



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

March 12, 2024

Conditional Use Application CU-24-002

Applicant:	T3 Acquisitions, LLC.
Owner:	P&G Pataskala, LTD.
Location:	NE Corner of Broad Street & John Reese Pkwy (PID: 064-311112-00.002)
Acreage:	+/- 1.22-acres of 3.43 acres total
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Restaurant with a drive-through facility.

Description of the Request:

The applicant is seeking approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Restaurant with a drive-through facility.

Staff Summary:

The Applicant is proposing a new commercial development on approximately 1.22-acres out of a total 3.43-acre lot. Located at the northeast corner of the intersection W Broad Street and John Reese parkway, the subject property has frontage on three (3) public rights-of-way. W Broad Street to the south, John Reese Parkway to the west, and Richard Conine Street to the north. As it sits currently, the property is undeveloped, vacant land, aside from a three (3) rail fence, a line of trees, and landscaping that is part of the entry feature for the Settlement at Pataskala subdivision.

As proposed, the Applicant is requesting approval of a Conditional Use to allow for the establishment of a restaurant with a drive-through facility. Pursuant to Section 1249.04(18) of the Pataskala Code, a restaurant with a drive-through facility is a Conditional Use in the GB – General Business zoning district.

Per the submitted site plan, an approximately 2,480-square foot commercial structure is proposed. Associated site improvements include: a paved surface parking area with 30 parking spaces, including two (2) ADA accessible spaces, a dual-lane narrowing to a single-lane drive-through with stacking capacity for 18 vehicles, 20' x 12' trash enclosure, full access to the north from Richard Conine Street, right-in/right-out access onto W Broad Street, and a path along W Broad Street. There is already and existing sidewalk to the west along John Reese Parkway, ending at Broad Street.

In the Narrative Statement as submitted by the Applicant, they would purchase approximately 1.22-acres out of the total 3.43-acre parcel and split the lot. The building itself would seat approximately 22 inside and would have a small outdoor patio for 12-16 seats. The drive-through was positioned on the west end between the proposed structure and the existing tree line along John Reese Parkway to minimize the visual footprint. Further stated, they believe the proposed use would be developed to be harmonious with the surrounding area and would not be hazardous to exiting or future neighboring uses. The Applicant believes that the proposed use will have vehicular approaches to the property that will not interfere with traffic on surrounding public thoroughfares and includes pedestrian access.

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:

The Future Land Use Map recommends this property as “Medium Density Residential”, which the Comprehensive Plan (2021) recommends as “a range of single-family housing” at a density of 2-6 units/acre. The proposed use would not fall in line with the recommendations of the Comprehensive Plan, although, the property is currently zoned GB – General Business, which allows for a restaurant with a drive-through as a Conditional Use pursuant to Section 1249.04(18) of the Pataskala Code.

As mentioned above, pursuant to Section 1249.04(18) of the Pataskala Code, a restaurant with a drive-through is a Conditional Use in the GB – General Business zoning district.

Staff has reviewed the submitted plan and has drafted a list of comments which is attached to this email. Note that these comments include items related to the requirements of the Transportation Corridor Overlay District (TCOD), which is subject to the approval of the Planning and Zoning Commission. For the purposes of this application, the Board is considering whether the proposed use, a drive-through restaurant, is appropriate for the property in question.

City Engineer (full comments attached)

1. The proposed RI/RO on Broad St appears to close to a major intersection as it is shown at the same point as the taper begins for the right-turn decelerations lane for the intersection to the west.
2. A Traffic Impact Study may be required, and project would be subject to TCOD review and approval.
3. Note that the pavement condition of Richard Conine Street is poor and should be treated soon.
4. The plan does not show an area reserved for stormwater detention and water quality treatment.

Public Service Department (full comments attached)

1. The RI/RO access point will not be allowed inside the turn-lane or on the turn-lane taper.

Pataskala Utilities Department (full comments attached)

1. A backflow prevention device on the drinking water supply, and a grease interceptor on the sanitary service line will be required.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential GB – General Business	Single-Family Homes Undeveloped
East	GB – General Business	Vacant Bank
South	R-10 – High Density Residential R-15 – Medium-High Density Residential	Single-Family Homes
West	GB – General Business	Undeveloped

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *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.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *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.*
6. *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.*
7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-24-002:

- None.

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – See attached.
- Pataskala Utilities – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – No comments.
- Southwest Licking 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 the City Engineer, Public Service Department, Pataskala Utilities Department, and Planning and Zoning Staff.
2. The Applicant shall carry out the Conditional Use within six months from the date of approval pursuant to Section 1215.09 of the Pataskala Code.

Motion:

For your convenience, the following motion may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-24-002 ("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

CU-24-002 Staff Review

March 12, 2024

General Comments

- Stormwater management plan and calculations will be required as part of the site engineering (Construction Plans) process.
- Include a site statistics table showing the coverage, in square footage, of the structure, parking area(s), sidewalks, patios, etc.
- Development would be subject to Impact Fees pursuant to Chapter 1294 of the Pataskala Code.
- Will drives, islands be curbed?
- Existing landscaping along John Reese Parkway: Could not verify if there is an existing easement on the property which this landscaping is located in. Currently being maintained by Settlement at Pataskala HoA. Recommend including an easement for the existing landscaping on the property.
- Access Drive(s): Not specifically stated on plans that it would be a shared access with future development to the east. Place a note on the plans.
- Parking: Plans state there are 15 60-degree one-way parking spaces, only see 90-degree parking on plans.
- Note 'P' states "Landscaping screening/back of house screen wall", but not shown on plans.

Chapter 1249 – General Business District

Section 1249.04 – Conditional Uses

- 1249.04(18) – Restaurants with a drive-through are a Conditional Use
 - Pending.

Section 1249.05 – General Requirements of the GB District

- 1249.05(G) – Trash and Garbage Control: All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. Screening of trash and garbage areas shall meet the requirements of Section 1283.06. Container systems shall not be located in front yards.
 - Indicate the type of screening that will be used around enclosure. Material, height, etc.
- 1249.05(H) – Bulk Requirements: All structures shall be min. 600sf in size and each building unit shall not be less than 24' in width and depth.
 - Indicate exterior dimensions of building.

Chapter 1259 – Transportation Corridor Overlay District (TCOD)

Section 1259.03 – Jurisdictional Boundaries

- Property is within TCOD boundary. TCOD Application must go before the Planning and Zoning Commission (PZC) for approval prior to permitting.
- As part of the TCOD Application process, there are a few items which the PZC may approve as shown even if they do not meet the specific standards of the Pataskala Code. Those being:
 - 1259.05(B): Setbacks
 - 1259.05(G)(2): Buffer zones
 - 1259.05(G)(3): Required parking numbers.

- Any items that do not strictly meet the minimum requirements of the Pataskala Code shall be called out and listed on the proposed plan in a notes section.

Section 1259.05 – Design Standards

- 1259.05(A) – Traffic Safety Measures: One or more of the following traffic safety measures as identified in subsections 1-6 shall be required in an effort to aid access and traffic management:
 - Right-in/Right-out utilized. At the discretion of the Public Service Director, though there are concerns with the RI/RO location in conflict with the turn lane.
- 1259.05(B) – Setback Requirements: The front yard setback shall be based on the recommended right-of-way width as outlined in the Master Thoroughfare Plan.
 - Show specific setbacks from recommended R/W width. On Broad Street, this is 120', or 60' from the centerline.
- 1259.05(E) – Utility and Transmission Lines: New or upgraded utility, cable or other communications lines, and transmission lines located within the TC Overlay District (including those located along the rear property line) shall be located underground and be designed and located in such a manner that they will have minimum adverse visual and physical impact on the roadside.
 - Any new utility lines will be required to be underground. Add note to the plan.
- 1259.05(F) - Pedestrian/Handicap Access. Sidewalks shall be provided along each developed parcel or upon change in use of an existing developed parcel within the TC Overlay District if a sidewalk does not exist at the time of the development or change in use of the parcel.
 - Along Broad Street, an 8' wide asphalt path is required. A path is shown but material/width is not stated.
 - Show existing sidewalk along John Reese Parkway. Path and Sidewalk will need to connect.
 - No sidewalk shown along Richard Connie Street.
- 1259.05(G) – Corridor Landscaping/Buffers/Screening
 - 1259.05(G)(5): Any mechanical equipment shall be screened from view.

Chapter 1283 – Landscaping and Screening

Section 1283.07 – Application of Landscaping Standards

- 1283.07(B) Uses within the GB zoning district shall provide the following perimeter screening:
 - Front: L2
 - Required on: South, West, and North frontages.
 - As proposed: Retain existing entry landscaping along west frontage of John Reese Parkway. None shown for Broad Street and Richard Connie Street frontages.
 - Side: L3/L4 if abutting a residential use.
 - Required on: east side property line abutting nonresidential, none required.

Section 1283.06 – Landscaping and Screening Standards

- 1283.06(3)(b) – Low Screen (L2) shall consist of:
 - Enough low shrubs to form a continuous screen 3' in height, 95% opaque year-round. 1 tree per 30 lineal feet.
 - A 3' berm, or wall, may be substituted for shrubs.

Chapter 1291 – Parking and Loading

Section 1291.02 – General Requirements

- 1291.02(A)(4): All off-street parking shall be hard-surfaced with asphaltic cement, concrete, pavers to provide a durable and dust-free surface.
 - Assuming parking area will be asphalt, but not explicitly stated. Include in site statistics table.

Section 1291.03 - Lighting

- 1291.03: Parking areas shall be illuminated during periods of darkness to provide an average intensity of 1/2 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.
 - Provide locations and type of proposed lighting. Need details on height, type of fixtures. Should be of the cutoff, downcast type.

Section 1291.04 – Striping

- 1291.04: Minimum stripe width of 4".
 - Stick a note on the plans.

Section 1291.05 – Location of Parking and Loading Spaces

- 1291.05(A)(4): For all other uses, a 40' vegetated zone landscaped to the L2 standard shall be maintained between the street R/W line and any parking or loading area (exclusive of ingress/egress points). All access drives shall be arranged such that each access drive, exclusive of curb returns, shall be a minimum of ten feet from the side lot line and a minimum of twenty feet from any adjacent access drive.
 - By default, minimum pavement setback from street R/W line is 40'. Plans show 30'. Will need to ask for reduced setback with TCOD Application.
 - Access drive setback 0', as drive will be shared with neighboring property. Will need reduced setbacks with TCOD Application.

Section 1291.07 – Parking Spaces for People with Disabilities

- 1291.07(B): All ADA accessible spaces shall be a minimum of 11' wide by 19' deep, with a 5' access aisle on one side. This aisle shall be connected to an accessible route to the appropriate entrance, and the aisle shall have a slope of 1:50 maximum in all directions and either blend with the accessible route or have an adjoining entrance ramp with a minimum width of 3 feet and a slope not to exceed 1:20
 - Dimensions of ADA spaces only 9'x19', width of access aisle not shown, slope of aisle/ramp not shown.
- 1291.07(C): Signage for ADA spaces
 - Include a note "All ADA Accessible Spaces shall be designated by signs consistent Section 1291.07 of the Pataskala Code and the Ohio Manual of Uniform Traffic Control Devices".

Section 1291.13 – Interior Screening and/or Landscaping

- 1291.13(B)(1): All surface parking areas with more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of Option 1 or Option 2 in Section 1291.13(B)(1).
 - Listed both Options on plan. Will need to see a more specific layout of the proposed interior landscaping with TCOD.

Section 1291.15 – Width of Access Driveway

- 1291.15: 14' wide for one-way traffic, 28' wide for two-way traffic.
 - North access is only 24' wide.

Chapter 1295 – Signs

- General outline of proposed signage shown. Will need additional details (renderings, sizes, locations) for TCOD application.

From: [Lenhart, Tony](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); [laitken@lhschools.org](#); [kperkins@laca.org](#); ["Chris Gilcher"](#); [Chris Sharrock](#); [Antonio Anzalone](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 03-12-2024
Date: Wednesday, February 28, 2024 11:12:59 AM
Attachments: [image001.png](#)

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

Good Morning,

American Structurepoint offers the following comments:

CU-24-001 (14652 E Broad):

1. *Stream crossing will require US Army Corp of Engineers, Ohio EPA, and local permitting – likely requiring hydraulic modeling of the stream based on the length of the enclosure and the tributary area for the stream. The proposed stream enclosure will require environmental mitigation.*
2. *The narrative submitted describes an underground stormwater detention and water quality system. It appears the outfall for this system will have to contain a pump system in order to discharge up into the stream.*
3. *A Traffic Impact Study may be required for this project and the project may require TCOD review and approval.*
4. *Plan is missing required landscaping elements such as required trees and proper perimeter buffering.*
5. *Gate appears to only allow one vehicle and trailer to stack, then additional vehicles waiting for the gate may stack out onto Broad Street.*
6. *Sidewalk may be required along the frontage of the property.*
7. *Additional ROW may need to be dedicated for future improvements to Broad Street.*

CU-24-002 (Starbucks):

1. *The proposed access point on Broad Street appears too close to a major intersection as it is shown at the same point as the taper begins for the right-turn deceleration lane for the intersection to the west.*
2. *A Traffic Impact Study may be required for this project and the project may require TCOD review and approval.*
3. *Note that the pavement condition of Richard Connine St is poor and should be treated soon - as this development will add a significant amount of traffic to this roadway.*
4. *The plan does not show an area reserved for stormwater detention and water quality treatment.*

From: [Antonio Anzalone](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); tlenhart@structurepoint.com; [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); laitken@lhschools.org; kperkins@laca.org; "Chris Gilcher"; [Chris Sharrock](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 03-12-2024
Date: Friday, March 1, 2024 3:21:35 PM

Jack,

Please see PSD's comments below:

Conditional Use CU-24-001:

1. Per American Structurepoint's comment #2, if a pump system is required for the underground stormwater detention, then the underground detention will not be allowed and the developer/engineer will have to design an alternative system to accommodate the stormwater runoff.

Conditional Use CU-24-002:

1. The RI/RO access point will not be allowed in the turn-lane or the turn-lane taper.

Antonio Anzalone

Assistant City Engineer

City of Pataskala

621 W. Broad Street, Suite 2B

Pataskala, Ohio 43062

Office: 740.927.3873

Cell: 740.652.0685

Email: aanzalone@ci.pataskala.oh.us

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

Sent: Tuesday, February 20, 2024 11:03 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; tlenhart@structurepoint.com; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; kperkins@laca.org; 'Chris Gilcher' <cgilcher@swlcws.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>

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

Subject: Pataskala BZA Review Memo for 03-12-2024

Good Morning,

You are receiving this email because one or more of the Application(s) submitted for the **March 12, 2024**, Board of Zoning Appeals hearing is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

From: [Chris Sharrock](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); tlenhart@structurepoint.com; [Bruce Brooks](#); [Doug White](#); [Kevin Miller](#); laitken@lhschools.org; kperkins@laca.org; ["Chris Gilcher"](#); [Antonio Anzalone](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 03-12-2024
Date: Tuesday, February 20, 2024 5:48:54 PM

Jack,

CU-24-002: This establishment will be required to install a backflow prevention device on the drinking water supply, and a grease interceptor on the sanitary sewer service line.

Thank you,

Chris Sharrock
City of Pataskala
Assistant City Administrator
621 West Broad Street
csharrock@ci.pataskala.oh.us
Office: (740) 919-4869
Cell: (740) 438-4997

"The soldier is the Army. No army is better than its soldiers." – Gen George Patton

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Tuesday, February 20, 2024 11:03 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; tlenhart@structurepoint.com; bubrooks@pataskalapolice.net; DWhite@westlickingfire.org; kevin.miller@lhschools.org; laitken@lhschools.org; kperkins@laca.org; 'Chris Gilcher' <cgilcher@swlcws.com>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala BZA Review Memo for 03-12-2024

Good Morning,

You are receiving this email because one or more of the Application(s) submitted for the **March 12, 2024**, Board of Zoning Appeals hearing is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

Conditional Use CU-24-001: Felix Dellibovi, American StructurePoint, Bruce Brooks, Doug White, Kevin Miller, CJ Gilcher, Public Service Department.

Conditional Use CU-24-002: Felix Dellibovi, Chris Sharrock, American StructurePoint, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department.



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: John Reese Parkway & Richard Connie Street, Pataskala, Ohio	
Parcel Number: 064-31112.00.002 (Parcel will be split)	
Zoning: GB - General Business	Acres: 1.22 Acres
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Applicant Information		
Name: T3 Acquisitions, LLC		
Address: 8170 Corporate Park Drive, Suite 245		
City: Cincinnati	State: Ohio	Zip: 45242
Phone: 513-226-4402	Email: Jerry.Royce@T3devpartners.com	

Property Owner Information		
Name: P & G Pataskala, LTD, Attention: Park National Bank Trust Department		
Address: 50 N. Third St., P.O. Box 3500		
City: Newark	State: Ohio	Zip: 43058-0919
Phone: 740-349-8451	Email: thomas.crummiskey@parknationalbank.com	

Staff Use
Application Number: CU-24-002
Fee: 300
Filing Date: 2-16-24
Hearing Date: 3-12-24
Receipt Number: 001488

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

Conditional Use Information	
Request (Include Section of Code):	
1249.04.18	General Business District, Conditional Use, Restaurant with entertainment or drive-thru facilities.
Describe the Project: See attached detail narrative.	

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

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

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
 3. *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.*
 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
 5. *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.*
 6. *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.*
 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

Site Plan: Submit 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.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

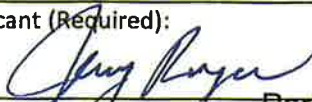
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

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 conditional use request.

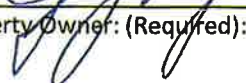
Applicant (Required):



Date:

2/9/24

Property Owner: (Required): Park National Bank, Agent



Date:

2/12/24

Thomas Cummiskey, CTO

Starbucks – John Reese Parkway & Richard Connie Street, Pataskala, Ohio

Conditional Use Submittal

Board of Zoning Appeals – Hearing March 12, 2024

February 9, 2023

T3 Development Partners is a preferred developer for Starbucks and is excited to present the development of a Starbucks retail store with interior seating, small outdoor patio, and a drive-thru. We are presenting the development of a +/-2,300 sf Starbucks retail store to the Pataskala Board of Zoning Appeals for a conditional use permit to allow the drive-thru as outlined as a conditional use in 1249.04.18.

The Starbucks is located at the corner of John Reese Parkway, Richard Connie Street and West Broad Street on a 1.22 acre parcel that will be split from the root 3.433 acre parcel (064-31112.00.002). The parcel split and updated Deed will be generated as the project design progresses. The location selected is a very good retail location for community access and will provide a valuable business opportunity for the community and the City of Pataskala. The location will be connected to both the West Broad Street walking path and the Settlements sidewalk system to provide walking connectivity to the surrounding community.

The site is designed with access from Richard Connie Street and a right-in/right-out on West Broad Street and ample parking for the small interior seating and the designated mobile order pick locations. The building is positioned to present a minimized visual footprint on West Broad Street and to have the drive-thru located on the John Reese Parkway side of the parcel with the established trees to buffer the area from the street. The building will have interior seating for +/-22 seats and a small outdoor patio for 12-16 seats. The outdoor patio is positioned on the West Broad Street side of the building to provide a welcoming environment to the customers and to soften the front of the building on West Broad Street. The exterior building materials will consist of brick masonry, cast stone sills, architectural accent wood siding, exterior insulation finish system, aluminum storefront, aluminum architectural canopies at the entrances and at the drive-thru, and coordinating metal coping/trim. The dumpster has been located near the building to minimize visual obstructions in the parking and turning areas of the parking lot.

Application Items:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*

Reply: Yes, the specific conditional use for General Business District, Conditional Use, Restaurant with entertainment or drive-thru facilities.

2. *Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City comprehensive plan and/or this code.*

Reply: We believe the building and the site are developed to be harmonious with the surrounding area and the community. The development will provide connectivity to the surrounding paths, sidewalks, and roads for to enhance the community experience.

3. *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.*

Reply: Yes the building will compliment essential character of the surrounding area. Included with the

submittal is a sample building for the proposed Starbucks. This is a general criteria plan and can be slightly adjusted to meet specific site needs.

4. *Will not be hazardous or disturbing to existing or future neighboring uses.*

Reply: The Starbucks will not be hazardous to the neighboring uses.

5. *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.*

Reply: As far as we can determine the Starbucks can be adequately served by the services.

6. *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.*

Reply: The Starbucks will not have a detrimental impact on the economic welfare of the community. The Starbucks will have revenue generation for the community.

7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*

Reply: The Starbucks will not be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.

8. *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.*

Reply: Starbucks will have vehicular approaches to the property which will be designed as not to create an interference with traffic on surrounding public thoroughfares.

9. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

Reply: The Starbucks will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Attachments:

1. Conditional Use Application
2. Area Map
3. Root Deed
4. Subdivision Plat
5. Sample Building Exterior
6. Starbucks Site Plan

ZONING INFORMATION



12. CLEARANCE BAR: FOOTING & CONDUIT W/ BOLLARD (L1) SIGN (S9)
13. PRE-MENU BOARD: FOOTING & CONDUIT W/BOLLARD (L1) SIGN (S9)
14. BOLLARD (L1)
15. ORDER POINT: CANOPY W/IDLE/AL ORDER SCREEN & BOLLARD
7 CAR STACK - INDICATES 12' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT W/ BOLLARD (L1) & CANOPY (S9)
16. 3 PANEL, MENU BOARD LOCATED AT 7 CAR STACK, FOOTING & CONDUIT (L1) SIGN (S9)
17. PRO-DESIGNED DRIVE-THRU WINDOW, DT SHELF, INNER LOOP & AIR CURTAIN (L1)
18. CONCRETE WHEEL STOPS (L1)
19. THANK YOU / EXIT APPLIED TO DT LANE (L1) STARTS 12' FROM DRIVE THRU WINDOW AND ENDS 12' AFTER CL OP DRIVE THRU BURROUT
20. TRANSFORMER - LT. TO CONTRAIL LOCATION (L1)
21. GREESE INTERCEPT - LT. TO CONTRAIL LOCATION (L1)
22. 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20" CONCRETE PAD AND 1 HOSE 88' (L1)
23. Pylon SIGN (L1 TO VERIFY) LOCATION (L1)
24. "MOBILE ORDER PARKING ONLY" SIGN (L1)
25. "DO NOT ENTER" SIGN (L1)
26. LANDSCAPE SCREENING / BACK OF HOUSE SCREEN WALL (L1)
27. PEDESTRIAN CURB BUMP (L1)



PATASKALA, OH

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL NOTES:

- 1) PREPARED FOR TENDANT PLANNING PURPOSES ONLY, NOT FOR THE PURPOSES OF JURISDICTIONAL SUBMITTAL
- 2) SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
- 3) DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED
- 4) ARROWS ARE SHOWN TO DEFECT TRAFFIC FLOW ONLY
- 5) BUILDING DIMENSIONS AND SIZE ARE TO INTERIOR WALL; EXTERNAL DIMENSIONS WILL VARY BASED ON BUILDING MATERIAL

GENERAL NOTES:

- [illegible]



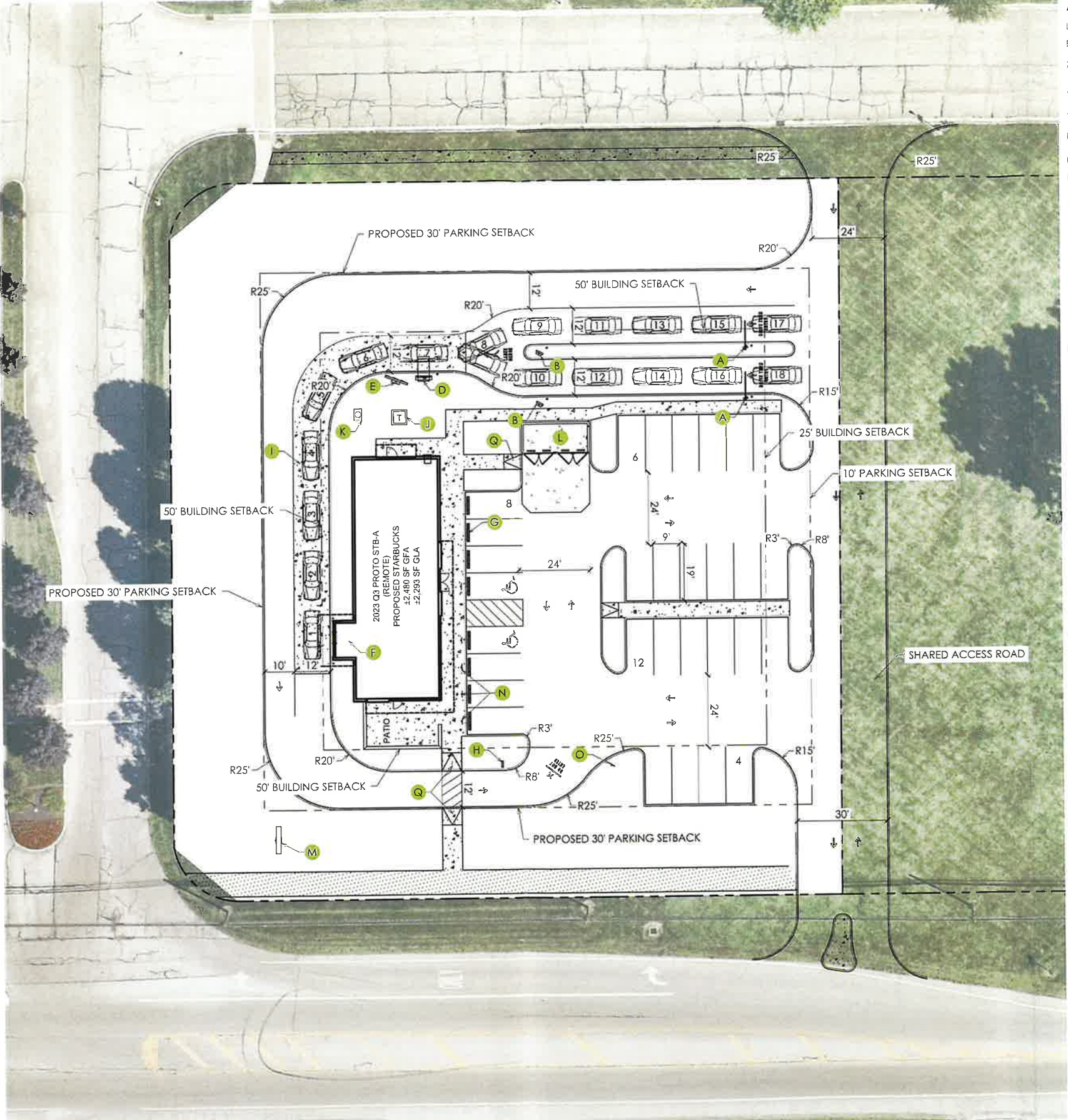


VICINITY MAP
NOT TO SCALE



SCOPE OF WORK

- A CLEARANCE BAR FOOTING & CONDUIT W/ BOLLARD (LL) SIGN (SB)
- B PRE-MENU BOARD FOOTING & CONDUIT W/BOLLARD (LL) SIGN (SB)
- C BOLLARD (LL)
- D ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & BOLLARD @ 7 CAR STACK -- INDICATES 120' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT WITH BOLLARD (LL) & CANOPY (SB)
- E 5 PANEL MENU BOARD LOCATED AT 7 CAR STACK, FOOTING & CONDUIT (LL) SIGN (SB)
- F PROPOSED DRIVE-THRU WINDOW, DT SHELF, TIMER LOOP & AIR CURTAIN (LL)
- G CONCRETE WHEEL STOPS (LL)
- H "THANK YOU / EXIT ONLY" SIGNAGE -- FOOTING & CONDUIT (LL) SIGN (SB)
- I CONCRETE SURFACE APPLIED TO DT LANE (LL) STARTS 12' BEFORE ORDER CANOPY AND ENDS 12' AFTER CL OF DRIVE-THRU BUMPOUT
- J TRANSFORMER - LL TO CONFIRM LOCATION (LL)
- K GREASE INTERCEPTOR - LL TO CONFIRM LOCATION (LL)
- L 20' WIDE X 12' DEEP DEDICATED TRASH ENCLOSURE WITH 20' CONCRETE PAD AND 1 HOSE BIB (LL)
- M PYLON SIGN LL TO VERIFY LOCATION (LL)
- N "MOBILE ORDER PARKING ONLY" SIGN (LL)
- O "DO NOT ENTER" SIGN (LL)
- P LANDSCAPE SCREENING / BACK OF HOUSE SCREEN WALL (LL)
- Q PEDESTRIAN CURB RAMP (LL)



ZONING INFORMATION

LOT SIZE	±1.22 ACRES
BUILDING SIZE	2,480 SF
ZONING	GB- GENERAL BUSINESS DISTRICT DRIVE-THROUGH FACILITY IS A CONDITIONAL USE
ACCESS	FULL ACCESS FROM RICHARD CONNIE ST & RIGHT-IN RIGHT-OUT FROM W BROAD
ACCESS AISLE	20' TWO-WAY 90° PARKING, 15' ONE-WAY 60° PARKING
PARKING STALL DIMENSIONS	90° - 9' X 19' - STANDARD CAR 60° - 9' X 19' - STANDARD CAR
DRIVE THRU STACKING	PROVIDE STACKING SPACES TO BE DETERMINED BY CITY
DRIVE THRU BYPASS REQUIREMENTS	NA
STARBUCKS QUEUE	MIN: 17 MAX: 21 *ASSUMED
REQUIRED BUILDING SETBACKS	INTERIOR SIDE: 25' STREET SIDE: 75' (50' WITH CENTRAL WATER AND SEWER) REAR: 30' FROM RESIDENTIAL ZONE: 35' CORNER LOTS: SAME MINIMUM SETBACK DISTANCE FROM ALL STREET RIGHT-OF-WAY LINES
REQUIRED PARKING SETBACKS	INTERIOR SIDE: 10' STREET SIDE: 40' FROM STREET RIGHT-OF-WAY LINE REAR: 10' FROM RESIDENTIAL ZONE: 25'
REQUIRED ACCESSORY STRUCTURE SETBACKS	SAME AS BUILDING, TRASH NOT PERMITTED IN FRONT YARDS
REQUIRED PARKING	DRIVE IN RESTAURANTS: 1 SPACE / 85 SF = 29 SPACES
PROVIDED PARKING	30 SPACES (INCLUDING 2 ADA STALLS)
SIGNAGE	MAX. AREA: 32 SF SETBACK: 10 FT FROM ROAD RIGHT OF WAY MAX. HEIGHT: 10 FT TYPE RESTRICTION: MONUMENT OR PYLON SIGNAGE
LANDSCAPE	INTERIOR LANDSCAPING SHALL BE PROVIDED AT THE RATE OF 20 SQUARE FEET PER STALL. AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 200 SQUARE FEET OF LANDSCAPED AREA. GROUND COVER PLANTS AS LISTED IN CHAPTER 1283 MUST COMPLETELY COVER THE REMAINDER OF THE LANDSCAPED AREA. B. OPTION 2 - ONE TREE MUST BE PROVIDED FOR EVERY FOUR PARKING SPACES. THE TREE PLANTING AREA MUST HAVE A MINIMUM DIMENSION OF 25 SQUARE FEET. ALL ISLAND TREES SHALL BE PROTECTED FROM POTENTIAL DAMAGE BY VEHICLES

GENERAL NOTES:

- 1) PREPARED FOR TENANT PLANNING PURPOSES ONLY; NOT FOR THE PURPOSES OF JURISDICTIONAL SUBMITTAL
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- 5) BUILDING DIMENSIONS AND SIZE ARE TO INTERIOR WALL; EXTERNAL DIMENSIONS WILL VARY BASED ON BUILDING MATERIAL



JOHN REESE PKWY & RICHARD CONNIE ST | Concept Site Plan - 01

PATASKALA, OH

Project # 160361007 1 January 30, 2024

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

MATERIALI E LEGENDA

IT'S
NOT A CHANCE, SURE!
IT'S A CHANCE TO LIVE.
TEXTURE. MATERIAL.

LAST LOOK
 LUTHERAL, LUTHERAL MATERIALS
 STILLE K&E BLOCK
 COLOR PEYTER HERRON
 TEXTURE: RUSTIC BROWN
 MATERIAL: REINFORCED
 MATERIAL: SINO DRY COLORED MORTAR

VERTICAL COMPLETE WOOD JOINT
 LUTHERAL, LUTHERAL MATERIALS
 COLOR: DYE + WHITE
 MATERIAL: REINFORCED
 MATERIAL: SINO DRY COLORED MORTAR

THEY ARE RESULT OF ALUM EXTENSION.
 MATERIAL: SINO DRY COLORED MORTAR



STATUS

[illegible]

A6.00



1 1410 Race Street
Cincinnati, OH 45202
1 P 513 407 8260
1 www.designlive!studio.com

PFRMIT.SFT

Recorded Plat

THE SETTLEMENT AT PATASKALA PHASE 3-A

BEING A PART OF LOT 12, 4TH QUARTER OF
TOWNSHIP-1-NORTH, RANGE-15-WEST, UNITED STATES
MILITARY LANDS LOCATED IN THE CITY OF PATASKALA,
LICKING COUNTY, OHIO

DEDICATION

Situated in Lot 12, 4th Quarter, Township-1-North, Range-15-West, United States Military Lands, City of Pataskala, Licking County, Ohio, being a part of that tract as conveyed to P & G Pataskala, Ltd., by deed of record in Official Record Volume 764, Page 644 of the Licking County Recorder's Office.

The undersigned, Phoebe R. Lewis, Member and Gilbert Reese, Member of P & G Pataskala, Ltd., do hereby certify that the attached plat correctly represents his The Settlement of Pataskala Phase 3-A, a subdivision of Richard Conine Street, Reserve 'A' and Lots 1, 2 & 3, inclusive, do hereby accept this plot of some and dedicate to the public use as such all or parts of the roads, boulevards, cul-de-sacs, and easements shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing valid zoning, plotting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Pataskala, Ohio, for the benefit of themselves and all others and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof _____ day of _____, 2006.

Witness _____ Signed _____
PHOEBE R. LEWIS, MEMBER/INDIVIDUALLY

Witness _____ Signed _____
GILBERT REESE, MEMBER/INDIVIDUALLY

*** ACKNOWLEDGEMENT FOR PHOEBE R. LEWIS, MEMBER/ON ATTACHED PLAT *** ACKNOWLEDGEMENT

STATE OF OHIO
LICKING COUNTY

Before me a Notary Public in and for said County personally came Phoebe R. Lewis, Member and Gilbert Reese, Member of P & G Pataskala, Ltd., who acknowledged the signing of the foregoing instrument to be his and her voluntary act and deed for the purposes therein expressed.

In witness, whereof I have hereunto set my hand and affixed my official seal this 10th day of April, 2006.

SURVEYOR'S CERTIFICATE

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. All dimensions are in feet and decimal parts thereof.

By: _____ Date: March 23rd, 2006
Steven L. Mullane, P.S. 0300



APPROVALS

Approved this 26 day of April, 2006

Approved this 26 day of April, 2006

Approved this 24th day of April, 2006

Approved this 2 day of May, 2006

Approved this 4th day of May, 2006

Approved and accepted at a meeting of Pataskala City Council on March 16, 1998, whereat Richard Conine Street as shown dedicated hereon was accepted as such by the Council for the City of Pataskala, Ohio.

City Clerk, Pataskala, Ohio

Accepted for plotting this 4th day of August, 2006

Filed for record this _____ day of _____, 2006

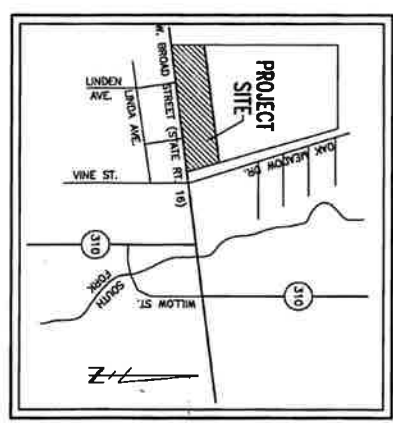
Recorded this _____ day of _____, 2006

Fee \$ _____

OWNER
P & G PATASKALA LTD
36 NORTH SECOND STREET
P.O. BOX 919
NEWARK, OHIO 43055-0919
PHONE 740.345.3431
FAX 740.345.7302

DEVELOPER
ANDERSON LATMAN COMPANY
9 NORTH SECOND STREET
P.O. BOX 919
NEWARK, OHIO 43055-0919
PHONE 740.349.7844
FAX 740.345.8984

DESCRIPTION APPROVED
TIM LOLO
LICKING COUNTY ENGINEER
P.M.N.



LOCATION MAP
NOT TO SCALE

_____ Acting Director of Public Service
Pataskala, Ohio

_____ Director of Public Utilities
Pataskala, Ohio

_____ City Engineer, Pataskala, Ohio

_____ Vice Chairman, Planning and Zoning
Commission, Pataskala, Ohio

_____ City Administrator, Pataskala, Ohio

_____ Mayor, Pataskala, Ohio

_____ Auditor, Licking County, Ohio

_____ Recorder, Licking County, Ohio



JONES
HENDERSON &
ASSOCIATES, INC.
TEL: (740) 344-5
FAX: (740) 344-5

THE SETTLEMENT OF PATASKALA PHASE 3-A
 LOTS 1, 2 & 3.....4.887 AC.
 RICHARD CONNIE STREET.....1.435 AC.
 TOTAL.....6.322 AC.

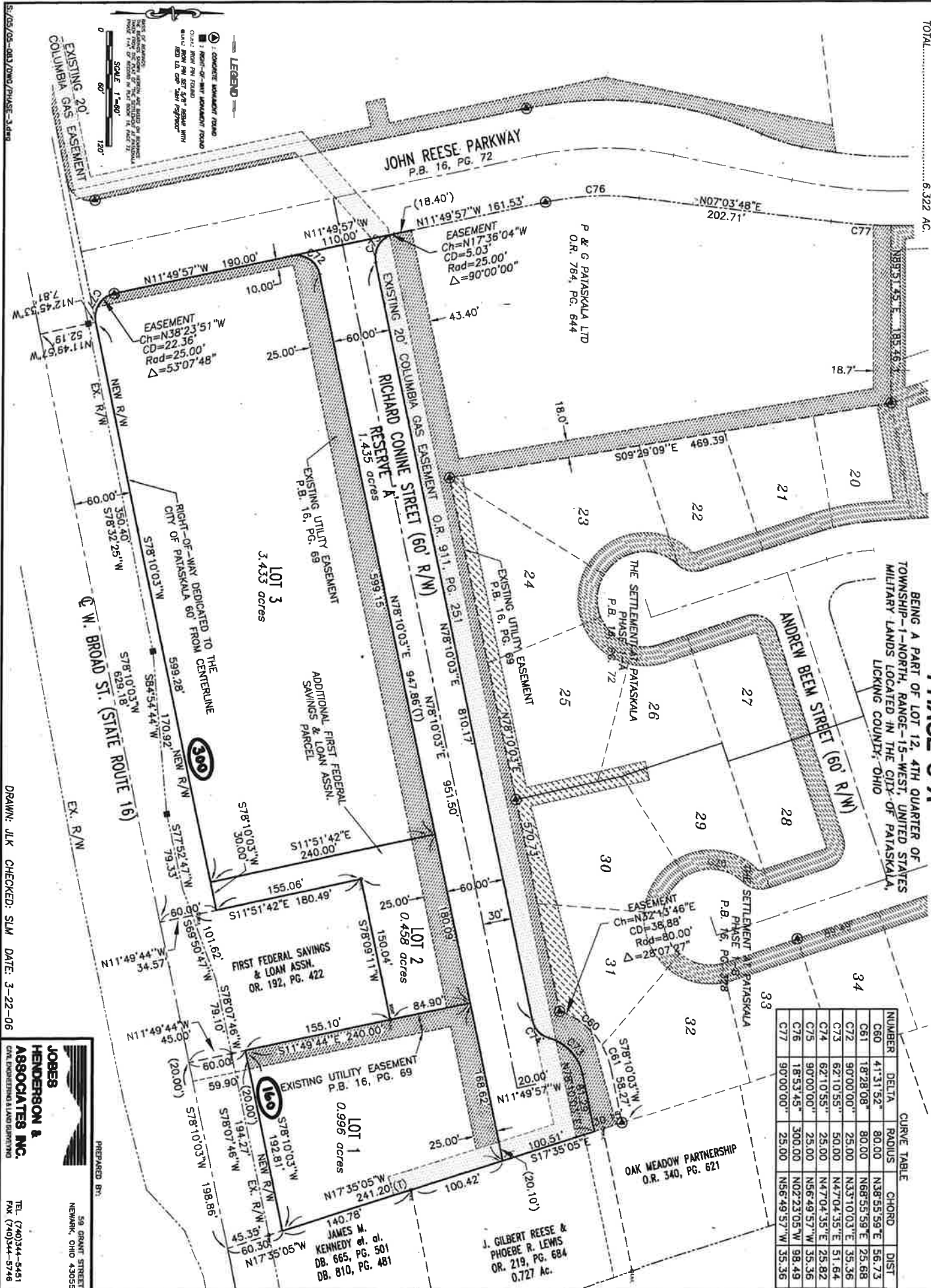
THE SETTLEMENT AT PATASKALA

PHASE 3-A

BEING A PART OF LOT 12, 4TH QUARTER OF
 TOWNSHIP-1-NORTH, RANGE-15-WEST, UNITED STATES
 MILITARY LANDS LOCATED IN THE CITY OF PATASKALA,
 LICKING COUNTY, OHIO

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD	DIST
C60	41°31'52"	80.00	N38°55'59"E	56.73
C61	18°28'08"	80.00	N68°55'59"E	25.68
C72	90°00'00"	25.00	N33°10'03"E	35.36
C73	62°10'55"	50.00	N47°04'35"E	51.64
C74	62°10'55"	25.00	N47°04'35"E	25.82
C75	90°00'00"	25.00	N56°49'57"W	35.36
C76	18°53'45"	300.00	N02°23'05"W	98.48
C77	90°00'00"	25.00	N56°49'57"W	35.36



DRAWN: JLK CHECKED: SLW DATE: 3-22-06

JOHNS HENDERSON & ASSOCIATES INC.
 CIVIL ENGINEERING & LAND SURVEYING
 59 GRANT STREET
 NEWARK, OHIO 43055
 TEL: (714) 344-5451
 FAX: (714) 344-5746

Know All By These Presents

That J. Gilbert Reese and Louella H. Reese, Husband and Wife, and John D. Lewis and Phoebe R. Lewis, Husband and Wife, for valuable consideration paid, do Remise, Release and Forever Quit-Claim to P & G Pataskala, Ltd., an Ohio Limited Liability Company the following real property:

Situated in the State of Ohio, County of Licking and Township of Lima:

Being part of the 4th Quarter of the 1st Township, 15th Range, U.S. Military Lands, being part of the William Hollar and Eva L. Hollar tracts as described in two deeds of record in Deed Book 456, pages 505 and 507, in the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the southeasterly corner of the said William Hollar and Eva L. Hollar tract of land, the southwesterly corner of the Nellie S. Gilchrist tract of land as described in Deed Book 478, page 566, Licking County Recorder's Office, said point being also in the centerline of State Route 16; thence S. 78 degrees 09' W. and with the said centerline of State Route 16, the southerly line of the said Hollar tract, a distance of 293.47 feet to a point (PK nail); thence N. 11 degrees 51' W. leaving the centerline of said State Route 16, a distance of 208.71 feet to an iron pin; thence S. 78 degrees 09' W. a distance of 208.71 feet to an iron pin; thence S. 11 degrees 51' E. a distance of 208.71 feet to a spike in the centerline of said State Route 16, the southerly line of the said Hollar tract; thence S. 78 degrees 09' W. with the centerline of said State Route 16, the southerly line of the said Hollar tract, a distance of 2592.10 feet to an angle point in the centerline of said State Route 16; thence S. 78 degrees 04'30" W. continuing with the centerline of said State Route 16, the southerly line of the said Hollar tract of land, a distance of 215.67 feet to a point (PK nail) in the southwesterly corner of said William Hollar and Eva L. Hollar tract of land; thence N. 4 degrees 04'30" E. with the westerly line of the said Hollar tract, a distance of 3347.82 feet to an iron pin in the northwesterly corner of said Hollar tract; thence S. 86 degrees 24'15" E. with the northerly line of the said Hollar tract of land, a distance of 2180.05 feet to an iron pin in the northeasterly corner of said Hollar tract, the northwesterly corner of said Nellie S. Gilchrist tract of land, passing an iron pin at 907.49 feet on the northerly line of said Hollar tract; thence S. 18 degrees 55'45" E. with the easterly line of the said Hollar tract, the westerly line of said Gilchrist tract, a distance of 1309.89 feet to an iron pin in an angle point in the said easterly line of the Hollar tract; thence S. 17 degrees 35'45" E. continuing with the easterly line of said Hollar tract, a distance of 1345.00 feet to the place of beginning and containing 183.858 acres of land, more or less.

EXCEPTING THEREFROM the following described real estate:

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

Beginning at a point in the centerline of State Route No. 16, said point being South 78 degrees 09'00" West 198.87 feet from the southwest corner of the James M. Kennedy property, (Deed References: Deed Book 655, Page 601 and Deed Book 810, Page 481 of the Licking County Deed Records); thence, continuing along the said centerline of State Route No. 16, South 78 degrees 09'00" W., 150.00 feet to a point; thence, leaving the said centerline of State Route No. 16, North 11 degrees 51'00" West, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at 41.51 feet, a total distance of 215.19 feet to an iron pin set; thence, North 78 degrees 09'00" East, 150.00 feet to an iron pin set; thence, South 11 degrees 51'00" East, passing an iron pin set in the northerly right-of-way line of State Route No. 16 at a distance of 170.00 feet, a total distance of 215.19 feet to the point of beginning. Containing 0.74 acres of land, more or less, of which the present road occupies 0.15 of an acre.

Being the same premises conveyed to Grantor(s) by documents recorded in Deed Volume 769 at page 765 and Official Record Volume 140 at page 383, Licking County Recorder's Office.

IN WITNESS WHEREOF, the grantor who releases all right and expectancy of dower in said premises has executed this instrument this 13th day of December, in the year Nineteen Hundred and Ninety-five.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

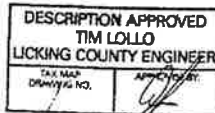
Joyce H. McCreary
witness signature (As to 1 and 2)
JOYCE H. MCCREARY
print witness name

Margaret A. Hallam
witness signature (As to 1 and 2)
Margaret A. Hallam
print witness name

SEC.319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY km km

J. Gilbert Reese
1. J. Gilbert Reese

Louella H. Reese
2. Louella H. Reese



TRANSFERRED
On the January 2 1996
George D. Buchanan
Licking County Auditor

THIS INSTRUMENT PREPARED BY
LAW OFFICES
REESE, PYLE, DRAKE & MEYER
36 NORTH SECOND STREET — P.O. BOX 919
NEWARK, OHIO 43058-0919

Judith K. Hesloff
witness signature (As to 3 and 4)
Judith K. Hesloff
print witness name
Nicole Gardner
witness signature (As to 3 and 4)
NICOLE GARDNER
print witness name

John D. Lewis 645
3. John D. Lewis
Phoebe R. Lewis
4. Phoebe R. Lewis

STATE OF OHIO, COUNTY OF LICKING: SS:

The foregoing instrument was acknowledged before me this 13th day of December, 1995, by
John D. Lewis and Louella H. Reese.



Joyce H. McCreary
Notary Public
JOYCE H. McCREARY
Notary Public, State of Ohio
My Commission Exp. 9-27-97

STATE OF Wisconsin, COUNTY OF Milwaukee: SS:

The foregoing instrument was acknowledged before me this 15 day of December, 1995, by
John D. Lewis and Phoebe R. Lewis.



Robert E. Siefert
Notary Public

RECEIVED FOR RECORD AND RECORDED at 3:05 PM on Dec 19 1995 in Official Record Vol 7144 Page 644 Licking County, Ohio Robert E. Siefert Recorder Fee 14.05
--

53373

**

STATE OF ARIZONA

PIMA COUNTY

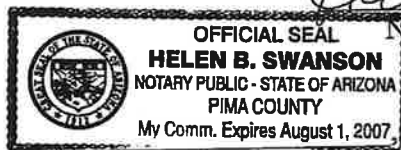
I, Helen B Swanson, a Notary Public for Pima
County, State of Arizona, do hereby certify that Phoebe Lewis.

MEMBER P&G PATASKALA, LTD. AND INDIVIDUALLY

personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and official seal, this the 11 day of April, 2006.

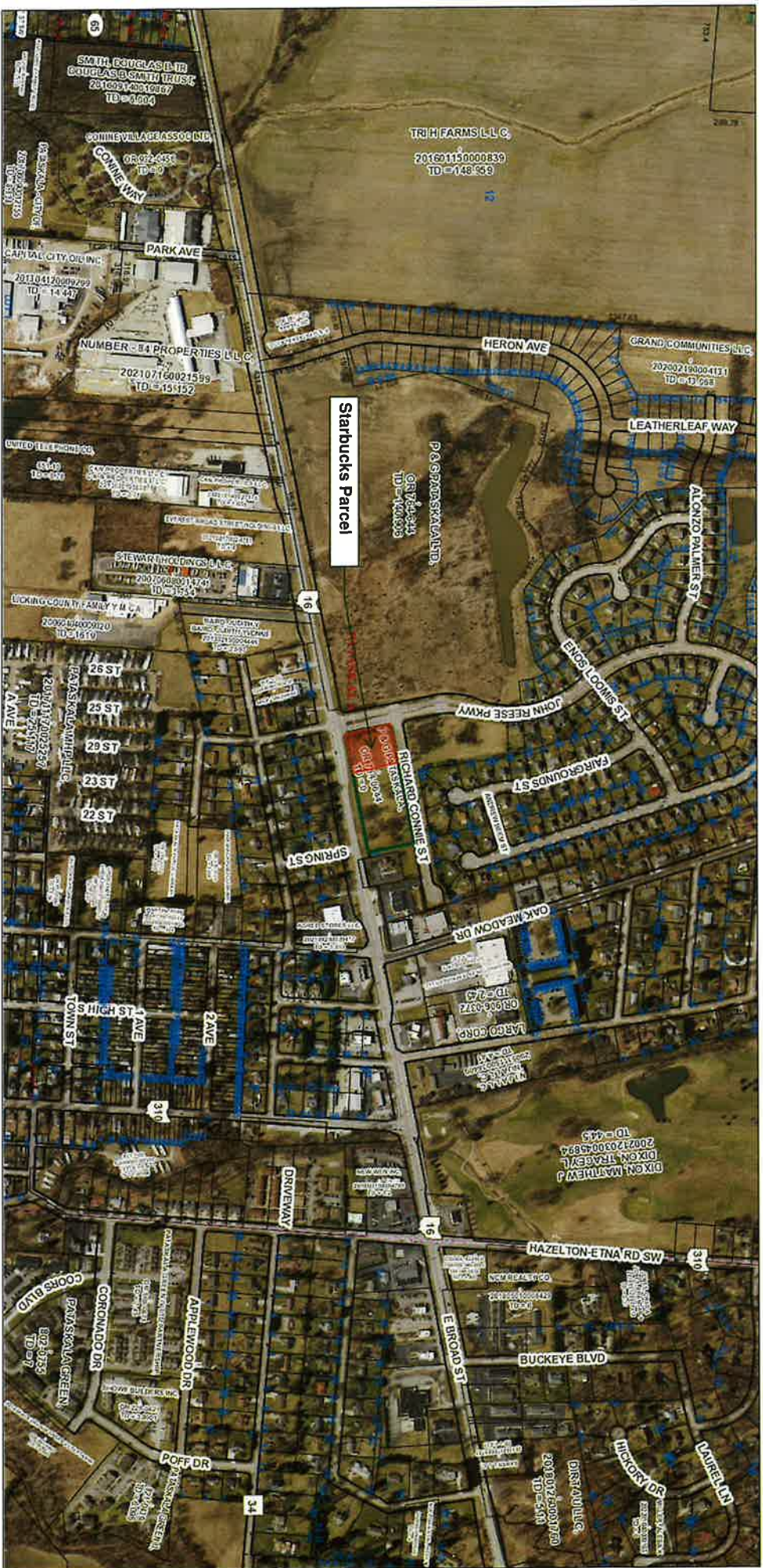
Helen B Swanson



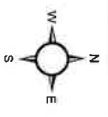
My commission expires

My Comm. Expires August 1, 2007, 20

Area Map



February 9, 2024



LICKING COUNTY TAX MAP

Address			
N/A P & G PATASKALA -- 300 W BROAD ST			
Engineer's Pin	Owner	Auditor's PIN	
011SPA007P6815003000	N/A P & G PATASKALA	064-31112-00.002	
Tax Acreage	Deed Acreage	Official Record	
0	0	764-0644	