



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

November 3, 2021

Rezoning Application ZON-21-004

Applicants:	Karl Billisits, Harmony Development
Owner:	Mark Parrish
Location:	SW Corner of Taylor Road SW and Kennedy Road (PID: 063-140190-00.000)
Acreage:	+/- 26.88
Zoning:	PM – Planned Manufacturing
Request:	Requesting a recommendation of approval to Rezone 26.88 acres of a 48.49 acre parcel from the PM – Planned Manufacturing District to the R-M – Multi-Family Residential District pursuant to Section 1217.13 of the Pataskala Code.

Description of the Request:

The applicant is seeking a recommendation of approval from Planning and Zoning Commission to rezone approx. 26.88-acres of an overall 48.49-acre property at the southwest corner of the intersection at Taylor Road SW and Kennedy Road from PM – planned Manufacturing to RM – Multi-Family Residential.

Staff Summary:

The 48.49-acre property is located at the southwest corner of the intersection of Taylor Road SW and Kennedy Road. Taylor Road SW being to the east of the property, and Kennedy Road to the north. A creek runs west to east through the northern portion of the property, with existing tree cover on both sides of the creek. The remaining parts of the property are used for agricultural purposes. Currently, the lot is split-zoned, with the frontage along Kennedy Road being zoned R-20 – Medium Density Residential while the remaining part is currently zoned PM – Planned Manufacturing.

The Applicant is seeking a recommendation of approval from the Planning and Zoning Commission to rezone an approximately 26.88-acre portion of the PM – Planned Manufacturing zoned land to RM – Multi-Family Residential. This will leave three (3) 'Subareas' of the overall development: 7.72-acres to remain zoned R-20 – Medium Density Residential, 26.88-acres to be rezoned to RM – Multi-Family Residential, and 14.30-acres to remain zoned PM – Planned Manufacturing. Staff would like to note that the request is for a Rezoning, and the Applicant has included the site plans submitted with this application as a concept. As such, they are not beholden to the plans as submitted and are subject to change.

Subarea A1

- Remain zoned R-20 – Medium Density Residential.
- 7.72-acres.
- 12 single-family lots with frontage on Kennedy Road.
 - Lot 12 to be a corner lot with frontage on both Kennedy Road and Taylor Road SW.
- R-20 Standards: Minimum Lot width/size of 100-feet and 20,000-square feet (0.459-acres).

- Access
 - Each single-family lot to have a driveway onto Kennedy Road.

Subarea A2

- Proposed Rezoning from PM – Planned Manufacturing to RM – Multi-Family Residential.
- 26.88-acres.
- 193 “Townhome” Units between 33 buildings.
- Access
 - One (1) 36-foot wide, two-way access onto Taylor Road SW.
 - One (1) emergency only access onto Taylor Road SW (opposite Faith Ann Drive).
-
- Landscaping:
 - Mounding and Trees between Taylor Road SW and residential units.

Subarea A3

- Remain zoned PM – Planned Manufacturing.
- 14.30-acres.
- Office/Warehouse Condominium Development.
- Access
 - One (1) 24-foot wide two-way access onto Taylor Road SW.
- Landscaping:
 - Mounding and Trees between Taylor Road SW and between Subarea A2 to the North.

As indicated by the Applicant in their submitted Narrative Statement; this plan would retain 14.3-acres zoned as PM – Planned Manufacturing to create a buffer between the existing PM zoned land to the south and the proposed multi-family development. The Applicant also believes the proposed rezoning would be in accordance with the City’s Comprehensive Plan (2021) whereby the recommended density identifies up to six (6) residential units per acre. The site plan included with the Rezoning Application shows a green belt buffer along the west side of Taylor Road, including the construction of an eight (8) foot wide walking path along Taylor Road with a mound to screen the proposed multi-family units from public view.

Further stated by the Applicant; all proposed residential units will have individual refuse containers as opposed to an open-air dumpster or compactor. All units within the RM – Multi-Family Residential district are planned to be fee-simply lots with a Homeowner’s Association created for maintenance of common areas and the planned clubhouse/pool.

The Applicant also indicated in their Narrative Statement their request for a few divergences from Pataskala Code. However, it should be noted that because this is *not* a Planned Development District, no divergences may be granted by the Planning and Zoning Commission or City Council at the time of approval for a rezoning. The Applicant will need to apply for a Variance(s) from the Board of Zoning Appeals.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends the area as “Medium Density Residential”, which is defined in the Comprehensive Plan (2021) as being “characterized by communities with a range of single-family housing options with on-site, shared amenities”. The Comprehensive Plan recommends the uses within the Medium Density Residential area as detached single-family homes, with a development intensity recommended at 35-50% of the maximum gross site area or 2 to 6 units-per-acre with walkable areas near major commercial centers suited to the higher density range while undeveloped, rural areas may be better suited to the lower density range.

Open space should be incorporated into the site, with preservation of natural features as well as recreational paths that link into larger networks. The recommended open space retention is 50-65% of the gross site area. Further stated within the Comprehensive Plan; Architecture should be distinct, with high quality, natural materials. Traditional design elements including buildings that face the street, front porches, windows on each elevation, and parking to the side or rear and screened from view.

As proposed, the Applicant intends to construct attached condominium townhomes. The City’s current Comprehensive Plan, adopted June 7, 2021, recommends detached single-family homes. The Comprehensive Plan further recommends the development intensity to be between two (2) to six (6) units per acre. As proposed, the density of the RM – Multi-Family Residential (Subarea A2) is 7.1 units per acre. As such, the proposal would not be in line with the recommendations of the City’s current Comprehensive Plan.

As part of this Rezoning Request, the Applicant has included a site plan. It should be noted that this is subject to change, and the Applicant is not beholden to this site plan as proposed. There will be several more steps the Applicant will need to undertake before the final layout is approved, with subsequent public hearings to determine compliance with Pataskala Code. Should this Rezoning Request be approved, the Applicant shall need to submit a Preliminary Development Plan to go before the Planning and Zoning Commission for approval, followed up by site engineering approval through the Construction Plans Application (administrative), and finally a Final Development Plan which will return to the Planning and Zoning Commission for final approval. Any required Variance(s) shall go before the Board of Zoning Appeals.

Any development would be subject to the Residential Appearance Standards of Chapter 1296, as well as the Impact Fees. Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Public Service Director (Full comments attached)

- The Public Service Director’s comments are general observations of the plans as submitted, and are subject to change.
- Multiple accesses on Kennedy Road not acceptable.
 - Potential for common access drive?
- Stub streets not acceptable is public streets.
- Left turn lane and/or Traffic Study will be needed.
- Development subject to Impact Fees.

- Subarea A3 drive should align with Farms Way.
- 15' of additional ROW needed on Taylor Road.
- Trees on lots in protection zone? Or Tree Replacement?
- Stream corridor protection – 25' buffer.
- Private or public streets?
 - If Public: 50' ROW minimum. 28' street width, back of curb and parking one side of street only.
- Further commentary to be provided with subsequent applications.

City Engineer (Full comments attached)

- The City Engineer's comments are general observations of the plans as submitted, and are subject to change.
- Southern access point does not meet spacing requirements per Section 1117.30 and should be relocated to align with Farms Way.
- All other engineering criteria to be reviewed in subsequent applications.

Southwest Licking Community Water and Sewer District (Full comments attached)

In general, there is water and sanitary service available in the area. However, **capacity is not reserved** until such time that all requirements for tap permit have been fulfilled, expected sanitary flow is evaluated, and all fees have been paid.

After reviewing details of proposed project, the district's facilities, and current usage data; the District cannot guarantee sanitary sewer capacity at this time and concluded that the sanitary sewer mains within this drainage tributary are insufficient to serve the project as proposed. The District is designing sanitary sewer infrastructure in the area, and is in the early stages of planning to add sanitary sewer capacity.

West Licking Joint Fire District (Full comments attached)

- Emergency access will need to be built and maintained per Fire District Regulations
- Fire District will require fire hydrants to be installed every 500' in residential areas.

Licking Heights Local Schools (Full comments attached)

The Superintendent has indicated concerns with the proposal due to:

- Deviation from the City's Comprehensive Plan.
- Infrastructure limitations

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	PDD – Planned Development District	Brooksedge Subdivision (Single-Family)
East	R-87 – Medium-Low Density Residential PDD – Planned Development District	Single-Family Home The Woods at Taylor Estates (Condominiums) Taylor Estates (Single-Family)
South	Planned Manufacturing	Concrete Manufacturing
West	R2 – Residential (City of Columbus)	Single-Family Homes

Rezoning Approval:

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Department and Agency Review

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

Modifications:

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

Resolution:

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

"I recommend approval of Rezoning Application number ZON-21-004 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 11-03-2021
Date: Monday, October 25, 2021 3:44:56 PM

Jack,

Good afternoon. I have the following comments regarding applications for the 11-3-21 PZC hearing:

1. ZON-21-004
 - a. Kennedy Road multiple accesses not acceptable
 - i. Use common access drive?
 - b. Stub streets not acceptable if public
 - c. Left turn lane and/or traffic access study needed
 - d. Development is subject to Impact Fees
 - e. Subarea A3 drive should align with Farms Way
 - f. 15' of ROW on Taylor Road
 - g. Trees on lots in protection zone? Or tree replacement?
 - h. Stream corridor protection – 25' buffer
 - i. Private or public streets?
 - i. If public
 1. 50' ROW minimum
 2. 28' street width, back of curb and parking one side of street only
 - i. Further commentary will likely be provided with the submission of engineering plans.

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

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

Sent: Wednesday, October 13, 2021 10:37 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

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

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#); [Jim Roberts](#)
Subject: RE: Pataskala PZC Review Memo for 11-03-2021
Date: Monday, October 25, 2021 2:35:11 PM

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

Hull & Associates has reviewed the application for ZON-21-04 and offer the following engineering comments:

1. The southern access point does not meet spacing requirements per section 1117.30 and should be relocated to align with Farms Way.
2. All other engineering related criteria will be reviewed in subsequent submittals.

Thanks

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

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

Sent: Wednesday, October 13, 2021 10:37 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

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

Subject: Pataskala PZC Review Memo for 11-03-2021

Importance: High

[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 Applications submitted for the November 3.



Southwest Licking Community Water & Sewer District

Mailing: P.O.Box 215
Etna, Ohio 43018

Administrative Office: 69 Zellers Lane
Pataskala, Ohio 43062

Phone: 740.927.0410

Fax: 740.927.4700

Website: www.swlcws.com

October 25, 2021

Harmony Development
c/o: Karl Billisits
1071 Fishinger Road, Suite 202
Columbus, OH 43221

Re: Water/Sanitary Utility Location Request – Taylor Road SW (063-140190-00.000)

Dear Mr. Billisits,

Preliminarily, it appears that:

1. With relation to potable water services, the District has a 12" water main on Taylor Road SW; and
2. With relation to sanitary sewer services, the District has a 12" sanitary sewer main on Taylor Road 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, and all fees have been paid. 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 the sanitary sewer mains within this drainage tributary are insufficient to serve this project as proposed. The District is designing sanitary sewer infrastructure in the area, and the District is in the early stages of planning to add sanitary sewer treatment capacity by way of a wastewater treatment facility in Wagram.

If you have any questions, please feel free to contact me at any time.

Sincerely,

Christopher Gilcher
Utilities Superintendent
614-348-6627
cgilcher@swlcws.com



WEST LICKING JOINT FIRE DISTRICT

www.westlickingfire.org

District Headquarters

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

10/27/2021

Subject: Plan review / The Woods at Taylor Estates

Jack,

The West Licking Fire District has reviewed the plans for the residential development for The Woods at Taylor Estates and we have the following comments.

- 1) The emergency access drive shall be built and maintained per the Fire Districts regulations section I notes a – h.
- 2) The Fire district requires that fire hydrants shall be installed every 500' in residential areas. Reference the Fire Districts regulations section J.
- 3) The Fire Districts regulations can be found on our website at 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

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org





LICKING HEIGHTS LOCAL SCHOOLS

6539 Summit Rd. SW, Pataskala, OH 43062

p. (740) 927-6926 | f. (740) 927-9043

October 26, 2021

City of Pataskala
Jack Kuntzman, City Planner
621 West Broad Street
Pataskala, Ohio 43062

RE: Zoning Application # ZON-21-004; SW Corner of Taylor Rd SW and Kennedy Rd

Dear Mr. Kuntzman:

I am writing as a follow up to a recent notice received regarding a potential new residential development on Taylor Road SW (SE Corner of Taylor Rd and Kennedy Rd); Zoning application ZON-21-004.

As I understand matters, the site off Taylor Road SW is being considered for a zoning change from the existing Plan Manufacturing (PM) district to a Multi-Family Residential District in accordance with Chapter 1239. It is my further understanding that current parcel is zoned Medium Density Residential consistent with the City of Pataskala's Comprehensive Plan.

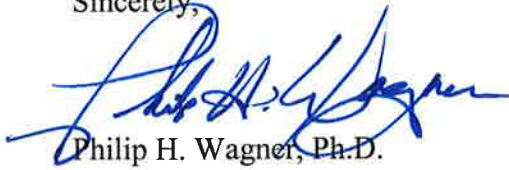
In response to the conceptual plan and a potential rezoning of the site off Taylor Rd SW, we have significant concerns about such a proposal due to: 1. deviation from the City's Comprehensive Plan (that was recently adopted July, 2021) and 2. concern with infrastructure limitations. The concern with infrastructure limitations is not limited to increased vehicle traffic in an area not prepared for such increased stress, as well as, student overcrowding of the Licking Heights Local School District.

In August, 2020, the school district opened a new high school that based upon current projections will need at least a 300 student addition no later than summer 2026. From the most recently published Ohio Department of Education information, the Licking Heights Local School District is the fourth fastest growing school district among more than 600 Ohio school districts.

Our current student enrollment projections show the school district will grow from its current enrollment of 4,905 students to 6,255 students by summer 2023. Therefore, such a densely populated housing development will shorten the life of these projections and advance the need to build, at the very least, a new school building; in addition to the recently opened new high school.

Do not hesitate to let me know if there are questions about the contents of this letter, as well as, any future planning and zoning meetings to discuss the conceptual new development on Taylor Road SW. In advance of any such response, I am supportive of meeting with you, other city personnel and developers to discuss mutual benefits that support those interested in the fast growing Pataskala community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip H. Wagner". The signature is stylized with a large initial "P" and a long, sweeping underline.

Philip H. Wagner, Ph.D.
Superintendent



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

Property Information		
Address: Taylor Road SW (SE corner of Taylor Road and Kennedy Road)		
Parcel Number: 063-140190-00.000		
Current Zoning: PM	Proposed Zoning: R-M	Acres: 26.88
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: Karl Billisits, Harmony Development		
Address: 1071 Fishinger Road, Suite 202		
City: Columbus	State: Ohio	Zip: 43221
Phone: (614) 774-0320	Email: kbillisits@gmail.com	

Property Owner Information		
Name: Mark Parrish		
Address: Taylor Road SW		
City: Pataskala	State: Ohio	Zip: 43062
Phone: (614) 306-3716	Email: mparrish@mirion.com	

Rezoning Information
Request (Include Section of Code):
Harmony Development is requesting a zoning change from the existing Planned Manufacturing (PM) district to a Multi-Family Residential District in accordance with Chapter 1239.
Describe the Project (Include Current Use and Proposed Use):
The current zoning is established as a Planned Manufacturing (PM) district and the land is currently being farmed. The proposed R-M zoning district would down-zone the land parcel to a residential zoning district that better conforms to the City's adopted comprehensive plan. The residential use would also conform better to the existing residential developments contiguous to this land parcel.

Staff Use
Application Number:
201-21-004
Fee:
750
Filing Date:
10-8-21
Hearing Date:
11-3-21
Receipt Number:
000299

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

Documents to Submit

Rezoning Application: Submit one (1) copy of the rezoning application.

Narrative Statement: Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
 1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
 2. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 3. *Will not be hazardous or disturbing to existing or future uses.*
 4. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 5. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
 7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
 8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Site Plan: Submit one (1) copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

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 rezoning request.

Applicant (Required):



Date:

Property Owner (Required):

Mark Parrish

dotloop verified
08/06/21 9:07 AM EDT
GCYH-NCVR-J3ZZ-ITBN

Date:

Taylor Road Mixed Use Development 48.9 Acre Development Project Narrative

Harmony Development Group, LLC (Harmony) is in contract to purchase an undeveloped property that includes 48.9 acres located at the southwest corner of Kennedy Road and Taylor Road in the City of Pataskala, Licking County, Ohio. The subject land parcel (PID 063-140190-00.000) is currently farmed and has a stream channel that crosses the property along the north side of the land tract. Currently, the land located north of the stream channel is located in the Medium Density Residential District (R-20) and the land located south of the stream channel is located in the Planned Manufacturing District (PM). The land is bounded by Kennedy Road and the Brooksedge (City of Pataskala) residential subdivision to the north, Taylor Road, The Woods at Taylor Estates and Taylor Estates (City of Pataskala) to the east, a Planned Manufacturing District (City of Pataskala) to the south and single family subdivisions to the west that are located in the City of Columbus.

Harmony is proposing a rezoning of 26.88 acres from the Planned Manufacturing District (PM) to a Multi-Family Residential District (R-M). The plan would retain 14.3 acres of the south part of the land parcel as PM to create a buffer to the existing PM district located south of the subject land parcel. The land north of the existing stream would also maintain its current zoning designation in the R-20 zoning district. The proposal would have the multi-family district proposed to soften the transition from the PM to the R20 zoning districts. The proposed RM district would also better suit the existing neighborhood and surrounding residential districts. The proposed R-M district is also in the spirit with the City's adopted comprehensive plan whereby the recommended density identifies up to six (6) residential units per acre.

The site plan included with the rezoning application shows a wide green belt buffer along the west side of Taylor Road that would retain the rural character of the Taylor Road corridor. The plan will include the construction of an eight-foot wide leisure path along Taylor Road along with a landscaped mound to help screen the proposed residential neighborhood from public view. Modifying the zoning from a PM district to the R-M district will not create any hazardous or disturbing to existing or future uses to the City of Pataskala but will in fact enhance the residential nature of the existing neighborhood as compared to what a large PM district would offer to the neighborhood.

The proposed R-M district will be served by public water and sanitary sewer. All of the proposed residential units will have individual refuse container units that will be a better alternative to open air dumpster or compactors that would be utilized by a PM development. The storm water management system will adhere to minimum local, state and federal standards and the plan will help control runoff currently being directed into the existing

stream channel that drains from east to west along the north side of the subject land parcel. All of the proposed lots in the R-M district will be fee simple lots for sale and a home owner's association will be created for maintenance of common areas, the planned community clubhouse and pool.

The proposed R-M district will provide much less truck traffic than the current PM zoning would produce which will reduce the amount of noise and heavy traffic use on the public roadway systems contiguous to the development. The proposal to "down-zone" from the PM to the R-M districts will eliminate potential operations that would be detrimental to persons, property or the general welfare of the neighborhood by the production of excessive traffic, noise, smoke, fumes, glare, odor, air or water pollution or potential for explosion.

Included in the zoning application is a site plan showing proposed curb cuts onto Taylor Road. The plan is to set a main curb cut on Taylor Road where there is an existing high point on Taylor Road so that vehicles turning into and out of the development will have sufficient line of sight to the north and to the south along Taylor Road. The plan also represents an emergency only access point that will line up with Faith Ann Drive located on the east side of Taylor Road. The emergency access will be limited to ingress and egress for emergency vehicles only.

The proposed R-M District has a site plan presented that was thoughtfully prepared that considers the existing natural features on the site, namely the existing stream channel and associated wooded stream corridor. It is expected that the proposed development will not require any removal of tree resources or will only have limited tree removal along the stream channel. It is expected that the storm sewer outlet may need to remove trees near the stream channel to allow the construction of a storm pipe from the storm water management basin planned for the west side of the development area.

The proposed RM- District is intended to adhere closely to Section 1239 of the Codified Ordinances of the City of Pataskala. There are a few divergences from the code that are being sought with the rezoning application:

1239.05.B.

- Lot width: 90' required; 20' minimum provided
- Lot area: 13,000 sf required; 1,800 minimum provided

Response: The residential units planned for the R-M District are fee simple townhomes with each townhome unit having its own platted lot.

1239.05.G

- Building width: 24' required; 20' provided

Response: All of the townhome buildings will be greater than 24' in width however there are individual units that have a 20' unit width.

1239.05.M

- Heavy Duty Recreational Equipment: 1 per 5 dwelling units required = 41 pieces; 0 provided.

Response: The proposed R-M District will have a community clubhouse and pool. The clubhouse will also have a fitness center with fitness equipment.

PRELIMINARY DEVELOPMENT PLAN
FOR
TAYLOR ROAD
MIXED USE DEVELOPMENT
CITY OF PATASKALA, LICKING COUNTY, OHIO

OWNERSHIP INFORMATION

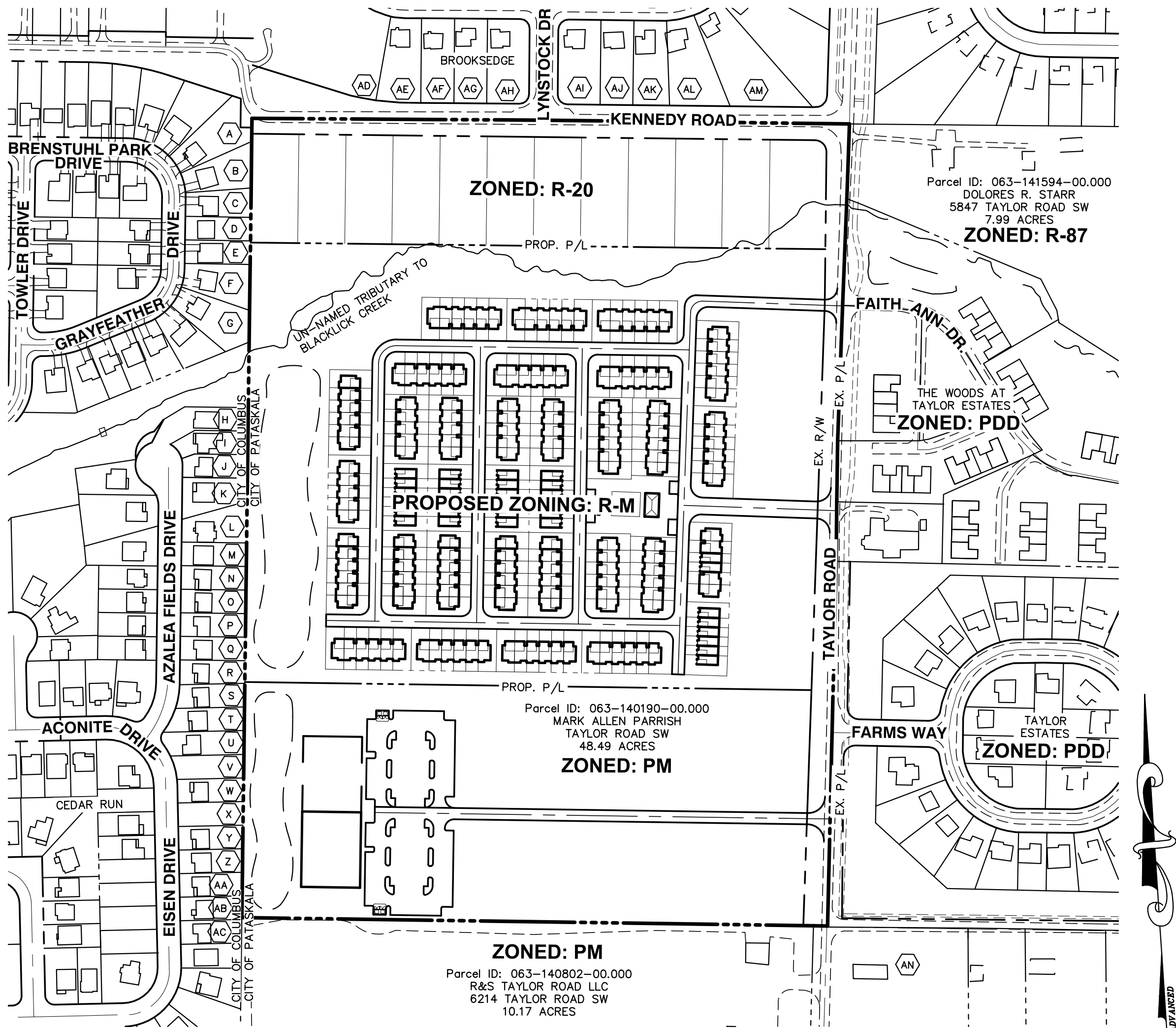
ZONED: R2	A	WHEELER JENNIFER PN: 515-273833	S	SARKI SETU PN: 515-296435
	B	FINK JASON P PN: 515-273834	T	BRUNSON JOHN H JR PN: 515-296436
	C	JONES RYAN MANVILLE PN: 515-273835	U	CARMACK CAROLYN DENISE PN: 515-296437
	D	SINCHURI CHAMPA PN: 515-273836	V	GEER ERIK S PN: 515-296438
	E	CREATIVE HOUSING PN: 515-273837	W	WILDERMUTH JAMES D PN: 515-296439
	F	MAGAR CHANDRA B PN: 515-273838	X	BEST AMBER E PN: 515-296440
	G	TAMANG RAM PN: 515-273839	Y	MAYS JASON MATTHEW PN: 515-296441
	H	HORNISH GREGORY J PN: 515-296424	Z	PARAJULI AR M PN: 515-296442
	I	SANTOS JOAO P PN: 515-296425	AA	HANSFORD JASON P PN: 515-296443
	J	MAINALI NARA PATI PN: 515-296426	AB	BROWN MISTY P PN: 515-296444
ZONED: PDD	K	LEWIS JULES DEVIN PN: 515-296427	AC	KARAMOKO MATTHIEU TCHEBA PN: 515-296445
	L	BUNSIÉ RONEL C PN: 515-296428	AD	BROOKSEdge SOUTHWEST HOMEOWNERS ASSOC. PN: 063-140022-00.043
	M	OLI INDRA P PN: 515-296429	AE	LUALLEN SCOTT R & MISTY L PN: 063-140022-00.083
	N	SELPH BRANDON S PN: 515-296430	AF	MCGRAW J STEVEN & TAMMY S PN: 063-140022-00.082
	O	DAHAI LACHU M PN: 515-296431	AG	FOLEY HEATHER R & JONATHAN R PN: 063-140022-00.081
	P	SELFINGER LISA M PN: 515-296432	AH	KHAREL DHANA PN: 063-140022-00.080
	Q	KHANAL LAL M PN: 515-296433	AI	ALTO ASSET COMPANY 2 LLC PN: 063-140022-00.079
	R	DIALLO DIARAYE PN: 515-296434	AJ	MADJECKI JOSEPH & RACHEL PN: 063-140022-00.078
			AK	WADELICH JANIE M PN: 063-140022-00.077
			AL	MORRISON TANYA O & JARED R PN: 063-140022-00.076
ZONED: TWP			AM	GILLILAND JOHN E & MELANIE O PN: 063-140022-00.075
			AN	PARCEL ID: 063-144330-00.000 KAREN J. JOHNSON 6219 TAYLOR ROAD SW 2.21 ACRES



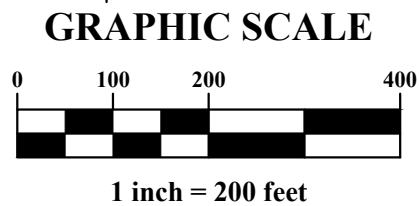
800-362-2764 or 8-1-1

UTILITY & SERVICE CONTACTS

ELECTRIC	AEP OHIO 700 MORRISON ROAD GAHANNA, OHIO 43230 ATTN: ERIK SCHAAAS (614) 883-7963	FIRE/EMS	WEST LICKING FIRE DISTRICT 851 E. BROAD STREET PATASKALA, OHIO 43062 ATTN: DOUG WHITE (740) 927-3046
GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 ATTN: TODD SCHWARZ (614) 506-7023	SANITARY SEWERS	SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT P.O. BOX 215 ETNA, OHIO 43018 ATTN: CHRISTOPHER GILCHER (740) 927-0410
PHONE/CATV	AT&T 111 N 4TH ST, SUITE 802 COLUMBUS, OHIO 43215 ATTN: EILEEN DUNBAR (614) 620-3656	WATER MAINS	CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES 910 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 645-8276
	SPECTRUM (CHARTER) 3760 INTERCHANGE ROAD COLUMBUS, OHIO 43204 ATTN: JOSHUA HITE (614) 481-5374		
	LUMEN/CENTURYLINK 2025 AKRON ROAD WOOSTER, OHIO 44691 ATTN: JEFF SCHOONOVER (740) 263-2819		CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES 910 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 645-8276

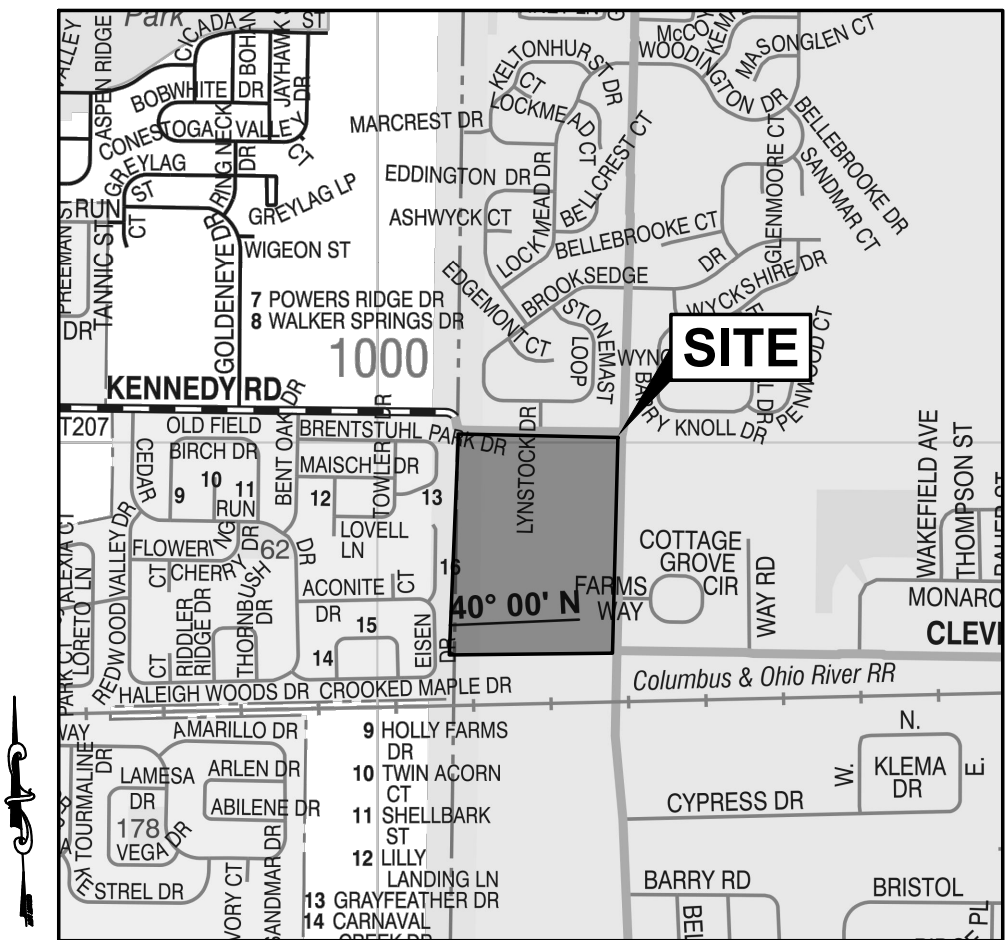


INDEX MAP
SCALE: 1"=200'



FLOODPLAIN NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 39089C0269H, AND 39089C0407H WITH EFFECTIVE DATES OF MAY 2, 2007, IN LICKING COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET.....	1
EXISTING CONDITIONS PLAN.....	2
PRELIMINARY SITE PLAN.....	3

APPLICANT

HARMONY DEVELOPMENT GROUP, LLC
1071 FISHINGER ROAD, SUITE 202
COLUMBUS, OHIO 43221
PHONE: 614-428-0320
KARL BILLISITS
kblisits@gmail.com

ENGINEER & SURVEYOR

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614-428-7750
THOMAS M. WARNER, P.E.
twarner@advancedcivildesign.com

OWNER

MARK ALLEN PARRISH
TAYLOR ROAD SW
PATASKALA, OHIO 43062

PLAN PREPARED BY:

PLAN PREPARED FOR:

CITY OF PATASKALA, LICKING COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
TAYLOR ROAD
MIXED USE DEVELOPMENT
TITLE SHEET

No.	Revision	Date	Approved

Date: 10/8/2021
Scale: AS NOTED

Drawn By: MSK
Checked By: JDB

Project Number:
21-0002-1171

Drawing Number:
1 / 3

PLAN PREPARED BY:

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:

HARMONY DEVELOPMENT GROUP LLC
1071 FISHINGER ROAD, STE 202
COLUMBUS, OHIO 43221

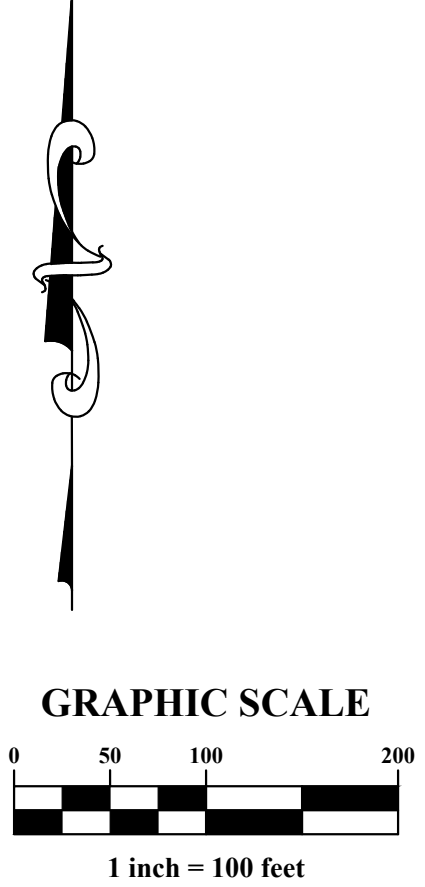
Z:\21-0002-1171\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\PDF\ex.conditions.dwg 2 EXISTING CONDITIONS Oct 08, 2021 -- 12:08:23pm jbohman



OWNERSHIP INFORMATION		
ZONED: R-2	A	WHEELER JENNIFER PN: 515-273833
	B	FINK JASON P PN: 515-273834
	C	JONES RYAN MANVILLE PN: 515-273835
	D	SINCHURI CHAMPA PN: 515-273836
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	AL	MORRISON TANYA O & JARED R PN: 063-140022-00.076
	AM	GILLILAND JOHN E & MELANIE O PN: 063-140022-00.075

LEGEND	
----- 1045 -----	EXISTING 1' MINOR CONTOUR
----- 1050 -----	EXISTING 5' MAJOR CONTOUR
-----	EXISTING SOILS LINE
----- ST -----	EXISTING STORM SEWER
----- SA -----	EXISTING SANITARY SEWER
----- G -----	EXISTING GAS
----- WA -----	EXISTING WATER MAIN
----- CA -----	EXISTING CABLE
----- E -----	EXISTING ELECTRIC
----- OHE -----	EXISTING OVERHEAD ELECTRIC

SOIL MAP UNIT LEGEND	
SYMBOL	SOIL NAME
BeA	Bennington silt loam, 0 to 2 percent slopes
BeB	Bennington silt loams, 2 to 6 percent slopes
Pm	Pewarno silty clay loam, low carbonate till, 0 to 2 percent slopes
Crd1B1	Cardington silt loa, 2 to 6 percent slopes
Pe	Pewarno silty clay loam, low carbonate till, 0 to 2 percent slopes



PLAN PREPARED BY:

PLAN PREPARED FOR:

CITY OF PATASKALA, LICKING COUNTY, OHIO

APPROVED

DATE

REVISION

NO.

DATE: 10/8/2021

SCALE: 1"=100'

DRAWN BY: MSK

CHECKED BY: JDB

PROJECT NUMBER: 21-0002-1171

DRAWING NUMBER: 2 / 3

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

HARMONY DEVELOPMENT
GROUP LLC
1071 FISHINGER ROAD, STE 202
COLUMBUS, OHIO 43221

PRELIMINARY DEVELOPMENT PLAN
FOR
TAYLOR ROAD
MIXED USE DEVELOPMENT
EXISTING CONDITIONS

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 15th day of February 1974, the last
Will and Testament of John W. Blauser deceased,
was admitted to Probate and record in the Probate Court of Licking
County, Ohio, and on the 15th day of February 1979
Howard G. Robinson w. as
duly appointed and qualified as executor of said
decendent by said Probate Court, and is now the lawful executor
of the estate said testat. or.

That said last Will and Testament, among other provisions, contains the following, to-wit:

"Item XXII. I nominate and appoint Howard G. Robinson, to be my executor to serve without bond. If Howard G. Robinson, shall not serve, then I nominate and appoint the Ohio National Bank of Columbus, Ohio, as executor to serve without bond.

I give my executor full power to retain any of my real or personal property, without liability for any loss or depreciation by reason of such retention; to sell (at public or private sale), lease or mortgage the whole or any part of my real or personal property, for such prices (whether more or less than their appraised value), and upon such terms as he deems advisable; to file a federal income tax return on my behalf; to continue, incorporate or liquidate any business in which I may be engaged without liability for any losses, and without complying with Ohio Revised Code Section 2113.30 or any other law of similar import; to exercise the option created by Section 642 (g) of the Internal Revenue Code (relating to the deduction of administrative expenses) in his absolute and uncontrolled discretion, without any reimbursement or adjustment of the shares of the beneficiaries hereto as a result of exercising said option; to compound, compromise, settle and adjust all claims and demands in favor of or against my estate; to release any mortgages or evidence of indebtedness, to complete any contracts I may have entered into before my death; to make distribution in cash or in kind; to employ such attorneys, agents and consultants as he may deem necessary in the administration of my estate, and to pay to them from my estate, reasonable compensation for services rendered by them; to purchase a burial lot and grave marker for me, if I have not done so during my lifetime; to have any marker previously erected to be properly inscribed, to execute, perform, follow and comply with the powers and authority hereinbefore vested as he in his sole and absolute discretion deems best, with full power and authority to execute, acknowledge and deliver all conveyances and instruments as may be necessary or convenient so that the foregoing powers may be executed without obtaining any order of Court or confirmation thereof, the receipts of my executor being a complete discharge and acquittance for the purchase money received from any such sale, conveyance or transaction.

My executor shall have full power and authority to settle my estate as speedily as possible and shall deliver as soon as it may be done, all of my property and estate to my legatees and devisees as set forth herein, without necessarily awaiting the expiration of the statutory time to close the estate.

And Whereas, the said testator... died seized in fee simple of the real estate 33
hereinafter described, and in order to carry out the provisions of said last Will and
Testament and.....

it is necessary to sell said real estate.

Now, therefore,..... Howard G. Robinson

as..... executor.

as aforesaid, in pursuance to the said provisions of the said last Will and Testament
of said..... John W. Blauser..... deceased, and by
virtue of the statute in such cases made and provided, and of the powers vested in
him..... and for and in consideration of the premises, and the sum
of..... Sixty-five thousand and 00/100..... Dollars (\$ 65,000.00), paid,
or secured to be paid to..... him..... by said..... Mark Allen Parrish.....
the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey
to the said..... Mark Allen Parrish.....

his..... heirs and assigns forever, the following Real Estate situated in the County
of..... Licking..... in the State of..... Ohio..... and in
the..... Township of Lima..... and bounded and described as follows:

Being Lot No. Thirty-eight (38) in the Third Quarter of the First Township,
Fifteenth Range, United States Military Lands, containing 100 acres, more or
less.

EXCEPTING HOWEVER, the east part of said lot lying east of the centerline of
Lima Township Road #169, containing 51.50 acres being excepted out of said
lot by three separate conveyances, to-wit:

2 acres conveyed by Charles H. Evans to Frank A. Evans, by warranty deed
dated March 16th, 1943 filed for record March 22nd, 1943, at 10:12 A.M., and
recorded in Vol. 353, Page 203, Deed Records, Licking County, Ohio.

4 acres conveyed by John A. Trenor and Marie L. Trenor (wife and Charles W.
Trenor (unmarried), to Percy G. Sampson and Fannie Sampson, dated January
14, 1944, filed for record February 14, 1944, at 2:25 P.M., and recorded in
Vol. 359, Page 36, Deed Records, Licking County, Ohio.

45.5 acres conveyed by John W. Blauser and Carrie W. Bluser, Husband and Wife
to Harold B. Wagy and Dorothy Wagy, by warranty deed recorded in Vol. 428,
page 64, Deed Records, Licking County, Ohio.

Being a part of the same premises conveyed by John A. Trenor, et al. to John
W. Blauser and Carrie M. Blauser by warranty deed dated September 12, 1945,
recorded in Vol. 369, Page 10, and Parcel 3, of the Certificate of Transfer from
Carrie M. Blauser, deceased to John W. Blauser, dated February 25, 1960, re-
corded in Vol. 528, page 265 Deed Records, Licking County, Ohio.

Subject to all planning, zoning and other governmental land use regulations and
restrictions, if any, and all easements, leases, street and highway rights of
way and any and all other conditions and restrictions of record, if any.

The parcel herein conveyed containing 48.49 acres, more or less.

Sec. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
CU 130.00

DESCRIPTION APPROVED JOHN N. WATKINS Licking County Engineer	
TAX MAP DWG. NO. 5	BY: [Signature]

To Have and to Hold said premises, with all the privileges and appurtenances
thereto belonging, to the said..... Mark Allen Parrish.....

..... he is..... heirs and assigns forever, as fully and completely
..... as..... he....., the said..... Howard G. Robinson

as such executor by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said Howard G. Robinson

as such executor hereunto set his hand, this 14th day of March A. D. 1979.

Signed and acknowledged in the presence of

Joseph E. Campbelle

Paul B. Hunter

Howard G. Robinson

Howard G. Robinson, executor

of Estate of John W. Blauser, deceased



THE STATE OF OHIO

Licking County, ss.

Be it Remembered, that on this 14th day of March 1979.

before me, the subscriber, a Notary Public

in and for said County, personally came the above named

Howard G. Robinson as executor

of estate of the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed as such executor for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

This Instrument prepared by:

Howard G. Robinson, Co. L.P.A.

Commission expires April 7, 1981.

Pataskala, Ohio 43062

2340° X

DEED
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM

Howard G. Robinson, executor
of the estate of
John W. Blauser

TO

Mark Allen Parrish
Rt. 2
1171 Lakeside Rd. S.E.
Hebron, OH 43025

Received May 14 1979
at 1:33 o'clock P. M.
Recorded May 16 1979
In Jackson County
Record of Deeds, Vol. 788
Page 37

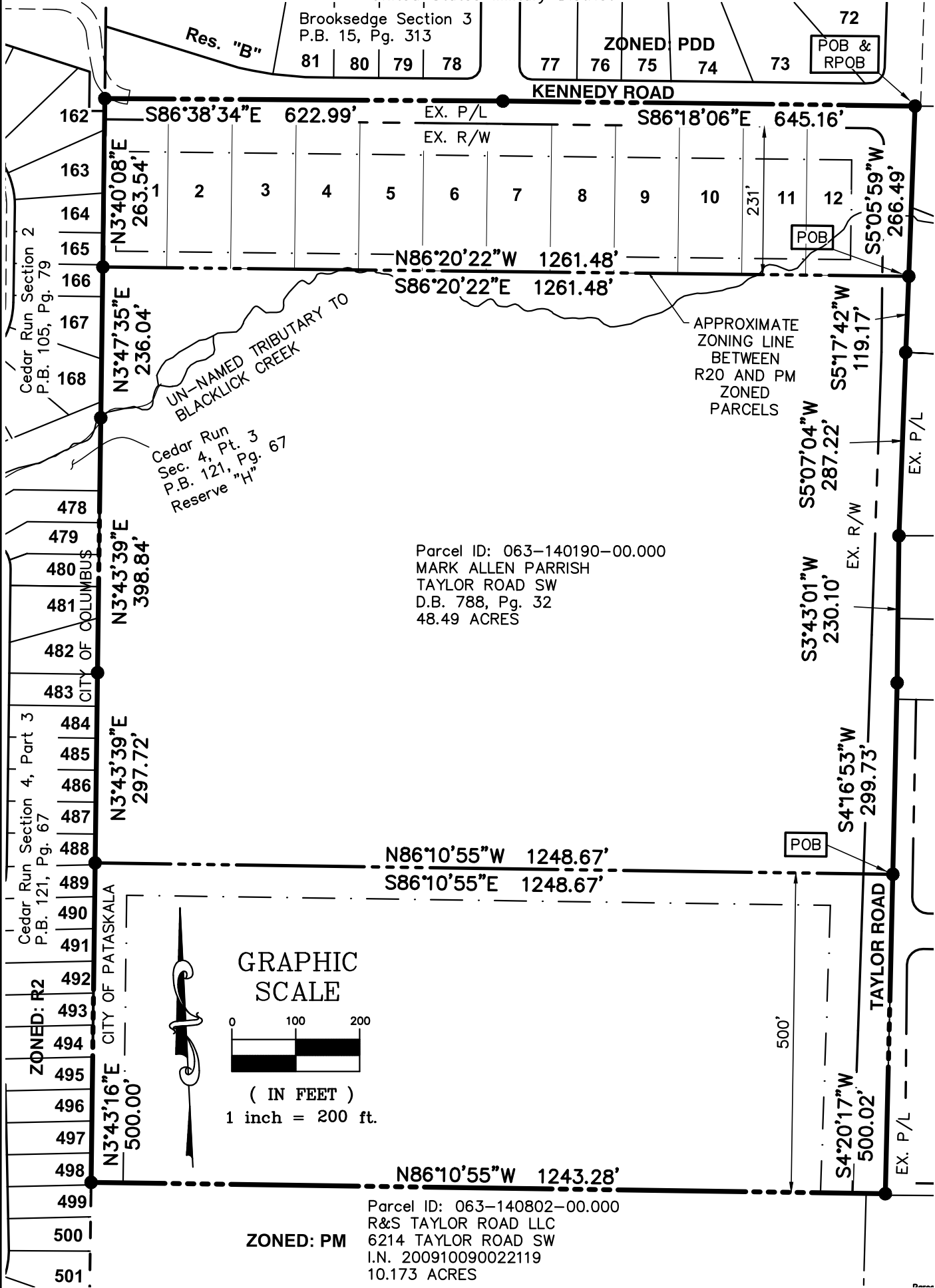
Recorder's Fee - \$7.50

TRANSFERRED
March 14 1979
Mary D. Buchanan
Auditor
By CN

Deputy
BARRY BROWN, FULTON, SPRINGFIELD, OHIO

Zoning Exhibit
7.72± Ac., 26.88 Ac. & 14.30 Ac.

Village of Pataskala, Licking County, Ohio
Farm Lot 38, Quarter Township 3, Township 1, Range 15
United States Military District



Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

This exhibit is for zoning purposes only and is not to be used for the transfer of land.

DRAWN BY: DRB	JOB NO.: 21-0002-1171
DATE: 10/07/21	CHECKED BY: BCK



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Zoning Description
7.72 Acres
West of Taylor Road
South of Kennedy Road
-1-

Situated in the State of Ohio, County of Licking, Village of Pataskala, Farm Lot 38, Quarter Township 3, Township 1, Range 15, United States Military District, being a 7.72 acre tract of land, said 7.72 acre tract being part of a 48.49 acre tract of land conveyed to Mark Allen Parrish of record in Deed Book 788, Page 32, said 7.72 acre tract being more particularly described as follows:

Beginning at the northeasterly corner of said 48.49 acre tract and being at the centerline intersection of Kennedy Road and Taylor Road;

Thence **S 05° 05' 59" W**, along the easterly line of said 48.49 acre tract and along the centerline of said Taylor Road, **266.49± feet** to a point;

Thence **N 86° 20' 22" W**, across said 48.49 acre tract, **1261.48± feet** to a westerly line of said 48.49 acre tract, to the easterly line of Lot 166 as numbered and delineated upon the plat "Cedar Run Section 2" of record in Plat Book 105, Page 79, to the westerly line of the City of Pataskala and to the easterly line of the City of Columbus;

Thence **N 03° 40' 08" E**, along the westerly line of said 48.49 acre tract and the City of Pataskala line, along the easterly line of said "Cedar Run Section 2" and said City of Columbus line, **263.54± feet** to the northwesterly corner of said 48.49 acre tract;

Thence along the northerly line of said 48.49 acre tract and along the centerline of said Kennedy Road, the following two (2) courses;

S 86° 38' 34" E, 622.99± feet to an angle point;

S 86° 18' 06" E, 645.16± feet to the **True Point of Beginning**.

Containing **7.72 acre**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on October 7, 2021 and is based on existing records from the Licking County Auditor's and Licking County Recorder's Office.

This exhibit is for zoning purposes only and is not to be used for the transfer of land.

All references used in this description can be found at the Recorder's Office, Licking County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Zoning Description
26.88 Acres
West of Taylor Road
South of Kennedy Road
-1-

Situated in the State of Ohio, County of Licking, Village of Pataskala, Farm Lot 38, Quarter Township 3, Township 1, Range 15, United States Military District, being a 26.88 acre tract of land, said 26.88 acre tract being part of a 48.49 acre tract of land conveyed to Mark Allen Parrish of record in Deed Book 788, Page 32, said 26.88 acre tract being more particularly described as follows:

Beginning for Reference at the northeasterly corner of said 48.49 acre tract and being at the centerline intersection of Kennedy Road and Taylor Road;

Thence **S 05° 05' 59" W**, along the easterly line of said 48.49 acre tract and along the centerline of said Taylor Road, **266.49± feet** to a point, the **True Point of Beginning**;

Thence continuing along the easterly line of said 48.49 acre tract and along the centerline of said Taylor Road, the following four (4) courses;

S 05° 17' 42" W, 119.17± feet to an angle point;

S 05° 07' 04" W, 287.22± feet to an angle point;

S 03° 43' 01" W, 230.10± feet to an angle point;

S 04° 16' 53" W, 299.73± feet to an angle point;

Thence **N 86° 10' 55" W**, across said 48.49 acre tract, **1248.67± feet** to a westerly line of said 48.49 acre tract, to the easterly line of Lot 488 as numbered and delineated upon the plat "Cedar Run Section 4, Part 3" of record in Plat Book 121, Page 67, to the westerly line of the City of Pataskala and to the easterly line of the City of Columbus;

Thence along the westerly line of said 48.49 acre tract and the City of Pataskala line, along the easterly line of said "Cedar Run Section 4, Part 3" and said City of Columbus line and along a portion of the easterly line of the plat "Cedar Run Section 2" of record in Plat Book 105, Page 79, the following three (3) courses;

N 03° 43' 39" E, 297.72± feet to an angle point;

N 03° 43' 39" E, 398.84± feet to an angle point;

Thence **N 03° 47' 35" E, 236.04± feet** to a point;

Thence **S 86° 20' 22" E**, across said 48.49 acre tract, **1261.48± feet** to the **True Point of Beginning**.

Containing **26.88 acre**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on October 7, 2021 and is based on existing records from the Licking County Auditor's and Licking County Recorder's Office.

This exhibit is for zoning purposes only and is not to be used for the transfer of land.

All references used in this description can be found at the Recorder's Office, Licking County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Zoning Description
14.30 Acres
West of Taylor Road
South of Kennedy Road
-1-

Situated in the State of Ohio, County of Licking, Village of Pataskala, Farm Lot 38, Quarter Township 3, Township 1, Range 15, United States Military District, being a 14.30 acre tract of land, said 14.30 acre tract being part of a 48.49 acre tract of land conveyed to Mark Allen Parrish of record in Deed Book 788, Page 32, said 14.30 acre tract being more particularly described as follows:

Beginning for Reference at the northeasterly corner of said 48.49 acre tract and being at the centerline intersection of Kennedy Road and Taylor Road;

Thence along the easterly line of said 48.49 acre tract and along the centerline of said Taylor Road, the following five (5) courses;

S 05° 05' 59" W, 266.49± feet to a point;

S 05° 17' 42" W, 119.17± feet to an angle point;

S 05° 07' 04" W, 287.22± feet to an angle point;

S 03° 43' 01" W, 230.10± feet to an angle point;

S 04° 16' 53" W, 299.73± feet to the **True Point of Beginning**;

Thence **S 04° 20' 17" W**, continuing along the easterly line of said 48.49 acre tract and along the centerline of said Taylor Road, **500.02± feet** to an angle point at the southeasterly corner of said 48.49 acre tract;

Thence **N 86° 10' 55" W**, along the southerly line of said 48.49 acre tract, **1243.28± feet** to the southwesterly corner of said 48.49 acre tract, to the easterly line of Lot 498 as numbered and delineated upon the plat "Cedar Run Section 4, Part 3" of record in Plat Book 121, Page 67, to the westerly line of the City of Pataskala and to the easterly line of the City of Columbus;

Thence **N 03° 43' 16" E**, along the westerly line of said 48.49 acre tract and the City of Pataskala line and along the easterly line of said "Cedar Run Section 4, Part 3" and said City of Columbus line, **500.00± feet** to an angle point;

Thence **S 86° 10' 55" E**, across said 48.49 acre tract, **1248.67± feet** to the **True Point of Beginning**.

Containing **14.30 acre**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on October 7, 2021 and is based on existing records from the Licking County Auditor's and Licking County Recorder's Office.

This exhibit is for zoning purposes only and is not to be used for the transfer of land.

All references used in this description can be found at the Recorder's Office, Licking County, Ohio.

ADVANCED CIVIL DESIGN, INC.



An **AEP** Company

BOUNDLESS ENERGYSM

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

9/20/2021

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard
Gahanna, Ohio 43230

RE: AVAILABILITY OF ELECTRICAL SERVICE

P.I.D. 063-140190-00

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a residential mixed-use development on 48.49± acres is located on the southwest side of Taylor Rd SW and Kennedy Rd, in Pataskala, Licking County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor



Ohio Bell Telephone Company T: 6142235449
111 N 4TH ST F: 6142234105
Suite
COLUMBUS, OH 43215 www.att.com

October 05, 2021

Matt Kish
ADVANCED CIVIL DESIGN, INC
781 Science Boulevard
Gahanna, Ohio

RE: Parcel ID 063-140190-00 Taylor Rd. Townhomes

Dear Mr. Kish:

This letter is in response to your request for information on the availability of service at the above Parcel 063-140190-00 by AT&T.

This letter acknowledges that the above referenced Parcel is located in an area served by AT&T. Any service arrangements for the Taylor rd. Townhomes will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Taylor Rd. Townhomes.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Eileen Dunbar
AT&T Engineering
Telecommunications Specialist
111 N. Fourth St. Rm 802
Columbus, Ohio
614 620-3656

Date: 10/8/2021

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

RE: Will Serve Letter for Parcel ID is 063-140190-00

Dear: Thomas

Recently you approached Lumen/CenturyLink about providing a “will serve” letter to serve the above-mentioned parcel in Delaware County. CenturyLink appreciates the opportunity to provide this site with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with the Developer to determine the needs for service for the referenced parcel. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and in compliance with the prevailing Terms and Conditions of the Price List that CenturyLink will decide.

As a public utility, many of the telecommunication’s services provided by CenturyLink are regulated by State Public Service Commissions and the Federal Communications Commission. The service you request will be provided for under the prevailing Terms and Conditions of the Price List posted on our CenturyLink web site.

Lumen/CenturyLink would be able to provide fiber optic and copper-based services, provided access is from the east, or Taylor Rd. Due to the exchange boundary as determined by Public Utilities Commission of Ohio, the local exchange carrier to the north, or Kennedy Rd is AT&T, and Lumen would not be able to provide services from that direction. I have included a Google Earth image that indicates Lumen/CenturyLink underground facilities in the area of the above-mentioned parcel.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Jeff Schoonover
Network Implementation Engineer II
740-263-2819