



**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**

**June 7, 2023 Hearing:** The following applications are scheduled to be heard at the June 7, 2023 Planning and Zoning Commission hearing:

- Application TCOD-22-002: PVL Investments, LLC is requesting approval of a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for the construction of a Retirement Home, Independent Living Villas, and associated site improvements for the property located at 200 West Broad Street (*Tabled April 5, 2023*)
- Application TCOD-23-001: National Lime and Stone is requesting approval of a Transportation Corridor Overlay District application pursuant to Section 1259.07 of the Pataskala Code to allow the property to be used as a transloading yard for crushed concrete, cement, and stone for the property located at 9500 East Broad Street.
- Application REP-23-002: Jeffrey and Vickie Maynard are requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for lots 246, 247, 258, and 249-A of the Blanche's East Broad Street Addition for the properties located at 31 and 47 East Avenue.

➤ **Board of Zoning Appeals**

**June 13, 2023 Hearing:** The following applications are scheduled to be heard at the June 13, 2023 Board of Zoning Appeals hearing:

- Application VA-23-011: Samantha Newell, Kessler Sign Co. is requesting approval of a Variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow for a ground sign that will exceed the maximum area of 32-square feet by 4-square feet for the property located at 182 West Broad Street.
- Application VA-23-012: John Luebbe III and Connie Leubbe are requesting approval of two (2) Variances; the first from Section 1223.05(C)(2) for reduced side yard setbacks, and the second from Section 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback for the property located at 0 North End Drive (PID:064-311172-00.000)

- Application CU-23-004: John Leubbe III and Connie Leubbe are requesting approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling on the property 0 North End Drive (PID:064-311172-00.000).
- Application VA-23-013: John Leubbe III and Connie Leubbe are Requesting approval of four (4) Variances: the first from Section 1223.05(C)(1) for reduced front yard setbacks on the south side, the second from Section 1223.05(C)(2) for reduced side yard setbacks, third; from Section 1221.07(b)(1)(iii) to allow a patio to encroach within the side yard setback, and lastly from Section 1221.07(b)(1)(iii) to allow a patio to encroach within the front yard setback for the property located at 0 North End Drive (PID:064-311172-00.000).
- Application CU-23-005: John Leubbe III and Connie Leubbe are requesting approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling for the property located at 0 North End Drive (PID:064-311172-00.000).
- Application VA-23-014: Johannes H. Visser is requesting approval of a Variance from Section 1279.03(A)(2) of the Pataskala Code to allow for a fence the exceeds the maximum height of six (6) feet by two (2) feet for the property located at 13653 Havens Corner Road SW.

➤ **Ordinance 2022-4424**

- Joe Clase, Plan 4 Land, is requesting to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course)
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022 with the following condition:
  - The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- Originally, a Council public hearing was to be held on September 19, 2022 at 6:30pm; however, revised plans were not submitted in time to legally advertise the public hearing. Therefore, the hearing will need to be reschedule until the revised plans are submitted and the public hearing can be legally advertised.
- As of September 9, 2022, the applicant is investigating changes to the plan which could require a recommendation from the Planning and Zoning Commission prior to proceeding on to Council.
- On March 23, 2023 Staff met with the applicant and property owner to discuss a reconfiguration of the subdivision. They are determining whether they want to proceed with a rezoning to PDD – Planned Development District or develop under the existing AG – Agricultural regulations.
- On April 20, 2023 the applicant submitted a draft plan via email to develop the property as a subdivision under the current AG - Agricultural regulations. Staff is reviewing the plan and will provide feedback.

- On May 5, 2023 staff provided a review of the concept plan and is working to set up a meeting to discuss.
- Staff met with the applicant on May 16, 2023 to discuss the comments on the concept plan.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **FEMA FIRM Update**

- FEMA has released updated preliminary Flood Insurance Rate Maps (FIRM) for Licking County that include portions of Pataskala.
- A virtual community officials meeting was held on June 28, 2022 from 10:30am to 12:00pm
- A virtual flood plain map information open house was held on June 28, 2022 from 5:00pm to 7:00pm.
- A lengthy PowerPoint presentation explaining the process is available upon request.
- The updated flood maps are not expected to be in place until at least 2024. An issue with Sycamore Creek arose wherein the floodway was mapped with a standard 1 foot rise, however Licking County has a higher standard for mapping the floodway at a 0.1 foot rise. Since Licking has that standard, FEMA Region V has been working with Licking County to determine a path forward.
- Staff will keep Council apprised as the process continues and more information is available.

➤ **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 determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it, and associated CRA creation documents, will be presented to Development Committee.

➤ **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.

- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: “Consider the use of impact fees as a tool plan for and cover the cost associated with future development”.
- Montrose is working on the creation of a CRA for the northern “innovation” district as outlined in the Comprehensive Plan as Action 4.2.2 which states: “Continue to market and explore opportunities for the northern innovation district”.
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: “Establish the area as a primary showplace for the City through public and private improvements”.

➤ **Summit Road TIF**

- Staff met on February 16 to finalize the TIF agreement with the developer.
- The developer's application was tabled at the September 7, 2022 Planning and Zoning Commission hearing.
- The developer submitted a Preliminary Plan amendment for the project that will appear at the September 7, 2022 Planning and Zoning Commission hearing.
- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.
- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- 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.