



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

March 2, 2022

#### Transportation Corridor Overlay District TCOD-22-001

<b>Applicant:</b>	Cory Bonda
<b>Owner:</b>	Pataskala Storage, LLC.
<b>Location:</b>	14067 Broad Street SW (PID: 063-141402-00.000)
<b>Acreage:</b>	+/- 15.00-acres
<b>Zoning:</b>	GB – General Business/ LB – Local Business
<b>Request:</b>	Requesting approval of a Transportation Corridor Overlay District application for the expansion of an existing self-storage facility.

#### Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application in order to allow for the expansion of an existing a storage facility Pursuant to Section 1259.07 of the Pataskala Code.

#### Staff Summary:

The approximately 15.25-acre property located at 14067 Broad Street SW is currently occupied by an existing self-storage facility “Pataskala Storage”. The parcel is split zoned between GB – General Business and LB – Local Business, and facility utilizes several structures of varying size, with the older original structures towards the front within the GB – General Business zoning and the newer structures (2019-2020) towards the rear within the LB – Local Business zoning with additional paved areas for RV and trailer storage. Additionally, the property has frontage on two rights-of-way, Broad Street SW to the North and Summit Road SW to the West, wrapping around the existing apartment complex and vacant paved lot at the intersection of Broad Street SW and Summit Road SW.

The Applicant has been before the Board of Zoning Appeals previously in 2018-2019 for approval of a Conditional Use (CU-18-005) to allow for the expansion of the storage facility that had been located on the property. This was approved by the Board on March 11, 2019, and the Applicant constructed “Phase 2” of the facility (Phase 1 being the original buildings fronting on Broad Street). A Second Conditional Use (CU-21-007) was approved by the Board of Zoning Appeals on January 12, 2022, for the continued expansion onto Phase 3.

Pursuant to Section 1259.06 of the Pataskala Code, before a Zoning Permit for the new development or a redevelopment of 50 percent or more of the site is issued within the boundaries of the Transportation Corridor Overlay District (TCOD) as defined by Section 1259.03, the Developer shall submit plans to the Planning and Zoning Commission for recommendations and approval. Previously, with the initial Phase 2 construction it was determined that the Applicant would not meet the 50 percent threshold of re-development to require a TCOD approval. However, with the proposed Phase 3, the Applicant will be exceeding that, and as such, has submitted this TCOD Application for the Commission’s consideration.

A general summary of the proposal is below:

- New Storage Structures
  - Building 'A': 16,450-square feet
  - Building 'B': 33,900-square feet
  - Building 'C': 8,775-square feet
    - Mix of interior/exterior units, as well as a mix of climate-controlled and non-climate-controlled.
- Additional asphalt paving to access new structures.
  - Unknown square footage.
- Enlargement of existing stormwater control facilities to account for increased impervious area.
- Improvement of temporary construction access to Summit Road SW to a full paved access.
  - Width of improved access unknown.
- Additional monument sign at entrance from Summit Road SW.
- Installation of permitter screening, L4 type, around the East, South, and West of the proposed improvements.
  - Applicant will pay into the Ecological Preservation Fund in-lieu of replacing an additional 105 trees on-site.
  - Per Applicant's Narrative Statement, they have chosen to pay into the Ecological Preservation Fund in-lieu of replacing these trees on-site, as they "would otherwise be squeezed onto the property, decreasing the likelihood of long-term health of the trees. These trees will be better off planted in a location that has ample room for them to grow for long periods of time".

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

**Planning and Zoning Staff:**

Staff has drafted a list of comments regarding the Application, which is attached to this Staff Report. Many of these items simply require additional information to be provided on the plans, however, a few of the larger issues are summarized below:

Section 1259.05(A) of the Pataskala Code requires that one or more of the following traffic safety measures shall be required in an effort to aid access and traffic management: Access Road, Left Turn Lanes, Acceleration/Deceleration Lanes, Driveway Spacing, or Right-in/Right-out only turns. Additionally, the Applicant may propose any other traffic safety measure as approved by the City Engineers. As proposed, the Applicant will be opening a second full access onto Summit Street SW, however, there are no traffic safety measures listed under Section 1259.05(A) included. The City Engineer....

The Plans identify "L4" type landscaping proposed to be installed along the East, South, and West property lines to screen the new structures from adjacent properties. However, the proposed "L4" landscaping does not meet the L4 landscaping standard as described in Section 1283.06(5)(b) of the Pataskala Code, that being; a fence or wall no less than six (6) feet in height and 100% opaque, with one tree per 30-lineal feet. As proposed, the Applicant would plant a double row of trees on the East and South sides, approximately 5-8' from trunk to trunk, with three (3) feet high shrubs in between. Along the west side, it would only be a single line of trees with the shrubs.

Section 1283.07 of the Pataskala Code requires that along rear and side property lines, L3 or L4 is required when abutting a residential use. The South and West sides abut residential uses, so the L3 or L4 is required, however, the Applicant may propose an equivalent alternative to the requirement subject to the approval of the Planning and Zoning Commission (1259.05(G)(2)) It is the ultimately the Commission's decision as to whether the proposed screening is sufficient. Staff believes the L3 or L4 requirement should be required along the South and West sides as to screen the proposed improvements from the adjacent residential uses.

Additionally, as the East Side Property Line does not abut a residential use, no additional screening is required, however, the Applicant is able to do if they wish. This may work in their favor, as currently the Landscape Plan accounts for the tree replacements required being used for Screening along the South and West Sides. The required number of trees to be replaced under Section 1283.03 cannot be used to meet screening requirements under Section 1283.06, but, as the East Side does not require any additional screening, they may use the trees that need to be replaced as a form of additional screening beyond what is required by the Pataskala Code. Also, the tree survey provided calls for a total number of 292 trees to be replaced, however, there are certain exemptions outlined in Section 1283.03(B)(1) such as any tree being within an area to be covered by a proposed structure, or within 12-feet of a proposed structure. The tree survey provided does not account for these exemptions, so the overall final number would likely be much lower than what is proposed. The number of trees to be paid for by the fee-in-lieu is also incorrect, as those would be counted at a 3:1 ratio regardless of size, instead of at a 2:1 or 4:1 depending on caliper. As such, Staff would like to see a revised Landscape Plan and Tree Survey

Staff also would need to see the proposed dimensions from property lines (setbacks) for the new structures, proposed lighting, and height of proposed structures.

Should this Application be approved, the next step for the Applicant would be to submit a full site engineering package (Construction Plans) including Stormwater Calculations which is to be approved administratively, followed by the New Commercial Construction Permit (administrative), after which they may begin construction.

Public Service Director (Full comments attached)

1. To satisfy the requirements of the TCOD, I propose the following for consideration:
  - a. I do not see any improvements on Broad St. that would benefit the development or be of any value to the City.
  - b. A full turn-lane project on Summit Road seems overburdensome for the current proposed level of development for this property, but does have the best value for the City.
  - c. To try and balance the benefit and value to both parties, a compromise in the vein of the following might accomplish this:
    - i. The City is working with another developer to install left turn-lanes on Summit Road at the intersection of Broad St. and Summit Rd.
    - ii. There would be value in extending the pavement widening from the northbound left-turn lane to include a southbound left-turn lane into the Summit Rd. entrance to Pataskala Storage.
    - iii. Accordingly, I propose a scenario where the Pataskala Storage Developer coordinates as part of the existing project, or provides a monetary contribution, to provide for the southbound left-turn lane pavement widening, and all of this would be accomplished as part of one project.

iv. This would have value for the City in providing better traffic flow on Summit Road, and would have the value to the developer of Pataskala Storage of reducing the overall cost that would be incurred from any other improvement that has been identified that would satisfy the conditions of the TCOD, or having to complete this improvement individually.

I have had a preliminary discussion to this effect with Mr. Cory Bonda of Pataskala Storage to introduce the concept as a way for the developer and the City to work together in a mutually beneficial way.

City Engineer (Full comments attached)

Any engineering related comments will be reviewed/addressed during the Construction Plans submittal.

West Licking Joint Fire District (Full comments attached)

The owner and/or developer shall install a KNOX gate switch for the automatic entry gate(s),

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	GB – General Business	Existing Storage Facility Apartments Single-Family Homes
East	R-20 – Medium Density Residential	Fran Bar Park/Haunted Hoochie
South	LB – Local Business R-20 – Medium Density Residential	Church Falling Leaf Subdivision
West	GB – General Business R-20 – Medium Density Residential	Trucking Company Single-Family Homes

**Department and Agency Review**

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

**Conditions:**

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall address all comments from Planning and Zoning Staff, City Engineer, Public Service Director, and the West Licking Joint Fire District.
2. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

**Resolution:**

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

"I move to approve a Transportation Corridor Overlay District Application TCOD-22-001 pursuant to Section 1259.07 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

TCOD-22-001

### Pataskala Storage – Phase 3

March 2, 2022

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#### Chapter 1247 – Local Business District (LB)

##### 1247.04 – Conditionally Permitted Uses.

- 1247.04(12) – Lessors of Miniwarehouses and Self-Storage Units is a Conditional Use within LB zoning district.
  - Applicant has received Conditional Use from the BZA (CU-21-007). Approved with following conditions:
    1. The Applicant shall carry out the proposed use within six (6) months of the date of approval.
    2. All permitted installation shall be kept in a neat and orderly condition so as to prevent injury to any single property, individual, or to the community in general pursuant to 1215.05(A)(7).
    3. No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway pursuant to 1215.05(B)(1).
    4. Such use should be subject to the restrictions outlined in Chapter 1259, Transportation Corridor Overlay District pursuant to 1215.05(E)(7)
    5. The Applicant shall record an updated deed with Licking County to combine the three (3) parcels into one (1).

##### 1247.05 – General Requirements of the LB District.

- 1247.05(A) – Maximum Building Height: No building shall be erected or enlarged to exceed 35-feet.
  - Include height of proposed structures.
- 1247.05(C) – Setbacks and Yards:
  - 1247.05(C)(1): There shall be a front yard of not less than 50-feet in depth for properties with central sewer/water.
    - Assumed dimension from front property lines on both Broad Street and Summit Road SW will vastly exceed 50-feet, however, one is still needed on the plans.
      - Include dimension from West Interior Side Property Line (N 03°27'38" E 288.0') to Prop. Building "C".
  - 1247.05(C)(2): There shall be a side yard of not less than 15-feet in depth for properties with central sewer/water.
    - Dimension from North Side Property Line (S 86°08'31" E 1304.30') and East Side Property Line (S 03°31'31" W 576.20') not shown.
  - 1247.05(C)(3): There shall be a rear yard of not less than 25-feet.
    - Dimension from South Rear Property Line (N 86°08'31" W 547.15') not shown.
- 1247.05(D) – Maximum Lot Occupancy: The maximum percentage of the total lot area which may be occupied by both principal and accessory buildings for commercial uses shall not exceed 85%.
  - Include a Lot Statistics Table with the following information: SF of existing buildings (including office), SF of proposed buildings, percentage of lot coverage for structures.

- Also include SF of existing paving, SF of proposed paving, SF of land dedicated to stormwater facilities (not included in lot occupancy percentage).

## **Chapter 1259 – Transportation Corridor Overlay District (TCOD)**

### **1259.05 – Design Standards**

- 1259.05(A) Traffic Safety Measures.
  - One (1) of the Five (5) options, or combination of, listed under Section 1259.04(A), or other traffic safety measures as approved by the City Engineer(s) shall be required.
    - No additional Traffic Safety Measures proposed.
- 1259.05(G) Corridor Landscaping/Buffers/Screening
  - 1259.05(G)(2): Buffer zones shall be approved, approved with modifications or disapproved by the Planning and Zoning Commission with consideration given to recommendations from City staff.
    - Although the proposed landscape screening does not meet either the L3 or L4 standard as described under Section 1283.06, the PZC does have the authority to approve, or approve with modifications, the proposed screening.

## **Chapter 1283 – Landscaping and Screening**

### **1283.03 – Tree Preservation and Replacement**

- 1283.03(B) – Requirements
  - 1283.03(B)(1): Any tree on site with a caliper of 8” or more at a height of 5’ above ground level shall be protected or preserved unless exempted, as follows:
    - 1283.03(B)(1)(a): The tree will be located within a public right-of-way or easement.
      - No trees identified apply here.
    - 1283.03(B)(1)(b): The tree is located within the area to be covered by proposed structures or within 12 feet from the perimeter of proposed or existing structures.
      - A fair amount of trees being removed would fall within this exemption, will need a revised landscape plan to account for this.
    - 1283.03(B)(1)(c): The tree will be located within a proposed driveway designed to service a proposed use.
      - Again, a fair amount would likely fall under this exemption. Will need a revised landscape plan to account for.
    - 1283.03(B)(1)(d): The tree is damaged or diseased.
      - None identified on landscape plan.
  - 1283.03(B)(2): Any tree on site being removed, and not meeting the exemptions above shall be replaced with the following ratios:
    - Caliper of 8” to 15”:
      - 2:1 if using trees from Table 1283.03-02.
      - 3:1 if not using trees from table.
    - Caliper greater than 15:
      - 4:1 if using trees from Table 1283.03-02.
      - 5:1 if using trees not from table.

### **1283.03 – Tree Replacement Exemptions**

- A developer may contribute to a Tree Fund in-lieu of replacing the trees on site. For the fee-in-lieu, a 3:1 ratio is used.

- Applicant proposes to contribute towards the Tree Fund at a 3:1 ratio for 105 trees in-lieu of replacing them on-site. However, will need updated calculations one exemptions above are included.

#### 1283.06 – Landscaping and Screening Standards

- 1283.06(4): High Screen (L3)
  - 1283.06(4)(b): The L3 standard shall consist of enough high shrubs to form a screen six (6) feet high and 95% opaque year-round (ex: arborvitae). In addition, one (1) tree is required every 30 lineal feet.
- 1283.06(5): High Wall (L4)
  - 1283.06(5)(b): The L4 standard shall consist of a fence no less than six (6) feet in height, and 100% opaque. Chain-link fencing is not permitted as a means of screening with the L4 standard. In addition, one (1) tree is required every 30 lineal feet.
    - Plans Indicate “L4” to be installed, however, as proposed, does not meet L4 standard. Proposed is a double row of Trees, closely packed within 5-8’ from trunk to trunk, with 3’ high shrubs in between.

#### 1283.07 – Application of Landscaping Standards

- 1283.07(B) Landscaping Standards for Individual Lots
  - 1283.03(LB)
    - Front: L2 required.
      - L2 already existing along frontage(s).
    - Side: L3 or L4 if abutting a residential use.
      - L4 Existing along North Side Property Line (S 86°08’31” E 1304.30’).
      - East Side Property Line (S 03°31’31” W 576.20’) does not abut residential use, no additional screening required.
      - Plans identify “L4” Landscape to be installed along, East Side Property Line (S 03°31’31” W 576.20’), Interior West Side Property Line (N 03°27’38” E 288.00’), and partially along North Side Property Line (S 86°08’31” E 1304.30’).
        - “L4” as proposed does not meet L4 requirements, see Section 1283.06(5) above.
    - Rear: L3 or L4 if abutting a residential use.
      - South Rear Property Line (N 86°08’31” W 547.15’) abuts residential uses, plans identify “L4” landscaping proposed however,
        - “L4” as proposed does not meet L4 requirements, see Section 1283.06(5) above.

### Chapter 1291 – Parking and Loading

#### 1291.03 – Lighting:

- Any nonresidential parking area with ten (10) or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of ½ foot candles of light as measured at the parking surface area. All outdoor lighting shall be constant intensity, and shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare.
  - No lighting for additional area shown on plans.

#### 129.15 – Width of Access Driveway

- For two-way traffic, access drives shall be a minimum width of 28-feet. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.
  - Width of new access onto Summit Street SW not shown.



- Signs and/or pavement markings needed showing flow of traffic on new access drive and within additional pavement area.

1291.16 – Required Number of Off-Street Parking Spaces

- The required number of parking spaces for a use such as this is not identified within the Pataskala Code. As such, the Planning and Zoning Commission reserves the right to determine the number of parking spaces for any use not mentioned in this section.
  - Currently, there are eight (8) visitor parking spaces at the front office for this use, which does meet the required number of parking spaces for an Office Use (1 per 400sqft).

**General Comments:**

- 1) Should this TCOD be approved, the next step will be Construction Plans (administrative), followed by the Zoning Permit (administrative).
  - a) As part of the New Commercial Construction Permit, we will need elevations of the proposed buildings.
- 2) Create a title sheet for the plans, titled “Pataskala Storage, Storage Phase 3 – TCOD-22-001”. You can use this for you construction plans as well, just add these 3 pages of plans at the end of the Construction Plans that way it’s all covered under on set. The signature lines required will be:
  - a) Applicant
  - b) S.W.L.C.W.S.D.
  - c) Director of Planning, City of Pataskala
  - d) Public Service Director, City of Pataskala
  - e) City Engineer, City of Pataskala
  - f) City Administrator, City of Pataskala
  - g) Chairman, Planning and Zoning Commission, City of Pataskala
- 3) Development subject to impact fees for additional square footage added. See Chapter 1294 for details.

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** TCOD-22-001  
**Date:** Thursday, February 24, 2022 3:01:40 PM

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Jack,

Good afternoon. Regarding TCOD-22-001, I have the following comments:

1. To satisfy the requirements of the TCOD, I propose the following for consideration:
  - a. I do not see any improvements on Broad St. that would benefit the development or be of any value to the City.
  - b. A full turn-lane project on Summit Road seems overburdensome for the current proposed level of development for this property, but does have the best value for the City.
  - c. To try and balance the benefit and value to both parties, a compromise in the vein of the following might accomplish this:
    - i. The City is working with another developer to install left turn-lanes on Summit Road at the intersection of Broad St. and Summit Rd.
    - ii. There would be value in extending the pavement widening from the northbound left-turn lane to include a southbound left-turn lane into the Summit Rd. entrance to Pataskala Storage.
    - iii. Accordingly, I propose a scenario where the Pataskala Storage Developer coordinates as part of the existing project, or provides a monetary contribution, to provide for the southbound left-turn lane pavement widening, and all of this would be accomplished as part of one project.
    - iv. This would have value for the City in providing better traffic flow on Summit Road, and would have the value to the developer of Pataskala Storage of reducing the overall cost that would be incurred from any other improvement that has been identified that would satisfy the conditions of the TCOD, or having to complete this improvement individually.

I have had a preliminary discussion to this effect with Mr. Cory Bonda of Pataskala Storage to introduce the concept as a way for the developer and the City to work together in a mutually beneficial way.

Please 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:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala PZC Review Memo for 03-02-2022  
**Date:** Monday, February 21, 2022 2:03:40 PM

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Jack,

Verdantas has reviewed the PZC applications for March and offer the following comments:

1. **FP-22-001 (Revised Plans)**
  - a. No additional Engineering related comments.
2. **TCOD-22-001**
  - a. Any Engineering related comments will be reviewed/addressed if the application is approved during the construction plan submittal.
3. **ZON-21-004**
  - a. No additional Engineering related comments.

Thank You

**Scott R. Haines, PE, CPESC**

**Senior Project Manager**

O. 740.344.5451 | D. 740.224.0839

59 Grant Street, Newark, Ohio 43055

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

**Sent:** Wednesday, February 9, 2022 12:13 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@verdantas.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 03-02-2022

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

Good Morning Everyone,

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

**From:** [Doug White](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** BZA plan review!  
**Date:** Monday, February 21, 2022 10:27:42 AM  
**Attachments:** [Planed mix use Taylor Rd.docx](#)

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

Jack,

Below are the Fire Districts comments / no comments for BZA plan review.

CU-22-004: no comments

VA-22-004: no comments

VA-22-005: no comments

VA-22-006: no comments

VA-22-007: no comments

FP-22-001: no comments

CON-21-009: no comments

ZON-21-004: attached is the Fire Districts plan review letter

TCOD-22-001: The owner or developer shall install a Knox gate switch for the automatic gate / gates

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

Regards,

Doug White

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

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

Westlickingfire.org





## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

<b>Property Information</b>	
Address: 14067 Broad St SW, Pataskala OH 43062	
Parcel Number: 063-141402-00.000	
Zoning: GB/LB	Acres: 15
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	

<b>Staff Use</b>
Application Number:
Fee:
Filing Date:
Hearing Date:
Receipt Number:

<b>Applicant Information</b>		
Name: Cory Bonda		
Address: PO Box 16281		
City: Columbus	State: OH	Zip: 43062
Phone: 616-463-5750	Email: cory@prestigestore.it.com	

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

<b>Property Owner Information</b>		
Name: Pataskala Storage		
Address: 14067 Broad St. SW		
City: Pataskala	State: OH	Zip: 43062
Phone:	Email:	

<b>Transportation Corridor Overlay District Information</b>
Describe the Project:
Pataskala Storage is looking to expand its existing storage facility with the phase 3 development. This development will include 3 buildings with interior and exterior units. The units will be a mix of Climate and non-climate units. To alleviate any potential traffic issues, Pataskala Storage will make a permanent entrance / exit from Summit Rd. This drive will be fully paved.
Please see attached landscaping memo.

## Documents to Submit

**Transportation Corridor Overlay District Application:** Submit one (1) copy of the Transportation Corridor Overlay District application.

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

- The boundaries and dimensions of the lot.
- The size and location of existing and proposed structures.
- The proposed use of all parts of the lot and structures.
- All reserve parcels and anticipated development phases.
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Existing trees that are six (6) inches or greater in diameter measured five (5) feet above the ground located within the setback.

**Development Plan:** Submit one (1) copy (unless staff requests additional) of a development plan including the following:

- Structures: All proposed structures shall be located, showing square footage for each structure, expected entrance(s), service, and pedestrian areas for each phase of the development.
- Traffic concept: All points of ingress and egress onto public roadways and the overall traffic distribution scheme shall be shown, indicating traffic flow patterns and traffic control points. The requirements for a traffic study and the need for "Traffic Safety Measures" shall be at the discretion of the City Engineer and approved, approved with modifications or disapproved by the Planning and Zoning Commission.
- Parking layout: A parking layout must be shown to include access points and expected movement for all transportation modes through and between separate parking lot areas and expected pedestrian access routes from parking areas and bus stops to structures.
- Landscaping: All proposed site landscaping, screening, and buffering shall be indicated as to type and size of material to be used, proposed locations, berming and other features in accordance with Section 1259.05(G).
- Proposed location, dimensions, and design of signs.
- Elevations of proposed structures or expansion of existing structures including dimensions and materials.

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

**Area Map:** Submit one (1) copy of an area map from the Licking County Engineer's office showing the property and surrounding area. Area maps can be obtained at [www.lcounty.com/taxparcelviewer/default](http://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 Transportation Corridor Overlay District request.

Applicant (required):

Date:

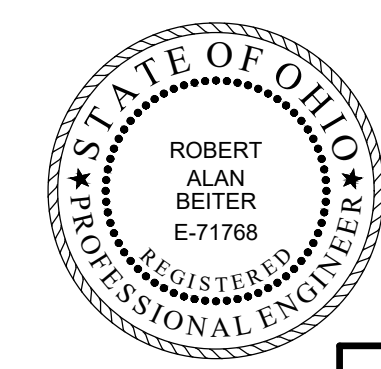
Property Owner (required):

Date:

Pataskala Storage has prepared this landscaping plans attached based on our feedback from the engineer and general contractor. Based on this plan, Pataskala Storage will be planting 292 trees on site. These trees will provide a buffer from the areas to the east, south, and west of the property.

Pataskala Storage will also pay into a tree replacement fund for the equivalent of 105 trees. These trees would otherwise be squeezed onto the property, decreasing the likelihood of long term health of the trees. These trees will be better off planted in a location that has ample room for them to grow for long periods of time.





ALL PROPOSED ELEVATIONS SHALL  
BE EDGE OF PAVEMENT, UNLESS  
OTHERWISE NOTED. ADD 6" TO  
OBTAIN TOP OF CURB

**CROSSING  
WATERS  
ENGINEERING,**

P.O. Box 27  
260 S. Main St., Suite A  
Sugar Grove, Ohio 43155  
(740) 746-0250  
[www.crossingwaterseng.com](http://www.crossingwaterseng.com)

NO.		REVISION		BY	DATE	RECORD DRAWING
						BY:
						DATE:
						CONTRACTOR:
						CONSTRUCTED:
						NOTES:







CONTRACT		JOB NO.:	CW-21015
DRAWN BY:	RAB	SCALE:	1" = 60'
CHECKED BY:	JAS	DATE:	02/02/2022
APPROVED BY:	RAB	SHEET:	3 OF 3

REVISION			DATE	RECORD DRAWING
				BY:
				DATE:
				CONTRACTOR:
				CONSTRUCTED:
				NOTES:

TRANSFERRED  
Date AUGUST 7, 2018  
Michael L. Smith  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: KAC EX-M

  
201808070016202  
Pg:3 \$36.00 T20180011255  
8/7/2018 11:09 AM BXMIKE BEI.L.  
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER  
APPROVED BY  
8-3-18 JW

  
01150552500000024000

18593682-TCM

FIDUCIARY DEED

Talon Title - C 10

KNOW ALL MEN BY THESE PRESENTS, that Rosemary Morgan, Trustee ("Grantor"), for valuable consideration paid, grants, with fiduciary covenants, to **PATASKALA STORAGE LLC**, an Ohio limited liability company, whose tax mailing address is \_\_\_\_\_, the following real property situated in the City of Pataskala, County of Licking and State of Ohio, and being more particularly described as follows:

*See Exhibit "A" attached hereto and made a part hereof*

Tax Parcel Numbers: 063-145914-00.000; 063-141402-00.000; 063-147282-00.000  
Property Addresses: Summit Road, Pataskala OH 43062; 14067 East Broad Street, Pataskala, OH 43062; 14135 East Broad Street, Pataskala, OH 43062  
Prior Instrument References: 20031020000043; 200301020000044; 200301020000045, Recorder's Office, Licking County, Ohio

Subject to real estate taxes and assessments; zoning ordinances; public right-of-ways; and restrictions, conditions and easements of record, and real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed and subscribed this 31<sup>st</sup> day of JULY, 2018.

  
Rosemary Morgan, Trustee

STATE OF OHIO :  
: SS.  
COUNTY OF DELAWARE :

The foregoing fiduciary deed was acknowledged before me this 31<sup>st</sup> day of July, 2018, by Rosemary Morgan, Trustee .

  
Notary Public  
My Commission Expires: \_\_\_\_\_



MATTHEW J. RODA, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

This Deed Prepared By: Kayne Law Group, Co. P.A., 612 Park Street, Suite 100, Columbus, OH 43215

  
01150552500000025000

  
0115PA00600000032000

EXHIBIT A**Parcel 1: 14135 East Broad Street, Pataskala, OH 43062 (Parcel # 063-147282-00.000)**

Situated in the State of Ohio, County of Licking, City of Pataskala, being located in Lot 20, Quarter Township 3, Township 1, Range 15, United States Military Lands and being Parcel 1 and Parcel 2 as conveyed to Rosemary Morgan by deed of record in Official Record 79, Page 490, all references being to records of the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of State Route 16 (East Broad Street), being located North 77 degrees 48' 45" East, a distance of 444.40 feet from a railroad spike at the centerline intersection of Summit Station Road;

thence North 77 degrees 48' 45" East, being along the centerline of said State Route 16 (East Broad Street), a distance of 176.42 feet to a point at the northeasterly corner of said Parcel 1;

thence South 4 degrees 07' 34" West, leaving said centerline and being along the easterly line of said Parcel 1, a distance of 542.31 feet to an iron pin at the southeasterly corner of said Parcel 1;

thence North 85 degrees 56' 54" West, being along the southerly line of said Parcels 1 and 2, a distance of 165.80 feet to an iron pin at the southwesterly corner of said Parcel 2;

thence North 3 degrees 43' 02" East, being along the westerly line of said Parcel 2, a distance of 492.99 feet to the place of beginning, containing 1.992 acres of land, more or less.

**Parcel 2: 14067 East Broad Street, Pataskala, OH 43062 (Parcel # 063-145914-00.000)**

Situated in the County of Licking, in the State of Ohio and in the City of Pataskala:

Being the following described Real Estate:

Beginning at a point in the center line of East Broad Street and being North 73° 43' East 620.82 feet from a spike at the intersection of the center line of said road with the center of Summit Station Road; thence along the center line of East Broad Street, North 73° 43' East 81.98 feet to a point; thence along the west line of the Todd tract, South 0° 07' West (passing an iron pin at 31 feet) 565.02 feet to an iron pin; thence along the South line of the Clyde Layton tract, North 89° 53' West 78.69 feet to an iron pin; thence North 0° 07' East (passing an iron pin at 511.1 feet) 542.1 feet to the place of beginning, containing 1 acre more or less.

**Parcel 3: Summit Road, Pataskala, OH 43062 (Parcel # 063-141402-00.000)**

Situated in the County of Licking, State of Ohio, City of Pataskala, being located in the northwest part of Lot No. 19, Township 1, Range 15, United States Military Lands, and being more particularly described as follows:

Beginning for reference, at a spike found at the centerline intersection of Summit Road (60 feet in width, Twp. Rd., No. 26) and East Broad Street (State Route 16);

Thence South 00° 23' 08" West 368.20 feet to a spike found marking the northwest corner of said Lot 19, the southwest corner of a one acre tract conveyed to Olde Summit Towne Restaurant & Motel (O.R. 704, pg. 722) and the principle point of beginning of the herein described tract;

Thence South 89° 13' 01" East 1455.50 feet, passing an iron pipe found at 30.0 feet, along the north line of said Lot 19, the south line of said 1 acre tract, a 1.663 acre tract conveyed to K. & P. Geiser (O.R. 315, pg. 79S) and a south line of a 56 acre tract conveyed to B. M. Dixon (O.R. 257, pg. 755) to an iron pipe found in the west line of said 56 acre tract;

Thence South 00° 27' 01" West 576.20 feet along the west line of said 56 acre tract to an iron pipe found marking the northeast corner of 19.25 acre tract conveyed to V. E. Schoenborn as Parcel No. 1 (O.R. 102, pg. 328);

Thence North 89° 13' 01" West 1454.85 feet, passing an iron pipe set at 1424.85 feet, along the north line of said Parcel No. 1 to an iron pin found in the west line of said Lot 19 and the centerline of said Summit Road;

Thence North 00° 23' 08" East 576.20 feet along the centerline of said Summit Road to the principle point of beginning containing 19.248 acres more or less. Subject to all rights-of-way, easements and restrictions of record.

The basis of bearings for the above described tract is the north line of a 6.423 acre tract conveyed to the Summit Baptist Church (Deed Book 662, pg. 17a). All deeds and plats referenced are on file at the Licking County Recorder's Office. All iron pipes set are capped 'S.A.S. 7243'. Surveyed by Steven A. Solomon P.S. 7243 in December, 1991.

EXCEPTING THEREFROM THE FOLLOWING TWO (2) TRACTS:

**Tract 1:**

Situated in the State of Ohio, County of Licking, City of Pataskala, f.k.a. Township of Lima, being located in part of Lot No. 19, Township 1, Range 15, United States Military Lands, and being part of that 19.248 acre tract of land conveyed to Rosemary Morgan by deed of record in Official Record 421, page 19, all references being to records of the Recorder's Office, Licking County, Ohio and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline intersection of East Broad Street (State Route 16) and Summit Road (Township Road 26);

Thence along the centerline of said Summit Road, South 0° 23' 00" West, a distance of 368.20 feet to a railroad spike found at the intersection of Lots 19, 20, 29 and 30 at the northwest corner of said 19.248 acre tract;

Thence continuing along the said centerline and being along the westerly line of said 19.248 acre tract and the westerly line of said Lot 19, South 0° 23' 08" West, a distance of 288.20 feet to a railroad spike set at the true point of beginning for the tract herein intended to be described;

Thence leaving said centerline and said westerly lines and crossing said 19.248 acre tract, being a line north of and parallel to the southerly line of said 19.248 acre tract, South 89° 13' 01" East (passing an iron pin set at 30.00 feet), a distance of 756.50 feet to an iron pin set;

Thence continuing across said 19.248 acre tract, being a line east of and parallel to the said centerline and said westerly line of Lot 19 and said westerly line of said 19.248 acre tract, South 0° 23' 08" West, a distance of 288.00 feet to an iron pin set in the northerly line of that 19.25 acre tract, First Parcel, conveyed to Vincent E. Schoenborn, et al., by deed of record in Official Record 102, Page 328, being in the southerly line of said 19.248 acre tract;

Thence being along the northerly line of said 19.25 acre tract, along the southerly line of said 19.248 acre tract, North 89° 13' 01" West, a distance of 756.50 feet (passing an iron pin found at 726.50 feet) to an iron pin found in the centerline of said Summit Road on the westerly line of said Lot 19 and on the westerly line of said 19.248 acre tract;

Thence leaving the northerly line of said 19.25 acre tract and being along the centerline of said Summit Road and along the westerly lines of said Lot 19 and said 19.248 acre tract, North 0° 23' 08" East, a distance of 288.00 feet to the true

point of beginning, containing 5.002 acres of land, of which 0.198 acre lies within the present right-of-way of Summit Road, leaving a net acreage of 4.804 acres of land, more or less.

**Tract 2**

Situated in the Township of Lima, (now City of Pataskala 1996), County of Licking, State of Ohio, and being a part of Lot No. 19, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows:

Being a survey of a part of an original 19.248 acre parcel conveyed to Rosemary Morgan, as recorded in Official Record Volume 543, Page 157, in the Licking County Official, and further described as follows;

Commencing at a railroad spike found in the centerline of Summit Road (Twp. Road 26) marking the Northwest corner of said 19.248 acre parcel of which this description is a part, and being on the North line of Lot 19: said spike bears S 00° 23' 08" W 368.20 feet from a railroad spike found marking the intersection of the centerline of Summit Road and E. Broad Street (State Route 16);

Thence S 89° 13' 01" E 1304.30 feet leaving the centerline of Summit Road with the North line of said 19.248 acre parcel, the same being the North line of Lot 19, to an iron pin set on the South line of a parcel conveyed to B. Madeline Dixon, as recorded in Official Record Volume 257, Page 755, being the principle place of beginning of the tract herein to be described, and passing over a 5/8" iron pin found at 30.00 feet;

Thence S 89° 13' 01" E 151.20 feet continuing with the North line of said 19.248 acre parcel and Lot 19, the same being the South line of said parcel conveyed to Dixon, to a 2" iron pipe found marking the Northeast corner of said 19.248 acre parcel;

Thence S 00° 27' 01" W 576.20 feet with the East line of said 19.248 acre parcel, the same being the West line of said parcel conveyed to Dixon, to a 2" iron pipe found marking the Northeast corner of a 19.25 acre parcel conveyed to James O. Morgan, Trustee, ETAL, as recorded in Official Record Volume 612, page 222;

Thence N 89° 13' 01" W 151.20 feet with the North line of said 19.25 acre parcel, the same being the South line of said 19.248 acre parcel of which this description is a part, to an iron pin set;

Thence N 00° 27' 01" E 576.20 feet with a line across said 19.248 acre parcel, to the place of beginning, and containing 2.000 acres, more or less, and is subject to all legal easements and right of ways of record.

The bearings of the above description are based on the North line of Lot 19 as S 89° 13' 01" E.

Net acreage remaining: 12.246 acres, more or less



