



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

Current Projects

➤ **Planning and Zoning Commission**

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

- Application ZON-19-003: The Planning and Zoning Commission disapproved a request by Grand Communities, LLC for a recommendation of approval of a Preliminary Plan for a 181-lot Planned Development District "Sage Point" pursuant to Section 1255.19 of the Pataskala Code for the property located at 6031 Summit Road.
- Application ZON-19-007: The Planning and Zoning Commission disapproved a request by Countrytyme Land Specialists, LLC for a recommendation of approval pursuant to Section 1217.10 of the Pataskala Code to rezone from the AG – Agriculture district to the R-87 – Medium-Low Density Residential district for the property located at 10530 Mill Street Road.
- Application REP-19-002: The Planning and Zoning Commission approved a request by Scott Walters for approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for 13 lots in the Swinning Subdivision and one (1) large unplatted parcel into three (3) new parcels for the property located at 0 Columbia Road with the following conditions:
 1. Replat shall be revised to meet all comments from Staff and shall include the required statements.
 2. Pursuant to Section 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.
- Application FP-19-005: The Planning and Zoning Commission approved a request by Pataskala Retail, LLC for approval of an amended Final Plan for the retail portion of Heritage Town Center pursuant to Section 1255.20 of the Pataskala Code with the following condition:
 1. The Applicant shall provide a revised development text and plan pages reflecting the final plan amendments.
- Application ZON-19-006: The Planning and Zoning Commission approved a request by the City of Pataskala for a recommendation to add Chapter 1296 – Residential Appearance Standards to the Pataskala Code pursuant to Section 1217.10 of the Pataskala Code.

December 4, 2019 Hearing: The following applications are scheduled to be heard at the December 4, 2019 Planning and Zoning Commission hearing:

- Application FP-19-004: Westport Homes, a D.R. Horton Company is requesting approval of a Final Plan for Broadmoore Commons Phases 4 and 6 pursuant to Section 1255.13 of the Pataskala Code.
- Application ZON-19-008: The City of Pataskala is requesting a recommendation to add Chapter 1223 – Distressed Properties to the Pataskala Code pursuant to Section 1217.10 of the Pataskala Code.

➤ **Board of Zoning Appeals**

November 12, 2019 Hearing: The following applications are scheduled to be heard at the November 12, 2019 Board of Zoning Appeals hearing.

- Application VA-19-023: The Board of Zoning Appeals tabled a request by Roger Solt for a variance from Section 1221.05(d)(1) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principal structure for the property located at 0 Vine Street
- Application VA-19-024: The Board of Zoning Appeals approved a request by Scott Walter for a variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the construction of gravel driveways in a platted subdivision for the property located at 0 Columbia Road with the following conditions:
 1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department.
 2. The Applicant shall replat the parcels in question so that the proposed lots are formally created.
- Application VA-19-025: The Board of Zoning Appeals approved a request by Kessler Sign Company for a variance from Section 1295.09 of the Pataskala Code to allow for the construction of an additional wall sign and for the sign to exceed the maximum square footage for the property located at 997 North Oxford Drive with the following condition:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department.

December 9, 2019 Hearing: At this time, the following applications are scheduled to be heard at the December 9, 2019 Board of Zoning Appeals hearing. The application deadline is November 15, 2019.

- Application VA-19-023: Roger Solt is requesting a variance from Section 1221.05(d)(1) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principal structure for the property located at 0 Vine Street

➤ **Comprehensive Plan Update**

- On September 16, following the presentation of the draft comprehensive plan, City Council indicated they would like to schedule a workshop to further discuss the draft plan. Staff is looking for direction for a date and time for this workshop.
- OHM presented the draft comprehensive plan at the September 16, 2019 Council meeting at 7pm. Steering Committee members were present for questions.
- The Planning and Zoning Department received the updated draft based upon the comments of the Steering Committee meeting on April 29, 2019. The draft has been distributed to the Steering Committee for comment.
- 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.

➤ **Planning and Zoning Department Truck**

- The new Planning and Zoning Department truck has arrived, safety equipment has been installed and is in service.

➤ **14587 Graham Road**

- On October 7, 2019 Council passed a motion instructing the property to be investigated to determine if it is an unsafe structure pursuant to Section 1315.01 of the Pataskala Code.
- An investigation was conducted on October 28, 2019, with relatives of the property owner, and determined the property was unsafe and needed to be demolished. The relatives agreed.
- The relatives are currently considering options on how to proceed and have been keeping in contact with the Zoning Inspector.

➤ **Scenic View Estates**

- Staff is waiting to receive a revised set of plans for comment and then plans on meeting with the developer to discuss.
- Staff met with developer on October 28 to discuss the language, which the developer had no issues with.
- Staff will be working with the developer to finalize the plans with the agreed upon language so that it may be submitted to the Planning and Zoning Commission for a recommendation.
- Staff has prepared language to be included in the development text, plans, and HOA documents to address the concerns of the Utility Committee and has been review by the Law Director.
- Staff will present that language at the October 21 Utility Committee meeting for consideration.
- On August 30, 2019 staff shared with the applicant the list of concerns the Utility Committee has regarding the sanitary system proposed for the project.
- Staff met with the applicant on September 5, 2019 to discuss the list of concerns.

➤ **Ordinance 2019-4341 – Rezoning Request (Scenic View Estates)**

- Staff is respectfully requesting that the Ordinance remain tabled as there are still there are still outstanding issues that need to be addressed relating to the sanitary system to serve the development.
- 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 was held on June 17, 2019 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➤ **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.

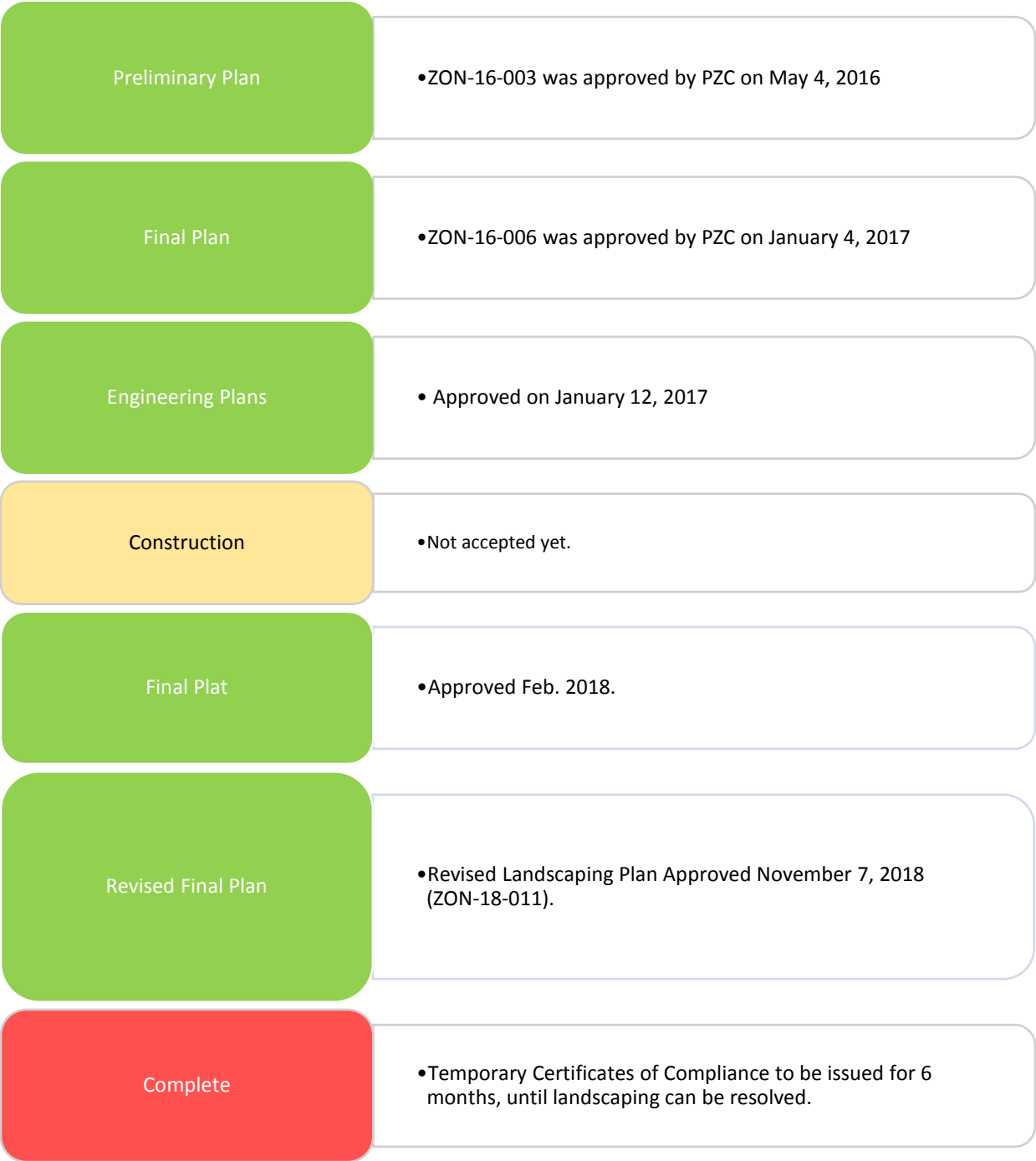
American Electric Power – Distribution Center	
Development Type: Industrial	Number of Units: Warehouse and storage yard
Location: 4000 Etna Parkway	Acreage: 80 acres
School District: Licking Heights	Zoning: PM – Planned Manufacturing



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	

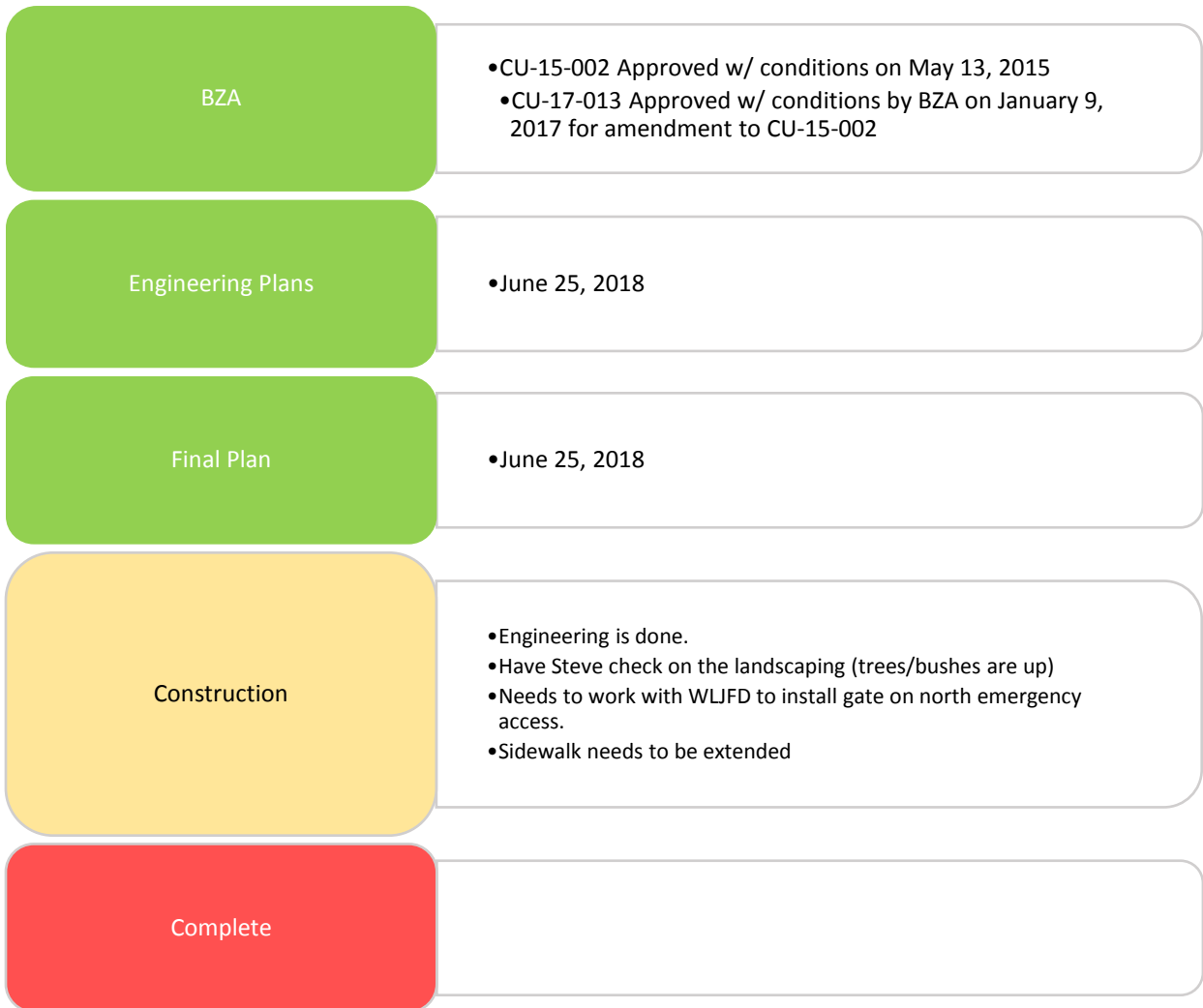
Brynn Mar Crossing	
Development Type: Apartment Complex	Number of Units: 42
Location: Watkins Rd SW (PID: 064-068442-00.047)	Acreage: 4.4
School District: Southwest Licking	Zoning: R-M – Multi-Family Residential

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 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

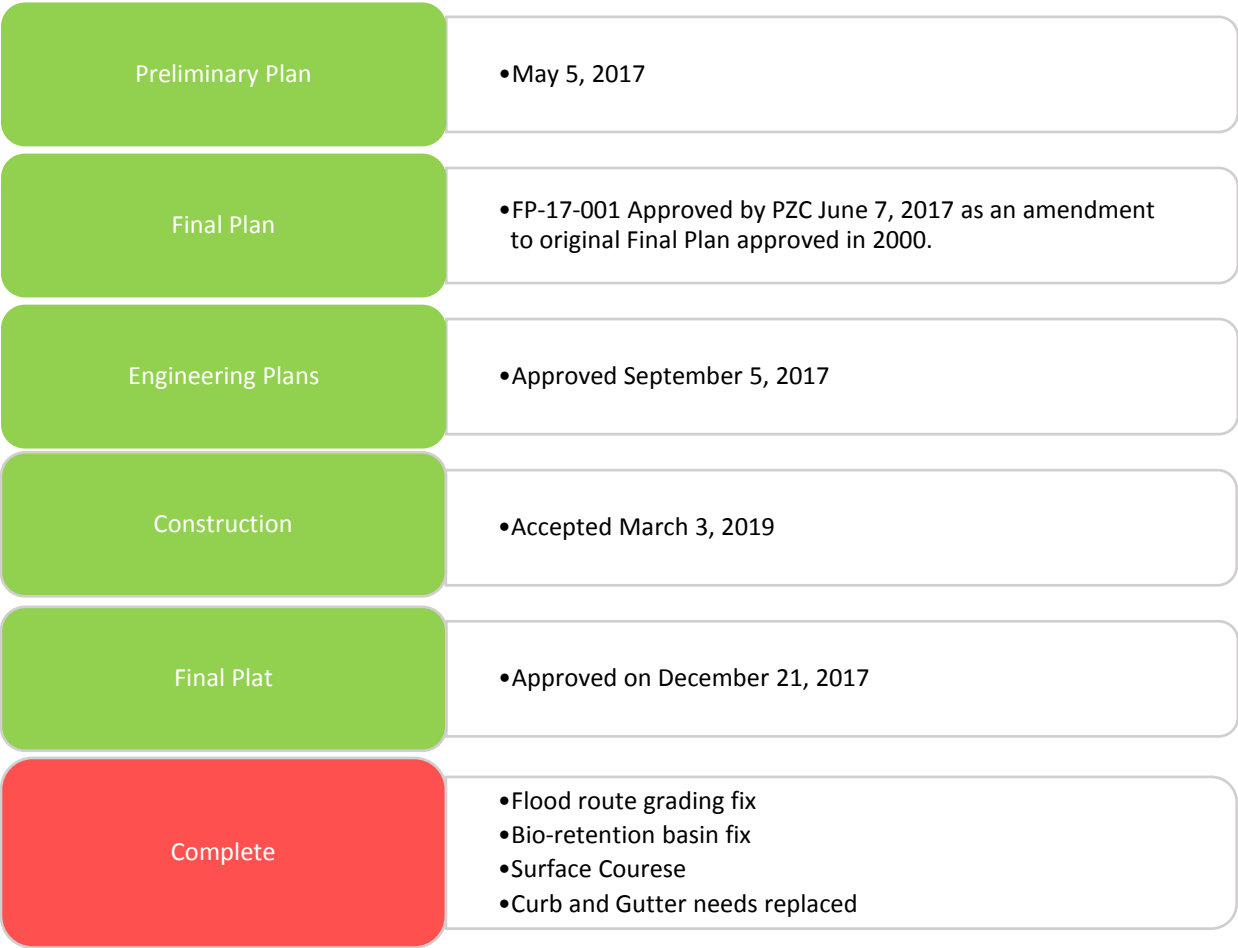
Carrington Ridge – Phase II Amendment	
Development Type: Apartment Complex	Number of Units: 36 units (apartments)
Location: 7201 Hazelton-Etna Road	Acreage: 6.84 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District

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



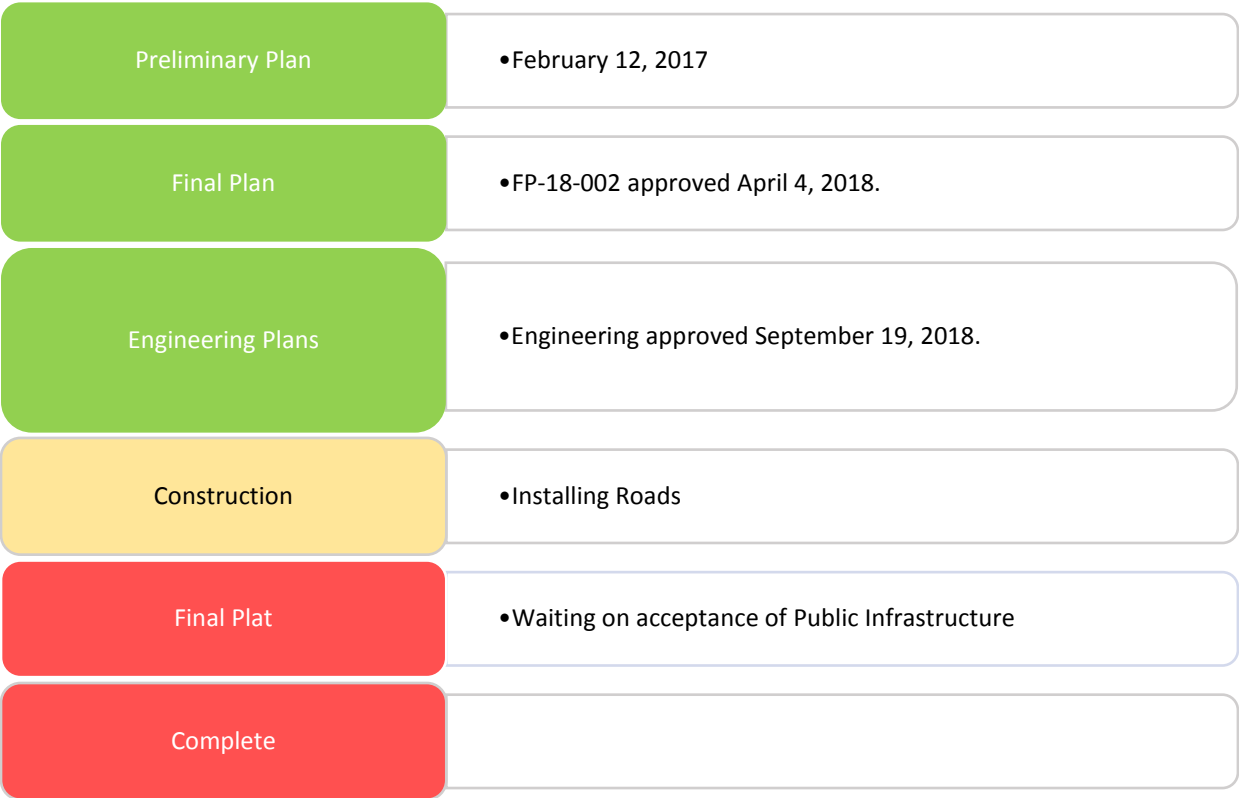
Hazelwood 5-1	
Development Type: Subdivision	Number of Units: 34 units (single-family)
Location: 0 Corylus Drive (PID 064-068322-00.001)	Acreage: 57.6 acres
School District: Southwest Licking	Zoning: R-7 Village Single-Family Residential



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

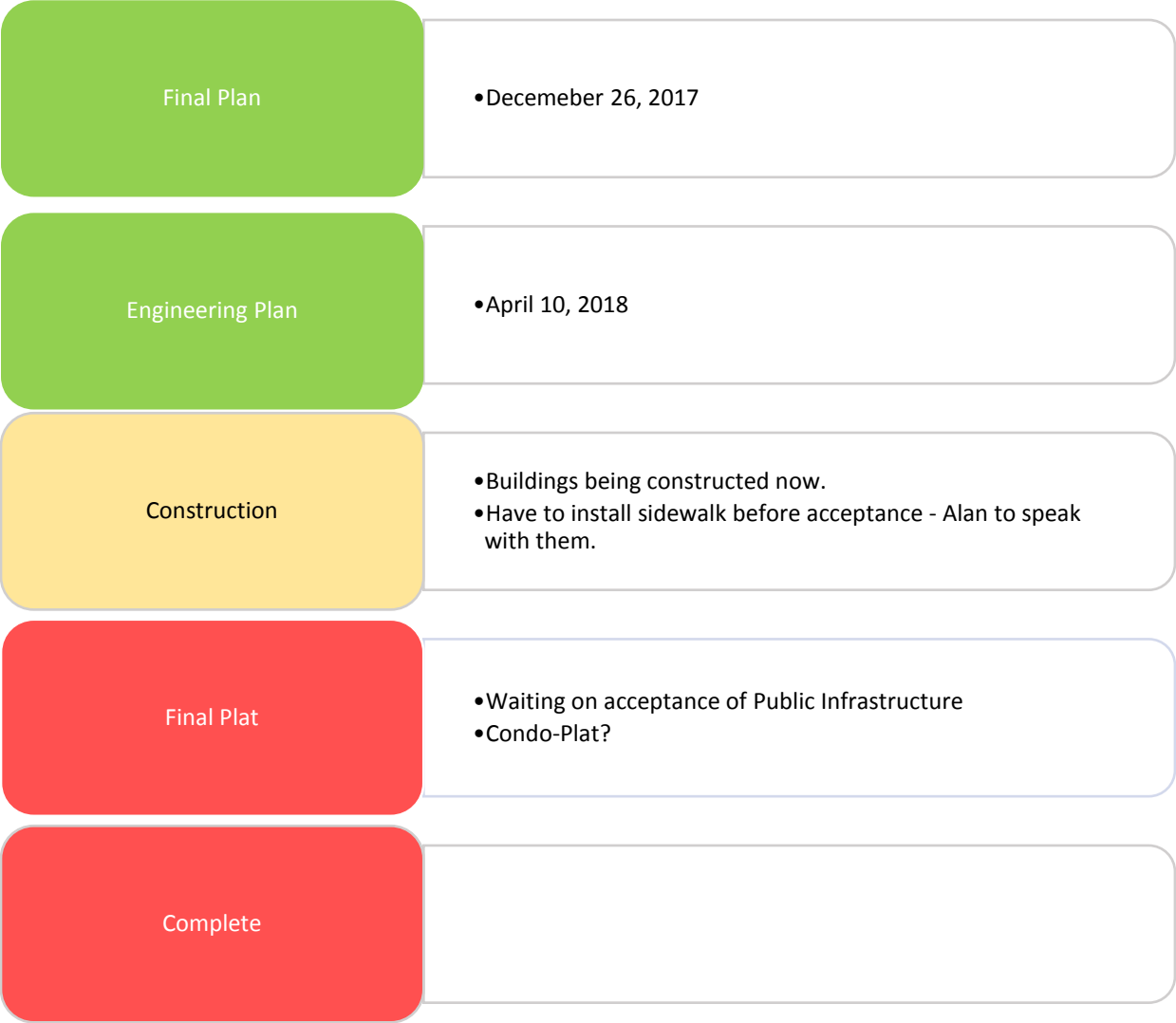
Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 17, 2018 for 4-1
Construction	•Accepted February 19, 2019
Final Plat	•Platted January 20, 2019.
Complete	•Houses under construction

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

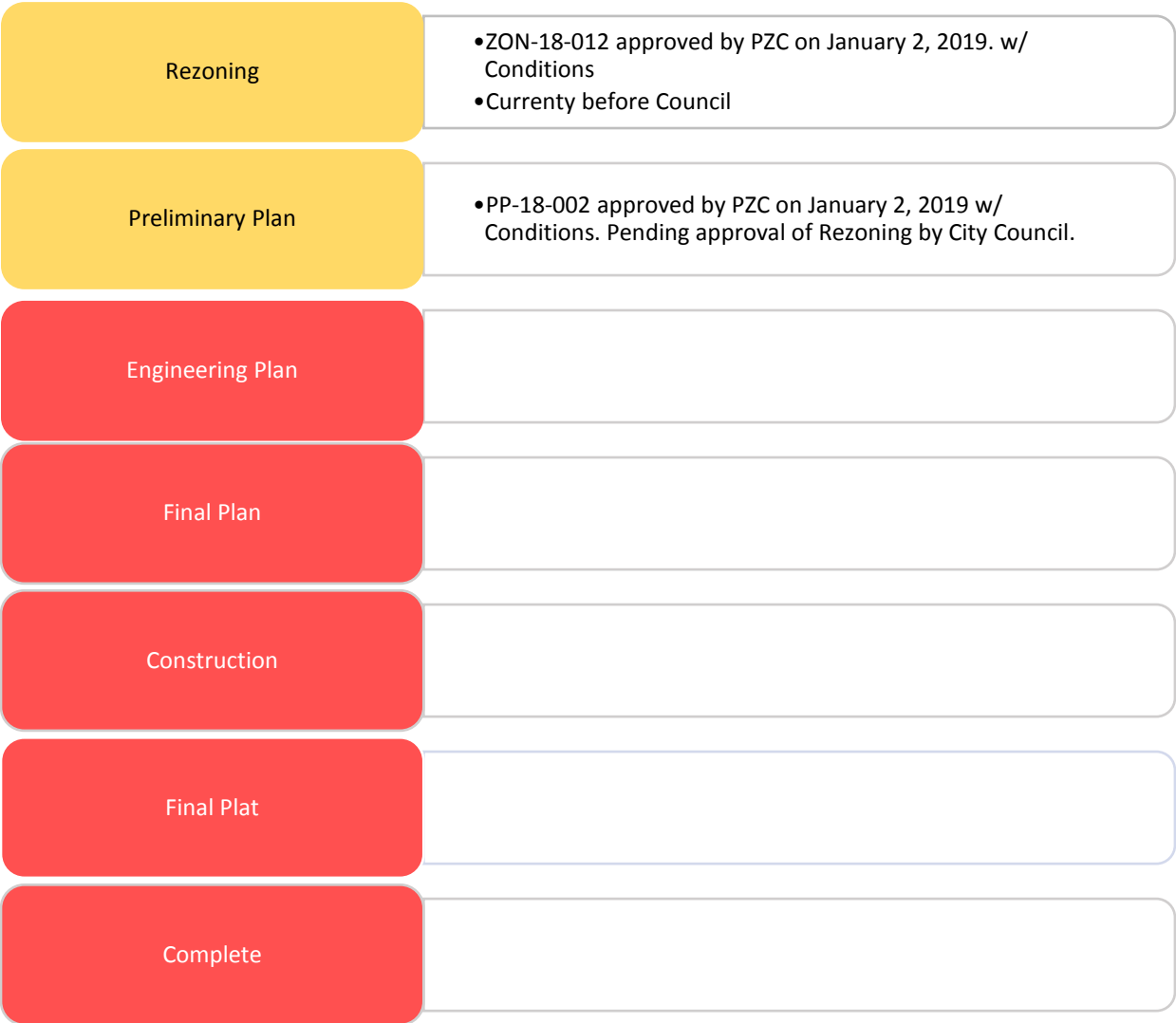


NOTE: Have they submitted Final Plat?

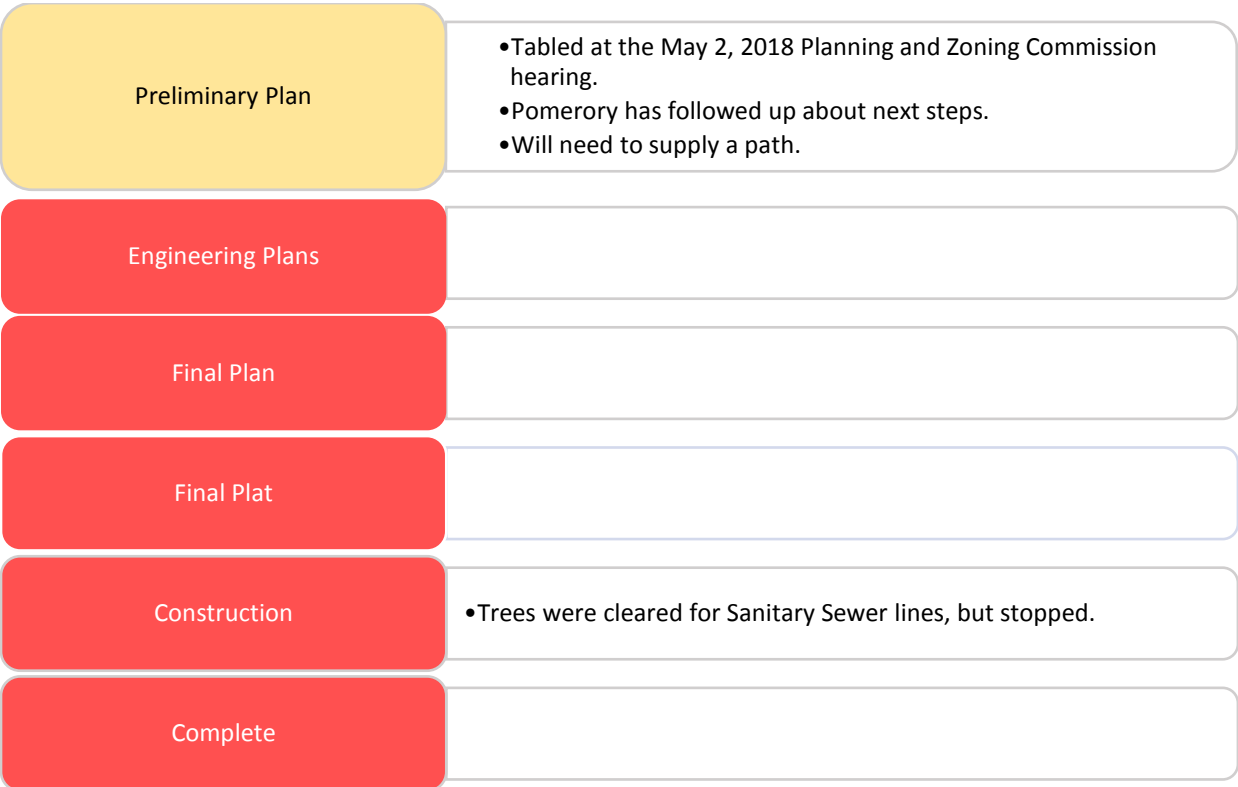
Heritage Town Center (Formerly Pataskala Town Center)	
Development Type: Mixed Use Development	Number of Units: 174 units (condominium)
Location: Emsweiler Way (PID 064-152712-00.001 & 064-152712-00.003)	Acreage: 49.6 acres
School District: Southwest Licking	Zoning: PDD – Planned Development District



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

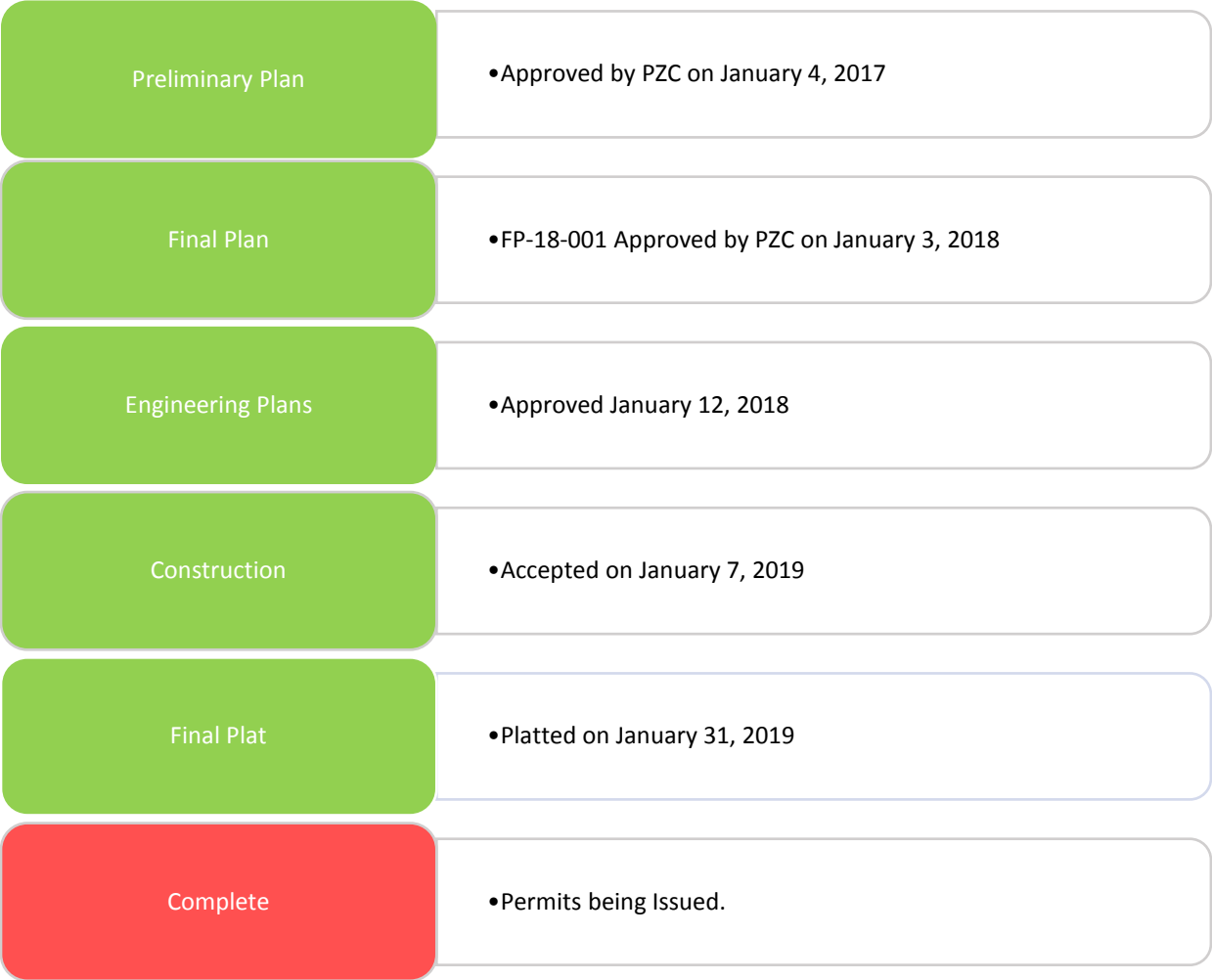


Homesteads of the Border Place – Section 3	
Development Type: Subdivision	Number of Units: 100 units (single-family)
Location: Wagon Avenue (PID – Multiple, already platted)	Acreage: 40.4 acres
School District: Licking Heights	Zoning: PDD – Planned Development District



NOTE: Platted, but plan is expired

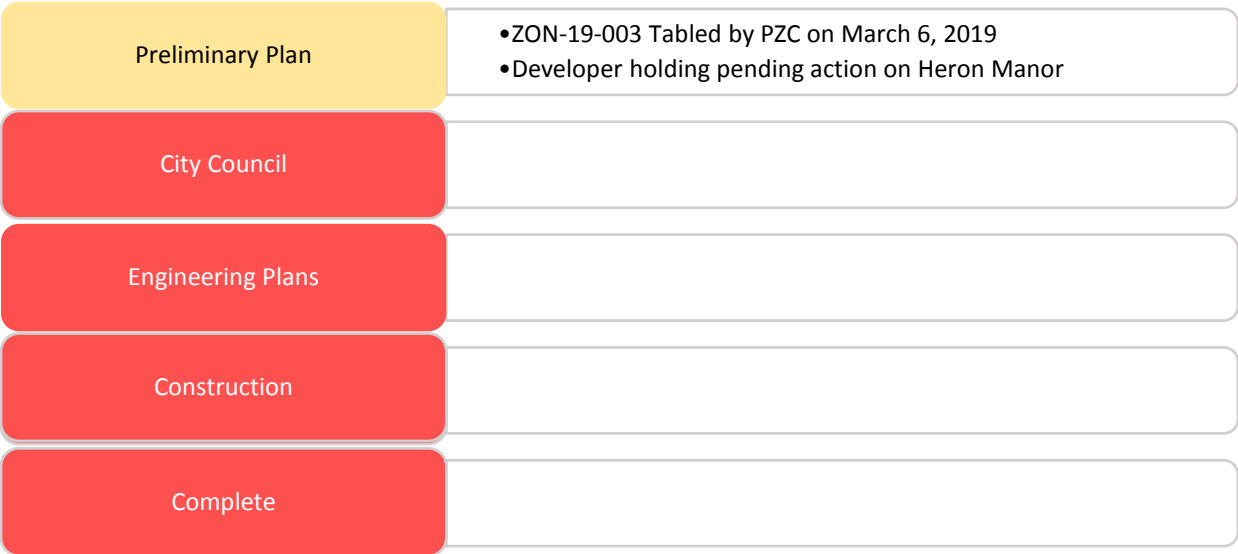
Ravines at Hazelwood – Phase III	
Development Type: Subdivision	Number of Units: 40 units (single-family)
Location: 0 Pine Hills Drive	Acreage: 21.365 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential



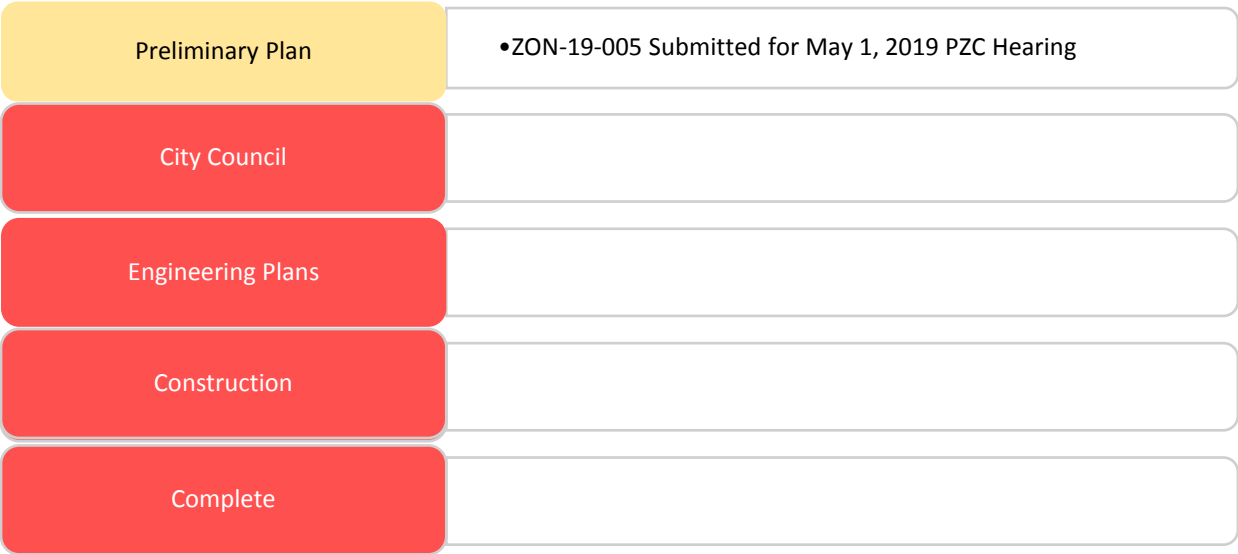
Reserve at Hazelwood	
Development Type: Subdivision	Number of Units: 26 (single-family)
Location: 0 Timber View Court	Acreage: 12.937 acres
School District: Southwest Licking	Zoning: R-15 Medium-High Density Residential

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	