

CITY OF PATASKALA, OHIO
ECONOMIC DEVELOPMENT PLAN
RESIDENTIAL INCENTIVE DISTRICTS

November 6, 2023

Introduction

The City of Pataskala, located approximately 25 minutes from downtown Columbus, is experiencing significant growth pressures from the continual expansion of surrounding communities. With its close proximity to Interstate 70 and State Route 16 serving as its primary transportation corridor, the City will continue to experience these development pressures. As surrounding communities such as Reynoldsburg, New Albany, and Jefferson Township become more densely populated, development pressures will increase within the City. As these pressures increase, the need to create a well-planned and enforceable approach regarding development that will drive the future character of the City becomes critical.

Prior to 1996, the Village of Pataskala was a small rural community situated on the border of Lima Township and Harrison Township in southwest Licking County. The village had approximately 3,346 residents in 1990, while Lima Township had approximately 4,398 residents. Both the township and the village were experiencing rapid growth, influenced by the expansion of the Cities of Reynoldsburg and Columbus directly to the west. Facing strong development pressures from these western municipalities, the Village of Pataskala and Lima Township determined they had future interests in common. These common interests led the Village of Pataskala and Lima Township to propose a merger, which was approved by the voters on November 8th, 1994, and went into effect on January 1st, 1996. Lima Township ceased to exist; the resulting municipality was simply known as Pataskala.

In 1997, a committee was appointed to provide the new City of Pataskala with a Comprehensive Plan to guide its future growth and development. Driving this process was the desire to assure that the future growth and development of the City would be proactively managed at the direction of its citizens by seeking input from as many citizens of the city as possible. Because issues have and continue to be raised about the city zoning, the subdivision of land, and the increasing conversion of farmland to residences, it was felt that it would be best to create a Comprehensive Plan.

In 2021, the City of Pataskala decided it was prudent to update its existing Comprehensive Plan. The region is experiencing new development pressures as a result of the Intel development located in New Albany. This development is a 9-minute drive from the City of Pataskala and is expected to bring the City significant residential and commercial development.

General Vision of the City's Future Development

The City is a predominately rural community subject to significant growth pressure. This growth should be facilitated in a manner that is consistent with the preservation of the rural character of the area. Policies that encourage environmentally and aesthetically pleasing land conservation should be encouraged and implemented.

Well planned growth, which meets the needs and are accessible to the entire community, should occur in the undeveloped areas of the city that include the Forest Ridge Development. Public infrastructure improvements will be required before that growth can occur. Growth will be consistent with and promote the established community identity.

General Concept of the Comprehensive Plan

The 2021 Comprehensive Plan builds on the vision and recommendations from the previous plan but provides a fresh look at the desires and opportunities that exist within the City today. The community faces new development that must be managed in a responsible and forward-thinking manner to protect and enhance Pataskala's small-town character while maintaining economic and social vitality. The Plan and process helped the community assess where they are today and where they want to be in the future. It will serve as a clear guide for residents, business owners, and City Staff, as they make decisions for the City and invest in the community.

The Plan

The purpose of this Economic Development Plan (the "Plan") is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Revised Code, which requires that an economic development plan evidence that the public infrastructure serving a residential incentive district created in connection with tax increment financing, is inadequate to meet the development needs of that district. This Plan has been developed with and in reference to the Comprehensive Plan which provides the ideas, expertise, and direction needed to continue the efficient and effective development of the City.

The development proposed in this Plan will allow the City to take advantage of the many economic opportunities on the horizon, including aiding in the development of the Forest Ridge Development and surrounding areas, as well as playing a vital role in the growth and preservation of the community through planned development.

This Plan proposes residential and commercial development projects that will help carry out the objectives set forth in the Comprehensive Plan. This Plan focuses on the necessary public infrastructure improvements needed to allow for the residential and commercial developments expected in Pataskala in the very near future. Supported by the Comprehensive Plan, this Plan proposes development projects along with supporting infrastructure improvements, which will aid in the development of not only the districts in which they serve, but also development in and around the Forest Ridge Development area.

Project Background

The City desires to encourage residential development in the area of the Forest Ridge Development, as well as other areas within the City. This development will require significant improvements to all aspects of the Public Infrastructure, most notably wastewater collection and treatment infrastructure improvements.

Proposed Development

In connection with the proposed development mentioned above, the City is considering the creation of a Tax Increment Financing (TIF) Incentive District for the Forest Ridge Development. The area within the proposed Incentive District is designated as a medium residential area. Currently, there is limited sewer and water services available in this area.

Public Infrastructure Improvements

The impact from residential development on the water and wastewater infrastructure is substantial. Due to the proposed development set forth in the Comprehensive Plan, the wastewater collection and treatment infrastructure, in its current state, is inadequate to serve the area of the proposed development. Therefore, in order for the public infrastructure to serve this development, it is necessary for the City to improve its infrastructure by constructing Water Reclamation Facility expansion that is capable of receiving and treating the additional wastewater flows.

In addition to the aforementioned wastewater infrastructure improvements, the Comprehensive Plan has identified various water resource improvements, wastewater collection upgrades, storm water and drainage improvements, and roadway improvements, which are also necessary in connection with the development of the area within the proposed Incentive Districts.

Analysis and Assessment

The development outside in the communities surrounding the City has created an urgent need for development within the City. In order for the City to accommodate this development and serve the proposed developments surrounding the Forest Ridge Development, the construction of the aforementioned infrastructure improvements is necessary to keep pace with the development of the rest of the City and the surrounding communities. The proposed Incentive Districts are located in areas that have not developed at or near the same rate as the rest of the communities surrounding the City. Due to such expansive growth throughout the surrounding communities, development of the proposed Incentive Districts will assist in the development of identified residential areas according to the Comprehensive Plan, allowing this area to keep pace with the development of the rest of the City and surrounding communities. Therefore, due to the location of and nature of development that the projects encompass, these projects will play a vital role in the growth and development of the City.

Conclusion

Commercial and residential development have each been important catalysts to the City's development success, and the development of the proposed projects will continue to serve as catalysts for success in the economic development of the City. The commercial and residential development will provide increased commercial and retail activity in an expanding area of the City and will also provide the desired housing for the employees of existing businesses, while the public infrastructure improvements will allow for new economic development in and around the Forest Ridge Development. The proposed Incentive Districts are located in areas targeted by the City for growth and development. These areas are currently underserved in the community but are critical economic development components as the City's population and commercial activity increases.

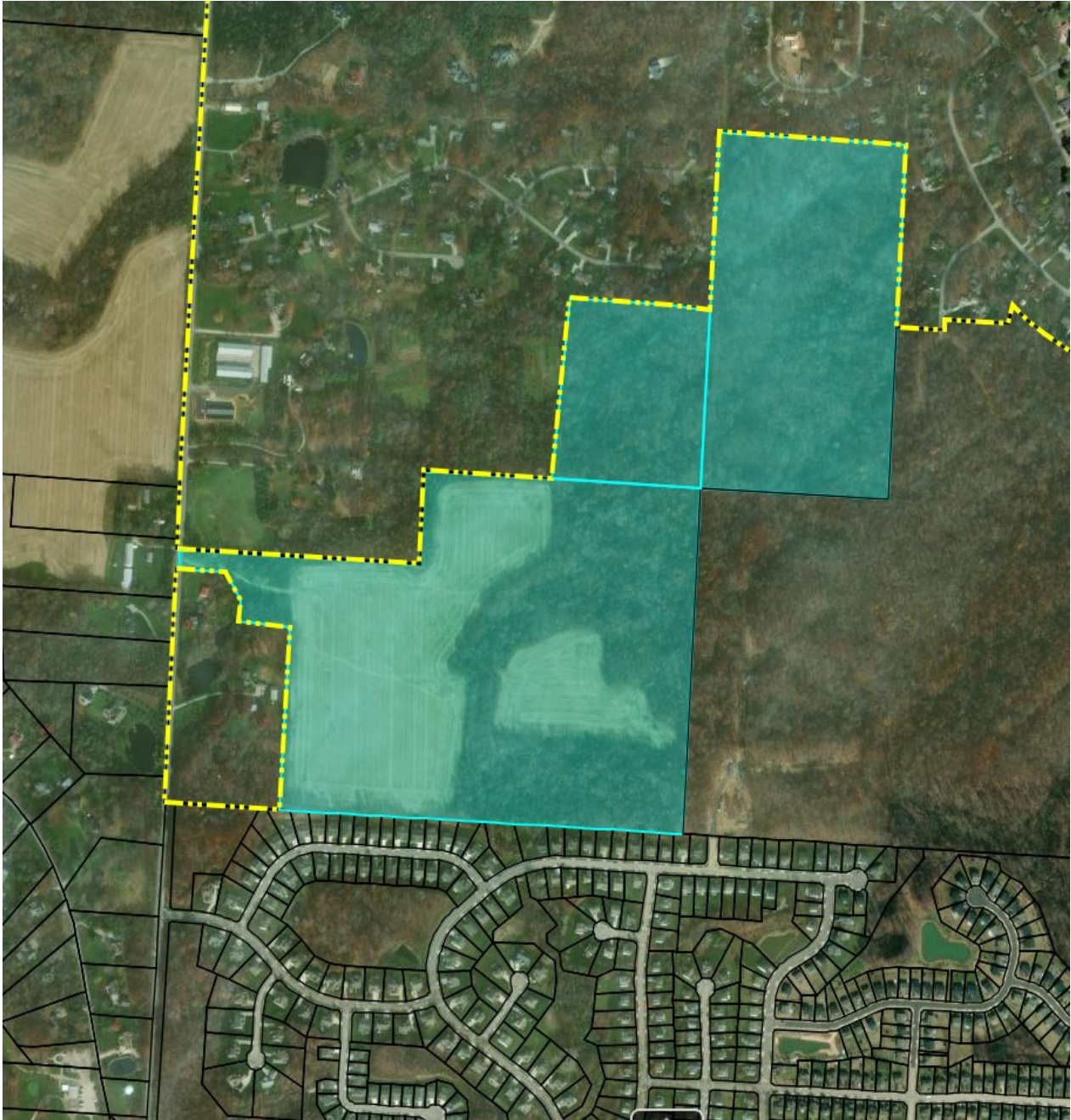
Attachments

Attachment A: The Forest Ridge Development Area is depicted in an attached map.

Attachment B: Engineer Certification for the Economic Development Plan

Attachment C: 2021 City of Pataskala Comprehensive Plan

Attachment A: The Forest Ridge Development Area is depicted in an attached map.



Attachment B: Engineer Certification for the Economic Development Plan



September 26, 2023

City of Pataskala
Attn: Chris Sharrock, Assistant City Administrator
621 West Broad Street
Pataskala, Ohio 43062

RE: WRF Expansion Project
 Economic Development
 Plan

Dear Mr. Sharrock:

Verdantas has reviewed the area to be covered by the Economic Development Plan for the proposed WRF Expansion Project. It is our opinion that the area in question is not adequately covered by needed public infrastructure and the proposed improvements are necessary for this area to be upgraded to be adequate. The area in question is generally considered the Forest Ridge development and surrounding areas.

Should there be any questions or if additional information is needed, please feel free to reach out to us and we will be glad to address this deeper.

Sincerely,
Verdantas



Jim Roberts, PE,
PS Senior
Consultant

Attachment C: 2021 City of Pataskala Comprehensive Plan

<http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/comprehensive-plan/>