

**UPDATED 2-28-2024**

**ROBINSON FAMILY FARM  
PLANNED MANUFACTURING DISTRICT  
WITH PLAN DISTRICT TEXT**

**Parcel Nos. 064-152922-00.001, 064-152922-00.000, 064-152910-00.000**

**136+ acres**

**(the “Property”)**

**The Property is zoned under CHAPTER 1253 Planned Manufacturing District (PM).** The purpose of the PM District is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, including adequate utility services and direct access to arterial thoroughfares.

**The Property is located in the Pataskala Corporate Park, the Pataskala CRA, and is intended for industrial uses by the Comprehensive Plan (“Plan Area”) The PM District is an intended zoning district for property in the Plan Area. However, circumstances unique to this Property that are not addressed by the PM District are hereby addressed in this “Robinson Family Farm Planned Manufacturing District With Plan District Text” pursuant to Chapter 1261 of the Zoning Code.**

1. ACCESS

- A. The PM District prohibits access to any use within the PM District, including emergency access, to or from Rural Roadways or Local Roadways as identified in the Comprehensive Plan (see “Roadway Character” Exhibit attached hereto). Columbia Road is a Rural Roadway per the Comprehensive Plan. No access to or from the Property to or from Columbia Road shall be permitted for a PM District use.
- B. Access to and from the Property through and from adjacent properties that connects to an Arterial or Collector Road, as delineated by the Comprehensive Plan, may be permitted in the event such access is requested by the owner of the Property or adjacent property and/or applicable authorities and permitted by the owner(s) of such adjacent properties on the terms acceptable to said owners.
- C. The primary access to the Property shall be to and from Etna Parkway by means of an easement that was approved by the City of Pataskala in the Community Reinvestment Area Agreement Between the City of Pataskala and Red Rock Investment Partners, LLC (the “CRA”) by Ordinance No. 2022-4429.

At no. 27 of the CRA, the “Easement” was created with the following terms:

*The area shown as “Proposed 60’ Access/Utility Easement” on Exhibit D, which is incorporated herein by reference, shall be platted as a reserved non-exclusive, non-public easement area providing future cross/shared access to, by, between and for the benefit of the future industrial, nonresidential development of parcels along Columbia Road. The private dedication of such easement for cross/shared access shall occur by a separate, written easement instrument, in form and under terms which are reasonably acceptable to the grantor and grantee, which may include among other things payment by grantee to grantor of consideration for the grant of easement, to be given upon request by the benefited parcel owner/developer at the time of development of the benefitted parcel(s) and such benefited parcel owner/developer is prepared to commence construction of a paved private driveway with curb and gutter within the easement area. The construction, installation, operation, repair, replacement, and relocation of the private driveway within such easement area shall be, and remain in perpetuity, the responsibility of the grantee, its heirs, successors and assigns, under such easement instrument at its sole cost and expense, and shall be pursuant to plans and specifications approved by the City of Pataskala.*

As delineated in the Exhibit “D”, attached hereto and made a part hereof, the 60’ Access/Utility Easement area is located on property adjacent to Etna Parkway and the Property and shall serve as the primary access to and from the Property as directed and required by the Easement terms.

2. PROPERTY DIVISION:

In the event the Property is divided, whether by fee simple lot division(s) (“Lot”) or by the use of conversion to a commercial condominium pursuant to Chapter 5311 of the Ohio Revised Code (“Condominium”), all “General Requirements” at Section 1253.05 of the PM District shall apply to each Lot and Condominium as if it were a single property zoned PM. In addition to the General Requirements, the following shall apply:

- A. Required Lot areas and widths shall apply to a Condominium;
- B. Required setbacks from public right-of-ways shall be accommodated on each Lot and Condominium even if said Lot and/or Condominium is not abutting the public right-of way;
- C. Required setbacks from a residential use or district shall be accommodated on each Lot and Condominium even if the property line of said Lot and/or Condominium is not abutting the residential use or district.
- D. Required Side and Rear Yard setbacks on a Condominium that does not abut a public right-of-ways shall apply to the side and rear property lines of such Condominium;
- E. The maximum percentage of the total lot area which may be occupied by both principal and accessory buildings for commercial and/or industrial uses shall be 65% of the Property, not each Lot or Condominium divided therefrom.

3. PLAN REVIEW/APPROVAL:

Plan review and approval for development of all or any portion of the Property shall be in accordance with Chapter 1253 as adopted by Ordinance No. 2023-4449, specifically,

Sections 1253.07-1253.15.

4. CONFLICT:

This Development Text applies to the Property. When there is a conflict between this Development Text and the PM District regulations and/or the Zoning Code, this Development Text shall control.

**SITE INFORMATION**

ADDRESS: COLUMBIA ROAD  
 PARCEL NO.: 064-152910-00.000  
 064-152922-00.000  
 064-152922-00.001  
 SITE AREA: 136.75 Ac.

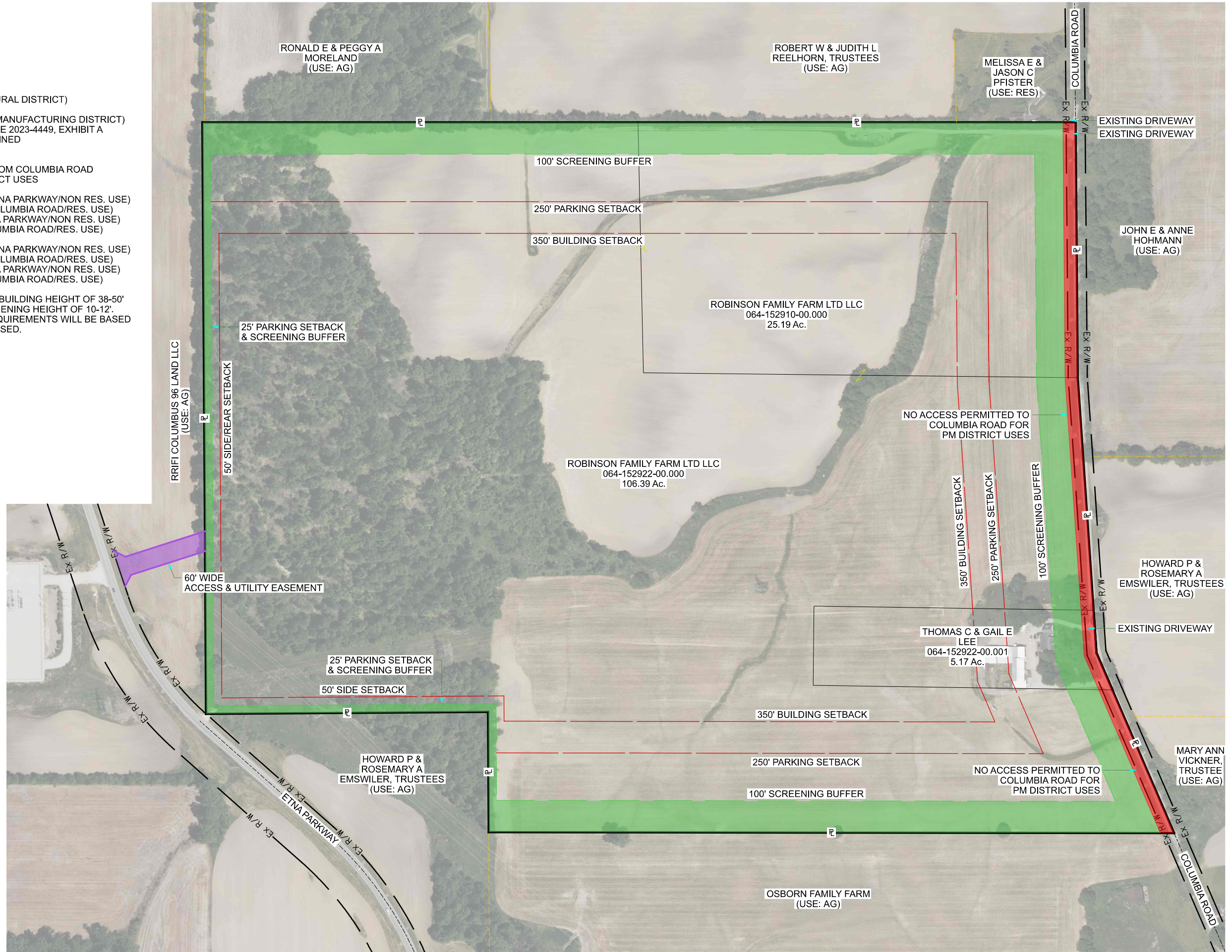
**ZONING INFORMATION**

EXISTING ZONING: AG (AGRICULTURAL DISTRICT)  
 EXISTING USE: AGRICULTURE  
 PROPOSED ZONING: PM (PLANNED MANUFACTURING DISTRICT)  
 PER ORDINANCE 2023-4449, EXHIBIT A  
 PROPOSED USE: TO BE DETERMINED  
 LOT COVERAGE: 65% MAXIMUM  
 MAX. BUILDING HT: 50'  
 SITE ACCESS: NO ACCESS FROM COLUMBIA ROAD  
 FOR PM DISTRICT USES

BUILDING SETBACKS\*: 50' FRONT (ETNA PARKWAY/NON RES. USE)  
 350' FRONT (COLUMBIA ROAD/RES. USE)  
 50' SIDE (ETNA PARKWAY/NON RES. USE)  
 350' SIDE (COLUMBIA ROAD/RES. USE)

PARKING SETBACKS\*: 50' FRONT (ETNA PARKWAY/NON RES. USE)  
 250' FRONT (COLUMBIA ROAD/RES. USE)  
 25' SIDE (ETNA PARKWAY/NON RES. USE)  
 250' SIDE (COLUMBIA ROAD/RES. USE)

\* SETBACKS SHOWN ARE BASED ON A BUILDING HEIGHT OF 38-50'  
 WHICH REQUIRES A MOUNDING/SCREENING HEIGHT OF 10-12'.  
 EXACT SETBACK AND MOUNDING REQUIREMENTS WILL BE BASED  
 ON ACTUAL BUILDING HEIGHT PROPOSED.



ROBINSON FAMILY FARM  
 PLANNED MANUFACTURING DISTRICT WITH PLAN DISTRICT TEXT  
 COLUMBIA ROAD - PATASKALA

DESIGN AGENCY



DESIGNER  
 BJW

REVIEWER  
 BJW 02-08-24

PROJECT ID  
 24-009

SHEET	TOTAL
1	1