

Faris Planning & Design, LLC

Landscape Architecture
4876 Cemetery Road
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Land Planning
Hilliard, OH 43026
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August 26, 2025

Attn: Jack Kuntzman-Senior Planner- City of Pataskala

From: Todd Faris, Faris Planning & Design

Re: Summit Street Redevelopment

Project info: The property is currently zoned M-1 (Light Manufacturing), with a small portion zoned GB (General Business District), and totals approximately 15 acres- It is bounded by primarily M-1 Districts to north and east, with GB districts (school) to south, and a portion being R-20 (Medium Density Residential) to the south.

Proposed : The proposed uses will include a parcel (or parcels) located on Summit Street to be commercially oriented for potential daycare, orthodontist, or other similar type use. To the east of these lots will be 2 flex office buildings that serve as incubator offices for small and expanding companies. A secure gate will be provided between these 2 buildings and the remaining parcel will be developed as mini storage units for lease.

The site will be developed in phases, the total amount of phases yet to be determined. The applicant intends to rezone the parcel to a Planned District that will detail all the architectural, landscape, lighting, and other standards for development as approved by Pataskala.

One item that is an issue with rezoning this land from M-1 to Planned District is the requirement for 35% open space, not counting setbacks or detention. A variance to that standard is required to make this project feasible to move forward, and applicant asks for direct input to that request. Lot coverage is a suggested alternative to this open space requirement.

Timing wise, the applicant will proceed immediately with rezoning and final development plan.

Attachments: Attached are concept site plan, and early renditions of architectural examples for consideration (note, the architectural examples were produced before the frontage parcels of Summit Street where part of the larger tract)

Thanks for your consideration

Todd M. Faris
Faris Planning and Design

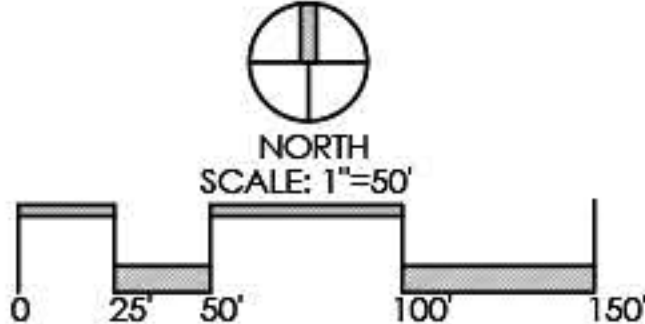


SITE DATA	
TOTAL SITE ACRES	+/-15.35 ACRES
COMMERCIAL BUILDING	8,990 SQ FT
FLEX OFFICE SPACE	14,972 SQ FT
CURRENT ZONING	M1+GB
PROPOSED ZONING	PLANNED COMMERCIAL OR PLANNED INDUSTRIAL
REQUESTED VARIANCE	OPEN SPACE REQUIREMENTS

SITE PLAN

SUMMIT STREET PATASKALA

PARAMOUNT CONSTRUCTION
DATE: 08/25/2025



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