



## CITY OF PATASKALA PLANNING & ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

September 7, 2022

#### Planned Manufacturing Application PM-22-001

<b>Applicant:</b>	Red Rock Investment Partners, LLC.
<b>Owner:</b>	Emswiler, Howard P & Rosemary A Trustee
<b>Location:</b>	11591 Mill Street Road SW (PID: 064-152898-00.000)
<b>Acreage:</b>	+/- 96.73-acres
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting a recommendation of approval for a Planned Manufacturing Application pursuant to Section 1253.07 of the Pataskala Code to allow for the construction of two (2) warehouses on the subject property.

#### Description of the Request:

The applicant is seeking a recommendation of approval for a Planned Manufacturing application to allow for the construction of two warehouse/distribution buildings and associated site improvements.

#### Staff Summary:

The project site is comprised of one property totaling 96.73 +/- acres currently being used for agriculture and contains a 1,960 square foot pole bar constructed in 1976 which will be removed during construction. A stream bisects the property; however, the property is not located within the FEMA floodplain. The applicant has proposed a 25-foot setback on either side of the stream.

The applicant is requesting approval of the Planned Manufacturing application to allow for the construction of two warehouse/distribution buildings along with associated site improvements. Approval of a Planned Manufacturing application is required for construction within a PM – Planned Manufacturing district pursuant to Section 1253.07. As the property is located further than 0.25 miles from Broad Street, a Transportation Corridor Overlay District application is not required pursuant to Section 1259.03(1) of the Pataskala Code.

Below is a general summary of the proposed project:

#### Buildings

- Building C
  - Northernmost building
  - Dimensions: 442 feet x 1,008 feet
  - Square Footage: 445,536 square feet
  - Height: 44 feet
  - Planned to be constructed first

- Building D
  - Located on southeastern portion of the property
  - Dimensions: 442 feet x 1,064 feet
  - Square Footage: 470,288 square feet
  - Height: 44 feet
  - Planned to be constructed second.

#### Setbacks

- Building C (50-foot minimum per PM - Planned Manufacturing)
  - Front (Mill Street): 228 ± feet
  - Front (Etna Parkway): 495 ± feet
  - Side (East): 774 ± feet
- Building D (50-foot minimum per PM - Planned Manufacturing)
  - Front (Etna Parkway): 122 ± feet
  - Side (East): 234 ± feet to 241 ± feet
- The shape of the lot creates unique setbacks; however, the proposal meets the 50-foot minimum setback requirement.

#### Maximum Lot Occupancy

- Maximum percentage of lot which may be occupied by both principal and accessory buildings for commercial use shall be 65 percent
  - 21.7 percent proposed

#### Access

- Building C
  - One 30 foot wide automobile access to Etna Parkway (28 foot wide minimum)
  - One 36 foot wide truck access to Etna Parkway (28 foot wide minimum)
  - Emergency access only to Mill Street Road if required. If required, width and materials must be identified on the site plan in coordination with the Fire District. (Full access to Mill Street Road prohibited pursuant to Section 12553.05(J)).
- Building D
  - One 45 foot wide automobile and truck access to Etna Parkway. (28 foot wide minimum)
    - Access point may shift further south if necessary. An easement to the east is being considered as part of the CRA agreement which should be identified on the plans once the agreement is approved.
  - One future truck access onto Etna Parkway. Width must be labeled.
- Access points may need to be reconfigured or reduced based upon comments from the Public Service Director.
- Access management improvements on Etna Parkway are anticipated and shall be coordinated with the Public Service Director and City Engineer once access points to the facilities have been finalized. Access management improvements shall be included and reviewed during construction plan review.

#### Parking

- Spaces are 9 feet x 19 feet. in compliance with the code.
- Lane width is 24 feet which exceeds the minimum requirement of 19 feet.

- Building C
  - Required: 226 parking spaces
  - Provided: 226 parking spaces (306 parking spaces with future addition)
    - 8 ADA spaces
  - Future addition to be provided based upon need of future tenant(s).
- Building D
  - Required: 238 parking spaces
  - Provided: 239 parking spaces (320 parking spaces with future addition)
    - 8 ADA spaces
- Parking lot lighting will “be a maximum of 35-foot high poles with full cutoff fixtures meeting typical night sky ordinances and designed to achieve between 0 and 0.5 footcandles at the property line”.
  - Lighting type must be provided on the plans.

#### Loading

- Loading spaces are 12 feet x 60 feet which exceeds the minimum requirement of 12 feet x 50 feet.
- Building C
  - Located on north and south side of building
  - Required: 45 loading spaces
  - Provided: 112 loading spaces
- Building D
  - Located on west and east side of building
  - Required: 48 loading spaces
  - Provided: 149 loading spaces

#### Signage

- Development
  - One sign proposed at each access point onto Etna Parkway.
  - Setback a minimum of 10 feet from the edge of the right-of-way
  - No additional information was provided; however, all requirements of Chapter 1295 of the Pataskala Code must be met for signage.
- Building
  - None proposed at this time as the buildings are speculative.

#### Trash

- As proposed “trash receptacles will be provided onsite per tenant specific requirements and screening shall be provided in compliance with 1253.05(G). Location and screening details will be finalized with the zoning permit”.

#### Landscaping

- Perimeter Landscaping/Screening (minimum eight-foot screening per PM – Planned Manufacturing)
  - Mill Street Road: Four-foot mounding with eight-foot continuous shrub line with one tree every 30 feet.
  - Eastern property line: Two-foot mounding with six-foot continuous shrub line with one tree every 30 feet.

- Etna Parkway: Four-foot mounding with four-foot continuous shrub line with one tree every 30 feet
- Interior Landscaping/Screening
  - Section 1291.13(B)(1) states that interior landscaping of parking lots must meet one, or a mix, of two options. The applicant has selected Option 1 which requires 20 square feet of interior landscaping per stall and at least one tree for every 200 square feet of landscaped area.
  - Building C
    - 4,520 square feet and 23 trees required
    - 6,181 square feet and 31 trees provided
  - Building D
    - 4,780 square feet and 24 trees required
    - 7,318 square feet and 37 trees provided
  - Plans should be updated to reflect that Option 1 was selected as both options are provided on the plan.

**Staff Review:**

*The following review does not constitute recommendations but merely conclusions and suggestions based on the summary*

Planning and Zoning:

Due the fluid nature and the time constraints imposed with projects of this type, staff is recommending that the provisions in Section 1255.14(c) for Planned Development Districts be included as a condition. This will allow staff to have the ability to work with the developer to address items moving forward. This condition was placed on the previous Red Rock application in March of 2021 (PM-21-002) Section 1255.14(c) has been attached to the staff report.

Section 1253.07 states that the Planning and Zoning Commission will review the application and provide a recommendation to the Planning Director. The Planning Commission shall recommend approval if the requirements of the Code have been met.

Public Service Director

Access points may need to be reconfigured or reduced based upon comments from the Public Service Director. Access management improvements on Etna Parkway are anticipated and shall be coordinated with the Public Service Director and City Engineer once access points to the facilities have been finalized. Access management improvements shall be included and reviewed during construction plan review. Full comments are attached

City Engineer:

The engineer has requested additional labeling and clarification of items on the site plans. Full comments are attached.

SWLCWSD

The Water and Sewer District states that water is available via a 16-inch water main on the east side of Etna Parkway; however, sewer is not currently available at this time as the infrastructure is currently in the design stage. Therefore, sanitary sewer capacity cannot be guaranteed. Full comments are attached.

#### West Licking Joint Fire District

The Fire District Fire District has outlined a number of items that will be required as part of the engineering/construction plans. The “Future Truck Court Entrance” must be installed prior to the completion of Building D. Full comments are attached.

#### Other Departments and Agencies:

No other comments were received.

#### **Surrounding Area:**

Direction	Zoning	Land Use
North	AG – Agricultural	Single-Family Homes
East	AG – Agricultural	Agriculture
South	PM – Planned Manufacturing	AEP Laydown Yard Warehouse/Distribution
West	PM – Planned Manufacturing	AEP Laydown Yard Warehouse/Distribution

#### **Department and Agency Review**

- Zoning Inspector – No comments
- City Engineer – See attached
- SWLCWSD – See attached
- Police Department – No comments
- Public Service Director – See attached
- West Licking Joint Fire District – See attached
- South West Licking School District – No comments

#### **Conditions:**

Should the Commission choose to approve the applicant’s request, the following conditions may be considered:

1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction.
2. The Applicant shall address all comments from Planning and Zoning Department, the Public Service Director, the City Engineer, SWLCWSD and the West Licking Joint Fire District.
3. The Applicant shall supply Planning and Zoning Department with a set of mylar plans upon approval of the Zoning Permit.
4. As determined by the City Administrator, minor revisions to the plan, including but not limited to those outlined in Section 1255.14(c) of the Pataskala Code, shall be approved by the City Administrator or their designee.

**Resolution:**

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to recommend approval of Planned Manufacturing Application PM-22-001 pursuant to Section 1253.07 of the Pataskala Code ("with the following conditions" if conditions are to be placed on the approval)."

(c) Modifications to approved final development plans. Applicant requests to modify approved final development plans will be reviewed according to the following:

- (1) Administrative approval. The Director of Planning, in administering approved final development plans may authorize minor design modifications, subject to the limitation of subsections (c)(2) or (3) below, that are required to correct any undetected errors and/or that are consistent with the purpose of the approved final development plan.
- (2) Such administrative modifications shall not allow increases in intensity of development or additions to the list of permitted or conditional uses. Such modifications shall be limited to:
  - A. Minor adjustments in lot lines provided no additional lots are created.
  - B. Minor adjustments in location of building footprints and parking lots provided the perimeter setbacks, yards and buffers remain in compliance.
  - C. Minor adjustments in building heights.
  - D. Substitution of landscaping materials.
  - E. Redesigning and/or relocating stormwater management facilities.
  - F. Redesigning and/or relocating mounds.
  - G. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area and maximum sign height, approved in the final development plan are not exceeded.
  - H. Minor changes in building material that are similar to and have the same general appearance as the material approved on the final development plan.
- (3) The Director of Planning shall report any administrative approved modifications to the Planning and Zoning Commission.

(d) Planning and Zoning Commission. Modifications other than those listed in part (c)(1), or (c)(2) above shall be submitted to the Planning and Zoning Commission. If during their review they determine that the modifications are compatible with the surrounding development and that they are not requirements that are necessary to ensure consistency with the preliminary development plan, the Planning and Zoning Commission may approve such change.

(e) Zoning and Building Permits. Following the approval of the final development plan, and recording of the final subdivision plat if applicable, the applicant may proceed with the application process for certificate of zoning compliance and building permit process, consistent with approval as granted, including any conditions and modifications made by the Planning and Zoning Commission.

- (1) After approval of the final development plan, the applicant shall obtain a certificate of zoning compliance and building permits, prior to construction of any structures.
- (2) However, a certificate of zoning compliance shall not be issued until the appropriate final plat has been recorded and the City has accepted any applicable land areas that are to be dedicated to the City, including streets and utility improvements. No zoning certificate of occupancy shall be granted prior to the City's acceptance of public infrastructure serving that



August 19, 2022

Jack R. Kuntzman  
City Planner  
City of Pataskala  
621 W. Broad Street – Suite 2-A  
Pataskala, OH 43062

**RE: Red Chip II – 1<sup>st</sup> Review**  
**PO Box 11747**  
**Columbia, SC 29211**

Dear Mr. Fulton:

Please find below our comment disposition for the Planned Manufacturing (PM) Application for the Red Chip II proposed development, submitted by Hull & Associates, Inc. The engineering design review was performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

**PM-22-001 Red Rock Investments – Red Chip II Development**

**General:**

- The planned building entrances should be shown and labeled for each building
- Ingress and egress points onto public roadways shall be labeled
- Label proposed stormwater outfall locations for the proposed ponds.
- Label land uses and show structures on adjacent properties within 100' of the property. Verify all houses north of Mill Street Rd SW are shown if in 100' of the property line.
- Wetland and stream mitigation shall be coordinated with controlling entity.

**Sheet 3:**

- Plan shows an emergency access onto Mill Street Rd SW. Section 1253.05 (J) prohibits access to Mill Street. Verify requirements with Fire Department.

**Sheet 4:**

- Option 2 under landscape area is 1 tree/ 4 parking stalls.

Should you have any questions, please feel free to call (614) 901-2235 or you may also contact via email at [bmiller@structurepoint.com](mailto:bmiller@structurepoint.com).

Sincerely,

Benjamin J. Miller, P.E.  
Team Leader – Civil Department

Shawn L. Goodwin, P.E.  
Vice President



**From:** [Chris Gilcher](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Chris Sharrock](#); [Bruce Brooks](#); [Doug White](#); [kperkins@laca.org](#); [Kevin Miller](#); [laitken@lhschools.org](#); [Alan Haines](#); [Miller, Ben](#); [Goodwin, Shawn](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#)  
**Subject:** RE: Pataskala PZC Review Memo for 09-07-2022  
**Date:** Monday, August 29, 2022 1:14:49 PM  
**Attachments:** [image001.png](#)

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**CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.**

Jack,

Please see below:

**PM-22-001:** Preliminarily, it appears that:

1. With relation to potable water services, the District has a 16" water main on the east side of Etna Parkway SW; and
2. With relation to sanitary sewer services, the District is in **design** of sanitary sewer infrastructure on Etna Parkway SW

While there is general availability of water and sanitary sewer in this area, **capacity is not reserved** until such time that all the requirements for the tap permit have been fulfilled, the expected sanitary flow is evaluated, all fees have been paid, and a development agreement has been executed with the District Board of Trustees. Sewer capacity is dynamic and subject to decrease pending ongoing development. Please review SWLCWS District Rules and Regulations Section 106.

Specifically, the District has reviewed its sanitary sewer capacities based on the information submitted to it. After reviewing the details of this project, the District's facilities, and current usage data, the District cannot guarantee sanitary sewer capacity at this time. Specifically, the District has concluded that there is not currently sanitary sewer infrastructure located within this drainage tributary. The District is designing sanitary sewer infrastructure in the area, and the District is in design of an additional sanitary sewer treatment capacity by way of a new wastewater treatment facility in Wagram that is anticipated to be in service late 2025.

**PP-22-002:** While there is general availability of water and sanitary sewer in this area, **capacity is not reserved** until such time that all the requirements for the tap permit have been fulfilled, the expected sanitary flow is evaluated, all fees have been paid, and a development agreement has been executed with the District Board of Trustees. Sewer capacity is dynamic and subject to decrease pending ongoing development. Please review SWLCWS District Rules and Regulations Section 106.

The District is designing sanitary sewer infrastructure in the area, and the District is in design of an additional sanitary sewer treatment capacity by way of a new wastewater treatment facility in Wagram that is anticipated to be in service late 2025.

**ZON-21-004:** Outside of SWLCWS District Service Territory. City of Pataskala Utilities.

Thanks,

CJ Gilcher  
Utilities Superintendent  
8718 Gale Road  
Hebron, Ohio 43025  
Ph: 740-928-2178



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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

**Sent:** Wednesday, August 10, 2022 2:57 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Miller, Ben <bmillier@structurepoint.com>; Goodwin, Shawn <SGoodwin@structurepoint.com>

**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>

**Subject:** Pataskala PZC Review Memo for 09-07-2022

Good Afternoon Everyone,

You are receiving this email because one or more of the Applications submitted for the **September 7, 2022**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**PM-22-001:** Felix Dellibovi, American StructurePoint, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

**PP-22-001:** Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

**PP-22-002:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

**ZON-21-003:** Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

**ZON-21-004:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, August 29th.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo:

[https://pataskala-my.sharepoint.com/:f:/g/personal/jkuntzman\\_ci\\_pataskala\\_oh\\_us/EggidGSGqnNNot-DP6eEpCAB8B3fnHzO6JDgNMCDdJu-gg?e=aGtni1](https://pataskala-my.sharepoint.com/:f:/g/personal/jkuntzman_ci_pataskala_oh_us/EggidGSGqnNNot-DP6eEpCAB8B3fnHzO6JDgNMCDdJu-gg?e=aGtni1)

Respectfully,

**JACK R. KUNTZMAN**  
City Planner  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062  
Phone: 740-964-1316

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala PZC Review Memo for 09-07-2022  
**Date:** Wednesday, August 31, 2022 10:30:11 AM

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Jack,

My comments are as follows:

1. PM-22-001
  - a. Access Management
    - i. In general, finalize, optimize and reduce the number and location of access points on Etna Parkway/
    - ii. Access points should line up with opposing drives as much as feasible.
      1. Prefer southern access to align with proposed private road on west side of Etna Parkway
    - iii. Addition of proposed future access points will likely necessitate the closing of a current proposed access point.
    - iv. 3 access points not preferred, current or future, especially 2 that are only 600' apart. Preferred maximum of 2 access points on Etna Parkway, with absolute future maximum of 3 access points.
    - v. No access to Mill St, other than emergency.
    - vi. Proposed cross access easement shall run from the right-of-way all the way to the property line where it is providing access.
    - vii. Access Management improvements on Etna Parkway are anticipated, and shall be coordinated with the Public Service Director and City Engineer once access points to the facilities has been finalized. Access management improvements shall be included and reviewed during construction plan review.
2. PP-22-001
  - a. Access management
    - i. At the behest of the City, and in large part due to the geometry at the access point, the developer has agreed to install a traffic signal at the entrance to this project.
  - b. Layout
    - i. The developer has worked with the City to address traffic flow within the development to allow multiple access points to nearly all lots within the development. In working out these compromises, there is an instance or two where the roadway radius at intersections were not able to be met. While these variance(s) will be needed, they are not believed to be a problem.
3. PP-22-00
  - a. No comment at this time.
4. ZON-22-003
  - a. No comment
5. ZON-22-004
  - a. Access to the property shall remain as the existing cross access from the property to the south. An additional drive on SR 310 to access this property will not be considered.

Let me know if questions.

Regards,

Alan W. Haines, P.E.  
Public Service Director  
City of Pataskala

621 W. Broad St.  
Suite 2B  
Pataskala, Ohio 43062

Office: 740-927-0145  
Cell: 614-746-5365  
Fax: 740-927-0228

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

**Sent:** Wednesday, August 10, 2022 2:57 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Alan Haines <ahaines@ci.pataskala.oh.us>; 'Chris Gilcher' <cgilcher@swlcws.com>; Miller, Ben <bmillier@structurepoint.com>; Goodwin, Shawn <SGoodwin@structurepoint.com>

**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>

**Subject:** Pataskala PZC Review Memo for 09-07-2022

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**PP-22-002:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Alan Haines

**ZON-21-003:** Felix Dellibovi, Chris Sharrock, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

**ZON-21-004:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, CJ Gilcher, Alan Haines

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Respectfully,

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

## District Headquarters

851 East Broad Street  
Pataskala, Ohio 43062  
740-927-8600 [Office]  
740-964-6621 [Fax]  
[www.westlickingfire.org](http://www.westlickingfire.org)

August 22, 2022

Subject: Plan review Red Chip II / (Civil)

Jack,

The West Licking Fire District has reviewed the plans for Red Chip II and we have the following comments.

- 1) All fire hydrants on a private system shall have the bonnet of the hydrant painted blue.  
**This comment shall be added to the detail page of the construction plans.**
- 2) Each project shall provide 1 spare "screw on" type Stortz fitting for every (5) fire hydrants installed on the water line to be used at the discretion of the Fire District. They shall be delivered to the Fire District prior to the final acceptance of the project.  
**This comment shall be added to the detail page of the construction plans.**
- 3) All fire hydrants shall have: One (1) 5" Stortz connection / Two (2) 2.5" hose connections. **This comment shall be added to the detail page of the construction plans.**
- 4) Per the Fire Districts regulations section J note (b): All fire hydrants shall be installed every 300' and out of the collapse zone. i.e. 1 ½ times the height of the building.
- 5) All threads provided for the FDC's shall be a 5" Stortz fitting with a 30 degree angle towards the ground and at a height of 36" off of finish grade. **This comment shall be added to the detail page of the construction plans.**
- 6) Per the Fire Districts regulations section K note c: the FDC shall be installed within 40' of a fire hydrant and in a remote location approved by the Fire Districts Fire Code Official. **This comment shall be added to the detail page of the construction plans.**
- 7) The FDC shall be marked with a red aluminum sign, 18" in height and 24" wide. The sign shall have white letters reading "FDC" that are 6" in height and 1" stroke width.  
**This comment shall be added to the detail page of the construction plans.**
- 8) The FDC line shall be a minimum of 6" diameter line from the 5" Stortz fitting to the sprinkler riser. **This comment shall be added to the detail page of the construction plans.**
- 9) All fire hydrants, PIV's and FDC's that are in areas subject to vehicular traffic, impact bollards shall be installed per the 2017 edition of the Ohio Fire Code section 312 guidelines. **This comment shall be added to the detail page of the construction plans.**
- 10) FDC's shall be painted fire protection red. **This comment shall be added to the detail page of the construction plans.**
- 11) The following requirements are in addition to NFPA 24, and the Water Department jurisdiction that work is to be performed. Installation requirements: All clamps, rods, rod couplings or turnbuckles, bolts, washers and straps used below ground level shall

# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

be stainless steel. **This comment shall be added to the detail page of the construction plans.**

- 12) The Fire District Fire Code Official shall inspect all of the fire line material prior to it being installed in the ground. **This comment shall be added to the detail page of the construction plans.**
- 13) Where access to or within a structure or an area is restricted because of secured openings or where immediate access for life-saving or firefighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed per the Fire Districts regulations section G.
- 14) The Fire District requires 2 permanent means of access for all developments.
- 15) Sheet 3: building D only has 1 main entrance and a future truck entrance, the future truck entrance shall be installed prior to the completion of building D.
- 16) The Fire District requires a 48 hour notice for any inspections and testing.
- 17) The Fire District's regulations can be found on our website at [westlickingfire.org](http://westlickingfire.org)

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

Doug White

[dwhite@westlickingfire.org](mailto:dwhite@westlickingfire.org)

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

[Westlickingfire.org](http://Westlickingfire.org)







# CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

## PLANNED MANUFACTURING DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1253)

Property Information		
Address: 11591 Mill Street Rd		
Parcel Number: 064-152898-00.000		
Zoning: Planned Manufacturing District - PM	Acres: 96.73	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Applicant Information		
Name: Red Rock Investment Partners, LLC		
Address: PO Box 11747		
City: Columbia	State: SC	Zip: 29211
Phone: (803) 779-3025	Email: jbarker@redrockdevelopments.com	


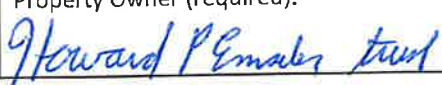

Property Owner Information		
Name: Emswiler, Howard P & Rosemary A Trustee		
Address: 13167 Morse Road SW		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

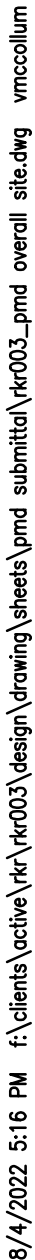
Staff Use
Application Number: <i>PM-22-001</i>
Fee: <i>1000</i>
Filing Date: <i>7-14-22</i>
Hearing Date: <i>9-7-22</i>
Receipt Number: <i>000745</i>

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Building Elevations
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Planned Manufacturing District Information
Describe the Project:
The proposed development will construct 2 industrial buildings, on site access drive, any necessary associated parking areas for employees, truck dock areas with trailer parking stalls, and necessary utilities and storm water facilities for the development.

<b>Documents to Submit</b>
<b>Planned Manufacturing District Application:</b> Submit 1 copy of the application.
<b>Site Plan:</b> Submit 14 copies of a development plan including the following: <ul style="list-style-type: none"> <li>• All proposed structures including square footage, dimensions, setbacks, entrances, service and pedestrian areas.</li> <li>• All property lines and dimensions of the lot.</li> <li>• All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures.</li> <li>• A traffic study of the affected area according to Ohio Department of Transportation standards if applicable.</li> <li>• A parking layout including vehicular and pedestrian routes.</li> <li>• All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1253.05(I).</li> <li>• The use of land and location of structures on adjacent property within 100 feet of the property line.</li> <li>• Location and screening of dumpsters.</li> <li>• Location, dimensions and design of all signage and lighting.</li> <li>• The proposed use of all parts of the lot and structures.</li> </ul>
<b>Building Elevations:</b> Submit 14 copies of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> <li>• Location and dimensions (length, width, height) of all proposed buildings and structures.</li> <li>• Total square footage of each structure.</li> <li>• The proposed use of all parts of the structures.</li> <li>• Location and screening of dumpsters.</li> </ul>
<b>Deed:</b> Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at <a href="http://www.lcounty.com/rec">www.lcounty.com/rec</a> .
<b>Area Map:</b> Submit 1 copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at <a href="http://www.lcounty.com/taxparcelviewer/default">www.lcounty.com/taxparcelviewer/default</a> .

<b>Signatures</b>	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Planned Manufacturing District request.	
Applicant (required):	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div>Date: 7/13/2022</div> </div>
Property Owner (required):	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div>  </div> <div>Date: 7-14-2022</div> </div>



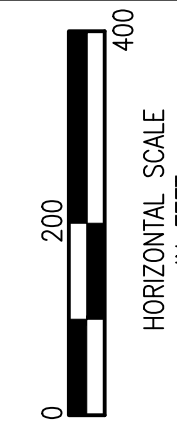
Hull & Associates, LLC  
59 Grant Street  
Newark, OH 43055  
Phone: (740) 344-5451  
Fax: (614) 360-0023  
[www.hullinc.com](http://www.hullinc.com)

# RED CHIP II

## PATASKALA, OHIO

### OVERALL SITE LAYOUT

# 1

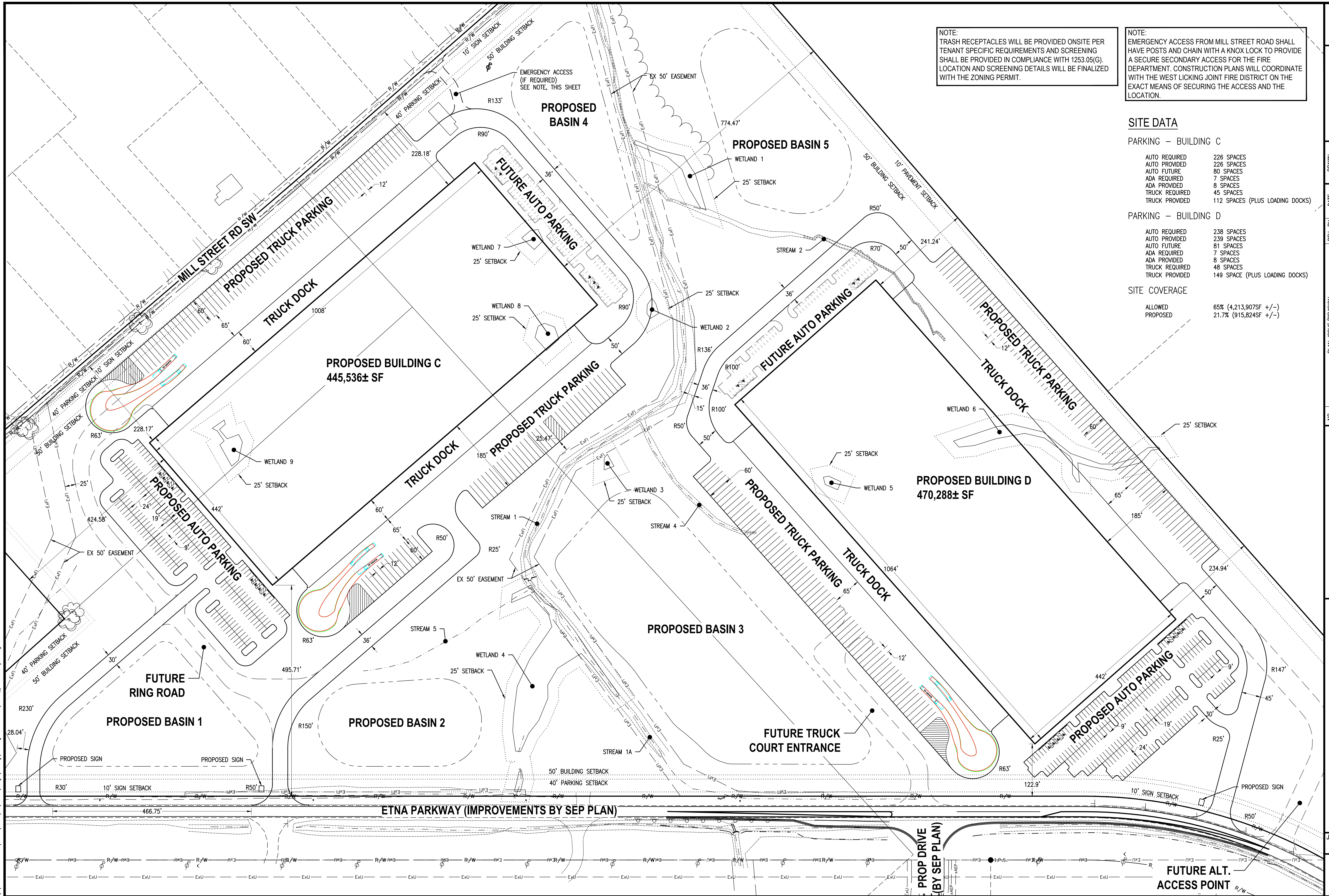


Hull & Associates, LLC  
59 Grant Street  
Newark, OH 43055  
Phone: (740) 344-5451  
Fax: (614) 360-0023  
[www.hullinc.com](http://www.hullinc.com)

**RED CHIP II**  
**PATASKALA, OHIO**  
**EXISTING CONDITIONS**

2





NOTE:  
TRASH RECEPTACLES WILL BE PROVIDED ONSITE PER  
TENANT SPECIFIC REQUIREMENTS AND SCREENING  
SHALL BE PROVIDED IN COMPLIANCE WITH 1253.05(G).  
LOCATION AND SCREENING DETAILS WILL BE FINALIZED  
WITH THE ZONING PERMIT.

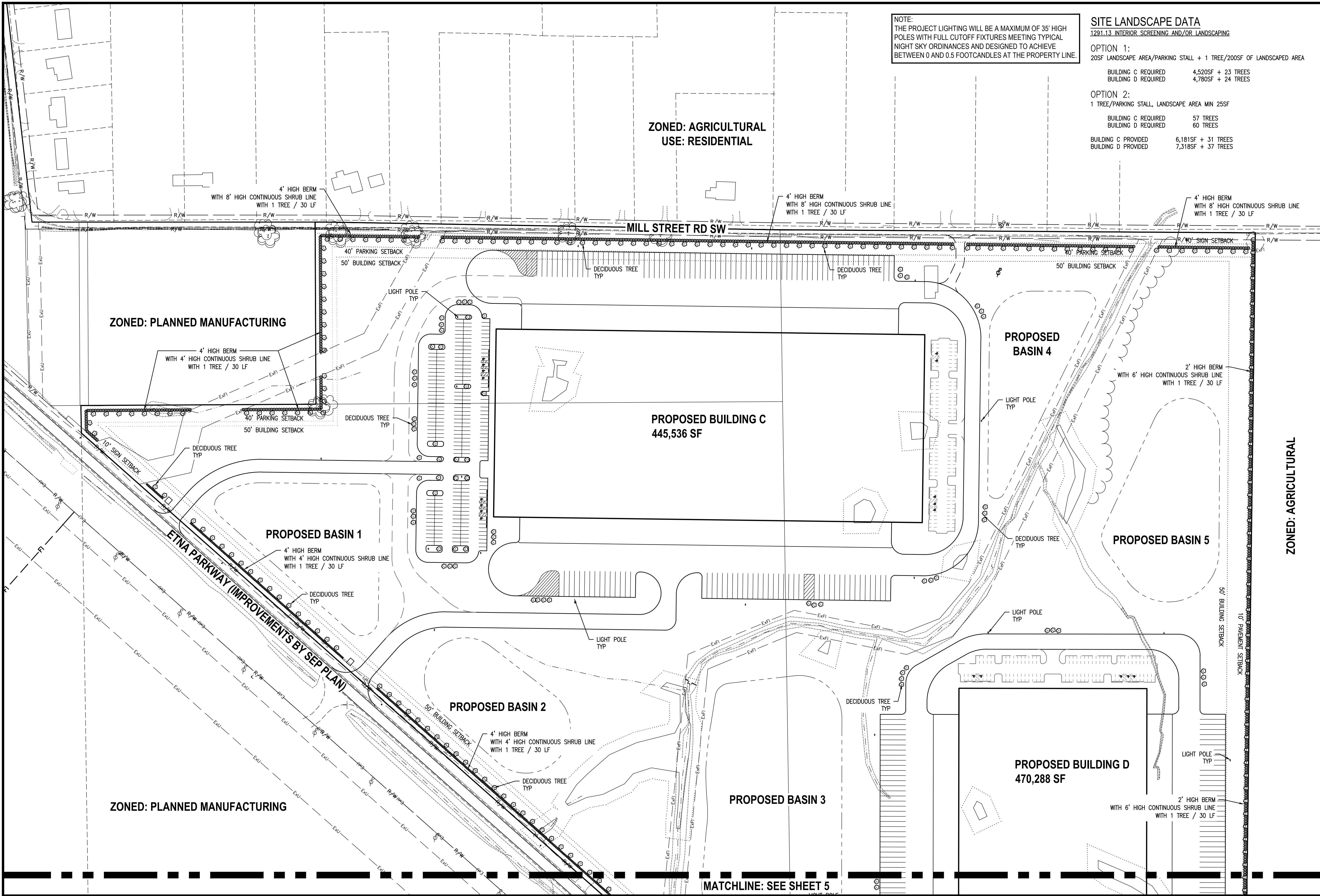
## SITE DATA

AUTO REQUIRED	226 SPACES
AUTO PROVIDED	226 SPACES
AUTO FUTURE	80 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	8 SPACES
TRUCK REQUIRED	45 SPACES
TRUCK PROVIDED	112 SPACES (PLUS LOADING DOCKS)

AUTO REQUIRED	238 SPACES
AUTO PROVIDED	239 SPACES
AUTO FUTURE	81 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	8 SPACES
TRUCK REQUIRED	48 SPACES
TRUCK PROVIDED	149 SPACE (PLUS LOADING DOCKS)

ALLOWED	65% (4,213,907SF +/-)
PROPOSED	21.7% (915,824SF +/-)





NOTE:  
THE PROJECT LIGHTING WILL BE A MAXIMUM OF 35' HIGH  
POLES WITH FULL CUTOFF FIXTURES MEETING TYPICAL  
NIGHT SKY ORDINANCES AND DESIGNED TO ACHIEVE  
BETWEEN 0 AND 0.5 FOOTCANDLES AT THE PROPERTY LINE.

## SITE LANDSCAPE DATA

### 1291.13 INTERIOR SCREENING AND/OR LANDSCAPING

OPTION 1:

20SF LANDSCAPE AREA/PARKING STALL + 1 TREE/200SF OF LANDSCAPED AREA






BUILDING C REQUIRED 4,520SF + 23 TREES  
BUILDING D REQUIRED 4,780SF + 24 TREES

OPTION 2:

1 TREE/PARKING STALL, LANDSCAPE AREA MIN 25SF

BUILDING C REQUIRED	57 TREES
BUILDING D REQUIRED	60 TREES

BUILDING C PROVIDED	6,181SF + 31 TREES
BUILDING D PROVIDED	7,318SF + 37 TREES

<b>RED CHIP II</b> <b>PATASKALA, OHIO</b>  <b>LANDSCAPE &amp; LIGHTING PLAN</b>	JOB NUMBER: <b>RKR003</b>		<div> <div>  <div> <b>HULL &amp; ASSOCIATES, LLC</b>            59 Grant Street            Columbus, OH 43260            Phone: (740) 344-5451            Fax: (740) 344-5452  <a href="http://www.hullinc.com">www.hullinc.com</a> </div> </div> <div> <b>Environment / Energy / Infrastructure</b> </div> </div>		NO. _____ PLAN / ISSUE / REVISION _____ REV. BY _____ DATE _____ CHECKED _____ DATE _____ 08/05/2022	  HORIZONTAL SCALE IN FEET
	DRAWN VRM		  HORIZONTAL SCALE IN FEET			









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**RED CHIP FARMS  
SPECULATIVE BUILDING C**

**RED ROCK DEVELOPMENT, LLC**

**PATASKALA, OHIO**



**MCA**

ARCHITECTURE

GREENVILLE      ANDERSON  
28 AGORA PLACE      400 S. MAIN ST.  
GREENVILLE, SC      ANDERSON, SC  
2 9 6 1 5      2 9 6 2 4  
(T) 864.232.8204      (T) 864.232.8204



SEALS

RED CHIP FARMS SPECULATIVE  
BUILDING C



**RED CHIP FARMS**

ETNA PARKWAY  
PATASKALA, OHIO

Revision Index

NO.	ISSUE DESCRIPTION	DATE
A	PLOTTING SET	01 APR 22

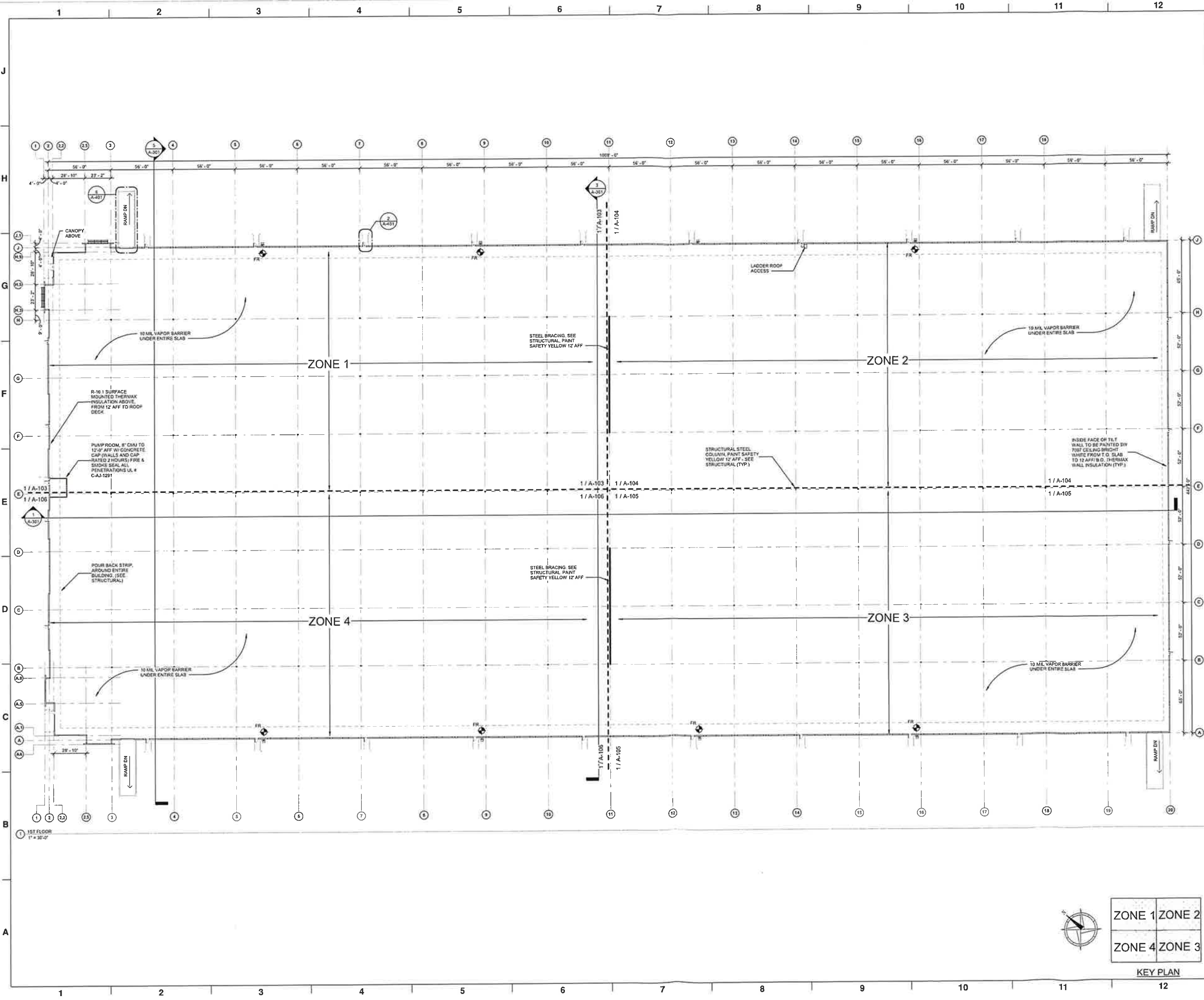
PROJECT No: A21002.D  
DRAWN BY: ACC  
CHECKED BY: KMC  
SCALE: 1 : 1

COVER

G-001

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07/2022 4:56:15 PM



# MCA

ARCHITECTURE

GREENVILLE  
28 AGORA PLACE  
GREENVILLE, SC  
29615  
(T) 864.232.8204

ANDERSON  
400 S. MAIN ST.  
ANDERSON, SC  
29624  
(T) 864.232.8204



SEALS

RED CHIP FARMS SPECULATIVE BUILDING C



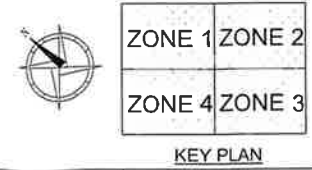
ETNA PARKWAY  
PATASKALA, OHIO

Revision Index		
No.	ISSUE DESCRIPTION	DATE
A	ISSUE SET	01 APR 22

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DRAWN BY: ACC  
CHECKED BY: KMC  
SCALE: 1" = 30'-0"

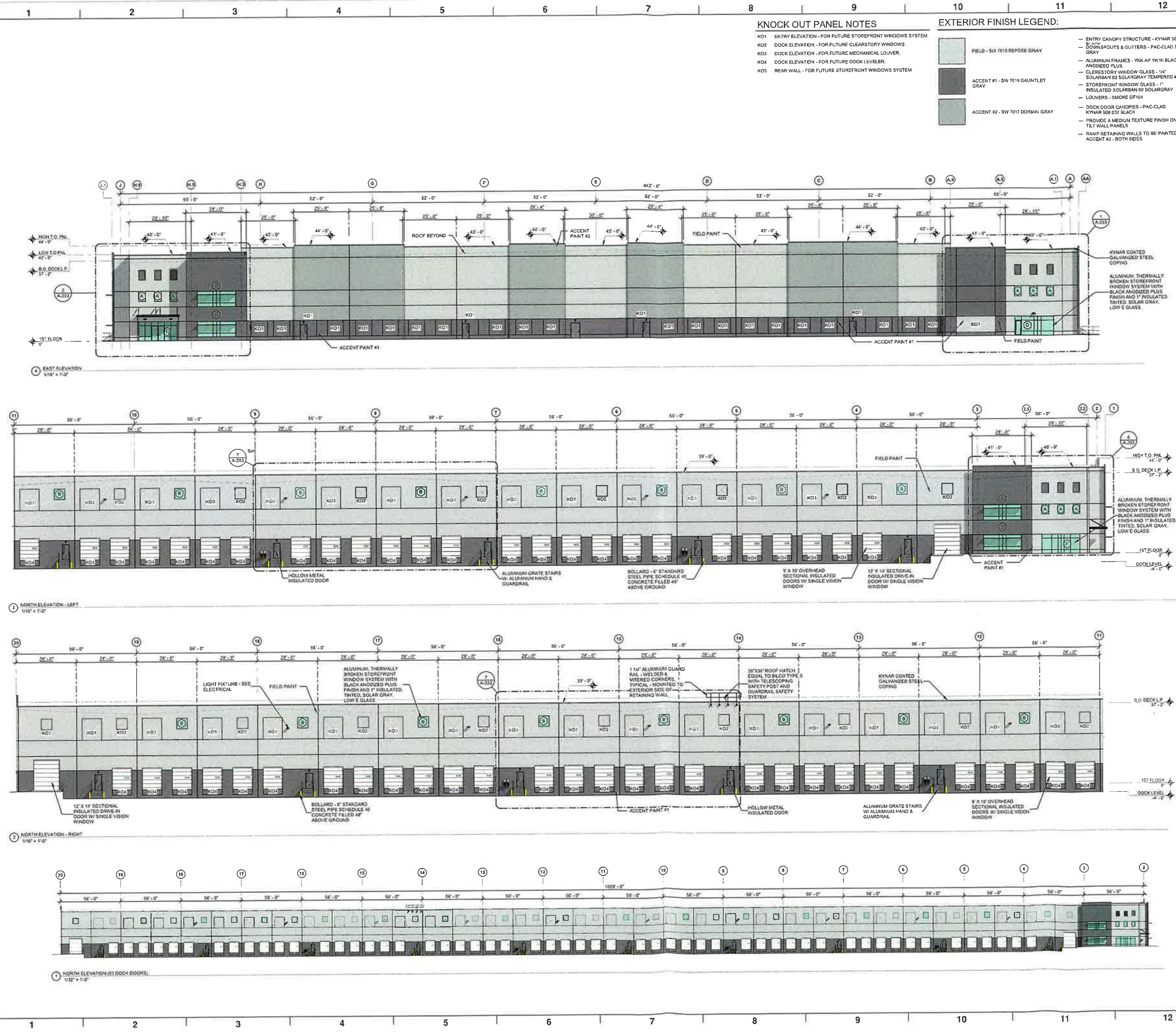
FLOOR PLAN

A-101





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**KNOCK OUT PANEL NOTES**

- K01 ENTRY ELEVATION - FOR FUTURE STOREFRONT WINDOWS SYSTEM
- K02 DOCK ELEVATION - FOR FUTURE CLEARSTORY WINDOWS
- K03 DOCK ELEVATION - FOR FUTURE MECHANICAL LOUVER
- K04 DOCK ELEVATION - FOR FUTURE DOCK LEVELER
- K05 REAR WALL - FOR FUTURE STOREFRONT WINDOWS SYSTEM

**EXTERIOR FINISH LEGEND:**

- FIELD - SW 7015 REPOSE GRAY
- ACCENT #1 - SW 7019 GAUNTLET GRAY
- ACCENT #2 - SW 7017 DORMAN GRAY
- ENTRY CANOPY STRUCTURE - KYNAR 500 032
- DOWNSPUTS & GUTTERS - PAC-CLAD SLATE GRAY
- ALUMINUM FRAMES - YKK AP YK11N BLACK ANODIZED PLUS
- CLERESTORY WINDOW GLASS - 1/4" SOLARBAN 60 SOLARGRAY TEMPERED #2
- STOREFRONT WINDOW GLASS - 1" INSULATED SOLARBAN 60 SOLARGRAY
- LOUVERS - SMOKE GF104
- DOCK DOOR CANOPIES - PAC-CLAD KYNAR 500 032 BLACK
- PROVIDE A MEDIUM TEXTURE FINISH ON TILT WALL PANELS
- RAMP RETAINING WALLS TO BE PAINTED ACCENT #2 - BOTH SIDES



**GREENVILLE**  
28 AGORA PLACE  
GREENVILLE, SC 29615  
(T) 864.232.8204

**ANDERSON**  
400 S. MAIN ST.  
ANDERSON, SC 29624  
(T) 864.232.8204



SEALS

**RED CHIP FARMS SPECULATIVE BUILDING C**



**RED CHIP FARMS**

ETNA PARKWAY  
PATASKALA, OHIO

Revision Index		
No.	ISSUE DESCRIPTION	DATE
1	ISSUING SET	01 APR 22

PROJECT No: A21002.D  
DRAWN BY: ACC  
CHECKED BY: KMC  
SCALE: As Indicated

**ELEVATIONS**

**A-201**





GREENVILLE	ANDERSON
28 AGORA PLACE	400 S. MAIN ST.
GREENVILLE, SC	ANDERSON, SC
2 9 6 1 5	2 9 6 2 4
(T) 864.232.8204	(T) 864.232.8204



ETNA PARKWAY  
PATASKALA, OHIO

Revision Index		
No.	ISSUE DESCRIPTION	DATE

PROJECT No: \_\_\_\_\_ A21002.D  
DRAWN BY: \_\_\_\_\_ TJW  
CHECKED BY: \_\_\_\_\_ KMC  
SCALE: \_\_\_\_\_ As indicated

## ELEVATIONS

A-202

**GENERAL WARRANTY DEED**

**HOWARD PAUL EMSWILER (aka HOWARD P. EMSWILER, aka HOWARD EMSWILER)**, married, of Jersey Township, Licking County, Ohio, for valuable consideration paid, grants, with general warranty covenants<sup>1</sup>, to **HOWARD P. EMSWILER, TRUSTEE OF THE HOWARD P. EMSWILER REVOCABLE TRUST U/A DATED DECEMBER 27, 1978, AS AMENDED**, his successors in trust, whose tax-mailing address is 13167 Morse Road, Pataskala, Ohio 43062, the following **REAL PROPERTY**:

**A one-half undivided interested in the property described in Exhibit "A" attached hereto.<sup>1</sup>**

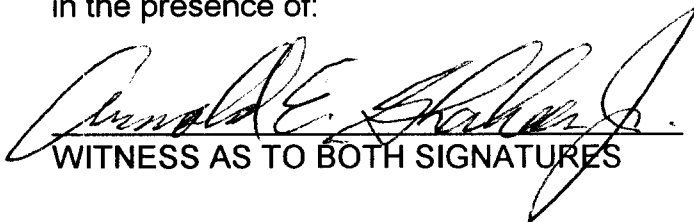
Prior Instrument Reference: Vol. 258, Page 280, of the Official Records of Licking County, Ohio.


*Reference INST. # 199911090045994*

**ROSEMARY ANN EMSWILER (aka ROSEMARY A. EMSWILER, aka ROSEMARY EMSWILER)**, wife of the Grantor, releases all rights of dower therein.

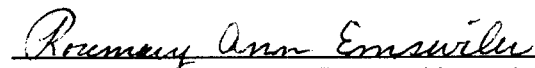
Witness our hands this 5th day of November, 1999.

Signed and acknowledged  
in the presence of:

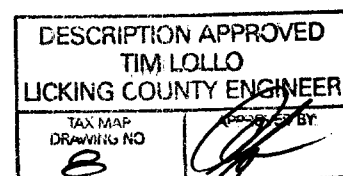
  
WITNESS AS TO BOTH SIGNATURES

  
Howard Paul Emswiler (aka Howard P. Emswiler, aka Howard Emswiler)

  
WITNESS AS TO BOTH SIGNATURES

  
Rosemary Ann Emswiler (aka Rosemary A. Emswiler, aka Rosemary Emswiler)

<sup>1</sup>Subject to a Mortgage given by Howard P. Emswiler and Rosemary A. Emswiler, husband and wife, to Farm Credit Services of Mid-America, ACA, dated February 5, 1999, and recorded at Instrument No. 199902080005545



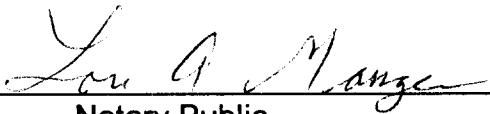
State of Ohio

County of Licking

ss:

**BE IT REMEMBERED**, That on this 5th day of November, 1999, before me, the subscriber, a Notary Public in and for said county, personally came, HOWARD PAUL EMSWILER (aka HOWARD P. EMSWILER, aka HOWARD EMSWILER) and ROSEMARY ANN EMSWILER (aka ROSEMARY A. EMSWILER, aka ROSEMARY EMSWILER), the Grantors in the forgoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed and affixed my seal on the day and year aforesaid.

  
\_\_\_\_\_  
Notary Public

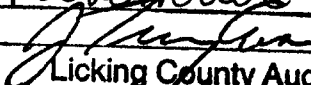
This instrument was prepared by:

Arnold E. Shaheen, Jr., Esq.  
P. O. Box 49  
Pataskala, Ohio 43062-0049



LORI A. MANGES  
Notary Public, State of Ohio  
My Comm. Expires April 10, 2002

C:\FILES\CLIENTS\Emswiler\82-5\howard deed 6.wpd

TRANSFERRED  
Date November 10 1999  
  
\_\_\_\_\_  
Licking County Auditor

SEC.319.202 COMPLIED WITH  
J. TERRY EVANS, AUDITOR  
BY JTB EXT

## **EXHIBIT "A"**

Situate in the County of Licking, in the State of Ohio, and in the Township of Lima (nka City of Pataskala), and bounded and described as follows:

Tract I: Being in the 4<sup>th</sup> Quarter of the 1<sup>st</sup> Township and 15<sup>th</sup> Range, U.S.M. Lands. Commencing at a stone in the center of the County Road in being the north west corner of Joseph Richey's land; thence south 2 1/4 Deg. west and along the west line of said Joseph Richey's and Jesse Smith's land 224.32 rods to a stake; thence North 88 Deg. west 63 rods to a stake in the south east corner of lands formerly owned by Jesse Robinett; thence North 1 Deg. east 224.70 rods to a stone in the center of said county road; thence South 88 Deg. east in the center of said road 66.70 rods to the place of beginning containing 91 acres more or less.

Tract II: Being in the Fourth (4<sup>th</sup>) Quarter of the First Township and 15<sup>th</sup> Range, U.S.M. Lands, and bounded and described as follows: and known and designated as being the half of 250 acres beginning 50 chains north of the south west corner of Section Four (4), Township One (1), Range Fifteen (15); thence running north 50 chains to a stake; thence east 50 chains to a stake; thence south 50 chains to a stake; thence west 50 chains to the point of beginning. containing 125 acres more or less. It being the one-half of all the said tract conveyed by Jacob Cooper to Samuel Beal, which may be seen by reference to said deed, being the east part of said 250 acres.

Tract III: Being 10 acres, more or less, lying South of County Road No. 153, and being part of a 75.01 acre tract described as follows:

Being in the Fourth Quarter of Township 1, Range 15, U.S.M. lands and bounded and described as follows: Beginning at an iron pipe in the center line of County Road #153 (Licking County Plats) and in the west line of the Paul D. Meek farm; thence along said line, North 2 Deg. 58' east 1261 feet to a concrete marker 80 feet southerly of and at right angles to the center line of the Columbus-Newark Road (old location) at Sta. 23 plus 10.56 of a survey made by the Department of Highways; thence north 80 Deg. 46' east 289.8 feet to a concrete marker 95 feet southerly of and at right angles to said center line at Sta. 26 plus 99; thence north 77 Deg. 47' east 671.9 feet to a concrete marker in the south right of way line of the Pennsylvania and Baltimore and Ohio Railroads; thence along said line, south 88 Deg. 49' east 959.6 feet to an iron pipe; thence south 3 Deg. 58' West (Passing an iron pipe at 1544 feet) 1562.2 feet to an iron pin in the center line of road #153; thence along said center line, north 85 Deg. 45' west 779.5 feet to a point; thence along the west line of the Robinette farm, south 1 Deg. 47' west (passing an Iron pipe at 19.6 feet) 398 feet to an iron pipe; thence north 87 Deg. 06' east 1093.3 feet to an iron pipe in the southeast corner of the William Reese tract; thence along the East line of said tract, north 2 Deg. 58' east 422.5 feet to the place of beginning, containing 75.010 acres, more or less, the acreage being calculated to the center line of the Columbus-Newark Road (old location) and to the south line of the railroad.

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantee assumes and agrees to pay as a part of the consideration herein.

Tax Parcel No. 64-152898-00.000

Prior Instrument Reference: Official Record 258, Page 280



