



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

October 4, 2023

#### Rezoning Application ZON-23-002

<b>Applicant:</b>	Fair Lady Development Holdings, LLC.
<b>Owner:</b>	Fair Lady, LLC and Greenbriar Licking, LLC
<b>Location:</b>	0 Clark State Road, 0 Summit Road, 14530 Graham Road (PID: 63-140550-00.000, 063-141840-00.000, 063-151764-00.000, 063-145944-00.001)
<b>Acreage:</b>	+/- 192.666-acres
<b>Zoning:</b>	RR – Rural Residential and R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting a recommendation for a rezoning from RR – Rural Residential and R-87 – Medium-Low Density Residential to PM – Planned Manufacturing District pursuant to Section 1217.10 of the Pataskala Code

#### Description of the Request:

The Applicant is requesting a recommendation from the Planning and Zoning Commission to rezone approximately 192.666-acres of land from the RR – Rural Residential and R-87 – Medium-Low Density Residential zoning district to the PM - Planned Manufacturing zoning district with the intent of creating a “manufacturing, logistics and development campus”.

#### Staff Summary:

The approximately 192.666-acres requested to be rezoned is comprised of four separate properties, three under the ownership of Fair Lady, LLC and one under the ownership of Greenbriar Licking, LLC. The three Fair Lady, LLC properties are currently vacant and are being used for agriculture. The Greenbriar Licking, LCC property contains a 1,066 square foot single family home constructed in 1960 and eight accessory buildings totaling approximately 4,486 square feet that were constructed between 1950 and 1975.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the properties from RR – Rural Residential and R-87 – Medium-Low Density Residential to PM – Planned Manufacturing to create the Fairlady Technology Park, a manufacturing, logistics and development campus to be constructed in phases. According to the Applicant’s concept plan, the campus would be comprised of approximately 1.2 million square feet of industrial space, with approximately 349,000 square feet expected as part of Phase 1. Access points are proposed on Morse Road and as part of a future roundabout at the intersection of Morse Road, Beech Road, and Clark State Road. As there is no construction date determined for the future roundabout, the applicant has proposed a temporary access point onto Clark State Round until such time that the roundabout can be constructed. The proposed setback and screening requirements are in compliance with the updated PM – Planned Manufacturing regulations approved by Council on September 18, 2023, via Ordinance 2023-4449.

**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 ‘Innovation’, which the Comprehensive Plan (2021) describes as “large-scale industrial, research, and office users that demand proximity to local, regional, and national transportation networks”. Furthermore, it is recommended that uses incorporate “extensive buffering from incompatible uses”. The requested rezoning would be in line with the recommendations of the Comprehensive Plan.

The request is for a “straight rezoning”, rather than a rezoning to a PDD – Planned Development District. As a result, the applicant is not beholden to adhere to the submitted plan as they would with a rezoning to a PDD – Planned Development District. The plan is conceptual at this point.

The Planning and Zoning Commission cannot place conditions on a recommendation to Council to require the applicant to adhere to specific components of the concept plan. Any conditions placed upon a “straight rezoning” would constitute contract zoning which is illegal.

Therefore, the Planning and Zoning Commission is contemplating whether it is appropriate to, what is essentially, change the color on the zoning map to allow industrial development to occur on these properties. Consideration should be given to the criteria listed in Section 1217.04 of the Pataskala Code listed below and the information provided in the staff report.

If the property is rezoned, it should be noted that any development of these properties would be subject to all applicable requirements of the Pataskala Zoning Code, specifically the requirements of the PM – Planned Manufacturing zoning district. This process would require the submittal of plans and supporting documentation, that the applicant must adhere to, for a recommendation from the Planning and Zoning Commission for final approval by Council. Additionally, these properties would be subject to the updated PM – Planned Manufacturing regulations approved by Council on September 18, 2023, via Ordinance 2023-4449.

Following a recommendation from the Planning and Zoning Commission for this rezoning request, the Application will go before City Council for a final determination.

City Engineer (Full comments attached)

A traffic study is recommended to determine when the second access point will be constructed and should consider Clark State Road as part of the roundabout layout. If the internal roads are public, they must be constructed to city standards.

Public Service Director (Full comments attached)

The Public Service Director indicated that he is opposed to any access, temporary or permanent, from Clark State Road due to site distance, the proximity to the intersection, and potential traffic volumes.

South West Licking Community Water & Sewer District (Full comments attached)

The District does not currently have water and sewer infrastructure to the property and would require extension of existing lines. Additionally, downstream improvements would need to be made to existing infrastructure. While some projects are in design, funding has not been obtained.

**Surrounding Area:**

Direction	Zoning	Land Use
North	RR – Rural Residential RR – Rural Residential (Jersey Twp.) GE – General Employment (New Albany)	Single-Family Home Agriculture Agriculture
East	R-87 – Medium-Low Density Residential	Single-Family Homes
South	R-87 – Medium-Low Density Residential	Single-Family Homes
West	RR – Rural Residential	Single-Family Homes

**Rezoning Approval:**

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission may consider the following criteria for approval of all zoning amendments:

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 – No comments.
- Licking Heights School District – No comments.

**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-23-002 pursuant to Section 1217.10 of the Pataskala Code.



**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Lisa Paxton](#)  
**Subject:** RE: Pataskala PZC Review Memo for 10-04-2023  
**Date:** Monday, September 25, 2023 11:19:54 AM

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Jack

Verdantas has reviewed the October applications and offer the following comments:

**1. Rezoning Application ZON-23-002 (Resubmittal)**

- a. The appicate/city should indicate when the second access point will be constructed. Currently the description is extremely vague. A Traffic Impact Study is recommended to determine this timeframe.
- b. The current layout does not consider Clark State Road with the roundabout layout.
- c. Currently the internal roads have not been determined if they will be public or private. Should the roadways be public they shall be designed to Pataskala Standards.

**2. Final Plan Application FP-23-002**

- a. No engineering related comments

Thanks

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

**Senior Project Manager**

O. 740.344.5451 | D. 740.224.0839

1555 W. Main Street, Newark, Ohio 43055

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

**Sent:** Wednesday, September 13, 2023 1:28 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; 'Chris Gilcher' <cgilcher@swlcws.com>; Doug White <DWhite@westlickingfire.org>; Trent Howell <thowell@ci.pataskala.oh.us>

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

**Subject:** Pataskala PZC Review Memo for 10-04-2023

[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 Application(s) submitted for the **August 2, 2023**, Planning and Zoning Commission are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**Rezoning Application ZON-23-002 (Resubmittal):** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Public Service Department

**Final Plan Application FP-23-002:** Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kasey Perkins, Trent Howell, Public Service Department

Please review the applications, and if you have any comments or concerns regarding them they may be submitted to me in writing no later than Monday, September 25th.

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

Here is a link to download the review memo:

[PZC Review Memo for 10-04-2023](#)

Thank you,

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

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**From:** [Alan Haines](#)  
**To:** [Scott Fulton](#)  
**Subject:** RE: Temporary access- Fairlady  
**Date:** Thursday, September 14, 2023 3:02:37 PM

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Scott,

Good afternoon. I have reviewed the provided memo with regard to the requested temporary access on Clark State Road for the Fairlady project and will provide the answer that, for several reasons, as I will here enumerate, I am not in favor of allowing access, temporary or permanent, along Clark State Road.

The first item to consider is the existing roadway geometry combined with the volume and speed of traffic along Clark State Road. This is a relatively narrow, country road that carries a lot of traffic, and while the roadway is posted at 35 mph, I am confident that the median speed exceeds the speed limit. So, we have a narrow, relatively high speed, country road with a lot of traffic.

My first major concerns are related directly to this, which are the proximity to the intersection as well as sight distance. While I understand that the proposed access point location is not final, between the adjacent horizontal curve to the east and the combined horizontal/vertical curve to the west, there isn't much room to safely fit an access point. While this concern may not be insurmountable, I maintain that the characteristics of the roadway in this area are not ideal for a commercial access point and this would not be good from a traffic flow or safety aspect when considering cars, let alone trucks.

For trucks specifically, neither the roadway of Clark State Road, nor the intersection of Clark State, Beech, and Morse, is built for truck traffic. The roadway is old chip and seal with a layer of asphalt over top of it, and the intersection has tight radii that are not sufficient for truck turning movements. Heavy construction traffic and truck traffic will destroy Clark State Road in a very short time span.

For traffic volumes in general, while we put a reasonable amount of stock in ITE trip generations, they are limited to their specific application. In other words, what has been provided is an assumed size of building, with an assumed use. Neither of those can be guaranteed at this point, and both can change significantly, not only from the rezoning to development process, but also from the anticipated use proposed by the developer to the actual end user that purchases or leases the building. We have seen this in other recent development projects, and I do not see a way to protect the City from the risk of these proposed numbers being vastly different from the actual numbers. So, while I'm really not comfortable with even the proposed values, anything greater than the proposed values will exponentially increase my concern for the well being of the roadway itself as well as the safety and efficient travel of motorists along it.

Furthermore, while I cannot say that the proposed volumes would trigger the need for a turn-lane, I doubt that they are far from it. However, if a turn lane is needed, which I would argue due to the characteristics of the roadway that one is, the geometry of the roadway is not terribly conducive to a turn lane at this location. This again may not be insurmountable, but considering that this is proposed as temporary, the argument almost becomes circular, which again leads me to the same answer, which is that this is not good for the City.

Finally, on the topic of temporary, that unfortunately cannot be guaranteed either. It is not difficult to come up with multiple what if scenarios where this "temporary" access becomes effectively permanent. And in many of these scenarios, by the time they came to fruition, it would be too late; the City would have lost any leverage to enforce any other action and would be left to deal with the fallout. Once an access like this is granted, and a business goes in, the City can't simply close the

access, nor can we go back on the developer for improvements that weren't required up front. This is not a risk that I think the City should assume, and I do not see a way where a developer could satisfactorily mitigate this risk, as there are too many variables that cannot be controlled.

In summary, I would be reluctant to allow an access point for any of these reasons, but considering all of these reasons, I am opposed to granting any access onto Clark State Road for development at the proposed location. Note that I am not opposed to the development of the site, but that it is critical to City infrastructure and to the travelling public that we ensure generated traffic is managed effectively. Alternative options that I see are:

1. Get access from Morse Road, whether by purchase of property or procurement of easements for ingress/egress.
2. The developer assist with the financing of a roundabout at the intersection, from which they would have their access.
  - a. This scenario could expedite the design and construction of the roundabout.

Please let me know if there are any questions. Note also that I would be happy to discuss the alternatives provided, or other alternatives that do not make use of Clark State Road without major improvements to the roadway and intersection.

Regards,

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

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

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

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**From:** Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Sent:** Tuesday, September 12, 2023 2:26 PM  
**To:** Alan Haines <ahaines@ci.pataskala.oh.us>  
**Subject:** FW: Temporary access- Fairlady

**SCOTT FULTON**  
Director of Planning  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062  
Phone: 740-927-2168  
Cell: 614-440-5222

---

**From:** Scott Fulton

**Sent:** Monday, August 21, 2023 2:44 PM  
**To:** Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>  
**Subject:** FW: Temporary access- Fairlady

Please see attached

**SCOTT FULTON**

Director of Planning  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062  
Phone: 740-927-2168  
Cell: 614-440-5222

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**From:** Todd Faris <[tfaris@farisplanninganddesign.com](mailto:tfaris@farisplanninganddesign.com)>  
**Sent:** Monday, August 21, 2023 2:33 PM  
**To:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>  
**Cc:** Al Weinberger <[wfinancial11@gmail.com](mailto:wfinancial11@gmail.com)>  
**Subject:** Temporary access- Fairlady

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Scott

We had Structurepoint prepare the following report for roughly 400,000 sf of industrial/distribution type of uses for your conversation with service director to see what level of commitment there may be for temporary access to Clark State prior to Roundabout construction.

the plan and access location don't mean much at this point, but we attached to give some overview.

Let us know what the reaction is

We appreciate your help Scott!

Thanks!

**Todd M. Faris**, ASLA, LEED AP BD+C  
President



4876 Cemetery Road

Hilliard, Ohio 43026

p (614)487-1964

[www.farisplanninganddesign.com](http://www.farisplanninganddesign.com)

**From:** [Chris Gilcher](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [kperkins@laca.org](mailto:kperkins@laca.org); [Kevin Miller](#); [laitken@lhschools.org](mailto:laitken@lhschools.org); [Alan Haines](#); [Antonio Anzalone](#); [Doug White](#); [Trent Howell](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#); [Chris Sharrock](#)  
**Subject:** RE: Pataskala PZC Review Memo for 10-04-2023  
**Date:** Wednesday, September 13, 2023 3:18:58 PM  
**Attachments:** [image001.png](#)

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Jack,

Please see below:

**Rezoning Application ZON-23-002 (Resubmittal):** The District does not currently have water and sanitary sewer services to the subject property and would require approximately 11,000' of both water & sanitary main line extensions. Additionally, downstream sanitary sewer improvements would need to be made to the Districts existing infrastructure. While some of these projects are currently in design, funding has not been obtained.

Thanks,

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



---

**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Wednesday, September 13, 2023 1:28 PM  
**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Chris Gilcher <cgilcher@swlcws.com>; Doug White <DWhite@westlickingfire.org>; Trent Howell <thowell@ci.pataskala.oh.us>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>; Chris

Sharrock <csharrock@ci.pataskala.oh.us>

**Subject:** Pataskala PZC Review Memo for 10-04-2023

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Thank you,

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A





## 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: CLARK-STATE RD, SUMMIT RD, 14530 GRAHAM RD		
Parcel Number: 063-140550-00.000, 063-141840-00.000, 063-151764-00.000, 063-145944-00.001		
Current Zoning: RR & R-87	Proposed Zoning: PM	Acres: 192.666
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

Staff Use
Application Number: ZON-23-002
Fee: \$750
Filing Date: 9-8-23
Hearing Date: 10-4-23
Receipt Number:

Applicant Information		
Name: FAIR LADY DEVELOPMENT HOLDINGS LLC		
Address: 3296 WESTERVILLE RD #1045		
City: COLUMBUS	State: OH	Zip: 43224
Phone: 614-304-1384	Email: INFO@WFINANCIALGROUP.COM	

Property Owner Information		
Name: FAIR LADY LLC; GREENBRIAR LICKING LLC		
Address: 8853 WINDY HOLLOW RD; 2573 CONDIT DR SW		
City: JOHNSTOWN; PATASKALA	State: OH	Zip: 43224; 43062
Phone: 740 837 0334	Email: jlstewart711@outlook.com	

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

Rezoning Information
Request (Include Section of Code): The applicant requests that these parcels be rezoned to a Planned Manufacturing District (PM), according to Chapter 1253 - Ordinance 2023-4449.
Describe the Project (Include Current Use and Proposed Use): The Fairlady technology park is a proposed manufacturing, logistics and development campus. This proposed use is consistent with the comprehensive plan which designates this property as innovation district.

## 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:

**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:

## 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:

SEP 5 23

Property Owner (Required):

Date:

9-5-23

## 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:
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  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.*
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- Location of existing wells and septic/aerator systems.
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- 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:

SEP 5 23

Property Owner (Required):

Date:

Greenbriar Licking L.P. (Judy Nutton, Member)

dotloop verified  
09/05/23 3:26 PM EDT  
KAB6-2CRP-Q1KG-QQHV

# FAIR LADY TECHNOLOGY PARK

Planned Development District  
Summit Rd and Graham Rd  
City of Pataskala  
September 8, 2023



REZONING APPLICATION  
FOR A  
PLANNED MANUFACTURING DISTRICT  
City of Pataskala, Ohio  
9.8.23

Submitted By:  
Fair Lady Development Holdings LLC  
3296 Westerville Road, # 1045  
Columbus, Ohio 43224

Contact Person:  
Al Weinberger  
Phone: (614) 304-1384  
Email: [info@wfinancialgroup.com](mailto:info@wfinancialgroup.com)

Land Planner:  
Todd Faris  
Faris Planning & Design LLC  
4876 Cemetery Road  
Hilliard, Ohio 43026  
Email: [tfaris@farisplanninganddesign.com](mailto:tfaris@farisplanninganddesign.com)

Civil Engineer:  
Shawn Goodwin  
Structure Point  
2550 Corporate Exchange Drive,  
Columbus, Ohio 43231  
Email: [sgoodwin@structurepoint.com](mailto:sgoodwin@structurepoint.com)

## SIGNATURE PAGE

CHAIRPERSON OF PLANNING & ZONING

DATE

CITY OF PATASKALA DIRECTOR OF PLANNING

DATE

CITY OF PATASKALA

DATE OF COUNCIL APPROVAL      ORDINANCE NO.

# DEVELOPMENT NARRATIVE

## Nature of the Development

The Fairlady Technology Park is a proposed manufacturing, logistics, and development campus that is intended to serve and support the local community and neighboring businesses by providing opportunities for smaller users to build and grow than can be found in larger business and technology parks in the region.

The comprehensive plan for this area designates this property as part of the Innovation District, and proposed uses shall be consistent with the Comprehensive Plan. The development is designed to comply with Ordinance 2023-4449 (Chapter 1253 Planned Manufacturing District) as of the time of application, and no variances to these requirements are being requested. Impacts to the adjacent associated with this planned use have been identified and mitigated according to the Planned Manufacturing District Code under the direction of the City of Pataskala. These include limiting final traffic circulation access to Morse Road. Visual and auditory impacts to surrounding properties shall be mitigated with significant earthen and landscape screening along all adjacent property lines with large setbacks for users and service areas.

The site is approximately 192.666 acres in size and is located at the northern boundary of Pataskala City limits, with Summit Road to the East boundary, Graham Road to the south boundary, the city limits and Clark State Road SW to the north boundary, and existing large single-family lot to the west boundary. There are two existing homes that are adjacent to the site within the roadways, and these parcels, along with other site boundaries will be screened and buffered according to the planned manufacturing district code. Currently, the majority of the acreage is vacant agricultural land, with the remainder six acres being a single-family, unplatted, residential site.

Two primary access points are planned for, and generally indicated on the development plan. Initially, a temporary access point will be provided off Clark State Road, as generally indicated on the development plan. The access point from Morse Road to the eastern side of the property will be constructed during later phases as development progresses. The second primary access point will be held off until the planned construction of the roundabout at the intersection of Morse Rd, Beech Road SW, and Clark State Roads. All roadways shall be

designed to accommodate the projected amount of traffic and shall be either public or private.

The site will be developed in Phases, based on tenant requests and property purchases. All final Development Plans for each tenant/user shall follow these standards and be approved by the City of Pataskala prior to any construction or permits being issued.



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Application  
Project Narrative

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#### **Tab 2**

- EX. B-1 : Legal Description
- EX. B-2 : Boundary Survey

#### **Tab 3**

- EX. C-1 : Preliminary Development Plan
- EX. C-2: Regional Context Plan
- EX. C-3 to C-3.9: Existing Conditions Plans

#### **Tab 4**

- EX. D-1 to D1-5: Landscape Buffer Plan
- EX. D-2 : Signage Plan

#### **Tab 5**

- EX. E-1 : Southwest Licking Community Water and Sewer District Letter
- EX. E-2 : Energy Cooperative Letters – Electric and Gas Availability
- EX. E-3 : AEP Letter

Exhibits "A-1" – Surrounding Property Owners

Exhibits "B-1 & B-2" – Legal Description and Boundary Survey

Exhibits "C-1 through C-3.9" – Preliminary Development Plan, Regional Context Plan, and Existing  
Conditions

Exhibits "D-1 through D-2" – Landscape Buffer Plans and Signage Plans

Exhibits "E-1 through E-3" – Utility Letters

OWNER	ADDRESS	CITY	STATE	ZIP CODE
GREENBRIAR LICKING LLC	2573 CONDIT DR SW	PATASKALA	OH	43062
FAIR LADY LLC	8853 WINDY HOLLOW RD	JOHNSTOWN	OH	43031
COW TOWNE FARMS LTD	14622 GRAHAM RD SW	PATASKALA	OH	43062
ROBIN & DAVID PANZERA	14537 CLARK STATE RD SW	PATASKALA	OH	43062
VICKI & JOHN GIGLIOTTI	14539 CLARK STATE RD SW	PATASKALA	OH	43062
WILLIAM & MARGARET COOK	14536 CLARK STATE RD	PATASKALA	OH	43062
JUSTIN MORRIS & THERESA LOEWENSTINE	14541 CLARK STATE RD SW	PATASKALA	OH	43062
KENTON INVESTMENT GROUP LTD	8236 KESEGS WAY	BLACKCLICK	OH	43004
MBJ HOLDINGS LLC	PO BOX 490	NEW ALBANY	OH	43054
RICHARD & MARGIE ROGERS	14382 MORSE RD SW	PATASKALA	OH	43062
SIDECAT LLC FACEBOOK TAX DEPT	1 HACKER WAY	MENLO PARK	CA	94025
MATTHEW VANDERKAMP	14129 MORSE RD SW	PATASKALA	OH	43062
ANTHONY CASAGRANDE TRUSTEE	13530 MORSE RD SW	NEW ALBANY	OH	43054
RENEE RICE	2551 SUMMIT RD SW	PATASKALA	OH	43062
MARK & CATHERINE KEHL	2569 SUMMIT RD	PATASKALA	OH	43062
GREGORY & SANDRA FRANKS	2591 SUMMIT RD	PATASKALA	OH	43062
VONDA EGNEW	2623 SUMMIT RD	PATASKALA	OH	43062
ANTHONY GALLAS	2707 SUMMIT RD SW	PATASKALA	OH	43062
CRAIG BREIDENBACH	13268 DURHAM CIR	PICKERINGTON	OH	43147
MARY KAY KUSMA	2731 SUMMIT RD SW	PATASKALA	OH	43062
CARPENTER'S INVESTMENT COMPANY LLC	2823 SUMMIT RD SW	PATASKALA	OH	43062
MARC GALLOWAY & BETSY PARKER	2843 SUMMIT RD SW	PATASKALA	OH	43062
GEORGIANNA & MARTIN SERGAKIS	280 EDENDERRY LN	PATASKALA	OH	43062
WILLIAM & AIMEE CROSBY	2863 SUMMIT RD SW	PATASKALA	OH	43062
DOUGLAS PERRY	2871 SUMMIT RD SW	PATASKALA	OH	43062
RICHARD & REGINA SHEARER	303 ABERDEEN DR SW	PATASKALA	OH	43062
ANTHONY & LISA GUNTER TRUSTEES	361 KILLARNEY DR	PATASKALA	OH	43062
KRISTINA & JOHNNATHAN SWAIN	352 KILLARNEY DR	PATASKALA	OH	43062
KYLEMORE RESIDENTS ASSN INC	PO BOX 4	SUMMIT STATION	OH	43073
MICHAEL ROWLAND & JENNIFER NOEL	2929 SUMMIT RD SW	PATASKALA	OH	43062
TIMOTHY & LONA SMITH	2955 SUMMIT RD	PATASKALA	OH	43062
MICHAEL & BARBARA CRAIG	13768 GRAHAM RD SW	PATASKALA	OH	43062
TERESA ZOLTON	13720 GRAHAM RD	PATASKALA	OH	43062
TONY DALICANDRO	PO BOX 256	PATASKALA	OH	43062
PAUL & BARBARA MUSIC	3204 SUMMIT RD	PATASKALA	OH	43062
DANNY & SONJA BLACKBURN	3270 SUMMIT RD SW	PATASKALA	OH	43062
VALERIE COX	13883 GRAHAM RD	PATASKALA	OH	43062
GEORGE & WENDY LIMLE	13943 GRAHAM RD	PATASKALA	OH	43062
KYLE MULLINS	13995 GRAHAM RD SW	PATASKALA	OH	43062
JEROME LEVINE & ALISON PETERS	14033 GRAHAM RD SW	PATASKALA	OH	43062
RICHARD & RACHEL BERNARD	13953 GRAHAM RD SW	PATASKALA	OH	43062
NICHOLAS EUTON	14219 GRAHAM RD	PATASKALA	OH	43062
CLINTON & LAURA KEENAN	14257 GRAHAM RD SW	PATASKALA	OH	43062
JOHN JONES II	14295 GRAHAM RD	PATASKALA	OH	43062
JUANITA & JAY SR LARRISON	14333 GRAHAM RD	PATASKALA	OH	43062
JOHN & NANCY JONES	9446 MINK ST SW	ETNA	OH	43068
GLENN & BARBARA DAMRON	14481 GRAHAM RD SW	PATASKALA	OH	43062
PHILIP & BEVERLY DAMRON	14485 GRAHAM RD SW	PATASKALA	OH	43062
FRANKLIN & DORIS DAMRON	14490 GRAHAM RD SW	PATASKALA	OH	43062
MICHAEL MUNDHENK	14411 GRAHAM RD SW	PATASKALA	OH	43062

## 192.666 ACRE ZONING DESCRIPTION

Situated in the State of Ohio, County of Licking, City of Pataskala, Township of Jersey, Quarter Section 25, Township 2, Range 14, Township of Lima, Quarter Section 5, Township 1, Range 15, United States Military Lands, being 186.604 acres out of a 209.183 acre tract as conveyed to **Fair Lady, LLC** in Instrument Number's 202207060016565, 202207060016513 and 202207060016514, and being also a 6.062 acre tract as conveyed to **Greenbriar Licking, LLC** in Instrument Number 202110040030170, all records reference herein are on file at the Licking County Recorder's Office, and being further bounded and described as follows:

Commencing at Franklin County Geodetic Survey Monument number 2208 Reset, at the Franklin and Licking County Line and the northwest corner of Section 5, Township 1 Range 15, United States Military Lands, at the centerline of Morse Road;

Thence **South 85 degrees 57 minutes 49 seconds East**, with the north line of said Section 5 and the centerline of Morse Road, a distance of **3,322.06 feet** to the centerline of intersection of Morse Road and Clark State Road and the **TRUE POINT OF BEGINNING**;

Thence **South 85 degrees 57 minutes 49 seconds East**, with the north line of Section 5 and the centerline of Morse Road, a distance of **271.39 feet** to the northwest corner of a 0.16 acre tract and a 1.30 acre tract as conveyed to Ralph T. Quinn Jr. in Instrument Number 2023.3140004344;

Thence **South 63 degrees 30 minutes 58 seconds West**, with the west line of said 0.16 and 1.30 acre tracts, a distance of **42.43 feet** to a point;

Thence **South 00 degrees 39 minutes 55 seconds West**, with the west line of said 0.16 and 1.30 acre tracts, a distance of **229.57 feet** to the southwest corner of said 0.16 acre and 1.30 acre tracts;

Thence **North 88 degrees 41 minutes 20 seconds East**, with the south line of said 0.16 acre and 1.30 acre tracts, a distance of **236.92 feet** to the southeast corner of said 0.16 acre and 1.30 acre tracts;

Thence **North 00 degrees 40 minutes 22 seconds East**, with the east line of said 0.16 acre and 1.30 acre tracts, a distance of **229.21 feet** to a point in the north section line of Section 5

Thence **South 86 degrees 00 minutes 52 seconds East**, with the north line of Section 5, a distance of **2084.64 feet** to a point in the centerline of Summit Road;

Thence with the centerline of Summit Road the following three (3) courses;

1. **South 52 degrees 18 minutes 30 seconds West**, a distance of **66.35 feet** to a point;
2. Along the arc of a curve to the left, said curve having a radius of **156.40 feet**, an arc length of **131.23 feet**, a delta angle of **48 degrees 04 minutes 25 seconds**, a chord bearing of **South 28 degrees 15 minutes 01 seconds West**, and a chord distance of **127.41 feet** to a point;
3. **South 04 degrees 09 minutes 30 seconds West**, a distance of **128.12 feet** to the northeast corner of a 1.60 acre tract as conveyed to Thomas E. and Pamela S, Ellessen in Instrument Number 200306060025652;

Thence **North 85 degrees 53 minutes 51 seconds West**, with the north line of said 1.60 acre tract and the north line of a 2.09 acre tract as conveyed to Richard L. and Betty L. Frost in Official Record 425 Page 447, a distance of **399.88 feet** to the northwest corner of said 2.09 acre tract;

Thence **South 04 degrees 19 minutes 05 seconds West**, with the west line of said 2.09 acre tract, a distance of **402.03 feet** to the southwest corner of said 2.09 acre tract;

Thence **South 85 degrees 51 minutes 45 seconds East**, with the south line of said 2.09 acre tract, a distance of **401.00 feet** to the southeast corner of said 2.09 acre tract, and the centerline of Summit Road;

Thence **South 04 degrees 09 minutes 31 seconds West**, with the centerline of Summit Road, a distance of **2,011.60 feet** to the intersection with the centerline of Graham Road;



Thence **North 86 degrees 00 minutes 28 seconds West**, with the centerline of Graham Road, a distance of **3,119.93 feet** to the southwest corner of said 6.062 acre tract;

Thence **North 03 degrees 00 minutes 50 seconds East**, with the west line of said 6.062 acre tract, a distance of **848.56 feet** to the northwest corner of said 6.062 acre tract and the west line of said 209.813 acre tract;

Thence **North 85 degrees 55 minutes 11 seconds West**, with the west line of said 209.812 acre tract, a distance of **307.37 feet** to the northwest corner of a 6.00 acre tract as conveyed to Cow Towne Farms Ltd. in Instrument Number 202101150001462, and the east line of a 11.63 acre tract as conveyed to William H. and Margaret P. Cook in Instrument Number 201501160001016;

Thence **North 03 degrees 05 minutes 56 seconds East**, with the east line of said 11.63 acre tract, a distance of **1,097.00 feet** to the northeast corner of said 11.63 acre tract and centerline of Clark State Road;

Thence with the centerline of Clark State Road for the following four (4) described courses;

1. **North 63 degrees 23 minutes 17 seconds East**, a distance of **209.93 feet** to a point;
2. **North 63 degrees 30 minutes 43 seconds East**, a distance of **848.18 feet** to a point;
3. Along the arc of a curve to the left having, said curve having a radius of **215.07 feet**, an arc length of **216.81 feet**, a delta angle of **57 degrees 45 minutes 36 seconds**, a chord bearing of **North 33 degrees 11 minutes 56 seconds East**, and a chord bearing of **207.75 feet** to a point;
4. **North 03 degrees 34 minutes 11 seconds East**, a distance of **38.00 feet** to the **TRUE POINT OF BEGINNING**

This description contains a total area of **192.666 acres**, of which 101.239 acres are located within Licking County Auditor's parcel number 063-140550-00.000, 84.813 acres are located within Licking County Auditor's parcel number 063-141840-00.000, 0.552 acres are located within Licking County Auditor's parcel number 063-145944-00.001, 6.062 acres are located within Licking County Auditor's parcel number 063-151764-00.000.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

The above description is intended for zoning purposes only and does not represent an actual boundary description.

ZONING EXHIBIT  
STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA,  
QUARTER SECTION 5, TOWNSHIP 1, RANGE 15  
UNITED STATES MILITARY LANDS

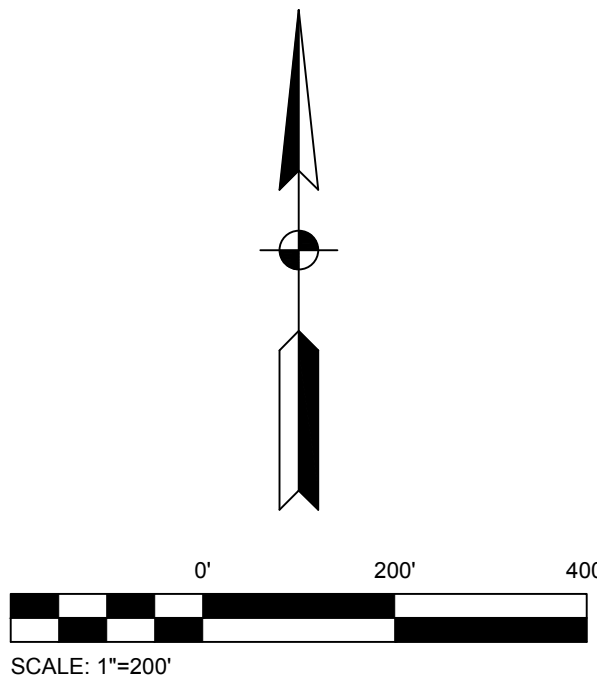
BASIS OF BEARINGS

Bearings described hereon are measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

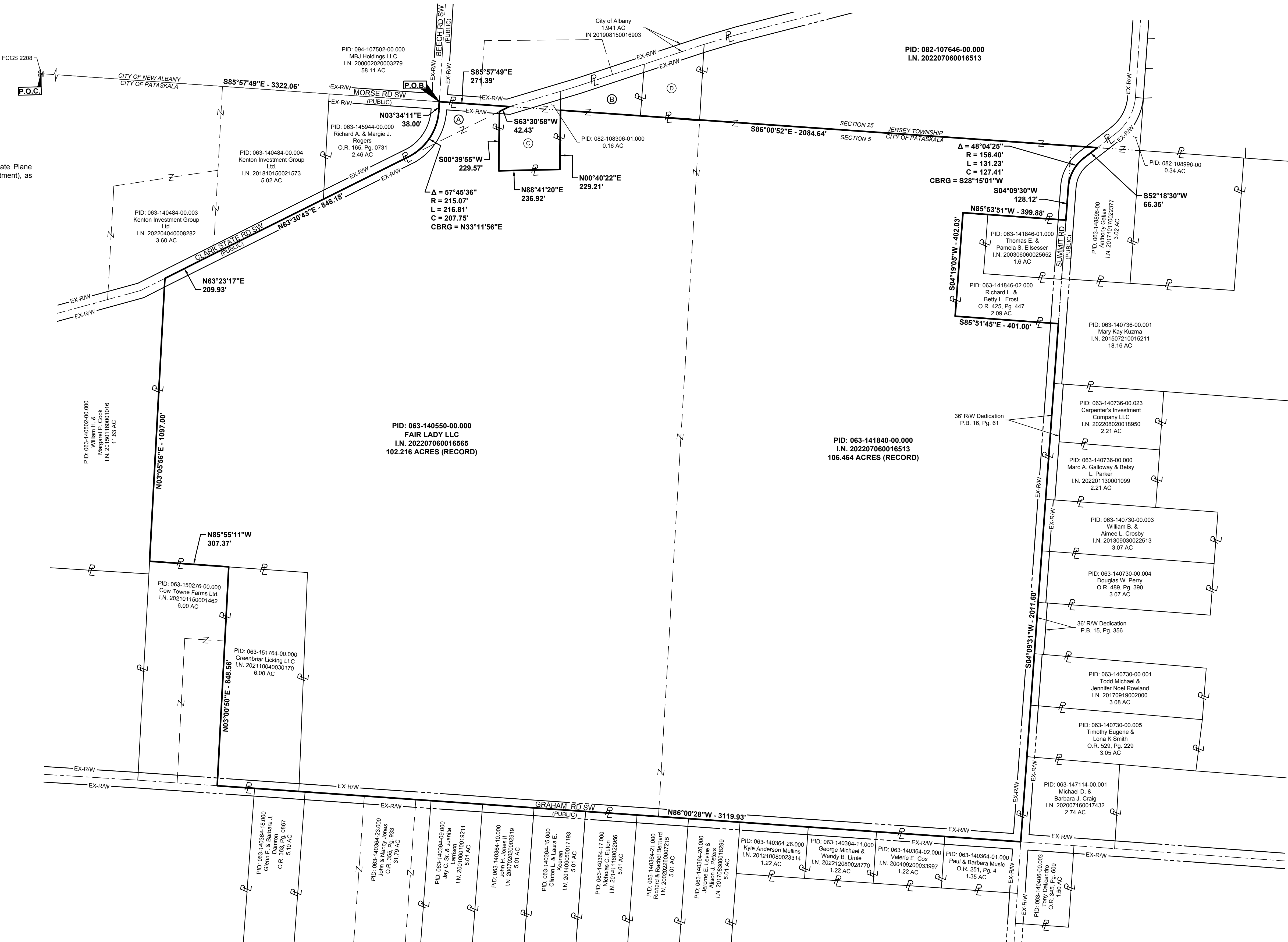
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- Ⓒ PID: 063-140550-01.000  
Ralph T. Quinn Jr.  
I.N. 202303140004344  
1.30 AC
- Ⓓ PID: 082-108300-01  
Matthew Vanderkamp  
I.N. 20171101023727  
1.305 AC

ACREAGE BREAKDOWN

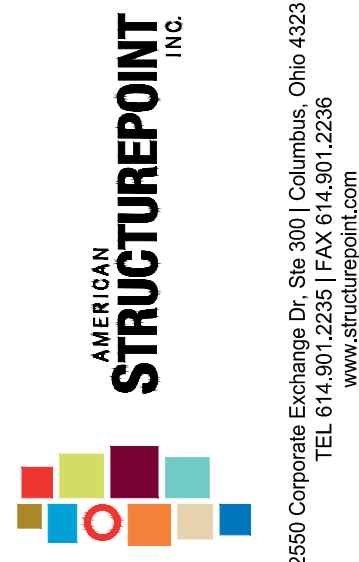
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PID 063-141840-00.000: 84.813 ACRES  
PID 063-145944-00.001: 0.552 ACRES  
PID 063-151764-00.000: 6.062 ACRES  
(SECTION 5 TOTAL: 192.666 ACRES)



THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY.



L. WEINBERGER



ZONING EXHIBIT  
FOR  
WEINBERGER - FAIR LADY PATASKALA  
CITY OF PATASKALA, LICKING COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	08/24/2023
DRAWN BY:	AMW
CHECKED BY:	MWM
JOB NUMBER:	2022.02521



SITE DATA

TOTAL ACRES	± 192.666 ACRES
TOTAL PHASE 1 BUILDING SF	± 349,200 SF
TOTAL PHASE 1 PARKING PROVIDED (CAR)	± 343 SPACES
TOTAL FULL BUILD OUT	± 1,201,420 SF
CAR PARKING TO BE PROVIDED	± 1,026 SPACES
TOTAL PARKING SPACE RATIO	± 1 SP/1,170 SF

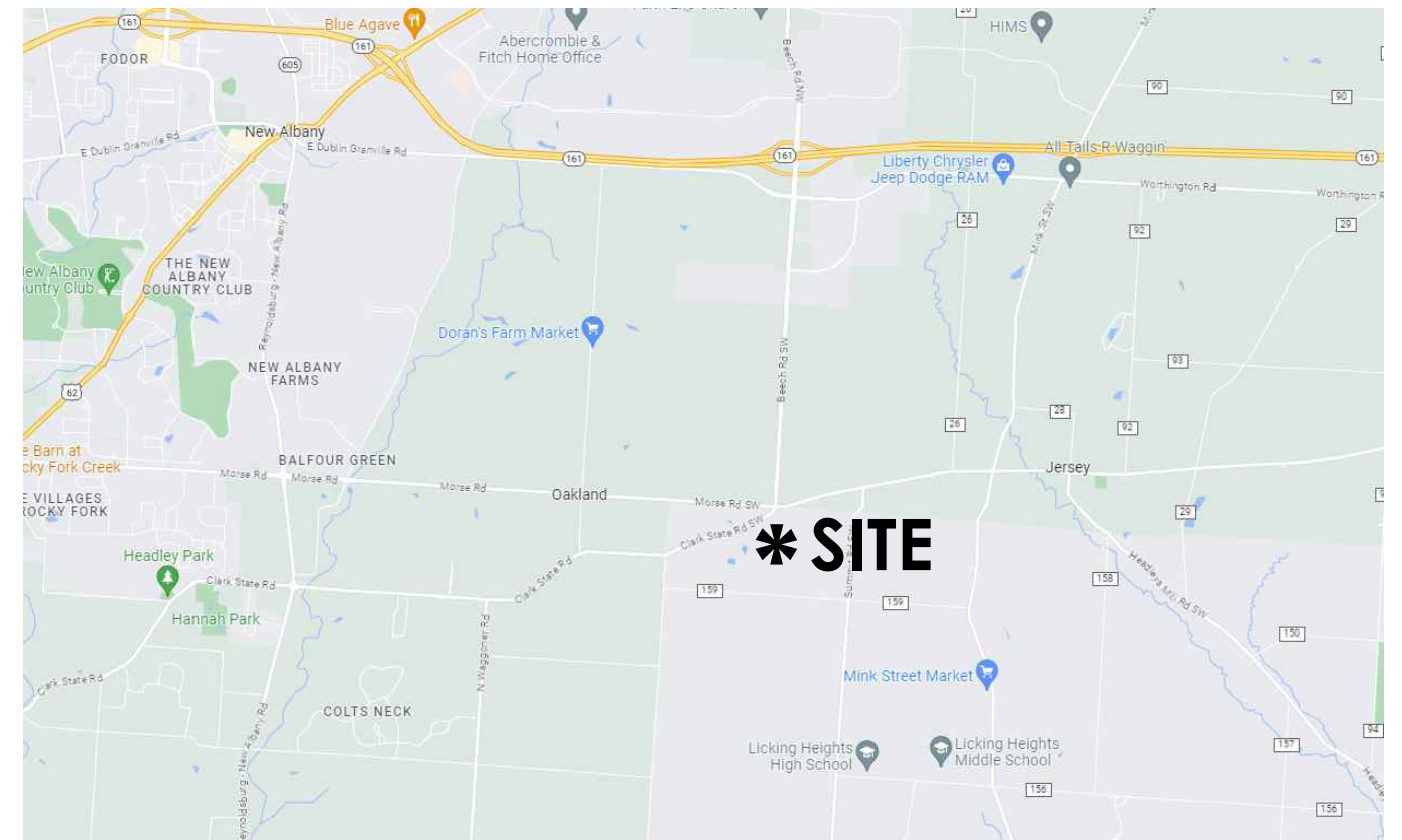
- \* BUILDING SQUARE FOOTAGE AND ASSOCIATED PARKING TO BE DETERMINED AT FINAL DEVELOPMENT FOR EACH BUILDING. PARKING RATIO TO BE REGULATED BY CHAPTER 1291 OF THE CITY OF PATASKLA ZONING CODE.
- \* BUILDING AND PARKING CONFIGURATIONS SHOWN ARE CONCEPTUAL ONLY. LAYOUT TO BE DETERMINED AT FINAL DEVELOPMENT.
- \* REFUSE AND SERVICE AREAS WILL BE DETERMINED AT FINAL DEVELOPMENT AND SHALL MEET THE REQUIREMENTS OF SECTION 1283.06.



CONCEPT DEVELOPMENT PLAN

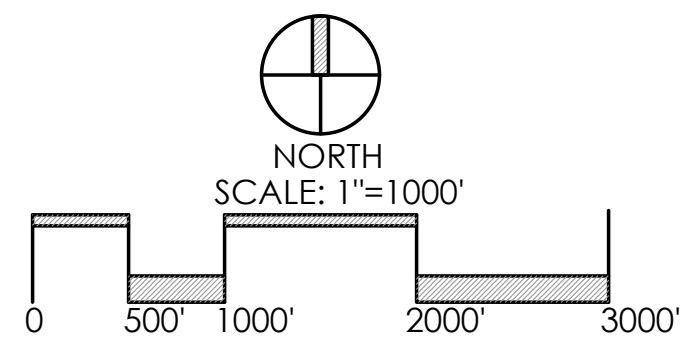
EXHIBIT C-1





1 VICINITY MAP  
SCALE: N.T.S.

SCALE: N.T.S.



## REGIONAL CONTEXT

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC  
DATE: 09.08.23

EXHIBIT C-2

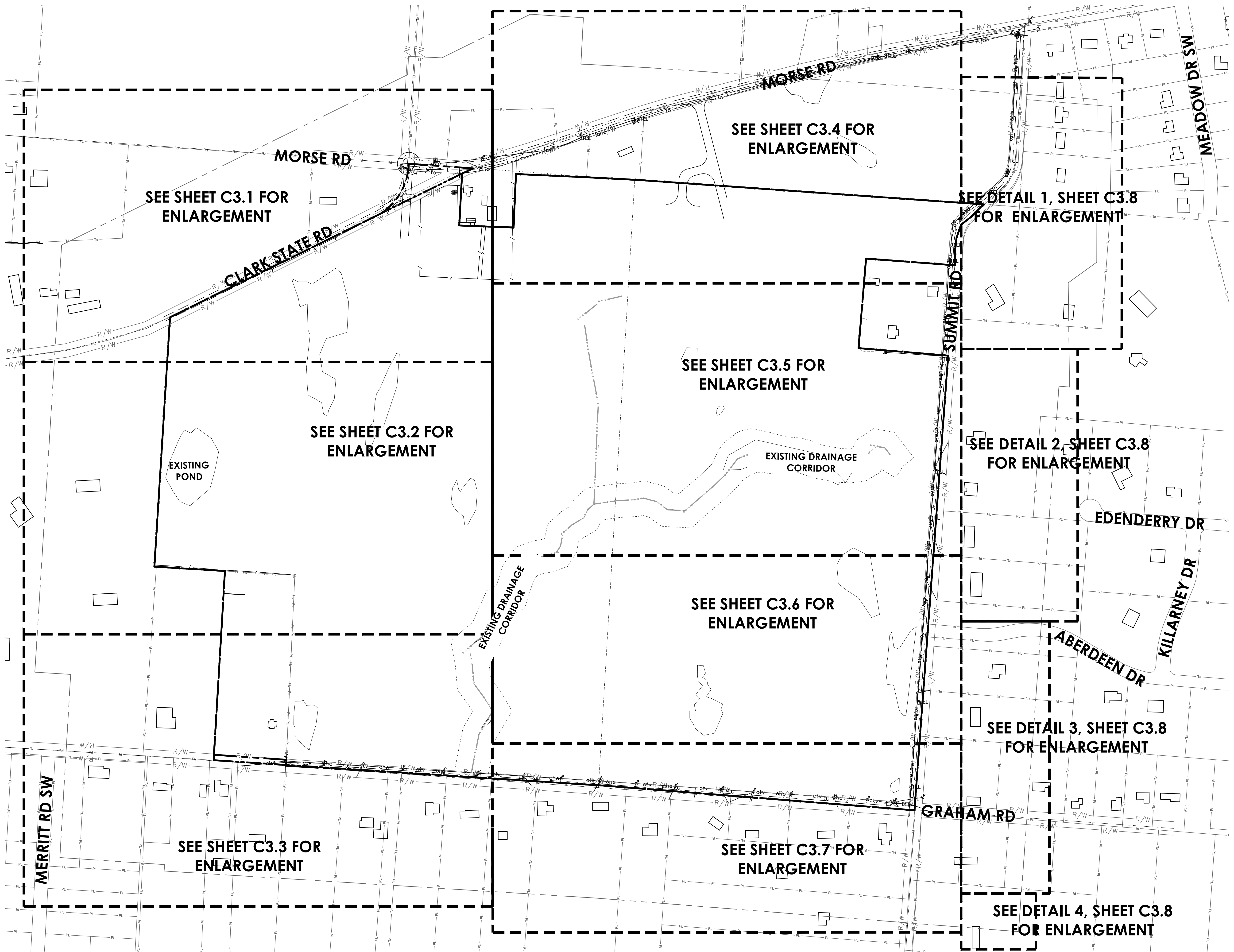
# Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Hilliard, OH 43026  
p (614) 487-1964 www.farisplanninganddesign.com



SOILS KEY

Map Unit Symbol	Map Unit Name
BeA	Bennington silt loam, 0 to 2 percent slopes
BeB	Bennington silt loam, 2 to 6 percent slopes
Cen1B1	Centerburg silt loam, 2 to 6 percent slopes
Cen1C2	Centerburg silt loam, 6 to 12 percent slopes, eroded
Pe	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes



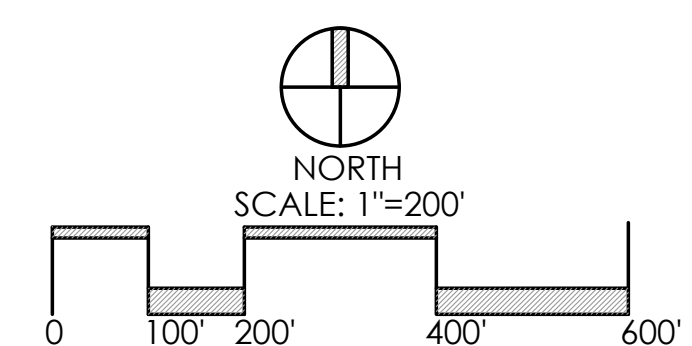
EXISTING CONDITIONS - OVERALL

EXHIBIT C-3

# FAIR LADY TECHNOLOGY PARK

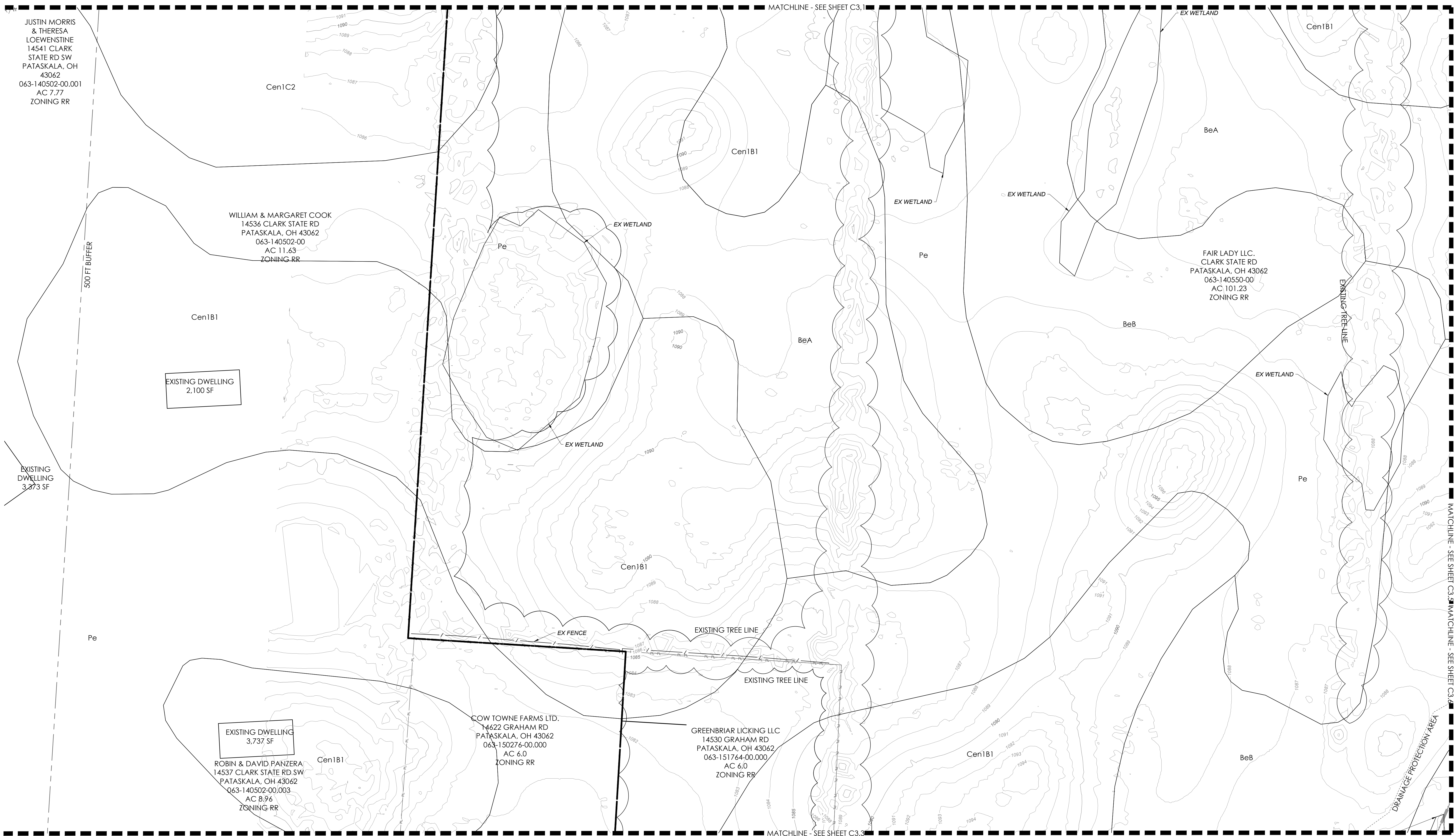
PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23









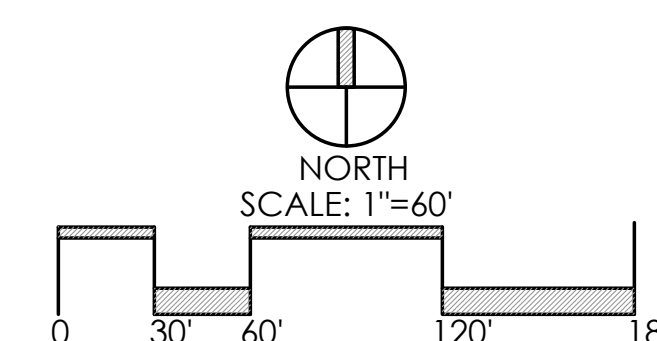
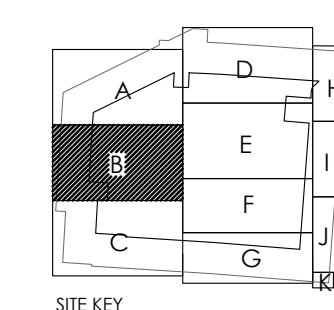
## EXISTING CONDITIONS - B

## EXHIBIT C-3.2

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23



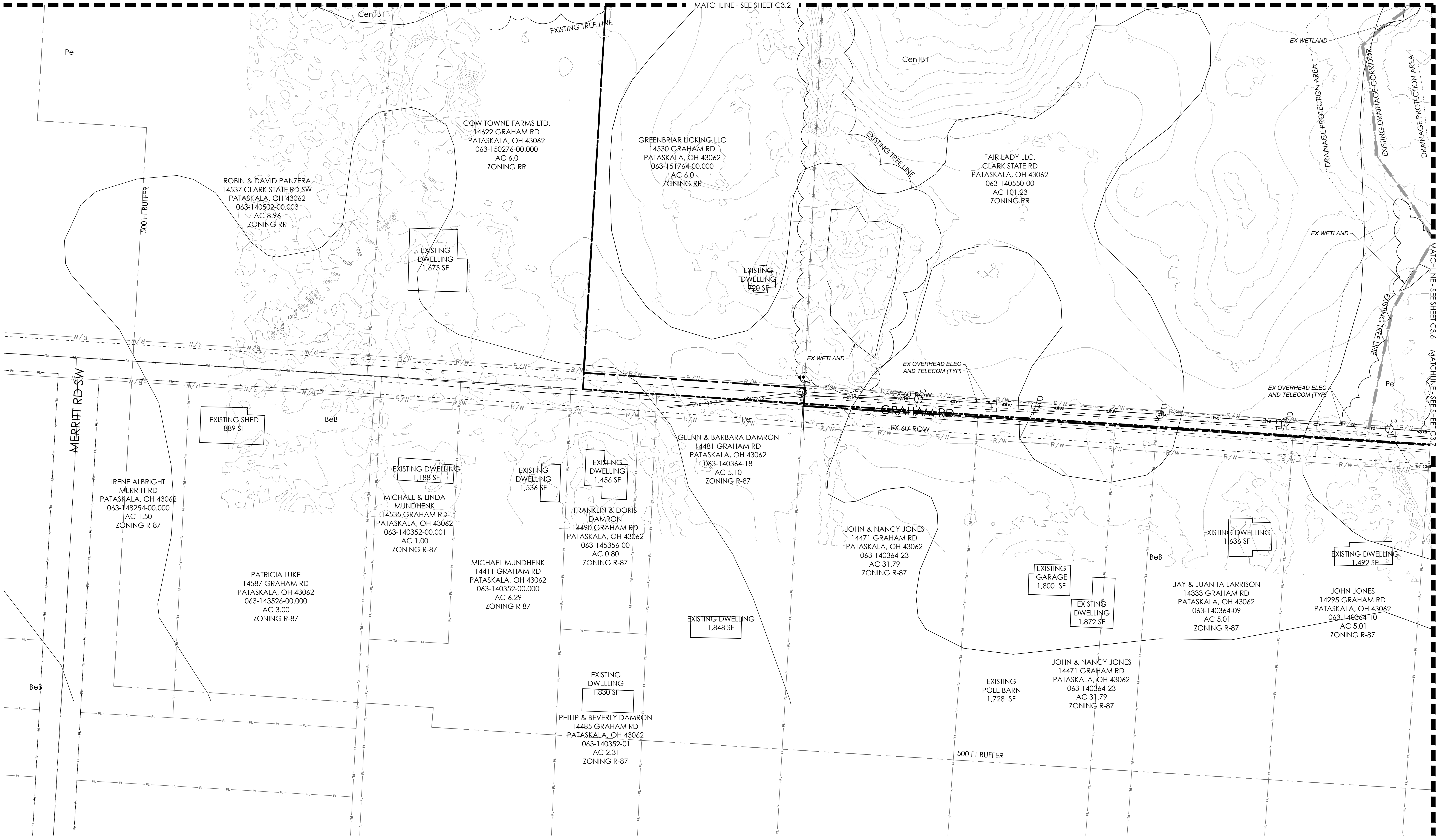
**Faris Planning & Design**

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LAND PLANNING            LANDSCAPE ARCHITECTURE

4876 Cemetery  
P.O. Box 41487-1964

Hilliard, OH 43026  
[www.farisplanninganddesign.com](http://www.farisplanninganddesign.com)





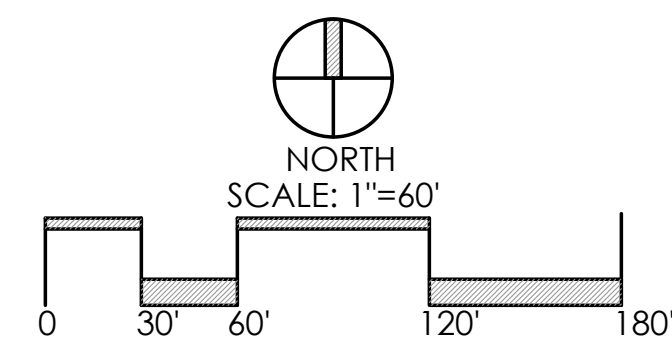
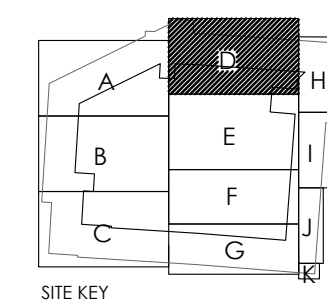
## EXISTING CONDITIONS - D

# EXHIBIT C-3.4

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23



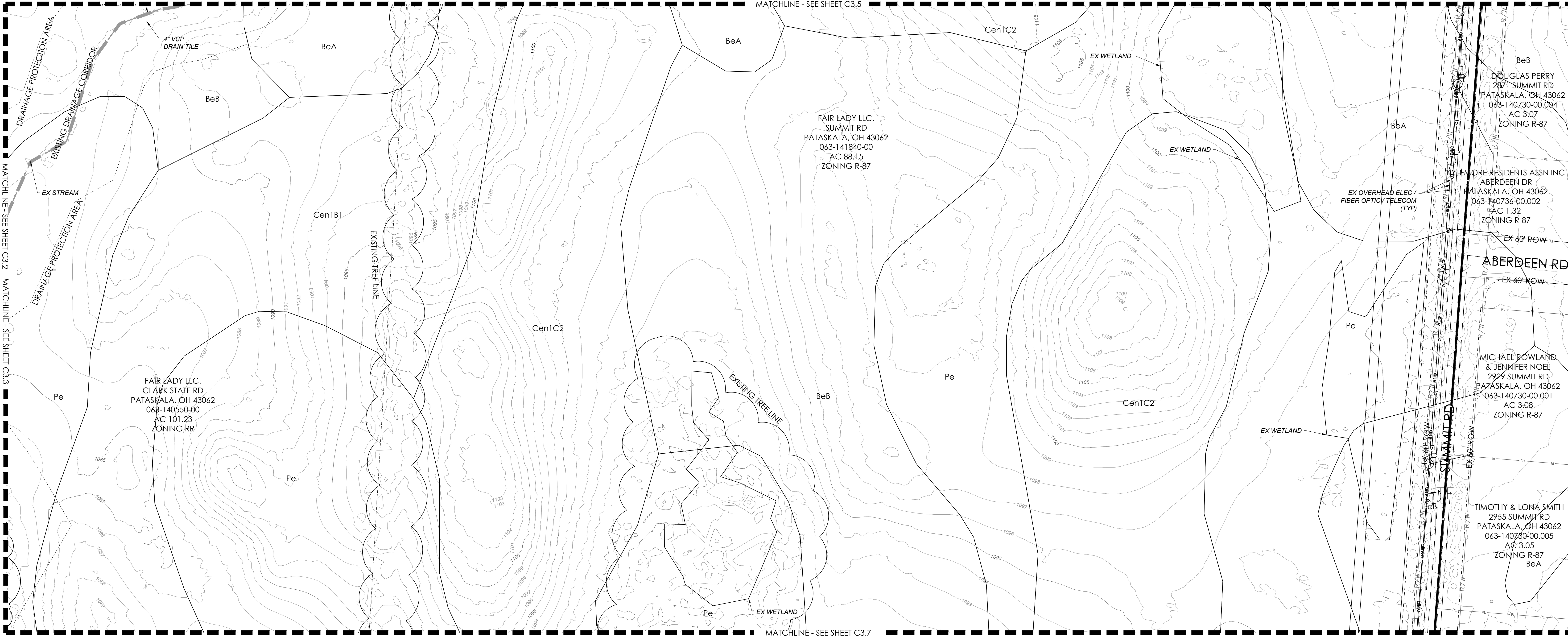
# Faris Planning & Design

LAND PLANNING  LANDSCAPE ARCHITECTURE  
 4876 Cemetery Hilliard, OH 43026  
 p (614) 487-1964 [www.farisplanninganddesign.com](http://www.farisplanninganddesign.com)









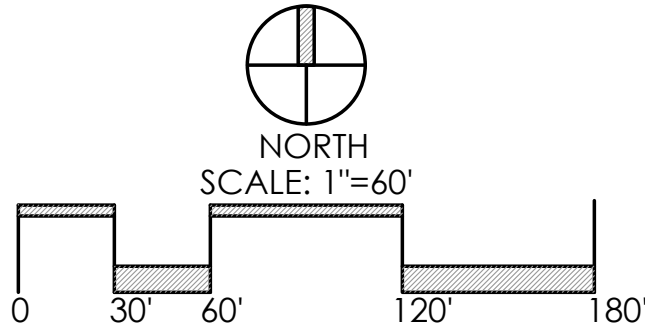
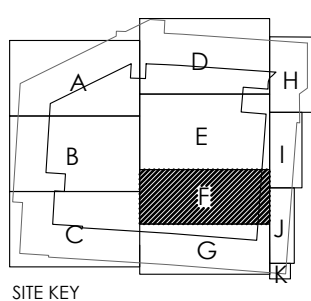
EXISTING CONDITIONS - F

EXHIBIT C-3.6

FAIR LADY TECHNOLOGY PARK

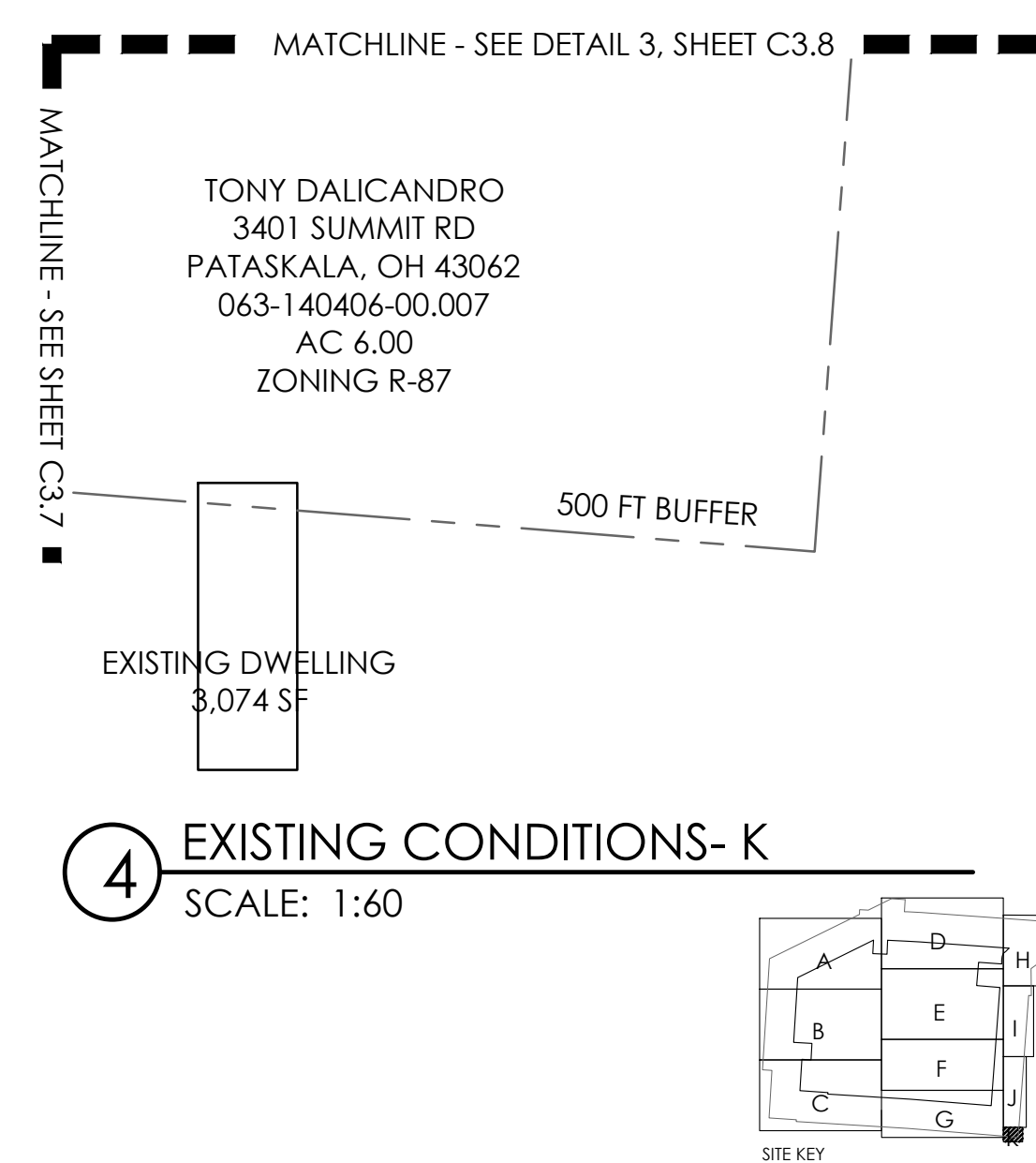
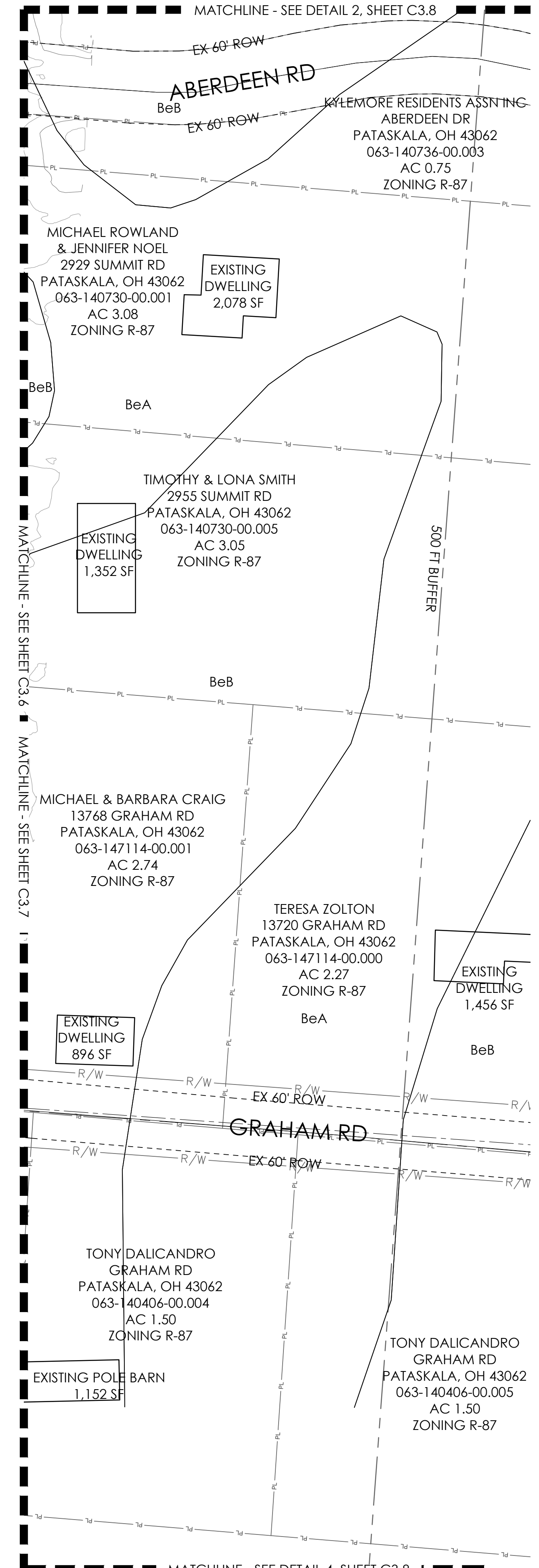
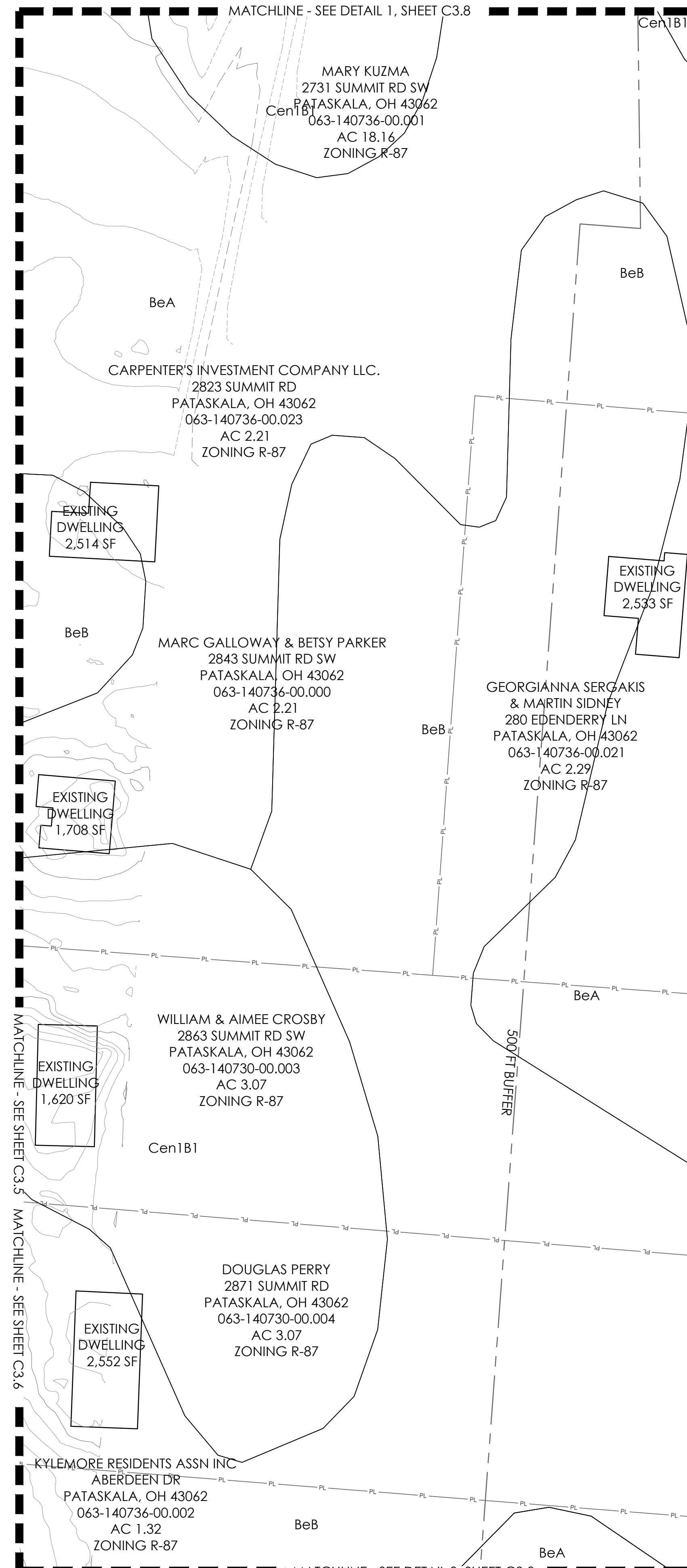
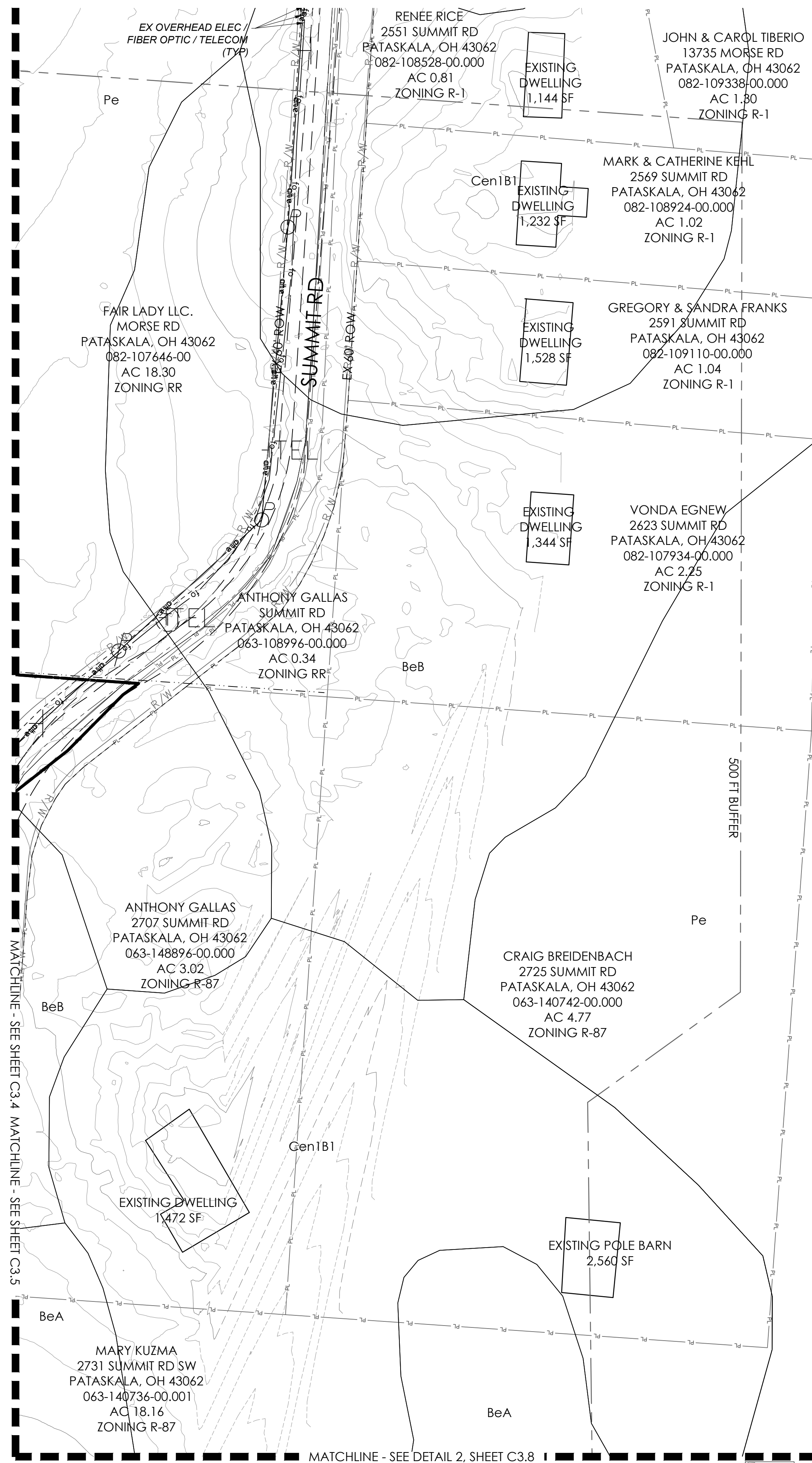
PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23







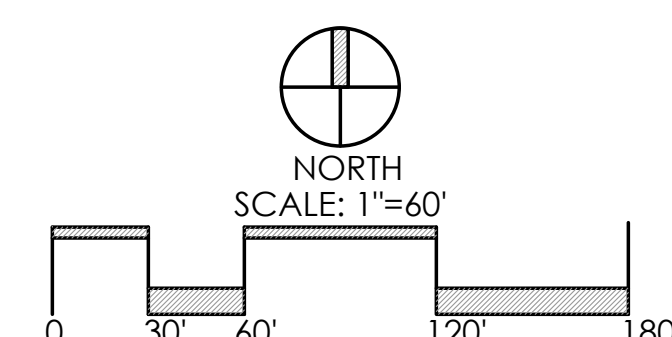


## EXISTING CONDITIONS - H-K

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23

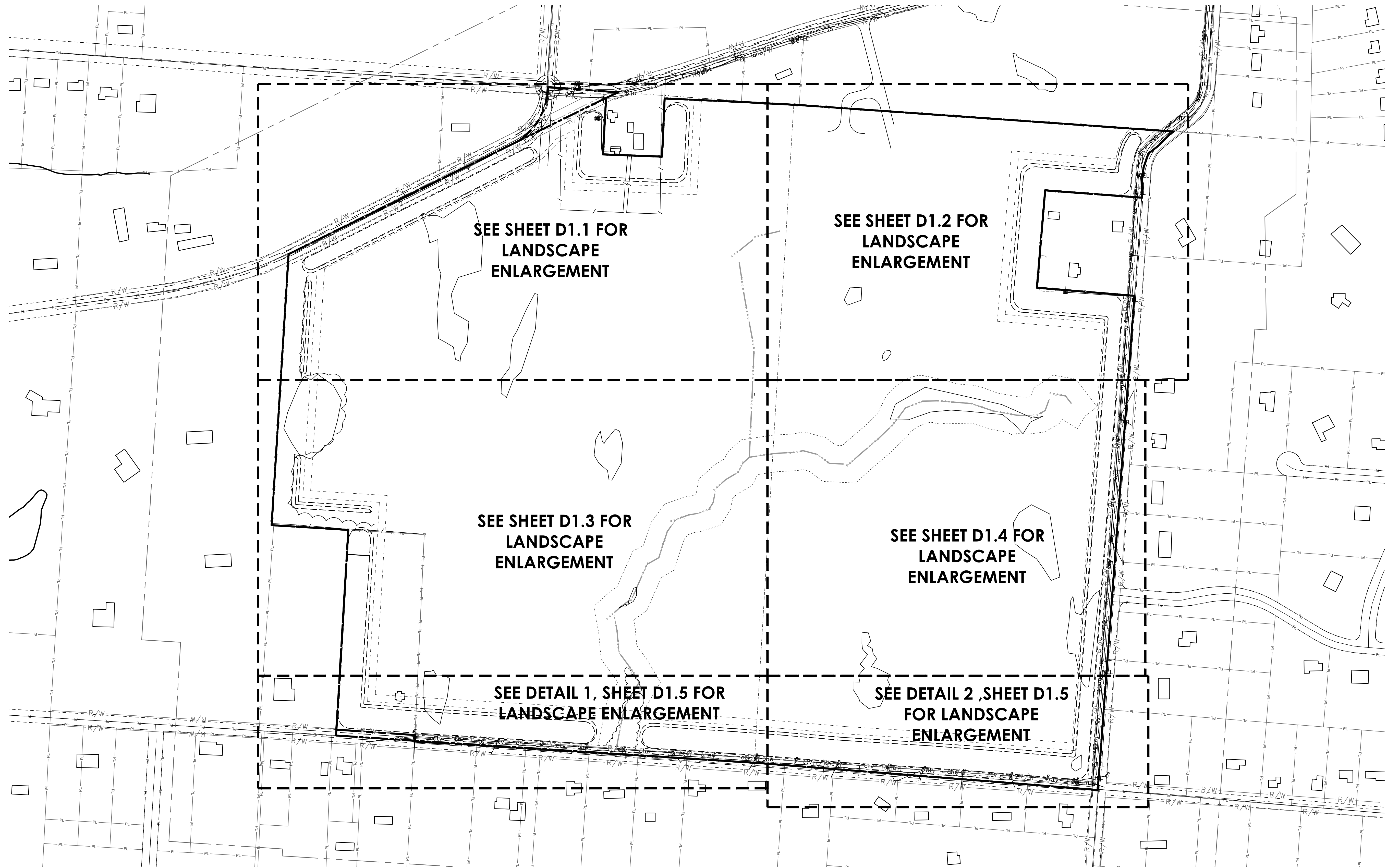


# Faris Planning & Design

LAND PLANNING  
4876 Cemetery  
p (614) 487-1964

LANDSCAPE ARCHITECTURE  
Hilliard, OH 43026  
w.farisplanninganddesign.com

EXHIBIT C-3.8



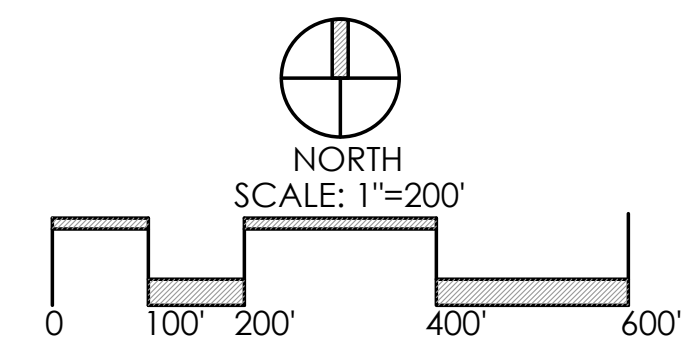
## LANDSCAPE BUFFER PLAN - OVERALL

## EXHIBIT D-1

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 9.8.23







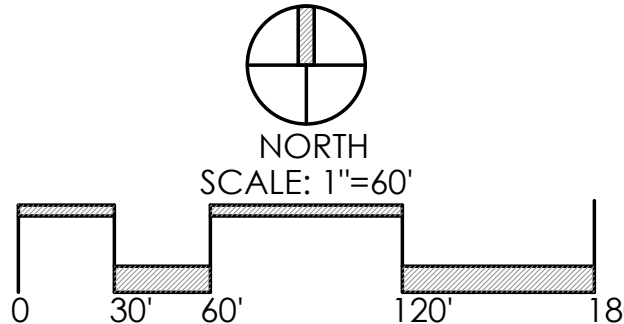
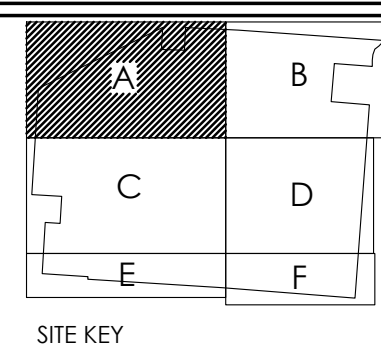
LANDSCAPE BUFFER PLAN - A

EXHIBIT D-1.1

FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23



**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE

4876 Cemetery Hill Road, OH 43026  
p (614) 487-1964      www.farisplanninganddesign.com





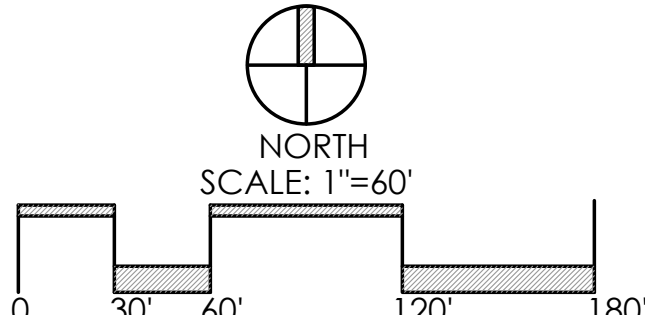
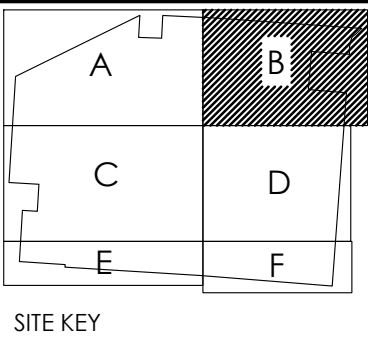
# LANDSCAPE BUFFER PLAN-B

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23

# EXHIBIT D-1.2







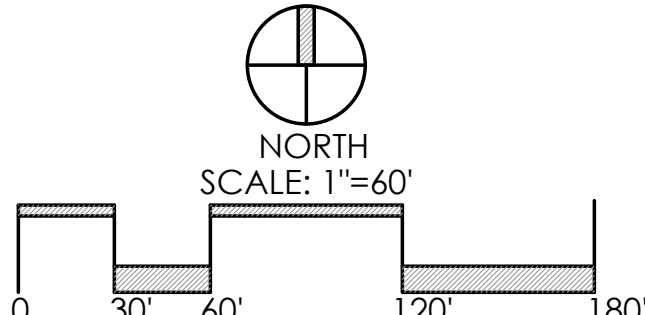
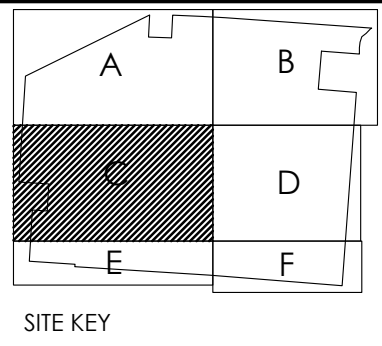
LANDSCAPE BUFFER PLAN - C

EXHIBIT D-1.3

FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

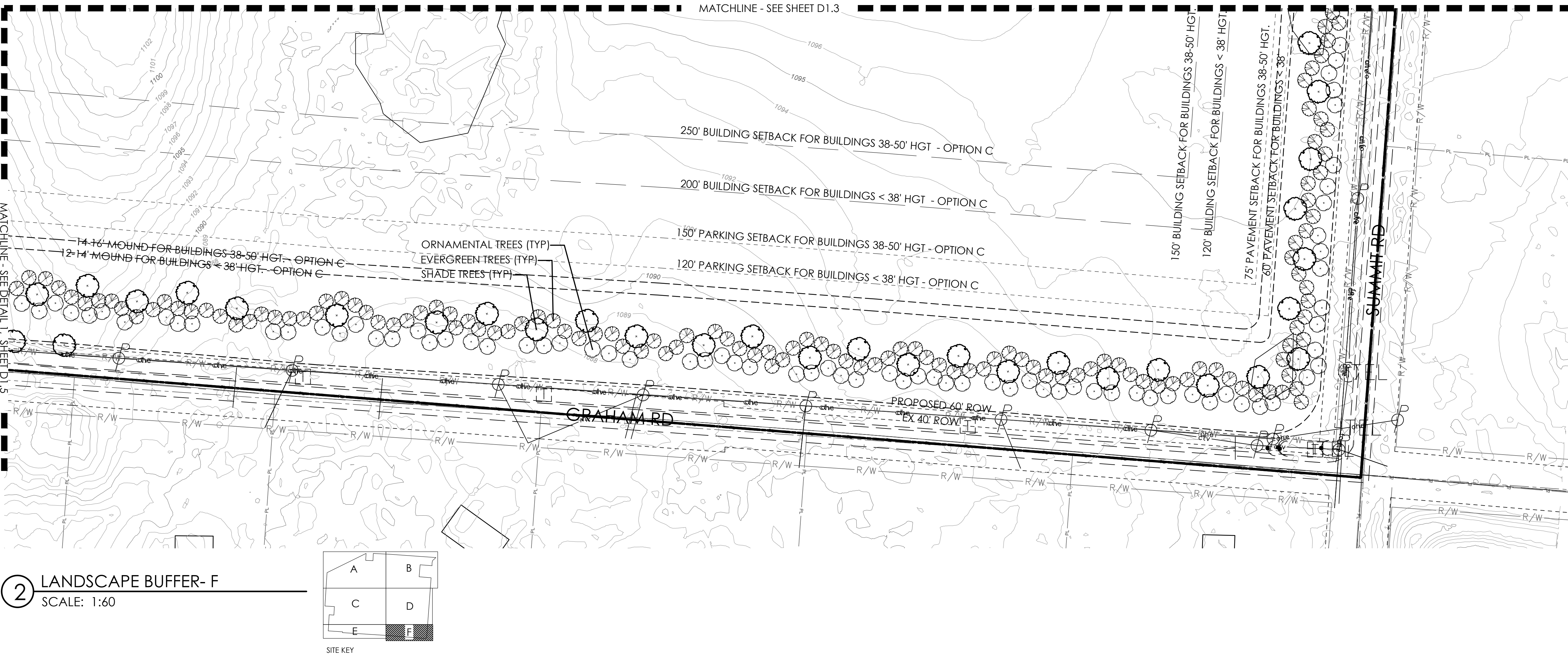
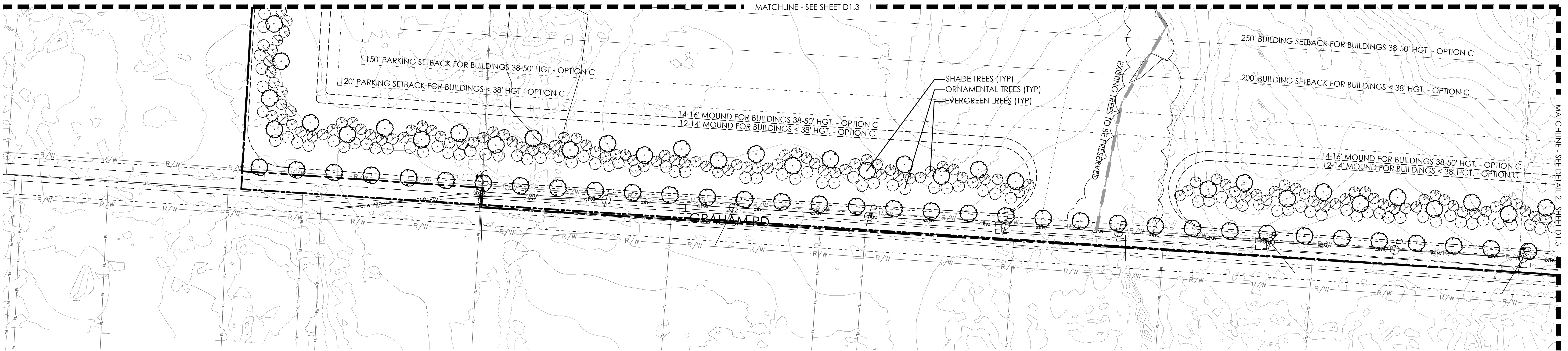
DATE: 09.08.23











## LANDSCAPE BUFFER PLAN - E & F

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR FAIR LADY DEVELOPMENT HOLDINGS LLC

DATE: 09.08.23

## EXHIBIT D-1.5

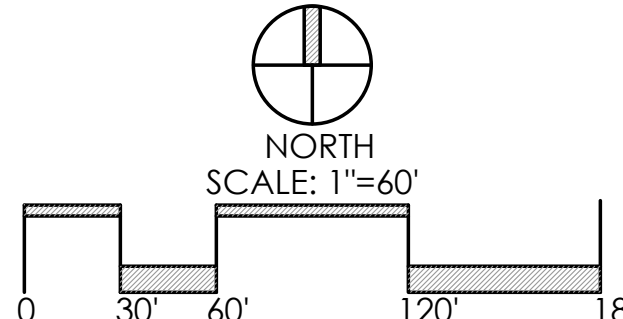
Faris Planning & Design

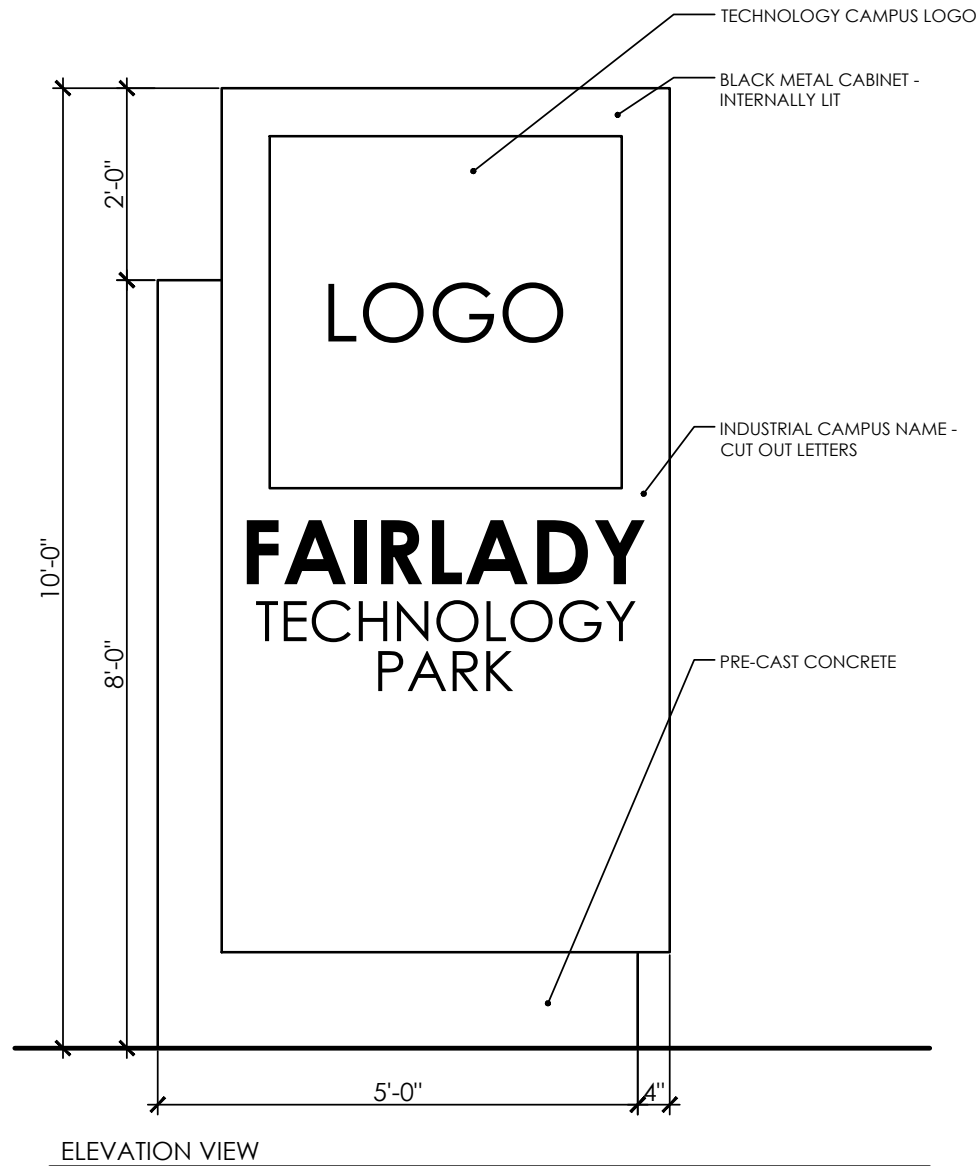
LAND PLANNING

LANDSCAPE ARCHITECTURE

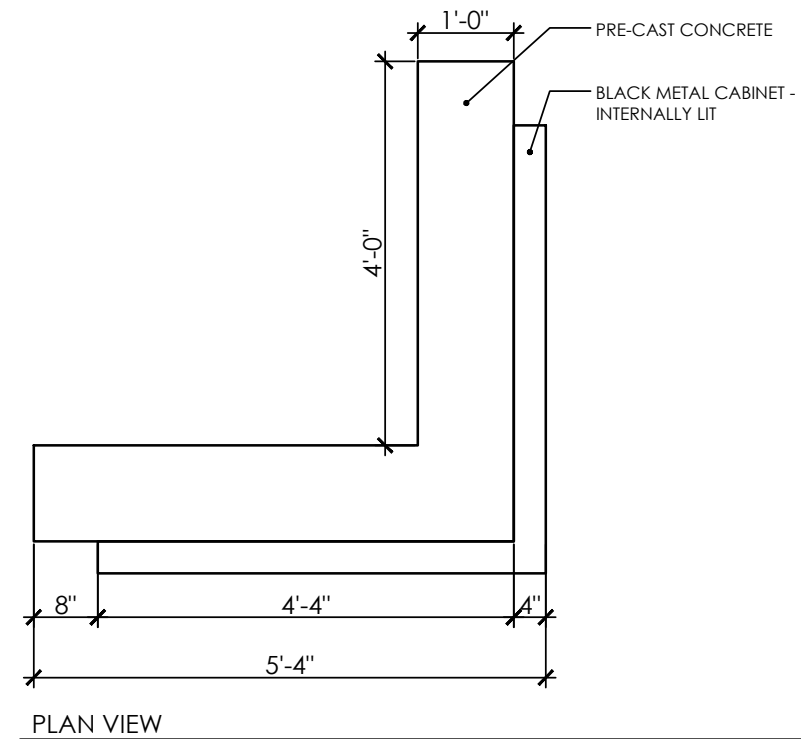
4876 Cemetery  
p [614] 487-1964

Hilliard, OH 43026  
www.farisplanninganddesign.com





\*CAMPUS PARK IDENTIFICATION SIGN TO BE LOCATED AT MAIN ENTRIES TO SITE



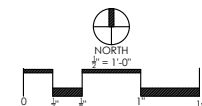
- 1 TECHNOLOGY CAMPUS PARK IDENTIFICATION SIGN (L-SHAPED)  
N.T.S.

## TECHNOLOGY CAMPUS SIGNAGE

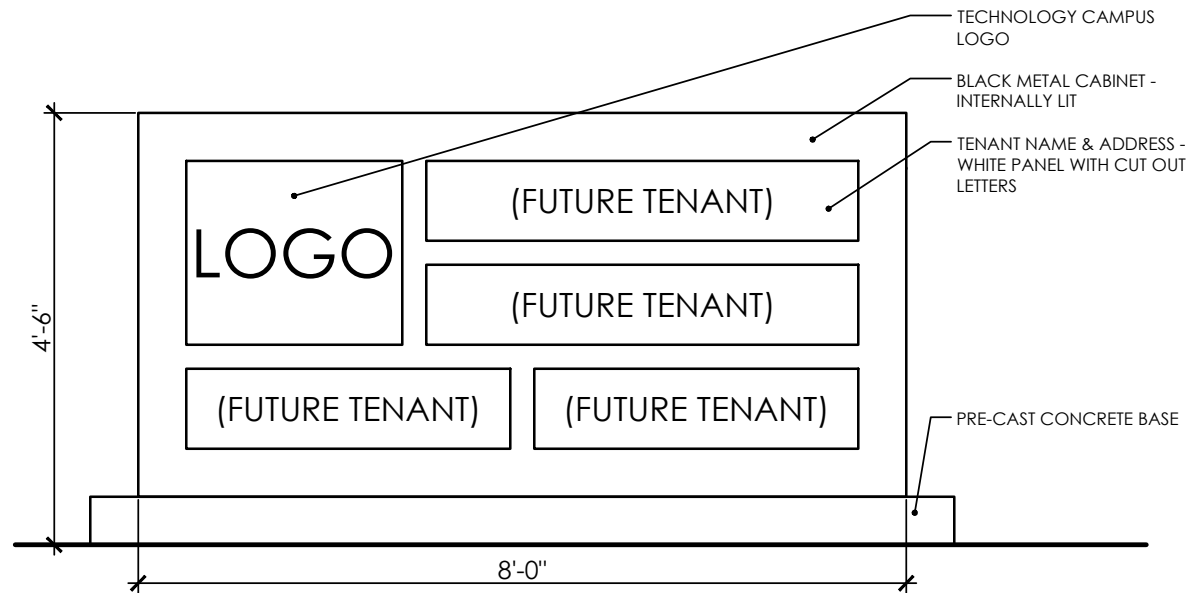
# FAIR LADY TECHNOLOGY PARK

PREPARED FOR  
DATE: 07.07.23

## EXHIBIT D-2



**Faris Planning & Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Road Hilliard, OH 43026  
p (614) 487-1944 www.farisplanninganddesign.com



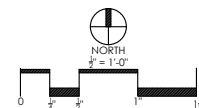
\*MAXIMUM OF ONE MONUMENT SIGN ALLOWED PER TENANT

1 DOUBLE/SINGLE SIDED MULTI-TENANT MONUMENT SIGN  
N.T.S.

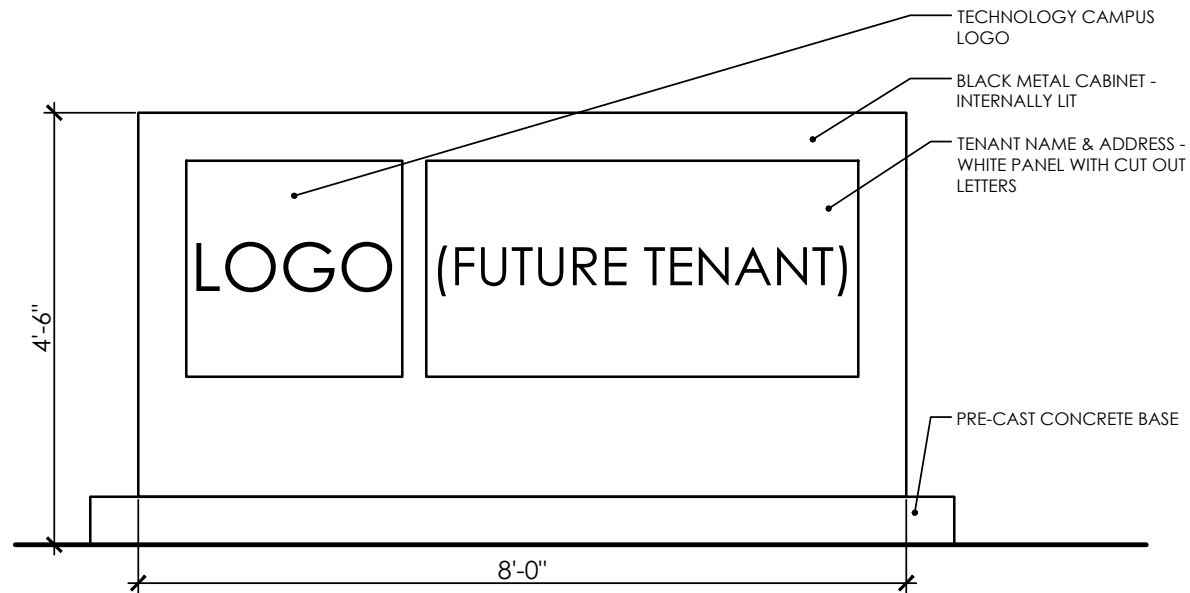
## TECHNOLOGY CAMPUS SIGNAGE

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR  
DATE: 07.07.23



**Faris Planning & Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Road Hilliard, OH 43026  
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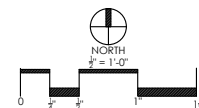
\*MAXIMUM OF ONE MONUMENT SIGN ALLOWED PER TENANT

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N.T.S.

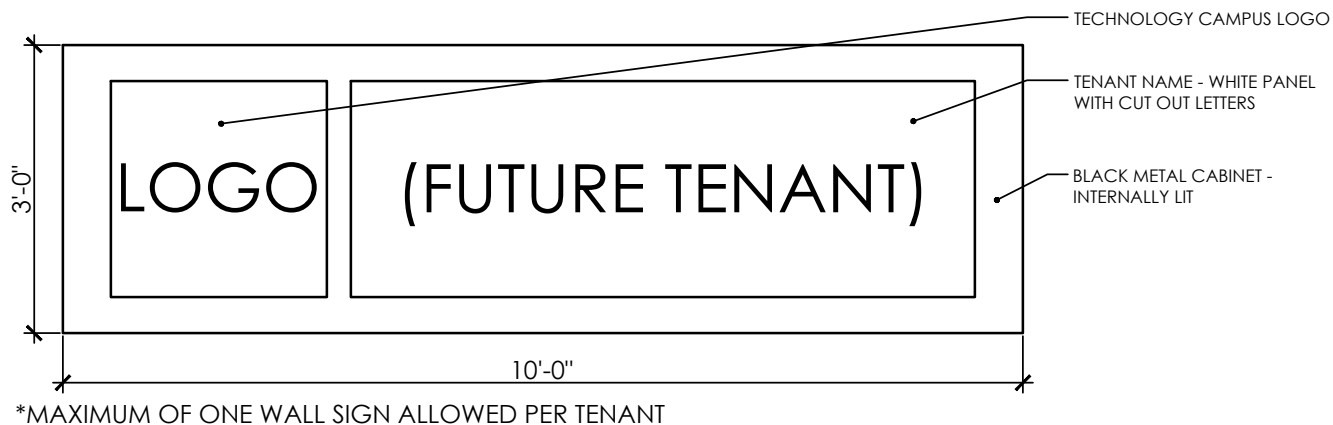
## TECHNOLOGY CAMPUS SIGNAGE

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR  
DATE: 07.07.23



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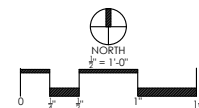
\*MAXIMUM OF ONE WALL SIGN ALLOWED PER TENANT

1 TENANT WALL SIGN  
N.T.S.

## TECHNOLOGY CAMPUS SIGNAGE

# FAIR LADY TECHNOLOGY PARK

PREPARED FOR  
DATE: 07.07.23



**Faris Planning & Design**  
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4876 Cemetery Road Hilliard, OH 43026  
p (614) 487-1944 www.farisplanninganddesign.com



## *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](http://www.swlcws.com)

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November 1, 2022

American Structurepoint  
c/o: Mr. Ben Miller, P.E.  
2550 Corporate Exchange Drive – Suite 300  
Columbus, OH 43231

Re: Utility Location Request – Parcels # 063-140550-00.000, 063-141840-00.000, & 082-107646-00.000

Mr. Miller,

Thank you for contacting the Southwest Licking Community Water and Sewer District (“SWLCWSD”) concerning the status of water and sewer service to the parcels located near Summit, Graham, and Morse Roads in the City of Pataskala, approximately 211 acres (the “Project”), we are happy to offer the following response:

1. The Project is within the service area of the SWLCWSD.
2. The SWLCWSD has a 12” water line and a 12” sewer line at the Licking Heights High School that could be extended to serve this area.
3. The length of the service extensions would be approximately 11,000’.
4. Other off-site improvements would need to be made in addition to the extensions.
5. The SWLCWSD would be interested in discussing a partnership structure with the property owner/developer and other entities as appropriate to determine and implement revenue generating mechanisms to help fund the project.
6. I anticipate the build time to be approximately two years from the time the extensions and improvements are authorized.

Per SWLCWS District Rules and Regulations Section 106, “The District does not guarantee water and/or sanitary sewer service capacity to any person as defined herein for any purpose, whether such purpose be residential, commercial or industrial/manufacturing. Nothing in these Rules and Regulations or other written document of the District shall be construed to constitute an expressed or implied guarantee of the availability of water and/or sanitary sewer services to any property in any amount, or of the intent of the District to provide the same.”

**EXHIBIT E-1**



Sincerely,

A handwritten signature in blue ink that reads "Christopher Gilcher". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Christopher Gilcher  
Utilities Superintendent  
740-927-0410  
cgilcher@swlcws.com



February 15, 2023

Michael Roche  
American StructurePoint, Inc.  
2550 Corporate Exchange Dr., Ste 300  
Columbus, OH 43231

To whom it may concern,

American StructurePoint has requested electric service availability to the Fair Lady Industrial Park properties situated in Licking County encompassed by Summit Rd., Graham Rd. and Morse Rd. in Pataskala, OH. The Energy Cooperative is capable and willing to serve this site with its electric needs. The Energy Cooperative has current 3-phase primary facilities along Summit Rd and Graham Rd. We also have 3-phase primary facilities at the intersection of Morse Rd and Beech. We'd love the opportunity to discuss this project with your client and share our capabilities and services.

Should you have any further questions, please contact me.

My contact information is:

Josh Filler

Email: [jfiller@theenergycooperative.com](mailto:jfiller@theenergycooperative.com)

Office: 740-348-1274

Cell: 740-624-9873

We look forward to the opportunity to work with American StructurePoint and its client on this project.

Sincerely,

Joshua E. Filler, P.E.  
VP/COO

**EXHIBIT E-2**





February 16, 2023

RE: Natural Gas Availability – Fair Lady Industrial, Licking County

To Whom it May Concern:

The Energy Cooperative (TEC) has existing natural gas distribution pipe surrounding the proposed Fair Lady Industrial site. Specifically, we have 6" plastic high pressure distribution along Morse Rd, 6" plastic medium pressure distribution along Dixon Rd and 4" plastic medium pressure distribution along Graham Rd and Summit Rd. The distribution system has multiple main feeds and has substantial capacity available to supply heat and process loads.

With an exclusive agreement, The Energy Cooperative would propose an extension of our pipeline infrastructure into the site at no cost pending further understanding of the project. This will include service lines up to the building foundations. Please keep us informed as your development progresses, and I look forward to discussing the competitive natural gas services we can provide.

If you should need any additional information, please let me know.

Very truly yours,

A handwritten signature in black ink that reads 'Ethan Bode'.

Ethan Bode, PE  
Operations Engineer  
The Energy Cooperative  
120 O'Neill Drive  
Hebron, OH 43025  
[ebode@theenergycoop.com](mailto:ebode@theenergycoop.com)



An **AEP** Company

BOUNDLESS ENERGY<sup>SM</sup>

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

2/15/2023

**Michael Roche**  
**American Structurepoint Inc**  
**2550 Corporate Exchanged Dr, Suite 300**  
**Columbus, OH 43231**

RE: AVAILABILITY OF ELECTRICAL SERVICE

**Fair Lady Industrial**

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, an industrial park on approximately 185.13-acres, is located south of Morse Rd and west of Summit 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

**EXHIBIT E-3**