



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

November 2, 2022

Preliminary Plan Amendment Application PP-22-002

Applicant:	Connie J. Klema
Owner:	Coughlin Properties of Pataskala, LLC.
Location:	14140 E Broad Street & 14163 E Broad Street (PIDs: 063-141048-01.000, 063-141048-00.000, 063-0141960-00.000)
Acreage:	+/- 10.77-acres
Zoning:	PDD – Planned Development District
Request:	Requesting approval of an amendment to a previously approved Planned Development District pursuant to Section 1113.14 of the Pataskala Code.

Description of the Request:

The Applicant is seeking approval of an Amendment to an existing Preliminary Development Plan for a Planned Commercial Development (PCD) at the northeast and southeast corners of Broad Street and Summit Road SW titled “Broad and Summit”

Staff Summary:

The three (3) properties located along Broad Street and Summit Road are currently part of a previously approved Planned Development District.

1. 0 E Broad Street (PID: 063-141048-01.000)
 - Acreage: 7.80
 - Frontage: Summit Road to East, Broad Street to South, Bristol Drive (private street belonging to Licking Heights) to North.
 - Current Use: Vacant, undeveloped.
2. 14140 E Broad Street (PID: 063-141048-00.000)
 - Acreage 0.81
 - Frontage: Broad Street to south.
 - Current Use: Vacant, undeveloped.
3. 14163 E Broad Street (PID: 063-141960-00.000)
 - Acreage: 2.16
 - Frontage: Summit Road to east, Broad Street to north.
 - Current Use: Temporary staging area for Construction.

As mentioned above, the tree (3) parcels are part of an existing Planned Development District which was approved September 16, 2013 (Ordinance No. 2013-4156) in which they were rezoned from GB – General Business to PDD – Planned Development District. A general summary of the proposed “Broad at Summit Street” development begins on the next page.

Site Statistics

- Total Acreage: 10.77 +/- acres (8.58-acres developable total).
- Acreage in Open Space: 0-acres proposed.
- Acreage within Stormwater Infrastructure: Unknown.
- Density: Unknown, impervious area shall be less than 80% of total site (8.616-acres).

Uses

- Permitted Uses:
 - All permitted use in GB, LB, and PRO as well as restaurants with drive-throughs.
 - A maximum of one (1) gas station may be permitted.
- Conditional Uses:
 - All Conditional Uses in the GB, LB, and PRO districts including nursing homes, storage facilities, vehicle car wash

Architectural Design Standards

- One-story buildings only.
- No less than 75% of all exterior walls (excluding glass and doors) will be finished in brick, stone, wood, stucco, lap masonry siding, faux masonry materials, or a mixture.

Setbacks (North of Broad Development Area)

- South, along Broad Street: 40-feet for Buildings and Parking.
- West, along Summit Road: 10-feet for Buildings and Parking.
- North, along Bristol Drive East: 10-feet for Buildings and Parking.
- East, along Bristol Drive South: 10-feet for Buildings and Parking.

Setbacks (South of Broad Development Area)

- North, along Broad Street: 0-feet for Parking, 30-feet for Buildings.
- East: 10-feet for Parking, 30-feet for Buildings.
- South: 10-feet for Parking, 30-feet for Buildings.
- West: 0-feet for Parking, 6-feet for Buildings.

Access (see Roadway Exhibit)

- As part of T.I.F. funding, the following improvements will be made:
 - Bristol Drive South Extension (connecting existing Bristol Drive to Broad Street).
 - Broad Street and Summit Road widening.
 - Street light, street tree, and sidewalks installation.
- Access improvements to be made at Developer's expense:
 - Broad Street widening.
 - Traffic Signal to be installed at Broad Street and Bristol Drive South extension.
 - North Development Area
 - Right-in/right-out from Broad Street north into the development area.
 - Right-in/right-out from Summit Road east into the development area.
 - Two (2) full access points south into the development area from existing Bristol Drive.
 - One (1) full access point west into the development area from Bristol Drive South extension.
 - South Development Area

- Right-in/right-out from Broad Street south into the development area.
 - Full access point east into the development area from Summit Road.
- Improvements made by Licking Heights Local Schools
 - Construction of bus only drive north from Bristol Drive extension into school property.

Signage

- Three (3) monument signs shown.
 - Corner of Summit Road and existing Bristol Drive.
 - Corner of Summit Road and Broad Street.
 - Corner of Broad Street and Bristol Drive South extension.
- Signage standards for individual users included in Development Text.

Landscaping

- None shown.

Staff Review:

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

Staff has drafted a list of comments from our full review, which is attached to this Staff Report. Staff believes more information and clarification on several items present in the Plan and Text is needed.

As mentioned above, these parcels are already zoned PDD – Planned Development district, approved in 2013, and are not being rezoned.

Public Service Director (Full comments attached)

1. The Administration has been working with Coughlin for quite some time to achieve a TIF Agreement, and along with that, a plan for improvements at, and adjacent to, this project site. As part of those meetings and negotiations, the access points and access types have been vetted and are acceptable as laid out and in accordance with the proposed TIF. The following is a general summary of planned improvements and who is responsible for them as currently understood and anticipated to be detailed in the TIF Agreement.
 - a. ODOT
 - i. The City applied for, and was awarded, ODOT funding to replace the traffic signal, and all related equipment, including mast arms and controller, at the intersection of Summit and Broad St.
 - ii. To complete this aspect of the project with consideration for the future, some right-of-way is needed from Coughlin on 3 out of the 4 corners at this intersection.
 1. Coughlin will dedicate this right-of-way in exchange for the TIF Agreement.
 - b. Licking Heights
 - i. Licking Heights will dedicate the existing section of Bristol Dr., east of Summit, to the City in exchange for Coughlin installing a bus lane across the eastern part of the school property that is north of the development site.
 - c. Coughlin
 - i. TIF Improvements
 1. Coughlin will make the following improvements that will be paid back by the TIF
 - a. Extension of Bristol Dr. to Broad St. including all associated infrastructure, but excluding the traffic signal.

- b. The addition of left turn lanes on the north and south approaches at Summit Road at Broad St.
- c. Widening Broad St. between Summit Road and the extension of Bristol Dr., as necessary, to create a contiguous full section on Broad St. (To keep Broad St. from pinching in and going back out between Summit Rd. and Bristol Dr.)
- d. Design and Construction Administration for all of the TIF Improvements
- ii. Access Management Improvements
 - 1. Coughlin will make the following access management improvements at their expense:
 - a. Traffic signal on Broad St. at the Bristol Dr. extension including a left-turn lane on Broad St.
 - b. All access improvements and associated turn lanes, as needed.

City Engineer (Full comments attached)

No engineering related comments at this time.

Surrounding Area:

Direction	Zoning	Land Use
North	GB – General Business	Licking Heights Local Schools
East	GB – General Business	Auto Sales, Apartments
South	GB – General Business	Self-Storage
West	GB – General Business	Gas Station, Misc. Commercial

Preliminary Development Plan Approval:

According to Section 1113.11 of the Pataskala Code, the Planning and Zoning Commission shall determine whether a Preliminary Development Plan is approved, approved with conditions, or disapproved. Approval of a Preliminary Development Plan shall be based upon compliance with applicable regulations and input from city departments and other applicable departments and agencies.

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – See Attached
- SWLCWSD – No Comments
- Public Service – See Attached
- Police Department – No Comments
- West Licking Joint Fire District – No Comments
- Licking Heights Local Schools – No Comments

Conditions:

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

1. The applicant shall address all comments of the Planning and Zoning Department, City Engineer, Pataskala Utilities, and the West Licking Joint Fire District.

2. After all comments and questions have been addressed the Applicant shall submit a revised Development Text and a mylar copy of the revised Preliminary Plan to the Planning and Zoning Department for signatures and records.

Resolution:

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

“I move to approve Preliminary Development Plan application PP-22-002 pursuant to Section 1113.11 of the Pataskala Code. (“with the following conditions” if conditions are to be placed on the approval).”



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

Staff Review for PP-22-002

November 2, 2022

General Comments:

- No paths/sidewalks or fee-in-lieu shown on plan or addressed in development text.
- Will Bristol Drive S (running north to south) be public or private?
 - Recommend changing name to something distinct.
 - If public, will also need divergence from Section 1291.05(A)(4) to have less than 40' between the right-of-way and parking/loading areas.
- How will stormwater be addressed? Include in development text.
- Each new development will be subject to Impact Fees – see Chapter 1294.

Chapter 1255.08 – Permitted Uses/Conditional Uses

- 1255.08(b): Planned Commercial Districts shall include permitted, conditional, accessory, incidental and common area uses for the development, including whether or not those uses are confined to subareas of the development, as described and listed in the development text. Subareas shall be shown on the submitted Development Plan Drawings. Planned Commercial Districts shall have a minimum of 60% of developable area devoted to commercial, retail and service uses.
 - Probably won't be an issue since the entirety of the area is devoted to commercial, but address in the text and on the plans.

Chapter 1255.10 – Development Standards

- 1255.10(b)(1): A minimum of 35%, depending upon type of feature being preserved, of the land developed in any Planned Development District project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. No acreage associated with PDD property perimeter setbacks may be counted toward the open space requirement. No more than 10% of the open space requirement may be comprised of acreage designed for use by storm water detention, storm water retention or storm water quality structures.
 - No open space provided for in the plans or text. Will either need to show provisions for or request a Divergence.
- 1255.10(d): In Planned Commercial Districts, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares.
 - Either will need to state in the Text that all future uses shall have common parking areas, or request a Divergence from this section.
- 1255.10(f): New utilities, including telephone, electrical systems, and central water and sewer systems, are required to be constructed underground within the limits of the Planned Development District.
 - On plans, state in text.
- 1255.10(i)(2): For areas proposed for commercial, office, or uses mixed in vertical arrangement, in the development, the amount of impervious surface coverage must not exceed 80% of each such area.
 - On plans, state in text. Include disclaimer "impervious surfaces shall be as described in Section 1255.10(i)(4) of the Pataskala Code".
- 1255.10(j): Off-street parking, loading, and service areas shall be adequate to serve the needs of the development. Parking lots shall have vegetative or decorative fencing screens of 30" tall between the lot and the street.

- Looks like a 3' tall shrub screen is provided along the street frontages, describe in development text.

Development Plan

General

- Landscape Exhibit, Regional Context Map, TIF Exhibit should all be included as part of the overall Preliminary Development Plan (as sheets 4, 5,...).
- Signature lines shall be provided for: Chairperson of the PZC, City Administrator, City Engineer, Planning and Zoning Director, Public Service Director, General Manager of SWLCWSD (no council signature on development plans, only on text).
- Recommend separating North and South areas into distinct Subareas, since when right-of-way is dedicated, the parcels will be separated.
- Preliminary Development Plan
 - Sheet 1:
 - "Vehicle Parking" notes that each individual lot/lease area shall submit an FDP. What are the lot/lease areas? Mention this in the text as well.

Section 1255.17 – Contents of Zoning Amendment with Preliminary Development Plan

- 1255.17(a)(3)(E)(5): Existing utility systems and providers.
 - Indicate utility providers on the either Sheet 1 or 2.

Development Text

General

- Put page numbers on the Development Text.
- Include disclaimer that whenever text is silent, current Pataskala Code shall prevail.
- Split the North and South Areas into distinct Subareas, A and B. When right-of-way is dedicated, lots will be separated. For development standards, you can write it so that it will apply to both subareas, or, if you want different standards for the north and south you can write it that way as well.
- Add a "Definitions" section or just a disclaimer to refer to Chapter 1203 of the Pataskala Code for definitions – may want to scan through this chapter and make sure nothing interferes with your intentions.
- Describe the parking and building setbacks for both Subareas in the text.
- "Accessory Uses and Structures" is listed as permitted. What kind of accessory structures? Could someone plop a shed down in the parking lot for storage? We've had people do it before.
- "The Plan"
 - States parcels may be further subdivided for purposed of private ownership. Need standards for minimum lot sizes, widths, do they have to have frontage on a public right-of-way? If they won't have their own individual access points, you will need to be cross access easements and some language in the text stating that the future owner shall allow cross access between parcels.
 - Parking is also stated in this Section, but separate it and include it in it's own section describing the parking requirements as shown on the Development Plan.
- Architecture
 - Include architectural drawings (see code requirements below)
 - State a specific maximum height of structures, in feet. "one story" is open ended.
- Landscaping
 - States "Landscaping shall be in accordance with L2", on what sides? Between lease areas? Only around the perimeter of development? landscaping provided on plan does not meet L2.

- Interior landscaping for parking areas?
- Dumpsters
 - Height of screening? Location of dumpster pads? Will they be behind buildings? Not visible from Broad or Summit? How do you want to address this.
- Signage
 - Describe locations and number of monument signs for the development. 3 shown on development plan. Will the south development area be allowed a monument sign?
 - Also describe standards such as height, illumination, color, size of monument signs. They are not included in the development sign plan (See requirement Section 1255.17(a)(3)(F)(11)).
 - Take out references for 1295.09(c) as this section has changed since 2013 and it differs from what is in the Development Text. Just add a disclaimer that where the development text is silent, Chapter 1295 of the Pataskala Code shall prevail.
- Lighting
 - Minimum standards for lighting (i.e. ½ foot candles at the parking surface, that’s what Pataskala Code requires or you can differ from this if you want, we just need the standards you want to set for yourself).
 -

Section 1255.17 – Contents of Zoning Amendment with Preliminary Development Plan

- 1255.17(a)(3)(G)(1): Architectural drawings demonstrating the prototypical design of the proposed buildings, to demonstrate the exterior design, character, and general elements in sufficient detail to indicate the proposed visual character of the development.
 - None provided.
- 1255.17(a)(3)(G)(2): Including signature and date lines for the applicant, certifying the text.
 - Make a Separate Title Sheet with name of development and spaces for signatures for PZC chairperson, dates of PZC approval and Council Approval.
- 1255.17(a)(3)(G)(3): Dimensions and or acreages illustrated on the development plan shall be described in the development standards text.
 - Include site statistics from Sheet 1 of the Development Plan in the text.
 - As a rule, in general, everything shown on the Development Plan should be described in the Development Text, and everything described in the Development Text shown on the Development Plan.
- 1255.17(a)(3)(G)(4): Any provisions that depart from applicable standards set forth in the City of Pataskala Zoning Code addressing signage, landscaping, appearance and parking will be described and justified.
 - Requested a Divergence to have drive throughs be a permitted use. You don’t need a divergence from this, with A PDD you can come up with whatever permitted uses you want. Remove this divergence and include “Restaurants with a drive-thru” as a permitted use.
 - Include and justify a Divergence from Section 1291.05(A)(4). This section requires that a 40-foot vegetated zone landscaped to L2 standard shall be maintained between the street right-of-way and any parking or loading areas. A divergence is needed for North Area: West. South Area: North, West. If Bristol Drive is to be public, also needed along that area.

Jack Kuntzman
 City Planner
 City of Pataskala
 t: 740-964-1316
 e: jkuntzman@ci.pataskala.oh.us

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Cc: [Antonio Anzalone](#)
Subject: RE: Pataskala PZC Review Memo for 11-02-2022
Date: Monday, October 24, 2022 4:46:47 PM
Attachments: [image001.png](#)

Jack,

My comments on the applications for the subject PZC hearing are as follows:

1. ZON-22-004
 - a. As detailed in the application, access shall be cross access from the south, and no additional access from SR 310 shall be permitted.
2. PP-22-002
 - a. The Administration has been working with Coughlin for quite some time to achieve a TIF Agreement, and along with that, a plan for improvements at, and adjacent to, this project site. As part of those meetings and negotiations, the access points and access types have been vetted and are acceptable as laid out and in accordance with the proposed TIF. The following is a general summary of planned improvements and who is responsible for them as currently understood and anticipated to be detailed in the TIF Agreement.
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From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 11-02-2022
Date: Monday, October 24, 2022 5:10:26 PM
Attachments: [image001.png](#)

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

Verdantas has reviewed the 2 applications and have no engineering related comments at this time.

Thank You

Scott R. Haines, PE, CPESC

Senior Project Manager

O. 740.344.5451 | D. 740.224.0839

1555 W. Main Street, Newark, Ohio 43055

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

Sent: Friday, October 14, 2022 3:27 PM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org

Subject: Pataskala PZC Review Memo for 11-02-2022

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **November 2, 2022**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

ZON-22-004: 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

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, October 24th.



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

PRELIMINARY PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: 14140 BROAD ST; Summit Road; 14163 BROAD ST.	
Parcel Number: 063-141048-00.000 063-141960-00.000 063-141048-01.000	
Zoning: PDD	Acres: 10.77 ACRES
Water Supply: <input checked="" type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	
Wastewater Treatment: <input checked="" type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	

Staff Use
Application Number:
Fee:
Filing Date:
Hearing Date:

Applicant Information		
Name: CONNIE J. KLEMA ATTORNEY		
Address: PO BOX 991		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614 374 8488	Email: cklemaattorney@gmail.com	

Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Preliminary Plan
<input type="checkbox"/> Supplementary Info
<input type="checkbox"/> Deed
<input type="checkbox"/> Address List
<input type="checkbox"/> Area Map

Owner Information		
Name: COUGHLIN PROPERTIES OF PATASKALA LLC		
Address: P.O. Box 1474		
City: PATASKALA	State: OH	Zip: 43062
Phone: SAME AS APPLICANT	Email: SAME AS APPLICANT	

Preliminary Plan Information	
Describe the Project:	
THE PROPERTY IS ZONED Planned DEVELOPMENT DISTRICT (PDD)	
THE PDD ZONING PERMITS A COMMERCIAL RETAIL/BUSINESS CENTER AT THE CROSSROADS, "BROAD AT SUMMIT"	
(SEE ATTACHED INFORMATION)	

Documents to Submit

Preliminary Plan Application: Submit 14 copies of the preliminary plan application.

Preliminary Plan: Submit 14 copies of a preliminary plan 24 x 36 inches in size containing the following:

- a) Proposed name of the subdivision
- b) Location by section, range, township or other official surveys
- c) Names, addresses and phone numbers of the owner, subdivider, an Ohio Registered Professional Engineer who prepared the plan, or Registered Surveyor who prepared the plan, and the appropriate registration numbers and seals of each.
- d) Date of survey.
- e) Scale of the plan, not less than 100 feet to the inch, and north arrow.
- f) Boundaries of the subdivision, its acreage, and deed book and page number of lands within the proposed subdivision.
- g) Names of adjacent subdivisions, owners of adjoin parcels of unsubdivided land, and the location of their boundary lines.
- h) Locations, widths, and names of existing streets, railroad rights of way, easements, parks, permanent buildings, corporation and township lines, location of wooded areas and any other significant topographic and natural features within and adjacent to the plan for a minimum distance of 200 feet.
- i) Zoning classification of the tract and adjoining properties and a description of the proposed zoning changes, if any.
- j) Existing contours at an interval of not greater than two (2) feet if the slope of the ground is 15 percent or less, and not greater than five (5) feet where the slope is more than 15 percent.
- k) Existing storm and sanitary sewers, water lines, culverts, and other public utilities underground structures, and power transmission poles and lines, within and adjacent to the tract.
- l) Location, names and widths of typical cross section and right of way width of proposed streets and easements.
- m) Building setback lines with dimensions.
- n) Location and dimensions of all proposed public and private utilities, water, wastewater, storm drain lines, detention and/or retention facilities showing their locations and connections with existing system.
- o) Layout, lot number of and approximate dimensions of each lot. When a lot is located on a curved street, or when side lot lines are not at 90 degree angles, the width of the building line shall be shown.
- p) Parcels of land in acres and/or parts of acres to be preserved for public use, or to be reserved by covenant for residents of the subdivision.
- q) The location and width of sidewalks and spacing of street lighting.
- r) A vicinity map at a scale of not less than 2,000 feet to the inch shall show all existing subdivisions, roads, tract lines, nearest existing thoroughfares and the most advantageous connections between roads in the proposed subdivision and those of the neighboring area.

Supplementary Information: Submit 14 copies of a site plan to scale of the subject property indicating the following:

- a) Statement of proposed use of all lots, giving types number of dwelling units and any type of business or industry.
- b) Location and approximate dimensions of all existing buildings.
- c) For commercial and industrial development, the location, dimensions, approximate grade of proposed parking and loading areas, alleys, pedestrian walks, streets and the points of vehicular ingress and egress to the development and storm drainage detention of retention facilities.
- d) Description of the proposed covenants and restrictions.
- e) The extension or improvements of, including any oversize requirements to the City Central Water and Wastewater Treatment Systems that may be required by the City, to be constructed by the Subdivider at the Subdivider's expense, and according to all City ordinances. (See Section 1113.14)
- f) Calculations which develop the water and sanitary sewer demand rates for the subdivision.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default.

Signatures

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 preliminary plan request.

Applicant:

Corine J. Klema Arrowood

Date:

8/3/22

Owner:

Date:

DEVELOPMENT STANDARDS TEXT
BROAD AT SUMMIT STREET PLANNED DEVELOPMENT DISTRICT
(THE “PDD”)

Submitted with Preliminary Development Plan 2022 (“PDP”)

For Approved PDD dated May 16, 2016

PARCEL NOS: 063-141960-00.000, 063-141048-01.000, 063-141048-00.000

All 3 parcels being referred to herein as the “*Broad at Summit*” developments which include the “North Site” (063-141048-00.000 & 063-141048-01.000) and the “South Site” (063-141960-00.000)

CITY OF PATASKALA

SIGNATURES

Chairperson of Planning & Zoning Commission

Date

Director of Planning

Date

LIST OF USES FOR BROAD AT SUMMIT:

PERMITTED USES:

- 1. medical or medical related offices or clinics**
- 2. law offices**
- 3. insurance and real estate offices**
- 4. banks and finance establishments**
- 5. utility company offices**
- 6. research facilities and/or laboratories**
- 7. governmental offices**
- 8. planning, architect, or engineering offices, but excluding outside storage**
- 9. professional offices**
- 10. veterinary offices and clinics but excluding facilities for outside boarding or exercising of animals**
- 11. theaters**
- 12. daycare facilities**
- 13. institutions**
- 14. restaurants without entertainment**
- 15. public and private schools**
- 16. public parks and playgrounds**
- 17. religious institutions**
- 18. auto and/or farm implement sales**
- 19. trade or commercial schools**
- 20. wholesale stores, businesses or warehousing when no processing, fabrication or assembly is involved if conducted entirely in an enclosed building**
- 21. public garages**
- 22. building trade equipment material sales including but not limited to concrete, electrical, masonry, sheet metal, plumbing, heating, and other building supplies, if conducted in an entirely enclosed building when no processing, fabrication or assembly is involved**
- 23. furniture and appliance stores and repair**
- 24. motion picture or recording studios**
- 25. grocery stores**
- 26. gas service station [only one (1) gas service station is permitted at the Broad at Summit developments]**
- 27. motor vehicle garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises**
- 28. outlet and discount stores**

29. supermarkets/department stores provided that the facilities do not create undue traffic congestion
30. welding shops
31. local retail business or service supplying commodities or performing services primarily for residents of a local community
32. nurseries
33. antique stores
34. libraries, museums, art galleries
35. funeral homes provided there are no cremation facilities on the premises
36. auto accessory stores provided there is no outside storage
37. contractor's office provided there is not outside storage of construction vehicles, equipment, or materials on the premises
38. pet shop, provided all animals are housed with the principal buildings
39. lodge and fraternal organizations
40. beer, wine and liquor stores
41. watercraft and/or recreational vehicle storage
42. NAICS permitted uses in GB, LB, and PRO
43. accessory uses and structures (including but not limited to storage & equipment structures)*

CONDITIONAL USES:

1. nursing homes
2. hospitals
3. storage facilities
4. public or private commercial swimming pool
5. vehicle car wash
6. NAICS conditional uses in GB, LB, and PRO

*Accessory structures are required to be located in the building envelope unless approved otherwise by variance.

(Where the Zoning Code lists requirements of particular "uses" to be accommodated on the "premises", the North Site and the South Site are each a "premise" and any parcel/lot split from the North Site and/or the South Site shall be considered a "premise" and the access, parking and amenities located on the North Site and South Site serving said premise shall be considered part of said "premise", regardless of whether said access, parking and amenities are located on said premise.(per Section 1255.10(d))

REQUEST FOR DIVERGENCES FROM THE PDD

1. **Request: For a “Drive Thru” to be a permitted use and not a conditional use.**
As stated in the PDD code, a PDD plan patterns the site to accommodate access ways, traffic patterns, parking and land uses that work in harmony. The PDD Preliminary Plan is designed to route traffic in, out and through the sites efficiently to accommodate drive thru areas.
2. **Request: To have the proximity of the parking spaces to the street right-of-ways of Bristol Drive East, Bristol Drive South, and Summit Road to be 10’ and not 40’ and to be vegetated in accordance with the Landscape Exhibit (Section 1291.05(A)(4) zoning code).**
3. **The PUD zoning code requires 35% of the land developed in a PUD to be common open space the disposition of which can be dedicated to the City and a public school district. This PDD is 8.58 acres (after deducting the Broad Street and Summit Road ROW) and has:**
 - a. **0.91 acres being improved and dedicated to the City as public streets to extend Bristol Drive East and Bristol Drive South to accommodate existing traffic issues associated with access to the public school; and**
 - b. **Owner/developer constructing a private street for access to the public school from Bristol Drive West north through the public school property to accommodate additional school traffic.**

Request: The PDD was approved in 2016 for a total of 1.47 acres of open space without the dedication of the public streets (0.91 acres) or the construction of the private street for the public school. The dedicated land and improvements delineated above in a & b support the request to have at a minimum 14% open space.

PRELIMINARY DEVELOPMENT PLAN (“PDP”)

& FINAL DEVELOPMENT PLAN (“FDP”)

The PDP:

The “PDP” delineates the “North Site” and the “South Site” and their:

- Boundaries, dimensions and acreages;**
- Existing and to-be dedicated right of ways;**
- Access points and easements;**
- Existing topography and drainage patterns;**
- Location of proposed building areas (“Building Envelope”);**
- Location of parking areas (“Parking Envelope”).**

The “Final Development Plans” (“FDP”):

The FDP’s will be designed in accordance with this PDD Text and will delineate the:

Internal Drive aisles;

Building(s) location;

Parking location and number;

Open spaces that, upon completion of development of the PDD will be a minimum of 1.20 acres;

Dumpster;

Storm water facilities; and

Landscaping

PDD STANDARDS

General Requirements

- 1. The PDD permits one or more buildings and associated parking to be developed in the Building Envelopes on the North Site and South Site.**
- 2. The number of parking spaces as required by Chapter 1291 of the Zoning Code will be accommodated in the Parking Envelope for each building/use, unless altered by this PDD Text or permitted otherwise by a shared parking agreement approved by the Planning Commission with a FDP.**
- 3. The North Site and the South Site may be divided into separate lots/parcels for purposes of private ownership of each developed building. In the event of such division, the benefits and burdens associated with the North Site and/or South Site from which the parcel is split shall run with the parcel and each divided lot/parcel shall retain the benefits and assume the burdens accommodated in the respective North Site and/or South Site (access, open spaces, parking, right of way dedication, storm water retention, and the fees and obligations associated with each). Division of lots/parcels shall be in accordance with the following requirements:**
 - a. The lot size shall accommodate the proposed building(s), required parking for the associated use(s) or as permitted in a shared parking agreement, drive aisles serving/accessing the use(s), landscaping, accessory structures, and open space contributing to the total percentage required by this PDD as approved in a FDP. There are no minimum lot or yard sizes.**
 - b. Access to a lot is not required to be from its frontage street but can be by or through the approved internal aisleways of the North Site and South Site.**
 - c. Each lot shall have a combined frontage of 100 feet or more on one or more of the following public streets: Summit, Broad, Bristol Drive East, or Bristol Drive South.**

- d. The maximum percentage of impervious surfaces permitted on a lot is not calculated on a per lot basis. Maximum imperviousness shall be calculated as follows: The maximum percentage of the North Site and the South Site which may be occupied by buildings (principal & accessory) and impervious surfaces shall not exceed 80%. For purposes of clarification, a lot can have more than 80% imperviousness if its North Site or South Site, whichever it is located in, maintains 80% or less impervious surfaces.
- e. Trash & Garbage associated with each use shall be stored on the lot in an enclosed dumpster and screened in accordance with this PDP Text.

Architecture:

The Building Envelopes, as delineated on the preliminary development plan, will be developed with one or more buildings that are one-story and do not exceed 35' in height. Not less than 75% of all exterior solid wall areas (excluding glass and door areas) of each building will be finished with brick, stone, wood, stucco, lap masonry siding, faux masonry materials, or a mixture of some or all of said materials. The building design will incorporate architectural features that screen all mechanicals located on the roof from street level views.

Landscaping:

Landscaping along the perimeter of the Building and Parking Envelope shall be as delineated in the "Landscape Exhibit".

Landscaping on the interior of the Building and Parking Envelope will be in accordance with the "L2" requirements of Chapter 1283 where applicable, and the Landscaping requirements of Chapter 1291 for parking areas.

Maintenance of landscaped areas will be the ongoing responsibility of the property owners. Required landscaping shall be continuously maintained in a healthy manner. Required landscaping that dies must be replaced in kind.

Landscaped areas shall be sufficiently watered to ensure that plants will become established. The watering system need not be permanent if the plants can survive adequately on their own once established.

Dumpsters:

Each dumpster enclosure shall be set on pave pads and enclosed by masonry walls on three sides with lockable 100% opaque gates. The walls shall match the colors of the exterior finish of the building it serves. Gates on the enclosure shall be constructed of fence planks composed of synthetic/recycled/weather durable materials (not treated wood) that coordinate in color with the enclosure. Dumpsters shall be screened in accordance with Section 1283.06

Signage:

The signage design code for buildings constructed at Broad at Summit is attached hereto and made a part hereof. Unless delineated in this signage design, all other signage design shall be as approved by the Planning and Zoning Commission.

The signage design shall be uniform on the North Site and South Site. All freestanding signs shall have matching bases and be constructed of the same materials regardless of their height and size, unless permitted otherwise by the Planning and Zoning Commission. All freestanding signs may be devoted to indentifying the building user(s), the building name, or a combination thereof.

Lighting:

Parking lot lighting shall consist of full cut-down fixtures for purposes of minimizing glare and light beams.

Maintenance of Common Facilities & Amenities:

Provisions shall be made to establish private organizations which members shall be the owners of the North Site and South Site or portions of the same. The organizations shall provide for the operation and maintenance of all common facilities and amenities that are part of the North Site and South Site. The organizations shall be self-perpetuating.

Development Standards Text & PDP:

This Development Standards Text and its PDP shall govern the development and use of Broad at Summit including the North Site and the South Site. Whenever this Development Standards Text and PDP are silent, the zoning resolution that is then-current shall prevail.

SCHEDULE OF DEVELOPMENT

(subject to change)

1. Submit construction drawings to City for approval of Bristol Drive W, Bristol Drive S, and private school drive: Prior to end of 2022.
2. Submit Broad Street and Summit Street road & signalization plan designs for review: Submittals beginning in December 2022 through June 2023.
3. Construct Bristol Drive W, Bristol Drive S, and private school drive: Spring & Summer 2023
4. Construct Broad Street and Summit Street roadway and signals: Autumn 2023 through Summer 2024 (conditioned on ROW and private utility coordination is complete).
5. Development of Broad at Summit initiated with first user---will submit for FDP of use area, etc.

6. Continue with FDP approvals and construction of North Site and South Site. Anticipate approximate three years for build out after Broad Street and Summit Street public improvements are completed.

APPLICANT:

Connie J. Klema Attorney 10.6.22
Connie J. Klema, Attorney Date

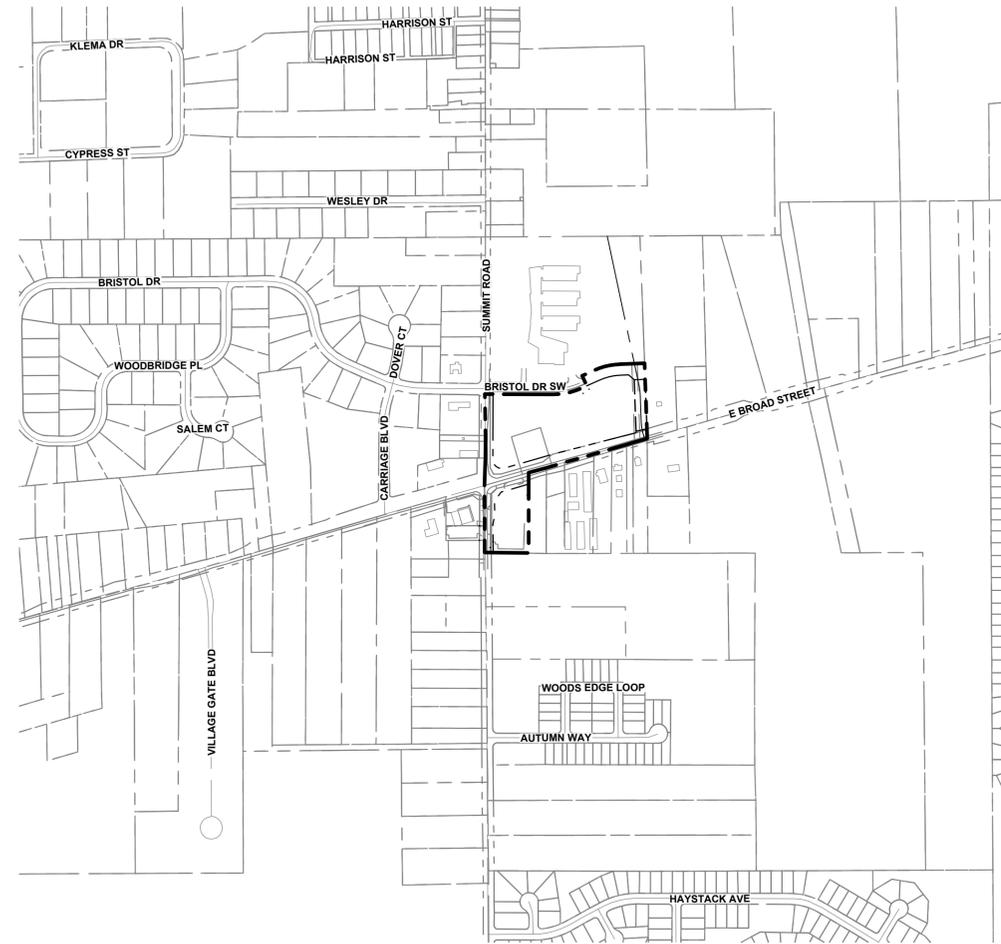
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PRELIMINARY DEVELOPMENT PLAN

BROAD AT SUMMIT

2022

CITY OF PATASKALA, LICKING COUNTY, OHIO



INDEX MAP
SCALE: 1"=200'

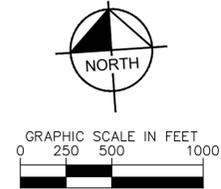
ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: MIKE REEVES
PHONE: (614) 472-8546
MIKE.REEVES@KIMLEY-HORN.COM

OWNER/DEVELOPER

COUGHLIN PROPERTIES OF PATASKALA LLC
BOX 1474
PATASKALA, OH 43062
CONTACT: AL COUGHLIN, JR.
PHONE: (740) 919-3038
AL@COUGHLINCARS.COM

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS & VICINITY MAP
3	PRELIMINARY DEVELOPMENT PLAN



PROJECT SUMMARY TABLE

ZONING	
CURRENT ZONING:	PDD, PLANNED DEVELOPMENT DISTRICT
PARCEL DATA	
OWNER:	COUGHLIN PROPERTIES OF PATASKALA LLC
STREET ADDRESS:	14140 E. BROAD STREET
PARCEL ID:	063-141048-00, 063-141048-01, 063-141960-00
SITE DATA	
TOTAL SITE AREA:	±10.77 AC
DEVELOPABLE AREA: (LESS EXISTING BROAD ST & SUMMIT DR R/W)	±8.58 AC
R/W DROP: (BRISTOL DR E & S)	±0.91 AC
R/W DROP: (BROAD ST AND SUMMIT DR)	±0.59 AC
IMPERVIOUS AREA:	WILL BE LESS THAN 80% OF TOTAL SITE
VEHICLE PARKING	
EACH INDIVIDUAL LOT/LEASE AREA WILL SUBMIT A FINAL DEVELOPMENT PLAN PRIOR TO ENGINEERING DESIGN AND CONSTRUCTION. PARKING CALCULATIONS AND DRIVEWAY CONFIGURATIONS WILL BE PROVIDED ON THE FINAL DEVELOPMENT PLANS.	
VEHICLE PARKING REQUIREMENTS	
DRIVE THROUGH:	1 FOR EACH 85 SF OF GROSS FLOOR AREA
RESTAURANT:	1 FOR EACH 100 SF OF GROSS FLOOR AREA
RETAIL STORE:	1 FOR EACH 200 SF OF GROSS FLOOR AREA
FLOOR AREA:	THE INTERIOR FLOOR AREA OF THE SPECIFIED USE EXCLUDING STAIRS, WASHROOMS, ELEVATOR SHAFTS, MAINTENANCE ROOMS AND DISPLAY WINDOWS

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0407H AND 39089C0426J WHICH BEARS EFFECTIVE DATES OF 05/02/2007 AND 03/16/2015.

CITY COUNCIL APPROVAL _____ DATE _____

CHAIR OF PLANNING AND ZONING COMMISSION _____ DATE _____

REGISTERED ENGINEER _____ DATE _____

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley-Horn

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 COLUMBUS, OH 43235
 PHONE: 614-454-6699
 WWW.KIMLEY-HORN.COM

SCALE: 1" = 200'
 DESIGNED BY: TH
 DRAWN BY: ACW
 CHECKED BY: MCR

TITLE SHEET

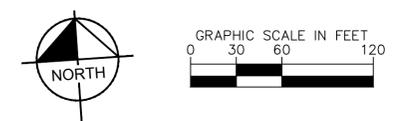
BROAD AT SUMMIT
PATASKALA, OH

ORIGINAL ISSUE:
10/07/2022
KHA PROJECT NO.
190109001

SHEET NUMBER

1
OF 3

Drawing name: K:\CIB\JDEA\190109001_Coaghlin\Reilly_Summit_Broad2_Design\CAD\PlanSheets\Transportation_Corridor_Overlay_District.dwg
 Layout2 Oct 05, 2022 11:30m by: Nigel Henesley
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LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING PAVEMENT
---	EXISTING CENTERLINE
---	EXISTING BUILDING
---	EXISTING STORM SEWER
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS LINE
---	EXISTING OVERHEAD LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED SETBACK
---	PROPOSED CENTERLINE
---	PROPOSED FACE OF CURB
---	PROPOSED SIDEWALK

NOTES

WATER AND SANITARY SEWER ARE AVAILABLE ON THE DEVELOPMENT SITE. SOUTHWEST LICKING COUNTY WATER AND SANITARY DISTRICT WILL SERVE THE SITE.

THE SITE DOES NOT INCLUDE ENVIRONMENTAL FEATURES. EXISTING BUILDING PREVIOUSLY DEMOLISHED.

LANDSCAPING WILL BE SHOWN WITH FINAL DEVELOPMENT PLAN TO MEET THE REQUIREMENTS OF THE DEVELOPMENT STANDARDS TEXT.

SITE LAYOUT AND UTILITIES WILL BE SHOWN ONCE USERS ARE KNOWN ON THE FINAL DEVELOPMENT PLAN.

STORMWATER WILL BE ADDRESSED BY ONSITE STORMWATER MANAGEMENT PRACTICES TO MEET AND/OR EXCEED THE REQUIREMENTS OF THE CITY OF PATASKALA'S STORM WATER DESIGN MANUAL AND CHAPTER 1119 OF THE SUBDIVISION REGULATIONS IN THE CODIFIED ORDINANCES OF PATASKALA

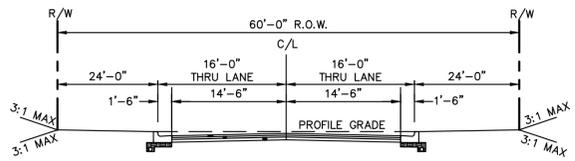
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

THERE ARE NO PROPOSED OFF-SITE IMPROVEMENTS AND/OR UTILITY LINES/EXTENSIONS NEEDED TO SERVE THE SITE

IMPERVIOUS COVERAGE WILL NOT EXCEED 80%

BRISTOL DRIVE EAST AND BRISTOL DRIVE SOUTH WILL BE DEVELOPED BY DEVELOPER IN THE FIRST PHASE. THE SECOND PHASE WILL CONSIST OF BROAD STREET AND SUMMIT ROAD IMPROVEMENTS.

INDIVIDUAL LANDSCAPE PLANS WILL BE PREPARED BY INDIVIDUAL USERS TO MEET THE ZONING TEXT.



**32' F/F TYPICAL SECTION
BRISTOL DR E & BRISTOL DR S**
NOT TO SCALE

PAVEMENT LEGEND

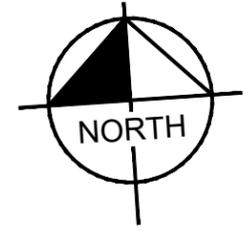
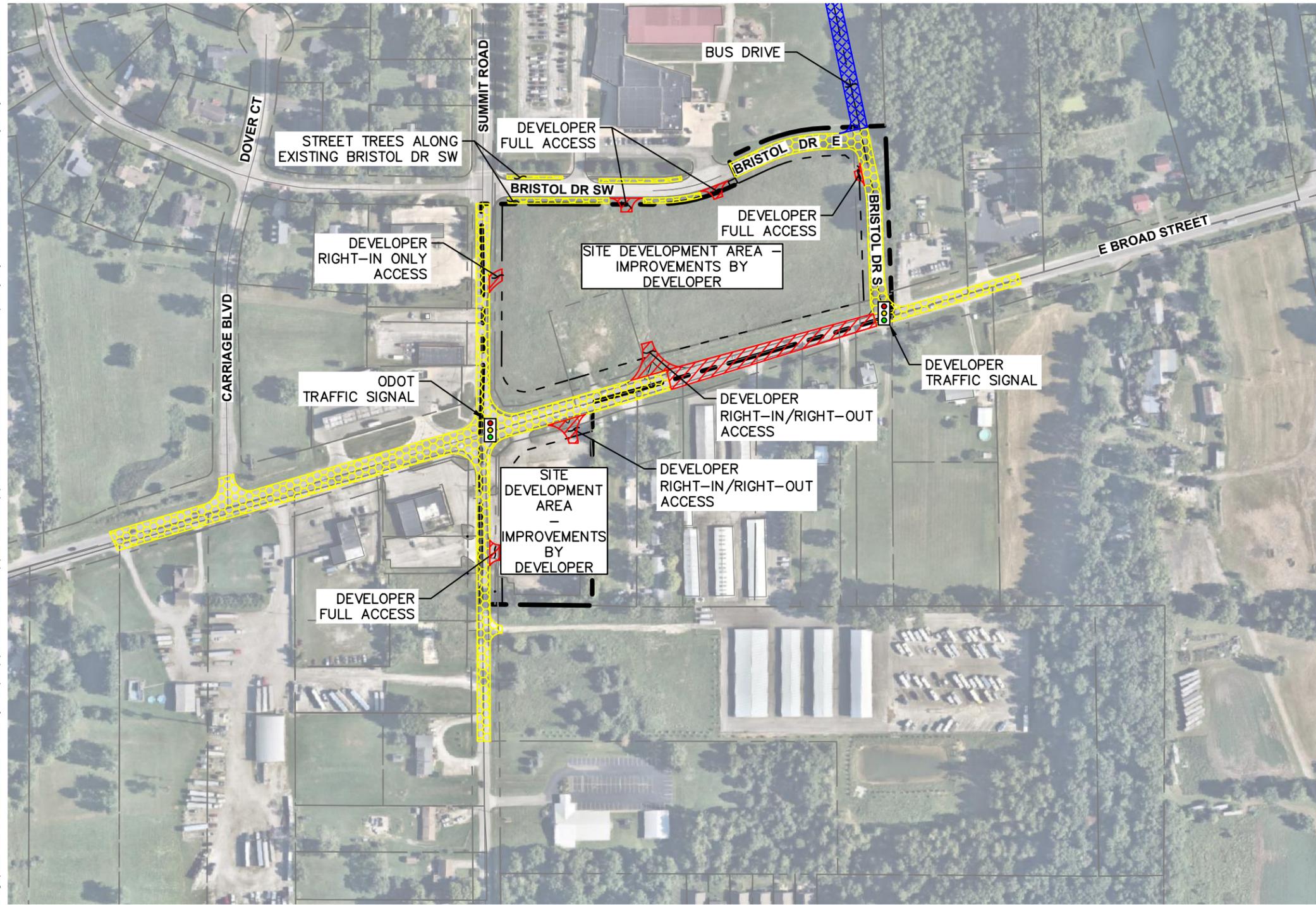
①	1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, ITEM 441
②	1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 2, ITEM 441
③	TACK COAT, ITEM 407
④	8" ASPHALT CONCRETE BASE, ITEM 301
⑤	STANDARD CONCRETE COMBINED CURB AND GUTTER, (PATASKALA STD DWG), ITEM 609
⑥	SUBGRADE COMPACTION, ITEM 204

DESIGNED BY: JH	DATE	BY	APR	BY
DRAWN BY: ACW	DATE	BY	APR	BY
CHECKED BY: MCR	DATE	BY	APR	BY
PRELIMINARY DEVELOPMENT PLAN				
BROAD AT SUMMIT PATASKALA, OH				
ORIGINAL ISSUE: 10/07/2022				
KHA PROJECT NO. 190109001				
SHEET NUMBER				
3				
OF 3				

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October 5, 2022 6:36:01 PM H:\GIS\JOB\19100001_Corridor_Roads_Summit_Broad2_Design\CAD\Subarea_TIF Exhibit.dwg
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LEGEND

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING PROPERTY BOUNDARY
- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING PAVEMENT
- — — — — EXISTING CENTERLINE
- — — — — EXISTING BUILDING
- — — — — PROPOSED RIGHT-OF-WAY
- — — — — PROPOSED FACE OF CURB
- TIF EXPENSE
- DEVELOPER EXPENSE
- SCHOOL IMPROVEMENT — DEVELOPER EXPENSE

NOTES

TIF FUNDING IS TO INCLUDE BRISTOL DR E & BRISTOL DR S EXTENSION, BROAD STREET WIDENING AND SUMMIT ROAD WIDENING. ALSO INCLUDED IS STREET LIGHT CONSTRUCTION, STREET TREE INSTALLATION AND SIDEWALKS/ACCESS CONSTRUCTION.

DEVELOPER FUNDING IS TO INCLUDE THE TRAFFIC SIGNAL AT BROAD ST AND BRISTOL DR EXTENSION, DRIVEWAY ACCESS, AND BROAD STREET ROAD WIDENING.

ODOT FUNDING IS TO INCLUDE TRAFFIC SIGNAL AT BROAD ST AND SUMMIT RD

SCHOOL IMPROVEMENT—DEVELOPER EXPENSE FUNDING IS TO INCLUDE BUS DRIVE EXTENSION.

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 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM

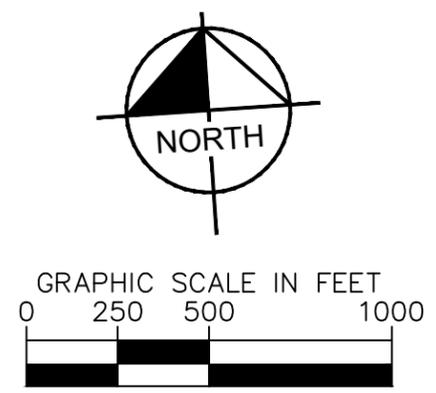
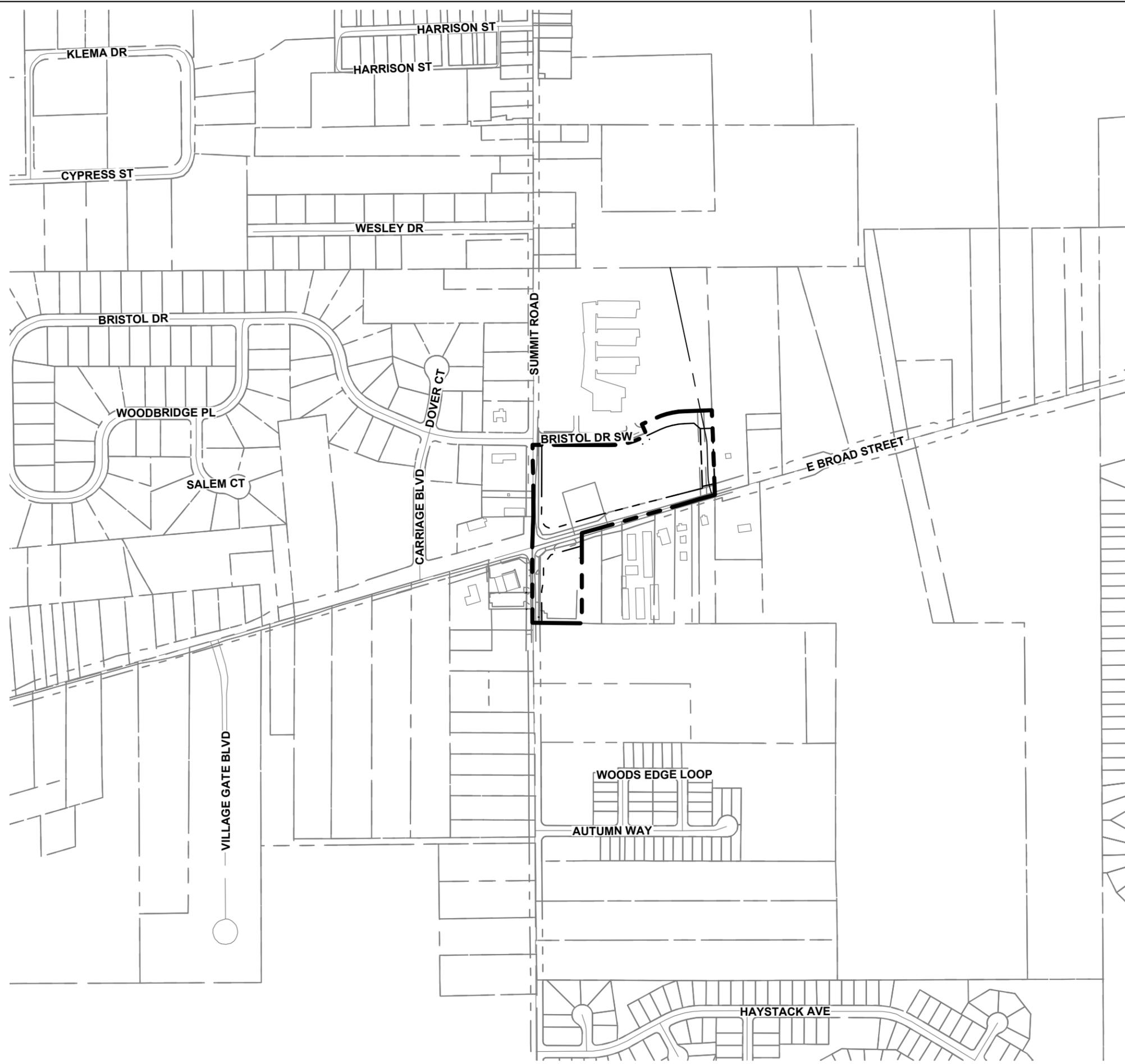
ROADWAY EXHIBIT

BROAD AT SUMMIT, PATASKALA, OH

SHEET NUMBER

1

Plotted By: September 20, 2022 10:57:38 AM \\kimley-horn.com\NW_GJA_GJB_LDC\10100001_Doughin, Beatty, Summit Road\3D\MapSheet\Transportation Context Overlay District\MapSheet.dwg
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LEGEND

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- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED BUILDING ENVELOPE

NOTES

PROPERTY IS A PART OF LOT NUMBER 20 IN THE THIRD QUARTER OF THE FIRST TOWNSHIP IN THE 15TH RANGE OF THE U.S.M. LANDS

DEVELOPMENT STANDARDS TEXT

BROAD AT SUMMIT STREET PLANNED DEVELOPMENT DISTRICT

(THE "PDD")

PARCEL NOS: 063-141960-00.000, 063-141048-01.000, 063-141048-00.000

All 3 parcels being referred to herein as the "Broad at Summit" developments which include the "North Site" (063-141048-00.000 & 063-141048-01.000) and the "South Site" (063-141960-00.000)

LIST OF USES FOR BROAD AT SUMMIT:

PERMITTED USES:

- 1. medical or medical related offices or clinics**
- 2. law offices**
- 3. insurance and real estate offices**
- 4. banks and finance establishments**
- 5. utility company offices**
- 6. research facilities and/or laboratories**
- 7. governmental offices**
- 8. planning, architect, or engineering offices, but excluding outside storage**
- 9. professional offices**
- 10. veterinary offices and clinics but excluding facilities for outside boarding or exercising of animals**
- 11. theaters**
- 12. daycare facilities**
- 13. institutions**
- 14. restaurants without entertainment**
- 15. public and private schools**
- 16. public parks and playgrounds**
- 17. religious institutions**
- 18. auto and/or farm implement sales**
- 19. trade or commercial schools**
- 20. wholesale stores, businesses or warehousing when no processing, fabrication or assembly is involved if conducted entirely in an enclosed building**
- 21. public garages**
- 22. building trade equipment material sales including but not limited to concrete, electrical, masonry, sheet metal, plumbing, heating, and other building supplies, if conducted in an entirely enclosed building when no processing, fabrication or assembly is involved**
- 23. furniture and appliance stores and repair**
- 24. motion picture or recording studios**

25. grocery stores
26. gas service station [only one (1) gas service station is permitted at the Broad at Summit developments]
27. motor vehicle garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises
28. outlet and discount stores
29. supermarkets/department stores provided that the facilities do not create undue traffic congestion
30. welding shops
31. local retail business or service supplying commodities or performing services primarily for residents of a local community
32. nurseries
33. antique stores
34. libraries, museums, art galleries
35. funeral homes provided there are no cremation facilities on the premises
36. auto accessory stores provided there is no outside storage
37. contractor's office provided there is not outside storage of construction vehicles, equipment, or materials on the premises
38. pet shop, provided all animals are housed with the principal buildings
39. lodge and fraternal organizations
40. beer, wine and liquor stores
41. watercraft and/or recreational vehicle storage
42. NAICS permitted uses in GB, LB, and PRO
43. accessory uses and structures

CONDITIONAL USES:

1. nursing homes
2. hospitals
3. storage facilities
4. public or private commercial swimming pool
5. vehicle car wash
6. NAICS conditional uses in GB, LB, and PRO

REQUEST FOR DIVERGENC FROM THE PDD

Request: "Drive Thru" to be a permitted use and not a conditional use.

As stated in the PDD code, a PDD plan patterns the site to accommodate access ways, traffic patterns, parking and land uses that work in harmony. The PDD Preliminary Plan

is designed to route traffic in, out and through the sites efficiently to accommodate drive thru areas.

(Where the Zoning Code lists requirements of particular “uses” to be accommodated on the “premises”, a parcel in the Broad at Summit development shall be considered the “premises” and the access, parking and amenities serving said parcel in the Broad at Summit development shall be considered part of said “premises”, regardless of whether said access, parking and amenities are located on said parcel.)

PRELIMINARY DEVELOPMENT PLAN

The Plan:

The “Plan” delineates the “North Site” and the “South Site” and their:

Boundaries, dimensions and acreages;

Existing and to-be dedicated right of ways;

Access points and easements;

Existing topography and drainage patterns and storm retention area;

Location of proposed building areas (“Building Envelope”);

Location of proposed public areas/open spaces; and

Proposed internal drives and parking areas.

The Plan permits one or more buildings and associated parking to be developed in the Building Envelopes. The number of parking spaces required for each building/use will be accommodated in the Parking Envelope as required by Chapter 1291 of the Zoning Code, unless altered by a variance. The North Site and the South Site may be divided into separate parcels for purposes of private ownership of each developed building. In the event of such division, the benefits and burdens associated with the Plan from which the parcel is split shall run with the parcel and each divided parcel shall retain the benefits and assume the burdens accommodated in the respective Plan (access, open spaces, parking, right of way dedication, storm water retention, and the fees and obligations associated with each).

Architecture:

The Building Envelopes, as delineated on the preliminary development plan, will be developed with one or more buildings that are one-story. Not less than 75% of all exterior solid wall areas (excluding glass and door areas) of each building will be finished with brick, stone, wood, stucco, lap masonry siding, faux masonry materials, or a mixture of some or all of said materials. The building design will incorporate architectural features that screen all mechanicals located on the roof from street level views.

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The signage design code for buildings constructed at Broad at Summit is attached hereto and made a part hereof. Unless delineated in this signage design, all other signage design shall be as approved by the Planning and Zoning Commission.

The signage design shall be uniform on the North Site and South Site. All freestanding signs shall have matching bases and be constructed of the same materials regardless of their height and size, unless permitted otherwise by variance. All freestanding signs may be devoted to indentifying the building user(s), the building name, or a combination thereof.

Lighting:

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Provisions shall be made to establish private organizations which members shall be the owners of the North Site and South Site or portions of the same. The organizations shall provide for the operation and maintenance of all common facilities and amenities that are part of the North Site and South Site. The organizations shall be self-perpetuating. :

APPLICANT:

Connie J. Klema Attorney 8/3/22
Connie J. Klema, Attorney Date

BROAD AT SUMMIT
DEVELOPMENT SIGN PLAN

A. Signage and Graphics:

1. Definitions and Measurements:

- a. "Sign" means a name, identification, description, display or illustration which is free-standing or affixed to, painted or represented, directly or indirectly upon a building, structure or property and which directs attention to an object, product, place, activity, person, institution, organization or business.
- b. Sign(s)" as used throughout this document means sign(s) that are externally visible from adjacent properties or streets. Signage that is placed internally within a structure or building that is not externally visible from adjacent properties or streets shall be excluded from sign regulations.
- c. "Window sign" means a sign, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a sign, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the building within 2 feet of the window intended to be viewed through the window from the exterior of the premises and comprehensible from adjacent properties or streets
- d. All other definitions shall be consistent with Section 1295.02 of the City of Pataskala Sign Code.
- e. All methods of measurements shall be consistent with Section 1295.09 of the City of Pataskala Code.

2. Prohibited Signage:

- a. Prohibited graphic types shall include but are not limited to the following:
 - i. Individual wall mounted enclosed cabinet signs.
 - ii. Roof top signs.
 - iii. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - iv. Permanent banners.

- v. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
- vi. Advertising devices that attempt, or appear to attempt to interfere with, imitate or resemble an official sign, signal or device.
- vii. Vehicles, trailers or equipment of any type parked on a building premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.
- viii. Inflatable signs.
- ix. Human signs including without limitation individuals with or without advertising boards or posters both within the Shopping Center and the Shopping Center's adjacent public right of way, which in any way try to attract the public to the Shopping Center or a business located within such Shopping Center.
- x. Other signs as prohibited by the City of Pataskala Sign Code.
Unless permitted per this development plan.

3. Wall Mounted Tenant Identification – General:

- a. Tenant signs shall be individually mounted letters. Tenant signs shall be limited to the fronts of stores relative to each tenant space, except as specifically outlined herein. In all instances the message area letters and/or its sign panel, shall be mounted directly to the building face.
- b. Each tenant is permitted a maximum of one wall sign except where a tenant has more than one building facade facing a public street or parking lot then that tenant shall be permitted a sign on each façade.
- c. No signs shall extend above the roof or line of the parapet construction.
- d. Sign operation: All signage shall be photocell and or time clock controlled and uniformly illuminated during normal business hours. Tenants with longer hours or that are open for business 24 hours may be permitted to have their sign illuminated beyond the normal business hours of the center.

4. Sign Types:
 - a. Internally Illuminated Channel Letters:
 - i. Illumination of individual channel letters and light capsule to be within each unit with remote power source unit located within the storefront or soffit.
 - ii. In no event shall the sign protrude more than 12 inches from the face of the building.
 - iii. Illumination not to exceed 5,000K color.
 - b. Halo-Illuminated Letters:
 - i. Illumination of individual channel letters with illumination within each letter unit with remote power source located within the storefront or soffit.
 - ii. Color of the outside faces and returns of channel letters shall be approved by the Landlord.
 - iii. Letters shall be mounted 1.5" inches off the face of exterior wall to permit proper Halo illumination.
 - iv. Illumination not to exceed 5,000K color.
 - c. Non-illuminated Letters: Permitted per Landowner approval only
 - i. Flat Cut Out (FCO) and or fabricated dimensional letters / logos. Minimum ½" deep. Flush pin mount to building wall or backer panel when approved.
 - ii. Use of goose neck light fixtures allowed and encouraged.

5. Single Unit Tenant Signage:

Tenant occupying single unit suites.

- a. Sign Area: The maximum sq. footage of tenant's copy (i.e. logo, name, etc.) area of each sign as single unit tenant shall be based on the tenant space frontage as defined in the Pataskala Sign Code section 1295.09 (c) according to the following formula:
Cumulative sum of 1.5 sq. ft. per 1 lineal foot of frontage up to 20 lineal ft.; + 1 sq. ft. per 1 lineal ft. over 20 lineal ft. up to 40 lineal ft.; + .5 sq. ft. per 1

lineal ft. up to 60 lineal ft. Lineal building frontage above 60 lineal. ft. is not counted.

- b. The horizontal width of each Tenant's copy (i.e. logo, name, etc.) shall be a maximum of eighty percent (80%) of the width of the tenant's storefront.
- c. Sign height: The maximum mounting height of any sign shall not exceed fifteen feet (18') above grade, or as appropriate to the building architecture and shall not extend above the roof or line of the parapet construction.
- d. Maximum copy height shall be thirty inches (30"). Excluding descenders and ascenders per landlord approval.
- e. Signage to be centered in tenant facades, frontage or over entrance door

6. Double Unit Tenant Signage

Tenant occupying double unit suites.

Sign Area: The maximum sq. footage of tenant's copy (i.e. logo, name, etc.) area of each sign for a double unit tenant shall be based on the tenant space frontage as defined in the Pataskala Sign Code section 1295.09 (c) according to the following formula:

Cumulative sum of 2 sq. ft. per 1 lineal foot of frontage up to 20 lineal ft. + 1.5 sq. ft. per 1 lineal ft. over 20 lineal ft. up to 40 lineal ft. + 1 sq. ft. per 1 lineal ft. up to 60 lineal ft. Lineal building frontage above 60 lineal ft. is not counted.

- a. The horizontal width of each Tenant's copy (i.e. logo, name, etc.) shall be a maximum of eighty percent (80%) of the width of the tenant's storefront. Stone end cap tenant's signage copy (i.e. logo, name, etc.) to be mounted to fabricated aluminum backer panels of minimum 2" depth. Width of backer panels shall be a maximum of eighty percent (80%) of the width of the tenant's storefront. Height of backer panels 48". Maximum of negative space 8% of horizontal limits of tenant's signage copy.
- c. Sign height: The maximum mounting height of any sign shall not exceed twenty-eight feet (20') above grade and shall not extend above the roof or line of the parapet construction.
- d. Maximum copy height shall be forty inches (40"). Excluding descenders and ascenders per landlord approval.

- e. Signage to be centered in tenant facades, frontage or over entrance door.

7. Window Signs:

- a. Permanent window signs shall be limited to one sign per tenant frontage and copy denoting the identification of the occupant, the address of the premises and its use up to 25% of window area.
- b. Temporary informational window signs shall be limited in size to 25% of window area and one per window.
- c. In any window or door where both a temporary sign and the permanent sign are located, the total area of both signs shall not exceed 50% of the window area

8. Service, Address and Misc. Signage:

- a. All tenant spaces must have address numbers of minimum 6" character height, Helvetica Bold font on front of tenant space. White color on glass or contrasting color if not on glass. Each service/loading dock area is permitted to have the following message area on building elevation centered directly on or above door access: "Service Entrance", "Exit", etc. as well as the business name. Maximum letter height to be six inches (6"). Maximum 3 SF area.
- b. Portable A-frame side walk signs. Maximum 12 sf sign area per side. One sign per tenant. Posted no more that 10' from tenant store front and during tenant open business hours.

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
BS 7/14/22



202207140017275
Pgs:2 \$34.00 T20220017982
7/14/2022 10:48 AM MEPCONNIE JK
Bryan A. Long Licking County Recorder

GENERAL WARRANTY DEED

TRANSFERRED
Date July 14, 2022
Michael Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L SMITH AUDITOR
BY: JSB EX-6

AP JACKSON PROPERTIES, LLC, an Ohio limited liability company, for valuable consideration paid, grants with general warranty covenants to COUGHLIN PROPERTIES OF PATASKALA, LLC., an Ohio limited liability company, whose mailing address is P.O. Box 1474, Pataskala, Ohio 43062, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 part of the consideration herein.

Prior Instruments: 202001070000476, 202002260004722

Auditor's Parcel Number: 063-141048-00.000

Executed this 29th day of June, 2022

By: Al Coughlin, Jr.
Al Coughlin, Jr. Member

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 29 day of June, 2022 by Al Coughlin, Jr., member of AP JACKSON PROPERTIES, LLC, an Ohio limited liability company, on behalf of the company.



MICHELLE L SMITH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-15-2022

Michelle L Smith
Notary Public

This Instrument Prepared by:
Connie J. Klerma, Attorney
P.O. Box 991
Pataskala, Ohio 43062

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the City of Pataskala, County of Licking, State of Ohio is described as follows:

Being a part of Lot Number 20 in the Third Quarter of the First Township in the 15th Range of the U.S.M. Lands and more particularly bounded and described as follows:

Beginning at a point in the centerline of State Route 16, said point being North 73 degrees 43' East, 220 feet from the centerline of County Road 26 (Summit Station Road), said point being the true point of beginning for the following described parcel of land; thence North 16 degrees 17' West, passing an iron pin at 190 feet, a distance of 220 feet to a point; thence North 73 degrees 43' East 160 feet to a point; thence South 16 degrees 17' East, passing an iron pin at 30 feet, a distance of 220 feet to a point in the centerline of State Route 16; thence along the centerline of State Route 16, South 73 degrees 43' West 160 feet to the true point of beginning, containing 0.81 acres, more or less.

Subject to all valid and existing easements of record.

KNOWN AS: 14140 BROAD ST.
PATASKALA, OH 43062



202207140017277
 Pgs:2 \$34.00 T20220017982
 7/14/2022 10:48 AM MEPCONNIE J K
 Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
 JARED N. KNERR
 LICKING COUNTY ENGINEER
 APPROVED BY
 07/14/2022 *JR*

TRANSFERRED
 Date: July 14, 2022
Michael Smith
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 BY: *lp exg*

GENERAL WARRANTY DEED

AP JACKSON PROPERTIES, LLC, an Ohio limited liability company, for valuable consideration paid, grants with general warranty covenants to COUGHLIN PROPERTIES OF PATASKALA, LLC., an Ohio limited liability company, whose mailing address is P.O. Box 1474, Pataskala, Ohio 43062, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 part of the consideration herein.

Prior Instruments: 201202070002565

Auditor's Parcel Number: 063-141048-01.000

Executed this 29th day of June, 2022

By: *Al Coughlin, Jr.*
 Al Coughlin, Jr. Member

State of Ohio
 County of Licking SS:

The foregoing instrument was acknowledged before me this 29 day of June, 2022 by Al Coughlin, Jr., member of AP JACKSON PROPERTIES, LLC, an Ohio limited liability company, on behalf of the company.

Michelle L Smith
 Notary Public



MICHELLE L SMITH
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 11-15-2022

This Instrument Prepared by:
 Connie J. Klema, Attorney
 P.O. Box 991
 Pataskala, Ohio 43062



0115PA0060000043000

EXHIBIT "A"
7.805 ACRES

Situated in the State of Ohio, County of Licking, City of Pataskala, being in Lot 20, Quarter Township 3, Township 1, Range 13, United States Military Lands, being a part of the tract conveyed to Saverio and Kay Capuano of record in Deed Book 816, Page 793, Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of Summit Road (Formerly Summit Station Rd, established as 60 feet wide by Road Record 2, page 29), at the northwest corner of said Lot 20;

Thence, along the centerline of said Summit Road, South 04°07'52" West, 854.03 feet to a found MAG nail at the southwest corner of the 0.760 acre tract conveyed to the Board of Education of the Licking Heights Local School District (Instrument Number 200407150025821, said Recorder's Office) and the TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

Thence, along the south line of said 0.760 acre tract, South 85°52'08" East, 371.31 feet to a found 1" iron pipe at a point of curvature, passing a MAG nail set at 40.00 feet;

Thence, continuing along the south line of said 0.760 acre tract, along a curve to the left with an arc length of 164.56 feet, radius of 380.00 feet, delta of 24°48'45", tangent of 83.39 feet and a chord bearing of North 81°43'30" East, 163.28 feet to a found 1" iron pin at a point of tangency;

Thence, continuing along the south line of said 0.760 acre tract, North 69°19'09" East, 29.16 feet to a found 1" iron pin at the southeast corner of said 0.760 acre tract;

Thence, along the east line of said 0.760 acre tract, North 20°40'51" West, 60.00 feet to a set iron pin at the northeast corner of said 0.760 acre tract, and in the southerly line of the 15.042 acre tract conveyed to the Board of Education of the Licking Heights Local School District (Instrument Number 200405280019361, said Recorder's Office);

Thence, along the southerly line of said 15.042 acre tract, North 69°19'09" East, 70.84 feet to a set iron pin at a point of curvature;

Thence, continuing along the southerly line of said 15.042 acre tract, along a curve to the right with an arc length of 149.22 feet, radius of 380.00 feet, delta of 22°29'55", tangent of 75.58 feet, and a chord bearing of North 80°34'07" East, 148.26 feet to a set iron pin at a point of tangency;

Thence, continuing along the southerly line of said 15.042 acre tract, South 88°10'56" East, 132.54 feet to a found 1" iron pin in the west line of the 6.911 acre tract conveyed to Donald R. Stewart, Sr. (Instrument Number 200601090000965, said Recorder's Office);

Thence, along the west line of said 6.911 acre tract, South 01°49'04" West, 409.40 feet to a point in the centerline of State Route 16 (also known as Broad Street), at the southwest corner of said 6.911 acre tract, passing a found iron pin set at 362.71 feet;

Thence, along the centerline of State Route 16 South 77°48'45" West, 525.68 feet to a point at the southeast corner of the 0.81 acre tract conveyed to RP Ohio Investments, LLC (Instrument Number 201112160024683, said Recorder's Office);

Thence, along the east line of said 0.81 acre tract, North 12°11'15" West, 220.00 feet to a found 1" iron pin at the northeast corner of said 0.81 acre tract, passing a found iron pin at 58.69 feet;

Thence, along the north line of said 0.81 acre tract, South 77°48'45" West 180.00 feet to a found 1" iron pin at the northwest corner of said 0.81 acre tract;

Thence, along the west line of said 0.81 acre tract, South 12°11'15" East, 220.00 feet to a point in the centerline of State Route 16, at the southwest corner of said 0.81 acre tract, passing a rebar found at 29.88 feet and a found 1" iron pipe at 185.00 feet;

Thence, along the centerline of State Route 16 South 77°48'45" West, 221.10 feet to a point at the intersection of the centerline of State Route 16 with the centerline of Summit Road;

Thence, along the centerline of Summit Road, North 04°07'52" East, 497.85 feet to the place of beginning, CONTAINING 7.805 ACRES, and subject to all easements and rights-of-ways of record.

This description was prepared from an actual field survey made by Myers Surveying Company, Inc. in January 2012. Bearings are based on the centerline of State Route 16 as South 77°48'45" West, as shown on O.D.O.T. plans on file with the Licking County Recorder in Plat Book 5, Page 145.
Myers Surveying Company, Inc. Albert J. Myers, P.S. #657 (mol#4-01/10/2012)

Known As: Summit Rd
Pataskala OH 43062



202207140017278

Pgs:2 \$34.00 T20220017982
7/14/2022 10:48 AM MEPCONNIE J K
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
BS 7/14/22

0115055250000018000

0115055250000020000

0115055250000019000

TRANSFERRED
Date July 14, 2022
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: CR EX-G

GENERAL WARRANTY DEED

COUGHLIN INVESTMENTS, LTD., an Ohio limited liability company, for valuable consideration paid, grants with general warranty covenants to COUGHLIN PROPERTIES OF PATASKALA, LLC., an Ohio limited liability company, whose mailing address is P.O. Box 1474, Pataskala, Ohio 43062, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 part of the consideration herein.

Prior Instruments: 201208170018614

Auditor's Parcel Number: 063-141960-00.000

Executed this 29th day of June, 2022

By: Al Coughlin, Jr. Member

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 29 day of June, 2022 by Al Coughlin, Jr., member of COUGHLIN INVESTMENTS, LTD., an Ohio limited liability company, on behalf of the company.

Michelle L. Smith
Notary Public



MICHELLE L SMITH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 11-15-2022
This Instrument Prepared by:
Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062

EXHIBIT "A"

Situated in the State of Ohio, County of Licking, and in the City of Pataskala (formerly Township of Lima):

Being in the Third Quarter of the First Township in the 15th Range of the United States Military Lands, and bounded and described as follows:

FIRST PARCEL: Beginning at the intersection (marked by a spike) of the center lines of East Broad Street (also known as the Granville-Columbus Road, and State Route 16) and the Summit Station Road; thence, along the centerline of East Broad Street, North 73 degrees 43' East, 119.43 feet to a point for a corner; thence South 0 degrees 31' East (passing an iron pin at 30.54 feet) 401.46 feet to a point for a corner, marked by an iron pin; thence, along the south line of the Clyde M. Layton tract, North 89 degrees 53' West (passing an iron pin at 83.45 feet), 113.2 feet to a railroad spike; thence, along the centerline of the Summit Station Road, North 0 degrees 31' West (passing an iron pin at 332.36 feet), 368.2 feet to the Point of Beginning; containing one (1) acre, more or less, subject to all legal highways.

SECOND PARCEL: Beginning on the center line of East Broad Street (also known as the Granville-Columbus Road, and State Route 16) at a point North 73 degrees 43' East, 119.43 feet from the intersection, marked by a spike, of the centerlines of East Broad Street and the Summit Station Road; thence, along the centerline of East Broad Street, North 73 degrees 43' East, 108.61 feet to a point for a corner; thence South 0 degrees 31' East (passing an iron pin at 30.54 feet), 432.06 feet to a tree (passing an iron pin one foot north of the corner); thence, along the south line of the Clyde M. Layton tract, North 89 degrees 53' West, 104.52 feet to a point for a corner, marked by an iron pin; thence North 0 degrees 31' West (parallel with and 113.2 feet Easterly from the west line of Lot Number 20 and passing an iron pin at 370.92 feet), 401.46 feet to the Point of Beginning; containing one (1) acre, more or less, subject to all legal highways.

THIRD PARCEL: Beginning on the centerline of East Broad Street (also known as the Granville-Columbus Road and State Route Number 16) at a point North 73 degrees 43' East, 228.04 feet from the intersection, marked by an iron pin, or a spike, of the centerline of East Broad Street with the centerline of the Summit Station Road; thence, along the centerline of East Broad Street, North 73 degrees 43' East, 22.05 feet to a point for a corner; thence South 0 degrees 31' East (passing an iron pin at 30.54 feet) 438.32 feet to a point for a corner, marked by an iron pin; thence, along the south line of the Clyde M. Layton tract, North 89 degrees 53' West 21.22 feet to a point for a corner; thence North 0 degrees 31' West 432.06 feet to the Point of Beginning; containing 213/1000ths of an acre, more or less, subject to all legal highways.

KNOWN AS 14163 E. BROAD ST.
PATASKALA, OH 43062

OnTrac Property Map



July 27, 2022



- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Interstate/US/State Route
- County Road
- Township Road
- 0
- 188 Feet
- 0.04 Miles
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TAX MAP