



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

Current Projects

➤ **Planning and Zoning Commission**

January 3, 2024 Hearing: The following application was heard at the January 3, 2024 Planning and Zoning Commission hearing:

- Application FP-23-003: The Planning and Zoning Commission approved a request by M/I Homes for a Final Plan pursuant to Section 1113.40 of the Pataskala Code for Section 2 of the Forest Ridge Subdivision. Section 2 will contain 30 single-family lots, the construction of one (1) street, and the extension of two (2) existing streets with the following conditions:
 1. The applicant shall address all comments from the public Service Department and Planning and Zoning Staff
 2. After all comments and questions have been addressed, the Applicant shall submit a mylar copy of the revised Final Development Plan to the Planning and Zoning Department for signatures and records.

January 3, 2024 Hearing: The following applications are scheduled to be heard at the January 3, 2024 Planning and Zoning Commission hearing:

- Application ZON-24-001: Ryan Badger, Badger Land Concepts, is requesting a recommendation of approval to rezone four (4) lots from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.10 of the Pataskala Code for the properties located at 8855 East Broad Street and 18 South Belmar Drive.
- Application REP-24-001: Ryan Badger, Badger Land Concepts, is requesting approval of a replat to combine lots 7-10 of the Summit Ride Heights subdivision pursuant to Section 1113.48 of the Pataskala Code for the properties located at 8855 East Broad Street and 18 South Belmar Drive.
- Application ZON-24-002: Ryan Badger, Badger Land Concepts, is requesting a recommendation of approval to rezone from R-20 – Medium Density Residential to GB – General Business pursuant to Section 1217.10 of the Pataskala Code for the property located at 43 South Belmar Drive.
- Application REP-24-002: Ryan Badger, Badger Land Concepts, is requesting approval of a replat to combine lots 11-13, and 54 of the Summit Ridge Heights subdivision pursuant to Section 1113.48 of the Pataskala Code for the properties located at O East Broad Street and 43 South Belmar Drive.

➤ **Board of Zoning Appeals**

January 9, 2024 Hearing: The following applications were heard at the January 9, 2024 Board of Zoning Appeals hearing:

- Application VA-23-028: The Board of Zoning Appeals tabled a request by April Koenig, Kessler Sign Co., for a total of seven (7) variances to allow for the installation of a combined free-standing ground sign and electronic message center sign that will exceed the maximum allowable number of signs, size of sign area, and height of sign as well as the color and function of the electronic message center sign for the property located at 997 North Oxford Drive.
- Application CU-23-006: The Board of Zoning Appeals approved a request by Ken Laney, Spark LLC, for Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow the property to be used as a facility for adults with developmental disabilities for the property located at 53 George Street with the following condition:
 1. The applicant shall carry out the conditional use within six months from the date of approval pursuant to Section 1215.09 of the Pataskala Code.

February 13, 2024 Hearing: The following applications are scheduled to be heard at the February 13, 2024 Board of Zoning Appeals hearing:

- Application VA-24-001: Joseph Rikk, Jr. is requesting approval of a variance from Section 1255.03(b) of the Pataskala Code to allow for the construction of a fence that will exceed the maximum area allowable under the Development Text for the Scenic View Estates Planned Development District for the property located at 206 Leezy Drive.
- Application VA-24-002: Bret Gerding is requesting approval of variances from Sections 1227.05(C)(2) and 1221.07(b)(iii) of the Pataskala Code to reduce the side yard setback for a primary structure and the reduce the side yard setback for a deck for the property located at 5624 Mink Street.

➤ **Ordinance 2023-4458**

- Fair Lady Development Holdings, LLC is requesting to rezone +/- 192.666-acres from the RR – Rural Residential and R-87 – Medium-Low Density Residential districts to the PM – Planned Manufacturing district pursuant to Section 1217.13 of the Pataskala Code for properties located at 0 Clark State Road, 0 Summit Road and 14530 Graham Road (PID: 063-140550-00.000, 063-141840-00.000, 063-151764-00.000, and 063-145944-00.001).
- The Planning and Zoning Commission recommended disapproval of the application on October 4, 2023.
- A Council public hearing was scheduled for December 4, 2023 at 6:00pm, but was held on January 16, 2024 at 6:00pm

- Staff were requested to prepare a list of the Planning and Zoning Commission’s concerns regarding the Fair Lady rezoning and staff’s assessment of how the updated PM – Planned Manufacturing regulations would, or would not, address these concerns.
- The first reading of the ordinance will occur on January 22, 2024.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **100 Connor Avenue**

- The Planning and Zoning Department has been working on an ongoing code violation of Section 1223.05(a)(2) for litter, refuse and debris since October of 2022.
- As this has not achieved compliance, the Planning and Zoning Department may refile the case as a violation of Chapter 723 – Junk Yards, identifying the property as an illegal junk yard and giving the City the authority to clean up the property, if so desired.
- The Planning and Zoning Department will keep Council apprised of this case as more information is known.

➤ **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 an 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”.