



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 3, 2021 Hearing: The following application is scheduled to be heard at the November 3, 2021 Planning and Zoning Commission hearing:

- Application ZON-21-004: Karl Billisits, Harmony Development, is requesting to rezone 26.88 acres of a 48.49-acre parcel from the PM – Planned Manufacturing District to the R-M – Multi-Family Residential District pursuant to Section 1217.13 of the Pataskala Code for the property located at 0 Taylor Road (Parcel No. 063-140190-00.000).

➤ **Board of Zoning Appeals**

November 9, 2021 Hearing: The following applications are scheduled to be heard at the November 9, 2021 Board of Zoning Appeals hearing.

- Application VA-21-024: George Moore is requesting variances from Sections 1221.05(A) and 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum number permitted and to exceed the maximum square footage permitted on a lot less than two (2) acres in size for the property located at 6408 Columbia Road SW. (*Tabled August 10, 2021*)
- Application VA-21-027: Kenton Investment Group LTD c/o Jim Reid is requesting variances from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size. Section 1227.05(C)(1) to reduce the required front yard setback for an existing building, and Section 1227.0(C)(2) to reduce the required side yard setback for an existing building for the property located at 14352 Clark State Road SW.
- Application VA-21-028: Kenton Investment Group c/o Jim Reid is requesting a variance from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size for the property located at 0 Clark State Road SW (PID 063-140484-00.003).
- Application VA-21-029: Kenton Investment Group c/o Jim Reid is requesting a variance from Section 1227.05(B) in order to create a lot that will fail to meet the minimum lot size for the property located at 0 Clark State Road SW (PID 063-140484-00.004).

- **Pataskala CRA's**
 - The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
 - This assessment will assess the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.

- **CRA Approval Process**
 - Following research conducted for the Development Committee on CRA approval criteria and process in other communities, staff has prepared a draft process in flow chart form.
 - The process is meant to be policy rather than having it codified, which allows greater flexibility but also knows applicants what to expect.
 - Staff is still in the process of finalizing the flow chart.

- **Impact Fees**
 - The Planning and Zoning Department is continuing to prepare the appropriate forms to implement the approved ordinance for Impact Fees which became effective on September 16, 2021

- **Comprehensive Plan**
 - The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
 - The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.

- **Summit Road TIF**
 - Staff spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
 - Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
 - Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
 - Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
 - The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
 - Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.

- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.