

APPENDIX III: GOALS AND OBJECTIVES

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The goals and strategies below were developed by considering the information collected in the planning process. This information includes the results of surveys, data on land capability, development patterns, available services, and population characteristics.

GOALS

Encourage managed and appropriate growth for the entire community.

- Encourage contiguous growth based on service capabilities.
- Target community development at growth corridors and community centers that can serve and accommodate such uses.
- Promote and facilitate the development of well planned community oriented commercial establishments.
- Increase access to a wide variety of commercial, residential, passive and active recreational, and employment opportunities.
- Create and follow development plans for major city services, including but not limited to access management, transportation, infrastructure, water, sanitary sewers and storm water sewers.

Promote public participation in the planning and implementation of the Pataskala Plan.

- Ensure that residents have ownership of the plan.
- Promote participation in community decision making.

Promote and maintain appropriate traffic circulation patterns.

- Maintain an appropriate hierarchy of streets.
- Integrate bikeways and pedestrian walks into the community.

Develop a system of parks and open space that compliments the rural vision of the community.

- Develop a conservation plan for the agricultural and natural areas.
- Preserve open space while allowing for residential development.
- Combine a conservation plan with a recreation and open space plan that links parks, natural corridors, and potential wildlife areas.

Encourage a sense of identity for the community.

- Create a physical civic focus.
- Preserve and increase visibility of historical districts and sites.
- Preserve Pataskala's rural character.
- Maintain agriculture as an economically viable asset to the community.

COMMUNITY SERVICES AND FACILITIES

A. OBJECTIVES

City service facilities should be provided to efficiently meet administrative, maintenance, public safety, and cultural needs of the community. Public services should be provided with safe and efficient delivery to the community and a guide for future development.

B. PRINCIPLES

1. Promote communication with service providers as to expansion and upgrades to the existing infrastructure.
2. Provide a primary focus for community activities and city services within a community center.
3. Protect and preserve citizens and their property from damage, caused by fire and crime, while working toward the elimination of hazards through fire and crime prevention activities.
4. Ensure that development does not exceed the growth and expansion plan for sewer and water services.
5. Create and follow development plans for major city services, including but not limited to access management, transportation, infrastructure, water, sanitary sewers and storm water sewers.

C. STRATEGIES

1. Implement an impact boundary that is consistent with current water and sewer development and capacity.
2. Assure that a sufficient amount of land is purchased to provide for the development and expansion of one main municipal area.
3. Locate administrative offices primarily in one municipal area.

ENVIRONMENT AND APPEARANCE

A. OBJECTIVES

Pataskala’s small town agricultural identity, scenic beauty, unique features, local heritage, and quality of life should be protected and enhanced.

B. PRINCIPLES

1. Maintain high standards in public and private building design and landscape site designs.
2. Promote building and site designs that are of good scale and in harmony with permanent neighboring buildings and natural areas.

3. Promote site planning in which setbacks and yards are in accordance with the overall character of the area.
4. Assure that streams, ravines, wetlands, and wooded areas are preserved as very important environmental elements within the community.
5. Develop an open space system which protects environmentally critical areas, such as flood ways and drainage corridors, against encroachment; preserves significant vistas and views; and provides relief from expanses of development and pavement.
6. Maintain and enhance the visibility of those elements that build the image of Pataskala.

C. STRATEGIES

1. Acquire rights-of-way and easements to ensure protection of environmentally sensitive areas.
2. Enforce flood plain, zoning, and building code regulations. Have a building, planning, and zoning department that can keep pace with growth.
3. Promote community identity by introducing and enhancing gateways with physical identity.
4. Design guidelines and create architectural design standards.
5. Required documentation of significant environmental features located on each development site.

COMMERCIAL

A. OBJECTIVE

To assure the development of commercial land that is appropriate in location, character, and extent, that serves the citizens and those persons who work in the area in a clean, attractive, architecturally compatible, safe, and convenient manner.

B. PRINCIPLES

1. Assure convenience of goods and services by encouraging planned, integrated commercial areas of sufficient size and in proper locations to serve the people of the area in relation to their needs and demand for goods and services.
2. Recognize the broad variety of citizen needs for goods and services by the reinforcement of existing commercial developments, community and regional center and the preservation of the existing Old Pataskala District.
3. Promote and encourage desirable, productive land development by creating commercial sites with street access that can be developed in harmony with other developments and the existing natural environment.
4. Ensure harmonious relationships of commercial and office development with traffic ways and other land uses by locating commercial and office areas on

- 5. improved major thoroughfares and requiring adherence to sound traffic principles.
- 5. Reduce traffic hazards and preserve and stabilize investments by avoiding spot and strip development and the intrusion of commercial development into inappropriate residential and agricultural areas.
- 6. Encourage commercial or office developments in the redevelopment of properties where commercial or office development would be more appropriate than a prior use.

C. STRATEGIES

- 1. Encourage attractiveness by incorporating standards within the development process that will result in well designed commercial areas that integrate parking, shops, landscaping, and adequate buffering against non-commercial uses.
- 2. Reduce automobile traffic orientation by requiring sidewalks to be completed within and between developments and encouraging the use of other pedestrian/bikeway linkages within and between retail developments and office parks allowing for contiguous commercial development.
- 3. Require significant buffering between inconsistent land uses.

TRAFFICWAYS

A. OBJECTIVES

The thoroughfare system of Pataskala shall be planned, located, designed, constructed, and upgraded where deemed necessary to provide for the:

- 1. Logical development of Pataskala.
- 2. Safe and efficient movement of people and goods, both within the community and through external links.
- 3. The development and support of ultimate modes of transportation.

B. PRINCIPLES

- 1. Create and develop the proper hierarchy of trafficways to encourage proper maintenance and expansion and adequate accessibility for the entire community to promote the proper intensity of land use.
- 2. Provide easy access to all public facilities, particularly schools and parks.
- 3. Protect residential neighborhood areas from through-traffic or non-residential traffic volumes.
- 4. Provide for the separation of transportation modes within neighborhoods and along major streets where desirable for the public safety.
- 5. Develop streetscapes as attractive and integral parts of public open spaces.
- 6. Encourage the early development of a new interchange to Interstate 70 to serve a possible industrial park.

C. STRATEGIES

1. Require attractive landscape plans, as approved through an architectural-landscape design review board or a design review process, for all businesses with street frontage.
2. Require adequate bike and pedestrian paths through new and existing developments.
3. Require the city to develop a transportation infrastructure plan.

LIMITED INDUSTRIAL

A. OBJECTIVES

To assure and encourage the development of land that is appropriate in location, character, and extent for industrial and similar purposes in a safe, convenient manner that is attractive in terms of site design and architectural compatibility with surrounding developments.

B. PRINCIPLES

1. Encourage concentration of compatible industrial uses in industrial parks.
2. Capitalize upon Pataskala's locational advantage and its access to I-70 by encouraging those types of industry which will further stabilize and diversify the economic base.
3. Encourage industry that utilizes the local work force.
4. Create separations between industrial and residential neighborhood development by locating industrial districts so that they will be buffered from non-residential development, by permitting within industrial districts only those non-residential uses which directly support industries.
5. Reduce traffic congestion by locating major industrial uses near interchanges and on the edge of the community.
6. Encourage development compatible with the topography such as slope, water table, and soil type.

C. STRATEGIES

1. Reduce the threat and danger of air and noise pollution and/or other pollution by requiring industries with such potential to be developed as planned developments

which incorporate special buffering requirements aimed at minimizing negative impacts.

RESIDENTIAL

A. OBJECTIVES

Homes for the people of the City of Pataskala should be in keeping with the physical environment, while offering the highest quality of life for all residents.

B. PRINCIPLES

1. Permit a rate of residential growth which does not exceed the ability of the City to provide adequate services.
2. Make decisions to avoid uncontrolled, sporadic or leap-frog development.
3. Provide a variety of dwelling unit types throughout the community.
4. Avoid creation of isolated pockets of residential development which are too small to serve with a full complement of public services and/or create unplanned demands upon existing public investments.
5. Provide needed facilities in the residential community, including reasonable access to services, health, education, recreation/leisure, and police and fire protection.
6. Encourage development of neighborhoods that are attractive both from within and without through the careful preservation of existing desirable topography, trees, and other natural attributes; and the promotion of other measures aimed at maintaining an aesthetically desirable environment.
7. Promote new development that provides linkages (pedestrian walkways and sidewalks) and continuity to pre-existing residential developments, services, infrastructure and open space.

C. STRATEGIES

1. Create and enforce an impact zone around the existing water and sewer services in the City. Ensure that this zone reaches capacity before further expansions are planned.
2. Encourage cluster development.

RECREATIONAL

A. OBJECTIVES

To provide a wide variety of passive and active recreational facilities that meet the needs of the community.

B. PRINCIPLES

1. Create a hierarchy of parks that includes large community parks, neighborhood parks, and specialty parks that serve to reinforce landmarks and environmentally significant areas.
2. The hierarchy of parks should be linked to an integrated open space system including, bicycle paths, walking trails, scenic natural areas and active recreational areas.
3. New parks should be located near school sites, to encourage sharing of facilities and to maximize recreational opportunities throughout the area.
4. Develop a community recreation center that provides a variety of recreation and leisure activities for residents of all ages.

C. STRATEGIES

1. Acquire rights-of-way for bicycle and pedestrian linkages between parks.
2. Develop convenient parking areas, picnic spots and pedestrian trails to promote use of scenic public areas.
3. Determine funding sources, such as bonds and grant money, that can be used in the development of a community center.
4. Require new developments to include provisions for rights-of-way for bicycle and pedestrian linkages between parks.

OPEN SPACE

A. OBJECTIVES

To preserve existing open space and the rural character of the area, while allowing for residential, commercial, and industrial development.

B. PRINCIPLES

1. Introduce a conservation plan for agricultural land and areas worthy of preservation. Waterways, floodplains, wetlands, and open land in the public view shed should be preserved.
2. The open space system should be interconnected to maintain functional and visual linkages between parks and other open spaces.
3. The open space system should be implemented in the village center and the commercial/industrial areas, encouraging the greening of the commercial areas will provide climatic control and social benefits to the residents.

4. Visual buffering through landscaping should be implemented to screen visually intrusive uses from the public viewshed and incompatible uses from one another.
5. Natural features such as woodlands and wetlands should be preserved through strict enforcement of floodplain and stormwater management regulations.

C. STRATEGIES

1. Adopt legislation that new residential development in prime farmland and other environmentally sensitive areas take the form of conservation subdivisions.
2. Determine funding sources for acquiring right-of-way for the community-wide trail system along waterways and through existing properties.
3. Adopt industrial site development guidelines that ensure that the landscaped areas in the proposed industrial park form part of the open space and community-wide trail system.
4. Determine funding sources (including donations) for implementing the landscaping plan in the village center.
5. Adopt residential and commercial site development guidelines that provide for landscaping, visual buffering, and pedestrian linkages.
6. Adopt a conservation plan that forms part of the Comprehensive Plan. Such a plan will then be translated into specific zoning regulations.

PUBLIC INPUT

Public Input for the City of Pataskala Comprehensive Plan was gathered by four methods: a resident interview session held on February 7, 1998, a Visioning Session held February 26, 1998, a community survey sent out in August 1998, and a public hearing held in 1999. In addition to the regularly scheduled monthly meetings of the committee, the three methods of gaining public comment produced a rich source of information that provided the foundation for the plan. By receiving so much public input, the city was able to build the plan from the grassroots level.

Pataskala Interviews

On February 7, 1998, four members of the Ohio State University, City and Regional Planning Program, interviewed residents of the City of Pataskala, to share their visions of the status and future of the City. Interviews were conducted at Pataskala City Hall.

The Mayor of Pataskala provided a list of names reflecting a diverse section of the community. The list included local business persons, city officials, school officials, and members of local church organizations. These groups represented a demographic cross-section of the residents of the City.

The aim of the interviews was to provide an information base reflecting opinions concerning Pataskala's future. More specifically, we asked for citizen participation in determining current and future land uses, area attributes that should be preserved, and to identify the problems in and around the community that would allow us to better consider citizens needs. After obtaining this information, the results were compiled and determined what the residents, as a majority, have described as their main concerns.

Interview Results

The following lists the questions asked and summarizes the responses given by the people.

1. *With the recent merger, what should be the community's highest priority? A consistent theme was that they should focus upon planning for residential and commercial development. The fastest growing problem seems to be the influx of housing and the financial impact upon schools. Planning for commercial uses could assist in expanding the tax base aimed at funding schools and infrastructure.*
2. *Do you feel the available utilities are adequate for now and the future? If not what needs to be done? The majority felt that current utilities were adequate, however many saw a need for expanded capacity of water and sewer services. Many felt the power grid needs reworked to provide more reliable power.*
3. *What kind of growth do you view as positive for the city? Why and where? People generally accept the fact that they need commercial growth to fund the new City government. Many were in favor of managed residential growth as long as there was a way to pay for the extra infrastructure and services. Residents generally thought that specific land uses should be grouped together in specific places and not scattered throughout the City.*
4. *What important opportunities do you see for the City of Pataskala now or in the near future? Pataskala residents felt that they either had a big opportunity or a big problem on their hands. Most thought that the greatest asset is the ability to plan for the growth of the city to assure that future generations have a decent place to live.*
5. *Is transportation adequate for the city currently? Will it be adequate in 2010? Why or why not? Transportation is currently adequate but with more residents and businesses the roads will quickly become more dangerous. Public transportation will need to be addressed.*
6. *What characteristics build a strong neighborhood or community? Are there any*

organizations or institutions that foster these characteristics? Many felt area churches, school activities, and civic organizations build a strong community. The residents agreed that it was the interaction with neighbors and others in the community that fostered this kind of closeness and sense of community.

7. *What is the city's center? Should there be a central "Theme of Focus" for the community? What type of uses should be contained within the center? Is there more than one center?* Residents seemed to be divided on this issue. Some felt the center is where all the business takes place, while others thought it was the "old town" Pataskala; while others said that there was no town center. People did agree that the town center should be the center of businesses, government offices, and other public facilities.
8. *What type of land use (growth characteristic) do you view as negative or not reflective of your desired image of the city?* The residents of Pataskala seemed most concerned with heavy industry coming to the community and the amount of low-income housing currently in the area.
9. *Can you describe, briefly, your ideal characteristics of the City of Pataskala in the year 2010?* Most people replied that it is important to have a community with a lot of pride. With this pride, the community will be more unified. Resulting in better schools, governmental services, and nice residential areas.
10. *Can you identify two recreation/leisure areas in the City and what are the predominant activity at each location? Do you use both of them? Do you feel there are enough recreational areas in the city?* The residents in the area feel that there is an adequate amount of recreational space, however with the influx of houses planned, park service and parks will be necessary. Many also felt that social neighborhood activities make for a strong community so making provisions for useful open-space is very important.
11. *If you had a magic wand to create/change anything that you want for the City of Pataskala what would it be?* This was a good question to generalize what the residents feel is the highest priority for the City. Generally, residents wanted growth controlled in a way to provide efficient and high quality services, while retaining a friendly, safe, clean, and quality living environment.

Compiled Interview Results

1. *With the recent merger, what should be the community's highest priority?*
 - Planning in the central city
 - Zoning Improvements
 - Roadway infrastructure
 - Realistic Building growth and regulations
 - Broad Street expansion

- Problems with crime and drugs should be better recognized and solved
- Having a place for people to work, having more jobs
- Comprehensive planning-residential and commercial
- Business and industry growth, change from being a bedroom community, package utilities with land, give community identity. Unified police, fire and emergency services.
- Create partnerships with city, school and businesses toward development
- Police, Fire and Safety
- Schools
- Revitalizing the communities qualities-identify uniqueness from each of the individual communities and bring together for a unified identity.
- Give functions to old sub-communities
- Fairly enforce code throughout the area
- Industrial, business growth-limited tax abatement
- Controlled housing developments
- Smaller school systems
- Unifying the school districts
- Street upgrades
- Business growth for tax base
- Schools and housing
- Quality of life
- Centralized mass housing
- Need for industry growth

2. Do you feel the available utilities are adequate for now and the future? If not what needs to be done?

- Adequate
- Need more water and sewer throughout the city
- Cost assessments of expansion of services
- Utilities are fair, some problems with power going out for a few days after a storm
- Yes overall good
- Storm sewers are a problem, surface water
- Pretty well covered with all the other utilities
- Adequate future should be planned for
- Adequate sewer and water service
- Up-grading power lines-frequent outages
- Adequate
- Not adequate-telephone upgraded
- Storm sewers-old tile problems when upgraded-results in flooding
- Water improvement distorted the existing balance
- Electric- flooding causing power outages causing problems with schools
- Future needs to look at sewer and water districts
- There are problems with the utilities

- Water and sewer okay
- No, power grid needs to be upgraded
- No, plan for future water and sewer needs

3. What kind of growth do you view as positive for the city? Why and where?

- Both Residential and Community Growth
- Higher end Homes
- Broad Street Growth
- Commercial Shopping
- North should stay big lot size, West industrial, East encourage growth,
- Meijer's is a good idea to give people more choices. It is bad that Kroger won't come here because the town is dry. Having a dry town is good. If town has to change because of growth that is bad, but there should be options
- Hard to say the officials with expertise should handle it, each individual is probably going to think something different
- Commercial and Industrial Development
- Enhance tax base
- Route 16 corridor
- Residential growth and downtown revitalization for central city
- Historic Districts
- Business based growth
- Increased services - grocery stores and ATM's
- Industrial growth in specific areas to increase the tax base along with residential growth
- New Community Center-City hall, services, charities, courts. At Broad and Mink
- Buying park area now to preserve it before major overtaking of growth
- Combining school into one district
- Limited controlled growth - large industry to fund infrastructure
- Controlled Housing with properly planned infrastructure-roads
- Bedroom community business without tax abatements
- Well balance with residential and commercial
- Growth along Route 16 away from the schools
- Commercial because of tax base in identified area
- Bigger tax base, more centralized housing
- More parks and recreation

4. What important opportunities do you see for the City of Pataskala now or in the near future?

- Growth of Broad Street Extension
- Chance to shape the undeveloped area
- Big industry - low intensity manufacturing & Distribution

- Too much Housing
- Roadway expansion
- Getting a movie theater is good
- Long range planning future needs of the community-services, commercial, industrial
- Attract businesses-Kroger, Doctor's offices, Restaurants
- Making a model city, people based planning
- Active community and citizens. Lots of energy.
- Ability to mold the city and make it what we want
- Planning - might be too late for Summit Station settle on the ID to be given out
- Protect green space
- Keep rural - small town nature and atmosphere
- Parks expansion
- Keeping Agricultural land
- Safe guard against social problems-crowding and drugs
- Opportunity to determine success and failure
- Managed growth
- Opportunities to determine success and failure
- Managed growth
- Opportunities for industry keep residents working
- Expansion of the police, fire and services
- Establish manufacturing areas
- Find natural flow of traffic
- Residential aspects - quality of life with recreation and opportunities
- Parks and Recreation preservation of lands

5. Is transportation adequate for the city currently? Will it be adequate in 2010? Why or why not?

- No Mass transit
- Widening Roads be cautious of how it is done and when
- Adequate for now - won't be in 2010
- Possible rail system
- Pot holes are a problem making roads unsafe
- More posted speed limits are needed, especially on ramps and hills, it is unclear right now
- Route 16 not adequate expand to 4 lanes
- Review all the infrastructure and Roads
- New I-70 interchange further west
- As a city okay, need more connections to the outside
- Public Transportation - Trains and buses
- Not adequate need to expand roads and transport systems-mass transit: COTA
- Consider Satellite of the COTA system

- Expansion of Route 16 to 4 lanes
- Review of farm roads for hazards
- Safety gates at railroad crossings
- Adequate Transportation need a bus line with more frequent stops
- Not adequate - now highly limited more planning needed and developer responsible for improvements
- Transportation expansion of COTA from Granville and Columbus - no taxi service
- Possible pollution issues from cars
- Yes, if you have a car - No, if you don't
- Congestion problems - Expansion of COTA
- No, need more public transit alternative for young kids
- No, not currently - traffic flow and mass transit
- Interchange at I-70 and Mink Road
- Currently okay need to plan for the future
- Deal with congestion overflow on residential roads

6. What characteristics builds a strong neighborhood or community? Are there any organizations or institutions that foster these characteristics?

- School Systems
- Civic and business associations
- A lot of activities for kids and adults
- Can stay in the community for all your needs - shopping, entertainment, etc.
- Low crime
- Green space and open space
- Quality Utilities
- High Land Value
- Activities by the High school, doing things for people
- Neighborhood watch, lighting and phone number to call, has been helpful in this area
- Multifaceted Community
- Strong schools, churches, service clubs
- Adequate Housing
- Parks and Recreation good
- Churches and Schools are very active
- A security net of the community to help the poor and needy
- Community Policing - building a strong community
- Governmental Participation
- Responsibility for the community in which you live
- Churches - ministers association
- Insure that the individual areas do not feel isolated
- Strong neighborhoods

- Churches and Lions club
- Need strong leader to help others through the existing structure
- Strong Parks Programs, police and fire, church activities
- Maintain moral atmosphere - churches, Lions, Rotary
- Family, church, schools and recreation
- Schools to provide recreation services, Lions and Athletic Association
- Sense of family, community success, strong churches - service clubs
- Chamber of Commerce - able to preserve and protect the community's needs

7. What is the city's center? Should there be a central "Theme or Focus" for the community? What type of uses should be contained within the center? Is there more than one center?

- Broad Street/310 interchange "HUB"
- Combined uses - commercial, shopping, services
- Broad and Main
- Keep an old town feeling - similar to Upper Arlington and Newark
- Central city should be municipal use - police, fire, mayor, etc.
- First thought, Broad, High and Town
- Yes, a theme or focus would be good, the city (gov't) should determine it
- Uses should be restaurants, market, license bureau, dry cleaners
- 2nd thought, Town hall church
- Currently old Pataskala and Route 16 - Needs to move Westward in the future to incorporate the rest of the area. Providing service such as activities, government offices, and shopping.
- Main Street Area - new center are strip malls.
- Find something to bring pride and unity to the entire area, revitalize main street - library, barber shops and restaurants.
- Older Pataskala - provides a community pride and spirit.
- No city center currently but it needs to be centrally located to the area
- Churches along Main Street no particular spot
- Route 16 chance to become a hub
- Should be Mink and Route 16 more centrally located - 2 centers one business and one governmental
- Now old Pataskala
- Broad Street
- Old Pataskala and the schools
- New center at Mink and an off ramp leading to I-70
- Schools - Friday night football
- There isn't one! Needs to be centralized for the entire area along Route 16
- Old town near town hall and the north side of Broad

8. What type of land (growth characteristics) do you view as negative or not reflective of

your desire image of the city?

- Current uses without strip malls near village market
- No piece mill construction and development
- Lack of Visions
- Too much tract housing
- Zoning code enforcement
- Fix up current housing appearances
- Any growth is positive
- The bars should be kept in Columbus
- Growth and widening streets if it brings more people into the city
- Continued residential growth with sustainable commercial and industrial growth to provide a tax base for other expansions of infrastructure.
- Zoning lots too close together
- No Toxic Industries
- No haphazard Growth - sign uniformity - ie: New Albany
- Undeveloped and unused lands
- Unkempt homes and businesses, Vacant businesses
- No saloons or strip clubs delineate a separation between schools and churches
- Unplanned is bad no bad uses just unplanned - room for everyone
- Mixed development commercial, residential, agricultural
- Extremely Dense housing ie: 6-8 per acre, limited apartments
- Heavy industrial, toxic by-products, heavy factories, junk yards
- Farming is the best use of the land
- High Pollution Industries
- Bars & Pornography
- Strip malls
- Low income mass housing
- Half-way housing
- Institutional housing - mainstreaming
- High density low cost housing

9. Can you describe briefly, your ideal characteristics of the City of Pataskala in the year 2010?

- Upscale residential additional housing
- Better residential options
- Liquor options to expand possible uses - restaurants/Kroger/Big Bear
- Develop State Route 16
- Give the city an Identity
- The cities awakening
- Good community gathering places
- Broader base local business, larger medical and dental-possible regional medical

center.

- More adult activities.
- Revitalize Main Street, adequate schools, controlled development
- Transportation connecting to Newark and Columbus
- More Industrial City
- High Pride and community spirit
- Clean, charming, diverse, “hard to believe we’re so close to Columbus”, great schools, strong churches, Rethought Route 16
- Industry located to the area and preservation of the right side
- New Town Hall with police facilities
- High School Merger
- Better communication
- Small farming based community without blighted areas
- Country touch to the community pride in homes and towns
- Strong government
- Ability for children to walk to schools
- A balance with industry
- Elected and civic office holders with a sense of family and responsibility for the entire community.
- Industry centralized with green space
- Bike paths and new parks programs

10. Can you identify two recreation/leisure areas in the city and what are the predominant activity at each location? Do you use both of them? Do you feel there are enough recreational areas in the city?

- Parks & Rec Pataskala Pool Area - Youth Soccer
- Parks & Rec Area off McIntosh - Youth and Adult Softball
- Plenty of areas
- Not Used
- Foundation Park - Baseball and Soccer
- Pool - Baseball and community gatherings
- yes use the facilities
- no there are not enough recreational areas: want more general parks (tennis courts, sports for youths, not enough parks to support the leagues for youths)
- Pataskala parks and recreation, pool, activities: basketball courts, pool, swingset
- Foundation Park Softball for adults
- Even though there are two other cities have more, and there is lots of room to build at Foundation
- Uses both Foundation and Pool
- Local Pool-not used
- Ball diamonds - not used
- Broadview Golf Course - highly used

- City Pool, Foundation Park - highly used
- Need more parks in the area and combine with schools
- Community Pool & McIntosh Park - Would like to see skating rink, bowling alley or game room
- Uses none of the parks. The facilities are too isolated from the rest of the area.
- Need more Parks in the entire area throughout the new city.
- The 2 High Schools - use to have a bowling alley need something for the kids
- McIntosh Road Park and Licking Heights School
- Not enough recreation - need on the west side of the city
- Foundation Park - softball and soccer, walking trails, volleyball
- Municipal Park - Pool, soccer, ball diamonds
- Good parks - no names
- Schools
- Leads Center
- No need for recreation centers
- City pools
- Foundation Park
- Adequate for today but need to be planned for in the future

11. If you had a magic wand to create/change anything that you want for the City of Pataskala, what would it be?

- Change the look of Broad Street - Plan it better instead of piecemeal approach
- Fix access to interstate
- Build nice city hall and police
- Needs a Burger King, 5 years ago got an ATM
- Keep Licking Heights small
- Give schools identity
- Need something to help schools
- Movie theater
- Being able to stay here rather than drive to Columbus, there are more services in Columbus
- Increase variety of Businesses
- Develop adult/social activities
- More schools to the downtown and revitalize the old part of the community
- Thriving city that you can feel safe in
- Get rid of junk yards and bars along Broad Street
- Upgrade all the infrastructure
- Getting more money for items like schools keep growth controlled
- Retain the small town feeling that everyone knows each other
- Change the apathy of the city more united and focused
- Return to 10 years ago more friendly, neighbors, environment, family and civic
- Senior facility

- New Government building & police station
- New schools
- Shopping expansion and old town revitalization
- Leadership that understands planning and implementing long term plans to preserve the quality of life.
- Schools, parks, recreation for the citizens
- Removal of the bad elements

Visioning

A Community Visioning Session was held by the graduate students from the Department of City and Regional Planning from the Ohio State University , for members of the community on Wednesday, February 26, 1998 at Licking Heights High School in Pataskala.

Visioning is an exercise that brings together as many citizens and stakeholders as possible to establish a common, practical vision regarding the future of a community. The purpose of a visioning exercise is to establish written statements about a community's goals for the long term.

Those goals, a reflection of the thoughts of a broad spectrum of community, are intended to be used by policy-makers, local elected officials, and local government staff to guide long range policy.

The visioning process consists of a series of meetings, workshops and/or surveys (or a combination of all three) that provide citizens the opportunity to offer their input about critical issues and future possibilities for the development of a community. All ideas are recorded and analyzed to determine major themes, similarities, and differences resulting from group discussions. These themes are used to draft a Vision Statement which incorporates a majority of the group's views into a cohesive document state the community's goals for the future. A Vision Statement may be used to guide the development of planning documents such as a general plan review, a comprehensive plan update, or a specific plan.

The technique is helpful in identifying problems, exploring solutions, and establishing priorities. It works particularly well in "stranger groups" where it is important to neutralize differences in status and verbal dominance among group members.

The results of the voting identified four key goals in the community. These goals should not exclude the other eleven items on the list, but should be given priority over the other items if possible. One of the key goals was a community truly excited about and brought into the vision for the City of Pataskala. This Community Vision Session was only the first of many steps that will need to be taken to involve community members in the planning process.

Vision I:

WHAT WILL PATASKALA LOOK LIKE IN 2018? (IF CURRENT TRENDS CONTINUE)

- Similar to Jefferson township
- Broad Street lined with business
- People living, working and shopping in the community
- No different than any town USA
- Dense residential areas
- Light industrial development
- Hodgepodge of confusion in the North
- Pressure on infrastructure
- Pressure on community services
- Mostly residential with some light industrial
- Money difficult for schools
- Change in Quality of life
- Burden on the tax base
- Crowded schools
- Fewer farms
- Rt. 16 will look like Rt. 40 in Reynoldsburg
- Higher percentage of housing developments
- More traffic lights
- Tax burden on residents
- Paved - Little green space
- Commuter town
- Top 20 most threatened areas in terms of Agricultural land
- Suburbanized
- Absence of open space
- Rt. 16 widened
- Large city government
- Competing areas within the city
- Need for redevelopment
- Lack of Sense Community
- Crowded schools
- More planned unit developments
- No Identity
- Uncreative planned developments
- Destroyed Old Pataskala City Center
- Large commercial high density
- No farms in area
- 5 acre lot developments
- Too much conservation at agricultural expense
- Haphazard Development

- Decaying Infrastructure - Can't keep up with growth
- Congested and High Density
- Few Matured Woods Left
- Hodgepodge of Mixed Use
- Lack of Thoughtful Planning

Vision II:

What will Pataskala look like in the year 2018 with luck and no concerns?

- Parkways down Broad Street (a Boulevard concept)
- Lots of different neighborhoods in a community with an overall theme
- Mass transportation into Newark and Columbus
- Community and leaders with a clear sense of identity
- Pataskala with unique areas that maintain their character, including overall city identity
- People walking and biking in the community
- All forms of transportation within and in and out of the community
- Downtown community accessible by walking, biking, etc.
- High quality restaurants and shopping
- Inter-connected open space with overall plan
- Large setbacks from the road
- Planned Community
- Balance-improved services for everyone
- Land use continuity
- Ideal place to live
- Traffic flow
- Purchase of development rights programs
- Vibrant city center
- Bike paths
- Underground utilities
- Premiere schools and a community college
- Efficient movement of traffic through Pataskala
- Sidewalks everywhere
- More involvement of the community in meetings (zoning for example)
- Retirement facilities
- Tree City
- Uniform signage
- Community events held where everyone can participate
- Decorative street lamps
- Trees - dogwoods and pine lining the streets
- Balance of office, industry (place for all people to work)
- Full funding for National Farmland Preservation Trust
- Gradual alignment

- Parkland preserves
- Open spaces with thought out plan
- Granville
- Green space and farmland maintained
- What is currently here will be improved
- People live, work, play, shop, etc. in Pataskala
- People live here their whole lives, things to meet all ages
- Balance of residential, industrial, farmland, in a strong identity
- Plenty of money for schools

Vision III: Pre-Vote

- Tracking Progress in relation to timeline
- Council that is decisive to the comprehensive plan
- Acting & being a community
- High Development standards
- Sign ordinances
- Community investment-taxes, fund-raisers, etc.
- High Development consistency
- Make competing interests bid against each other
- Establish use fees for development
- Approval of Comprehensive Zoning Regulations
- Hiring outside planner or consultant specializing in Business growth
- Prepare specific time line with dates and goals
- Set up teams with team leaders and volunteers to implement the set plan
- Work together in cooperation
- Promote businesses for good tax base
- Proper planning
- Taxing and consensus-willingness to do it
- Community truly excited and bought into the vision
- Conservative easement and land conservancy trust
- Encourage wide spread participation
- Leaders focused on long term planning
- Control growth of water and sewers
- Raise funds to purchase development rights
- Professional comprehensive plan with community input
- Establish neighborhood commissions
- Zoning and city council enforce regulations consistently-not case by case

Vision IV: Voting Response and Condensed List

1: None	
2: 3,3,2,2	Total: 10
3: 2	Total: 2
4: 4,4,4,4,2,2,2,1,1,1	Total: 29
5: 4,4,4,4,4,4,3,3,3,3,1	Total: 30
6: 4,4,3,2,2,1	Total: 16
7: None	
8: 4,4,3,3,3	Total: 17
9: 4,4,4,4,3,3,2,2,2,2,2,2,1,1,1	Total: 39
10: 4,4,4,4,4,4,1,1,1	Total: 31
11: 4,4,4,4,2,1,1	Total: 20
12: 3	Total: 3
13: 3,3,3,3,2,1,1	Total: 16
14: None	
15: 4,4,4,4,4,4,3,3,2,1,1,1,1	Total: 40
Vision V: Condensed Responses	

-
1. Patient and Aggressive Planning
 2. Apply for Grant Money for Renovation of Downtown and community Projects
 3. Limit number of permits to balance growth in different sectors (Industrial, Residential, etc.)
 4. Work with current landowners to achieve open space - purchase development rights, tax incentives, conservation and conservation trusts.
 5. Comprehensive plan, vision, mission statement to guide growth
 6. Control growth of water and sewer
 7. Establishment of neighborhood commissions to implement plans
 8. Zoning and city council enforce regulations consistently
 9. Community truly excited and bought into the vision
 10. Leaders focused on long term planning
 11. High Development Standards and ordinances

12. Community willing to pay for the investment - taxes and fund-raisers
13. Establish usage fees and bidding system for permits
14. Prepare and Track a timeline with specific dates and goals
15. Promote businesses for good tax base

Based on the results of the first Community Vision Session held in Pataskala, these are the key goals that should be addressed in the planning process. These received the most votes for what needs to be done first in the community to achieve the long-term Vision of Pataskala. Additional Vision Sessions would be useful. More community input is one of the goals that was identified in this session. Visioning gathers input consolidates ideas and then prioritizes making it a productive and useful process for the community.

Key Goals Identified:

- Promote businesses for good tax base
- Community truly excited and bought into the vision
- Comprehensive plan, vision, mission statement to guide growth
- Work with current landowners to achieve open space - purchase development rights, tax incentives, conservation and conservation trusts.

Community Survey

The Mayor's Ad-hoc Comprehensive Plan Committee conducted a community survey in 1998 to help shape this Comprehensive Plan. The committee designed the survey to determine community attitudes about planning and development issues. The survey included 12 questions about various issues affecting the city, plus an open-ended question that invited comments about other issues that concerned the citizens who responded. Additionally, the survey collected demographic information about the people responding, such as their general age group, whether they owned or rented their residence, how long they had lived in Pataskala, and where (if) they worked.

APPENDIX IV: RECENT PUBLIC OPINION
(Eliminated)

APPENDIX V: PUBLIC HEARING COMMENTS

(Eliminated)

APPENDIX IV: REFERENCES

References: Licking County Subdivision Regulations; Village of Pataskala Subdivision Regulations; Licking County Comprehensive Plan; Licking County Farmland Preservation Plan; Ohio Department of Agriculture Easement Purchase Program; Licking County Auditor’s designation of properties enrolled in current agricultural use valuation and agricultural district.

April 24th Planning & Zoning Commission Public Hearing Comments

- 1) *Is Heavy Industrial needed?* Most of the Heavy Industrial area planned on the map is already zoned for this use. The reason that industrial development is suitable for this area are as follows:
- a. Road access is good and will improve with enhanced future access to Interstate 70
 - b. Rail access is available just north of this site
 - c. There are already high capacity electrical services and natural gas lines in the area

The City also needs this use in order to create a solid economic tax base.

- 2) *Why was Heavy Industrial placed next to a Permanent Agriculture Easement?* Much of the land near this area was already zoned Planned Manufacturing District (PM), for heavier industrial uses prior to the Permanent Agriculture Easement being donated by the adjacent land owner.

- 3) *What is the definition of Heavy Industrial?* Listed below are uses for the PM, Planned Manufacturing District, which is considered to be Heavy Industrial:

Permitted Uses:

Agriculture; General Warehousing (excluding biohazardous, toxic, or explosive materials); Public parks and playgrounds; Leather goods manufacturing not elsewhere classified; Sheet metal work and fabrication; Machine shops, jobbing and repair; Equipment and household appliances manufacturing; Electric lighting and wiring manufacturing; Miscellaneous electrical machinery, equipment, and supplies manufacturing; Musical instruments and parts manufacturing; Toys, amusements, sporting and athletic goods manufacturing; Pens, pencils, and other office and athletic goods manufacturing; Research and Testing Operations; Paper processing activities, such as printing, excluding paper production; All permitted uses in the M-1 District (Light Manufacturing).

Conditional Uses:

Bulk storage, provided that all outdoor storage is screened from view of neighboring properties and roads: Farm equipment, auto, or aircraft manufacturing; Wiring manufacturing; Beverage industries; Textile manufacturing; Floor covering manufacturing; Steel manufacturing; Nonferrous foundries; Recycling industries (indoor operations only); Professional or semi-professional sporting facilities; Sawmill operations; Adult entertainment facilities; Mining, processing, and storage; Airports and heliports (private and governmental); All conditional uses in the M-1 District.

- 4) *Should Mill Street be a Collector Road?* **Mill Street is designated as a Local Collector with a future right-of-way width of 72 feet. The pavement width is designated as either 3-12 foot lanes with center left turn lane or 2-12 foot lanes and 8 foot parking on one side. This specification was determined by Licking County and supported by our City Engineer.**
- 5) *Why was a scenic walkway on Refugee Road placed between a planned manufacturing area in Etna and Heavy Industrial?* **The Leisure Path/Bike Path as shown on the plan in this area is meant not as a “scenic walkway,” but as an alternate means of transportation. The entire City is so reliant on vehicular transportation that at this point other alternatives need to be reviewed for future transportation needs. Industrial park employees routinely utilize walkways, this would be seen by them as an amenity.**
- 6) *Wanted to know about formula that stated how much green space was necessary?* **Green space is calculated in a variety of ways. However, one of the reasons we have provided for future open space areas was through proximity and connectivity of existing and future green space areas. How much area was needed for Heavy Industrial use? How much area was needed for Light Industrial use? The plan does include some expansion from what is currently zoned for Industrial use, but the reason that more sites have been added in certain locations was due to the proximity of transportation and utility infrastructure. There is a 2% increase in industrial area shown on the plan, relative to the remaining land in the City.**
- 7) *Is the proximity of Etna Elementary School to our Heavy Industrial area close enough to cause this to be a “Sensitive Area” (in relation to groundwater, city wells, individual property owner wells)?* **Heavy industrial is located to the south of Refugee Road also (in Etna Township), and is much closer to Etna Elementary School than our Planned Manufacturing District. This area is zoned Planned Manufacturing District and has been zoned for this use since before the school was built.**
- 8) *Is railroad access going to be through the small tract of land across Mill Street?* **Yes, the land has already been purchased by the railroad at the time that the Planned Manufacturing District was rezoned.**
- 9) *Aren't Mill and Columbia Road going to be your major collectors?* **No, the properties zoned for PM are not allowed vehicular access to either of these roadways, only to Mink Street and Refugee Road. However, there could be the potential to access SR 310 by creating a road that would run east-west, crossing Columbia Road to ultimately access the Mink Road Site. The intent is to keep truck and heavy vehicular traffic from utilizing Mill Street and Columbia Road as their primary vehicular transportation route.**

- 10) *Thinks more growth should be allowed in the northern part of the City (beyond the Residential Growth Boundary shown on the plan). Wants the “No Growth Line” removed. The term used in the plan was “Growth Boundary”, which has now been modified to “Transitional Growth Area”. The Comprehensive Plan takes into account the growth that has already occurred along the Broad Street Corridor. Utilities will be run along this corridor first before they will be expanded to the north. It is not currently anticipated that the northern part of the City will be serviced by central sewer and water. This becomes the main constraint to encouraging any growth to the north of the Transitional Growth Area ~ neither the City, nor S.W.L.C.W.S.D. has any immediate plans to run lines into this area. However, once growth occurs to the south, there may come a time when it would be feasible to provide infrastructure further to the north. However, these utility lines should not be extended until the southern half is developed. This way you do not have issues with long extensions of utility lines to remote areas, thus creating “Spot Zoning” issues. After the plan is adopted, it will be reevaluated every five years. The northern area could change based on future plans for the Jersey Township area, at which point certain areas would need to be reconfigured. It’s simply too early to forecast any changes from the north as the extension of the 161 Bypass will not even begin until 2008.*
- 11) *Thinks that all agricultural land should be the same, whether it’s east or west of Mink Road (lot size). This is a zoning issue, and was most recently addressed at the Ballot with a vote on Issue 5.*
- 12) *Thinks that we’re trying to regulate the individual land owner’s rights in regards to how they sell their property in the future (lives on North Summit Road). The zoning map and the comprehensive future land use map are different maps used for different purposes and should not be viewed as the same map. The zoning map identifies what a specific parcel is zoned “today”. Nothing in the comprehensive plan changes the existing zoning for any parcel of land. The comprehensive plan future land use map is a map that establishes a vision of broad land use patterns over an extended period of time (this vision is reviewed every five years). The comprehensive land use map is one of many factors used by the city in considering a request submitted by an individual land owner to change the existing zoning designation for their specific parcel of land.*
- 13) *Thinks that we need to reevaluate the existing downtown area for revitalization and future economic growth (especially if the City Civic buildings are moved to another location).*
Due to the attributes of the old Village area this should be reviewed in a completely different plan and possibly include architectural standards, additional landscape

- standards, etc. **This plan would need to be endorsed by not only the City, but also the business and property owner's within the old Village area (as future applications for grants' require private cooperation).**
- 14) *Thinks the positioning of commercial, office, and industrial uses along major highways is an excellent idea.*
 - 15) *Thinks the options for potential future civic sites is a good idea.*
 - 16) *Likes the idea of promoting unique commercial growth in the old downtown area.*
 - 17) *Likes the idea of redeveloping the industrial area near Summit & Cleveland into commercial uses.*
 - 18) *Does not agree with the leisure path in the area of Conservation Residential. **The Plan is trying to create an overall comprehensive trail system that could be utilized by all residents' of the community as shared use paths (biking, rollerblading, horseback riding, skateboarding, etc.). Most of the user's classified here are currently utilizing Headley's Mill Road, a very dangerous roadway, for these types of activities. It is intended that not only could there be leisure paths along the creek, but that Conservation Easement's could also be negotiated to protect our natural creek corridors. The process for creating these Conservation Easement's and/or pathways would be voluntary, and would require compensation to the individual property owner.***
 - 19) *Thinks the area in the northwest corner of the City needs to be revised to commercial or office type uses (relative to the growth that's occurring to the north of this area). **After the plan is adopted, it will be reevaluated every five years, the northern area could change based on future plans for the Jersey Township area, at which point certain areas would need to be reconfigured. It's simply too early to determine any changes from the north as the extension of the 161 Bypass will not even begin until 2008.***
 - 20) *Doesn't agree with the designation of Undeveloped/Agriculture/Low Density. **Thinks there are a lot of existing residence's that are well below the minimum requirements. Yes, there are some properties that do not meet the minimum requirements of the existing zoning district. However, this area is currently not creating an issue for the existing infrastructure. Expanding the area to allow for an increase in these non-conforming lots would mean upgrading the existing infrastructure.***
 - 21) *Wants to know when rural residential became a low density classification? **Low Density is classified in this Plan as anything having five acres or more.***
 - 22) *Discrepancy in the text relative to Havens Corner Road on pages 61 and 64. **Pg. 63 of***

the revised text states “Summit, north of Summit Station to Havens Corner Road: This area is designated as transitional residential development. From Cleveland Road north the development should occur as medium density, transitioning to low-medium density residential and finally to agriculture/low density residential development just south of Havens Corner Road. Sewer and water services are available along Cleveland Road between Taylor and Mink. This will allow for higher density residential development to occur in this area. South of Havens Corner is recommended for agriculture/low density residential development, as there is no central sewer and water available at this time”.

- 23) *Wants election results removed from the Plan - doesn't think they are appropriate. This information is the most clear, and official, indication of the citizens of Pataskala concerning the largest fundamental land use issue within the city since the inception of the merger. The referendum results provide the clearest indication of the community's opinion on density/lot size issues within the city. The referendum results are consistent with the 1998 community visioning sessions and community survey and are important support documentation for this plan.*
- 24) *Thinks the AG area should remain the same based on voting decisions of November 2001. Unfortunately without proposing some of these areas forecasted for economic development, we will have no way to create a plan that will balance the residential growth with the commercial growth.*
- 25) *Thinks that we should plan for provisions/changes to the plan - nothing should be set in stone. The plan does provide for amendments and/or modifications based on valid land use planning will be reevaluated every 5 years.*
- 26) *Thinks that the Comprehensive Plan should be consistent with the zoning map. The zoning map and the comprehensive future land use map are different maps used for different purposes and should not be viewed as the same map. The zoning map identifies what a specific parcel is zoned “today”. Nothing in the comprehensive plan changes the existing zoning for any parcel of land. The comprehensive plan future land use map is a map that establishes a vision of broad land use patterns over an extended period of time (this vision is reviewed every five years). The comprehensive land use map is one of many factors used by the city in considering a request submitted by an individual land owner to change the existing zoning designation for their specific parcel of land.*
- 27) *Doesn't think any growth should occur (beyond what's already been approved) for the next 20 years.*
- 28) *Wants to know if we have the existing services to provide for the current resident's? Yes*

- 29) *Wants to know how many extra lots would be created by the Plan?* **None would be created. This is controlled by zoning.**
- 30) *Wants to know why utilities aren't proposed for the northern half of the city?* **The Comprehensive Plan takes into account the growth that has already occurred along the Broad Street Corridor. Utilities will be run along this corridor first before they will be expanded to the north. It is not currently anticipated that the northern part of the City will be serviced by central sewer and water. This becomes the main deterrent to encouraging any growth to the north of the Transitional Growth Area ~ neither the City, nor S.W.L.C.W.S.D. has any immediate plans to run lines into this area. However, once growth occurs to the south, there may come a time when it would be feasible to run lines further to the north. However, these infrastructure improvements should not be extended until the southern half is developed. This way the City does not have issues with long extensions of utility lines to remote areas, thus creating "Spot Zoning" issues or leap frog development.**
- 31) *Doesn't want Light Industrial on property to the north of Broad Street (next to Blanche Addition).* **Alternative land uses would be high-density Residential or Retail due to the property's proximity to Broad Street, and less than desirable vehicular access. However, retail and residential uses would create significant traffic increases in this area near the viaduct. It also makes sense to show Light Industrial as a use since the site has direct rail access.**
- 32) *Thinks the plan should be more generally consistent with or similar to the Comprehensive Plan from 1998.* **The plan continues many of the same ideas as the ones proposed by the Ad-Hoc Committed. The public process is where the plan evolves with further community involvement.**
- 33) *Wants to know why the Residential Growth Boundary area dipped, rather than following Havens Corner Road?*
- 34) *Thinks that the plan still shows too large an Agriculture area.* **Recent public opinion and surveys have indicated that preserving the rural character is a high priority within the city.**
- 35) *Thinks the plan is too specific and detailed - wants to go back to a more general plan based on the Community Survey, Visioning Exercise, Ad-Hoc Committee's Report and the O.S.U. Student studies.* **A greater degree of specificity is essential to regulating future growth.**

- 36) *Concerns stated regarding overcrowding of schools.* **Some of the growth was created by the Township's outside of the City limits (e.g. Etna, Jersey, Lima and Harrison).**
- 37) *Concerns with uncontrolled growth.* **The only way to help control growth is to have a Comprehensive Plan in place when property owners' come in to rezone their property. Otherwise, there are fewer arguments that the City can use to protect the land from developers looking to rezone parcels of land to inappropriate land uses.**

May 8th Planning & Zoning Commission Public Hearing Comments

- 1) *Would like the 100' Setback/Conservation Easement to be further defined in the Plan. Reference pg. 79 which states “Creek/River Corridors - Creek and River corridor open spaces are 200 foot-wide strips (100 feet to each side of the centerline of the creek/river) of land following the centerline of the South Fork of the Licking River, as well as the Muddy Fork Creek. This open space would remain in, or revert to, a natural state. This 200 foot total area should be maintained in its natural state with minimal vehicular and utility crossings as necessary. It would be created by a combination of development restrictions created by wetland and flood plain protection regulations, space that results from the development of abutting residential and commercial projects, and from the public acquisition of the open space. This development restriction would occur only at the time of rezoning of a property.”*
- 2) *On Page 64 - Would like it noted that there are active farms in the area. “The conservation residential category consists primarily of large lot residences, as well as some active farmland, with significant vegetation and some extremely sloped terrain.”*
- 3) *Thinks the Architectural Standards in the Agriculture/Low Density Residential Area are too restrictive (referenced Mobile Homes). The architectural standards begin to set the minimum development standard for future development that will occur within the City, and becomes a part of the “vision” for the future of the community.*
- 4) *Concerned with Leisure Path shown along the South Fork of the Licking River, and the proximity of this path to existing homes. Would this path become an eminent domain issue? This path has been removed from the plan.*
- 5) *Opposed to the Leisure Path along the South Fork of the Licking River. This path has been removed from the plan.*
- 6) *Would like to see the area designated as office along Mill Street to be reconsidered for single family residential. The area on the south side of Mill Street has been revised to include a 500 foot buffer area. This 500 foot area would only permit landscape materials, no building or pavement. The area on the west side of Columbia Road from Mill Street south to Refugee Road would also have this 500 foot buffer area requirement.*
- 7) *Wants to know why it was decided that the roadway for Mill Street should be wider than it currently is? The recommended right-of-way width for Mill Street was determined by Licking County back when it was within Lima Township. The City Engineer has not changed this designation, but simply continued it as his*

- recommendation for the future right-of-way width.**
- 8) *Doesn't agree with increasing the Industrial uses along Mill Street and Columbia Road near existing single family residences. The area along the west side of Columbia Road and south of Mill Street should have at least a 500 foot open space/buffer zone. This buffer zone will help protect the rural character of the roadway and will provide a transition to the existing agricultural and residential uses in the area. There is currently central sewer and water available to this area along Columbia, Refugee, and Hazelton-Etna Road (SR 310), that will allow for future development of this area. See pg. 61 in the text for further information relative to this area.*
- 9) *Doesn't agree with the retail area shown at the corner of Broad Street and Watkins Road. This land is already zoned for this use and has been in effect since the annexation of the Foor Farm last year.*
- 10) *Concerned with GB shown in Mill Street and Columbia Road area. He is not allowed to parcel his property into lots smaller than 1 du/10 acres. Doesn't currently have water & sewer but wonders how quickly they will become available if the property were to be developed as business? The availability of sewer and water would be determined at the time of development. The developer would then be assessed the cost to run the line to their property.*
- 11) *Concerned that the plan erodes the Agricultural/Rural character of the community. Much of the northern portion of the plan has been shown as preserving Agriculture/Low Density Residential. The plan helps preserve areas for agriculture/rural character rather than eroding it. Furthermore, the transitional growth area serves to limit growth in the northern half of the City until the southern area develops first.*
- 12) *Wants to know why the plan shows Leisure Path's along the roadways, except for along Headleys Mill, which shows it along the South Fork of the Licking River? Why not have the path along the Headleys Mill right-of-way? It could certainly be moved to the right-of-way of Headleys Mill, but would require expansion of the existing roadway as well as an area on one side for the leisure path, leading to the destruction of trees, and scenic quality of the roadway. The leisure path has now been removed from this area of the plan entirely.*

- 13) *pg. 62 - Look at removing 50% language from the text.* **It is recommended that the City preserve the most unique and sensitive portions by designating this area for agriculture and open space conservation. Primary uses should be park/open space/green space, agriculture and low-density residential. The City may also allow the size of the lot to be lowered if houses will be located and concentrated on the least sensitive and valuable areas of the parcel (with the creation of conservation or agriculture easements to preserve remaining acreage). Use of cluster or conservation developments to preserve open spaces, and natural and environmentally sensitive features should be encouraged as well as woodlands, waterways, and view sheds. This is referenced on pg. 63 of the Comprehensive Plan Text.**
- 14) *Concerned with where the water will be coming from to service all of the future sites designated for Industrial, Commercial and Business uses?* **None of these properties will be approved for these uses without sufficient water supply. There are also current plans to expand some of the existing systems in these areas to accommodate future growth. As development pressure continues, the water supply would be provided from sources that would not be permitted to impact existing water sources.**
- 15) *Thinks this plan is too much of a deviation from the old Lima Township & Old Village Comprehensive Plans - thinks we should return to these plans.* **The existing plans for Lima Township and the Old Village Area were created approximately 11 years ago and have not been updated to show development approved in that time period. This plan was developed based on parts of the Lima Twp. Plan, Old Village Plan, Ad-Hoc Committee, Visioning Exercise, Community Survey information, Licking County Planning Commission input, and the Ohio State University City & Regional Planning students plans, as well as the Planning and Zoning Commission's input.**
- 16) *Concerned with vehicular access to Columbia Road and Mill Street from the PM District.* **The PM zoning does not currently allow any vehicular access to either of these roadways.**
- 17) *Leisure Path planned for both sides of the creek along South Fork of the Licking River? How many creek crossings?* **The leisure path has been removed from this area of the plan.**

May 28th Planning & Zoning Commission Public Hearing Comments

- 1) *Wants to know why the land west of SR 310 is being proposed as Conservation Residential/10 Acre requirement when there is sewer & water available in some areas and this is a major roadway? **Conservation Residential along SR 310 is meant to be more of a preservation area relative to vegetation and topography. This area does not completely fit the overall category, but has enough natural features that it should be included. The text on pg. 63 has been modified to state “The State Route 310 corridor on the eastern edge of the Agriculture/Conservation Residential area, however, needs to be considered under slightly different criteria. There are existing plans for the Pataskala Utility Department to expand water lines along the west side of State Route 310 from the old village area north to the corporation line. The roadway infrastructure is also sufficient to handle more intense development, with the possibility of some additional widening to accommodate such uses. These characteristics create the opportunity for alternative uses for the State Route 310 corridor within this classification to accommodate some smaller commercial/business development and slightly higher residential development, although central sewer is not provided. The necessity to preserve existing natural features would still be an important part of the plan for this area, but could be accomplished through the clustering of development around these existing features”.***
- 2) *Pataskala Ridge Residents’s - doesn’t think industrial uses are appropriate next to them. Would like to see park and/or residential next to their property (to the south). **The plan has been revised to show a “mixture of uses” in this area, to include residential, commercial, and office uses.***
- 3) *Mill Street Resident - doesn’t want office & industrial uses near his residential property. **The plan has been modified in this area to residential uses on the north and south sides of Mill Street at the intersection of Mill St. and Columbia Rd. east to the Mill St. and SR 310 intersection.***
- 4) *Pataskala Ridge Resident - concerned with increased traffic on SR 310; doesn’t want SR 310 to be a commercial corridor like Rt. 256 in Pickerington. **The plan has been modified in this area to provide for a mixture of uses to include commercial, office and residential.***

- 5) *Wants to keep all of the land currently zoned as AG for farm uses only on the Comprehensive Plan. We are not eliminating AG uses by placing another type of land designation on them. As long as the existing property owners own the land and choose to farm it, then it will stay agriculture. At some point though, it will not be economically feasible to farm all of these smaller AG areas. It is at this point that we need to have some designation on the land other than AG, so that we as a community can truly guide the uses that will occur on that parcel of land. If we don't designate a use other than AG, we will have properties that are brought in for zoning changes that will be developer driven, similar to the zoning change requests we have received to date. The City cannot mandate that areas currently used as agriculture continue to only use them for agriculture in the future.*
- 6) *Thinks that the City won't need an income tax with the amount of commercial & office development proposed on the plan. The City will still need an income tax, whether we develop all of the commercial and business areas or not. The buildout is long term.*
- 7) *Wants us to look at zoning and comprehensive planning for all of the neighboring jurisdictions. The Planning and Zoning Commission has taken into consideration the Comprehensive Plans and current land uses for all neighboring jurisdictions when making land planning decisions for the City of Pataskala.*
- 8) *Add leisure path definitions/clarification to the plan. Pg. 78 now states "Leisure paths have been proposed as a part of this Comprehensive Plan to provide connections within the City to parks, schools, residential development, as well as commercial, office and industrial development. They have been shown as an alternative to vehicular transportation within the City. These paths will be located within the right-of-way and within designated developments. The leisure path should be six feet in width and shall meet the specifications as outlined in the Subdivision Regulations of the Codified Ordinances of the City of Pataskala. The proposed location of leisure paths have been shown on both the Master Land Use Plan as well as the Open Space & Leisure Path Plan".*
- 9) *Wants large map shown at the Library. The document is available for review at the City Administrative Office.*
- 10) *Wants better advertising for the Plan and Public Hearings. The City will attempt to place as many articles in the Pataskala Standard as possible over the course of this Comprehensive Plan approval process to make the public aware of future meetings.*

- 11) *Concerned with view from the viaduct to the northeast, and how it will be affected by industrial development. Thinks all that we will see looking across this area is rooftops, air vents and air conditioning units from the industrial property. On pg. 74, Architectural Standards, bullet 3, it states that “External mechanical equipment on the ground or roof top should be completely screened from all public roads and/or adjacent properties.”*
- 12) *Prime Farmland Map is incorrect. Yes, the map is incorrect. The Legend designations were reversed and will be corrected with the other amendments, before going on to Council.*
- 13) *Would road widening of Mill Street “veer” around the Permanent Agriculture Easement? The right-of-way androad, if necessary, would be widened through the Permanent Agriculture Easement just as it would be if it went through any other piece of property.*
- 14) *Concerned with open space/recreational area that is shown across the front of the Permanent Agriculture Easement. This area shows an “open space corridor” along the roadway frontage so that if any future buildings are built on this AG property (or any other property with an open space corridor along it) they will be built back at least 75 feet from the roadway, consistent with existing AG zoning requirements to preserve the rural character of the roadway.*
- 15) *Status of Morse Road development with respect to the New Albany Company Development? Staff has talked to their representative and the current thought is to keep industrial and commercial development to the north of the Bypass/Interchange. There may be some commercial development directly adjacent and to the south of the Bypass, but that will then transition to residential development. By the time the area that is owned by the New Albany Company reaches Morse Road, it will either be low density residential or some other lesser use.*

APPENDIX VI: REFERENCES

References: Licking County Subdivision Regulations; Village of Pataskala Subdivision Regulations; Licking County Comprehensive Plan; Licking County Farmland Preservation Plan; Ohio Department of Agriculture Easement Purchase Program; Licking County Auditor’s designation of properties enrolled in current agricultural use valuation and agricultural district.