



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**

May 1, 2019 Hearing: The following applications were heard at the May 1, 2019 Planning and Zoning Commission hearing:

- Application ZON-19-005: The Planning and Zoning Commission recommended approval of a request by Scenic View Estates, LLC for a Preliminary Plan for a 60 lot Planned Development District known as Scenic View Estates pursuant to Section 1255.19 of the Pataskala Code for the property located at 0 Middleground Road (PID 064-068322-00.009 and 064-068087-00.000) with the following conditions:
 1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, Public Utilities Director, Licking County Engineer, Harrison Township, and the West Licking Joint Fire District.
 2. The Planning and Zoning Commission shall grant a divergence from Section 1255.10(c) of the Pataskala Code to allow for less than 50% of the lots to abut common open space.
 3. Parking shall be prohibited on the Cul-de-sacs and Common Access Drives.
- Application FP-19-003: The Planning and Zoning Commission approved a request by Will Sharer for approval of an amendment to an approved Final Development Plan to replace the sign faces of the two entry signs and removal of the existing fence pursuant to Section 1255.20 of the Pataskala Code for the Carrington Ridge Apartments located at 312 Foxtail Drive with the following conditions:
 1. The Applicant shall address all comments from Planning and Zoning Staff.
 2. The Applicant shall submit the revised pages to Planning and Zoning Staff.
 3. The Applicant shall revise plans to correct inconsistencies with the previously approved plan.
 4. The Applicant shall replace all dead trees within one year and maintain landscaping in perpetuity.
 5. Any tree within the buffering zone of the cemetery shall be replaced with a tree in like size and width.

June 5, 2019 Hearing: The following applications are scheduled to be heard at the June 5, 2019 Planning and Zoning Commission hearing:

- 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.

- Application PP-19-002: Grand Communities, LLC is requesting approval of an amendment to a Preliminary Development Plan pursuant to Section 1113.11 of the Pataskala Code for the Heron Manor Subdivision located at 200 West Broad Street.

➤ **Board of Zoning Appeals**

May 13, 2019 Hearing: The following applications were heard at the May 13, 2019 Board of Zoning Appeals hearing.

- Application VA-19-010: The Board of Zoning Appeals approved a request by Philip M. Drumm for a variance from Section 1221.05(D)(4) of the Pataskala Code to allow for the construction of an accessory building on a property without a principal structure for the property located at 13592 Graham Road (PID 063-144174-00.000) with the following condition:
 1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building.
- Application VA-19-011: The Board of Zoning Appeals tabled a request by Gyanu Dulai, Chuda Dulal, and Khem Rigai are requesting a use variance pursuant to Section 1211.07(B) of the Pataskala Code to allow the property to be used as a small grocery store for the property located at 31 Oak Meadow Drive.
- Application VA-19-012: The Board of Zoning Appeals approved a request by Amanda Mango for a variance from Section 1279.03(A)(1) of the Pataskala Code to for a fence exceeding 48 inches in height to be erected in front of the building setback line for the property located at 369 Eddington Drive 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 ensure that all existing and future drainage is not impeded due to installation of the fence.
- Application VA-19-013: The Board of Zoning Appeals approved a request by Erin Detty for a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for a fence exceeding 48 inches in height to be erected in front of the building setback line for the property located 6393 Summit Road 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 that all existing drainage is not impeded due to the installation of the fence.

June 10, 2019 Hearing: At this time the following applications are scheduled to be heard at the June 10, 2019 Board of Zoning Appeals hearing. The application deadline is May 17, 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*)

- Application VA-19-016: Ross Cherneta is requesting a variance from Section 1291.02(A)(4) to allow for the construction of a gravel parking lot for the property located at 40 Cypress Street.

➤ **Jefferson Meadow Annexation**

- At the April 15, 2019 Council meeting information was requested from staff regarding the annexation of the Jefferson Meadow property.
- The property was annexed via Ordinance 2000-3368 which was passed by Council on February 5, 2001.
- The property annexed was 34.923 acres which included the 6.88-acre property currently being considered as a possible apartment complex.
- The Ordinance indicated that the annexed property shall be zoned R-5 – Multiple Family Residential. At some point, the City’s zoning district names were changed and the R-5 – Multiple Family Residential District became the current R-M – Multi-Family Residential district.
- The Ordinance stipulated that the annexed property shall have a density of no more than five (5) units per acre.
 - Current density is 3.6 units per acre
 - With the addition of the apartments, the density would be 4.75 units per acre.

➤ **Jefferson Meadow Rentals**

- At the April 15, 2019 Council meeting information was requested from staff regarding the number of rentals in Jefferson Meadow.
- Staff contacted the Condominium Associate President but has not received a response.

➤ **Comprehensive Plan Update**

- The Steering Committee met on April 29, 2019 from 7pm to 9pm in Council Chambers to discuss the land use recommendations of the draft plan. This meeting was facilitated by the Planning and Zoning Department.
- 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.

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

- On April 3, 2019 the Director of Planning received a letter from the Superintendent of Southwest Licking Local Schools, Robert Jennell, expressing his concern for the proposed Heron Manor subdivision. This letter was received after the public hearing and first reading on April 1, 2019.
- The full text of Mr. Jennell’s concerns was included with the Director of Planning’s Report to Council on April 15, 2019.
- 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 was held before City Council on April 1, 2019 at 6:15pm.

➤ **Ordinance 2019-4335 – Code Amendment Request**

- The proposed ordinance would amend the existing regulations in Section 1315 of the Pataskala Code to correct a discrepancy with the time allotted to demolish a building, provide provisions for emergency demolitions and edit terminology so that it remains consistent.
- The Development Committee recommended that the proposed ordinance proceed through the code amendment process on February 4, 2019.
- The Planning and Zoning Commission recommended approval of the application on March 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 May 6, 2019 at 6:45pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to the code amendment 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 - May 20, 2019

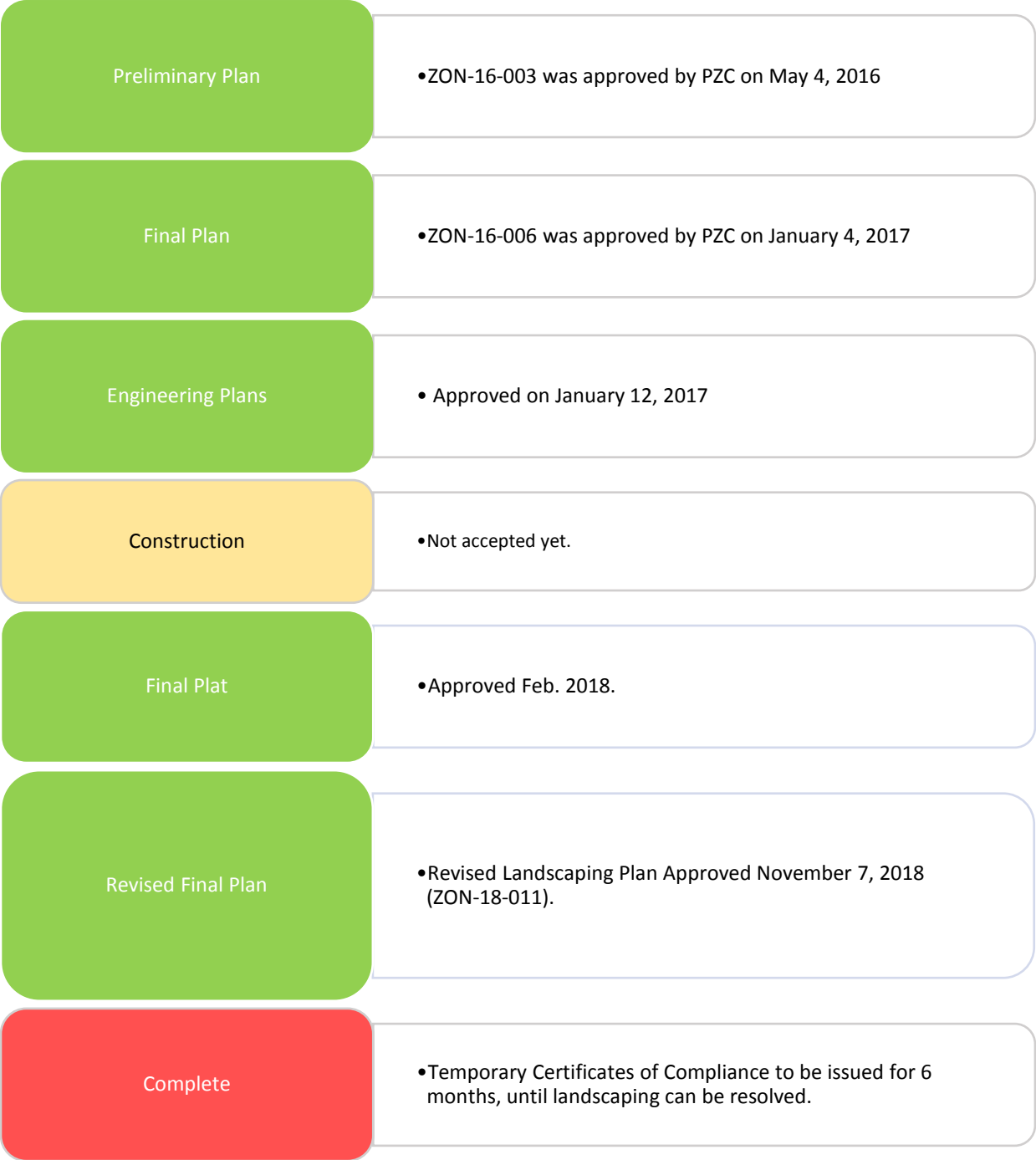
American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



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"> •Complete.
Compliance	<ul style="list-style-type: none"> •Issued December 19, 2018 •Condition: Dead landscaping to be replaced w/in 1 year.

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"> •Construction underway •Almost done with Section 2, 3 beginning soon.
Revised Final Plan	<ul style="list-style-type: none"> •FP-19-001 Approved by PZC on March 6, 2019
Final Plat	<ul style="list-style-type: none"> •Sections not to be platted until infrastructure has been accepted.
Complete	

NOTE: Let Alan know when they're ready to Plat

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

Preliminary Plan	•ZON-16-003 Approved by PZC on May 4, 2016
Final Plan	•ZON-18-008 Approved w/ conditions by PZC on September 5, 2018.
Engineering	•Engineering Plans are being reviewed
Revised Final Plan	•FP-19-002 Approved by PZC on March 6, 2019
Construction	
Final Plat	•Revise for easement width and language
Complete	

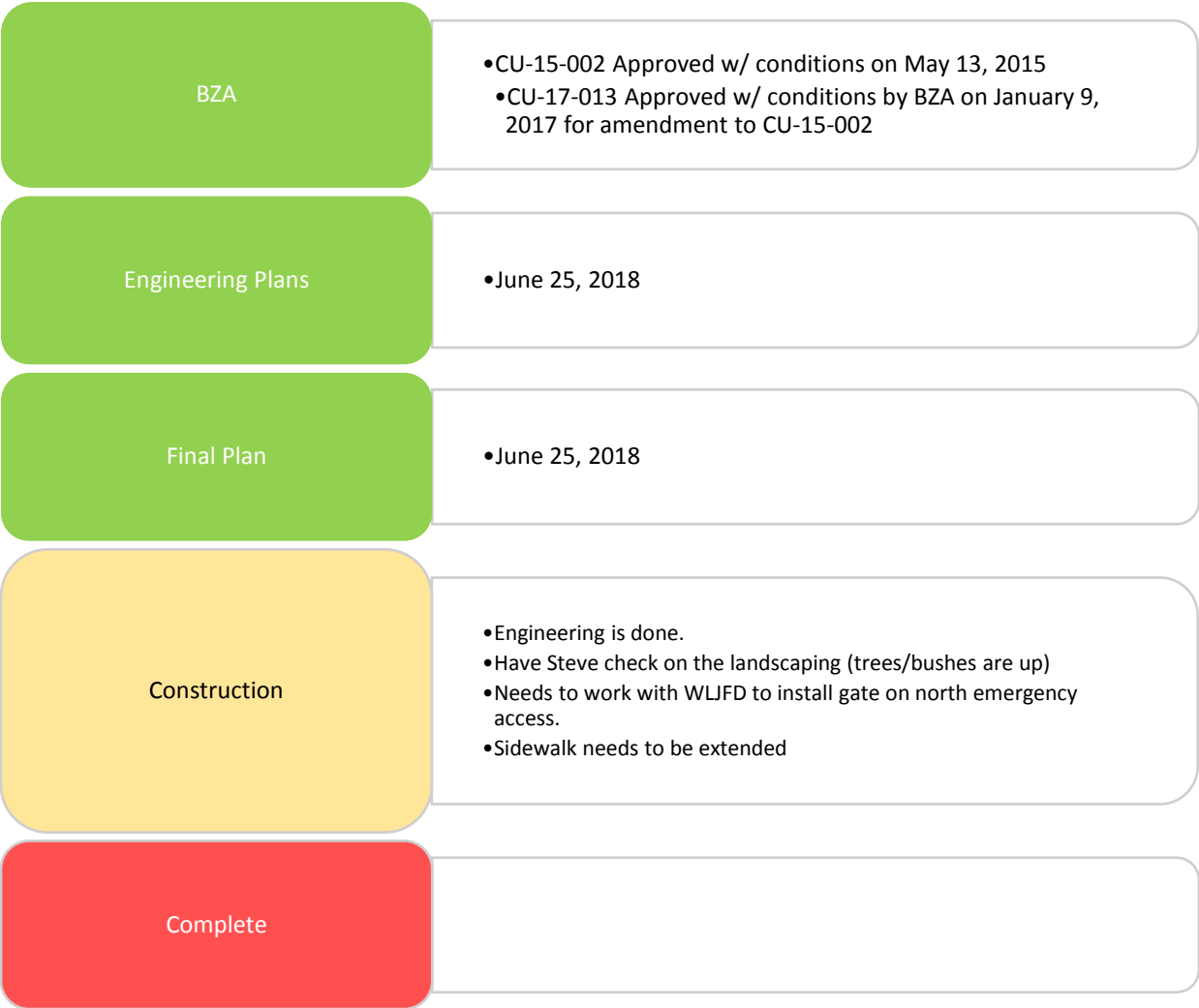
Brynn Mar Crossing	
Development Type: Apartment Complex	Number of Units: 42
Location: Watkins Rd SW (PID: 064-068442-00.047)	Acreage: 4.4
School District: Southwest Licking	Zoning: R-M – Multi-Family Residential

Variance	<ul style="list-style-type: none"> •VA-19-002 Tabled by BZA on February 6, 201 •Applicant requested to Table until further notice.
TCOD	<ul style="list-style-type: none"> •TCOD-19-002 Tabled by PZC on March 6, 2019 •Revised Submittal for June PZC •TIS submitted to Hull for review
Engineering	
Permits	
Compliance	

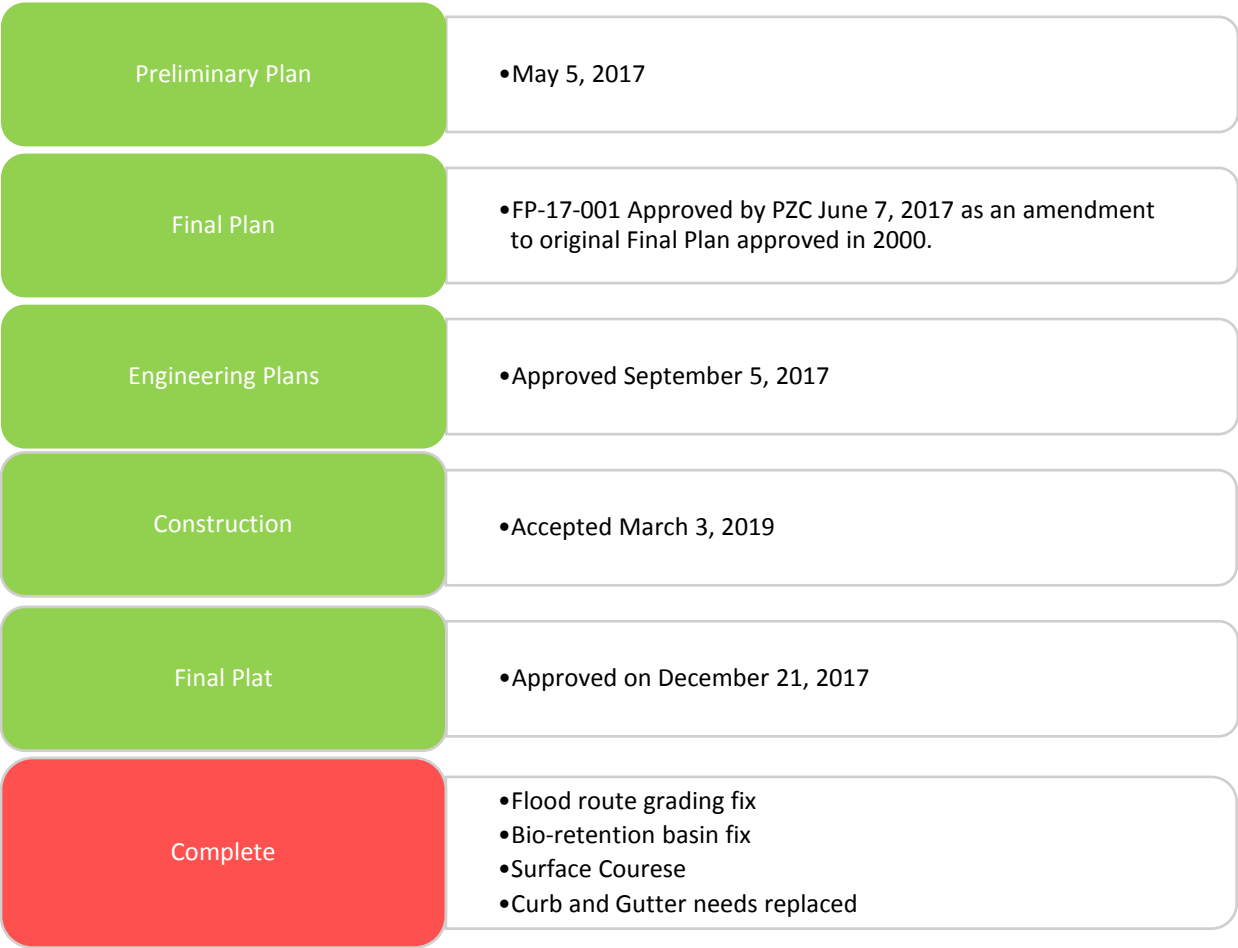
Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

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"> • Final Plan Amendment FP-19-003 submitted for May 1, 2019 PZC
Construction	<ul style="list-style-type: none"> • Accepted.
Complete	<ul style="list-style-type: none"> • C.O.C.'s issued.

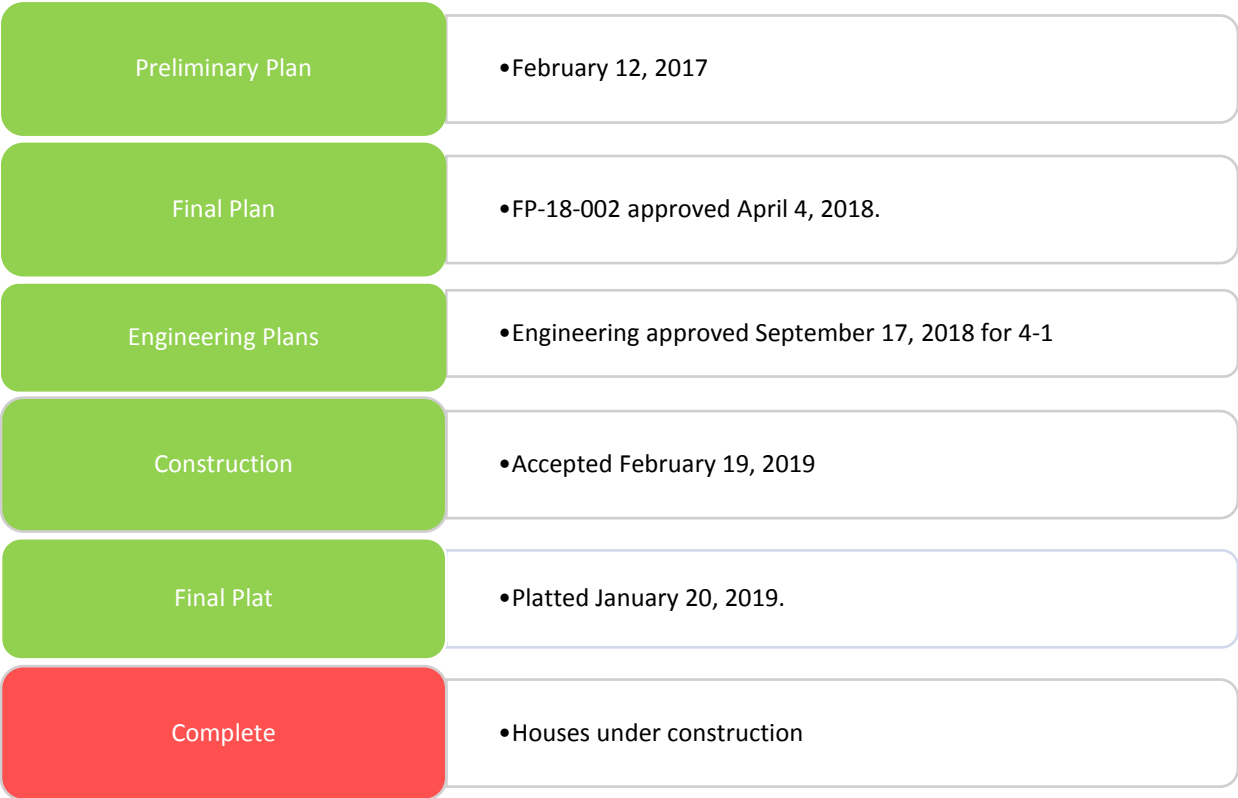
Foor Farms – Phase 2	
Development Type: Condominium Complex	Number of Units: 60 units (15 condominium buildings)
Location: Watkins Road	Acreage: 8.5 acres
School District: Southwest Licking	Zoning: RM – Multi-Family Residential



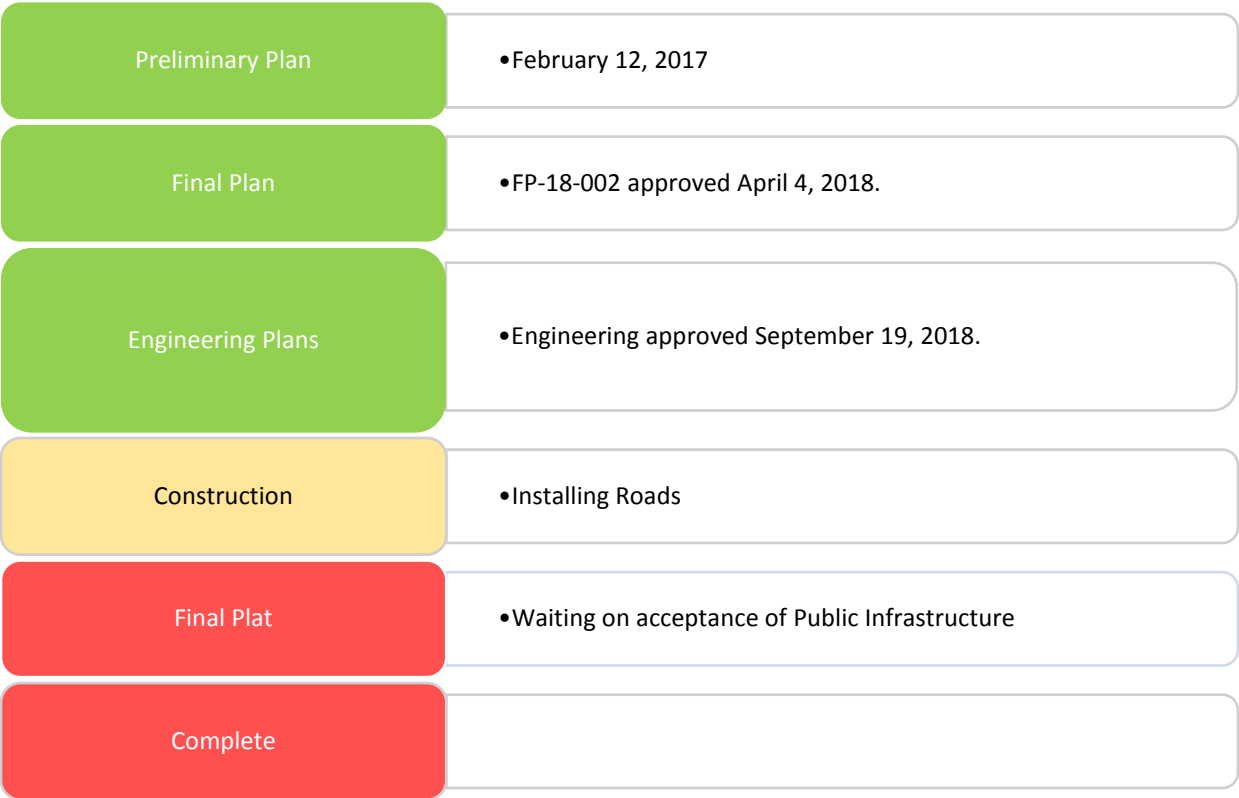
Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



Hazelwood 4-1	
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

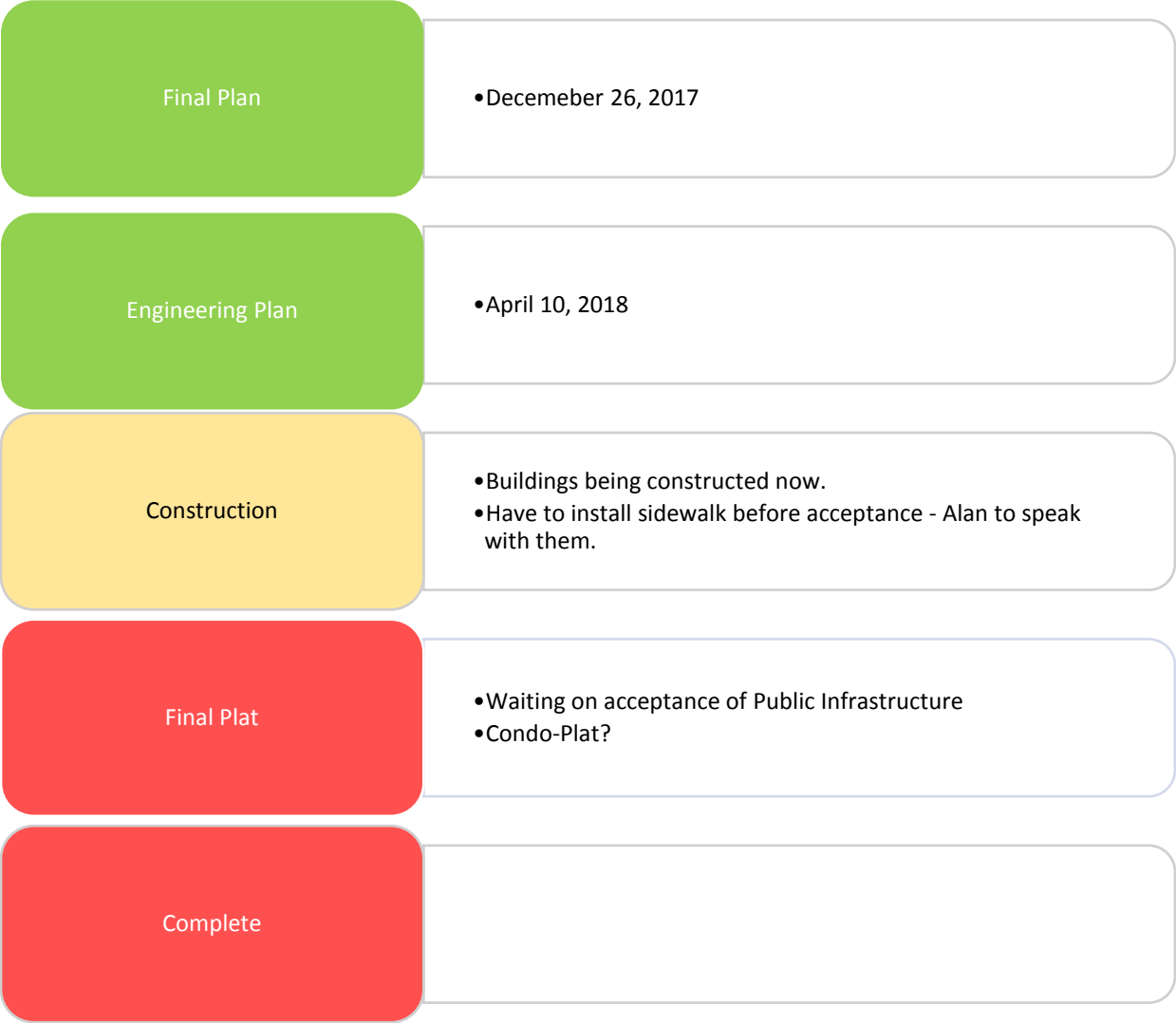


Hazelwood 5-2 and 6-1	
Development Type: Subdivision	Number of Units: 27 units (single-family)
Location: 0 Kelci Jayne Drive (PID 064-068322-00.001)	Acreage: 41.1 acres (total)
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential

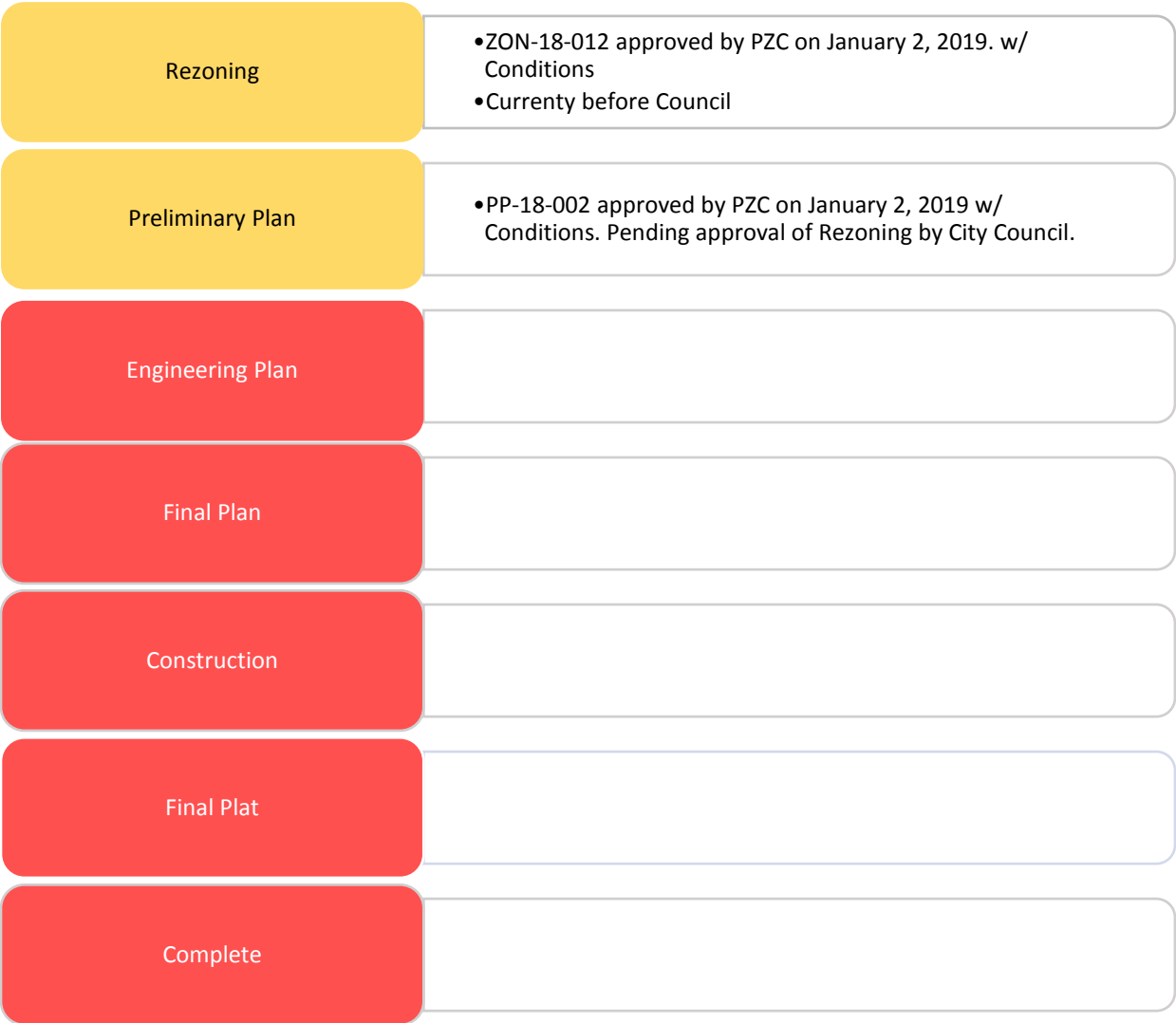


NOTE: Have they submitted Final Plat?

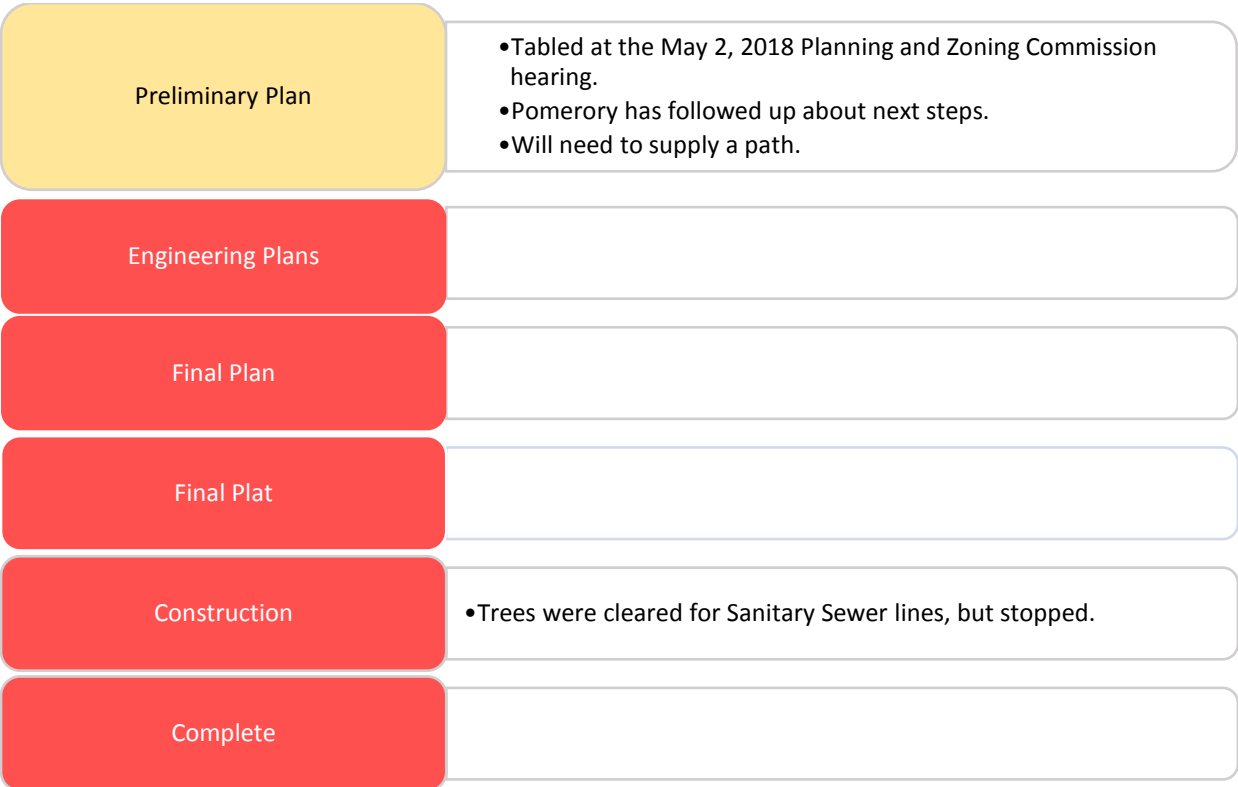
Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District



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

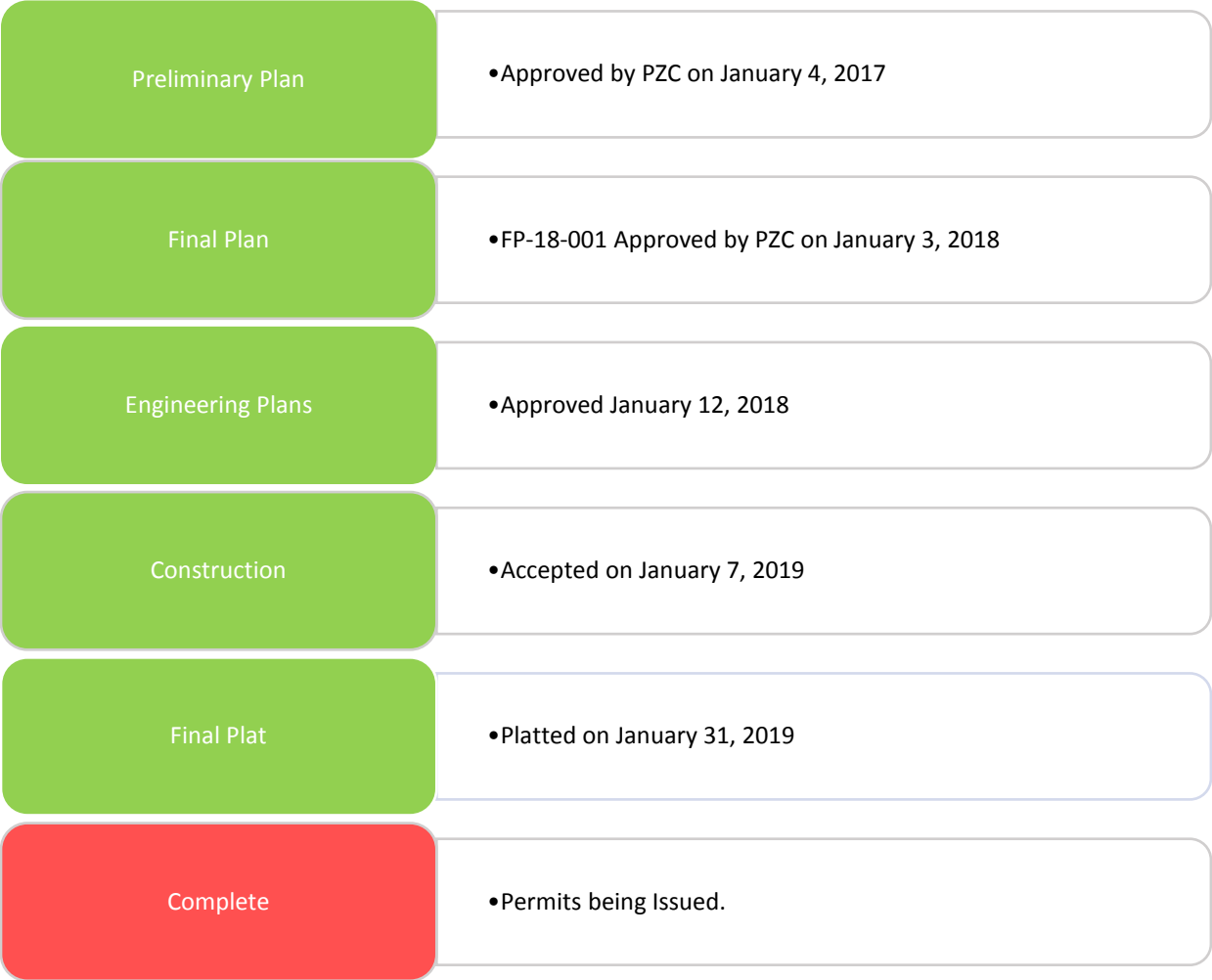


Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



NOTE: Platted, but plan is expired

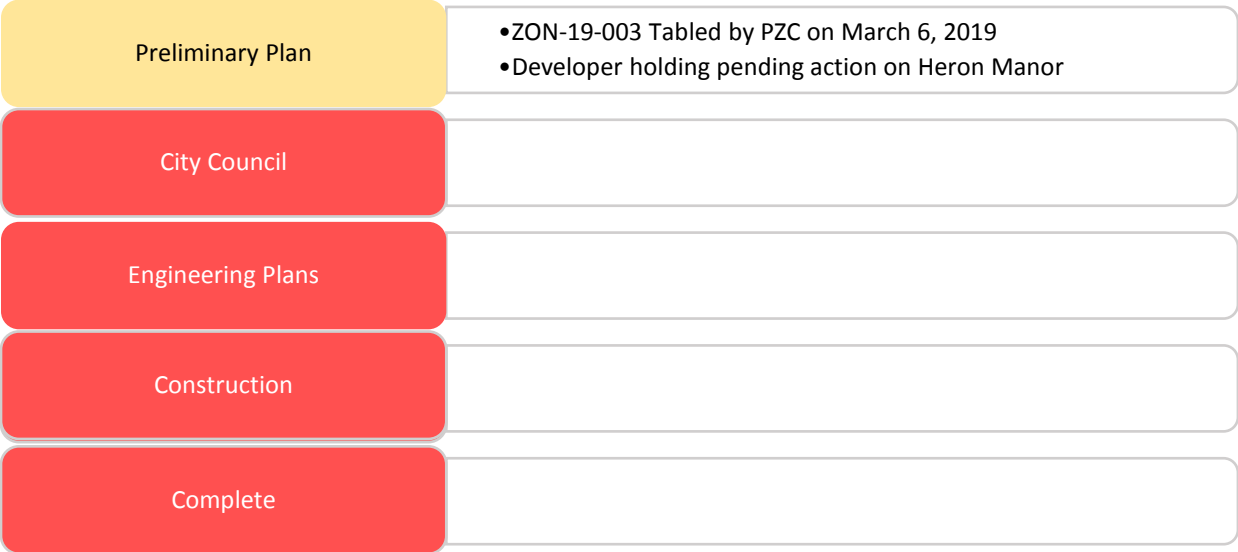
Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



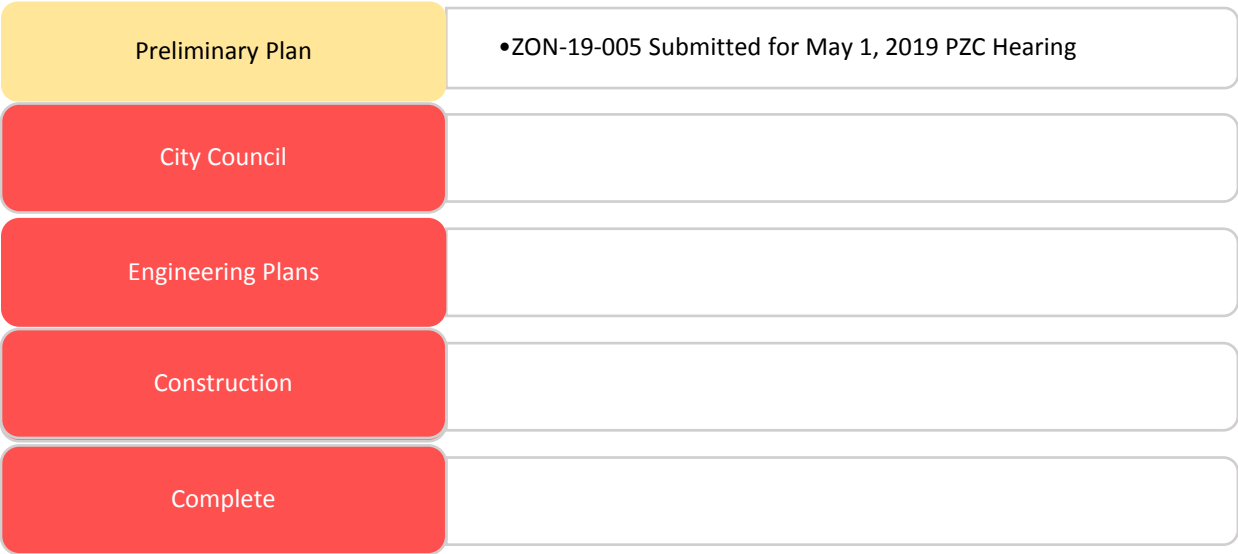
Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential

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

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



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



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

Rezoning Application	<ul style="list-style-type: none"> •ZON-18-009 approved by PZC on October 3, 2018
City Council	<ul style="list-style-type: none"> •ZON-18-009 approved by Council on January 7, 2019
Engineering Plans	<ul style="list-style-type: none"> •In Review. Alan to backcheck comments from Structurepoint.
Construction	<ul style="list-style-type: none"> •Permits under review.
Complete	

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

Permits	• Revised Plans submitted pending review.
Construction	
Compliance	