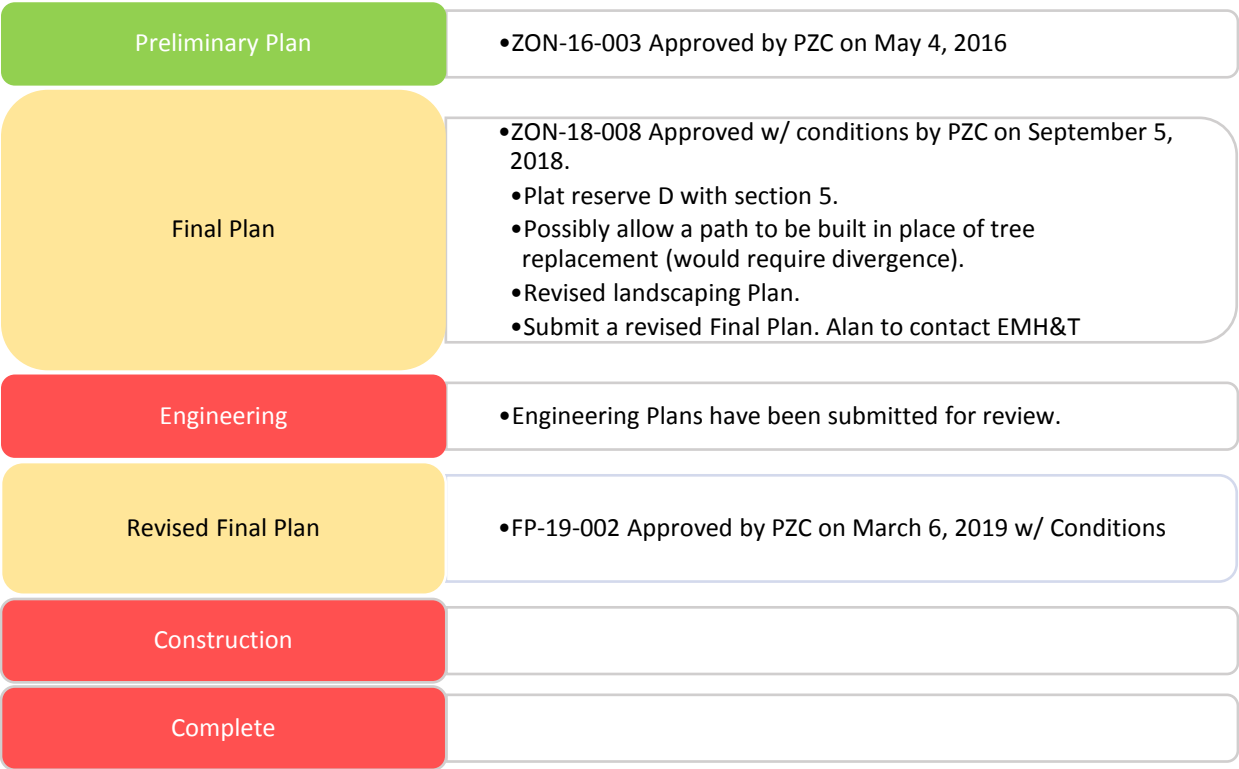




<b>Broadmoore Commons – Phase 2 &amp; 3</b>	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 87 units (single-family and two-family)
<b>Location:</b> 0 Broad Street (PID 063-140790-00.001)	<b>Acreage:</b> 23.82 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development 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>•Pre-Con on February 27, 2019</li> </ul>
Revised Final Plan	<ul style="list-style-type: none"> <li>•FP-19-001 Approved by PZC on March 6, 2019 w/ Conditions</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



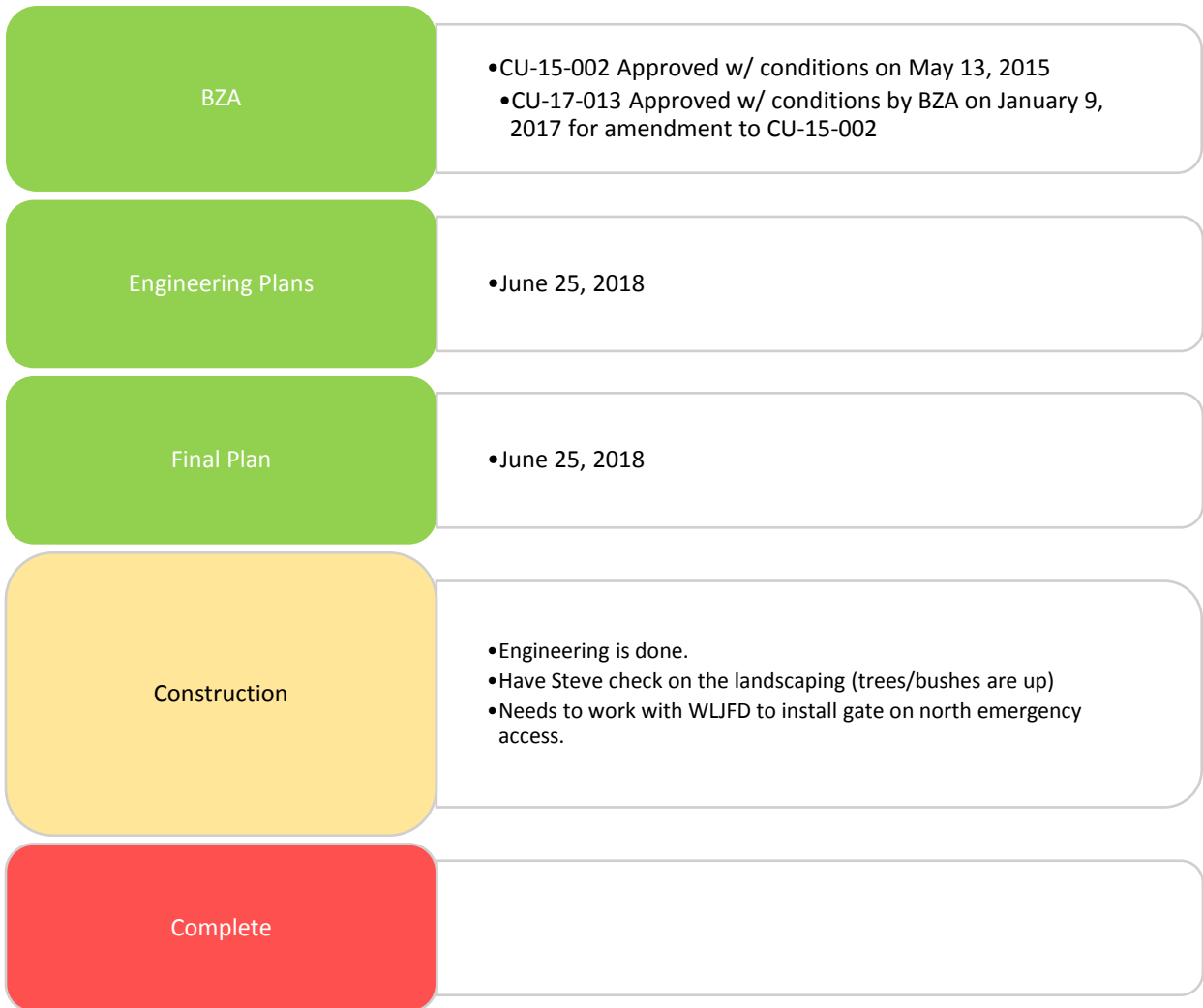
Brynn Mar Crossing	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 42
<b>Location:</b> Watkins Rd SW (PID: 064-068442-00.047)	<b>Acreage:</b> 4.4
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-M – Multi-Family Residential

Variance	<ul style="list-style-type: none"> <li>•VA-19-002 Tabled by BZA on February 6, 201</li> <li>•Applicant requested to Table until further notice.</li> </ul>
TCOD	<ul style="list-style-type: none"> <li>•TCOD-19-002 Tabled by PZC on March 6, 2019</li> </ul>
Engineering	
Permits	
Compliance	

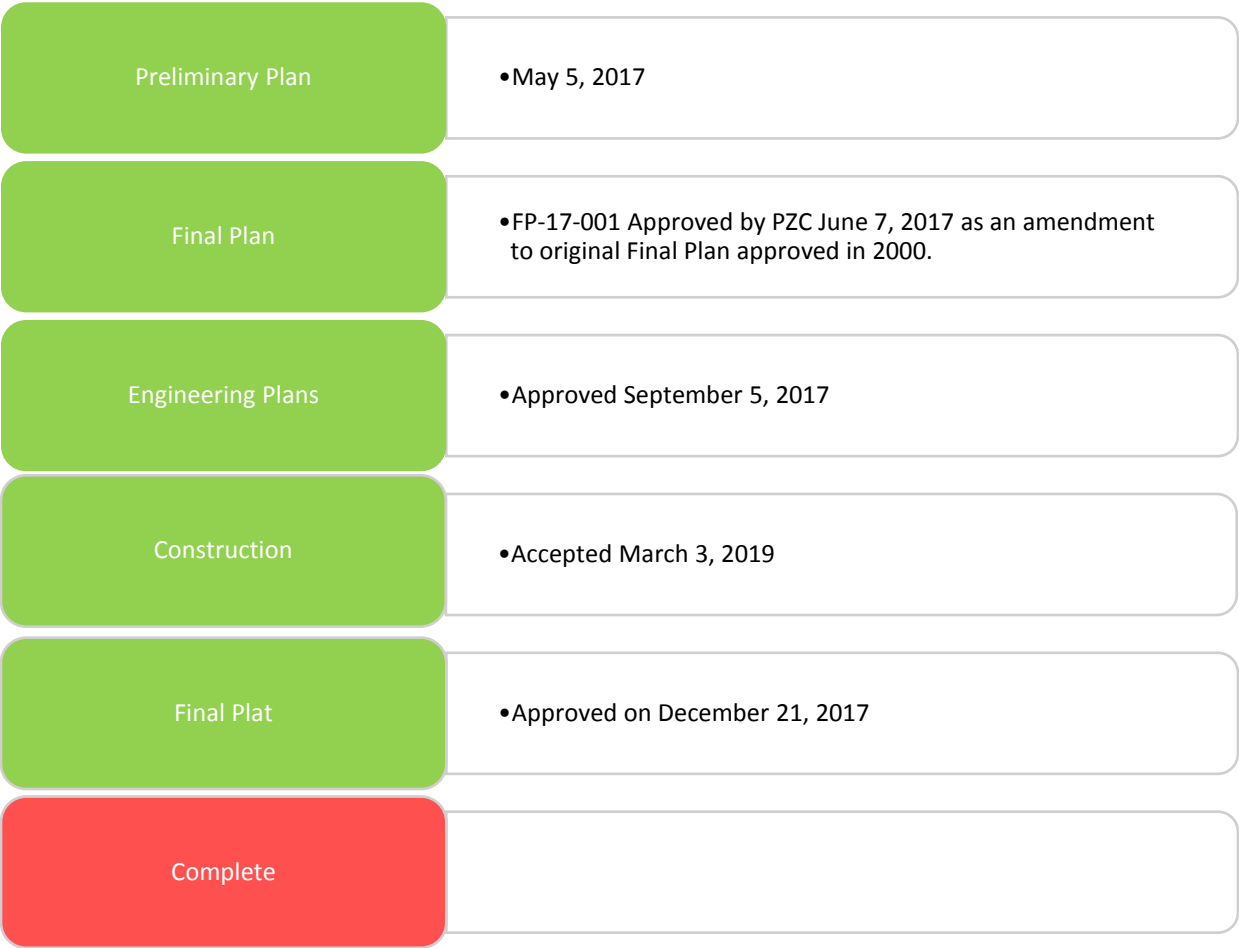
Carrington Ridge – Phase II Amendment	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 36 units (apartments)
<b>Location:</b> 7201 Hazelton-Etna Road	<b>Acreage:</b> 6.84 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PDD – Planned Development District

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>• Accepted.</li> </ul>
Complete	<ul style="list-style-type: none"> <li>• C.O.C.'s issued.</li> </ul>

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>Acreege:</b> 8.5 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> RM – Multi-Family Residential



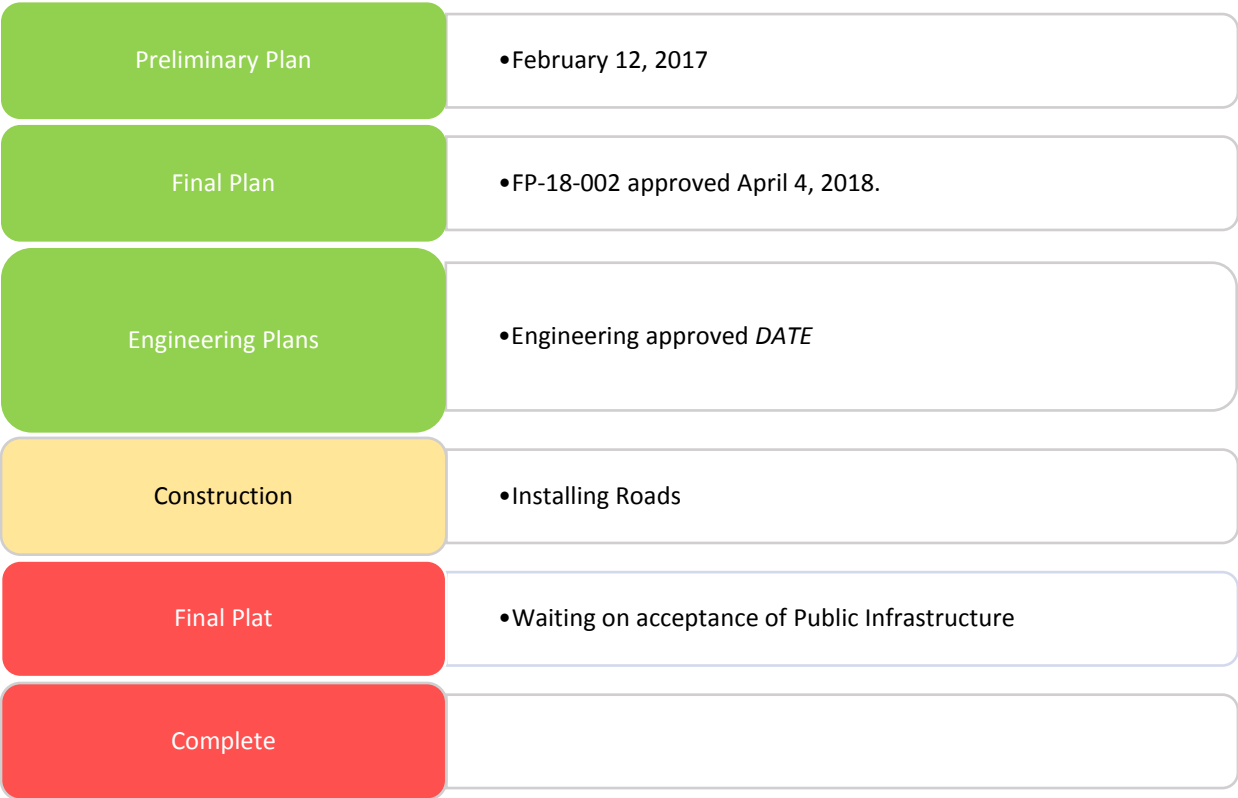
Hazelwood 5-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 34 units (single-family)
<b>Location:</b> 0 Corylus Drive (PID 064-068322-00.001)	<b>Acreage:</b> 57.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-7 Village Single-Family Residential



Hazelwood 4-1	
<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

Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 17, 2018 for 4-1
Construction	•Accepted February 19, 2019
Final Plat	•Platted January 20, 2019.
Complete	•Issue Addresses.

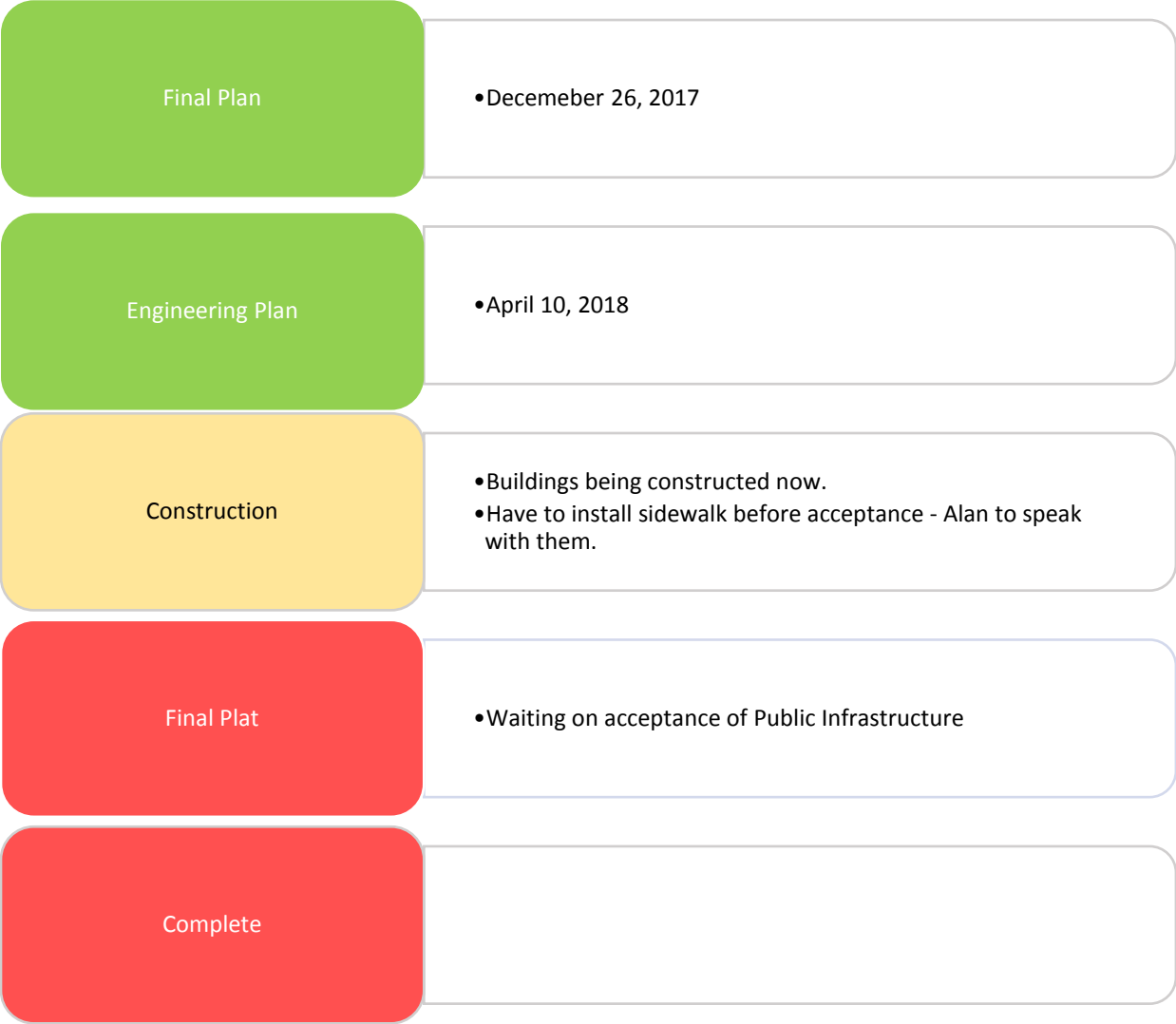
Hazelwood 5-2 and 6-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 27 units (single-family)
<b>Location:</b> 0 Kelci Jayne Drive (PID 064-068322-00.001)	<b>Acreage:</b> 41.1 acres (total)
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-7 Village Single-Family Residential



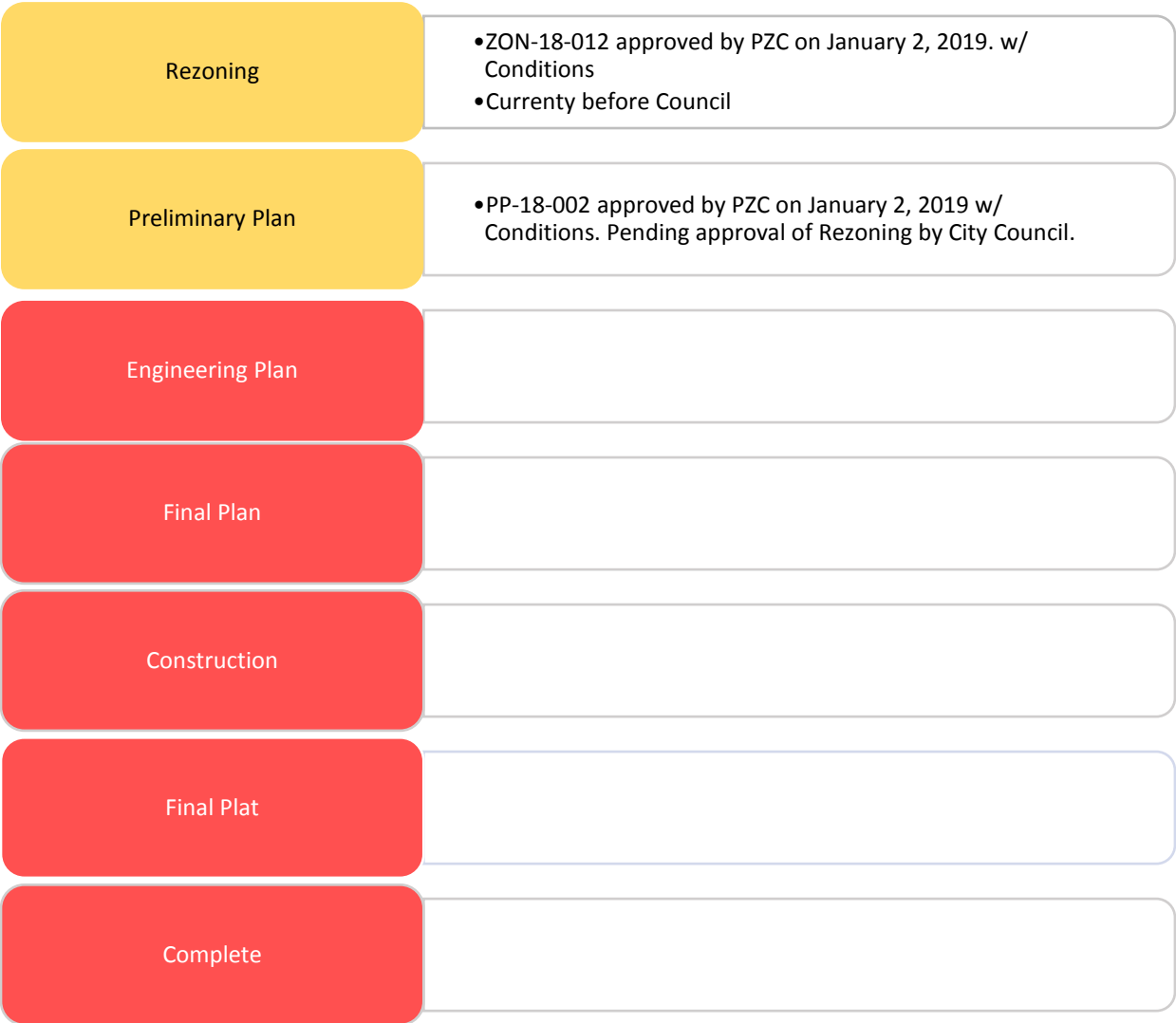
**NOTE: Will need to re-plat Barrington Ridge for easement.**



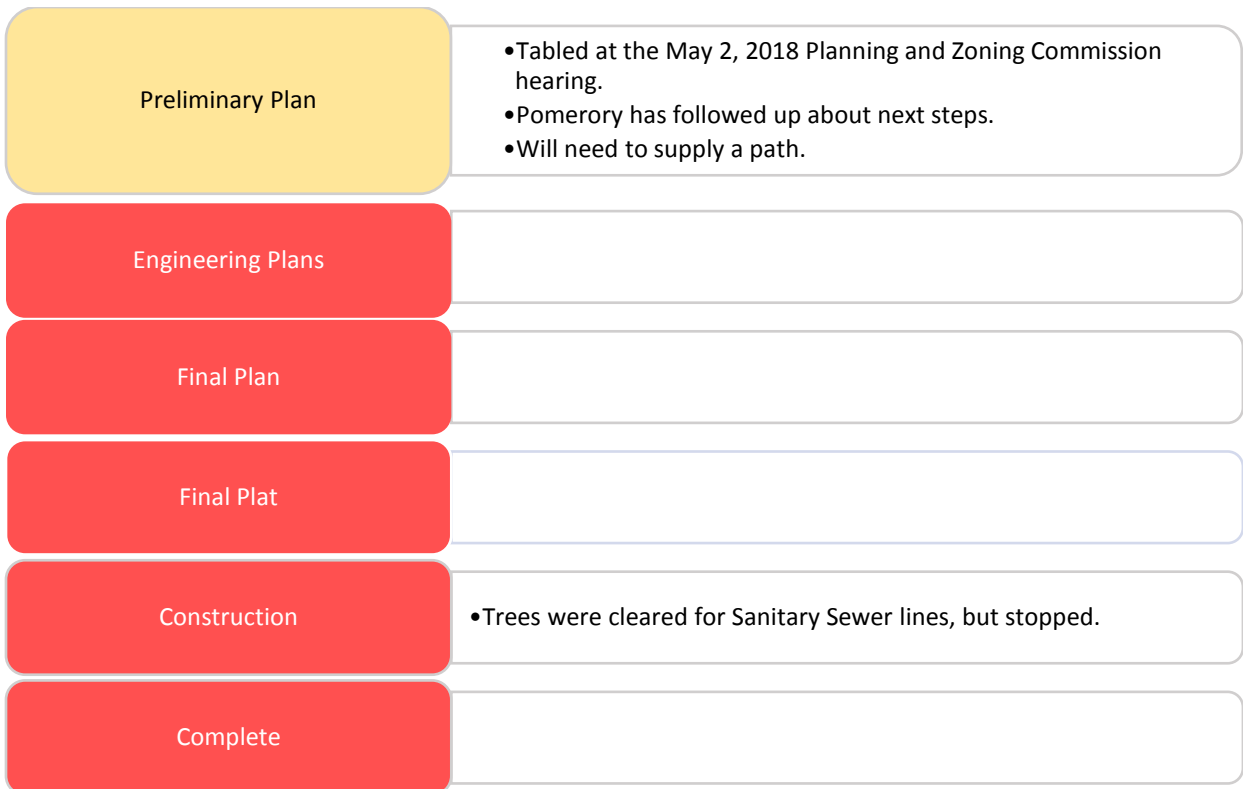
Heritage Town Center (Formerly Pataskala Town Center)	
<b>Development Type:</b> Mixed Use Development	<b>Number of Units:</b> 174 units (condominium)
<b>Location:</b> Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	<b>Acreage:</b> 49.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning: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



<b>Heron's Manor (Formerly Settlement at Pataskala 4)</b>	
<b>Development Type:</b> Single-Family Residential	<b>Number of Units:</b> 153 units (Single-Family)
<b>Location:</b> 200 W Broad St. (PID: 064-307692-00.000)	<b>Acreage:</b> 49.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-10 – High Density Residential / GB – General Business

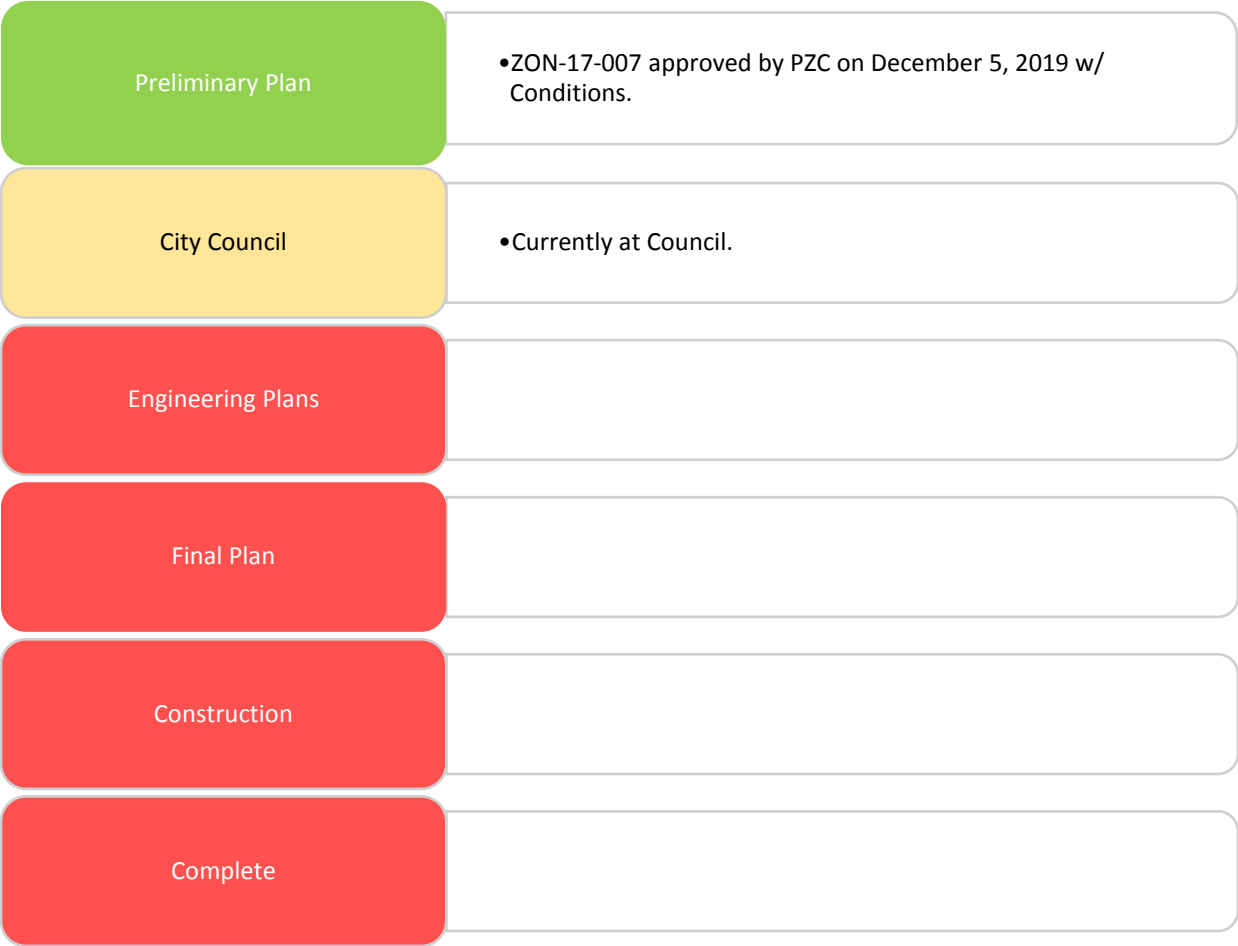


Homesteads of the Border Place – Section 3	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 100 units (single-family)
<b>Location:</b> Wagon Avenue (PID – Multiple, already platted)	<b>Acreage:</b> 40.4 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development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

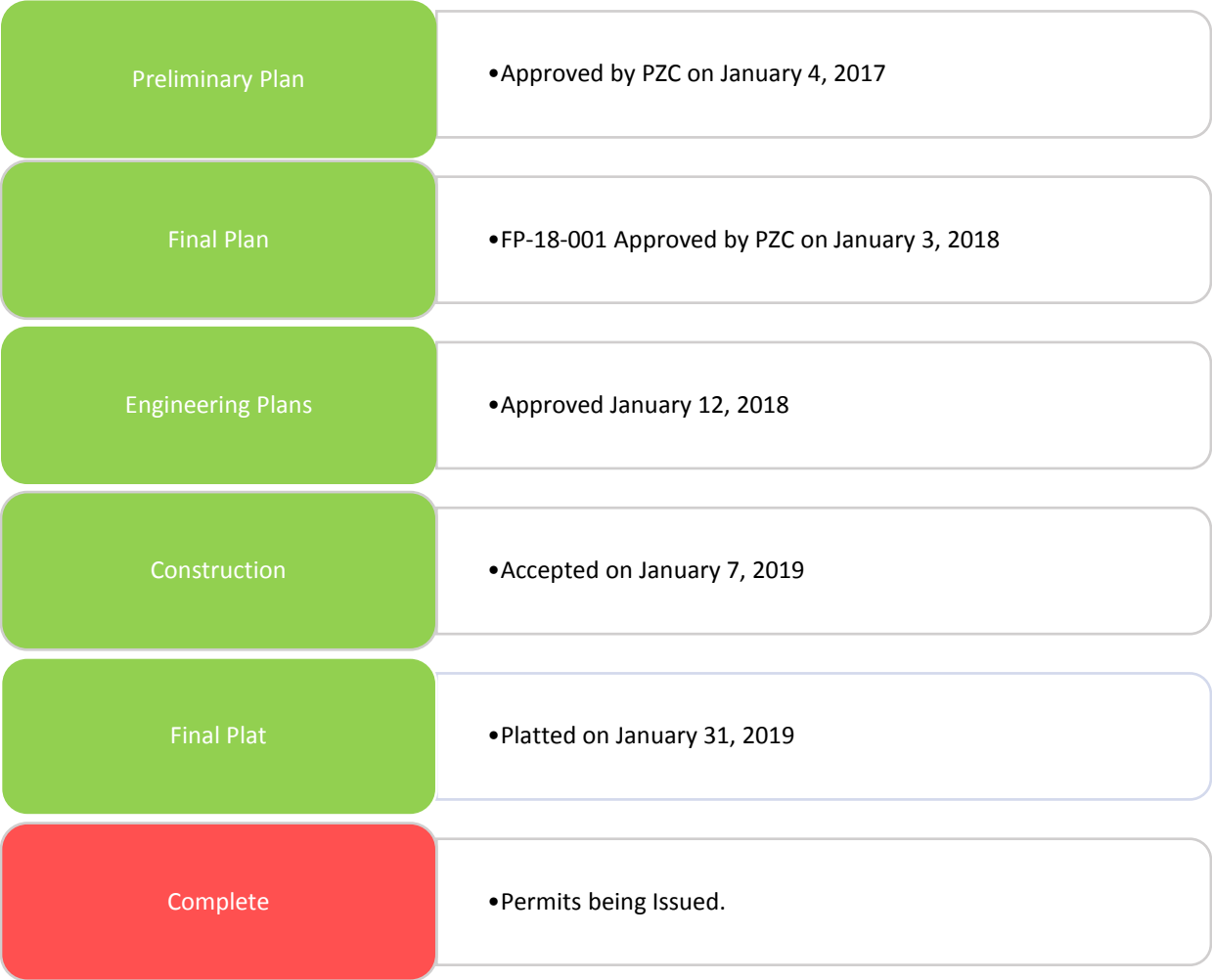


**NOTE: No further progress.**

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



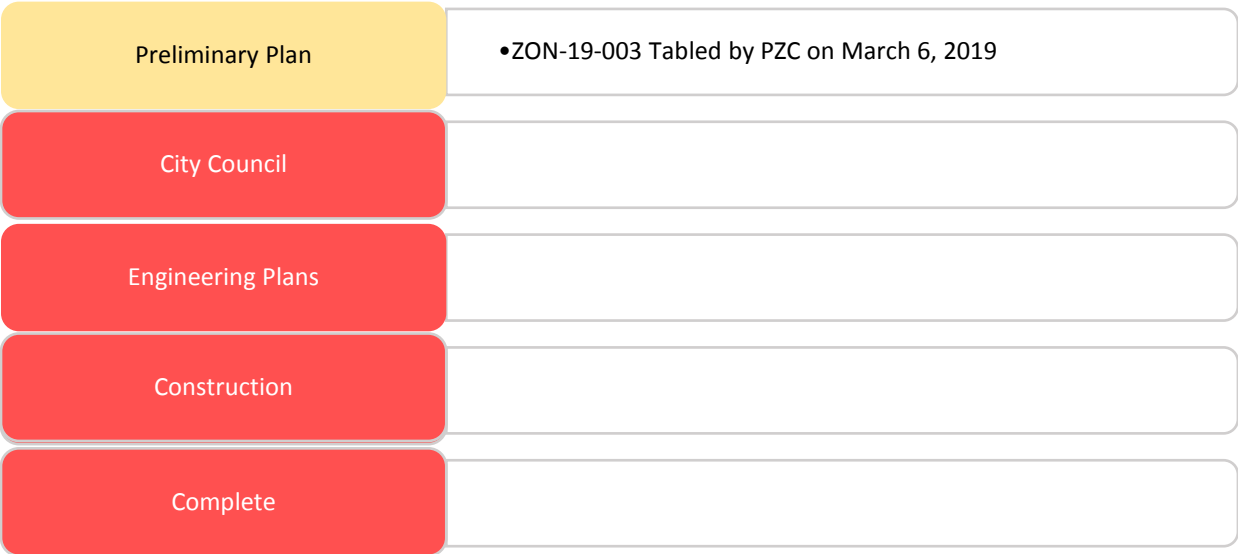
Ravines at Hazelwood – Phase III	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 40 units (single-family)
<b>Location:</b> 0 Pine Hills Drive	<b>Acreage:</b> 21.365 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential



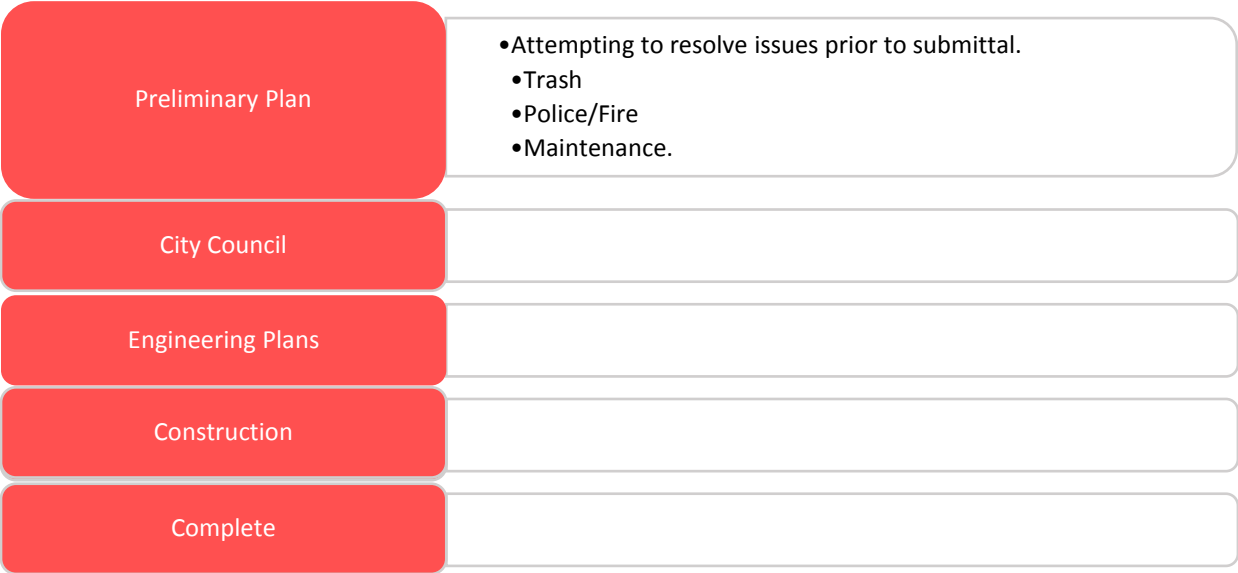
Reserve at Hazelwood	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 26 (single-family)
<b>Location:</b> 0 Timber View Court	<b>Acreage:</b> 12.937 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential

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>•Accepted on April 2, 2018</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	<ul style="list-style-type: none"> <li>•Permits being issued.</li> </ul>

Sage Pointe	
<b>Development Type:</b> Planned Residential Subdivision	<b>Number of Units:</b> 211
<b>Location:</b> 6031 Summit Rd SW	<b>Acreage:</b> 84.18
<b>School District:</b> Licking Heights	<b>Zoning:</b> R-87 -> PDD



Scenic View Estates	
<b>Development Type:</b> Planned Residential Subdivision	<b>Number of Units:</b> ~60
<b>Location:</b> Middle Ground Rd (PID: 064-068087-00.000)	<b>Acreage:</b> 136.31
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-10 -> PDD





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

Rezoning Application	•ZON-18-009 approved by PZC on October 3, 2018
City Council	•ZON-18-009 approved by Council on January 7, 2019
Engineering Plans	•In Review.
Construction	•Permits under review.
Complete	

TS Tech	
<b>Development Type:</b> Commercial	<b>Number of Units:</b> 1
<b>Location:</b> Taylor Road SW (PID: 063-140916-00.000)	<b>Acreage:</b> 21.01
<b>School District:</b> Licking Heights	<b>Zoning:</b> M-1 – Light Manufacturing

Permits	•Submitted for Pre-Review.
Appeal	
Court	
Construction	
Compliance	