



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

Current Projects

➤ **Planning and Zoning Commission**

June 5, 2019 Hearing: The following applications were heard at the June 5, 2019 Planning and Zoning Commission hearing:

- Application TCOD-19-001: The Planning and Zoning Commission disapproved 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 PP-19-002: The Planning and Zoning Commission approved a request by Grand Communities, LLC for 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 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. The applicant will coordinate with the USPS and City staff in determining an appropriate location for the required Cluster Box Units.
 7. All construction traffic shall be routed through Heron Manor.

July 3, 2019 Hearing: The following application is scheduled to be heard at the July 3, 2019 Planning and Zoning Commission hearing:

- Application FP-19-004: Westport Homes, a D.R. Horton Company is requesting approval of a Final Development Plan pursuant to Section 1255.20 of the Pataskala Code for Phases 4 and 6 of the Broadmoore Commons subdivision.

➤ **Board of Zoning Appeals**

June 10, 2019 Hearing: The following applications were heard at the June 10, 2019 Board of Zoning Appeals hearing.

- Application VA-19-011: The Board of Zoning Appeals denied a request by Gyanu Dulal, Chuda Dulal, Khem Rajgai for 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 131 Oak Meadow Drive.
- Application VA-19-015: The Board of Zoning Appeals approved a request by the Pataskala Banking Company for a variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow a freestanding ground sign that would exceed the maximum permitted sign square footage for the property located at 14530 East Broad Street with the following condition:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one (1) year of the date of approval.
- Application VA-19-016: The Board of Zoning Appeals approved a request by Ross Cherneta for 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.
 1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one (1) year of the date of approval.
 2. The applicant shall address all comments of the City Engineer and the Public Service Director.
 3. The Applicant shall perform a tree survey of the area to be developed which shall be submitted to the Planning and Zoning Department staff.
 4. The Applicant shall provide L-2 type landscaping along the frontage of Klema Drive.
- Application VA-19-017: The Board of Zoning Appeals tabled a request by Matthew Chamblin for a variance from Section 1229.05(C)(1) of the Pataskala Code to allow for the construction of a residence that would fail to meet the required front yard setback and from Section 1229.05(C)(2) of the Pataskala Code to allow for the construction of a residence that would fail to meet the required side yard setback for the property located at 253 Woodside Drive.

July 8, 2019 Hearing: At this time, the following applications are scheduled heard at the July 8, 2019 Board of Zoning Appeals hearing. The application deadline is June 14, 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-19-017: Matthew Chamblin is requesting a variance from Section 1229.05(C)(1) of the Pataskala Code to allow for the construction of a residence that

would fail to meet the required front yard setback and from Section 1229.05(C)(2) of the Pataskala Code to allow for the construction of a residence that would fail to meet the required side yard setback for the property located at 253 Woodside Drive. *(Tabled June 10, 2019)*

➤ **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 compiled 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 2019-4341 – Rezoning Request**

- The applicant is requesting to rezone two properties totaling 136.32 +/- acres located at 0 Middleground Road (PID: 064-068322-00.009 and 064-068087-00.000) from the R-10 – High Density Residential District to the PDD – Planned Development District pursuant to Section 1255.19 of the Pataskala Code in order to construct a 60-lot subdivision.

- The Planning and Zoning Commission recommended approval of the application on May 1, 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 for June 17, 2019 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance prior to the public hearing.
- The applicant has provided a letter regarding the proposed rezoning (attached).

➤ **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.

➤ **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.

June 6, 2019

Attn: Pataskala City Council Members
621 W. Broad Street
Pataskala, Ohio 43062

Re: **Scenic View Estates Planned Residential District (Proposed)**

Dear Council Members,

I would like to thank you, and the City staff and Planning Commission, for your consideration of our application for the Scenic View Estates Planned Residential District. We appreciate all of the help we have received from the City to bring this uniquely planned development to fruition and look forward to the opportunity to present this project to council very soon. In consideration of the unique nature of this development we would like to express our willingness to answer any questions or concerns you may have prior to the upcoming council meeting. Once you have had an opportunity to review the documents, please feel free to contact me by phone at 614.390.6149, or via email at gsmith@g2planning.com with any questions you may have.

Thank you!

Sincerely,



Gary B. Smith, RLA|CLARB
Principal
G2 Planning & Design, LLC.

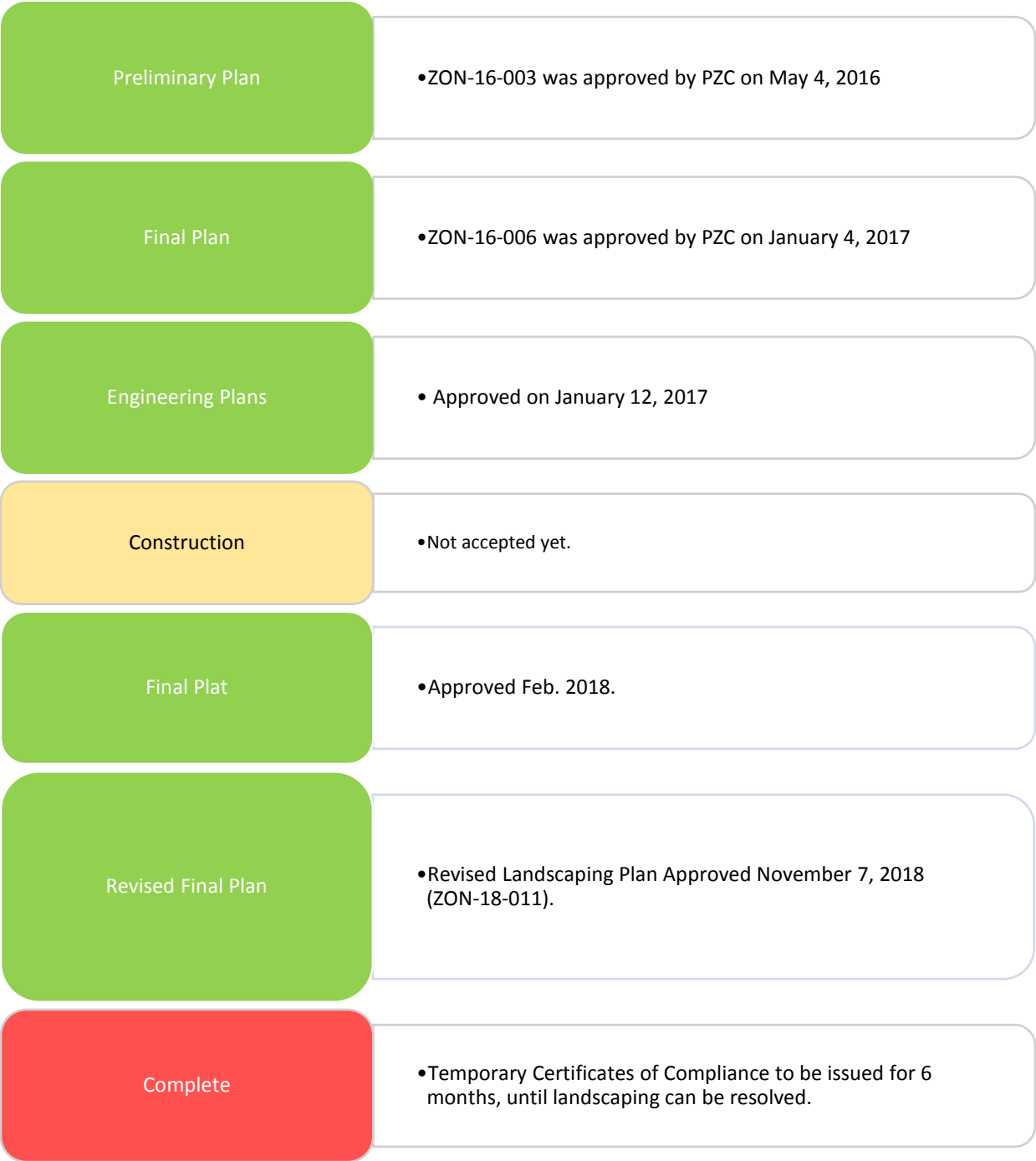
American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



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

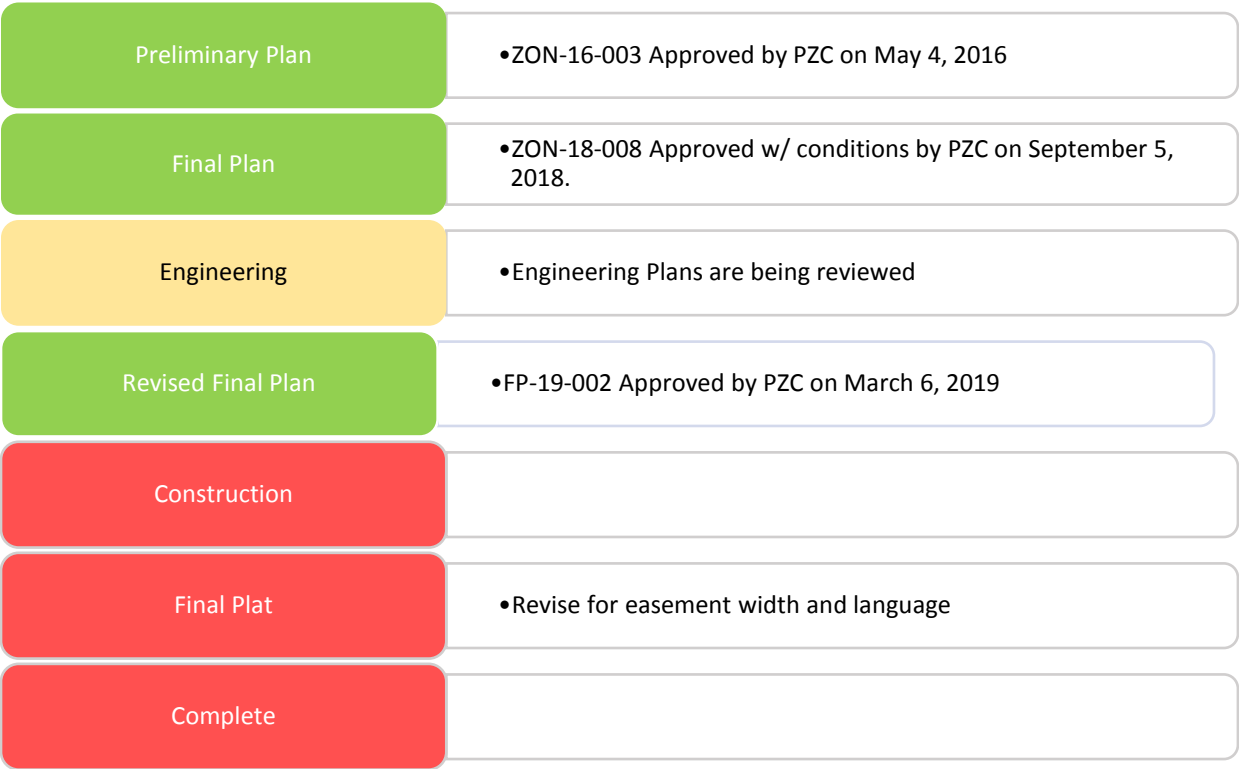


Broadmoore Commons – Phase 2 & 3	
Development Type: Subdivision	Number of Units: 87 units (single-family and two-family)
Location: 0 Broad Street (PID 063-140790-00.001)	Acreage: 23.82 acres
School District: Licking Heights	Zoning: PDD – Planned Development District

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



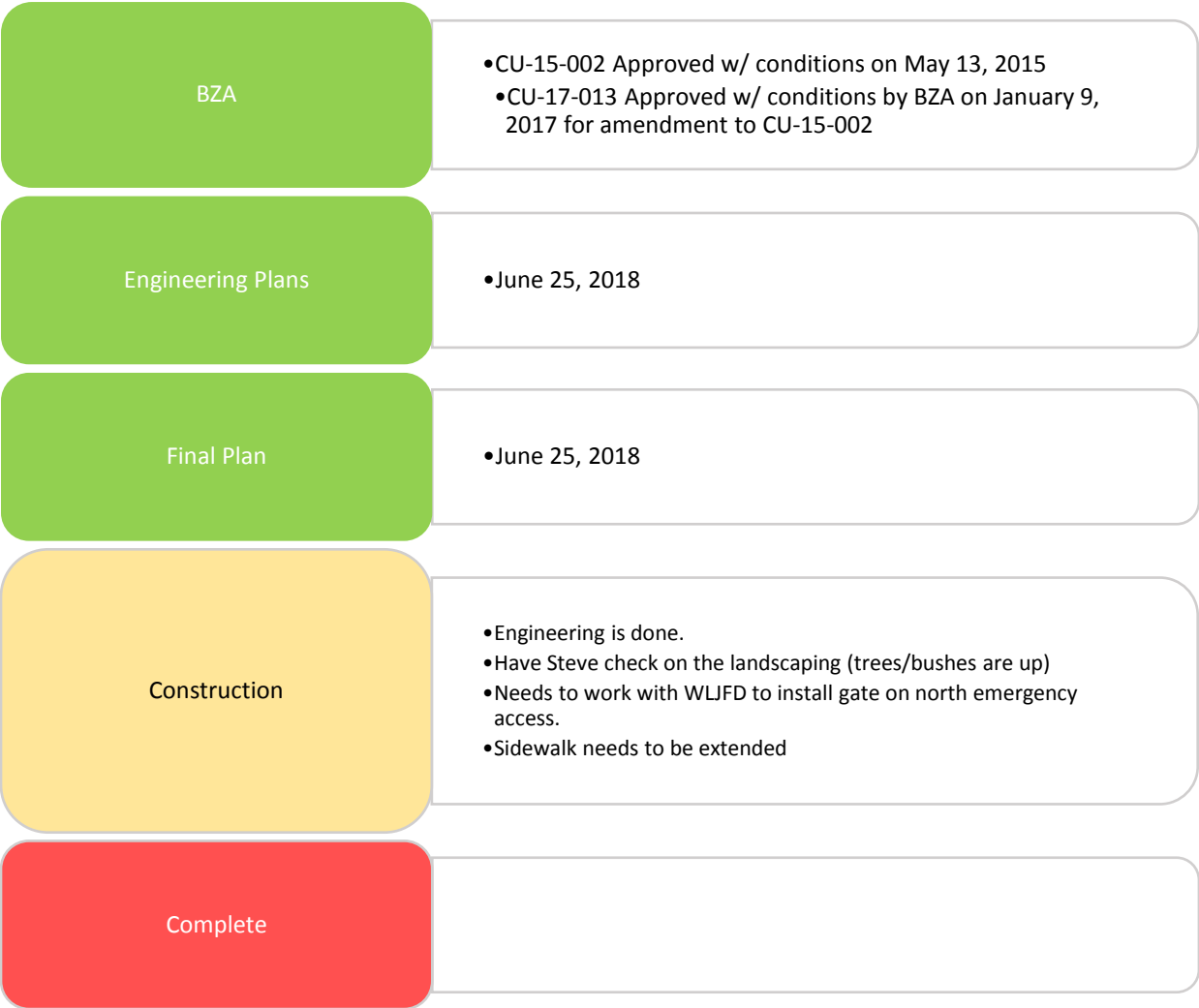
Brynn Mar Crossing	
Development Type: Apartment Complex	Number of Units: 42
Location: Watkins Rd SW (PID: 064-068442-00.047)	Acreage: 4.4
School District: Southwest Licking	Zoning: R-M – Multi-Family Residential

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 disapproved by Planning and ZOning Commission on June 5, 2019
Engineering	<ul style="list-style-type: none"> •N/A
Permits	<ul style="list-style-type: none"> •N/A
Compliance	<ul style="list-style-type: none"> •N/A

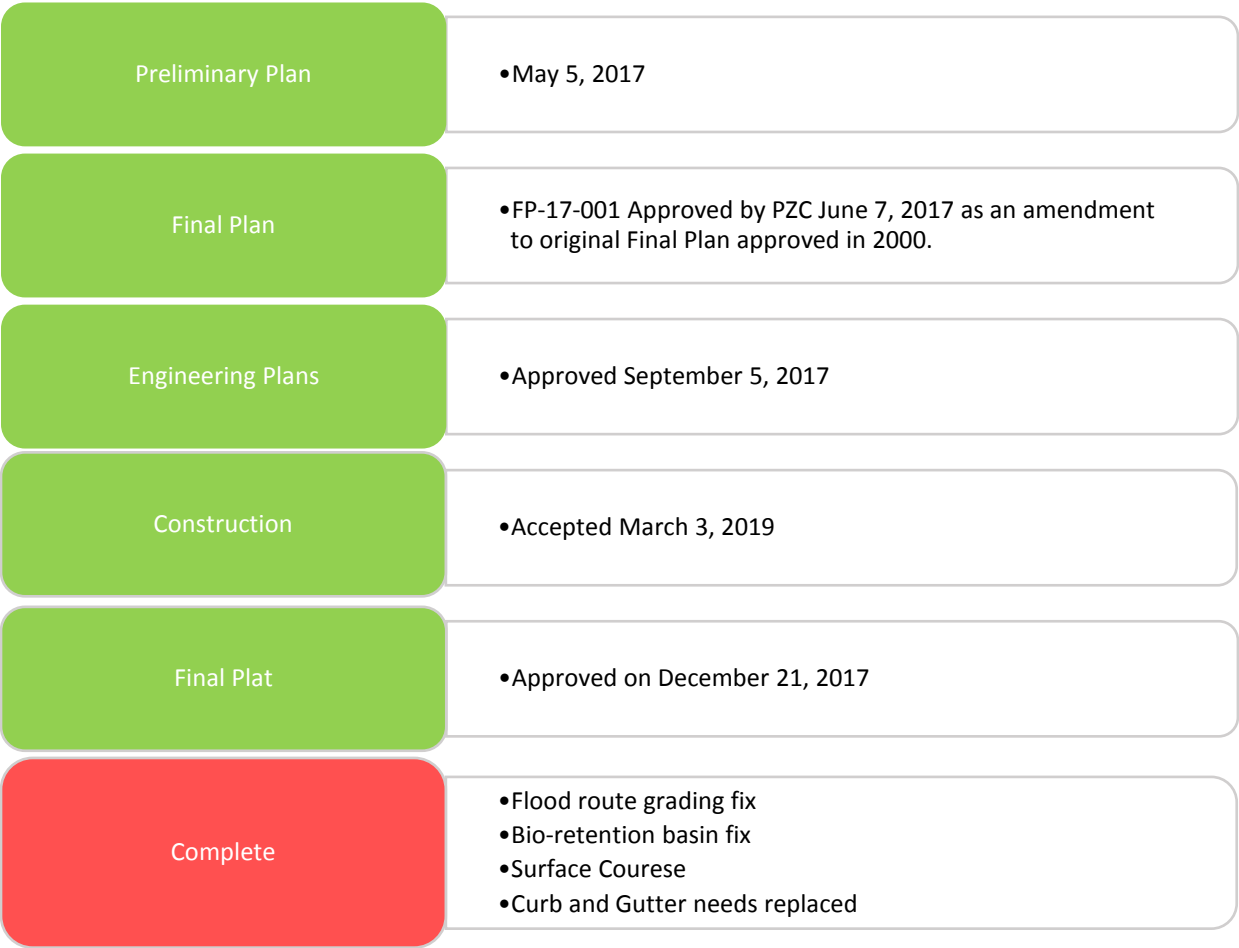
Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

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	Acreege: 8.5 acres
School District: Southwest Licking	Zoning: RM – Multi-Family Residential



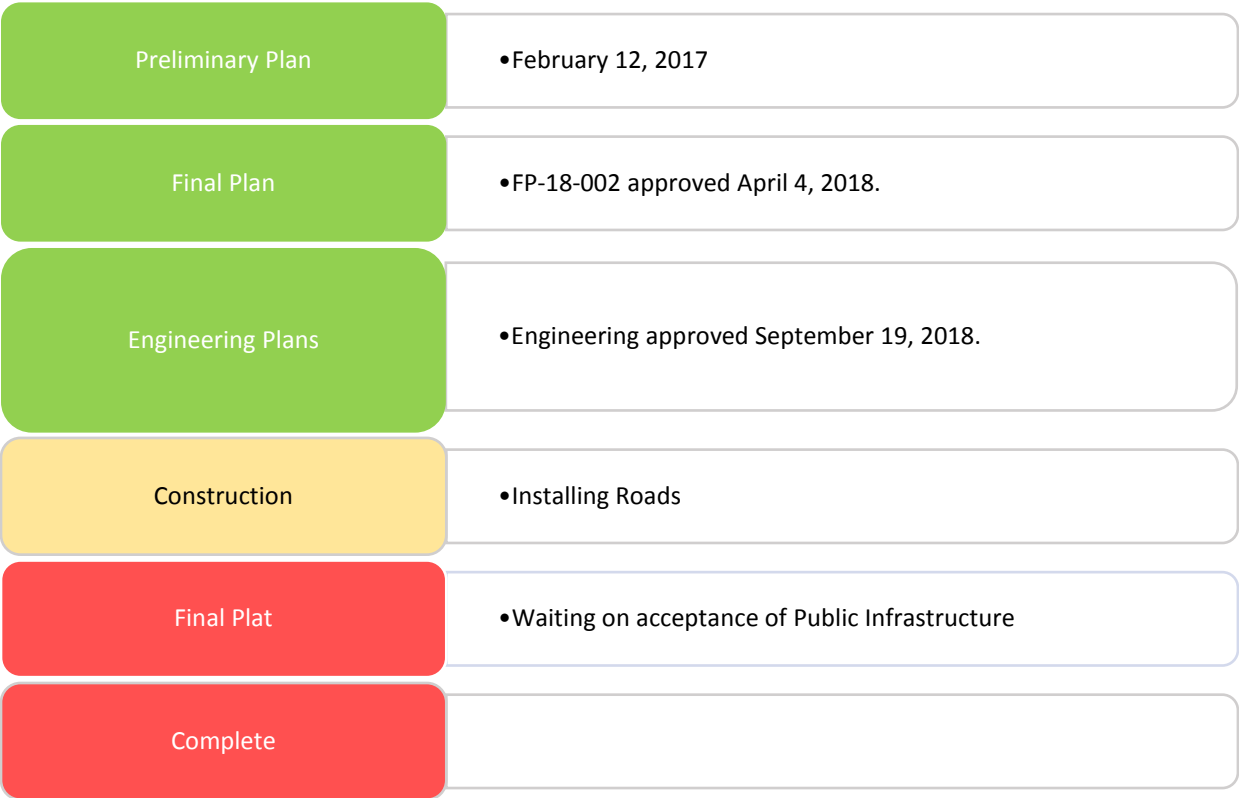
Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



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

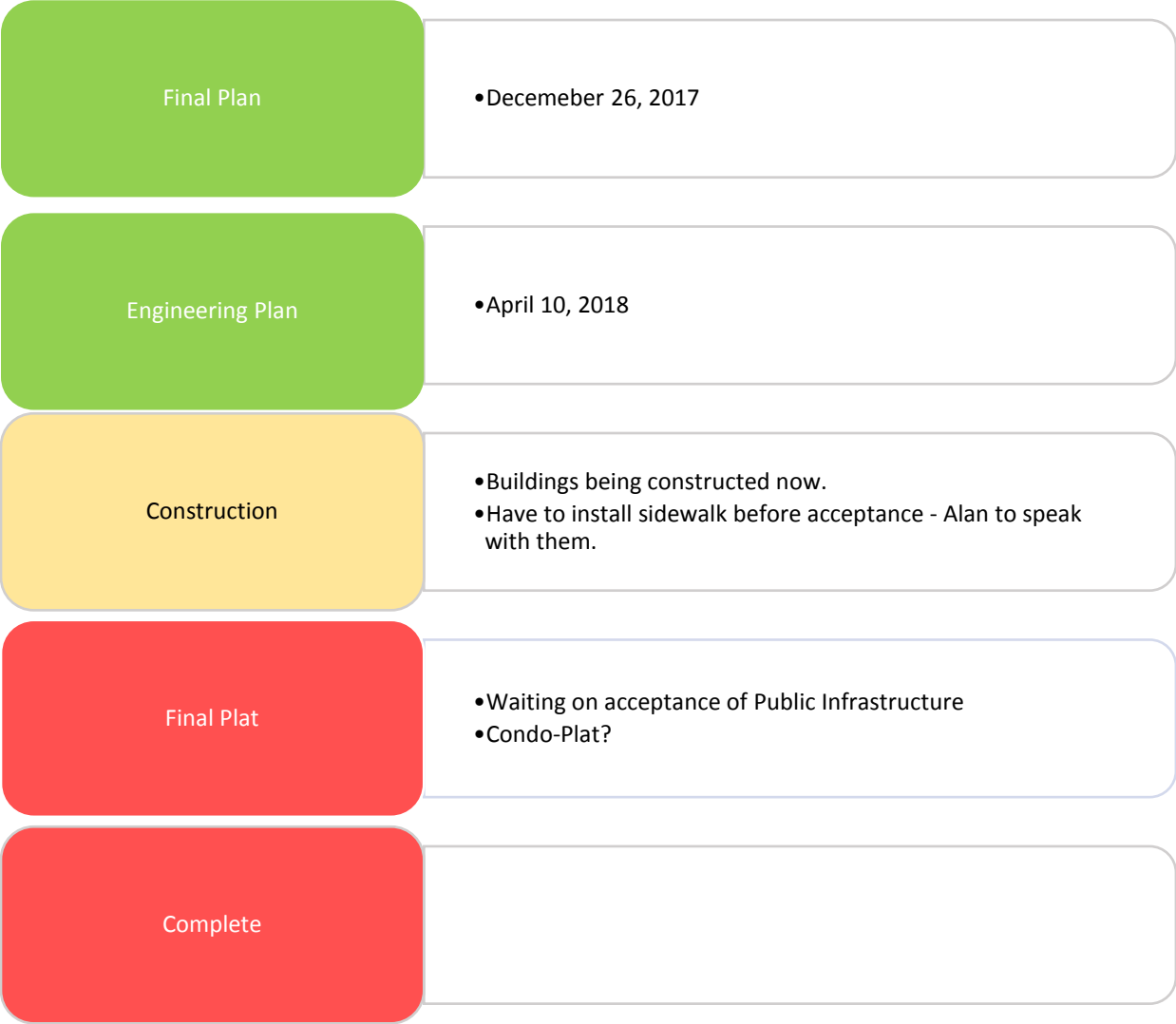
Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 17, 2018 for 4-1
Construction	•Accepted February 19, 2019
Final Plat	•Platted January 20, 2019.
Complete	•Houses under construction

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

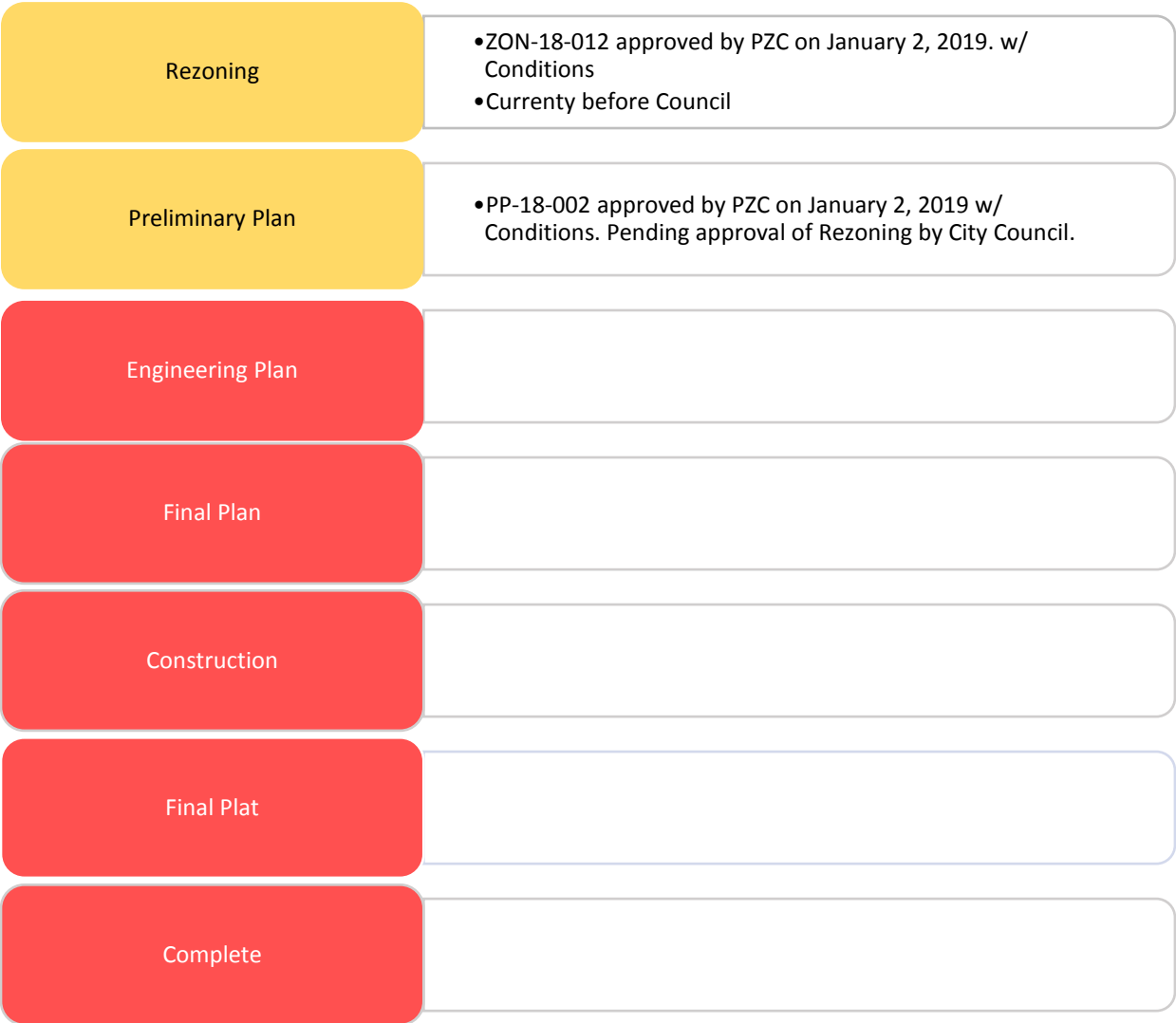


NOTE: Have they submitted Final Plat?

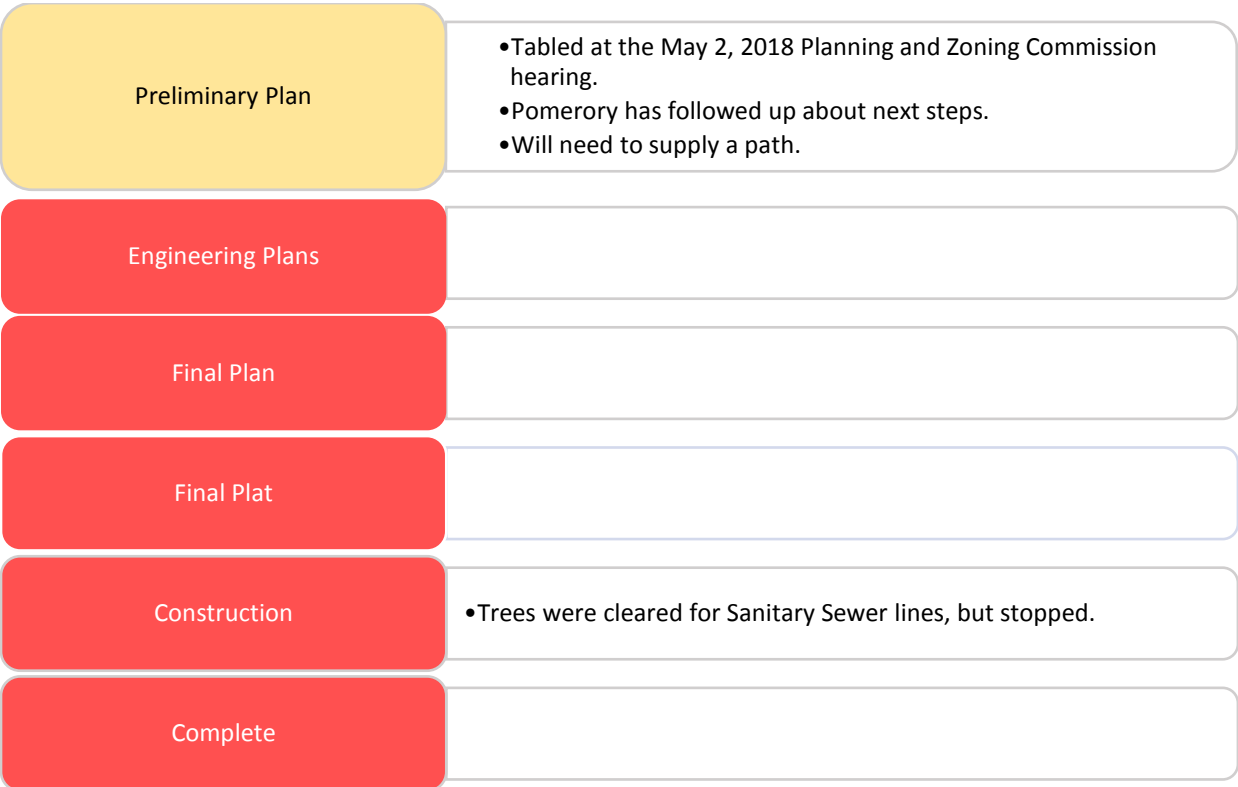
Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District



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

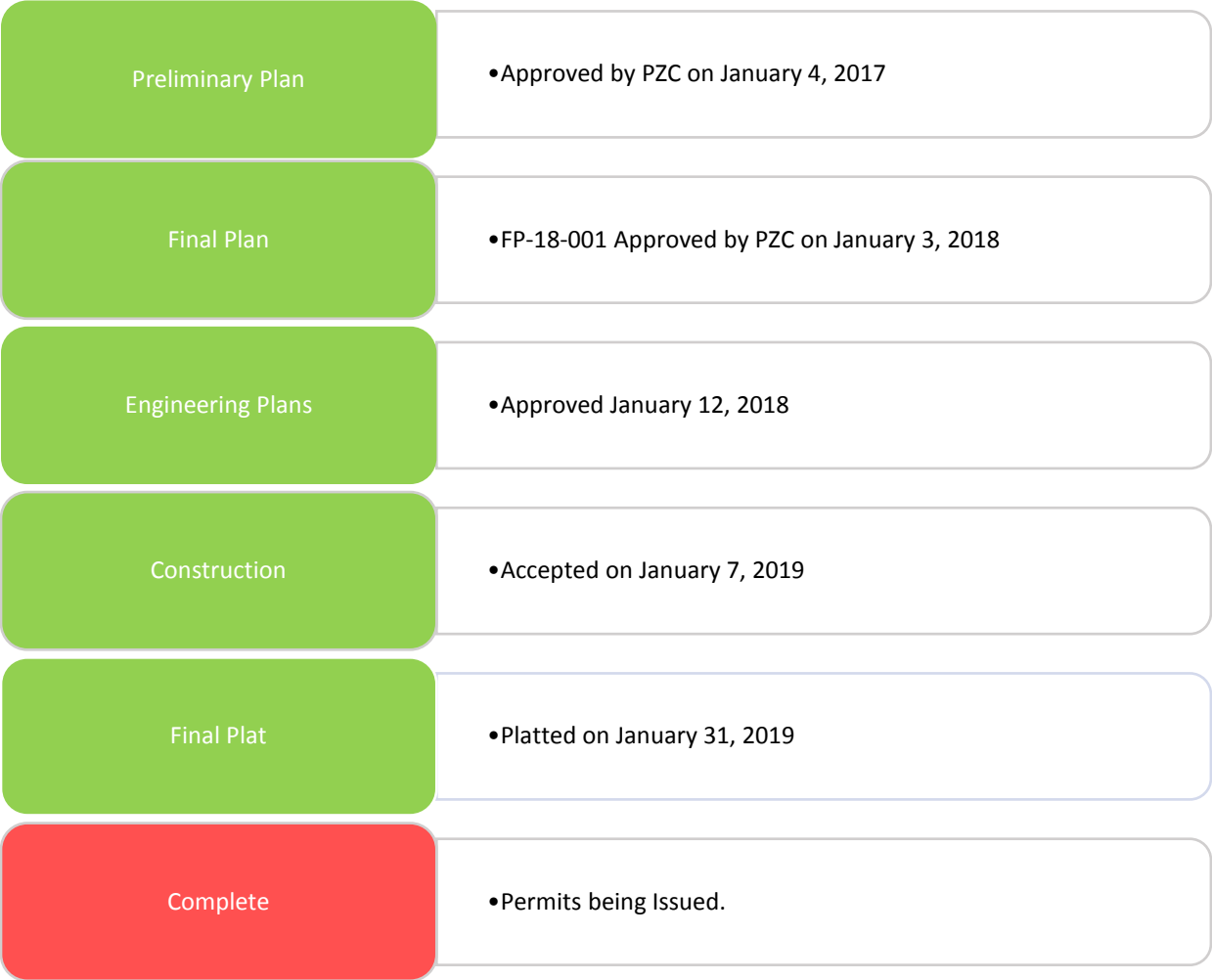


Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



NOTE: Platted, but plan is expired

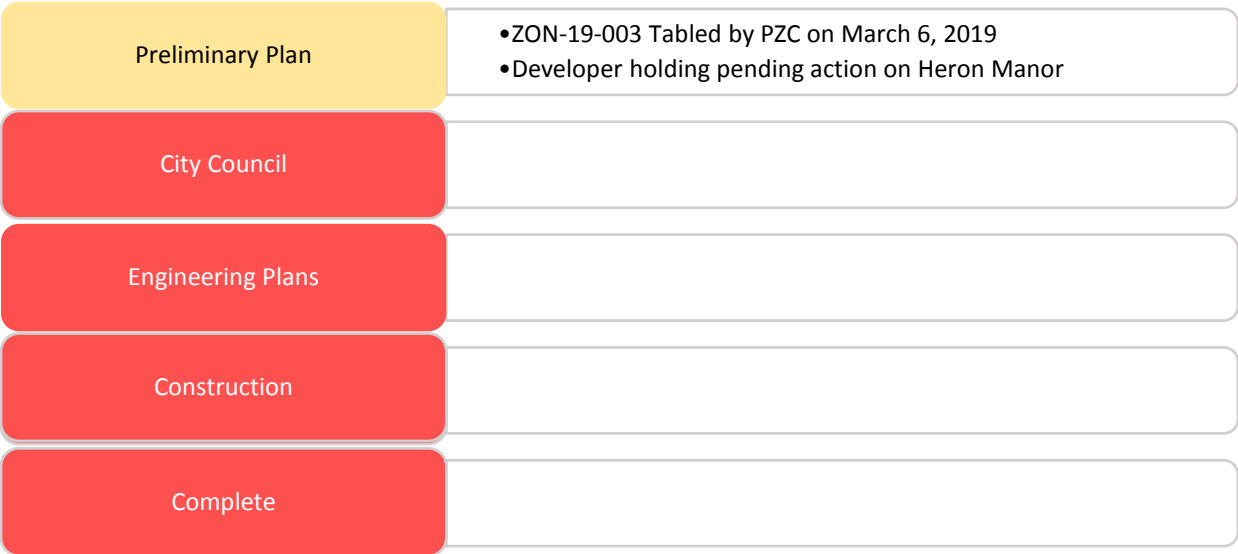
Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



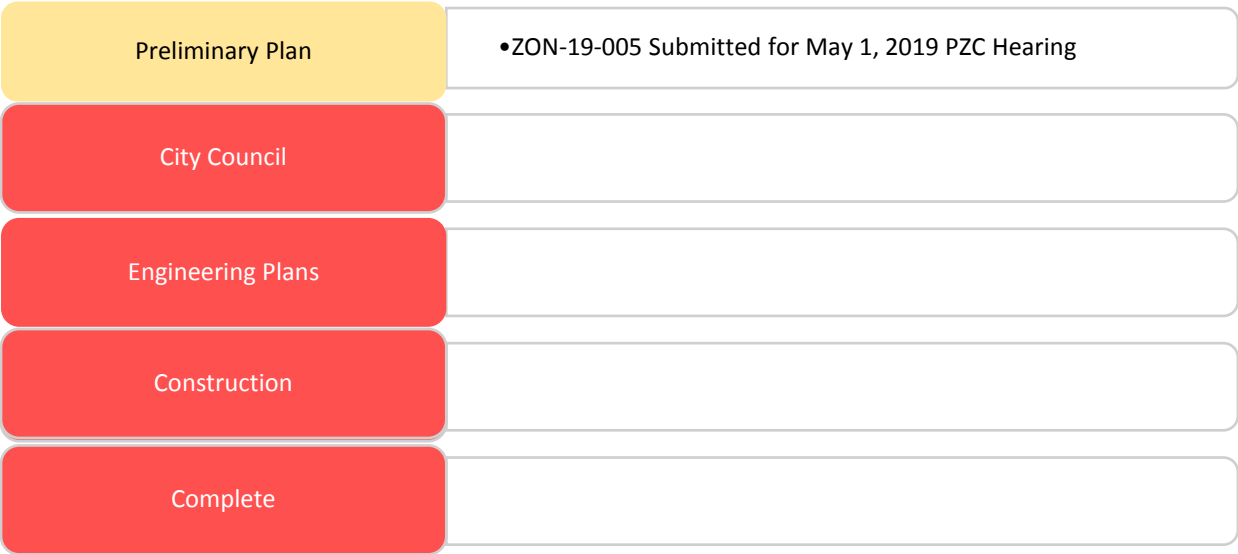
Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential

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	