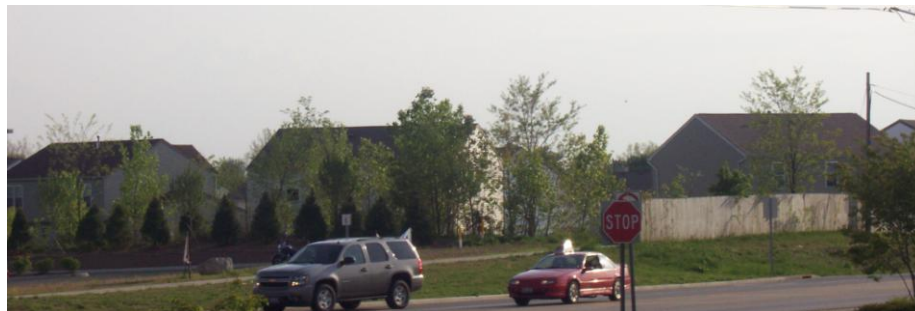


Planning and Zoning Commission Housing Study- Status Report

Motion of City Council June 16, 2008:

Fraley made a motion that Council directs the City Administrator to send the City's Housing Inventory, Development Standards and process to the Planning and Zoning Commission for their review and to make recommendations back to Council within 5 months.



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Planning and Zoning Commission Housing Study- Status Report

Introduction

City Council asked the Planning and Zoning Commission to conduct a housing study and make recommendations including but not limited to adoption of development standards for new construction in the City of Pataskala. The understanding of the assignment was that the study was to be comprehensive in nature, and provide sufficient data to document the appropriateness of applying additional development standards in the community. If recommended, the development standards would insure that new developments would protect and enhance property values for existing residents.

In this status report, the Commission has presented the data that it has been able to gather about local demographics, existing housing and yet to be completed developments in Pataskala. The Commission has given some attention to market conditions and community amenities and benefits that also affect market conditions.

The Commission has been forced to rely on approximations of information for several population and market factors. There are a number of practical difficulties with attempting to gather precise data about housing values and housing types within Pataskala at this time. Much of the detail that would be useful is only gathered during the decennial Census. The last Census was conducted in 2000, and is now eight years old. During those eight years there have been wide swings in housing development, population and household incomes in the community. The Commission has relied on a number of sources for estimated conditions in Pataskala in 2008. These include the Mid-Ohio Regional Planning Commission (MORPC), published reports of recent home sales and foreclosures from the County Auditor, various county, state and national Boards of Realtors, and the 2000 Census itself. In many cases, those sources look only at one or two data points and the material provided by each source usually does not correlate with Pataskala's City boundaries. Thus some of the information drawn upon is based on some projection of growth trends and building permits since 2008. Some is based on data that is compiled, but at the County or zip code level, and so on.

For example, housing prices vary widely according to a number of factors; age of the dwelling, numbers of rooms- especially bedrooms and bathrooms, size in square feet, size of lot – or acreage, location factors, condition of the dwelling, and more. Much of this information is tracked by the County Auditor in individual records for each parcel. However, the Auditor does not sort out this information in any way, and was unable to provide the data in a format which would permit our own analysis. Given there are an estimated 6000 parcels in Pataskala, it will take a major research effort to extract information from the over 400 pages of raw data the Auditor sent us. Therefore, it is possible to obtain information on recent average sales prices of homes, but not to be able to tell with any certainty that there are “x” number of 2 or 3 bedroom homes in specific value ranges. Information gathered by the Board of Realtors is reported at the zip code level. The weekly reports of recent home sales and foreclosures are also reported at the zip code level. When actual property addresses are available, it is possible to eliminate non-Pataskala addresses, but

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this is a time consuming process when attempting to look back over a significant period of time to gather a significant sample or do comparisons to previous years or months. And yet, there is pretty good information with regard to new home availability in the City.

The Commission undertook a subjective analysis of community values and strengths as a starting point. This analysis is presented in Appendix B. After this analysis and review of the existing data, the Commission undertook consideration of whether development standards can be of benefit to Pataskala's residents, and if so, what issues those standards might address and how. Several examples of the application of design/ architectural and other development standards in other communities were examined. The Commission determined that for many reasons it cannot make a recommendation to Council to pursue adoption of a set of design/architectural or other development standards for Pataskala at this time. The most important reasons are: 1) the belief that such major undertakings be developed with a great deal of community input and should have demonstrated strong community support. 2) The Commission has strong reservations about the City's capacity to implement such standards given its current fiscal and staffing situations. 3) The Commission has great concerns that additional layers of regulations would be regarded as "anti-business" and would serve to further inhibit additional business investment in the community. 4) The Commission wishes to turn its attention back to several priority concerns in updating the zoning code and development processes that are believed to be of more immediate concern and benefit.

The Commission is of the opinion that a well rounded community should provide a range of housing options throughout a family's "life cycle" so that residents can remain close to friends and family, and stay engaged in community life. Pataskala seems to offer that range and has a large number of additional dwelling units "in the pipeline" for which development plans have already been established. The Commission finds that there is much evidence that the quality and availability of infrastructure, parks open space and other amenities also strongly influence property values in a positive way. These can be addressed with fiscal and assertive action and policy more effectively than through additional regulatory action.

Relationship to the Comprehensive Plan

This study has attempted to update certain demographic components of the Comprehensive Plan, and expands on the Plan in terms of assessing the availability of housing and the housing market in Pataskala. Part of the charge from Council to conduct the study was to determine what, if any, development standards might be applicable to the community at this stage in its development. The quoted material shown below demonstrates the community identity held by the residents, that the community is and should remain mostly rural in nature. The Comprehensive Plan emphasized the importance of maintaining a healthy mixture, or balance, of land uses and types of growth. The Planning Commission's interpretation of the new data it has gathered is that during and since the writing of the Comprehensive Plan, the City has experienced a great deal of residential growth, and a modest level of retail growth, but that these have not been balanced with enough office and industrial growth. It might well be that in consideration of the available supply of built and planned residential units the City's primary focus should be increasing business development to offset increasing tax burdens on residents. If future focus leans toward the use of development and design standards, it may be prudent to extend development and aesthetic standards to non-residential development.

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Non-residential properties are the most visible from the major roadways and have as much or more impact on community image and property values as the residential sector.

The Pataskala Comprehensive Plan, adopted in 2006, states in the Preface (page 1) that a central consideration of the plan was “outlining a mixture of land uses that support the economic vitality and general welfare of this community...”. Later, the Background section of the Plan (page 2) lists the three future interests held in common by the residents of both jurisdictions involved in the merger, “first, most citizens...were satisfied with their community and did not want major change or expansion. Secondly, citizens enjoyed the rural nature of their living environment. Third, if changes had to occur...citizens wanted to be able to control and have a voice in the manner of such expansion.” At the conclusion of the Plan’s General Land Use Recommendations (page 77) there is acknowledgement that Pataskala will continue to experience residential growth pressures, but states that “Future land use decisions should focus on maintaining a balance between residential and commercial/industrial growth. Additionally, it is recognized that existing infrastructure are not adequate to meet projected growth patterns.”

It should be noted that on pages 64 to 76 the Comprehensive Plan (which are presented in Appendix C) sets forth recommendations for residential development guidelines in minimum architectural, landscaping, street, and open space criteria. These have not yet been codified in entirety. Before now, these guidelines may or may not have been taken into account in a formal manner when development projects have been under consideration. These are attached as Appendix B of this document.

Community Profile

Population

All recent estimates are built from the base year 2000 Census with calculated estimates projected into 2008 and 2009. These estimates are provided by the Mid Ohio Regional Planning Commission (MORPC) from analysis of building permit and other locally available data.

The City is estimated to grow to a population of 15,535 in 2009.
This equates to approximately 5,698 households (an average of 2.72 persons per household).

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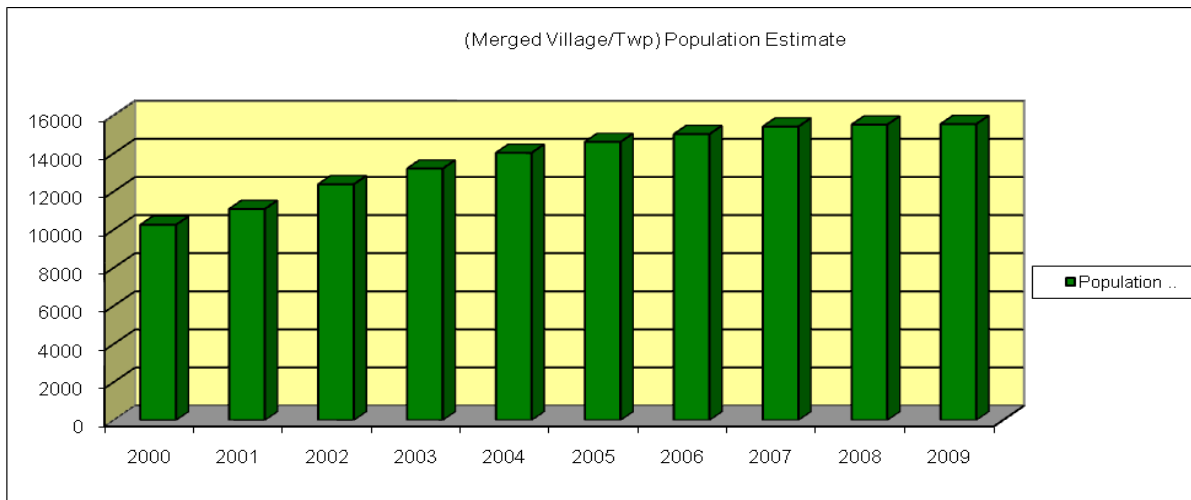


Figure 1. Population estimates since 2000 Census. Source Mid-Ohio Regional Planning Commission

After an unusual spike in population in 2002, the rate of growth of the City has continually slowed. **Over the last 4 years, the growth has averaged 402 persons per year, or approximately 155 households per year.** From 2006- present there has been a slowing down of the housing market in general in the region and across the country. However, the decrease seen between 2004 and 2006 is not so easily explained, unless it represents the leading edge of the slow-down. Until very recently many analysts were predicting that excess inventories will be absorbed and other housing market conditions will begin to rebound around mid-2009.

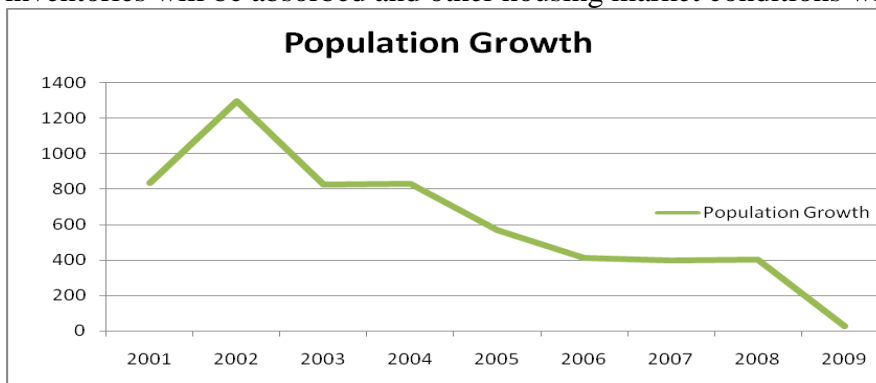


Figure 2. Population Growth 2000 to 2009. Source Mid-Ohio Regional Planning Commission

Age and Disability of Householder

In 2000, the Census found that 28.4% of all Pataskala households were headed by an individual age 55 or over, at that time. This represented 1,726 households. Of these, 475, or 27%, had incomes of less than \$30,000.

In addition, the Census indicated that 703 Pataskala residents aged 65 and over had one or more disabilities.

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Economic Factors

Similarly to the housing market, steady gains were seen in incomes in most communities in Central Ohio, including Pataskala between 2000 and 2006. Actual data at the city level has not been made available on recent income trends to indicate whether or not incomes are continuing to rise. Without more recent data it is difficult to make future projections with any degree of reliability.

Income: The estimated median household income for Pataskala in 2008 is **\$58,041**. For comparison, the median household income for the Columbus Metropolitan Statistical Area (MSA), which includes Licking County, was estimated for 2008 at \$64,400.

The 2000 Census determined that **20%** of all households in Pataskala receive Social Security. People living below the poverty line were estimated then at **5.4%** of the population

Unemployment Rate: The unemployment rate for Licking County in July of 2008 is estimated to have risen to **6.6%**. The State of Ohio unemployment rate for July 2008 was 7.4%. Ohio's was the 6th highest in the nation, and Licking County's, though less than the state average, was as high as that of the 14th highest state in the nation.

Housing Market

Housing Affordability: Affordable housing is defined as total housing costs, utilities, taxes principal and interest being no more than 30% of annual income. For the median income household in Pataskala, that is \$17,412 per year, or \$1,451 per month. Subtracting an average of \$250 per month for property taxes and insurance, and \$250 per month for utilities, that leaves approximately \$951 per month for the median household to apply toward a mortgage or rent payment. The exact market value of an affordable home will vary with interest rates on the mortgage, age of the mortgage, equity in the home, and the actual income of the household.

The community seems blessed with a wide range of housing options; small lots to farm lots; modest "starter" homes, "move-up" homes, executive scale homes; new builds and historic gems. This allows the community to benefit from the diversity of the residents it attracts, as well as making room for long established families to grow, form new households, and put down more roots. It provides a great deal of stability to a community when the youth that have been nurtured and educated there are willing and financially able to stay in that community as they begin their adult lives and families.

Apartment Vacancies: Vacancy rates for age restricted (elderly only) apartment communities in Licking County was 0.4%, compared to a statewide average of 3.9% for elderly only units.

Rental vacancy rates for all of Licking County was recently reported as 6.2% by the Licking County Board of Realtors, compared to 13.4% for Ohio and 9.8% across the U.S. The lower vacancy rates seen in the

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rental market would indicate that there is greater competition for rental units in Licking County than in other parts of Ohio, and this is *even moreso for senior housing*.

Sales Prices: *MLSlistingsonline.com indicates the median home sales price in 43062 is \$168,551. This was slightly higher than that reported for the Columbus metro area, \$166,749. The Central Ohio housing market overall has always enjoyed a slower rate of price appreciation than seen in high growth areas of the country, such as the coasts, Pacific Northwest and the southeast. Between 2000 and 2005, homes appreciated at the rate of approximately 4% per year. However, the average sale price in the Columbus metro area declined by 4.8% from January through August in 2008 from \$175,120 to \$166,749. Because home sales have a very seasonal component, the Columbus Board of Realtors showed that “same month sales” for August of 2007 compared to August of 2008, showed price declines of 1.5%, from \$178,370 in August of 2007 to \$175,632 in August of 2008.*

Columbus Area Home Sales

August	2007	2008	Change
Homes sold	2,529	2,166	↓ 14.4%
Average Sale Price	\$178,370	\$175,632	↓ 1.5%
Days on Market	104	113	↑ 8.9%
January through August	2007	2008	
Homes sold	17,518	15,131	↓ 13.6%
Average Sale Price	\$175,120	\$166,749	↓ 4.0%
Days on Market	108	118	↑ 9.3%

Although such data is not available at the Pataskala level, as part of the Central Ohio region, we can deduce that the city has been similarly affected by these trends.

Housing Inventories:

The Board of Realtors also observes that with the troubled market, flooded by foreclosures, fewer people are attempting to sell their homes or make voluntary moves. Listings in central Ohio at the end of August, 2008 are 14.2% lower (17,000) than the same time last year. Grim as these statistics may seem, they are not quite as bad as those seen at the statewide or national levels. Nationally the inventory of unsold homes represents a 10 month supply at the current sales pace.

The City Code Enforcement Officer conducted a “windshield” count of existing homes for sale throughout Pataskala during a two day period (August 25 and 26, 2008). This survey found a total of **122 existing homes for sale:** 111 in newer subdivisions, and 11 from throughout the rest of the City.

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In Pataskala, housing inventory is also impacted by subdivisions that were started and not completely sold, as well as phases that were platted or zoned but had never broken ground. Of the major builders in Pataskala, Beazer Homes has left the Ohio market, and Maronda Homes and Dominion Homes are rumored to be seeking buyers for their excess property here.

We have estimated that there are **331** vacant/ ready-to-build lots (in subdivision phases that already have the infrastructure constructed) as seen below. This is equivalent to a five (5) year supply at our current new build rate of about 4 per month, but only $\frac{3}{4}$ year supply at the growth rate of the early 2000's.

25	Barrington Ridge
30	Hazelwood
29	Ravines at Hazelwood
59	Taylor Glen
16	Sugar Mill
2	Kyle Moore
27	Falling Leaf
20	Bright Waters
40	Settlement
4	Homestead of the Border Place
5	Estates at Havens Corner
19	Highland Estates
12	Foor Farms (Condos)
4	Jefferson Meadows (Condos)
39	Woods at Taylor Estates
*	The Appendix contains subdivisions platted since approximately the 1970's

It is also evident that the community already has a great supply of property that has gone through a major portion of the development approval process, which could be readily developed with the right market conditions. The City has approved plans or platted lots that have not yet started construction as shown below. At the four year average absorption rate, these could provide space for eleven (11) years of growth.

1,545	Single Family	40% of those platted
68	Condominiums +	
70	Apartment Units	8.5% of those platted
24	Elderly Housing	100% of those platted

Additional properties have been zoned for housing but no plans have been submitted. These provide another four (4) years worth of building capacity. These include:

255	Assisted Living
334	Condominiums
172	Acres zoned for Apartment or Assisted Living

It should also be noted that the number of approved units yet to be built represents a spectrum of modern housing choices including, condominiums, apartments, and assisted living in addition to traditional single family dwellings. This range provides for the needs of "empty nesters", those who need low maintenance options, the elderly and handicapped, as well as new households.

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One condominium builder in the local market, EPCON, has studied the empty nester market and determined that there is a strong demand for a “free standing” (no shared walls) condominium product in the local market. As this requires rather small lots for maintenance efficiencies, there is not a section in the Pataskala Zoning Code that allows the construction of this type of unit.

Extent of the Housing Slowdown:

In Pataskala itself, we know that new construction building permits fell from 169 in 2005 to 116 in 2006, 63 in 2007 and so far in 2008 only 25. Consequently we have seen the exit of Beazer Homes from the Ohio market entirely. The balance of their property in the Settlement has been recently acquired by Fischer Homes, a small builder from the Cincinnati area. The remaining lots in Taylor Glen have been purchased by Ryan Homes, a national builder that is re-entering central Ohio. We have indications that Dominion Homes is also actively seeking a buyer for their property known as Green’s Landing and the balance of Hazelwood’s undeveloped phases. Reports in *The Columbus Dispatch* indicate that sales of condominium units have slowed even more than single family units. Realtors report that buyers, in response to the slowed market, are aggressively seeking significant discounts from asking prices. The market is being impacted by a number of forces: the flood of foreclosed homes entering the market, the resulting tightening of credit makes it harder to obtain mortgages, even with good credit, and buyers, now fully aware that this is a market in their favor are more aggressively pushing for steep discounts in price.

Although actual sales prices are in decline, the County Auditor is not yet systematically revaluing properties, though homeowners may request a review of their valuation. Should systematic devaluation of properties on the auditors records occur, there will be impact on property tax collections accruing to the City and schools, the Fire District, and other agencies that are dependent on the property tax.

Impact of Foreclosures:

From January 1, 2008 to June 30, 2008 (the most recent update available) there were 59 foreclosures to proceed to Sheriff’s auction in the City of Pataskala. These may include both developed and undeveloped properties and may include commercial and residential properties. In late August, RealtyTrac.com listed for the 43062 zip code (includes more than just the City), 119 bank owned properties, 2 pre-foreclosure properties, 12 at auction, and 11 resale properties. The Licking County Save Our Homes Taskforce released a compilation of Licking County foreclosures from January through November 2007, showing a total of 1088 foreclosures during that time period, which was broken out by the lenders filing the action. The Task pForce estimates that Property in Pataskala accounts for as many as **10%** of these actions.

The Auditor’s valuation of these 2007 foreclosed properties (in 43062) ranges from \$ 3,300 to \$ 761,300.

- The Total Valuation = \$9,334,800
- The Median Value = \$ 145,900
- The Average Value = \$ 158,217

Assessed Valuation = \$3,267,180

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Pataskala's Effective Tax Rate = \$ 57.61/ \$1000 in Southwest Licking School District
Full Rate is \$67.52 per \$1000), and,

\$ 63.18 per \$1000 in Licking Heights School District
(Full rate is \$76.87 per \$1000)

Impact on Approximate Annual Yield in City Taxes @ 13% = \$24,460 to \$26,830

- This represents taxes that may be delayed in collection and distribution to the City
-
- *The above information is taken from a database published by The Newark Advocate showing Licking County foreclosures. This database lists foreclosure cases filed in Licking County Common Pleas Court. There most likely are more cases still pending and the foreclosure action may or may not have yet occurred. Market values are current as of the June 2008 County Auditor's property records. This report is cumulative from January 1, 2008. Some properties are known to have resold by now, but the number of resales has not been systematically tracked by our office.*
 - *Agricultural land is taxed at the same rate as residential unless the assessed value is lowered due to CAUV designation, which affects a large portion of our acreage.*
 - *Commercial and industrial tax rates are the same as residential, but generally the valuations are much higher, so the yield per acre is higher.*
-

Factors Affecting a Home Purchase Decision:

The housing market is definitely affected by the laws of supply and demand. The discussion to this point has addressed the supply side of the equation, and sales data is one indication of demand. Demand for a housing product is also affected by the supply of the desired type of dwelling and the desired location. We are familiar with the old saying in real estate that the three most important factors in a home sale are, "location, location and location."

A home purchase decision is a highly individual choice. For as many potential homebuyers as might be in a market, the "perfect" home that each would find is a culmination of many factors. Among those factors are, the quality of the schools, the availability of parks and open space, the size, features and cost of the dwelling itself, the surroundings of the home, community safety, and location. Even location has different dimensions for different households; it could be the degree of proximity to friends, family, church, employment, schools, community features and amenities like shopping, parks, freeway access and so on. Without question, the supply of land and homes also has an impact on home prices. A desirable but "built out" community will tend to have higher prices than an equivalent community that still has the space available to construct more. Some locations and communities may have nearly identical housing, schools and access, yet vary a great deal in the price of homes between those communities simply due to the image of quality that one may have over another.

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Supply: Pataskala's residents enjoy ample access to an affordable range of housing. Even before the market slow down, Pataskala had approved a respectable number of housing units in its planned growth areas. Large tracts of open land already have appropriate zoning to subdivide for more housing. This ample supply reduced competition for available housing and helped to keep prices low.

Housing Types: Pataskala offers a range of life styles in the arena of single family living; ranging from very large lots, to typical suburban lots, to historical village settings. There have been constructed an acceptable supply of apartments and duplexes for rental purposes. Condominium living has been a little slower getting started here. One notable dwelling type missing from the community are the loft style dwellings carved out of old warehouses and mills which are now popular with young people and some active senior citizens.

Schools: Pataskala is served by two different suburban school districts that are well regarded by the general public.

The Great Migration: In the late 1970's a Federal Court Order to Columbus City Schools to bus children out of their neighborhoods to other schools created a tidal wave of emigrants out of the Columbus City School System. Those unwilling or unable to turn to private school educations looked to the relatively low cost suburban towns and villages as more desirable places to live. The central Ohio highway system at the time provided easy access back to the employment centers in Columbus. The homebuilding industry responded with lots of new housing for the new transplants from Columbus. The region also experienced natural population growth as birth rates increased and others sought employment opportunities in the relatively stable and growing economy of central Ohio.

There is one theory that by the end of the twentieth century, the school system as driver for migration to the suburbs was beginning to play itself out. Nearly all those who had the means or desire to leave for the suburbs had already done so. However, in the meantime, the home consumer had come to expect it as a norm that a family would regularly "move up" to larger homes with more conveniences and to value less the stability and roots of the "old" neighborhood. The homebuilding industry gladly indulged this demand for "new".

Now Ohio is faced with statewide net job loss, though the jobs impact is still less in central Ohio than other areas. However, the availability of jobs is not a very strong driver of growth in the area, and is certainly not a strong factor in Pataskala. The demand to leave inner-city schools has been mostly satisfied and there is a recent trend for young families and college graduates to gravitate to a more urban and urbane way of life than found in the suburbs in which they grew up. Nevertheless, MORPC continues to project significant growth in central Ohio over the next 30 years and the suburban communities are expected to continue to share in that growth. Their projections appear to be based more on past growth rates and perhaps an assessment that Central Ohio will see an influx of residents from other parts of the State, looking for what opportunities exist for job growth here.

Parks and Open Space: Various community amenities factor into a home buying decision. Parks and permanent open space are features that are highly prized across the many niches of homebuyers: the

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younger, the “creative”, the environmentally conscious, families, active elders, those who grew up in urban areas and those who grew up on farms.

There have been several studies showing that access to parks, recreation and passive open space has a positive effect on home values. The Royal Institute of Chartered Surveyors published a paper titled, “Urban parks, open space and residential property values”, July 2007, that drew on data from both the United Kingdom and the United States. The article concludes that “...open space is an amenity, and as such, has positive influence on property values...” and “...all forms of recreational open space had a statistically significant influence...”. They further found that higher quality open spaces led to higher property values, but that the effect was limited to parks and open space within one-quarter mile of the home; and that permanently preserved open space conveyed a higher value than developable land. A 1998 study by Cheshire and Sheppard concluded that demand for open space rises with income.

Brooke Warrick, principal of San Francisco-based American LIVES, Inc., says there is definitely a market for communities that incorporate conservation development. "Other conservation-sensitive communities in which we have been involved are successful because they tend to attract what we call cultural creative residents, who are characterized by a focus on environmental responsibility and community participation," he says. From “Real Estate: The Benefits of Conservation Development”, by Christine Rombouts, June 2006, www.Buildernewsmag.com.

Recreation programs are important to active Americans today as well. As our society does tend to be more mobile than in the past, recreational programs provide an important avenue for not only physical activity and relaxation, but opportunities for social interaction and mental stimulation. Busy families appreciate recreation programs for the opportunity to engage with each other and their neighbors in an active social setting. This helps to involve newcomers in the community while providing the important health and relaxation benefits that accrue from play and engagement with nature.

This said, sometimes newcomers come to a largely undeveloped community like Pataskala, somehow expecting that expanses of farm fields, wood lots and riparian corridors they see are somehow part of the publicly provided open space that attracted them to the community. Since much of the land is often not held publicly, the property owner may have every reasonable expectation that at sometime in the future, the land will be developed in some way. In fact the community may even have long standing plans that will direct development into certain parts of the community. This creates conflict as those who have come to “adopt” land belonging to others as part of the public open space protest efforts to develop. But this again demonstrates the great value that the general public places on the experience, no matter how passive, of open and green spaces.

The National Parks and Recreation Association provides guidelines on the ideal amounts of passive and active open space based upon the size of a population. A well rounded community will have easy access to the spectrum of parks and open space configurations. Such space can be provided in a number of ways in addition to outright public ownership.

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Infrastructure: Homebuyers value locations with sound and adequate infrastructure: whether a safe easy route to work and school, roads that are well maintained- free of pot holes and clear of snow and ice in the winter, adequate water for daily life, dependable safety forces with great response time, friendly and easily accessible city government, free from flooding after most rain events. These are things that if not obvious may not be taken into account in a home search- unless one has had an unfortunate event in the past. However, when those factors are readily visible, even if only on the day the buyer happened to visit; or when a community's image to outsiders is one of having poor or great services, there will be a great deal of impact on a buyer's decision of where they might want to live. If a negative image exists because of inadequate infrastructure, the marketability and value of property can be greatly diminished.

Aesthetics: There are certain touches that seem to create and enhance the image of some communities. Touches that create a value-added; that create an experience of being someplace special; in a place that is readily identifiable; that is both comfortable and stimulating; that can make someone feel automatically part of "something bigger than themselves"; or safe and protected; that opens up channels of creativity; or simply a feeling that for this special place is "home".

These touches reflect what some may dismiss as aesthetics, as somehow nice but only if we can "afford it". They might be features like public art, statuary or murals, or just having a great gallery, an arts community or possession of works that are significant to the community. They may come from structural features in both private or public spaces, like amphitheaters, gazebos, fountains, fences and walls, plazas and so on. They may be a result of a collection of sidewalk cafes, farmer's markets or regular community events. A community can galvanize around regular street oriented activities in town centers that encourage milling around and socializing or around larger highly orchestrated events like those of the Lancaster Music Festival or the Chautauqua Festival.

The intangible may simply be a higher level of artistry and craftsmanship sometimes found in historic buildings or in the construction of everyday infrastructure; decorative lamp posts and street furniture instead of ODOT cobra-heads; laid stone, landscaping and walking paths around a retention pond instead of formed concrete headwalls and grass; renovated barns or new ones that mimic historic barn styles instead of metal sided, blank walled, pole buildings; in the styling of a bridge or a bus platform.

Humans need access to beauty and good design in much the way they need to express themselves through the arts and to connect with nature. A community that makes aesthetics a priority is more highly valued by a home purchaser, and commands higher prices for the same home product in another location.

Design Standards:

Some communities attempt to elevate the aesthetic level and quality of their housing stock by adopting design standards. In the case of historic areas, design standards may be necessary to preserve the historic ambiance of certain districts. In cases where a community has suffered extremely poor design, the adoption of standards, both for commercial and residential, to establish certain minimums may be highly attractive,

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and in some cases highly effective in establishing a theme or identity to a community that does not otherwise have one.

Still design standards are tricky as they can create designing down to the minimum standard, which leads to no effort at creativity and nothing special being created. Design standards that only serve to increase the cost of a home, and does not produce functional enhancements, may have a few special drawbacks:

-
- “Pricing out” young families and single person households.
 - Creation of too much of the same type of product- that may not be desirable to the public, ultimately dragging values down
 - Driving away new development if builders perceive they cannot sell a higher cost product in a particular location. Builders will look for a more marketable community; that is where the other amenities reinforce the value of the higher cost housing product to the buyer.
-

Use of Design/ Architectural/ Development Standards in Other Communities:

The Commission examined the use of Design/Architectural standards in several communities listed below, and found that the application of standards varied in several ways. Here the term “design standards” tends to apply to exterior features of new development. These are usually enforced as an additional set of standards that are part of plan review during the normal site development process. In some communities these also apply to new room additions and/ or rebuilds after major damage and would be implemented by the local building/zoning office.

The term “architectural review” relates to a set of specific standards or general guidelines applied usually to a district having historic or thematic significance to the community. These are only applied when changes are made to the exterior of the structures. In some communities maintenance activities are expressly exempted, but in others, even painting might trigger review as to color choices. These are usually enforced by a hearing in front of a special “architectural review board” (ARB) that approves or disapproves an applicant’s plans.

Although the Pataskala Planning Commission could see the value of special regulations in historic districts, citing such success stories as German Village in Columbus, it had grave concerns about adopting any such standards that might apply toward existing structures, or that would be so restrictive as to apply to color choices. Several members have had unfortunate, first-hand experience with development delays and frustrations caused when an ARB exercised its power in an arbitrary manner, and sometimes seemingly without accountability to community planning procedures or the local council.

Even with regard to new developments, members of the Planning Commission felt that development texts and deed restrictions could be adequately negotiated and enforced as appropriate to each proposal, rather than trying to develop a blanket set of standards for all new development. They felt that leaving the specifics open would allow for greater freedom and creativity, and not lock the community into a set of standards that would become outdated over time. They also felt it would be important to lock in a definition

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for “new” development, addressing not only room additions or reconstruction, but also the status of existing structures with no permits on record, which are usually treated as “new”.

There was also the opinion that design standards, if adopted at all, should be used as an overlay in designated areas, rather than as the rule for all cases.

Village of Obetz	Residential and Commercial Design Standards for all new development
City of Pickerington	Commercial Design Standards – outline landscaping, parking lot, signage- but very similar in scope to those already in use in Pataskala
City of Grove City	Architectural Review in Historic District / Design Standards for new residential development
City of Mason	Architectural Review in Downtown Overlay District
City of Dublin	Architectural Review in Historic District/ Design Standards for new development
Geauga County	Model Design Standards for Townships to use
Ohio Downtown Manual	Model Design Standards for historic downtown districts
Ohio Historic Society	Preservation Briefs on construction techniques to preserve historic buildings
Pataskala Comprehensive Plan	Recommended Design Standards for new residential development

Conclusions:

Planning and Zoning Commission was charged by Council with studying Pataskala’s housing market, development standards and processes. Based upon the analysis of housing, and a general discussion of the many factors that affect home values, and an examination of sample standards in other communities, the Planning and Zoning Commission makes the following recommendations:

- Due to the lack of new development proposals for the foreseeable future, additional standards are not warranted at this time.
- The City should maximize the results achievable using the flexibility of development texts and deed restrictions in new developments.
- The Planning and Zoning Commission should return its focus to completing other workshop items on its agenda. In that process, the Commission will continue to consider whether current zoning and subdivision regulations support or hinder community goals as stated in the Comprehensive Plan.
- The City should focus to the extent that it can on improving infrastructure, public safety, parks and open space and other amenities that influence property values in a positive way. The recommendations of the Ad Hoc Committee on Revitalization is expected to provide significant input to prioritizing such projects.

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- To achieve a better balance of land uses, the City should prioritize stimulating expansion and growth in the office, service, manufacturing and other employment generating sectors rather than further residential growth when fiscal and infrastructure conditions permit new development in the City.
 - Although the Planning Commission does not recommend further design standards at this time, if the City ultimately wants to consider them, Council should take the lead in soliciting extensive community engagement and input.
 - Any additional standards should focus on materials and architectural features, but not colors
 - Any additional standards should not address existing homes and businesses unless agreed to by those affected in a special district
 - Any application of standards should address both new business and new residential, not only one or the other.
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Appendix A: Subdivision List

Name of Subdivision	# of Lots/Units	Zoning Approval	Remaining Lots/Units
1) Amhurst Village	75 lots	Under Old Village	0
2) Barrington Ridge	179 lots	Under Old Village	25 lots
3) Bright Waters	227 lots	Under Old Village	20 lots
4) Broadview Crossing	101 lots	Under Old Village	0
5) Brooksedge (15 lots are open space)	536 lots	Lima & 12/21/1998	0 lots
6) Catalina Club Apartments	360 units	12/4/2000	204 units
7) Emswiler Property/SR 310	50 lots/255 units	8/18/2003	255 a.l./230 units
8) Estates at Havens Corner	14 lots	no rezoning (5 ac.)	5 lots
9) Falling Leaf	41 lots	platted 12/9/2004	27 lots
10) Glenbrooke	133 lots	12/16/1996	0
11) Greens Landing	334 lots/108 units	6/21/1999	327 lots/86 units
12) Hazelton Crossing	459 units		459 units
13) Hazelwood	339 lots	Old Vill. & 11/15/1999	30 lots
14) Hazelwood North	239 lots	Under Old Village	230 lots
15) Highland Estates	28 lots	Under Lima Twp.	19 lots
16) Jefferson Meadows Condos	156 units	2/5/2001 (annex.)	4 units
17) Kyle More	42 lots	no rezoning (2 ac.)	2 lots
18) Legacy Estates	228 lots	12/4/2000	198 lots
19) Pataskala Ridge	128 lots	7/15/1996	0
20) Pataskala Village Square	20 lots	Under Old Village	2 lots
21) Ravines at Hazelwood	102 lots	Under Old Village	29 lots
22) Sugar Mill	70 lots/24 a.l.	3/18/2002	16 lots + Phase 2/24 a.l.
23) Summit Ridge Heights	26 lots	Under Lima Twp.	0
24) Summit Ridge Manuf. Park	222 lots	Under Lima Twp.	City doesn't review
25) Taylor Estates	34 lots	12/16/1996	0
26) Taylor Glen	214 lots	3/15/1999	59 lots
27) The Homestead of Border Place	318 lots	Under Lima Twp.	204 lots
28) The Settlement at Pataskala	192 lots	Under Old Village	40 lots+ section 3
29) The Woods at Taylor Estates	108 units	12/16/1996	39

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30)	Village Gate Apartments	200 units	Lima & 10/16/2000	70 units
31)	Villas at Foor Farms	104 units		60 units
32)	Villas at Hazelwood Condos	36 units	Old Vill. & 11/15/1999	0
33)	Southgate (Not yet platted)	276 units	4/4/2007	276 units
Total Single Family Lots		3,892 lots	Total Lots Remaining	1,564 (40%)

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**Appendix B: Planning and Zoning Commission Housing Workshop – Strengths and Weaknesses Analysis
August 8, 2008**

What are the Strengths of the housing stock / market in Pataskala?

1. Much is new / less than 10 years old
2. Diverse types of housing are available
3. The architecture of historic buildings
4. It seems like households tend to stay here when they can
 - a. Should try to measure the longevity of tenure
5. Many regard Pataskala as a bedroom-community (i.e. work elsewhere)
6. Good supply of new “starter” homes
7. Proximity to Columbus (the attractions, jobs and goods and services are easy to obtain)
8. Good highway network
 - a. Gas prices- how will they affect commuters who live here- will they move? Adopt new transit modes? Or will services move out to where we live?
9. Not overpopulated
10. Lots of open spaces
 - a. Partly more public space as a result of set asides in newer subdivisions
 - b. It will be a challenge to keep sufficient open space if growth increases
 - c. Do we, or don't we have provisions for cluster housing in code?
11. Quiet community
12. Good place to raise a family
 - a. Good schools
13. Good fire department
14. Houses are affordable
15. Low taxes

What are the challenges to housing or the housing market in Pataskala?

1. Inadequate services
 - a. Police department struggling with adequate staffing
 - b. Failing infrastructure
2. Inability to expand utility services
 - a. Lack of reserve capacity
 - b. SWLWSD- their fees are costly to residents
 - c. Very wide-spread population: would be costly to run lines to develop in many parts of the City
3. Lack of property maintenance
4. Foreclosures- maintenance and drag on property values

What Opportunities do we have to address these challenges?

1. Could change or influence the market with increased job opportunities locally
2. Have a supply of large parcels available that have good locations for wells
 - a. Unsure of the capacity of the ground water to support increased population
3. The community seems poised for transition

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Appendix C: Pages 67-76 Comprehensive Plan

RECOMMENDED DEVELOPMENT PATTERNS BY TYPE

PROMOTE SOUND LAND USE PLANNING

Sound land use planning involves the designation of land for various uses based on considerations such as access, surrounding land uses, land capability, and the availability of utilities.

CONSERVATION RESIDENTIAL

The conservation residential category consists primarily of large lot residences with significant vegetation and some extremely sloped terrain, as well as some farmland. The construction of large lot rural residences is expected to occur at a density of one dwelling unit for every ten acres. These densities are recommended where:

- The distance from existing or proposed utility facilities makes this area unlikely to be served by central sewer and water during the next 10 years.
- The roads are not of a quality sufficient to support intense development.
- The existing topography and significant natural features/vegetation make it impossible to farm.

Conservation Residential Standards

Density:

- One dwelling unit per ten acres.

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco, hardiplank or high quality vinyl siding to a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.
- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Landscaping:

- Existing vegetation: Reasonable and good faith efforts should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

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

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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.

UNDEVELOPED/AGRICULTURE/LOW DENSITY RESIDENTIAL

The undeveloped/agriculture/low density residential category consists primarily of large lot residences, as well as some active farmland, with significant vegetation. The construction of farm houses and residences on other large lots, when it occurs, will be at a density of no more than one dwelling unit for every ten acres or less, depending on the underlying zoning (currently 10, 5, or 2 acre minimum). These densities are recommended where:

- The distance from existing or proposed utility facilities makes this area unlikely to be served by central sewer and water during the next 10 years.
- The roads are not of a quality sufficient to support intense development.
- There are active farms in the area.

Low Density Residential Standards

Density:

- No more than one dwelling unit for every ten acres or less, depending on the underlying zoning (currently 10, 5, 2 acre minimum).

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco, hardiplank or high quality vinyl siding to a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.
- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Landscaping:

- Existing vegetation: Reasonable and good faith efforts should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

LOW-MEDIUM DENSITY RESIDENTIAL

Low-medium density residential land use includes single-family dwellings at a density no higher than one dwelling unit per two acres.

Areas suitable for low-medium density residential land use are discussed below. In general, these areas were selected because of:

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- The need to create a buffer area between the medium density residential uses and the low density residential/agricultural uses.
- The roads are not of a quality sufficient to support intense development.

Low-Medium Density Residential Standards

Density:

- One dwelling unit per two acres.

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco, hardiplank or high quality vinyl siding to a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.
- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Landscaping:

- Existing vegetation: Reasonable and good faith efforts should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

MEDIUM DENSITY RESIDENTIAL

Medium density residential land use includes single-family dwellings at a density no higher than 20,000 square feet/lot. An exception to this density is permitted in Old Pataskala to enable in-fill development of vacant land at a density consistent with surrounding areas. Central water and sewer needs to be available for the areas recommended for medium density residential land use.

Areas suitable for additional medium density residential land use are discussed below. Full development of all these areas is not expected during the 10 year planning period. The areas are shown for residential land use, however, because that is the most logical use. In general, these areas were selected because of:

- Their proximity to other medium density residential development.
- Their proximity to existing and proposed village utility lines.
- The potential to concentrate development, increasing the number of potential central water and sewer users, and decreasing overall service costs.
- The potential to tie into existing or proposed stub streets and improve circulation and access.
- The need to minimize potential physical problems such as flood plains and steep terrain.
- Their separation from predominantly industrial or commercial uses.

Medium Density Residential Standards

Density:

- Density no higher than 20,000 square feet/lot.

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco,

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- hardiplank or high quality vinyl siding to a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.
- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Building Orientation:

- Single family homes should front on the primary street.
- Homes should not back onto public rights-of-way or roadways.

Internal Streets/Parking:

- Two-way collector streets with 60' rights-of-way, and two-way streets with 50' right-of-way and on-street parking is discouraged.
- Sidewalks are encouraged along all streets for lots that have less than 100 feet of frontage. These sidewalks should be set back 8 feet from the curb.
- Sidewalk or leisure path connections shall be required along the primary road frontage as designated on the Open Space and Leisure Path Plan.

Landscaping:

- Street trees should be planted along all roadways 2 feet outside of the right-of-way and be spaced 30 feet apart.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

Open Space:

- Existing natural features should be incorporated into the overall design and layout of the development. Development should occur at the edge of woods, rather than encroaching into the woods. Existing hedge rows should be preserved and incorporated into the overall design of the development.
- Existing roadways should maintain a seventy-five (75) foot building and pavement setback from the right-of-way to preserve the rural character of the area.
- There should be a minimum of 20% common open space within a straight zoning development. There shall be a minimum of 25% common open space within a Planned Development District. Common open space shall be defined as land that is accessible to all resident's of the subdivision for either active or passive recreation. No more than 1/10th of the open space requirement may be comprised of acreage associated with setbacks.
- Neighborhood parks are strongly encouraged and should be located within a 1/4 mile (approximately 1,320 lineal feet) of all single-family homes. These parks should range in size from one to ten acres. At the time of rezoning it should be determined whether these parks will be the maintenance responsibility of the Homeowner's Association, or be maintained by the City.

HIGH-DENSITY RESIDENTIAL

High-density residential land use includes single-family structures at a net density of no higher than three dwelling units per acre. High-density residential land use shall be permitted only when served by central water and sewer.

High-Density Residential Standards:

Density:

- Maximum of three dwelling units per acre.

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco, hardiplank or high quality vinyl siding with a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.

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- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Building Orientation:

- Single family homes should front on the primary street.
- Homes should not back onto public rights-of-way or roadways.

Internal Streets/Parking:

- Two-way collector streets with 60' rights-of-way, and two-way streets with 50' right-of-way and on-street parking is discouraged.
- Parking areas for multi-family residential should be located behind buildings. Any parking areas should be well screened from public rights-of-way through the use of setbacks and landscape materials.
- Sidewalks are encouraged along all streets for lots that have less than 100 feet of frontage. These sidewalks should be set back 8 feet from the curb.
- Sidewalk or leisure path connections shall be required along the primary road frontage as designated on the Master Pedestrian Circulation Plan.

Landscaping:

- Street trees should be planted along all roadways 2 feet outside of the right-of-way and be spaced 30 feet apart.
- The preservation of existing tree stands and hedgerows on a site may be used to offset landscape code requirements.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

Open Space:

- Existing natural features should be incorporated into the overall design and layout of the development. Development should occur at the edge of woods, rather than encroaching into the woods. Existing hedge rows should be preserved and incorporated into the overall design of the development.
- Existing roadways should maintain a seventy-five (75) foot building and pavement setback from the right-of-way to preserve the rural character of the area.
- There should be a minimum of 20% common open space within a straight zoning development. There shall be a minimum of 25% common open space within a Planned Development District. Common open space shall be defined as land that is accessible to all resident's of the subdivision for either active or passive recreation. No more than 1/10th of the open space requirement may be comprised of acreage associated with setbacks.
- Neighborhood parks are strongly encouraged and should be located within a 1/4 mile (approximately 1,320 lineal feet) of all single-family homes. These parks should range in size from one to ten acres. At the time of rezoning it should be determined whether these parks will be the maintenance responsibility of the Homeowner's Association, or be maintained by the City.

CLUSTER

The cluster development category is another classification that may be utilized in areas where existing natural features occur. These smaller lots or parcels are grouped together, preserving larger areas of common open space for the enjoyment of all the subdivision's residents. This type of development can help

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to maintain the rural character of the community while allowing land to be developed. Cluster development is recommended wherever:

- There are substantial existing natural features, sensitive areas, or historical structures
- Central sewer and water is available to the site

Cluster Development Standards

Density:

- The overall project may not exceed the density allowed by the base zone. In calculating the density, the area of the whole subdivision is included, except for public or private streets.

Architecture:

- Building materials should be natural in appearance, such as stone, wood, brick, stucco, hardiplank, and high quality vinyl siding with a nominal thickness of 0.042" or greater.
- A minimum of at least 30% of the front facade for all homes shall have either stone, wood, or brick.
- Home plans with side loaded or rear loaded garages are strongly encouraged.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 4:12 pitch.

Building Orientation:

- Single family homes should front on the primary street.
- Homes should not back onto public rights-of-way or roadways.

Internal Streets/Parking:

- Two-ways streets with a 50' right-of-way and no on-street parking is discouraged.
- Sidewalks are encouraged along all streets for lots that have less than 100 feet of frontage. These sidewalks should be set back 8 feet from the curb.

Landscaping:

- Street trees should be planted along all roadways 2 feet outside of the right-of-way and be spaced 30 feet apart.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

Open Space:

- Existing natural features should be incorporated into the overall design and layout of the development. Development should occur at the edge of woods, rather than encroaching into the woods. Existing hedge rows should be preserved and incorporated into the overall design of the development.
- Existing roadways should maintain a seventy-five (75) foot building and pavement setback from the right-of-way to preserve the rural character of the area.
- There should be a minimum of 40% common open space within the development. Common open space shall be defined as land that is accessible to all resident's of the subdivision for either active or passive recreation. Common open space shall not include retention or detention areas, and the setback areas shall only count towards 10% of the overall calculation.

OFFICE

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Office development in the planning area is expected to occur along major thoroughfares primarily State Route 16, Mink Street and State Route 310. Low-intensity office land uses are also suitable for the old downtown business district.

Office Standards:

Density:

- 10,000 square feet per acre. Density may be increased to 12,000 square feet per acre with strict conformance to development standards.

Architecture:

- Buildings should be designed with the same caliber of finish on all sides. Accessory structures or buildings should be of similar design, construction and materials.
- Building materials should be natural in appearance, such as stone, wood, brick, stucco and hardiplank.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 6:12 pitch.

Building Orientation:

- Buildings should be sited with the most predominant building facade parallel to the primary street.

Internal Streets/Parking:

- The majority of the parking should be located behind the main building. Minimal visitor parking or drop-off parking may be provided in front of the buildings.
- Parking areas should be screened from the view of public roadways with landscape materials or walls to a height of 4 feet.
- There should be areas for bicycle parking located close to the front of the building to promote an alternative to vehicular transportation.
- The expanse of the parking lot should be minimized through the use of treed landscape islands. These islands should account for no less than 5% of the total parking area.

Landscaping:

- Street trees should be spaced at 30 feet apart, and line the interior private drives.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

Open Space:

- Campus-like office settings, with buildings massed around a central green and clearly defined pedestrian connections, are strongly encouraged.

COMMERCIAL

Maintaining the commercial land use designation along State Route 16, State Route 310 south of the Old Village area, and the west side of Mink Street permits the highly visible frontage of this property to be used for commercial uses where impulse purchases are frequent. This area should be reserved for higher density commercial uses such as larger retail sales or grocery stores. Commercial land use designations along State Route 16 should provide sufficient space for structures and future widening of State Route 16 as well as to allow for a deep setback. Further, business along State Route 16 needs to be clustered and driveways consolidated to minimize interruptions to the traffic flow.

The “Old” Downtown Business District is a second area suitable for commercial land use. While much of this area is developed, there is some vacant property. Commercial development in this area should be low-intensity uses such as small retail shops or restaurants. The surrounding residential land uses, limited parking, and small scale buildings limit its suitability for intense commercial land use.

Commercial Standards

Density:

- 8,000 square feet per acre. Density may be increased to 10,000 square feet per acre with strict conformance to development standards.

Architecture:

- Buildings should be designed with the same caliber of finish on the front and side facades. Wherever commercial abuts a residential use, the building should be designed with the same degree of finish on all four sides. Accessory structures or buildings should be of similar design, construction and materials.
- Buildings should have a hierarchy of form and should not maintain a solid facade. The building should have varying build-to lines to create interest in the architecture.
- Building materials should be natural in appearance, such as stone, wood, brick, stucco. Pre-cast concrete and split face block may be permitted for use as accent features only.
- Sloped or pitched roofs are encouraged. Pitched roofs should have a minimum of 6:12 pitch. Flat roofs are allowed only with highly detailed cornices, parapets, or mansard roofs to screen rooftop mechanicals. Roof materials may be cedar shake shingles, asphaltic dimensional shingles, standing seam metal, slate, copper or other approved material.

Building Orientation:

- Buildings should be sited with the most predominant building facade parallel to the primary street.

Internal Streets/Parking:

- Parking areas should be screened from the view of public roadways with landscape materials or walls to a height of 4 feet.
- There should be areas for bicycle parking located close to the front of the building to promote an alternative to vehicular transportation.
- The expanse of the parking lot should be minimized through the use of treed landscape islands. These islands should account for no less than 5% of the total parking area.

Landscaping:

- Street trees should be planted along all public roadways 2 feet outside of the right-of-way and be spaced 30 feet apart.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

INDUSTRIAL

Areas designated for industrial land use include: 1. north of the railroad tracks, east of Township Road; 2. On the south side of State Route 16, west of Liden Street, and 3. on the south side of SR 16, east of Mink Street, 4. Taylor Road, south of Broad Street, 5. Taylor Road in the vicinity of the railroad tracks, and 6. On the north side of Broad Street just east of the viaduct. The first industrial area, east of Township Road, is less desirable for other land uses due to its location along the railroad tracks. However, because the site is

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removed from the remainder of the village's industrial and commercial uses and because in the future, it will likely be surrounded by residential use, the intensity of this industrial area should remain low.

The second industrial area, on the south side of SR 16 at the west end of the old village, is a mixture of commercial and industrial uses. Most of the front of the property has been developed, with some area in the back remaining undeveloped. This area should remain designated for industrial land use because it is already partially industrial in nature, as well as the lack of visibility of the back section to the street.

The third site suited for industrial land use is located in the south-central portion of the city, at the intersection of Mink Street and State Route 16. This location has several strengths for such development. First, there is railroad access to provide service just north of the site. Second, there are two sources of electrical service in the area. Third, the site has reasonably good access to State Route 16 and enhanced future access to Interstate 70. These characteristics make the area suitable for "heavier" manufacturing - those kinds that are dependent upon large amounts of power and good rail access. The fourth, fifth and sixth industrial sites are suitable for low intensity industrial development.

Industrial Standards

Density:

- 16,000 square feet per acre. Density may be increased to 18,000 square feet per acre with strict conformance to development standards.

Architecture:

- Buildings should be designed to be harmonious in character to other buildings on the site. Facade colors and materials should be coordinated to complement each other.
- External mechanical equipment, located on the ground or roof top, should be completely screened from all public roads and/or adjacent properties with materials that are similar to or the same as the majority of the building.

Internal Streets/Parking:

- There should be areas for bicycle parking located close to the front of the building to promote an alternative to vehicular transportation.

Landscape:

- Street trees should be spaced at 30 feet apart, and line all public and private roadways.
- Landscape buffers should be provided along all roadways where service or parking areas occur. These buffers should incorporate the use of both 3'-5' high mounds and landscape plantings along the crest of the mound. The landscape plantings should be a mix of deciduous and evergreen trees and shrubs, and be installed in a rural manner.
- Existing vegetation: Reasonable and good faith effort should be made to preserve existing trees and tree rows where feasible in setback and preservation areas. Consideration should be given to laying out roads and lots to avoid the unnecessary destruction of existing woods.
- The preservation of existing tree stands and hedgerows on a site should be used to offset landscape code requirements.

PUBLIC/UTILITIES/SCHOOLS

The amount of public land use is also expected to increase during the next 20 years. Land for city utility facilities will increase with the construction of a new wastewater plant, acquisition of addition well fields, and provision for maintenance buildings.

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As the population increases, the schools will also need to expand. Southwest Licking Local Schools has recently completed a study of educational facility needs, and has determined that within the next five years a new elementary school will be necessary for the District. The potential for a new school location within the city limits should be discussed with Southwest Licking whenever new land within the district is considered for rezoning. The City should consider how land use decisions will effect both Southwest Licking Local and the Licking Heights_school districts as it relates to the general welfare of the citizens.

TRANSPORTATION/THOROUGHFARES

The existing infrastructure of both the old Village and Township roads will need to be expanded to accommodate the new growth of the area. Existing roadways will need to have right-of-way expansion, as well as pavement reconstruction. The major corridors, Broad Street, SR 310 and Mink Road, will have significant changes in land use. The Transportation and Thoroughfare Plan and accompanying roadway and right-of-way information shown on pages 38-41 should be referenced for any new development along roadways.

PARKS & RECREATION

Pataskala Recreational Facilities

The City of Pataskala has six parks. Parks are classified on the basis of size, facilities, and service area. Neighborhood parks range between five to 20 acres in size, providing service for one-quarter to one-half mile radius. For every 1,000 people, 2.5 acres of neighborhood park space is recommended. Among the facilities included in a neighborhood park are play apparatus, sports fields, and picnic areas. Due to the size and facilities, Karr Park would be classified as a neighborhood park.

District parks are usually between 20 to 100 acres, and provide service for a one-half to three mile area. For every 1,000 people, 2.5 acres of district park space is recommended. In addition to the facilities typically found in a neighborhood park, a district park may include a swimming pool, tennis complex, or recreation center building.

The six parks that are currently in existence within the City of Pataskala are detailed as follows:

- 1) **William V. Karr Park** is 9 acres, located on the east side of the City of Pataskala on East Broad Street (State Route 16) just west of 84 Lumber. Karr Park is equipped with 2 shelter houses, grills, expanded playground and a volleyball court. This passive park has on-site restrooms and water. This park does allow dogs.
- 2) **Municipal Park** is 15 acres, located at the intersection of Mill Street, Creek Road and Township Road in the old village of Pataskala. Municipal Park supports a softball diamond, playground, basketball court, sand volleyball court, soccer fields, horseshoe pits and a shelter house with grills. It is also home to the municipal swimming pool.
- 3) **Foundation Park** is 78 acres, with 22 acres being wooded. The park is accessible from both McIntosh Road and Oak Meadow Drive on the north side of the City of Pataskala. The park includes softball diamonds, soccer fields, basketball courts, 2 play areas, sand volleyball courts, a small fishing pond, 2 concession stands, a motorized car track, shelter house in the wooded area and a 1 mile walking trail. This very active park has on-site restrooms available.
- 4) **Freedom Park** (east side of Taylor Road) is an 8+ acre passive park that is also in the planning stage. It is located on the west side of Taylor Road, north of East Broad Street (State

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Route 16) on the west side of the City of Pataskala. This park will be designed for a playground, shelter house and future softball diamond and soccer field.

- 5) **Liberty Park** (west side of Taylor Road) is an 8+ acre active park that is also in the planning stage. It is located on the west side of Taylor Road, north of East Broad Street (State Route 16) on the west side of the City of Pataskala. This park will be designed for a basketball court, tennis court, small fishing pond, playground and perhaps a shelter house in the wooded area.
- 6) **Citizens Park** (in the Glenbrooke housing development) is a 9+ acre passive park located on the west side of Summit Road, north of East Broad Street and just north of Summit Station, again in the planning stage. This park will be designed for a playground, shelter house, 2 soccer fields, 1 softball diamond and a fishing pond.

The survey of Pataskala area residents indicated that the most desired facility improvements included biking and walking trails, lighted tennis courts, athletic fields, and a skating rink. City efforts to provide these facilities on undeveloped park land should be continued. There has also been strong interest expressed in having a community center. There are a number of potential locations for this center. The city should carefully evaluate the alternatives considering access, proximity to users, site characteristics such as a slope, and site size.

A continuation of the policy of park land set aside in conjunction with major development is recommended in order to continue to provide sufficient recreational space as the number of residents in the area grows. If dedication of land is not feasible or desirable, a fee-in-lieu of dedication may be used.

It is also important that park land set asides relate to an overall plan of integrated and connected parks and open spaces. In this regard, attempts should be made to link Pataskala park areas providing bikeways or walkways along the river banks, railroad or street right-of-ways, utility easements, or open space buffers throughout Pataskala. Implementation of the park linkages should be accomplished through negotiations with property owners and developers.

Regional Park & Recreation Issues

There are two regional concerns. First is the provision of a large, regional park. Pataskala is close enough to parks in the Columbus Metropolitan area and parks in Licking County to satisfy the minimum requirement for an urban park within a half-hour driving time. Within 20 years, there will likely be a large enough population in the southwest quadrant of Licking County to justify an urban park serving 50,000 people. Real estate prices will likely continue to escalate, and park development will likely take time, identification and acquisition of a site during the five years is recommended. Facilities should include hiking trails, picnic areas, sports fields, and other active and passive recreational activities. A location with mature trees is preferred. Due to the size of such a project and its regional scope, it is recommended that the City and townships work cooperatively with the Licking Park District to help make such a facility a reality.

A second regional concern is the provision of a bike trail for the southwestern portion of the county. Existing bike trails in the county extend: 1. Between Johnstown and Newark in the center of the county; 2. throughout Newark; and 3. between Claylick and Toboso in the eastern part of the county. The railroad running through Pataskala, and extending east to Heath originally included several railroad tracks. Since some of these tracks have been abandoned, there may be space along the railroad for a bike trail. A bike trail running along this track would be a short distance away from the Newark to Johnstown trail, thereby

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providing service throughout a great deal of the western part of the county. Such a trail could also connect with Infirmary Mound Park on SR 37 with the acquisition of a small strip of property. This project would be difficult to implement but it would be a worthwhile improvement for future generations.