



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

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**Current Projects**

➤ **Planning and Zoning Commission**

**January 2, 2020 Hearing:** The following applications are scheduled to be heard at the January 2, 2020 Planning and Zoning Commission hearing:

- Application ZON-19-005: Scenic View Estates, LLC is requesting a recommendation for an amendment to a Preliminary Development Plan for a 60 lot Planned Development District known as Scenic View Estates for the property located at 0 Middleground Road (PID # 064-068322-00.009 and 064-068087-00.000).
- Application ZON-19-009: The City of Pataskala is requesting a recommendation for an amendment to Chapter 1287 – Off-Site Impacts pursuant to Section 1217.10 of the Pataskala Code.

➤ **Board of Zoning Appeals**

**January 14, 2020 Hearing:** The following application is scheduled to be heard at the January 14, 2020 Board of Zoning Appeals hearing:

- Application CU-19-006: Ritechoice Healthcare is requesting approval of a Conditional Use pursuant to Section 1215.04(10) of the Pataskala Code to allow for a trucking company at the property located at 40 Cypress 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 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.

➤ **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**

- The applicant submitted an Amendment to a Preliminary Development Plan application on December 10, 2019 and will appear before the Planning and Zoning Commission for consideration on January 2, 2020.
- Staff received a revised set of plans for review and comment and met with the developer to discuss in early December.
- 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 the applicant must appear before the Planning and Zoning Commission for an amendment of a Preliminary Plan.
- 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.

➤ **Ordinance 2019-4354 – Rezoning Request (Sage Point)**

- The applicant is requesting to rezone the property located at 6031 Summit Road SW (Parcel Number 063-141474-00.000) from the R-87 – Medium-Low Density Residential District to the PDD – Planned Development District pursuant to Section 1255.19 of the Pataskala Code in order to construct a 183-lot subdivision.
- The Planning and Zoning Commission recommended disapproval of the application on November 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 request is scheduled for January 21, 2020 at 5:45 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➤ **Ordinance 2019-4355 – Code Amendment Request (Residential Appearance Standards)**

- The applicant is requesting to add Chapter 1296 (Residential Appearance Standards) pursuant to Section 1217.10 of the Pataskala Code to create design standards for all new homes in platted subdivisions.
- The Planning and Zoning Commission recommended approval of the request on November 6, 2019.
- Full details of the proposed code amendment request can be found in the materials provided for the public hearing.
- Staff has attached a presentation summarizing the architectural terms and concepts to this report.
- The public hearing for this request is scheduled for January 21, 2020 at 5:00 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➤ **Ordinance 2019-4356 – Rezoning Request (Countrytyme)**

- The applicant is requesting to rezone the property located at 10530 Mill Street Road SW (Parcel Number 064-152880-00.000) from the AG – Agricultural district to the R-87 – Medium-Low Density Residential district pursuant to Section 1217.10 of the Pataskala Code to create six (6) lots.
- The Planning and Zoning Commission recommended disapproval of the request on November 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 request is scheduled for January 21, 2020 at 6:30 pm.
- The Planning and Zoning Department is happy to answer any questions from Council related to this ordinance.

➤ **Ordinance 2020-4358 – Code Amendment Request (Distressed Properties)**

- The applicant is requesting to add Chapter 1223 (Distressed Properties) pursuant to Section 1217.10 of the Pataskala Code to create standards for upkeep and security of qualifying properties.
- The Planning and Zoning Commission recommended approval of the request on December 6, 2019.
- Full details of the proposed code amendment request can be found in the materials provided for the public hearing.
- The public hearing for this request is scheduled for February 3, 2020 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.

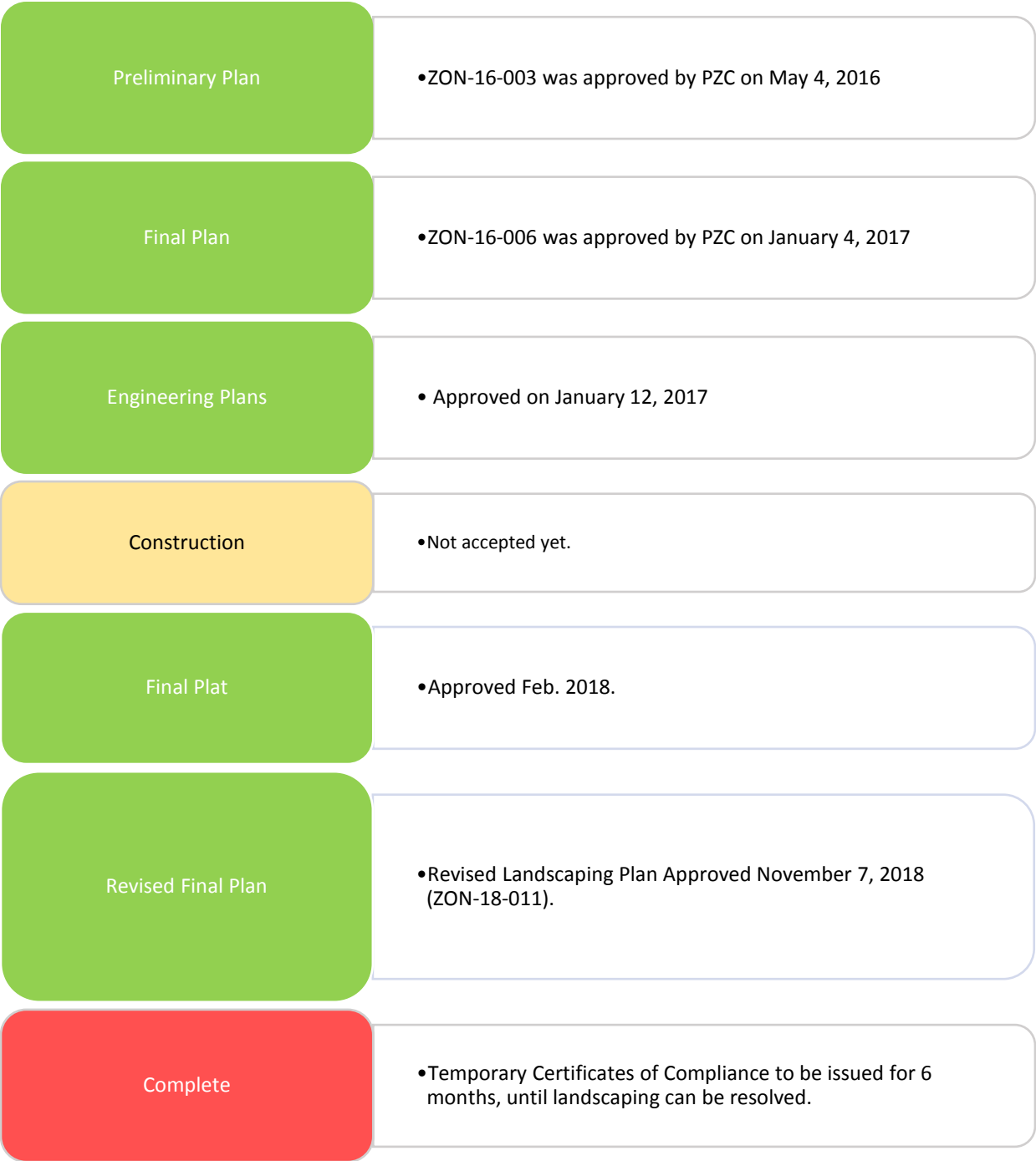
American Electric Power – Distribution Center	
<b>Development Type:</b> Industrial	<b>Number of Units:</b> Warehouse and storage yard
<b>Location:</b> 4000 Etna Parkway	<b>Acreage:</b> 80 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PM – Planned Manufacturing



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 December 19, 2018</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>•Construction underway</li> <li>•Almost done with Section 2, 3 beginning soon.</li> </ul>
Revised Final Plan	<ul style="list-style-type: none"> <li>•FP-19-001 Approved by PZC on March 6, 2019</li> </ul>
Final Plat	<ul style="list-style-type: none"> <li>•Sections not to be platted until infrastructure has been accepted.</li> </ul>
Complete	

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



Broadmoore Commons – Phase 5	
<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

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	

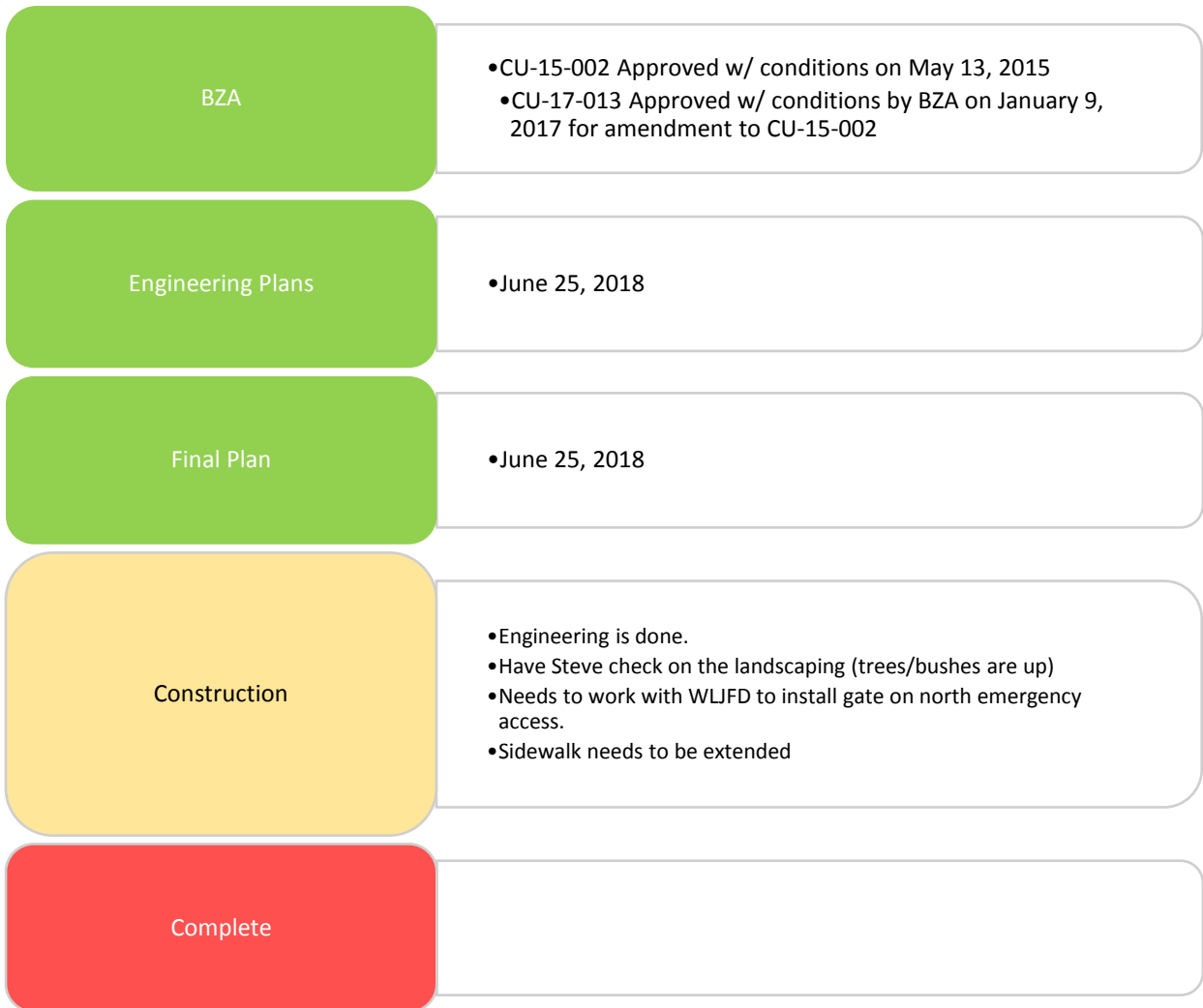
<b>Brynn Mar Crossing</b>	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 42
<b>Location:</b> Watkins Rd SW (PID: 064-068442-00.047)	<b>Acreage:</b> 4.4
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-M – Multi-Family Residential

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

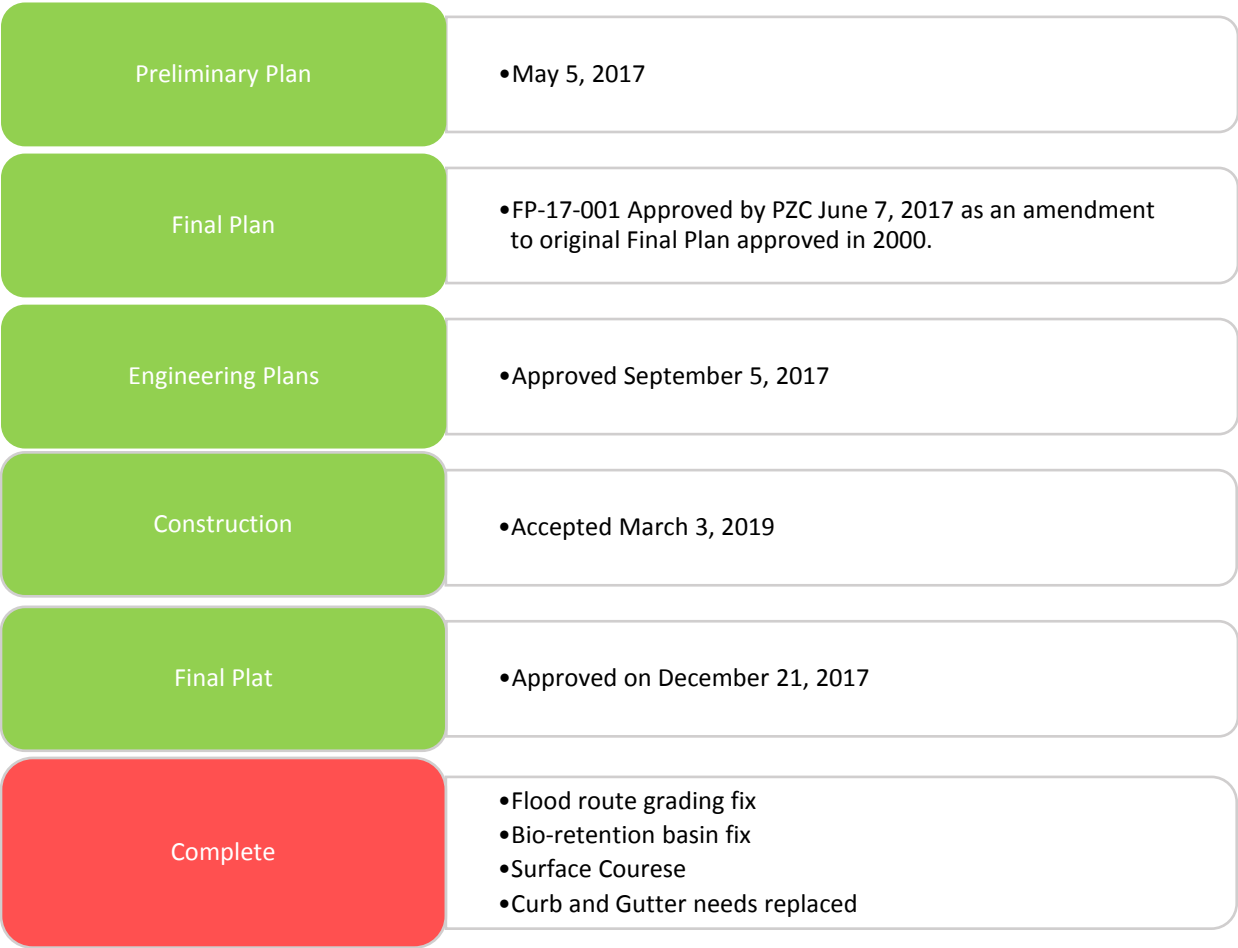
Carrington Ridge – Phase II Amendment	
<b>Development Type:</b> Apartment Complex	<b>Number of Units:</b> 36 units (apartments)
<b>Location:</b> 7201 Hazelton-Etna Road	<b>Acreage:</b> 6.84 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> PDD – Planned Development District

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>• Final Plan Amendment FP-19-003 submitted for May 1, 2019 PZC</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>Acreage:</b> 8.5 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> RM – Multi-Family Residential



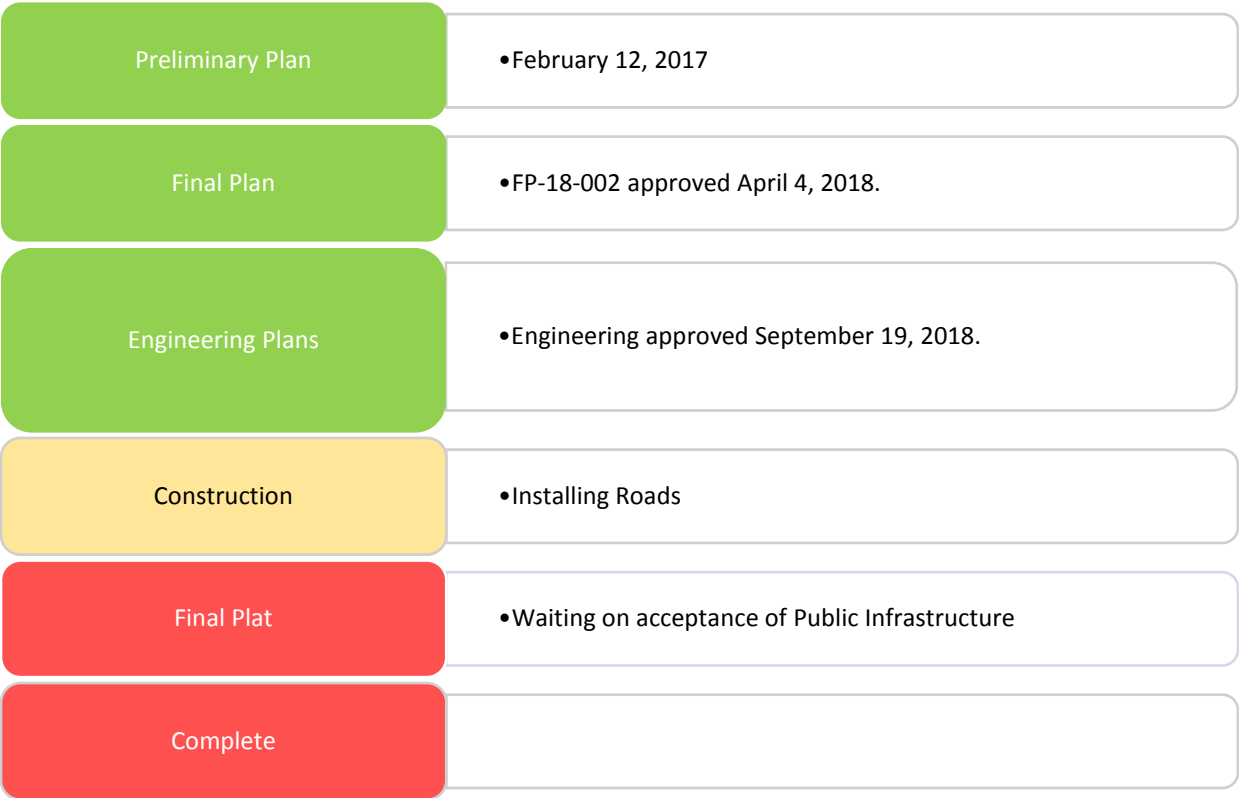
Hazelwood 5-1	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 34 units (single-family)
<b>Location:</b> 0 Corylus Drive (PID 064-068322-00.001)	<b>Acreage:</b> 57.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-7 Village Single-Family Residential



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

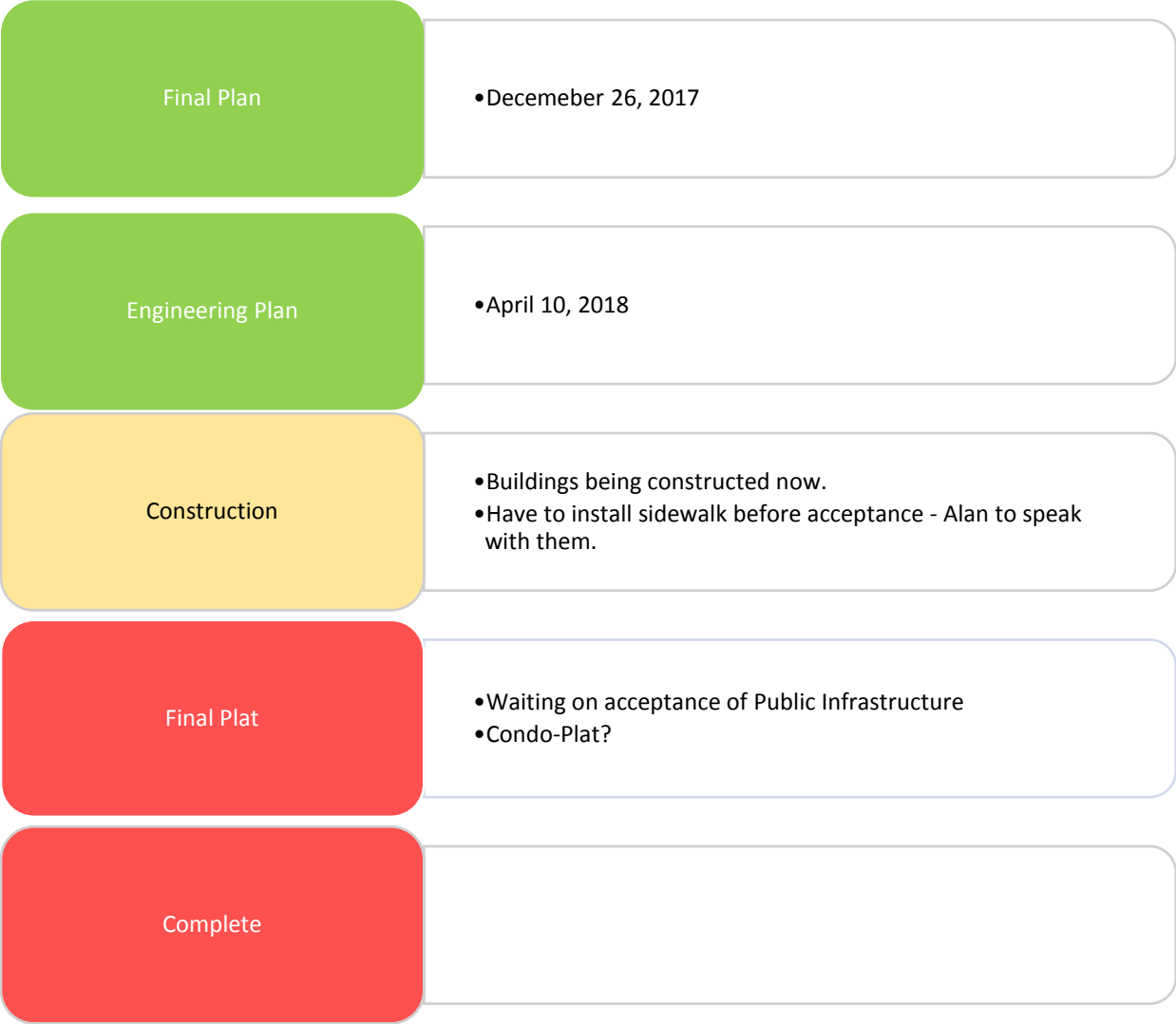
Preliminary Plan	•February 12, 2017
Final Plan	•FP-18-002 approved April 4, 2018.
Engineering Plans	•Engineering approved September 17, 2018 for 4-1
Construction	•Accepted February 19, 2019
Final Plat	•Platted January 20, 2019.
Complete	•Houses under construction

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



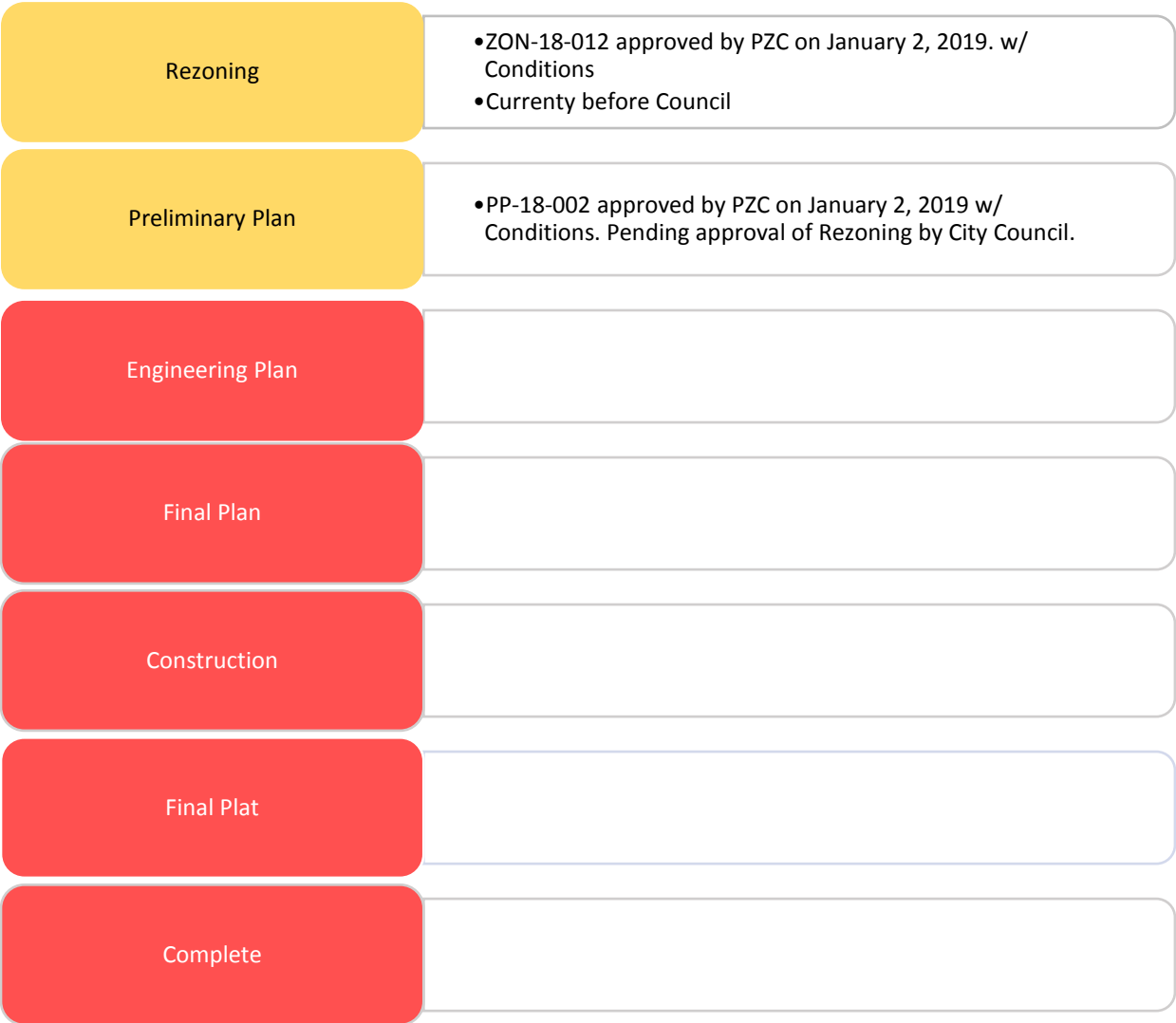
**NOTE: Have they submitted Final Plat?**

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

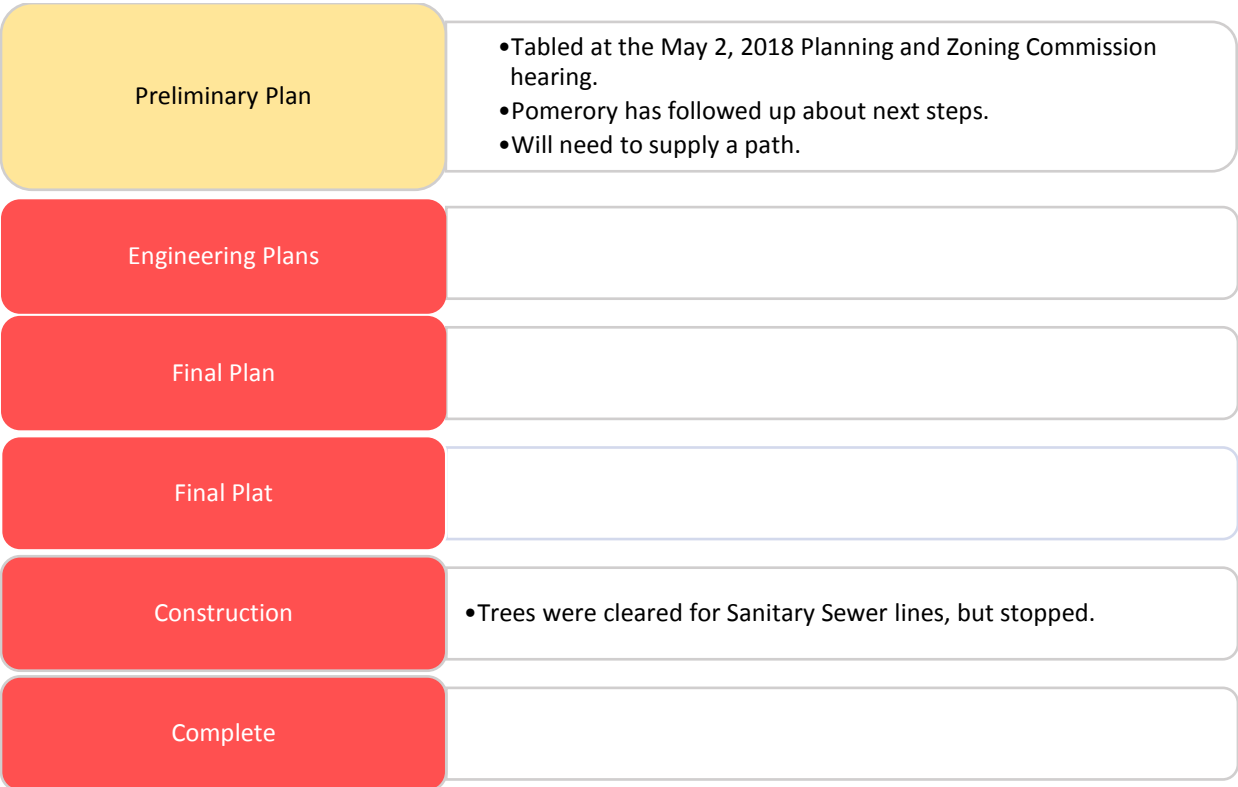




<b>Heron's Manor (Formerly Settlement at Pataskala 4)</b>	
<b>Development Type:</b> Single-Family Residential	<b>Number of Units:</b> 153 units (Single-Family)
<b>Location:</b> 200 W Broad St. (PID: 064-307692-00.000)	<b>Acreage:</b> 49.6 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b>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

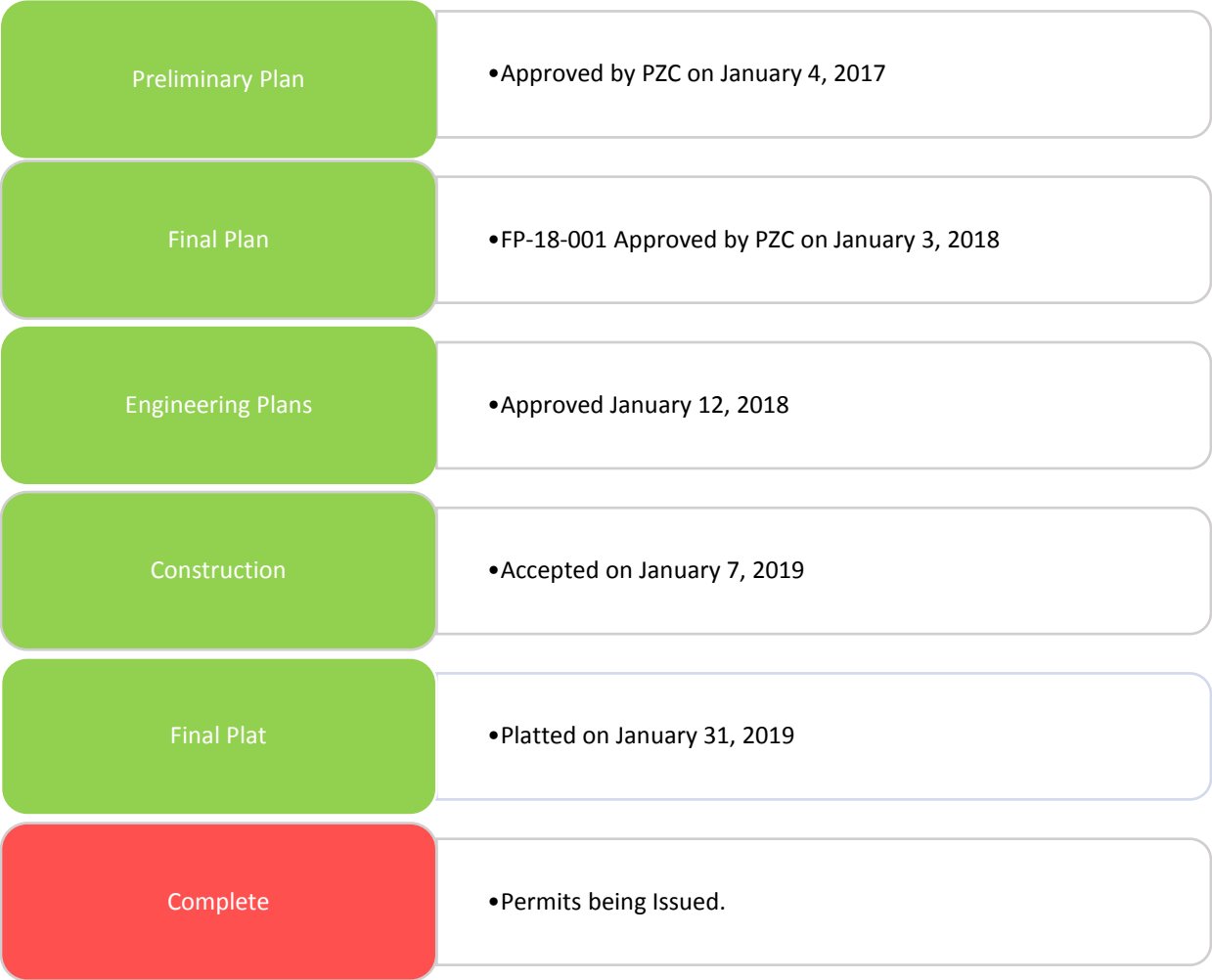


Homesteads of the Border Place – Section 3	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 100 units (single-family)
<b>Location:</b> Wagon Avenue (PID – Multiple, already platted)	<b>Acreage:</b> 40.4 acres
<b>School District:</b> Licking Heights	<b>Zoning:</b> PDD – Planned Development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



**NOTE: Platted, but plan is expired**

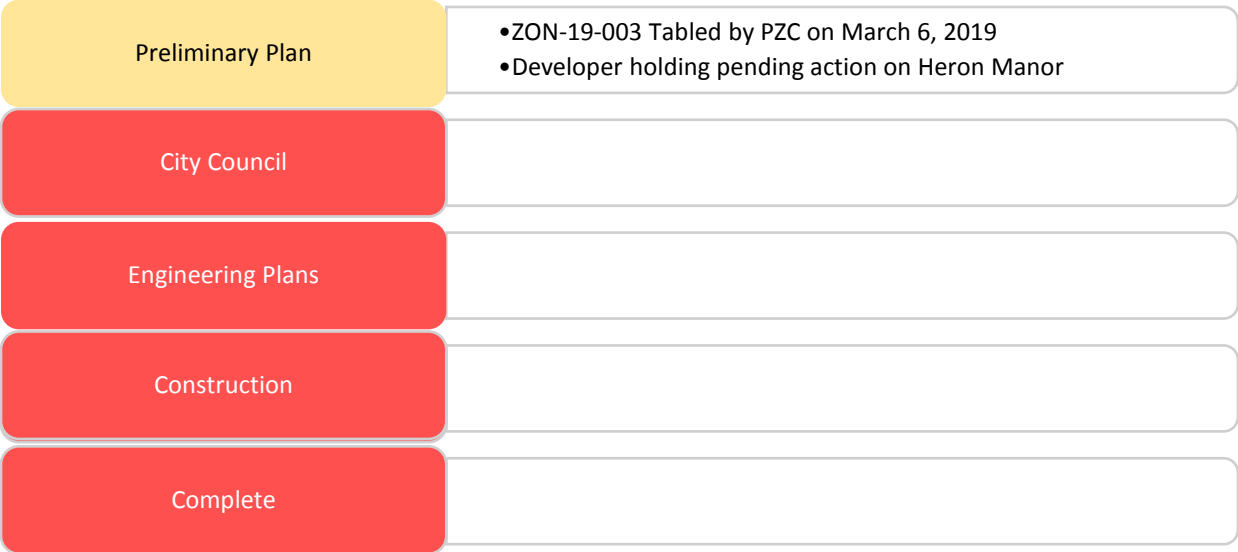
Ravines at Hazelwood – Phase III	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 40 units (single-family)
<b>Location:</b> 0 Pine Hills Drive	<b>Acreage:</b> 21.365 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential



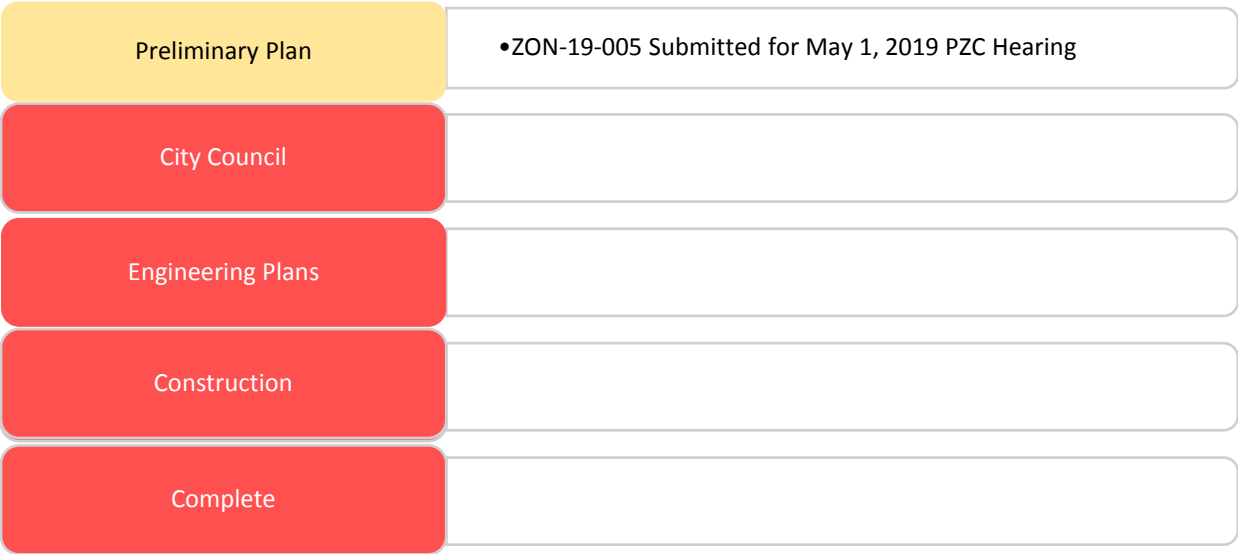
Reserve at Hazelwood	
<b>Development Type:</b> Subdivision	<b>Number of Units:</b> 26 (single-family)
<b>Location:</b> 0 Timber View Court	<b>Acreage:</b> 12.937 acres
<b>School District:</b> Southwest Licking	<b>Zoning:</b> R-15 Medium-High Density Residential

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> <li>•Cluster mailboxes?</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	<ul style="list-style-type: none"> <li>•ZON-18-009 approved by PZC on October 3, 2018</li> </ul>
City Council	<ul style="list-style-type: none"> <li>•ZON-18-009 approved by Council on January 7, 2019</li> </ul>
Engineering Plans	<ul style="list-style-type: none"> <li>•In Review. Alan to backcheck comments from Structurepoint.</li> </ul>
Construction	<ul style="list-style-type: none"> <li>•Permits under review.</li> </ul>
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	• Revised Plans submitted pending review.
Construction	
Compliance	